Life Connected.

AGENDA
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 14, 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 the acquisition of water rights.

B. Discussion regarding the Celina Entertainment District.

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

C. Discussion regarding Project Cypress.

D. Discussion regarding Project Latera.

E. Discussion regarding Project Kingsmen 2.0.

F. Discussion regarding Project Wildcat.

G. Discussion regarding Project Morris.

H. Discussion regarding Celina Summit.

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

I. Discussion regarding Project Creekside.

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).

J. Consider and act to approve an Economic Development and Performance Agreement with Nack Development, LLC.

K. Consider and act to approve an Economic Development and Performance Agreement with Wal-Mart Real Estate Business Trust.

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. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Discussion regarding Xeriscape Design Standards. (McAfee)

B. Discussion regarding Neighborhood Integrity Program. (Kearney)

C. Discussion regarding FY 2027 - FY 2029 Strategic Plan. (Kearney)

V. 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.

VI. 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- June 9, 2026, 5:00 p.m.
2) City Countil- Retreat- June 20, 2026, 8:00 a.m.

B. Consider and act to authorize the City Manager to execute a Network Offload Agreement with Nova Labs, Inc. (d/b/a Helium). (Alexander)

C. Consider and act to approve a work authorization for material testing services for the 2026 Annual Street Maintenance project with WSB, for an amount not to exceed $113,968.00. (Figueroa)

D. Consider and act upon a Resolution of the City of Celina, Texas, approving and authorizing the City Manager to execute a "Roadway Exchange Agreement" between the City of Celina, Texas, and The Parks at Wilson Creek, L.P., for the exchange of land totaling 2.096 acres for right-of-way associated with Sunset Boulevard. (Janney)

E. Consider and act to authorize a construction change order for $159,451.95, for the addition of the fourth leg of the Coit-Ownsby roundabout as part of the Coit Road reconstruction from Vest Lane to Choate Parkway, Bid 2025-029 to McMahon Contracting, LP. (Janney)

F. Consider and act to approve a work authorization with Geotex Engineering, LLC, for the 3.0 MGD Downtown Water Reclamation Facility Improvements project testing services in an amount not to exceed $177,796.00. (Janney)

G. Consider and act to approve a work authorization for design services from Garver, LLC, for the design of E. Elm Street (from S. Preston Road to S. Texas Drive), S. Texas Drive (from E. Elm Street to E. Ash Street) and E. Oak Street (from S. Texas Drive to E. Arkansas Street) in an amount not to exceed $939,022.00. (Janney)

H. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately five (5) acres within the Extraterritorial Jurisdiction (ETJ); generally located east of Coit Road and south of CR 101, within the Extraterritorial Jurisdiction (ETJ), for Ramble Infrastructure. (Mohan)

I. Consider and act to accept the resignation of Lorrie Cipriano-Wallace from the Keep Celina Beautiful Board. (Owens)

J. Consider and act to approve an Amended Ultimate Boundary Line Agreement between the City of Aubrey, Texas and the City of Celina, Texas. (Ranc)

K. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Eleven project expenditures; providing a severability clause; and providing an effective date. (Stovall)

VII. 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 a Child Care Center, Primary use on approximately two (2) acres; generally located 580 feet west of Legacy Drive and approximately 1,000 feet north of Frontier Parkway, within the City limits, for Lightbridge Academy Daycare. (Mohan)

B. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately five (5) acres; generally located east of Coit Road and south of CR 101, within the Extraterritorial Jurisdiction (ETJ), for Ramble Infrastructure. (Mohan)

C. Conduct a Public Hearing to consider and act upon an Ordinance abandoning County Road 92 from Coit Road to approximately 2,500 feet east to Deer Park Way, as more particularly described and depicted in Exhibit "A", authorizing the City Manager to execute deeds and other necessary documents; and providing an effective date. (Janney)

D. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a Service and Assessment Plan and Assessment Rolls for Phase #5-7 of the Cambridge Crossing Public Improvement District; making a finding of special benefit to the property within Phase #5-7 of the District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended; and providing penalties and interest on delinquent assessments. (Bromiley)

E. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a Service and Assessment Plan and an Improvement Area #2 Assessment Roll for the North Sky Public Improvement District; making a finding of special benefit to the property in Improvement Area #2 of the District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended; and providing penalties and interest on delinquent assessments. (Bromiley)

VIII. ACTION ITEM:

A. 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 (North Sky Public Improvement District Improvement Area #2 Project); and approving and authorizing related agreements. (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 Improvement Area #1 of the Celina 241 Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #1 Assessment Roll; directing the filing of the proposed Improvement Area #1 Assessment Roll with the City Secretary to make available for public inspection; calling a Public Hearing for August 11, 2026, to consider an Ordinance leyving assessments on property located within the Celina 241 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, determining the costs of certain authorized improvements to be financed within Improvement Area #1 of the Creekbend Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #1 Assessment Roll; directing the filing of the proposed Improvement Area #1 Assessment Roll with the City Secretary to make available for public inspection; calling a Public Hearing for August 11, 2026, to consider an Ordinance levying assessments on property located within the Creekbend Public Improvement District; directing City staff to publish and mail notice of such Public Hearing; and resolving other matters incident and related thereto. (Bromiley)

D. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within the Ariana Public Improvement District; approving a preliminary service plan and assessment plan, including the proposed Assessment Rolls for Improvement Area #1, Improvement Area #2 and Improvement Area #3; directing the filing of the proposed Assessment Rolls with the City Secretary to make available for public inspection; calling a Public Hearing for August 11, 2026, to consider an Ordinance levying assessments on property located within the Ariana Public Improvement District; directing City staff to publish and mail notice of such Public Hearing; and resolving other matters incident and related thereto. (Bromiley)

E. Consider and act to award Bid 2026-038 for the 2026 Annual Street Maintenance (ASM) project to Apple Pavement Services, at the unit prices listed in the amount of $7,022,846.50 plus a fifteen percent (15%) contingency in the amount of $1,053,426.96 for a total amount not to exceed $8,076,273.48. (Figueroa)

F. Consider and act to award CSP 2026-037 for the 3.0 MGD Downtown Water Reclamation Facility (WRF) Improvements project to Drake General Contractors, LLC, at the unit prices listed in the amount of $66,997,000.00 plus five percent (5%) contingency in the amount of $3,349,850.00 for a total not to exceed $70,346,850.00. (Janney)

G. Consider and act upon a Resolution amending the Articles of Incorporation of the Celina Community Development Corporation (CDC) to change the requirement that a board member live in Collin County, to a requirement to live in the City and to update provisions related to services provided by the City to the CDC and related matter. (Stovall)

H. Consider and act upon a Resolution amending the Bylaws of the Celina Community Development Corporation to specify requirements for eligibility to serve and related matters. (Stovall)

I. Consider and act upon a Resolution removing the Parks & Recreation Board/Community Development Corporation Board members from the Community Development Corporation and retaining the members in their current terms on the Parks & Recreation Board. (Stovall)

J. Consider and act upon a Resolution appointing members to the Community Development Corporation (CDC) Board of Directors. (Stovall)

IX. 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.



Economic Development
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From:
CC:
Date: July 14, 2026

Agenda Item:
Consider and act to approve an Economic Development and Performance Agreement with Nack Development, LLC.

Background Information:

Legal Review:

Supporting Documents:
None

Financial Consideration:

Staff Recommendation:

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: July 14, 2026

Agenda Item:
Discussion regarding Xeriscape Design Standards. (McAfee)

Background Information:
The City is addressing water through a multi-pronged approach, including:

- Water conservation & enforcement (8-2025 presentation & 1-2026 discussion)
- Education, outreach, & awareness
- Exploring new water sources & supply (1-2025 update)
- Increasing water infrastructure capacity (CIP)
- Median Landscape Pattern Book (Adopted 6-2026)

In February 2026, the City approved a contract with Freese & Nichols, Inc. to compare Celina water ordinances and practices against those of benchmark cities, and to provide recommendations for updates. The consultant is ready to present their recommendations.

Codes that regulate water & landscaping include Zoning, Subdivision, Engineering Design Standards, and others. Current regulations already allow for xeriscape design and native and adapted plants that are drought-tolerant, but require irrigation systems.

Approximately 50% of water usage during peak summer heat is from outdoor irrigation. Drip irrigation, such as along foundations, and tree bubblers are an existing exemption to conservation restrictions. Xeriscape design is not necessarily fewer plants — just significantly less grass and irrigation.

Celina could establish the regional standard for responsibly managing water resources through new development design that limits water usage, and model the behavior in its own projects.

Xeriscape regulations include replacing irrigated turf grass with decorative aggregate options (ban on "non-functional" turf grass); eliminating irrigation of "non-functional" turf grass (rotors and spray heads on turf grass); and still allow for and require trees (with bubblers) and decorative shrubbery (with drip line).

The Planning & Zoning Commission discussed xeriscape design options at their regular meeting on June 18, 2026. The Commission had the following feedback:

- Did not believe that Celina should vary too far from the regional standard.
- Shared concern about the costs of xeriscape design (replacing irrigated sod with rock options).
- Asked why the tree and shrub list was being revised if tree bubblers and drip line irrigation are already being used on trees and shrubs.
- Did not want to reduce the number of trees/shrubs required of new development.
- Noted that modern irrigation regulations required by TCEQ "already do a good job".
- Suggested that other regions waited until they had to make changes before making changes.
- Believed that all HOA areas, including road parkways, should be exempt from xeriscape regulations and remain as is.
- Neighborhoods with established branding should be exempt from new xeriscape regulations.
- Not in favor of regulatory changes to residential homes or neighborhoods.
- Did not want to reduce landscape buffers or sidewalk widths along roadways.
- Agreeable to city and commercial projects following xeriscape design.
- Encouraged additional education and outreach on water conservation.
- Believed that future master planned communities should be compelled to irrigate from alternative water sources (ponds, wells, etc.).
- Agreeable to non-irrigated grass for commercial, as an option, if temporary irrigation was permitted for establishment.
- Supported existing artificial turf regulations (backyards only).

Staff also conducted a survey. A Forum for the Developer community and Builder community is held each quarter, separately for each audience, as developers and builders are often different parties. Staff placed water conservation on the agenda of each forum since summer 2025 and plugged the June survey at two forums for both audiences. 306 survey recipients (17 participated - 8 unsubscribed from emails).

For commercial, multi-family, and HOA properties, respondents preferred to keep landscaping regulations status-quo (grass & irrigation). Respondents were generally open to revising the City's plant list and felt it was extremely important to maintain existing exceptions for drip irrigation (including bubblers) and to not reduce the number of trees and shrubs planted. The primary concern with xeriscape design was market reception (ability to sell homes), and additional concerns were the costs to install, ongoing maintenance, and general implementation challenges for both city staff and developers.

Respondents believed that Celina's existing landscape buffer & sidewalk widths should remain,

as is; were were split on perimeter roadway landscape buffers in terms of xeriscape design versus status-quo (some support for xeriscape existed); and were near-unanimous that existing master planned communities should continue their existing branding and future communities should be eligible for an exception to xeriscape design if using alterative water sources for irrigation (thus, only new communities, not yet started, and without an alternative water source, should be compelled to design with xeriscape options along perimeter roadways).

For new single-family homes, respondents strongly favored the status-quo of grass with irrigation, were not in favor of non-irrigated grass groundcover for new single-family homes, were okay with some allowances for decorative aggregate options replacing grass (xeriscape design), but not okay with requiring it, and supported alternative surfacing materials (artificial turf) being allowed in the backyard (current standard).

Staff is requesting direction from City Council on the following questions, in the following categories:

General Topics

- •Should drip irrigation and tree bubblers continue to be situational exceptions to outdoor watering restrictions?
- •Should the City's approved plant list be revised to remove water-dependent options such as magnolias, hollies, etc.?
- •Should the City reduce the current widths required for roadway landscape buffers and sidewalks?

Single-Family Yards

- •Should the City allow for unlimited xeriscape design in the front and back yards of single-family homes (current allowance 30% max)?
- •Should the City allow for non-irrigated grass in the front and back yards of single-family homes (irrigation currently required)?
- •Should the City require xeriscape design in the front and back yards of single-family homes?
- •Should the City allow for artificial turf in the front yards of single-family homes (backyards currently allowed)?

Commercial & Multi-Family

- •Should the City require xeriscape design for new commercial & multi-family development?

HOAs

- •Should the City require xeriscape design for neighborhood pocket parks, amenity centers, and interior HOA open space? (i.e. "functional turf" exception)
- •Regarding perimeter roadway HOA landscape buffers, which of the following should be the requirement (understanding that minimum tree & shrub plantings would continue)?
    1. Status Quo (grass with irrigation)
    2. Non-irrigated grass
    3. Xeriscape design options (e.g. replacing irrigated grass with decorative aggregate)

Development & Implementation of Master Planned Communities

- •Should the City allow existing master planned communities, with phases/roads remaining, to continue with their existing branding and landscaping?

•Should the City require new master planned communities to irrigate from alternative water sources?
•Should irrigating from alternative water sources exempt a master planned community from following xeriscape design?

Legal Review:
N/A

Supporting Documents:
1. Staff Presentation
2. Consultant Report

Financial Consideration:
N/A

Staff Recommendation:
N/A



Xeriscape Design Standards

Discussion

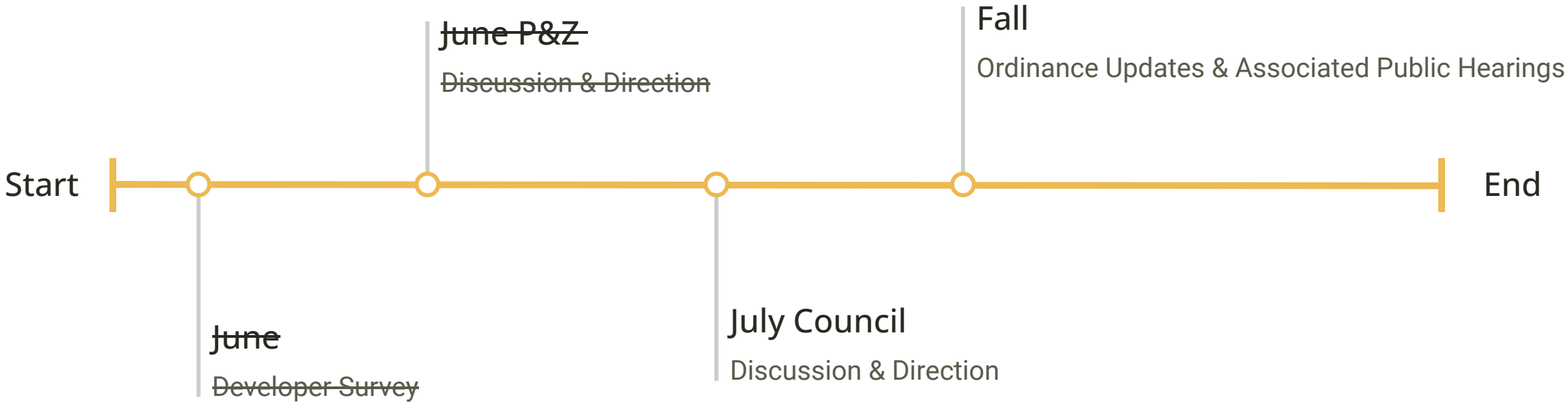
City Council

July 14, 2026

BACKGROUND

- The City is addressing water through a multi-pronged approach, including:
  - Water conservation & enforcement (8-2025 presentation & 1-2026 discussion)
  - Education, outreach, & awareness
  - Exploring new water sources & supply (1-2025 update)
  - Increasing water infrastructure capacity (CIP)
  - Median Landscape Pattern Book (Adopted 6-2026)
- In February 2026, the City approved a contract with Freese & Nichols, Inc. to compare Celina water ordinances and practices against those of benchmark cities, and to provide recommendations for updates

TIMELINE


~~June P&Z~~
~~Discussion & Direction~~
Fall
Ordinance Updates & Associated Public Hearings
Start
End
~~June~~
~~Developer Survey~~
July Council
Discussion & Direction

ORDINANCE REVIEW

- Codes that regulate water & landscaping include Zoning, Subdivision, Engineering Design Standards, and others
- Regulations already ***allow*** for Xeriscape design options
- Regulations already ***allow*** for native and adapted plants that are drought-tolerant
- Regulations ***require*** irrigation systems on all projects
- The consultant's findings were included in the packet

POLICY CONSIDERATIONS

- Celina could establish the regional standard for responsibly managing water resources through new development design that limits water usage and modeling the behavior in its own projects
- Ordinance updates, educating on design options, permitting, and construction is not over night
- Xeriscape design can be costly
- Survey results showed little support from the Builder and Development communities for changes to existing standards

City of Celina

Ordinance Review for Water Conservation

Life Connected.

AGENDA

1. Project Overview
2. Water Conservation Analysis of Current Ordinances
3. Benchmarking Analysis
4. Draft Recommendations
5. Next Steps

PROJECT SCOPE

1. Review current Celina ordinances and compare against 6 benchmark entities
2. Prepare Technical Memo with benchmarking results and recommendations
3. Present study findings to City Council

Review of Existing Ordinances

(water conservation relevance)

Water Conservation and Drought Management

- Water Conservation and Drought Contingency Plan is codified in Article 13.04
- Twice per week outdoor watering (baseline)

Last Digit of Address	Allowed Landscape Watering Days
1, 3, 5, 7, 9	Saturday and Wednesday
0, 2, 4, 6, 8	Sunday and Thursday
Commercial and industrial	Tuesday and Friday

- No automatic irrigation from 10am-6pm
- Water waste prohibition language
- Enforcement, City can…
  - Issue citations
  - Impose fines
  - Suspend water service

Water Conservation and Drought Management

- Stage 1 – Water Watch
- Stage 2 – Water Warning
- Stage 3 – Water Emergency

Category	Stage 1	Stage 2	Stage 3
Triggers	UTRWD Stage 1 or 80% for 3 days	UTRWD Stage 2 or 85% for 3 days	UTRWD Stage 3 or 90% for 3 days
Automatic Irrigation	2 days/week	1 day/week	Prohibited
Drip Irrigation/Hand Watering	Unlimited	2 hrs/day	1 day/week (2 hrs max)
Non-Essential Uses	Limited	Restricted	Severely Restricted

Subdivision and Zoning

Subdivision Ordinance (§10.03)

- Irrigation required for open space not left in riparian condition (§10.03.078(h))
- 500+ lot subdivisions must irrigate common areas from wells or detention/retention devices (§10.03.078(h))
- HOA cannot restrict water-conserving landscapes (§10.03.079(h)(1))

Zoning Ordinance (Chapter 14)

- 20% open space required in residential districts (§14.02.201(c)(1))
- Residential landscape requirements (§14.04.206(a))
  - *Smart irrigation controllers required for front yards*
  - *Tree bubblers required*
  - *No more than 30% of yard can be made of non-plant materials*
- Landscape buffers and tree density standards (§14.04.207(c); §14.04.208)
- Approved plant list (§14.04.205)

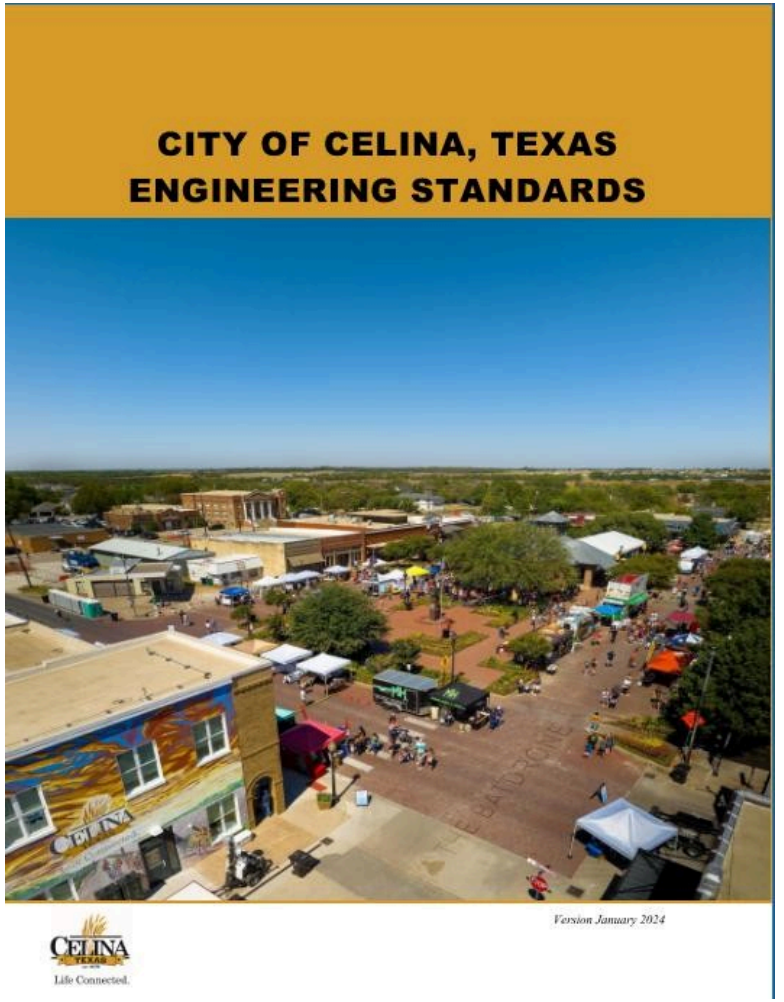
Engineering Standards (2024)

Median landscaping and irrigation requirements (§6.02; §7.02)

- Only mowed grass within 6 ft of curb (§6.02 (D))
- Minimum sod and placement requirements (§6.02 (L))
- Unclear irrigation language “Irrigation shall be provided…” ((§6.02 (E))
- Separate meters for irrigation (§7.02 (E))
- Technical standards for irrigation design within roadway (§7.02)

Reclaimed Water System section (§2.04)

- Currently marked as “Reserved”



Potential Water Demand Drivers for Development

- Mandatory irrigation of certain open space areas
- Required landscape buffers and tree density
- Required turf in medians and parkways
- Amenity/open space requirements in residential districts
- No turf percentage caps in zoning





Benchmarking Analysis

- Texas
  - DFW Area (Denton, Frisco, McKinney)
  - Austin
  - Cedar Park
  - San Antonio
- Other States
  - Denver
  - East Bay MUD (Bay Area California)
  - Las Vegas



Benchmarking Analysis

- Most Stringent
- Stringent
- Least Stringent

Category	Austin	Cedar Park	Denver	EBMUD	Las Vegas	San Antonio	DFW Area
Development							
Landscape							
Irrigation							
Reuse							

Benchmarking Analysis – DFW Cities

Category	Denton	Frisco	McKinney
Development	Landscape plan review	Landscape and irrigation plan review	Landscape plans must include irrigation affidavit
Landscape	No major turf or drought-tolerant landscaping mandates identified	Strong corridor landscaping and tree preservation requirements	Artificial turf restrictions; approved plant list includes drought-tolerant species, hydrozoning required for irrigation approval
Irrigation	20% drought surcharge during severe drought; reuse water exempt from irrigation restrictions	Dedicated irrigation ordinance; rain/freeze sensors required on new systems	Year-round watering restrictions; narrow-area spray irrigation restrictions; detailed irrigation standards
Reuse	Active purple pipe system; discounted reuse water rates;	Dedicated reclaimed water ordinance and engineering standards; active purple pipe system	Reclaimed water authorized for irrigation with operational and cross-connection requirements

Benchmarking Analysis – Texas

Category	Austin	Cedar Park	San Antonio
Development	Allows for some natural landscape	Requires plan approval	Limits on HOA turf and irrigation mandates
Landscape	Non-functional turf irrigation prohibited in higher drought stages, hydro mulching	Requires plan approval	Required plant list, hydro mulching
Irrigation	Limited in certain areas and not allowed or not required in others	Requires plan approval	Limited in certain areas and not allowed or not required in others. Audits for large users
Reuse	On-site including (Gray, SW etc.)	Not addressed	On-site and Purple Pipe

Benchmarking Analysis – Other States

Category	Denver	EBMUD	Las Vegas
Development	Use System Development Charges to incentivize smaller lots	Requires indoor fixture efficiency standards at development	Prohibits turf in most new development
Landscape	Do not directly limit	Requires landscape water budgets. Limits turf to 25% and requires hydrozoning	Prohibits nonfunctional turf (existing + new development). Water budgets for large users
Irrigation	Prohibits spray irrigation in narrow landscape strips	Enforces strict water waste prohibitions (year-round). Uses volumetric water use limits during drought	Prohibits spray irrigation for non-turf areas and permanent irrigation restrictions
Reuse	Allows different treatment of potable vs non-potable water use	Can require recycled water use and dual plumbing	Requires use of non-potable water where available

Draft Recommendations

Draft Recommendations – Single Family

Less Stringent → More Stringent

- Minimum soil depth
- Only plants from approved list
- Ban non-functional turf in areas <6’ wide
- Ban on Spray Irrigation in small areas <6’ wide

- Limit turf to 25% of land area
- Ban on Spray Irrigation in small areas <10’ wide
- Incentivize rainwater harvesting

- Ban on non-functional turf
- Ban on Spray Irrigation for non-functional turf
- Allow and incentivize dual plumbing for irrigation with graywater and rainwater harvesting

Functional Turf Definition (from Las Vegas)

An irrigated grass area that provides a recreational benefit to the community and is: Active/programmed recreation turf, athletic fields, designated-use-area turf, golf course play areas, some pet relief turf, playground turf

Draft Recommendations – Commercial/Multi-Family

Less Stringent → More Stringent

- Minimum soil depth
- Only plants from approved list
- Ban non-functional turf in areas <10’ wide
- Ban on Spray Irrigation in small areas <10’ wide
- Establish purple pipe connection where available

- Required irrigation audits
- Ban on non-functional turf
- Ban on Spray Irrigation for non-functional turf
- Incentivize rainwater harvesting

- Water budgets for certain customer types
- Ban on non-functional turf
- Ban on Spray Irrigation for non-functional turf
- Allow and incentivize on-site reuse

Draft Recommendations – HOAs



- Minimum soil depth
- Only plants from approved list
- Ban non-functional turf in areas <10’ wide, in entrances, parkways, and medians
- Ban on Spray Irrigation in small areas <10’ wide in entrances, parkways, and medians
- Establish purple pipe connection where available

- Required irrigation audits
- Ban on non-functional turf
- Ban on Spray Irrigation for non-functional turf
- Incentivize rainwater harvesting

- Water budgets
- Ban on non-functional turf
- Ban on Spray Irrigation for non-functional turf
- Allow and incentivize on-site reuse

Conservation and Drought Stages

- Add year-round mandatory “Conservation” stage to align with other Texas benchmarks
  - Current Celina drought Stage 1 restrictions
  - Mandatory twice-per-week watering schedule (est. 2% savings)
- Shift Stage 1 to once-per-week watering schedule (est. 10% savings)
- Stage 2 = either once every other week (est.20% savings) or more restrictive time of day window
- Stage 3 = no irrigation or non-essential outdoor water use (est 30% savings)
- Consider drought surcharges for high volumes (SA, EBMUD)

- Stage 1 – Water Watch
- Stage 2 – Water Warning
- Stage 3 – Water Emergency



XERISCAPE REGULATIONS

- Replaces irrigated turf grass with decorative aggregate options (ban on "non-functional" turf grass)
- Eliminates irrigation of "non-functional" turf grass (rotors and spray heads on turf grass)
- Trees (with bubblers) and decorative shrubbery (with drip line) would still be allowed (and required)





PLANNING & ZONING COMMISSION DISCUSSION - BROAD OVERVIEW

- Did not believe that Celina should vary too far from regional standard
- Shared concern about the costs of xeriscape design (replacing irrigated sod with rock options)
- Asked why the tree and shrub list was being revised if tree bubblers and drip line irrigation are already being used on trees and shrubs
- Did not want to reduce the number of trees/shrubs required of new development
- Noted that modern irrigation regulations required by TCEQ "*already do a good job*"
- Suggested that other regions waited until they had to make changes before making changes

PLANNING & ZONING COMMISSION DISCUSSION - NEIGHBORHOODS

- Believed that all HOA areas, including road parkways, should be exempt from xeriscape regulations and remain as is
- Neighborhoods with established branding should be exempt from new xeriscape regulations
- Not in favor of regulatory changes to residential homes or neighborhoods
- Did not want to reduce landscape buffers or sidewalk widths along roadways

PLANNING & ZONING COMMISSION DISCUSSION - SUPPORT

- Agreeable to city and commercial projects following xeriscape design
- Encouraged additional education and outreach on water conservation
- Believed that future master planned communities should be compelled to irrigate from alternative water sources (ponds, wells, etc.)
- Agreeable to non-irrigated grass for commercial, as an option, if temporary irrigation was permitted for establishment
- Supported existing artificial turf regulations (backyards only)

SURVEY RESULTS

- A Forum for the Developer community and Builder community is held each quarter, separately for each audience, as developers and builders are often different parties
- Staff placed water conservation on the agenda of each forum since summer 2025 and plugged the June survey at two forums for both audiences
- 306 survey recipients (17 participated - 8 unsubscribed from emails)
- For commercial, multi-family, and HOA properties, respondents preferred to keep landscaping regulations status-quo (grass & irrigation)

SURVEY RESULTS

- Respondents were generally open to revising the City's plant list
- Respondents felt it was extremely important to maintain existing exceptions for drip irrigation (including bubblers) and to not reduce the number of trees and shrubs planted
- The primary concern with xeriscape design was market reception (ability to sell homes)
- Additional concerns were the costs to install, ongoing maintenance, and general implementation challenges for both city staff and developers

SURVEY RESULTS

- Respondents believed that Celina's existing landscape buffer & sidewalk widths should remain, as is
- Respondents were split on perimeter roadway landscape buffers in terms of xeriscape design versus status-quo (some support for xeriscape existed)
- Respondents were near-unanimous that existing master planned communities should continue their existing branding and future communities should be eligible for an exception to xeriscape design if using alterative water sources for irrigation
- Thus, only new communities, not yet started, and without an alternative water source, should be compelled to design with xeriscape options along perimeter roadways

SURVEY RESULTS

- For new single-family homes, respondents strongly favored the status-quo of grass with irrigation
- Respondents were not in favor of non-irrigated grass groundcover for new single-family homes
- Respondents were okay with some allowances for decorative aggregate options replacing grass (xeriscape design), but not okay with requiring it
- Respondents supported alternative surfacing materials (artificial turf) being allowed in the backyard (current standard)

DIRECTION ON SPECIFIC QUESTIONS

GENERAL TOPICS

- Should drip irrigation and tree bubblers continue to be situational exceptions to outdoor watering restrictions?
- Should the City's approved plant list be revised to remove water-dependent options such as magnolias, hollies, etc.?
- Should the City reduce the current widths required for roadway landscape buffers and sidewalks?

DIRECTION ON SPECIFIC QUESTIONS

SINGLE-FAMILY YARDS

- Should the City *allow for* unlimited xeriscape design in the front and back yards of single-family homes (current allowance 30% max)?
- Should the City *allow for* non-irrigated grass in the front and back yards of single-family homes (irrigation currently required)?
- Should the City *require* xeriscape design in the front and back yards of single-family homes?
- Should the City allow for artificial turf in the front yards of single-family homes (backyards currently allowed)?

DIRECTION ON SPECIFIC QUESTIONS

COMMERCIAL & MULTI-FAMILY

- Should the City require xeriscape design for new commercial & multi-family development?



DIRECTION ON SPECIFIC QUESTIONS

HOAs

- Should the City require xeriscape design for neighborhood pocket parks, amenity centers, and interior HOA open space? (i.e. "functional turf" exception)

- Regarding perimeter roadway HOA landscape buffers, which of the following should be the requirement (understanding that minimum tree & shrub plantings would continue)?
  1. Status Quo (grass with irrigation)
  2. Non-irrigated grass
  3. Xeriscape design options (e.g. replacing irrigated grass with decorative aggregate)

DIRECTION ON SPECIFIC QUESTIONS

DEVELOPMENT & IMPLEMENTATION OF MASTER PLANNED COMMUNITIES

- Should the City allow existing master planned communities, with phases/roads remaining, to continue with their existing branding and landscaping?
- Should the City require new master planned communities to irrigate from alternative water sources?
- Should irrigating from alternative water sources exempt a master planned community from following xeriscape design?

RECOMMENDATION

- Discussion & Feedback
- Revised ordinances will be placed on future agendas once ready



Thank You!

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CITY ORDINANCE REVIEW FOCUSED ON WATER CONSERVATION

Prepared for:

City of Celina

June 2026

Life Connected.

CONFIDENTIAL

Prepared by:

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Appendix A: Recommended Plant Lists

List of Abbreviations

Acronym	Name
EBMUD	East Bay Municipal Utility District
ECM	Environmental Criteria Manual
ET	Evapotranspiration
ETWU	Estimated Total Water Use
FNI	Freese and Nichols, Inc.
gpf	Gallons per flush
gpm	Gallons per minute
IRIS	Irrigation Reduction Information System
LCRA	Lower Colorado River Authority
LDC	Land Development Code
LID	Low Impact Development
LVVWD	Las Vegas Valley Water District
MAWA	Maximum Applied Water Allowance
MWELO	Model Water Efficiency Landscape Ordinance
SAWS	San Antonio Water System
SNWA	Southern Nevada Water Authority
TAC	Texas Administrative Code
UCM	Utilities Criteria Manual
UDC	Unified Development Code
UTRWD	Upper Trinity Regional Water District
WWTP	Wastewater Treatment Plant

1.0 INTRODUCTION

The City of Celina (City) is experiencing rapid growth, with significant expansion in both residential and commercial development. As development continues, long-term water supply reliability is becoming an increasingly important consideration. Water resources in North Texas are subject to variability due to population growth, regional demand, and climate conditions. In this context, managing water demand through effective policy and development standards is a critical component of long-term planning for the City.

One of the most effective opportunities to influence water demand occurs at the development stage. Ordinances that guide subdivision design, landscaping, and irrigation practices can have lasting impacts on water use patterns across the City. By ensuring that these regulations promote efficient water use and reduced irrigation demand, the City can proactively support water conservation reducing per capita water use.

This memorandum evaluates the City's current code of ordinances through a water conservation lens and compares those regulations to selected benchmark entities including cities and water providers in Texas and other western US states. The goal is to identify opportunities to strengthen Celina's regulatory framework to better support long-term water conservation.

1.1 PURPOSE AND GOALS

The purpose of this analysis is to evaluate how effectively Celina's current ordinances support water conservation and to identify opportunities for improvement based on practices used by peer jurisdictions.

Celina's rapid growth presents both an opportunity and a challenge. New development will shape the City's long-term water demand, particularly through landscape design, irrigation systems, and subdivision planning. At the same time, future water supply conditions are uncertain and will require proactive demand management strategies. Updating development regulations to support water conservation is a practical way to reduce long-term demand.

The analysis emphasizes new residential and commercial development, where the greatest opportunities exist to influence future water use. The goal is to provide clear, actionable recommendations that could be incorporated into Celina's ordinances to support sustainable growth and long-term water resource management.

1.2 METHODOLOGY

This analysis was conducted in two primary phases: a review of Celina's existing ordinances and a comparison to selected benchmark entities.

First, the City of Celina's code of ordinances and related standards were reviewed from a water conservation perspective. The review focused on regulatory areas that directly influence outdoor water use and development patterns, including:

- Subdivision and Zoning regulations
- Landscaping and Irrigation regulations
- Engineering Standards
- Water Conservation and Drought Management regulations

These documents were evaluated to identify existing strengths, gaps, and areas where water conservation is supported either directly or indirectly.

Second, Celina's current regulations were compared to six benchmark entities selected by City staff:

- Austin, Texas
- Cedar Park, Texas
- Denver, Colorado
- East Bay Municipal Utility District (EBMUD), California
- Las Vegas, Nevada
- San Antonio, Texas

These entities were selected to represent a range of approaches to water conservation, including both Texas cities and national leaders in water conservation. Each benchmark entity was reviewed to identify specific ordinance provisions, standards, and regulatory approaches that effectively support water conservation. The comparison focused on identifying key practices that:

- Reduce landscape water demand
- Improve irrigation efficiency and performance
- Integrate water conservation into development review processes
- Strengthen enforcement and long-term compliance
- Encourage reclaimed water usage

Based on this analysis, high-level recommendations were developed to highlight potential updates to Celina's Code of Ordinances that could improve water conservation outcomes while remaining practical and implementable within the City's regulatory framework.

2.0 REVIEW OF EXISTING CODE OF ORDIANCES

Celina's Code of Ordinances and associated development standards include a range of provisions that influence water use, particularly through landscape design, irrigation systems, and development planning. These water conservation related regulations are found in various articles of the Code of Ordinances— including the Subdivision Ordinance (§10.03), Zoning Ordinance (§14), and Water Conservation and Drought Contingency Plans (§13.04)— as well as the City's Engineering Standards[1].

This section summarizes Celina's existing regulatory framework as it relates to water conservation, with a focus on how current standards influence water demand in new development. The review evaluates both direct and indirect mechanisms that support water conservation, including irrigation efficiency requirements, landscape design standards, and operational water use restrictions.

Overall, Celina's code demonstrates a strong foundation in certain areas, particularly in the design and regulation of irrigation systems and enforcement mechanisms tied to development approval and inspection. At the same time, opportunities exist to strengthen the code's ability to reduce long-term water demand through landscape design, plant selection, and more explicit water conservation standards.

The following sections summarize key provisions within several area's of the City's code and highlight how they contribute to or limit water conservation outcomes.

2.1 SUBDIVISION AND ZONING

The City of Celina regulates landscape design, planting requirements, and certain aspects of irrigation and water use primarily through the Subdivision Ordinance and the Zoning Ordinance, which are found in Article 10.03 and Article 14 of the City's Code of Ordinances, respectively. These regulations establish requirements for new and existing developments, including residential subdivisions and nonresidential site development, and therefore play a key role in shaping long-term water demand.

2.1.1 Subdivision Ordinance

[1] City of Celina, Texas. 2024. *Engineering Standards*. City of Celina, TX.

Celina's Subdivision Ordinance establishes requirements for the design and development of new subdivisions, including provisions related to landscaping, common areas, and irrigation. These requirements are generally located within the subdivision regulations governing infrastructure, open space, and development standards.

A key provision related to water conservation is found in §10.03.078(h), which requires that:

- "Residential subdivisions containing 500 lots or more shall irrigate their common area lots from on-site wells or detention/retention devices."

This requirement is significant because it directly reduces long-term potable water demand for large developments at the subdivision scale by requiring the use of alternative water sources for irrigation. This type of provision is not commonly found in many peer cities.

The Subdivision Ordinance also includes provisions related to open space and common area maintenance, which indirectly influence water use by establishing expectations for landscaped areas within developments. These areas, which often include entry features, parks, and buffer zones, can represent a substantial portion of total irrigation demand within a subdivision.

In addition, Celina includes provisions that limit the ability of homeowners' associations (HOAs) to restrict water-conserving landscapes. Specifically, the code prevents HOAs from prohibiting landscaping designs solely on the basis that they incorporate water-efficient or drought-tolerant practices (§10.03.079(h)(1)). This provision helps remove a common barrier to the adoption of low-water landscaping at the individual lot level.

2.1.2 Zoning Ordinance

Celina's Zoning Ordinance includes a dedicated article addressing Landscaping and Tree Preservation (§14.04 Pt 2), which establishes requirements for plant materials, landscaped areas, and site design. These standards apply to a wide range of development types and therefore have a direct influence on landscape-related water demand. The Zoning Ordinance defines key terms such as "drought tolerant/low water demand plant", "turf grass" , and "groundcover". These definitions provide a foundation for regulating plant selection, but the ordinance does not require the use of drought-tolerant or low-water plant materials across landscaped areas. Landscape requirements in the zoning code generally require that:

- landscaped areas be planted with living plant material (§14.04.203(d)(5))

- a combination of plant types be used to meet minimum landscaping standards for development (§14.04.204)
- front yards must be irrigated with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather-based controllers (§14.04.206(a)(1))

In many cases, these requirements result in the installation of irrigated landscape areas by default. While the ordinance allows for the use of native grasses and drought-tolerant species, it does not appear to establish minimum percentages or thresholds requiring their use. As a result, higher-water-use plant materials, including turf grass, may still be widely used to satisfy landscaping requirements.

The ordinance also includes limitations on the use of non-plant materials. For example, §14.04.206(a)(4) requires all residential lawns to be covered with vegetation, grass, or other living groundcover in order to help retain the soil and prevent erosion. Stone, gravel, rock, or other non-plant derived materials are limited to no more than 30 percent of the front yard area, and artificial or synthetic turf is prohibited in any yard that can be viewed from a public street. Some exceptions are made for xeriscape practices if other landscape standards are still met. The ordinance also includes an approved plant list which can be found in Appendix A. The code requires compliance with this list but does not mandate a minimum percentage of native or xeriscape species.

Finally, the Zoning Ordinance established required landscape buffers and tree planting standards for non-residential developments. These includes:

- A minimum ten (10) foot landscape buffer adjacent to land uses other than single-family
- A minimum twenty (20) foot landscape buffer when adjacent to single-family residential
- Required canopy and ornamental tree spacing within buffers (e.g., one large canopy tree every 30–40 linear feet, depending on adjacency)

These provisions regulate planting density and buffer width, which may increase landscaped area; however, they do not prescribe irrigation methods or water-efficient plant selection standards.

2.2 ENGINEERING STANDARDS

The City of Celina Engineering Design Standards[1] establish requirements for infrastructure design that directly influence irrigation practices and landscape water use, particularly within public rights-of-way and common areas. From a water conservation perspective, the most relevant provisions relate to irrigation system design and landscape installation standards.

2.2.1 Irrigation Design Requirements

The Engineering Standards include a dedicated section (§7.02) addressing irrigation within public right-of-way areas, primarily medians and parkways. These standards contain several provisions intended to improve irrigation efficiency and reduce water waste. Irrigation systems must be designed to minimize runoff and prevent overspray onto paved surfaces, including streets and sidewalks. The standards also require that irrigation zones be organized based on plant water needs and site conditions, ensuring that vegetation with similar water requirements is irrigated together.

In addition, the standards require the use of ET-based controllers for irrigation systems. These controllers adjust watering schedules based on environmental conditions, which can reduce overwatering compared to fixed irrigation schedules. Irrigation heads are also required to achieve a minimum level of distribution uniformity and be adjusted to prevent overspray, further reinforcing efficient water application.

2.2.2 Landscape Requirements within Public Right-of-Way

Landscape standards within the Engineering Standards also influence long-term irrigation demand, particularly through requirements for plant material and groundcover in medians and parkways. Section 6.02 requires that irrigation be provided for landscaped median areas in accordance with the irrigation design standards. This establishes irrigation as a standard component of public landscape areas. The standards require sod installation in specific locations, including areas immediately adjacent to curbs within medians and parkways . These requirements indicate that irrigated turfgrass is expected in portions of the public right-of-way. Additionally, the standards specify that mowed grass is required within a defined distance of the curb unless otherwise approved. This reinforces the use of turfgrass in highly visible and functional areas of the streetscape. These provisions collectively indicate that while irrigation efficiency is addressed at the system design level, the standards also require the installation and ongoing irrigation of turf and landscaped areas within public infrastructure.

2.3 WATER CONSERVATION AND DROUGHT MANAGEMENT

Celina regulates water use through its Water Conservation and Drought Contingency Plan, codified in Article 13.04 of the Code of Ordinances. The plan establishes requirements for water use efficiency, defines prohibited uses of water, and outlines staged drought response measures that apply to all customers, including residential and commercial properties.

2.3.1 Outdoor Water Conservation Measures

Celina seeks to promote efficient use and stewardship of water through the implementation of several landscape water management strategies (§13.04.034(a)), including limiting outdoor watering with automatic systems or hose-end sprinklers to no more than two days per week between the hours of 6:00 pm to 10:00 am, prohibiting water waste by irrigation systems such as watering impervious surfaces, watering during precipitation or freezing temperatures, and avoiding excessive runoff. However, §13.04.034(b) states that these "strategies become mandatory and enforceable under the drought and emergency response stages 1 through 3" which suggests they are not enforceable under normal conditions.

2.3.2 Drought and Emergency Response Stages

Celina's Water Conservation and Drought Contingency Plan establishes a framework for responding to water supply conditions through a series of drought and emergency response stages. The plan includes multiple drought stages, each with progressively stricter water use restrictions, triggered by internal City or Upper Trinity Regional Water District (UTRWD) water supply or demand conditions (§13.04.077). The most significant restrictions associated with these stages is the irrigation restrictions which are shown in **Table 2-1.** The stages also include other water use restrictions and conservation strategies, however, until stage 3 is reached, these are primarily focused on encouraging public participation through outreach or internal city water use. Stage 3 introduces stricter and enforceable restrictions prohibiting almost all non-essential outdoor water use with minimal exceptions.

Table 2-1: Celina Irrigation Restrictions by Drought Stage

Drought Stage	Automatic Sprinkler Systems	Drip Irrigation	Hand Watering / Soaker Hose	Key Additional Restrictions
Stage 1 (Water Watch)	Twice per week on assigned days: • Residential (Odd address): Wednesday & Saturday • Residential (Even address): Thursday & Sunday • Non-residential: Tuesday & Friday • No watering Monday • Only before 10 a.m. or after 6 p.m.	Allowed any day or time	Allowed any day or time	• Water waste prohibited (runoff, overspray, irrigation during rainfall)
Stage 2 (Water Warning)	Once per week on assigned day based on last digit of address: • 1 or 3: Monday • 0 or 2: Tuesday • 5 or 7: Wednesday • 4 or 6: Thursday • 9: Friday • 0: Saturday • Non-residential: Sunday • Only before 10 a.m. or after 6 p.m.	Permitted for a maximum of 2 hours per day	Permitted for a maximum of 2 hours per day	• Water waste prohibited • Increased restrictions on non-essential outdoor water uses
Stage 3 (Water Emergency	Prohibited	Permitted one day per week for a maximum of 2 hours	Permitted one day per week for a maximum of 2 hours	• Water waste prohibited • Increased restrictions on non-essential outdoor water uses

Mandatory water use restrictions imposed in stages 1, 2, and 3 are enforced through a graduated approach that includes both warnings and penalties (§13.04.080). Key enforcement provisions include:

- **Notice of Violation:** Customers found in violation of drought stage restrictions may receive written notice identifying the violation and required corrective action (§13.04.080(1)).
- **Escalating Enforcement:** Repeated violations may result in progressively stricter enforcement measures, including disconnecting water service (with reconnection fees) and charging violators with a misdemeanor and imposing fines ranging from $500 to $2,000 (§13.04.080(8)).

Any City employee, police officer, or other employee designated by the city manager may issue a citation for a violation of the mandatory water use restrictions (§13.04.080(10)).

2.3.3 Additional Water Conservation Provisions

In addition to outdoor watering restrictions, Celina's code includes several provisions aimed at reducing overall water demand and improving system efficiency. The ordinance includes requirements related to leak detection and water loss control, which are intended to reduce system inefficiencies and non-revenue water (§13.04.035). These provisions support conservation by addressing water loss within the distribution system. It also mentions the City's plan to evaluate the feasibility and merits of an optional rebate program to encourage replacement of older water fixtures with water conserving fixtures (§13.04.036(1)(B)). Finally, it outlines internal water conservation efforts by the City, including operational and programmatic measures intended to reduce water use and promote conservation within municipal activities (§13.04.036(9)).

2.4 RECLAIMED WATER

The City of Celina's current regulatory framework includes limited provisions related to reclaimed or alternative water use. While the City has identified reclaimed water as a potential component of its long-term water conservation strategy, detailed standards and requirements are not yet established within the Code of Ordinances or Engineering Standards.

Within the Engineering Standards, Section 2.04 (Reclaimed Water System) is designated as "Reserved," indicating that no design criteria or infrastructure requirements for reclaimed water systems are currently in place. As a result, there are no established standards governing the planning, design, or implementation

of reclaimed water infrastructure for irrigation or other non-potable uses. However, the City has expressed interest in developing this section of the Engineering Standards.

Although detailed technical standards are not yet developed, the City's Water Conservation Plan identifies reclaimed water as a potential strategy for reducing potable water demand. Specifically, §13.04.036(2) references the City's cooperation with UTRWD in promotion of the reuse of treated wastewater effluent, and the City's own utilization of treated effluent for washdown purposes at the wastewater treatment plant (WWTP).

3.0 BENCHMARKING ANALYSIS

To evaluate opportunities for strengthening Celina's water conservation framework, the City's ordinances and standards were compared to those of selected benchmark entities. These entities were chosen by City staff in coordination with Freese and Nichols, Inc. (FNI) to represent a range of approaches to water conservation, including water conservation leaders in Texas and the western US. The benchmark entities evaluated in this analysis include:

- Austin, Texas
- Cedar Park, Texas
- Denver, Colorado
- East Bay Municipal Utility District (EBMUD), California
- Las Vegas, Nevada
- San Antonio, Texas

These entities were reviewed to identify specific ordinance provisions, design standards, and regulatory approaches that support water conservation. The analysis focused on measures that influence outdoor water demand, irrigation efficiency, landscape design, and overall water use management. The purpose of this section is not to provide a comprehensive review of each entity's code, but rather to identify key practices that may be applicable to Celina. These findings form the basis for the recommendations presented in subsequent sections.

3.1 SAN ANTONIO

The City of San Antonio regulates water conservation through a combination of its Unified Development Code (UDC)[2], and their Drought Management, Water Conservation and Reuse Ordinance found in Chapter 34 Article IV of the Code of Ordinances. These regulations address both development-related water demand and operational water use, providing a coordinated framework for managing water consumption.

3.1.1 Subdivision and Zoning

A. **Unified Development Code**

San Antonio's UDC incorporates landscape and irrigation requirements into zoning and development regulations, which influence water use through both plant selection and irrigation practices. These provisions are primarily located in UDC Article V, Division 3 (Landscape and Tree Preservation). The UDC requires that landscaped areas be installed as part of development, including street yards, buffer yards, and parking lot landscaping (§35-511). These areas must be planted with living plant material and maintained over time, which establishes a baseline level of irrigated landscape associated with development.

In addition to general landscaping requirements, the UDC includes provisions that address irrigation for landscaped areas. §35-511(c)(6) establishes requirements related to irrigation systems serving landscaped areas, including expectations for proper installation and operation to support plant establishment and long-term maintenance. According to this section of the UDC, no irrigation systems are required for turf areas. In-ground irrigation systems are required to have a separate water service if San Antonio Water System (SAWS) is the purveyor. Additionally, irrigation system designs must provide separate zones for turf, plants with dissimilar water requirements, areas with greater or lesser sun exposure, and slopes from flat/level areas. These provisions recognize irrigation as a necessary component of required landscaping and establish a regulatory connection between landscape requirements and irrigation practices.

To guide plant selection, the UDC includes an approved and recommended plant list (Appendix A), which identifies plant species, including turfgrasses, suitable for the local climate, all of which are suited to xeriscape planting methods. This list provides a mechanism to encourage the use of lower-water-use

[2] City of San Antonio, Texas. 2025. *Unified Development Code*, Supp. No. 23.

plants, although the UDC does not require a minimum percentage of drought-tolerant planting across all developments.

Landscape plans are required as part of the development review process, which allows the City to evaluate proposed plant materials and associated irrigation systems prior to approval (UDC §35-511). This process provides an opportunity to influence irrigation demand through plant selection and landscape design at the time of development. The UDC does not include provisions that establish maximum allowable turf area, distinguish between functional and nonfunctional turf, or require reductions in irrigated landscape area. As a result, while irrigation systems are required to support landscaped areas, and plant selection is guided through recommended species lists, the overall amount of irrigated landscape is not directly limited within the zoning framework.

B. Water Conservation Landscaping Regulations

§34-275 of the Code of Ordinances also includes landscaping regulations related to water conservation. The ordinance promotes water-efficient landscaping practices by requiring that developers offer a xeriscape option in new residential developments and provide at least one model home utilizing xeriscape design (§34-275(1)–(2)). These provisions encourage the use of low-water-use landscaping at the point of development. It also includes requirements related to soil preparation and plant performance. Turfgrass installed as part of new construction must include a minimum soil depth of 4 inches and organic matter content depth of 0.25 inches to support plant health and reduce irrigation demand (§34-275(4)). In addition, turfgrass species must have summer dormancy capabilities, and irrigation of such turf during dormancy periods is not allowed (§34-275(5)). These provisions are intended to reduce irrigation needs during peak summer conditions.

This ordinance further addresses irrigation system operation and user behavior. Irrigators are required to provide property owners with a recommended seasonal irrigation schedule and instructions for system operation, which must be approved by the City's conservation staff (§34-275(6)). This requirement supports long-term efficient use of irrigation systems beyond initial installation. The code also includes provisions that remove potential barriers to water conservation at the subdivision or property level. Specifically, dedicatory instruments may not require the installation of irrigation systems or the use of turfgrass, allowing property owners greater flexibility to implement water-efficient landscapes (§34-275(8)). These provisions collectively support water conservation by influencing landscape design, irrigation practices, and long-term system use, independent of drought-stage restrictions.

3.1.2 Engineering Standards

San Antonio does not maintain a consolidated set of irrigation and landscape engineering standards comparable to Celina's Engineering Standards. Instead, irrigation-related requirements are addressed through the UDC and by reference to statewide regulations.

For landscaped areas where irrigation is required, the UDC specifies that irrigation systems must comply with Title 30 Texas Administrative Code (TAC), Chapter 344, which establishes minimum statewide standards for irrigation system design, installation, and maintenance (§35-510(j)). These standards include requirements related to system zoning, prevention of runoff and overspray, and installation practices. By referencing 30 TAC Chapter 344, San Antonio relies on state-level regulations rather than adopting more detailed or prescriptive local irrigation design criteria.

San Antonio's UDC also does not include detailed prescriptive requirements for landscape installation within public right-of-way comparable to Celina's standards for medians and parkways. While the UDC requires landscaped areas as part of development, it does not establish requirements such as mandatory irrigation of public landscape areas, required sod installation adjacent to curbs, or defined turf or planting zones within the right-of-way. This indicates that landscape treatment within public areas is regulated more through general development requirements than through detailed engineering specifications.

San Antonio does, however, include provisions related to Low Impact Development (LID) that are relevant to water conservation. Under §35-210 the City allows certain stormwater management features that utilize native vegetation to be installed without permanent irrigation systems, provided that performance criteria are met. In these cases, applicants are required to provide an alternative irrigation plan for plant establishment and maintenance.

The UDC also encourages the use of non-potable water sources within LID features. For example, it recommends that air conditioning condensate be directed to landscape areas or best management practices for irrigation where feasible (§35-210(b)(2)(A)(11)). Additionally, the code provides incentives for developments that incorporate LID practices, including stormwater fee reductions and credit toward impervious cover limits (§35-210(b)(2)(B)). These LID provisions represent an alternative approach to water conservation that focuses on reducing the need for irrigation through site design and plant selection, rather than improving irrigation system efficiency through detailed engineering standards.

3.1.3 Water Conservation and Drought Management

San Antonio regulates water use through its Drought Management, Water Conservation and Reuse Ordinance, codified in Chapter 34 Article IV. The ordinance establishes requirements for outdoor water use, defines prohibited water waste, and outlines staged drought response measures applicable to all water customers.

A. Outdoor Water Conservation Measures

San Antonio's ordinance includes year-round measures intended to reduce water waste and improve irrigation efficiency. These provisions apply regardless of drought stage. The ordinance prohibits water waste including specific practices such as allowing irrigation water to run off onto streets, sidewalks, or other impervious surfaces, and failure to repair any controllable leaks (§34-271). The code also restricts irrigation practices that result in inefficient water use. These provisions establish baseline expectations for system operation and maintenance and apply to all water users.

In addition, the ordinance includes restrictions on outdoor watering in effect year-round when drought stage restrictions are not in effect. Outdoor watering of all types is allowed any day of the week but is limited to the hours of 9:00 pm to 10:00 am (§34-272). These measures are enforceable and serve as the foundation for water conservation under normal operating conditions.

B. Drought Management Stages

San Antonio's ordinance establishes a structured drought response framework with four drought management stages of increasing restriction based on specific levels of the Edwards Aquifer, the primary water source for San Antonio. Outdoor watering restrictions for each stage are shown in **Table 3-1**. The stages also include other water use restrictions and conservation strategies, especially at stage 3 and beyond. Stage 3 implements a drought surcharge for high water use which is applied to a water customer's bill based on the volume of water used (§34-128.1). In stage 4, the threshold for the drought surcharge decreases and most non-essential outdoor watering is prohibited.

The ordinance provides San Antonio with broad authority to enforce water use restrictions through a combination of administrative, civil, and criminal mechanisms. SAWS is authorized to enforce the provisions of Chapter 34, including issuing notices of violation, initiating enforcement actions, and enforcing utility service regulations (§34-277; §34-290). The ordinance establishes that the water customer, property owner, occupant, or resident of the property is responsible for violations unless another party formally accepts responsibility (§34-277). Violations of the ordinance may be prosecuted as Class C misdemeanors, with escalating fines for repeated offenses, and each day a violation continues is

considered a separate offense (§34-295). In addition to criminal penalties, the City may pursue civil enforcement actions, including injunctive relief and civil penalties as authorized by state law. The ordinance also allows for the discontinuation of water service for repeated or continued violations (§34-289). SAWS is further authorized to access properties to conduct inspections and verify compliance with water conservation requirements (§34-297). Violations may also be treated as a public nuisance, allowing the City to abate the condition, recover associated costs, and place liens on the property if necessary (§34-296). Collectively, these provisions establish a comprehensive enforcement framework that supports compliance with water conservation and drought management requirements.

Table 3-1: San Antonio Irrigation Restrictions by Drought Stage

Drought Stage	Automatic Sprinkler Systems	Drip Irrigation	Hand Watering / Soaker Hose
Year-Round	Allowed any day before 10 a.m. or after 9 p.m.	Allowed any day before 10 a.m. or after 9 p.m.	Allowed any day before 10 a.m. or after 9 p.m.
Stage 1 (Mild Drought)	**Once per week** on assigned day based on last digit of address: • 0 or 1: Monday • 2 or 3: Tuesday • 4 or 5: Wednesday • 6 or 7: Thursday • 8 or 9: Friday • Only before 10 a.m. or after 9 p.m.	May water up to three times per week on MWF, only during watering hours (before 10 a.m. / after 9 p.m.)	Allowed any time any day using handheld hose
Stage 2 (Moderate Drought)	**Once per week** on assigned day • 5 to 10 a.m. and 9 p.m. to midnight	May water up to two times per week on M or F, only during watering hours (5 to 10 a.m. and 9 p.m. to midnight)	Allowed any time any day using handheld hose
Stage 3 (Severe Drought)	• Same as Stage 2 • Drought surcharge assessed	• Same as Stage 2 • Drought surcharge assessed	• Same as Stage 2 • Drought surcharge assessed
Stage 4 (Critical Drought)	**Once every other week** on assigned day • 5 to 10 a.m. and 9 p.m. to midnight • Drought surcharge assessed	**Once per week** on Friday • 5 to 10 a.m. and 9 p.m. to midnight • Drought surcharge assessed	• Same as Stage 2 • Drought surcharge assessed

C. **Additional Water Conservation Provisions**

In addition to outdoor watering restrictions and drought response measures, San Antonio's code includes several provisions that support broader water conservation through system efficiency, technology requirements, and operational practices.

San Antonio also includes requirements for irrigation system performance and evaluation. Certain large properties, including golf courses, athletic fields, and large irrigation users, are required to conduct annual irrigation system evaluations and submit documentation verifying that systems are operating without leaks and do not result in water waste (§34-273(3)).

There are also provisions related to water-efficient fixtures and equipment, such as requirements for low-flow plumbing fixtures and restrictions on water-cooled equipment (§34-273(9)). Additionally, the ordinance incorporates measures to reduce water use in commercial operations, including requirements for water reuse in vehicle wash facilities and limitations on water use in cooling systems.

Finally, the ordinance promotes water-efficient landscaping practices through provisions such as requiring builders to offer xeriscape options in new residential developments and prohibiting HOAs from requiring turfgrass or irrigation systems (§34-275).

3.1.4 Reclaimed Water

San Antonio incorporates reclaimed water use into its water conservation framework through provisions in Chapter 34 Article IV of the Code of Ordinances. These provisions allow and, in some cases, encourage the use of non-potable water sources for irrigation and other uses.

The ordinance defines recycled water and on-site reclaimed water and recognizes these sources as acceptable alternatives to potable water for irrigation and other non-potable applications (§34-271). The code further establishes that the use of reclaimed water, gray water, condensate, and other alternative water sources may be used for irrigation and, in certain cases, may serve as a defense to prosecution for violations of watering restrictions (§34-332). These provisions effectively allows greater flexibility for properties utilizing non-potable water sources.

San Antonio's code also includes requirements to facilitate the use of alternative water sources in new development. For example, new commercial buildings are required to include infrastructure to collect air conditioning condensate for potential reuse in irrigation or other beneficial uses (§34-274). In addition,

non-potable water storage systems above certain thresholds must be registered with the City, providing a mechanism for tracking and managing alternative water use (§34-273).

The ordinance further supports reclaimed water use through its treatment of irrigation restrictions. Properties that utilize 100 percent non-potable water sources for irrigation, including recycled water or condensate, may be allowed to irrigate outside of otherwise restricted days or times, provided that water waste does not occur. This creates an incentive for the use of alternative water sources by reducing regulatory limitations associated with potable water use.

3.2 AUSTIN

The City of Austin regulates water conservation through various sections of the Code of Ordinances including the Land Development Code (LDC), Environmental Criteria Manual (ECM), Utilities Criteria Manual (UCM), and Water Conservation and Drought Contingency Plan (Chapter 6-4). These provisions address water use through both development standards and operational controls, with a particular emphasis on reducing landscape irrigation demand.

3.2.1 Development Landscaping and Irrigation Regulations

Austin's landscaping and irrigation provisions related to water conservation are primarily found in their LDC (Chapter 25 of the Code of Ordinances) and implemented through Section 2 of the ECM. While the LDC does not contain extensive standalone landscaping and irrigation requirements, it does require subdivisions to comply with the applicable provisions and related development criteria manuals, including drainage, water quality, tree and natural area protection, and utility service requirements (§25-4-1).

A key requirement for Austin is that at least 50 percent of the total required landscaped area on a project must either be undisturbed natural area or undisturbed existing trees with no potable irrigation, or be irrigated by stormwater runoff conveyed from on-site impervious surfaces (§25-2-1008; ECM §2.4.6(A); ECM §2.4.9.1). The ECM explains that, for this purpose, the "required landscaped area" includes the required street-yard landscaping plus required islands, medians, and peninsulas outside the street yard (ECM §2.4.9.1). This is one of Austin's strongest development-side water conservation provisions because it ties required landscaping directly to either preserved natural area or non-potable stormwater irrigation rather than conventional potable irrigation.

Austin's landscape standards also direct the types of plant materials used in required landscaped areas. In the street yard, at least 20 percent of the street yard must be landscaped, and grass areas using grasses not listed on the Preferred Plant List (Appendix A) are generally not credited as landscaped area except in shaded areas (ECM §2.4.1(A)).

The ECM also includes provisions that reduce irrigation demand through turf and soil standards. Areas receiving more than six hours of sunlight per day must be planted with turf species from the Preferred Plant List (ECM §2.4.4(B)). Non-turf areas must receive at least three inches of organic mulch, non-porous material may not be placed under mulch, and required turf and landscaped areas must have at least six inches of permeable soil, with deeper soil requirements for tree planting areas (ECM §2.4.5). These standards support water conservation by improving soil moisture retention and limiting planting practices that increase irrigation demand.

Austin's irrigation requirements within the landscape standards are also notable. The ECM expressly provides that permanent irrigation is not required for newly planted landscaping, other than newly planted trees, when the area receives stormwater runoff, uses native or adapted drought-tolerant plants, is located in low-foot-traffic areas, and receives temporary irrigation for the first two growing seasons (ECM §2.4.6(C)). The ECM further specifies how stormwater irrigation can be achieved. It allows runoff to be conveyed to landscaped areas by overland flow, storm drains, downspouts, rainwater harvesting, retention-irrigation, or other approved methods, and it requires the drainage area used for stormwater irrigation to be large enough to support the landscaped area, with a minimum drainage-area-to-landscaped-area ratio of 1:2 (ECM §2.4.9.2(A)-(B)).

Austin also provides some flexibility through its alternative compliance framework, but that framework still contains water-conservation-oriented incentives. The ECM's alternative compliance ratings award positive points for features such as approved rainwater storage and irrigation distribution systems, approved integrated stormwater management systems, and the use of all native plant materials (ECM §2.5).

Overall, Austin's subdivision and zoning framework is strong because it regulates how required landscaping is irrigated, requires a substantial portion of required landscaped area to rely on stormwater or non-potable irrigation, and ties plant selection and landscape design more directly to water conservation outcomes.

3.2.2 Water Conservation and Drought Management

Austin regulates water use through its Water Conservation Code (Title 6, Chapter 6-4), which establishes year-round water conservation measures, defines water waste, and provides a framework for drought response and staged restrictions.

A. **Outdoor Water Conservation Measures**

Austin's code includes year-round provisions intended to reduce water waste and improve irrigation efficiency. These measures apply regardless of drought stage. The ordinance defines water waste and prohibits specific practices such as irrigation that results in runoff onto impervious surface and failure to repair controllable leaks (§6-4-12).

Austin also established a year-round Water Conservation Stage that includes irrigation restrictions that are mandatory and enforceable at all times, unless a drought stage that introduces further restrictions is in effect (§6-4-15). The applicable watering days are assigned by property type, irrigation type, and address classification through the Outdoor Water Use Schedule in §6-4-13. These measures are enforceable and serve as the foundation for water conservation under normal operating conditions.

B. **Drought Response Stages**

Austin's drought response framework is established in Article 3 of Chapter 6-4. There are five drought response stages that take effect if certain water demand or water supply reservoir level based triggers are met, or if ordered by the City Manager when necessary to protect the public health, safety, or welfare (§6-4-13). The drought response stage regulations include restrictions on outdoor water use, primarily through irrigation restrictions, which are shown for each stage in **Table 3-2**. When Stage 5, or the emergency stage is reached, all irrigation is prohibited. Other types of outdoor water use become more restricted with higher drought response stages, including imposing drought surcharges on customers and limiting non-essential outdoor water uses such as vehicle washing or filling pools and spas.

Table 3-2: Austin Irrigation Restrictions by Drought Stage

Drought Stage	Automatic/Manual Sprinkler Systems	Drip Irrigation	Hand Watering / Soaker Hose
Conservation Stage	**Once per week** on assigned day based on last digit of address and customer type • Midnight to 10 a.m. or 7 p.m. to midnight	**Twice per week** on assigned day based on last digit of address and customer type • Midnight to 10 a.m. or 7 p.m. to midnight	**Twice per week** on assigned day based on last digit of address and customer type • Midnight to 10 a.m. or 7 p.m. to midnight
Stage 1	**Once per week** on assigned day based on last digit of address and customer type • Midnight to 8 a.m. or 7 p.m. to midnight • 13-hr maximum	**Twice per week** on assigned day based on last digit of address and customer type • Midnight to 8 a.m. or 7 p.m. to midnight • 26-hr maximum	**Twice per week** on assigned day based on last digit of address and customer type • Midnight to 10 a.m. or 7 p.m. to midnight • 30-hr maximum
Stage 2	**Once per week** on assigned day based on last digit of address and customer type • Midnight to 5 a.m. or 7 p.m. to midnight • 10-hr maximum	**Twice per week** on assigned day based on last digit of address and customer type • Midnight to 5 a.m. or 7 p.m. to midnight • 20-hr maximum	**Once per week** on assigned day based on last digit of address and customer type • Midnight to 10 a.m. or 7 p.m. to midnight • 15-hr maximum
Stage 3	**Once per week** on assigned day based on last digit of address and customer type • Midnight to 6 a.m. • 6-hr maximum	**Once per week** on assigned day based on last digit of address and customer type • Midnight to 6 a.m. • 6-hr maximum	**Once per week** on assigned day based on last digit of address and customer type • 7 a.m. to 10 a.m. or 7 p.m. to 10 p.m. • 6-hr maximum
Stage 4	**Non-functional Turf:** no watering **Functional Turf:** • Once per week on assigned day • Midnight to 6 a.m. • 6-hr maximum	**Non-functional Turf:** no watering **Functional Turf:** • Once per week on assigned day • Midnight to 6 a.m. • 6-hr maximum	**Non-functional Turf:** no watering **Functional Turf:** • Once per week on assigned day • 7 a.m. to 10 a.m. or 7 p.m. to 10 p.m. • 6-hr maximum
Stage 5 (Emergency)	**NO OUTDOOR IRRIGATION ALLOWED**		

Violations of water conservation and drought stage restrictions are enforceable as violations of the City's Code of Ordinances, with enforcement procedures governed by §2-13 (Administrative Adjudication of Ordinance Violations) as referenced in §6-4-52. This process allows the City to pursue enforcement through administrative hearings, where violations may result in civil penalties and orders requiring corrective action. The code authorizes designated City officials to issue notices of violation and initiate enforcement proceedings for noncompliance with Chapter 6-4 requirements. In addition to administrative enforcement, violations may be subject to other remedies available under City code, including municipal court action, consistent with the City's general enforcement authority. Collectively, these provisions provide Austin with the ability to enforce water conservation and drought-related restrictions through formal legal and administrative processes

3.2.3 Reclaimed Water

Austin incorporates reclaimed water and alternative water sources into its water conservation framework through provisions in Chapter 6-4 of the Code of Ordinances and ECM. These provisions support the use of non-potable water for irrigation and other beneficial uses and, in some cases, provide regulatory flexibility when such sources are used.

Austin's code recognizes the use of reclaimed water and alternative water sources as a component of its water conservation strategy. Properties that utilize reclaimed water or alternative water sources that are not supplemented by potable water are exempt from certain watering restrictions (§6-4-14). This provision creates a regulatory incentive for the use of non-potable water by allowing greater flexibility in irrigation practices.

In addition to reclaimed water, Austin's code and technical standards support the use of on-site alternative water sources, including rainwater harvesting and stormwater reuse. The ECM allows required landscaped areas to be irrigated using stormwater runoff conveyed from on-site impervious surfaces or other approved methods such as rainwater harvesting systems (ECM §2.4.9.2(A)). These systems are subject to design criteria, including minimum drainage area requirements and documentation of contributing drainage areas. Austin's code also recognizes the use of alternative water sources such as gray water and condensate in certain applications.

While Austin supports and incentivizes the use of reclaimed and alternative water sources, the code does not establish a universal requirement for reclaimed water use in all new development. Instead,

implementation is driven by site design, infrastructure availability, and compliance with applicable development and water conservation requirements.

3.3 CEDAR PARK

Cedar Park is a suburb of Austin that with a population of around 80,000. Similar to Celina, the city has experienced rapid growth and development due to urban sprawl, with Cedar Park's peak population surge occurring between 2000 and 2010. Having experienced a development boom just prior to Celina, Cedar Park is a suitable benchmark to analyze water conservation framework in a rapidly growing Texas suburb.

Cedar Park regulates water conservation through multiple sections of its Code of Ordinances, with primary provisions located in Chapter 14 (Site Development), Chapter 18 (Utilities), and Chapter 3 (Building Regulations). Water conservation is addressed through both development standards and operational programs.

3.3.1 Development Landscaping and Irrigation Regulations

Cedar Park's primary landscaping and irrigation requirements are established in Chapter 14 (Site Development) of the Code of Ordinances. Cedar Park consolidates most landscape and irrigation-related requirements within its site development regulations, which apply broadly to new development. Landscape and irrigation requirements are incorporated into the site development plan review process. Site development applications must include landscape plans and irrigation plans prepared in accordance with the requirements of Chapter 14, including detailed information on plant materials, irrigation systems, and site conditions (Article 14.07). Automatic irrigation systems are not required, however, property owners are responsible for the irrigation of all required landscape areas and plant materials, unless otherwise approved and all irrigation systems must be designed and installed in accordance with the City's standards (§14.07.012). The code provides a limited exception for certain landscape types. "No irrigation shall be required for undisturbed natural areas or undisturbed existing trees" (§14.07.015(e)). In addition, areas utilizing xeriscape plantings may use temporary irrigation systems and are only required to provide irrigation for the first two years (§14.07.012(c)). Cedar Park's preferred plant list can be found in Appendix A, while the code also states that the City's preferred plant list also includes those of the City of Austin and the Lower Colorado River Authority (LCRA).

Overall Cedar Park's code requires:

- installation of landscaping as part of development,
- irrigation of all required landscape areas (with limited exceptions),
- installation and operation of irrigation systems or methods prior to certificate of occupancy, and
- inclusion of irrigation design information in landscape plans

3.3.2 Water Conservation and Drought Management

Cedar Park regulates water conservation and drought response through Chapter 18 (Utilities) of the Code of Ordinances, including Article 18.08 (Drought Contingency and Water Emergency Plan) and Article 18.11 (Water Conservation Plan). These provisions establish retail water use restrictions during normal conservation and drought conditions. They also include utility-level conservation measures such as leak detection, metering, and water conservation programs.

A. **Outdoor Water Conservation Measures**

Cedar Park's code establishes water conservation measures through its Drought Contingency and Water Emergency Plan, codified in Article 18.08. The water use restrictions for each drought response stage are established in §18.08.009. While Stage 1 is technically referred to as a drought response stage, this is considered the baseline water conservation stage for Cedar Park and will be implemented anytime another drought stage is not in effect. Stage 1 is designed to promote water efficiency throughout the City (§18.08.009(b)(1)(A)). Stage 1 restrictions include limiting outdoor irrigation to twice per week on designated watering days between 7:00 pm and 10:00 am, with certain exceptions.

The code also prohibits water waste and "unreasonable use" of water during all drought response stages (§18.08.001-002). Unlike other benchmark entities, Cedar Park does not explicitly define water waste or provide examples of prohibited activities that constitute water waste.

B. **Drought Response Stages**

Cedar Park's drought response framework is established in §18.08.009, which defines the triggering and termination criteria for drought response stages and associated water use restrictions. As previously mentioned, Stage 1 acts as the baseline water conservation stage and is in effect year-round unless a more severe drought stage is in effect. Cedar Park has four additional drought stages which can triggered based on water demand as a percentage of water treatment capacity, water supply reservoir storage level, weather conditions, or at the City Manager's discretion. Each stage includes a demand target reduction goal ranging from 10% in Stage 2 to 30% in Stage 5, along with water outdoor water use restrictions that

become increasingly more restrictive with higher drought stages. Restrictions on irrigation for each drought stage are shown in **Table 3-3**. Additional outdoor water uses are somewhat restricted under Stages 2 through 4 but generally allowed. Once Stage 5 is reached, all non-essential outdoor water use is prohibited.

Enforcement authority for water use restrictions is established in §18.08.012, which provides that violations of water use restrictions are subject to enforcement actions by the City. The City Manager or their designee may issue notices if they believe a customer is in violation of the plan. After the first violation, fines may be issued ranging from $50 to $1,000 depending on customer type and number of violations (§18.08.012(c)). The City is also authorized to install a flow restricting device or discontinue water service after the fourth violation (§18.08.012(g)) or for "willful and negligent waste of water due to leaks during an established emergency" (§18.01.007(a)(5)).

Table 3-3: Cedar Park Irrigation Restrictions by Drought Stage

Drought Stage	Automatic/Manual Sprinkler Systems	Drip Irrigation / Soaker Hose	Hand Watering
Stage 1 (Conservation)	**Twice per week** on assigned days based on last digit of address and customer type • Prohibited between 10:00 am and 7:00 pm	• Allowed any day or time	• Allowed any day or time
Stage 2	**Twice per week** on assigned days based on last digit of address and customer type • Prohibited between 10:00 am and 7:00 pm	• Allowed any day or time	• Allowed any day or time
Stage 3	**Once per week** on assigned day based on last digit of address and customer type • Prohibited between 10:00 am and 7:00 pm	**Once per week** on assigned day based on last digit of address and customer type • Allowed any time of day	• Allowed any day or time
Stage 4	**Once per week** on assigned day based on last digit of address and customer type • Allowed from 5:00 am to 8:00 am and 8:00 pm to 11:00 pm	**Once per week** on assigned day based on last digit of address and customer type • Allowed from 5:00 am to 8:00 am and 8:00 pm to 11:00 pm	**Once per week** on assigned day based on last digit of address and customer type • Allowed from 5:00 am to 8:00 am and 8:00 pm to 11:00 pm
Stage 5 (Emergency)	**NO OUTDOOR IRRIGATION ALLOWED**		

3.3.3 Reclaimed Water

Cedar Park addresses reclaimed water through provisions in its Water Conservation Plan (Article 18.11). These provisions document the City's use of reclaimed water for irrigation and identify reclaimed water as a component of the City's water conservation strategy. The City's water reclamation facility provides treated effluent for irrigation purposes and identifies specific projects where reclaimed water is used in place of potable water. For example, the ordinance notes that reclaimed water is used for irrigation at City facilities, including parks and municipal sites. Cedar Park is continuing to expand reclaimed water infrastructure. The ordinance notes that pipeline infrastructure has been constructed to deliver reclaimed water for irrigation to additional parks and landscaped areas, and that additional reclaimed water projects are planned (§18.11.013).

3.4 LAS VEGAS

Las Vegas was selected as a benchmark entity due to its nationally recognized water conservation policies, which represent some of the most aggressive and innovative approaches in the US. Las Vegas receives water from the Colorado River watershed, one of the most over-allocated and drought-stressed water sources in the US. This water supply limitation, along with an arid desert climate receiving minimal rainfall and a large commercial water demand driven by the tourism and entertainment industry, has driven Las Vegas to adopt a highly proactive and regulatory approach to water conservation. These factors have necessitated policies that directly regulate landscape design, irrigation practices, and overall water use in both public and private development. As a result, Las Vegas has implemented prescriptive and enforceable water conservation measures, including restrictions on turf, water-efficient landscaping requirements, and system-wide conservation mandates.

Water conservation in Las Vegas is regulated through a layered framework involving the City of Las Vegas, the Southern Nevada Water Authority (SNWA), and the Las Vegas Valley Water District (LVVWD). SNWA is the regional wholesale water authority and is responsible for regional water resources and conservation planning. LVVWD is the primary retail water provider for most City of Las Vegas customers and implements enforceable customer-side conservation requirements through its Service Rules[3]. The City of Las Vegas separately regulates development, landscaping, and outdoor water use through the Las Vegas municipal code and UDC.

[3] Las Vegas Valley Water District. 2026. *Service Rules*. Las Vegas, NV.

Although the climatic, economic, and regulatory contexts of Las Vegas differ significantly from those of Celina, its policies provide a valuable case study in how water scarcity can shape land development standards and municipal code requirements. Analyzing Las Vegas allows this study to identify forward-looking conservation strategies and regulatory tools that may be adaptable—at least in part—to rapidly growing communities like Celina as water supply constraints become increasingly important over time.

3.4.1 Development Landscaping and Irrigation Regulations

Las Vegas regulates landscaping and irrigation through both City code and LVVWD's Service Rules. On the City side, the Drought Plan found in §14.11 of the municipal code sets permanent water use restrictions including irrigation limitations, these are further discussed in **Section 3.4.2.** The City's UDC also provides water-conservation direction for landscape design. Its stated purpose includes encouraging "the most appropriate use of land, water and natural resources" (§19.00.030(B)).

The most restrictive landscape-water provisions appear in LVVWD's Service Rules. Beginning in 2027, using water provided by LVVWD to irrigate nonfunctional turf (as defined by SNWA) will be prohibited without an approved waiver (§3.10(b)). New turf in development is also restricted, with limited exceptions for schools, parks, and cemeteries, the LVVWD will not serve customers who use LVVWD water to irrigate turf on properties issued a certificate of occupancy after April 5, 2022, which essentially applies to all new development. Where turf is allowed, there are strict installation standards that require turf areas be at least 1,500 contiguous square feet, no turf area may be less than 30 feet in any dimension, turf must be at least 10 feet from a street unless fenced for recreational safety, slopes may not exceed 25 percent, and turf cannot be installed in medians, along streetscapes, or at entryways (§3.10(c)). The rules also sharply limit irrigation method. Except for schools, parks, and cemeteries on permitted turf installations, LVVWD will not serve customers who use District water for spray irrigation (sprinkler systems) of non-turf landscape areas on new developments.

Taken together, the Las Vegas framework provides several specific regulatory tools that are stronger and more prescriptive than those typically seen in Texas cities and water providers: prohibition of nonfunctional turf, near-elimination of turf in new development except for limited functional uses, and prohibition of spray irrigation for non-turf areas in new development.

3.4.2 Water Conservation and Drought Management

Las Vegas's water conservation framework differs from the Texas benchmark cities in both form and emphasis. Nevada, like Texas, requires water providers to adopt and update water conservation plans on a five-year cycle. However, the Las Vegas approach does not mirror the Texas model of a relatively moderate year-round conservation stage followed by multiple drought stages with increasingly restrictive irrigation limits. Instead, water conservation is implemented through a combination of permanent, enforceable water use restrictions administered by LVVWD and supported by Chapter 14.11 (Drought Plan) of the municipal code. As a result, the baseline water use restrictions in Las Vegas are comparable to the more severe drought stages of Texas cities.

A. **Outdoor Water Conservation Measures**

Outdoor water use in Las Vegas is primarily regulated through the LVVWD Service Rules, which establish enforceable requirements as a condition of receiving water service. The rules require that customers use water in a manner that avoids waste and define water waste to include conditions such as allowing water to run off property, failure to repair leaks, and operation of irrigation systems during prohibited times (§10.3(a)).

The Service Rules include specific, permanent irrigation restrictions. For example, spray irrigation is prohibited between 11:00 a.m. and 7:00 p.m. from May 1 through August 31, and irrigation is limited to assigned watering days based on customer schedules, which differs depending on time of year. Outdoor irrigation is prohibited on Sundays year-round. The seasonal watering schedule is shown in **Table 3-4**. These requirements are not tied to drought stage activation and instead function as continuous conservation measures.

Table 3-4: Las Vegas Seasonal Watering Schedule

Season	Watering Schedule
Winter (Nov-Feb)	One assigned day per week
Spring (Mar-Apr)	Three assigned days per week
Summer (May-Aug)	Any day except Sunday
Fall (Sept-Oct)	Three assigned days per week

Las Vegas enforces similar requirements through municipal code Chapter 14.11, which makes certain water uses unlawful within the City. For example, it is unlawful to irrigate in excess of assigned watering schedules or during prohibited times (§14.11.090; §14.11.100). Chapter 14.11 also establishes a general prohibition on water waste, including allowing water loss from leaks or system malfunctions after it should have been reasonably discovered and corrected (§14.11.070(B)).

B. **Drought Management Approach and Enforcement**

Rather than implementing multiple drought stages with escalating restrictions, Las Vegas relies on a single, consistently enforced set of conservation requirements supplemented by the authority to impose additional measures if necessary. The LVVWD Service Rules authorize them to limit water use or take action in response to water shortages or emergency conditions, including discontinuation of service. Enforcement of water use restrictions in Las Vegas operates through a dual framework involving both LVVWD and the City:

- **LVVWD Enforcement (Primary):** The Service Rules provide the primary enforcement mechanism. Violations of water waste provisions result in notices, fees, and potential service actions. The rules include specific, objective standards, such as requiring leaks to be repaired within 48 hours after discovery or notification.
- **City Enforcement (Supplemental):** Chapter 14.11 provides parallel enforcement authority through the municipal code. The City establishes broader legal prohibitions, such as requiring that water loss be corrected within a reasonable timeframe (§14.11.070(B)). These provisions allow the City to pursue enforcement actions independent of utility enforcement if necessary.

C. **Additional Water Conservation Provisions**

Las Vegas also incorporates additional conservation measures that extend beyond traditional irrigation restrictions. These include:

- Water budgets for certain customer classes, including large landscapes and golf courses, which limit total water use rather than only regulating irrigation schedules, and imposed rates or surcharges for varying levels of use related to the budget (LVVWD Service Rules, §10.6).
- Turf installation limitations including:

- Prohibition of nonfunctional turf installations in residential common areas or any new property development including single-family yard areas
- Prohibition of functional or nonfunctional turf in non-residential developments except for schools, cemeteries, and parks (§14.11.140)

- Prohibition on residential swimming pools, spas, and hot tubs exceeding 600 square feet (§14.11.193)
- Prohibition of new golf courses (Municipal Code, §14.11.195)

3.4.3 Reclaimed Water

Reclaimed water use in Las Vegas is addressed primarily through regional water management practices implemented by SNWA and the local LVVWD programs and operations. SNWA manages regional water resources, including the treatment and reuse of wastewater. The agency reports that a significant portion of indoor water use in the Las Vegas Valley is treated and returned to Lake Mead, where it is credited back to the region's Colorado River allocation. This return-flow system is a central component of the region's water supply strategy and allows the community to maximize use of its limited water resources.

At the local level, LVVWD implements reclaimed water (or non-potable water) use through its water system operations and conservation programs. LVVWD requires the use of non-potable water for irrigation and other approved uses by non-residential users where infrastructure is available (Service Rules §3.9). In practice, reclaimed water is used for irrigation at certain public facilities, including parks, golf courses, and other large landscaped areas. LVVWD has established separate non-potable water rates that are at or below the annual average cost that water users would pay for potable water service (Service Rules §7.11).

3.5 DENVER

Denver was selected as a benchmark due to its long-standing emphasis on water conservation, along with climate and water supply factors unlike previously discussed benchmark entities, which offer valuable insights into a unique approach to water conservation. Unlike Celina and other Texas cities, Denver relies heavily on snowpack-driven surface water supplies and trans-basin diversions, creating a supply system that is both variable and highly constrained. These conditions have led to the adoption of conservation-oriented policies that emphasize efficient water use, landscape management, and system-wide demand

reduction. Denver's water conservation approach is more decentralized and utility-driven than many Texas cities, with significant authority vested in the Board of Water Commissioners (or Denver Water) and implemented through a combination of municipal code provisions and utility rules. The Denver Code of Ordinances establishes baseline legal authority for regulating water use, while detailed operational policies, conservation programs, and drought response measures are often administered through Denver Water. Denver's water conservation framework is concentrated in Chapter 56 (Utilities) of the Code of Ordinances and in the Denver Water Operating Rules[4], with additional, but less relevant provisions in other areas of the Code of Ordinances.

3.5.1 Development Landscaping and Irrigation Regulations

Denver's Code of Ordinances includes limited provisions directly regulating landscape water use. Chapter 57 (Vegetation) acknowledges that traditional landscaping can impose a significant burden on water resources but does not establish specific requirements related to irrigation efficiency, plant selection, or turf limitations (§57-100). Unlike other benchmark entities, Denver does not rely on development regulations to control landscape water demand and instead relies on a utility-driven conservation approach.

3.5.2 Water Conservation and Drought Management

Water conservation in Denver is implemented through a utility-driven regulatory framework administered by Denver Water, rather than being fully codified within a single municipal ordinance. The Code of Ordinances establishes that it is unlawful to use water in violation of the rules and regulations adopted by the Board of Water Commissioners (§56-16). As a result, the detailed water conservation requirements applicable to customers are primarily established through Denver Water Operating Rules and associated conservation policies, which are enforceable through both utility authority and municipal code. This approach differs from the Texas benchmark cities, where water conservation and drought contingency plans are typically codified within city ordinances. In Denver, the City code provides the legal framework, while Denver Water establishes and implements the specific conservation measures, including outdoor watering restrictions and drought response actions.

[4] Board of Water Commissioners, City and County of Denver 2025. *Operating Rules*. Denver, CO.

A. **Outdoor Water Conservation Measures**

Denver Water establishes year-round and seasonal outdoor water use requirements which apply to all customers as a condition of water service. These rules regulate irrigation practices through assigned watering schedules, seasonal limitations, and restrictions on inefficient water use. These requirements apply at all times unless a drought response stage is in effect. Chapter 14 of the Denver Water Operating Rules defines and prohibits water waste which includes activities such as watering landscaped areas during rain or high wind, watering impervious surfaces, failure to repair leaking irrigation systems or plumbing fixtures, and violating irrigation restrictions. Watering with spray irrigation is limited to three days per week and must take place between 6:00 pm and 10:00 am from May 1 to October 1 (§14.01.1). Spray irrigation of narrow strips of land is prohibited or limited depending on the width. Spray irrigation is prohibited and low-flow irrigation systems are required for strips of land less than six feet wide. For strips of land greater than six feet but less than 25 feet in width, any spray irrigation system must be designed for the specific width of land and be pressure reducing and designed to prevent low head drainage (§14.02.3). These provisions are intended to limit water waste through watering of impervious areas that often results from typical spray irrigation of narrow strips of land such as medians, traffic islands, and street rights-of-way.

Unlike Las Vegas, Denver does not impose permanent restrictions on landscape types such as turf or prohibit specific irrigation system types (in most cases) through its code or utility rules. Instead, the focus is on managing irrigation behavior and reducing water waste through operational controls.

B. **Drought Response Stages**

Denver Water implements a staged drought response framework through its Operating Rules, under which the Board of Water Commissioners may declare drought conditions and impose increasingly restrictive water use limitations. These drought stages are applied system-wide and are enforceable as part of the utility's regulatory authority. The drought response framework includes three stages with each stage introducing progressively stricter measures, similar to the approach found in Texas. Drought stage restrictions focus on reducing water demand by limiting irrigation frequency and imposing additional outdoor water use limitations. Denver's drought-based irrigation restrictions are less prescriptive than Celina and other Texas benchmark entities. They do not prescribe fixed watering schedules for each stage. Instead, the Board has discretion to adopt specific restrictions based on current water supply conditions. For example, during Stage 1 the Operating rules state that irrigation is "…limited to one or two days per

week in accordance with a schedule adopted by the Board." (§15.03.1(a)(i)) and outdoor lawn watering may be prohibited between October and April (§15.03.1(a)(iv)). This provides Denver Water with the flexibility to set restrictions to the appropriate level given the situation. Irrigation is generally prohibited in Stage 2 and beyond, with exceptions for certain types of plants, and most other types of outdoor water use is prohibited. Stage 3 allows the Board to "…implement a rationing program for an indefinite period of time to ensure, to the extent possible, that there is adequate water for essential uses." (§15.05.1). During this stage, all outdoor watering may be prohibited, and indoor water use may be restricted.

C. Additional Water Conservation Programs

Although not explicitly included in the Denver Water Operating Rules or Code of Ordinances, Denver has implemented several other programs to encourage and promote water conservation. Denver Water established a Water Budget Program to provide more flexibility to large irrigation customers who may have difficulty complying with outdoor watering restrictions such as two-day per week watering. Eligible non-residential customers receive an allocated water budget from Denver Water and must achieve a 20% reduction in water use from May 1 through October 31, but gain flexibility in how they use their allocated water if they cannot comply with current restrictions. Denver also offers a rebate program to commercial customers who install high efficiency water fixtures, irrigation system fixtures, and smart irrigation controls.

D. Enforcement Mechanisms

Water conservation requirements in Denver are enforced through a combination of utility authority administered by Denver Water and legal authority established in the Code of Ordinances. This dual framework allows water use restrictions and conservation requirements to be enforced through both operational and legal mechanisms.

Denver Water enforces water use restrictions as a condition of service under its Operating Rules. The utility has authority to monitor customer water use and identify violations of watering restrictions, water waste provisions, and drought response measures. Enforcement actions include notification of violations and escalation of enforcement measures for continued noncompliance, including additional fines added to water bills and suspension of water service. Violations of year-round water conservation restrictions result in fines of $50 to $100 for the second and third violations, respectively, and temporary suspension of service for continuation of violations (§14.07). Penalties for violations of the drought stage restrictions are more severe, with fines of up to $500 for second violations, $1,500 for third violations, and $2,000 for

fourth violations (§15.06.1). Failure to comply with any provisions related to drought response is considered a cause for suspension of water service under Denver Water's service conditions (§15.06.2).

The City of Denver provides additional enforcement authority through the Code of Ordinances. The code establishes that any use of water in violation of rules adopted by the Board of Water Commissioners is unlawful (§56-16) . This provision allows violations of Denver Water's conservation requirements to be addressed through municipal enforcement mechanisms, including issuance of citations and other legal remedies available under City code.

3.5.3 Reclaimed Water

Reclaimed, or recycled water in Denver is addressed through the Denver Water Operating Rules, which regulate the use of recycled water and other types of nonpotable water. Recycled water is defined as water that has been treated to a quality suitable for irrigation or industrial use but not for human consumption (§1.05(dd)). The Operating Rules establish the framework for how alternative water supplies are integrated into the water system.

Chapter 4 of the Operating Rules governs the use of nonpotable and recycled water systems and establishes requirements intended to protect the potable water supply. These include provisions related to system design, operation, and prevention of cross-connections between potable and nonpotable systems. The rules allow the use of recycled water for applications such as irrigation, provided that these requirements are met. While recycled water may be used for irrigation and other nonpotable purposes, the rules do not establish a requirement that new development utilize recycled water in place of potable water. Instead, recycled water use is permitted where systems are available and compliant with Denver Water requirements.

With respect to water use restrictions, the applicability of Denver Water's drought and conservation measures is tied to water furnished by the utility. As a result, recycled water sources may not be subject to the same restrictions, depending on how those rules are implemented (§15.01.2). This creates a distinction in how potable and recycled water use are regulated during drought conditions, and may incentivize water users to establish recycled water sources.

3.6 EAST BAY MUNICIPAL UTILITY DISTRICT

East Bay Municipal Utility District (EBMUD) is a public utility district that provides water service to approximately 1.4 million people in the eastern San Francisco Bay area. Unlike the other benchmark entities evaluated in this study, EBMUD is not a municipal government but a regional water provider serving multiple cities such as Oakland, Berkeley, Richmond, and others. EBMUD employs a comprehensive, utility-driven approach to water conservation and has direct authority over both development-related water use and customer water consumption. EBMUD's authority over water use is similar to the utility-centered framework seen in Las Vegas and Denver, but EBMUD also integrates multiple layers of water conservation regulation into its service rules, including development requirements, ongoing water use restrictions, drought response measures, and recycled water provisions.

Overall, EBMUD's framework addresses water conservation through:

- mandatory water efficiency requirements tied to development and service approval,
- ongoing water use restrictions and waste prohibitions,
- a staged drought response system based on volumetric water use limits, and
- requirements and authority related to recycled water use

as implemented through the EBMUD's Regulations Governing Water Service[5] and associated ordinances. This integrated, utility-driven approach provides a distinct model for regulating water demand that differs from the ordinance-based frameworks used by most Celina and Texas cities and offers several potential strategies that could inform future water conservation policies in Celina.

3.6.1 Water Efficiency Requirements for Development

A. Applicability and Service Conditioning

EBMUD regulates water conservation in new development and expanded service through Section 31 of its Regulations Governing Water Service, which makes compliance with detailed water-efficiency requirements a condition of receiving water service. The regulations state that water service "shall not be furnished" for new, increased, or expanded service, or for a change in customer classification that includes new or retrofitted water-using equipment, unless all applicable water-efficiency measures have been reviewed and approved by the District, and all required measures must be installed at the applicant's

[5] East Bay Municipal Utility District. 2025. *Regulations Governing Water Service*. Oakland, CA. https://www.ebmud.com/development-services/new-or-modified-service/regulations/regulations-governing-water-service

expense (§31(B)). In addition, EBMUD reviews applications for compliance, requires submission of design and construction documentation, and may inspect installations to verify that required measures are properly installed and functioning (§31(A)).

B. **Indoor Water Efficiency Requirements**

EBMUD establishes detailed indoor water efficiency standards for fixtures and appliances (§31(C)). These include:

- Toilets limited to 1.28 gallons per flush (gpf), or 1.0 gpf for pressure-assisted models,
- Wall-mounted urinals limited to 0.125 gpf or zero-water use, and floor-mounted urinals limited to 0.5 gpf,
- Showerheads limited to 1.8 gallons per minute (gpm),
- Residential lavatory faucets limited to 1.2 gpm and public lavatory faucets limited to 0.5 gpm,
- Kitchen faucets limited to 1.8 gpm (with optional temporary flow to 2.2 gpm),
- Clothes washers with a water factor of 4.5 or less,
- Residential dishwashers limited to 5.0 gallons per cycle (standard) or 3.5 gallons per cycle (compact).

Additional requirements apply to commercial and industrial equipment, including:

- Recirculating cooling towers with conductivity controls,
- Boilerless or low-water-use food steamers,
- Air-cooled or closed-loop refrigeration systems (no once-through systems allowed),
- Energy Star commercial dishwashers meeting specified water use limits,
- Vehicle wash systems that reuse water,
- Covered pools and spas when not in use

C. **Outdoor Water Efficiency and Irrigation Requirements**

EBMUD requires compliance with District regulations and applicable state standards, including the Model Water Efficient Landscape Ordinance (MWELO)[6]. These requirements apply to irrigation system design, landscape design, and documentation (§31(D)).

[6]https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance

For projects with 500 square feet or more of irrigable landscape area, required irrigation system components include:

- Weather-based smart irrigation controllers with rain or soil moisture sensors,
- Manual shutoff valves, backflow prevention devices, and pressure regulators, and
- System design allowing irrigation coverage of all landscape areas

Additional requirements include:

- Flow sensors with master shutoff valves for larger landscapes
- Dedicated irrigation meters based on landscape size thresholds

Supporting landscape documentation requirements include:

- Hydrozoning based on plant water needs
- Turf limitations (maximum 25% of landscaped area)
- Soil amendment and mulch requirements
- Submission of detailed planting and irrigation plans (MWELO compliance)
- Prohibition of non-functional turf for commercial, industrial, and institutional properties (MWELO compliance)

D. **Water Budgeting and Landscape Demand Limits**

For landscape areas above specified thresholds, EBMUD requires project-specific water budget calculations. Applicants must demonstrate that Estimated Total Water Use (ETWU) does not exceed Maximum Applied Water Allowance (MAWA) (MWELO requirements). The ETWU represents projected water demand based on landscape design, while MAWA establishes the maximum allowable annual water use for the project. Compliance with this requirement is mandatory for service approval, making it one of the most direct mechanisms used by EBMUD to regulate outdoor water demand.

3.6.2 Water Use Restrictions and Drought Response

EBMUD regulates ongoing water use and drought response through a combination of Section 29 (Water Use Restrictions) of its Regulations Governing Water Service and Ordinance No. 373-21 (Excessive Water Use Penalty Ordinance). Together, these provisions establish enforceable restrictions on water use, prohibit wasteful practices, and implement a staged drought response framework based on total water consumption.

A. **Water Use Restrictions and Prohibited Practices**

Section 29 establishes baseline prohibitions on inefficient and wasteful water use practices that apply regardless of drought stage. These provisions regulate how water may be used and are enforceable as conditions of service. The regulations prohibit:

- Irrigation that results in runoff beyond the landscaped area,
- Irrigation during or within a specified period following measurable rainfall,
- Use of potable water for washing hard surfaces such as driveways and sidewalks,
- Use of potable water for decorative fountains or water features that do not recirculate water, and
- Operation of irrigation systems or equipment that are not properly maintained, including failure to repair leaks.

Section 29 limits inefficient equipment and practices including restrictions on the use of once-through cooling systems and requirements for water recycling in certain commercial or industrial applications. Collectively, these provisions establish a baseline standard for efficient water use and prohibit practices that result in unnecessary water loss.

B. **Drought Response Framework**

EBMUD implements drought response through a staged framework established in its Excessive Water Use Penalty Ordinance. The ordinance defines Stage 2, Stage 3, and Stage 4 drought conditions, which correspond to increasing levels of water supply shortage, ranging from significant to critical shortages. Stages are declared by the Board of Directors based on water supply conditions, with recommendations provided by the General Manager. The stages may be implemented in any order and may be adjusted or terminated as conditions change. The ordinance also allows for additional rules and regulations to be implemented if necessary to protect the water supply.

Unlike many cities that regulate irrigation practices through watering schedules and time-of-day restrictions, EBMUD regulates water use during drought conditions through volumetric limits on total water consumption.

For single-family residential customers, the ordinance establishes maximum allowable water use per billing cycle based on the declared drought stage. For example:

- Under Stage 2, customers are limited to specified volumetric thresholds of potable water use per billing cycle,

- Under Stage 3, these limits are reduced further to reflect more severe water shortages, and
- Under Stage 4, the most restrictive limits are applied, representing critical shortage conditions.

These limits apply to total potable water use, including both indoor and outdoor consumption, rather than targeting specific uses such as irrigation.

C. **Enforcement and Penalties**

EBMUD enforces drought-related water use limits through a combination of administrative penalties and service-based enforcement mechanisms. Water use in excess of the established limits is considered a violation and is subject to penalties. Customers are subject to a civil administrative penalty based on the volume of water used in excess of the allowable limit, applied an additional charge of $2.00 per hundred cubic feet (CCF) equivalent to 748 gallons. In addition to financial penalties, the District may pursue other enforcement actions, including limiting or discontinuing water service, installing flow-restricting devices, and seeking legal remedies such as injunctive relief. The ordinance includes provisions to address unintentional violations, such as allowing a first exceedance during a drought cycle without penalty, with subsequent violations subject to enforcement.

D. **Key Characteristics of EBMUD's Approach**

EBMUD's water use restriction and drought response framework is distinguished by several characteristics that differ from other benchmark entities reviewed:

- Regulation of total water consumption rather than specific irrigation practices,
- Use of volumetric thresholds tied to billing cycles
- Implementation of financial penalties tied to the volume of excessive water use directly through utility billing

This approach differs from the irrigation-focused drought restrictions used by many Texas cities and demonstrates an alternative model in which water conservation is achieved by regulating overall demand rather than specific end uses.

3.6.3 Irrigation Demand Management and Monitoring

EBMUD supplements its development requirements and water use restrictions with irrigation demand management and monitoring tools that provide customers with information on expected water use and

support ongoing conservation after service is established. These tools are implemented through EBMUD's irrigation service application requirements and customer information systems. As part of the application for irrigation service, customers are required to provide detailed information regarding the type and extent of irrigated landscape area, including the square footage of turf, shrubs and groundcover, trees, water features, and non-irrigated areas. This information is used by EBMUD to estimate irrigation demand associated with the property and to establish a baseline for evaluating water use.

EBMUD utilizes an Irrigation Reduction Information System (IRIS) to provide customers with feedback on irrigation water use. The IRIS system compares the amount of water used during a billing period to an estimate of how much water should have been used based on landscape area and current weather conditions. This information is provided to customers on their water bill, allowing them to compare actual consumption with estimated irrigation demand and adjust their water use accordingly. The IRIS system represents a demand management approach that differs from traditional regulatory restrictions by providing data-driven guidance rather than prescriptive limits. Customers are informed of appropriate irrigation levels based on site-specific conditions, including landscape composition and climate factors, which supports more efficient water use without requiring fixed irrigation schedules.

3.6.4 Recycled Water

EBMUD regulates the use of reclaimed water—referred to in its regulations as recycled water or nonpotable water—through Section 30 (Recycled Water Service) of its Regulations Governing Water Service. These provisions establish a framework under which recycled water is not only permitted, but may be required as a condition of service for certain applications. EBMUD may require customers to use recycled water for nonpotable purposes where such water is available and feasible, including irrigation and other approved uses (§30(A), §30(B)). Unlike most benchmark entities, this allows EBMUD to mandate substitution of potable water with recycled water under specified conditions.

The regulations also establish recycled water service areas or reuse zones, within which customers may be required to connect to recycled water infrastructure (§30(B)). Within these areas, EBMUD may require connection to recycled water systems, installation of dual plumbing systems, and conversion of existing potable water systems to recycled water service where applicable (§30(B), §30(C)). These provisions allow EBMUD to implement recycled water use at both the development stage and for existing properties where system expansion occurs.

3.6.5 Implementation and Enforcement Mechanisms

EBMUD enforces water conservation requirements primarily through control of water service, plan review, and billing-based penalties. This approach allows them to regulate water use at multiple points, including development approval and ongoing customer use.

A key enforcement mechanism is the ability to condition and withhold water service. Water service will not be provided unless all applicable water-efficiency requirements are reviewed, approved, and installed (Regulations Governing Water Service, §31(B)). EBMUD may also withhold meter installation or service activation until compliance is achieved (§31(E)). This ensures that water conservation measures are implemented prior to occupancy or operation. EBMUD also enforces compliance through a plan review and inspection process, including the ability to require documentation, verify installation of efficiency measures, and require retrofits of existing systems when service is expanded (§31(A)). This extends enforcement beyond new development to existing properties undergoing changes.

For ongoing water use, EBMUD applies billing-based penalties tied directly to consumption. During drought conditions, customers exceeding allowable water use thresholds are subject to administrative penalties applied through their water bill (Ordinance No. 373-21, §3.F.1). EBMUD also retains authority to limit or discontinue water service or install flow-restricting devices for violations (§3.F.6).

While some of these mechanisms are specific to a utility district, several concepts—such as conditioning service approval, requiring verification of installed measures, and applying consumption-based penalties—may be adaptable within the legal framework of a municipal utility system like Celina's.

4.0 KEY FINDINGS FROM BENCHMARKING ANALYSIS

The benchmarking analysis identified several key patterns in how water conservation is addressed across the evaluated entities, including San Antonio, Austin, Cedar Park, Las Vegas, Denver, and EBMUD. While each entity operates within a different regulatory and climatic context, the comparison highlights consistent strategies for reducing water demand, particularly in new development. Overall, the benchmark entities approach water conservation through a combination of:

- **development-related requirements**, which influence long-term water demand through landscape design, irrigation systems, and building-level efficiency measures, and

- **operational controls**, which regulate ongoing water use through irrigation restrictions, drought response measures, and enforcement mechanisms.

The relative emphasis placed on these approaches varies significantly. Texas cities, including Celina, primarily rely on ordinance-based frameworks with structured drought stages and irrigation restrictions, while western entities such as Las Vegas, Denver, and EBMUD rely more heavily on utility-driven regulatory systems that are implemented through service rules, operational policies, and conditions of water service.

In general, the most effective water conservation frameworks observed in the benchmark entities incorporate mechanisms to reduce landscape irrigation demand at the time of development, tools to improve irrigation system efficiency and performance, and enforceable restrictions or incentives that influence long-term water use behavior. The following sections summarize the common themes identified across the benchmark entities and highlight how Celina's current regulations compare.

4.1 COMMON THEMES

The benchmarking analysis identified several consistent strategies used across the evaluated entities to reduce water demand, particularly related to landscape irrigation and outdoor water use. While the specific regulatory frameworks differ, the underlying focus is largely the same: reducing irrigation demand, improving system efficiency, and strengthening enforcement mechanisms to influence long-term water use behavior.

Emphasis on Outdoor Irrigation as a Primary Driver of Water Demand

A primary theme across all entities is the emphasis on outdoor irrigation as a major driver of water demand. Each benchmark entity includes provisions intended to limit irrigation-related water use, recognizing that landscape irrigation often represents a significant portion of total potable water demand. The methods used to address this vary. Texas cities such as Cedar Park, Austin, and San Antonio rely primarily on irrigation schedules and time-of-day restrictions, while Las Vegas and EBMUD incorporate more direct controls on landscape design, including limitations on turf and requirements for hydrozoning and low-water-use plant materials. Austin and EBMUD also integrate landscape design standards that reduce reliance on potable irrigation, such as stormwater-based irrigation or water-efficient landscape requirements.

Shift Toward Demand-Based and Performance-Oriented Standards

Another theme seen in several entities is a shift toward performance-based or demand-based approaches. Several entities regulate water use by limiting overall demand rather than prescribing specific irrigation practices. Several entities' use of landscape water budgets, which require that estimated water use not exceed a maximum allowable threshold, is a clear example of this approach. Similarly, Las Vegas limits turf and irrigation practices in a way that indirectly constrains total water use. These approaches provide flexibility in how water savings are achieved while still establishing measurable limits on demand.

Utility-Driven Water Conservation Frameworks

The role of the water utility is also a key differentiator across the benchmark entities. In Las Vegas, Denver, and EBMUD, water conservation is largely implemented through utility-driven frameworks, where rules are enforced as conditions of water service. This allows for more direct control over customer water use and enables enforcement through billing, service limitations, or other operational mechanisms. In contrast, Texas cities primarily rely on municipal ordinances and development standards, with utilities playing a more limited regulatory role. Despite this difference, all entities use some combination of regulatory and operational tools to manage water demand.

Integration of Irrigation System Efficiency Requirements

Across all entities, there is also a consistent emphasis on irrigation system efficiency and design standards. Requirements such as weather-based irrigation controllers, rain or soil moisture sensors, system zoning based on plant water needs, and design standards to prevent runoff and overspray are commonly used to improve irrigation performance. These measures are typically required for new development and are intended to reduce water waste over the long term.

Expanded Enforcement Mechanisms

Finally, the benchmark entities demonstrate a range of enforcement mechanisms that extend beyond traditional ordinance-based citations. These include billing-based penalties tied to water use, service-based enforcement such as flow restrictors or service discontinuation, and administrative enforcement through utility or municipal processes. These approaches provide more direct and scalable tools for achieving compliance and are often more effective at influencing customer behavior than traditional enforcement methods alone.

4.2 AREAS WHERE CELINA ALIGNS WELL WITH BENCHMARKS

The review of Celina's existing ordinances indicates that the City already incorporates several water conservation practices that are consistent with those used by the benchmark entities. In particular, Celina demonstrates a strong foundation in areas related to irrigation system design, drought response structure, and enforcement mechanisms.

4.2.1 Drought Response Framework

Celina's drought contingency framework is generally well aligned with other Texas benchmark cities and provides a clear, structured approach to managing water use during periods of limited supply. Similar to Austin, San Antonio, and Cedar Park, Celina utilizes defined drought stages with progressively stricter restrictions, including limitations on irrigation frequency and timing. This is primarily due to Texas state regulations, but comparing Celina's drought stage structure to other Texas cities helps identify potential areas for additional water savings.

4.2.2 Irrigation Design Standards

Celina also aligns well with benchmark entities in its regulation of irrigation system design and performance through its Engineering Standards. Requirements such as the use of ET-based controllers, zoning irrigation systems based on plant water needs, and design standards to minimize runoff and overspray are consistent with best practices observed across the benchmark entities. These types of provisions are widely recognized as effective tools for improving irrigation efficiency and reducing water waste, particularly in new development.

4.2.3 Water Waste Enforcement

Celina's code further aligns with benchmark practices through its inclusion of water waste prohibitions and enforcement mechanisms. Celina prohibits inefficient irrigation practices such as runoff and watering during precipitation, which is consistent with requirements found in Austin, San Antonio, Denver, and EBMUD. In addition, Celina's enforcement framework, which includes notices of violation, escalating penalties, and the ability to discontinue service, is comparable to the enforcement approaches used by most benchmark entities. These provisions provide Celina with the tools necessary to achieve compliance with water conservation requirements.

4.2.4 Summary of Alignment

Overall, Celina's current regulatory framework demonstrates a solid foundation in several key areas of water conservation. Celina's approach to drought management, irrigation system design, and enforcement is generally consistent with practices used by the benchmarks. These strengths provide a strong basis for building additional water conservation measures, particularly in areas related to landscape design and long-term demand reduction.

4.3 AREAS FOR POTENTIAL IMPROVEMENT

While Celina's current ordinances provide a strong foundation in several areas, the benchmarking analysis identified opportunities to strengthen the City's regulatory framework to more directly reduce long-term water demand, particularly in new development.

4.3.1 Development-Level Water Efficiency Requirements

One key opportunity is to expand development-level water efficiency requirements. Celina's current code includes standards related to irrigation system design and operation but does not require comprehensive indoor and outdoor water efficiency measures as a condition of development approval. In contrast, EBMUD requires applicants to demonstrate compliance with detailed water efficiency standards prior to receiving water service, including both fixture-level requirements and landscape irrigation standards. While Celina operates within a different regulatory framework, incorporating additional water efficiency requirements at the time of development, such as minimum fixture efficiency standards or enhanced irrigation system criteria, could help reduce long-term demand.

4.3.2 Landscape Water Demand Reduction

Another area for improvement is reducing landscape-related water demand through design standards. Celina's zoning and subdivision ordinances regulate the installation of landscaped areas but do not significantly limit the water demand associated with those areas. Requirements such as turf limitations, hydrozoning, or minimum percentages of drought-tolerant plant materials are not currently included. Benchmark entities such as Austin and EBMUD incorporate these types of provisions to reduce irrigation demand by influencing plant selection and landscape design. Incorporating similar standards into Celina's code could help reduce the amount of water required to maintain landscaped areas over time.

In addition, some benchmark entities include more targeted landscape restrictions aimed at reducing inefficient irrigation. For example, Denver limits or prohibits spray irrigation in narrow landscape areas

and requires low-flow irrigation systems for strips below certain widths. These types of provisions are intended to reduce water waste associated with irrigating small or irregularly shaped areas, such as medians and parkways, where conventional irrigation systems are often inefficient.

4.3.3 Demand-Based Water Use Limits

Closely related to landscape design is the opportunity to implement demand-based or performance-oriented water use limits. Celina's current regulations focus on how irrigation systems are designed and operated but do not establish limits on the total amount of water that may be used for irrigation. Denver, Las Vegas, and EBMUD's use of water budgets, which require that estimated water use not exceed a defined maximum, represents an alternative approach that directly regulates demand. While this type of requirement may not be feasible to implement in full, elements of a demand-based approach, such as limiting irrigated area or establishing guidelines for expected water use, could potentially be adapted to Celina's framework.

4.3.4 Water Reuse Framework

Celina also has an opportunity to strengthen its water reuse framework. The City has identified water reuse as a potential conservation strategy, but detailed requirements and design standards are not yet established in the Code of Ordinances or Engineering Standards. Benchmark entities demonstrate a range of approaches, from incentives and regulatory flexibility (Austin) to required use of recycled water where available (EBMUD). As Celina continues to develop its reclaimed water infrastructure, establishing clear standards and requirements for its use could help reduce reliance on potable water for irrigation and other non-potable applications.

4.3.5 Enhanced Enforcement Mechanisms

There is also an opportunity to enhance enforcement mechanisms related to water use. Celina's current framework includes provisions such as notices of violation, fines, and the ability to discontinue service, which are consistent with many benchmark entities. However, other entities incorporate additional tools, such as billing-based penalties tied directly to water use or a stronger linkage between consumption and enforcement. While some of these approaches may be constrained by local regulatory authority, exploring ways to strengthen the connection between water use and enforcement could improve compliance and conservation outcomes.

5.0 RECOMMENDATIONS FOR CELINA

FNI will complete this section once we receive feedback from City on what the final recommendation to take to council should be

APPENDIX A

Recommended Plant Lists

City of Austin
Recommended Plant List

APPENDIX N - CITY OF AUSTIN PREFERRED PLANT LIST

Other native or well adapted plant may be used if drawings are sealed by a registered Texas Landscape Architect and approved by the Director of Planning and Development Review. The invasive potential of non-native plants should be considered when developing landscape plans.

EVERGREEN TREES	HEIGHT	FEATURES (N = Native)
Arizona Cypress Cupressus arizonica	30′-75′	good heat and drought tolerance, aromatic foliage
Cherry Laurel Prunus caroliniana	25′-30′	**N**, screening plant, wildlife food
Deodar Cedar Cedrus deodara	40′-50′	fine texture, needs drainage
Live Oak Quercus virginiana	50′-60′	**N**, oak wilt susceptible
Mountain Laurel Sophora secundiflora	15′-25′	**N**, fragrant purple spring blossoms, small tree, large shrub
Texas Madrone Arbutus texana	2′-30′	**N**, distinctive, attractive bark, difficult to propagate and transplant
Yaupon Holly Ilex vomitoria	15′-20′	**N**, red berries in winter, small tree, large shrub
DECIDUOUS TREES	HEIGHT	FEATURES (N = Native)
American Elm Ulmus americana	60′-80′	**N**, vase-shaped canopy, susceptible to Dutch Elm disease

American Smoketree Cotinus obovatus	15′-25′	**N**, spring floral "clouds", fall color
Arizona Walnut Juglans major	40′-50′	**N**, nuts attract wildlife
Bald Cypress Taxodium distichum	60′-70′	**N**, fine texture, rust fall color
Bigtooth Maple Acer grandidentatum	30′-40′	**N**, outstanding fall foliage, requires drainage
Blackjack Oak Quercus marilandica	50′-60′	**N**, short-lived, bell-shaped leaves
Bradford Pear Pyrus calleryana "Bradford"	30′-40′	showy white spring flowers
Bur Oak Quercus macrocarpa	60′-100′	**N**, large fringed acorn, majestic, adaptable tree
Cedar Elm Ulmus crassifolia	50′-60′	**N**, fall color, small leaves
Chinquapin Oak Quercus Muhlenbergii	40′-60′	**N**, tall, slender form, dark glossy lush foliage
Crape Myrtle* Lagerstroemia indica	25′-30′	summer flowers, many varieties
Desert Willow Chilopsis linearis	15′-25′	**N**, orchid-like blooms, not a true willow
Drake Elm Ulmus parvifolia 'Drake'	20′-30′	nearly evergreen, drought tolerant

Durand Oak Quercus sinuata	50′-70′	**N**, large oak, prefers moist sites
Eastern Walnut Juglans nigra	70′-80′	**N**, large tree, valued for nuts
Escarpment Cherry Prunus serotina	20′-30′	**N**, fall color, fruit for wildlife and jellies
Eve's Necklace Sophora affinis	20′-30′	**N**, same genus as Mt. Laurel, pink blooms in late spring
Flameleaf Sumac Rhus copallina and R. glabra	15′-20′	**N**, brilliant fall color, may colonize
Fragrant Ash Fraxinus cuspidata	10′-12′	**N**, fragrant white flowers in late spring
Honey Mesquite Prosopis glandulosa	25′-30′	**N**, drought tolerant, wood valued for smoking meat
Kidneywood Eysenhardtia texana	10′-15′	**N**, fragrant fall flowers, small tree, large shrub
Lacey Oak Quercus glaucoides and Q. laceyi	20′-40′	**N**, small tree, peach colored foliage in spring and fall
Little Walnut Juglans microcarpa	20′-30′	**N**, small tree, strongly scented, good for attracting wildlife
Mexican Buckeye Ungnadia speciosa	10′-15′	**N**, pink spring flowers, small tree, large shrub
Mexican Plum Prunus mexicana	15′-25′	**N**, white spring blossoms, wildlife food

Orchid Tree Bauhinia spp.	6′-12′	**N**, showy white blossoms, small understory or patio tree
Pecan Carya illinoinensis	60′-80′	**N**, shade tree, nut producing
Possumhaw Ilex decidua	15′-20′	**N**, red winter berries, large shrub, small tree
Post Oak Quercus stellata	50′-75′	**N**, large oak, roots sensitive to disturbance
Red Buckeye Aesculus pavia	10′-20′	**N**, good understory tree, requires deep well-drained soils
Rusty Blackhaw Viburnum rufidulum	10′-15′	**N**, good understory tree, glossy leaves, fall color
Shin Oak Quercus sinuata brevifolia	30′-35′	**N**, small tree, attractive bark, grows in thickets
Shumard Oak Quercus shumardii	50′-75′	**N**, fast growing, good fall red foliage coloration, tolerant of limestone soils
Texas Ash Fraxinus texensis	40′-50′	**N**, fast growing, shade tree exceptional fall foliage coloration
Texas Persimmon Diospyros texana	15′-25′	**N**, wildlife food, multi-trunk
Texas Redbud Cercis canadensis var. 'Texensis'	20′-25′	**N**, early pink blossoms, drought tolerant

Texas Red Oak Quercus texana	30′-40′	**N**, white patches on bark, fall color
Western Soapberry Sapindus Drummondii	30′-40′	**N**, showy winter fruit, yellow fall color
*susceptible to severe freeze		

EVERGREEN SHRUBS	SUN	SHADE	FEATURES (N = Native)
Agarita Berberis trifoliolata	o		**N**, prickly leaves, bright red berries
Barbados Cherry* Malpighia glabra	o	o	**N**, pale pink flowers, berries attract wildlife
Burford Holly Ilex cornuta 'Burfordii'	o	o	glossy dark green foliage, red fruit
Dwarf Burford Holly Ilex cornuta 'Burfordii nana'	o	o	glossy leaves, berries not prominent
Dwarf Chinese Holly Ilex cornuta 'Rotunda nana'	o	o	spiney foliage, no berries
Dwarf Yaupon Holly Ilex vomitoria 'Nana'	o	o	low mound-like shrub, no berries
Evergreen Sumac Rhus virens	o	o	**N**, glossy leaves, red fall color when mature

Indian Hawthorn* Raphiolepis indica	o		pink flowers, copper colored new foliage
Mountain Laurel Sophora secundiflora	o	o	**N**, showy fragrant purple flower, large shrub
Oleander* Nerium oleander	o		summer flowers, large shrub
Red Yucca Hesperaloe parviflora	o		**N**, coral flower spike, not a true yucca
Rock Cotoneaster Cotoneaster horizontalis	o		red fall fruit, small leaves
Rosemary* Rosmarinus officinalis	o		aromatic leaves, 'Prostratus' cultivar
Sacahuista, Bear Grass Nolina texana	o	o	**N**, grass-like mounding clumps
Shore Juniper Juniperus conferta	o		spreading, ground cover, blue-green
Silverleaf Cotoneaster Cotoneaster glaucophyllus	o		silver leaves, red fall fruit
Texas Sage Leucophyllum frutescens	o		**N**, lavender flowers, gray or green foliage
Texas Sotol Dasylirion texanum	o		**N**, long blade-like leaf with spines

Wax Myrtle Myrica cerifera	o	o	**N**, very adaptable, aromatic leaves, berries used for Bayberry fragrance
* susceptible to severe freeze			
SEMI-EVERGREEN SHRUBS**	**SUN**	**SHADE**	**FEATURES (N = Native)**
Cast Iron Plant* Aspidistra elatior	o		broad strap shaped leaves to 2′ height
Glossy Abelia Abelia grandiflora		o	small pink flowers, glossy leaves
Muhly Grass Muhlenbergia lindheimeri	o		**N**, looks like small pampas grass
Pineapple Guava* Feijoa sellowiana	o		exotic fragrant flowers
Pomegranate* Punica granatum	o	o	orange flowers, yellow fall color
Primrose Jasmine* Jasminum mesnyi	o		yellow flowers, mounding form
* susceptible to severe freeze			
**influenced by severity or duration of winter			
DECIDUOUS SHRUBS	**SUN**	**SHADE**	**FEATURES (N = Native)**
Althaea Hibiscus syriacus	o		showy summer flowers

American Beautyberry Callicarpa americana	o	o	**N**, purple fruit in autumn, wildlife food
Aromatic Sumac Rhus aromatica	o	o	**N**, red berries in late spring, brilliant fall foliage
Arrowwood Viburnum dentatum	o	o	**N**, spring flowers, fall color
Black Dalea Dalea frutescens	o		**N**, purple summer flowers, fine foliage
Butterfly Bush Buddleia Davidii	o		**N**, lavender/lilac flowers, small fuzzy leaves
Flame Acanthus Anisacanthus Wrightii	o	o	**N**, orange flowers attracts hummingbirds
Possumhaw Holly Ilex decidua	o	o	**N**, red winter berries large shrub
Texas Lantana* Lantana horrida	o		**N**, good summer color, many varieties
Trailing Lantana* Lantana montevidensis	o	o	**N**, lilac colored flowers summer through fall
*susceptible to severe freeze			
EVERGREEN VINES & GROUNDCOVERS	**SUN**	**SHADE**	**FEATURES (N = Native)**
Asian Jasmine* Trachelospermum asiaticum	o	o	low vigorous groundcover

Carolina Jessamine Gelsemium sempervirens	o	o	**N**, fragrant yellow flowers in spring
Coral Honeysuckle Lonicera sempervirens	o	o	**N**, coral flowers, red fruit, attracts wildlife
Cross Vine Bignonia capreolata	o	o	**N**, yellow/red flowers, clinging vine
Damianita Chrysactinia mexicana	o		**N**, yellow flowers, low growing to 12″ height
Fig Vine* Ficus pumila	o	o	clinging vine, fine texture
Lady Banksia Rose Rosa banksiae	o		yellow spring flowers, large cascading form
Liriope Liriope muscari		o	purple spike flowers, clump-like foliage
Monkey Grass Ophiopogon japonicus		o	tufted grass-like groundcover
Oregano Origanum vulgare	o	o	perennial, spreading herb
Santolina Santolina chamaecyparissus	o		fine textured, aromatic foliage
Stonecrop Sedum spp.	o	o	low, fast growing groundcover
*susceptible to severe freeze			

DECIDUOUS VINES & GROUNDCOVERS	SUN	SHADE	FEATURES (N = Native)
Boston Ivy Parthenocissus tricuspidata 'Veitchii'	o	o	**N**, red fall color, clinging vine
Bush Morning Glory Ipomoea leptophylla	o	o	**N**, forms 1½′ - 3′ mounds of foliage, avender to purple flowers
Cypress Vine Ipomoea quamoclit	o		red tube-like flowers, twining vine, annual
Gregg Dalea* Dalea greggii	o	o	**N**, purple flowers in fall, groundcover
Mustang Grape Vitis mustangensis	o	o	**N**, native grape, climbs by tendrils
Old Man's Beard Clematis Drummondii	o	o	twining vine, feathery seeds
Passion Vine* Passiflora incarnata	o	o	**N**, lavender flowers, edible fruit: Maypop
Sweet Autumn Clematis Clematis paniculata	o		fragrant fall flowers, twining vine
Trumpet Vine Campsis radicans	o	o	**N**, orange-scarlet flowers, invasive
Virginia Creeper Parthenocissus quinquefolia	o	o	**N**, red fall color, clinging vine

*susceptible to severe freeze			
FLOWERING PERNNIALS	**SUN**	**SHADE**	**FEATURES (N = Native)**
Artemisia Artemisia ludoviciana	o		**N**, aromatic foliage, white fuzzy leaves
Black-eyed Susan Rudbeckia hirta	o	o	**N**, yellow dark-centered daisy, flowers May to September
Blackfoot Daisy Melampodium leucanthum	o		**N**, short white daisy, flowers all summer, short-lived
Butterfly Weed Asclepias tuberosa	o	o	**N**, orange/yellow flowers, attracts butterflies
Canna Lily Canna X generalis	o		banana-like foliage blooms in summer
Cedar Sage Salvia roemeriana		o	**N**, red flowers, naturalizes
Cherry Sage Salvia greggii	o	o	**N**, red, pink or white flowers
Cigar Plant Cuphea micropetala	o		orange-yellow fall flowers
Coreopsis Coreopsis lanceolata	o		**N**, yellow spring and fall flowers, clumping
Daylily Hemerocallis fulva	o		orange/yellow funnel-shaped flower

Fall Aster Aster spp.	o	o	**N**, blue/purple autumn flowers
Firebush* Hamelia patens	o		red-orange flowers, red fall color
Gayfeather Liatris spp.	o		N, purple flower spikes in autumn
Heartleaf Hibiscus Hibiscus cardiophyllus	o	o	**N**, red flowers all summer
Hinckley's Columbine Aquilegia Hinckleyana		o	bright yellow flowers in spring
Hymenoxys Hymenoxys scaposa	o		**N**, small yellow daisy, bitter smelling leaves
Lamb's Ears Stachys byzantina	o		unique foliage, low growing
Maximillian Sunflower Helianthus maximiliana	o		**N**, yellow flower, late summer to fall
Mealy Blue Sage Salvia farinacea	o		**N**, blue flower spikes spring and summer
Mexican Bush Sage Salvia leucantha	o		tall purple flower spikes
Mexican Heather* Cuphea hyssopifolia	o		tiny purple, pink or white flowers
Mexican Marigold Mint Tagetes lucida	o	o	yellow fall flowers, anise flavored foliage

Mexican Oregano Poliomintha longiflora	o		lavender/pink flowers, aromatic
Oxeye Daisy Chrysanthemum leucanthemum	o		white early summer flower, yellow center
Peruvian Verbena* Verbena peruviana	o		pink, purple, red or white flowers,
Pink Skullcap Scutellaria suffrutescens	o	o	pink flowers in summer, low growing
Plumbago* Plumbago auriculata	o	o	low growing, blue flowers
Purple Coneflower Echinacea purpurea	o	o	**N**, purple daisy-like flowers
Rose Mallow Pavonia lasiopetala	o	o	**N**, pink hibiscus-like flowers
Scarlet Sage Salvia coccinea	o	o	**N**, red, pink or white flowers, spring to fall
Spiderwort Tradescantia x Andersoniana		o	**N**, purple-blue flowers, informal ground cover
Turk's Cap Malvaviscus arboreus colonizing 'Drummondii'	o	o	**N**, red flowers and fruit, colonizing
Yarrow Achillea millefolium	o	o	off-white flowers, pink variety available

White Mistflower Eupatorium Wrightii	o	o	**N**, white autumn flowers, attracts butterflies
Wild PetuniaM Ruellia nudiflora		o	**N**, purple flowers from March to December
Zexmenia Wedelia hispida	o	o	**N**, orange/yellow flowers, May to November
*susceptible to severe freeze			
TURF & LOW GRASSES	**SUN**	**SHADE**	**FEATURES** (**N** = Native)
Bermuda Cynodon dactylon	o		seed or hybrid sod
Blue Grama Bouteloua gracilis	o		**N**, seed, fine-leaf tufted grass, good meadow grass, not for mowed lawns
Buffalograss Buchloe dactyloides	o		**N**, many seed varieties, sod available in '609' and Prairie hybrids
Little Bluestem Schizachyrium scoparium	o		**N**, seed, blue-green, fine texture, not for mowed lawns
Side Oats Gramma Bouteloua curtipendula	o	o	**N**, seed, not for mowed lawns

Source: Rule No. R161-14.28, 12-30-2014.

City of San Antonio
Recommended Plant List

APPENDIX E - SAN ANTONIO RECOMMENDED PLANT LIST—ALL SUITED TO XERISCAPE PLANTING METHODS

TREES				
Small: Fifteen (15) to twenty-five (25) Feet; **Medium:** Twenty (25) to Forty (40) Feet; **Large:** Forty (40) Feet and Higher (60'+)				
Common Name	**Scientific Name**	**Height**	**Remarks**	**Shade Area**
Anacacho, Orchid tree*	Bauhania congesta	S—M	Semi-Evergreen, tree-shrub, white flower clusters	275
Anaqua*, Sandpaper tree	Ehretia anacua	M—L	Evergreen broadleaf; white flower clusters	875
Arizona Cypress	Cupressus arizonica	M—L	Evergreen conifer; gray green foliage; pyramidal shape	875
Texas Ash*, Green Ash	Fraxinus sp.	M—L	Deciduous; fast growing	875
Ashe Juniper*	Juniperus ashei	S—M	Evergreen conifer; green foliage, females fruit	275
Bald Cypress**	Taxodium distichum	L	Deciduous conifer; fine textured foliage; fall color	875
Big Tooth Maple**	Acer grandidentatum	M	Deciduous: full to partial sun: Medium water, fall color: no	550
Black Willow*	Salix nigra	M—L	Deciduous; riparian species	875
Bur Oak*	Quercus macrocarpa	L	Deciduous; large acorns and leaves, good shade tree	1200
Carolina Buckthorn*	Rhamnus caroliniana	S—M	Semi-Evergreen; sun-shade, glossy leaves, reddish fruit	275
Cedar Elm*	Ulmus crassifolia	M—L	Deciduous; narrow canopy, good shade tree for R.O.Ws	875
Chinquapin Oak*	Quercus muhlenbergii	M—L	Deciduous; round-topped tree; bold foliage	875
Condalia, Brazil Tree, Bluewood Condalia*	Condalia hookeri, C. viridis	S—M	Evergreen; delicate foliage; very drought tolerant; sun-shade, good shade tree	275
Cottonwood*	Populus deltoides	L+	Deciduous; large leaves, females fluffy seeds, not recommended for parking lots	1200
Crabapple, Texas*	Mollis texana	S—M	Deciduous, full to partial sun, spring flowering tree	275

TREES				
Small: Fifteen (15) to twenty-five (25) Feet; **Medium:** Twenty (25) to Forty (40) Feet; **Large:** Forty (40) Feet and Higher (60'+)				
Common Name	**Scientific Name**	**Height**	**Remarks**	**Shade Area**
Desert Willow*	Chilopsis linearis	S	Deciduous; pink tubular flowers; willow-like foliage, very drought tolerant	275
Deodar Cedar	Cedrus deodara	L	Evergreen; spreading pyramidial shape	1200
Ebony, Texas*	Pithecellobium flexicaule	S	Evergreen; sun; white flowers	n/a
Escarpment Black Cherry*	Prunus serotina var. eximia	M—L	Deciduous; sun to shade; fall foliage	875
Eve's Necklace*	Sophora affinis	M—L	Deciduous; sun-shade; white to pink flowers	875
Goldenball Lead Tree*	Leucaena retusa	S—M	Deciduous; delicate foliage; fragrant yellow flowers	275
Hackberry*	Celtis spp.	M—L	Deciduous; prolific; wildlife favorite	875
Honey Locust	Gleditsia triacanthos	M	Deciduous; thornless varieties available	550
Huisache*	Acacia farnesiana	M	Deciduous; delicate foliage; fragrant yellow flowers	550
Italian Stone pine	Pinus pinea	L	Drought tolerant, needs room to grow	875
Kidneywood*	Eysenhardtia polystachya	S	Deciduous; delicate tree-shrub; fragrant white flowers	n/a
Lacy Oak*	Quercus laceyi	M	Deciduous; sun-partial shade; hill county native, good shade tree	550
Live Oak*	Quercus virginiana	M—L	Evergreen-like; good shade tree	875
Mesquite*	Prosopis glandulosa	S—M	Deciduous; lacy spreading form	550
Monterrey Oak	Quercus polymorpha	S—M	Evergreen-like; good shade tree	875
Montezuma cypress**	Taxodium mucronatum	L	Semi-evergreen: full sun: low water	875
Mexican Buckeye*	Ungnadia speciosa	S	Deciduous; pink-red spring flowers	275

TREES				
Small: Fifteen (15) to twenty-five (25) Feet; **Medium:** Twenty (25) to Forty (40) Feet; **Large:** Forty (40) Feet and Higher (60'+)				
Common Name	**Scientific Name**	**Height**	**Remarks**	**Shade Area**
Pecan*	Carya illinoensis	L+	Deciduous; needs lots of space; sensitive to root impact	1200
Persimmon, Texas*	Diospyros texana	S—M	Deciduous; sun-shade, smooth bark; females has black pulpy fruit	275
Plum, Mexican*	Prunus mexicana	S	Deciduous; sun to shade; white flowers, fruit	n/a
Possum Haw*	Ilex decidua	S—M	Deciduous; sun-shade; female has red fruit	275
Retama, Paloverde*	Parkinsonia texana	S—M	Deciduous; fast growing, yellow flowers	275
Red Oak, Shumard*	Shumard Quercus shumardii	L	Deciduous; fall color, good shade tree	1200
Red Oak, Texas*	Quercus texana	M	Deciduous; fall color, good shade tree	550
Redbud, Texas, Oklahoma, Mexican*	Cercis canadensis var texana	S—M	Deciduous; sun-shade, red/pink or white flowers	275
Rusty Blackhaw*	Viburnum rufidulum	S	Deciduous; fall color, white flower clusters	n/a
Silk-tassle*	Garrya ovata	S	Evergreen; sun-shade	n/a
Spiny Hackberry*	Celtis pallida	S	Evergreen; greenish white flowers, yellow orange fruit	n/a
Sycamore, Mexican	Platanus mexicana	L+	Deciduous; large leaves, good shade tree	1200
Sycamore,Texas*	Platanus glabrata	L+	Deciduous; large leaves, good shade tree	1200 a
Texas Mountain Laurel*	Sophora secundiflora	S	Evergreen, part shade to full sun; fragrant purple flowers	275
Texas Pistache*	Pistacia texana	S	Semi-Evergreen; full sun to part-shade; red fruit	n/a
Wafer Ash, Hop tree*	Ptelea trifoliata	S	Semi-Evergreen; sun-shade; light green foliage	n/a
Western Soapberry*	Sapindus drummondii	M—L	Deciduous; full to partial sun; good shade tree, cluster large yellow flowers	875

TREES				
Small: Fifteen (15) to twenty-five (25) Feet; **Medium:** Twenty (25) to Forty (40) Feet; **Large:** Forty (40) Feet and Higher (60'+)				
Common Name	**Scientific Name**	**Height**	**Remarks**	**Shade Area**
Wild Olive*	Cordia boisserieri	S—M	Semi-Evergreen; large white flowers, hardy to 14°F	275
Yaupon Holly*	Ilex vomitora	S—M	Evergreen; sun-shade; female has red fruit	275

*=Texas Native

**=no credit for planting these trees for parking lot shading, these species do not thrive in these conditions

SHRUBS			
Large (Not Taller than Twenty-Five (25) Feet at Maturity)			
Common Name	**Scientific Name**	**Height**	**Remarks**
Bay	Laurel noblis	6'—12'	Evergreen, sun-part sun, fragrant leaves
Buckeye*	Aesculus pavia	6'—12'	Deciduous (even in dry weather), shade, yellow or red flowers
Evergreen Sumac*	Rhus virens	4'—15'	Evergreen, sun-shade, red fruit
Flameleaf Sumac*	Rhus lancelota	5'—15'	Sun-partial shade; deciduous; red berries in fall; fall color
Texas Mountain Laurel*	Sophora secundiflora	10'—25'	Tree-like evergreen shrub; purple spring flowers; sun, part shade
Texas Pistache	Pistacia texana	6'—12'	Semi-evergreen, sun

SHRUBS			
Medium (Five (5) to Ten (10) Feet at Maturity)			
Common Name	**Scientific Name**	**Height**	**Remarks**
Glossy Abelia	Abelia grandiflora	5'—9'	Bronze evergreen foliage; white or pink; sun, part shade
Agarita*	Mahonia trifoliata	5'—9'	Holly-like evergreen foliage; yellow spring; red edible berries; sun-shade
Cenizo, Texas Sage*	Leucophyllum sp.	5'—9'	Dusty gray evergreen foliage; sun; blooms throughout summer; purple - pink flowers; several new varieties: including compact
Elbow Bush*	Forestiera pubescens	3'—6'	Deciduous; sun-shade, small white flowers, black fruit

SHRUBS			
Medium (Five (5) to Ten (10) Feet at Maturity)			
Common Name	**Scientific Name**	**Height**	**Remarks**
Frangrant Sumac*	Rhus aromatica	3'—6'	Deciduous; part shade, fall color
Hogplum*	Colubrina texensis	4'—6'	Part shade, full sun; fragrant blooms
Juniper	Juniperus sp.	5'—10'	Tough evergreen; many varieties; sun, part shade
Mutablis Rose, Butterfly Rose, Old Blush	Rosa chinensis x (Mutablis)	3'—5'	Sun, large single petal flowers change color as ages
Pomegranate	Punica granatum	5'—10'	Sun, upright shrub; orange blooms; edible fruit; dwarf variety
Primrose Jasmine	Jasminum mesnyi	5'—8'	Evergreen, sun-shade, sprawling, yellow flowers
Southern Wax Myrtle	Myrica cerifera	3'—8'	Evergreen, sun-shade, compact variety, available
White Brush*	Aloysia gratissima	4'—8'	Delicate; fragrant white flower; suckers, can be used as a hedge

SHRUBS			
Small (Not Taller than Five (5) feet at Maturity)			
Common Name	**Scientific Name**	**Height**	**Remarks**
American Beautyberry	Callicarpa americana	3'—4'	Deciduous, fruit in fall and winter, purple; part shade
Agave, century plant	Agave americana	3'—5'	Sun, rosette, spine-tipped leaves
Barbados Cherry	Malpighia glabra	2'—4'	Evergreen, pink flowers, red fruit, sun-shade
Barberry	Berberis thunbergii atropurpurea	3'—5'	Evergreen; sun-part shade, color foliage
Grayleaf Cotoneaster	Cotoneaster glaucophylla	3'—5'	Sprawling evergreen shrub; dusty gray foliage; sun, part shade
Juniper	Juniperus sp.	2'—5'	Evergreen shrubs; many varieties available; sun
Mexican Butterfly Weed	Asclepias tuberosa	3'	Broad clusters of orange flowers
Mexican Oregano	Poliomentha longiflora	2'—3'	Evergreen, sun, pink flowers
Rock rose*	Pavonia lasiopetala	2'—4'	Deciduous; sub-shrub, pink or purple flowers
Rosemary, Upright	Rosmarinus officinalis	3'—5'	Evergreen, sun-part shade; blue flowers

SHRUBS			
Small (Not Taller than Five (5) feet at Maturity)			
Common Name	**Scientific Name**	**Height**	**Remarks**
Red Yucca*	Hesperaloe parviflora	3'—4'	Sun, rosette, narrow leaves
Yucca*	Yucca spp.	3'—4'	Sun, rosette, narrow leaves, white flowers

VINES			
Common Name	**Scientific Name**	**Height**	**Remarks**
Autumn Clematis	Clematis sp.	n/a	Evergreen; fragrant white fall; sun, part shade
Carolina Jessamine*	Gelsemium sempervirens	n/a	Evergreen; yellow spring; sun, part shade
Confederate Jasmine	Trachelospermum jasminoides	n/a	Evergreen; fragrant white spring; sun, part shade
Coral honeysuckle*	Lonicera sempervirens	n/a	Almost Evergreen; red blooms; part shade to full sun
Coral vine, Queen's wreath	Antigonon leptopus	n/a	Pink flowers in late summer and fall; sun
Fig Ivy	Ficus pumila (repens)	n/a	Evergreen; clings to walls; sun, part shade
Lady Banksia	Rosa banksia	n/a	Evergreen, flowers in yellow or white; sun-part shade
Scarlet Clematis*	Clematis texana	n/a	Shade to part shade, spring and summer blooms; red, rust, maroon, or rose-pink
Silverlace Vine	Polygonum ambertii	n/a	Fluffy masses of white; sun, part shade
Virginia Creeper*	Parthenocissus quinquefolia	n/a	Deciduous

GROUNDCOVER			
Common Name	**Scientific Name**	**Height**	**Remarks**
Asiatic Jasmine	Trachelospermum asiaticum	n/a	Evergreen; green or variegated foliage; sun, part shade, no flowers
Columbine Hinckley Columbine*	Aquilegia spp. A. hinckleyana	n/a	Evergreen, gray/green foliage, yellow flowers
Confederate Jasmine	Trachelospermum jasminoides	n/a	Evergreen; fragrant, white spring flowers; sun, part shade

GROUNDCOVER			
Common Name	**Scientific Name**	**Height**	**Remarks**
Frogfruit*	Phyla incise (nodiflora)	n/a	Semi-evergreen, creeper, sun-part sun, white flowers
Lantana purple, gold	Lantana sp.	n/a	Deciduous, sun, purple, white or yellow flowers
Pigeonberry*	Rivina humilis	1'—2'	Semi-evergreen shrub
Rosemary, prostrate	Rosmarinus officinalis	1'—2'	Evergreen sub-shrub, sun to part sun, blue flowers
Santolina	Santolina sp.	1'—2'	Species with green or silver foliage; sun
Trailing Juniper	Juniperus sp.	n/a	Several varieties available; not suitable for wet, humid areas; sun
Verbena*	Verbena spp.	n/a	Evergreen, pink, purple, white, red flowers
Yarrow	Achillea millefolium	n/a	Gray or green gray leaves; many varieties

GRASSES, TURF			
Common Name	**Scientific Name**	**Height**	**Remarks**
Bermuda grass	Cynodon dactylon	n/a	Excellent drought tolerance; poor shade tolerance; sun
Buffalograss*	Buchloe dactyloides	4"—6"	Excellent drought tolerance; poor shade tolerance; sun
Prarie mix	n/a	8"—12"	Mixture of Texas native Bunch, can add wildflowers
St. Augustine grass	Stenotaphrum secundatum	n/a	Produces dense turf; shade areas only; poor drought tolerance; sodded

PERENNIALS			
Common Name	**Scientific Name**	**Height**	**Remarks**
Butterfly Weed	Asclepias spp.	3'	Semi-hardy perennial, orange flowers
Cigar Plant	Cuphea micropetala	3'—4'	Red, yellow; summer to fall flowers; sun
Fall Aster	Aster spp.	2'—3'	Semi-evergreen, sun-part sun, blue or white
Firebush	Hamelia patens	3'—5'	Reddish orange; summer to fall flowers; sun
Hinckley's Columbine*	Aquilegia hinckleyana	18"	Yellow; spring flowers; shade

PERENNIALS			
Common Name	**Scientific Name**	**Height**	**Remarks**
Indigo Spires	Sage Salvia spp.	2'—3'	Semi-evergreen, sun, dark blue flowers
Lantana	Lantana sp.	1'—2'	Many colors; spring to fall flowers; sun
Mealy Cup Sage*	Salvia farinacea	3'	Sun, part shade; blue, white, purple flowers
Mexican Oregano	Poliomentha longiflora	1'—3'	Evergreen; pink; summer flowers; sun
Mexican Petunia	Ruellia sp.	1'—3'	Evergreen; tolerates shade; purple, pink, white flowers, suckers
Mexican Sage	Salvia leucantha	3'—4'	Semi-evergreen; blue; spring to fall flowers; sun
Mist flower, Boneset	Eupatorium spp. and Ageratum spp.	2'—4'	Hardy perennial, white to blue flowers
Muhly Grass*	Muehlenbergia lindheimeri	3'	Evergreen; hardy perennial; sun
Pigeonberry*	Rivina humilis	1'—2'	Semi-evergreen shrub
Purple Cone Flower*	Echinacea purpurea	2'	Hardy perennial, rosette with pink or white flowers
Perennial verbena*	Glandularia bipinnatifida	6"—1'	Many colors; spring to fall flowers; sun
Rock rose*	Pavonia lasiopetala	2'—4'	Deciduous; sub-shrub, pink or purple flowers
Rosemary	Rosmarinus officinalis	1'—4'	Sun, part shade; blue flowers
Shrimp Plant	Justicia spp.	1'—2'	Hardy perennial, sun-part sun; orange, red flowers
Skullcap*	Scutellaria frutescens	1'	Evergreen sub-shrub; pink or purple flowers
Texas Betony*	Stachys coccinea	1'—2'	Evergreen, gray-green; red tubular flowers
Tropical Sage*	Salvia coccinea	2'—3'	Evergreen, red, pink blooms; part shade to full sun
Turk's Cap*	Malvaviscus drummondii	1'—4'	Shade; red flowers
White Rain Lily*	Zephyranthes candida	1'	Ephermal; sun, part shade; white

PALMS			
Common Name	**Scientific Name**	**Height**	**Remarks**
California Fan Palm	Washingtonia filifera	15'—60'	Tree-like palm; sun. Hybrids with W. robusta can be taller
Dwarf Palmetto*	Sabal minor	3'—7'	Trunkless, bushy palm; sun, part shade
Texas Palmetto*	Sabal texana	10'—25'	Tall, native Texas palm; sun
Windmill Palm	Trachycarpus fortunei	10'—35'	Tree-like; sun; not considered a canopy; good foundation plant
Mexican Blue Palm	Brahea armata	12'—25'	Fan palm with blue-green leaves; sun
Butia or Jelly Palm	Butia capitata	10'—15'	Feather palm with blue-green leaves; sun
European Fan Palm	Chamaerops humilis	6'—12'	Tough, clumping fan palm with spiny petioles
Mazari Palm	Nannorrhops ritchiana	6'—25'	Slow growing fan palm with blue-green leaves
Canary Island Date Palm	Phoenix canariensis	40'	Beautiful feather palm; may be damaged in very cold winters
Needle Palm	Rhapidophyllum hystrix	5'—6'	Clumping shrublike palm foliage for sun to part shade
Silver Saw Palmetto	Sorenoa repens	3'—6'	Clumping low palm in both blue and green forms

ORNAMENTAL GRASSES			
Common Name	**Scientific Name**	**Height**	**Remarks**
Big Bluestem*	Andropogon gerardi	1'—2'	Sun, clump grass
Eastern Gamagrass*	Tripsacum dactyloides	2'—3'	Dense, part shade, full sun
Inland Seaoats*	Chasmanthium latifolium	2'—4'	Shade, dappled shade, part shade
Little Bluestem *	Schixachyrium scoparium	1'—2'	Evergreen, part shade, full sun
Maiden Grass	Miscanthus sinensis	3'—5'	Full sun, part shade, specimen or screening
Muhly Grass*	Muehlenbergia lindheimeri	2'—5'	Evergreen, part shade, full sun
Purple Fountain Grass	Pennisetum setaceum 'Rubrum'	2'—3'	Delicate color accent; full sun
Sideoats Grama*	Bouteloua curtipendula	2'—3'	Dappled shade, part shade, full sun

ORNAMENTAL GRASSES			
Common Name	**Scientific Name**	**Height**	**Remarks**
Switchgrass*	Panicum virgatum	3'	Part shade, full sun

RIPARIAN AND AQUATIC			
Common Name	**Scientific Name**	**Height**	**Remarks**
Button Bush*	Cephalanthus occidentalis	6'—10'	Large, deciduous shrub, sun, white ball shape flowers
Indigobush*	Amorpha fruiticosa	6'—10'	Large, deciduous shrub, shade-sun, spikes of purple flowers
Roughleaf Dogwood*	Cornus drummondii	6'—15'	Large, decidous shrub or tree, shade-sun, clusters of white flowers
Crab Apple*	Crategus texana	8'—15'	Large, deciduous shrub or tree, shade-sun, large clusters of white flowers
Wooly Rosemallow*	Hibiscus lasiocarpus	3'—6'	Large shrub, white to rose flowers
Edwards Plateau Sedge*	Carex microdonta	1"—7"	Rhizomatous perennial, calcareous soils
Bear Grass*	Nolina sp	2'—3'	Large clump, grass-like, shade-sun, good for bank stabilization
Purple Iris	Iris brevicaulis	1'—1.5'	Hardy perennial, purple flowers
Pickerelweed*	Pontoderia cordata .	5'—1'	Aquatic edge, sun, spikes of purple flowers
Horsetail	Equisetum laevigatum	1'—1.5'	Rhizomatous, grass-like, shade-sun, water edge
Blue Water Lily*	Nymphaea	n/a	Floating, semi-sun-sun,
Pond Weed	Potamogeton illinoiensis	8"—16"	Rhizomatous, whorls of purple flowers

* Texas Native Plant

Note: Red Tip Photinia and Oleander are no longer recommended due to new disease.

(Ord. No. 2006-11-30-1333, § 2, 11-30-06) (Ord. No. 2009-01-15-0001, § 2, 1-15-09)(Ord. No. 2015-12-17-1077, § 2, 12-17-15)

City of Cedar Park
Recommended Plant List

City of Cedar Park, TX
Monday, May 18, 2026

Chapter 14. Site Development

ARTICLE 14.07. TREE & LANDSCAPE REQUIREMENTS

§ 14.07.023. Preferred plant list.

The City's preferred plant list shall include the City of Austin's "Grow Green Guide" plant list, the Lower Colorado River Authority's (LCRA) plant list, and the following. For species not listed, please request alternative acceptance from the Director of Development Services, or their designee:

Common Name	Botanical Name	Comments
(plants listed in italics are considered xeriscape or xeriscape plants)		
SHADE/CANOPY TREE		
Pecan	Carya illinoinensis	Deep tap root
Cedar Elm	Ulmus crassifolia	Disease resistant
Shumard Red Oak (other red oaks)	Quercus shumardii (etc.)	Red fall color
Live Oak	Quercus virginiana	Very hardy evergreen
Bur Oak and (other White Oaks)	Quercus macrocarpa (etc.)	Nice branch char.
Big Tooth Maple	Acer grandidentatum	Fall color
Chinese Pistachio (e)	Pistacia chinenesis	Fall color
Gingko	Ginkgo biloba	Yellow fall color
Catalpa	Catalpa sp.	Flowers, slightly messy
Western Soapberry	Sapindus drummondii	Showy winter fruit, yellow fall color
Southern Magnolia	Magnolia grandiflora	Large evergreen, large white flowers
Bald Cypress	Taxodium species	Fernlike leaves, fall color
Montezuma Cypress	Taxodium species	Fernlike leaves, fall color
Texas Picchio	Pistacia texensis	Evergreen in this area, new growth red
Texas Ash	Fraxinus texensis	Long-lived, fast growing
TexMex Sycamore	Plantus hybrid	Insect and disease resistant
ORNAMENTAL TREE		
Texas Persimmon	Diospyros texana	Smooth gray bark
Possumhaw Holly	Ilex decidua	Deciduous, redfruit in winter
Texas Redbud	Cercis canadensis texana	Longflowering in spring
Desert Willow	Chilopsis linearis	Drought tolerant, summer blooms

Common Name	Botanical Name	Comments
(plants listed in italics are considered xeriscape or xeriscape plants)		
Yaupon	Ilex vomiloria	Very hardy, red berries
Crape Myrtle	Lagerstroemia indica	Some die-back, flowers
Eve's Necklace	Sophora affinis	Fernlike foliage, winter fruit color
Japanese Black Pine	Pinus thunbergi	Great color, best of pines
Loquat	Eriobotrya japonica	Evergreen, fall fruit
Tx. Mountain Laurel	Sophora secundiflora	Fragrant purple flower
Mexican Plum	Prunus mexicana	White flowers
Mexican Buckeye	Ungnadia speciosa	Brilliant pink flowers in spring
Eldarica Pine (Afghan)	Pinus eldarica	30-80', suited to alkaline soils
SHRUBS		
Hollies (most varieties)	Ilex sp.	Durable, some have berries
Elaegnus	Elaegnus pungens	Large, gray, tolerates heat, drought
Dwarf Wax Myrtle	Myrica pusilla	Mass plantings, hedges
Evergreen Sumac	Rhus virens	Evergreen red fruit
Flame Leaf Sumac	Rhus lanceolata	Brilliant red foliage
Florida Jasmine	Jasminum floridum	Spring yellow blooms
Indian Hawthorn (all varieties)	Rhaphiolepis indica	Spring flower
Red Yucca	Hesperaloe parviflora	Coral flower spikes
Viburnum (all varieties)	Viburnum sp.	Dark green, spring flowers
Moonbay Nandina	Nandina moonbay	Compact, winter color
Gulf Stream Nandina	Nandina gulfstream	Winter color, fuller at base
Italian Jasmine	Jasminum humile	Flower small, bright yellow
Mexican Buckeye	Ungnadia speciosa	Hardy, spring pink flowers
Agarita	Berberis trifoliata	Holly-like foliage, flowers, berries
Muhly grass (most varieties)	Muhlenbergia lindheimeri	Looks like small pampas grass
GROUND COVERS		
Holly Fern	Cyrtomium falcatum	Coarse texture, dark green
Rosemary	Rosmarinus officinalis	Coarse texture, dark green
Santolina (green and gray)	Santolina spp.	Will Lake extreme heal
Cherry Sage	Salvia Greggii	Nearly evergreen, long bloom season
Liriope	Liriope muscari	Hardy, blue flower
Mondo (monkey) Grass	Ophiopogon j aponicus	Thin, dark leaves, hardy
Asian Jasmine	Trachelospermum asiaticum	Some die back
Ajuga (carpet bugle)	Ajuga reptans	Shade, part shade, purple flower
Star Jasmine	Trachelospermum jasminoides	Sun, white flower, can be vine
VINES		
Cross Vines	Bignonia capreolata	Bi-colorflower
Carolina Jessamine	Gelsemium sempervirens	Yellow flower
Coral Honeysuckle	Lonicera sempervirens	Red flower

Common Name	Botanical Name	Comments
(plants listed in italics are considered xeriscape or xeriscape plants)		
Lady Banksiae Rose	Rose Banksia	Yellow flower, needs support
Boston Ivy	Parthenocissus tricuspidata	Climbing, bright red in fall

(Ordinance CO12-19-03-14-E1 adopted 3/14/19)

Southern Nevada Water Authority
(Las Vegas)
Recommended Plant List

Southern Nevada Water Authority &
Southern Nevada Regional Planning Coalition

Regional Plant List

December 2021



MOUSE HERE TO SEARCH THE LIST

SNRPC
Southern Nevada
Regional Planning Coalition

SOUTHERN NEVADA WATER AUTHORITY™

Acknowledgements

This Regional Plant List is the product of countless hours of work from members of the Southern Nevada Regional Planning Coalition's (SNRPC) Regional Urban Forestry Work Group and local arboriculture and horticulture experts. Special thanks to the following individuals:

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Prohibited Plants

The following plants are no longer sold or allowed to be planted in Southern Nevada because they are on the State of Nevada's noxious weed list or are banned by the Clark County Health District for their allergenic properties. This list is subject to change.

Canopy coverage under the Water Smart Landscapes program for existing plantings:

- Green/Crimson Fountain Grass (*Pennisetum setaceum*) - 7 sq. ft.
- Fruitless Mulberry Tree (*Morus alba*) - 722 sq. ft.
- Fruiting Olive Tree (*Olea europaea*) - 530 sq. ft.
- Chaste Tree (*Vitex agnus-castus*) - 368 sq. ft.

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Introduction

The Southern Nevada Regional Planning Coalition (SNRPC) and the Southern Nevada Water Authority (SNWA) are pleased to present this list of plants for the Southern Nevada region.

The original 2011 list was created by SNRPC's Regional Urban Forestry Working Group in conjunction with local experts including arborists, horticulturists, and urban foresters. Much of the effort was built on the foundations of excellent local resources such as the Nevada Division of Forestry's 2007 Cleaner Air, Tree by Tree and the 2005 Centennial edition of *Trees for Tomorrow*, a project of the High Desert Resource Conservation & Development Council. Both projects were made possible by grants from the Nevada Division of Forestry and the United States Forest Service.

The 2021 update was produced by a reconvened working group of local experts. The most notable revisions are to the Tree section, with an emphasis on deterring use of tree species poorly adapted to current and future conditions.

The intent of this list is to provide a single, region-wide reference for homeowners, landscape designers, architects and developers to select appropriate plants when designing their projects in the Las Vegas area. In addition, it is a tool for those who review those projects—such as city planners—to determine if those plants meet applicable codes and ordinances. Lastly, it contains information on plant canopy coverage, which is used by the SNWA in the Water Smart Landscapes incentive program.

Current and changing conditions in our region make proper plant selection more important than ever. The Las Vegas area is one of the fastest growing urban heat islands, and climate projections suggest it will become hotter and drier in the future. Choosing climate resilient plants that can survive and thrive in these conditions can help to moderate these effects to sustain and enhance quality of life in our community.

For the 2021 update, the Trees, Palms and Cycads sections now include a rating system from 1-5 stars, with 1 stars being inappropriate and 5 stars highly-appropriate for our region. A plant's rating is based on a number of important factors related to climate resilience such as environmental tolerances, water efficiency, drought tolerance, pathogen resistance and maintenance demands. Additional consideration was given to the potential for the plant to increase or decrease the diversity of our urban forest.

For example, Prunus cerasifera 'Atropurea' "Purple Leaf Plum" has a 1-star rating due to it's heat sensitivity, poor drought tolerance, and susceptibility to pests. Acacia aneura "Mulga Acacia," on the other hand, has a 5-star rating because it is a well adapted desert plant with few pests, and it is not widely planted, so it has potential to diversify the urban forest.

This list is not intended to be a list of the only plants allowed in the region, nor is it intended to be an exhaustive, comprehensive list of all desert-appropriate plants. In addition, it is not intended to restrict what plants residents choose to plant in their yards. Rather, we hope that this list will help residents and developers make informed decisions about which plants to choose.

How to Use the List

The list is divided between trees and other plants, including shrubs, groundcovers, vines, succulents and perennials. It is sorted alphabetically by botanical name and includes the common names of the plants. **You may use "Ctrl+F" to search the document for any term.** Several columns of attributes can be used to determine which plants are appropriate to use in specific situations.

Tree ratings depend upon a variety of factors, which are generally noted in the "comments" column.

1. **Organic mulch** – doesn't perform well without an organic surface treatment, such as wood chips or leaf litter, rather than crushed rock.
2. **Many cultivars** – your nursery may have numerous named cultivars of the same plant species.
3. **Overplanted** - A plant heavily used in the region and at risk for a catastrophic loss of urban tree canopy under adverse conditions.
4. **Poor environmental tolerance** – Likely to be damaged by cold, heat or other environmental issues.
5. **Invasive Species** – a plant that reproduces aggressively into urban or natural ecosystems, some of which may be prohibited by law.
6. **Mojave native** – A plant that grows naturally in some parts of the Mojave Desert.
7. **Poor Drought Tolerance** – unable to persist through prolonged conditions of low soil moisture.
8. **Susceptible to Pests** – Commonly attacked by diseases or insects.
9. **Short lifespan** – not expected to achieve the expected lifespan under local conditions.
10. **Protected microclimate required** – Capable of thriving, but only if protected from the harshest summer conditions, such as east and north-facing exposures.

Process for Review and Amendment

The SNWA/SNRPC Plant List is intended to be a living document and will therefore be open to periodic review and amendment. Requests to add plants or modify information must be submitted to the SNWA Conservation Division by emailing *conservation@snwa.com*. Requests should include the following information at a minimum:

1. the applicant's name and contact information
2. the botanical and common name(s) of the plant(s) to be considered.
3. for the revision to be considered, and supporting documentation.
4. For new plants, documentation shall include the plants' proposed attributes and information regarding the plant's history and performance in similar climates.
5. Supporting documentation must be verified by a certified arborist or horticulturist.

KEY

Rating: Based on a combination of factors related to climate resiliency such as environmental tolerances (heat, cold), water efficiency, drought tolerance, pathogen resistance, along with some additional factors like diversity, maintenance needs, and invasiveness. Plants rated from 1★ (least appropriate) to 5★ (most appropriate)
Tree Size (based on both height and width): Small (< 20 ft), Medium (20-29 ft), Large (30- 45ft), EXtra Large (>45ft)
Tree Type: Deciduous, Evergreen, Semi-evergreen
Growth Rate: Slow, Moderate, Fast
Water Needs: Very Low, Low, Moderate, High
Excessive Litter: Leaves, Flowers, Seeds/Fruit
Biogenic Volatile Organic Compounds: Low, Medium, High, or data not available ----

Comments:
1. Organic mulch recommended
2. Many cultivars
3. Overplanted
4. Poor environmental tolerances
5. Invasive species
6. Mojave native
7. Poor drought tolerance
8. Susceptible to Pests
9. Short lifespan
10. Protected microclimate necessary

Botanical Name	Cultivar	Common Name	Rating	Tree Size S, M, L, X	Height (average) (feet)	Width (average) (feet)	Coverage (sq. feet)	Tree Type D, E, S	Growth Rate S, M, F	Water Needs V,L, M, H	Excessive Litter L, F, S	Spines or Thorns Yes or No	Biogenic Volatile Organic Compounds (BVOC's) L, M, H	Parking Lot Tree Yes or No	Street Tree Yes or No	Buffer Tree Yes or No	Minimum Soil Surface Area (sq. feet)	Minimum Soil Volume (cu. feet)	Tolerates Compacted Soil Yes or No	Compatible with Turf Grass Yes or No	Compatible with Overhead Utilities Yes or No	Comments
TREES																						
Acacia aneura		Mulga Acacia	5★	M	20	15	133	E	S	V	----	N	M	Y	Y	Y	120	200	N	N	Y	
Acacia baileyana	'Purpurea'	Cootamundra Wattle	2★	M	20	15	133	Not Recommended														4,9,10
Acacia coriacea		Desert Oak, Wiry Wattle	4★	M	20	20	236	E	M	L	L	N	L	Y	Y	Y	120	500	Y	N	Y	
Acacia estrophiolata		Ironwood	4★	M	25	25	368	E	M	V	----	N	----	Y	Y	Y	120	500	Y	N	N	
Acacia jennerae		Coonavitra Wattle	4★	M	20	15	133	E	S	L	----	N	----	Y	Y	Y	120	200	N	N	N	
Acacia pendula		Weeping Acacia	5★	M	25	20	236	E	M	V	S	N	M	Y	Y	Y	120	350	Y	N	N	
Acacia salicina		Willow Acacia	4★	L	30	20	236	E	F	L	L	N	----	Y	Y	Y	200	350	Y	N	N	
Acacia cupularis (=saligna)		Blue Leaf Wattle	3★	M	25	20	236	E	F	L	L	N	----	Y	Y	Y	120	350	Y	N	N	5
Acacia stenophylla		Shoestring Acacia	3★	L	40	20	236	E	M,F	L	L,S	N	L	Y	Y	Y	200	350	Y	N	N	3, 5
Acer tataricum ssp. ginnala		Amur Maple	3★	S	15	15	133	D	S	H	L	N	----	N	N	N	80	200	N	Y	Y	1,7
Acer negundo		Box Elder	2★	L	30	30	530	Not Recommended														1,2,6,7,9
Acer palmatum var. atropurpureum		Dwarf Japanese Maple	1★	S	12	12	85	Not Recommended														1,2,4,7,10
Afrocarpus falcatus		African Fern Pine	2★	M	25	15	133	Not Recommended														1,4,10
Ailanthus altissima		Tree of Heaven	1★	L	35	35	722	Not Recommended														4,5,7,8,9
Albizia lebbekoides (=julibrissin)		Mimosa, Silk Tree	1★	L	25	30	530	Not Recommended														5,8,9,10
Arbutus unedo		Strawberry Tree	3★	S	15	15	133	E	S	M	S	N	L	N	N	N	80	200	N	N	Y	4,7,10
Arbutus x andrachnoides	'Marina'	Marina Strawberry Tree	3★	M	25	25	368	E	S	M	S	N	L	N	N	N	120	500	N	Y	Y	1,4,7,10
Bauhinia lunarioides		Anacacho Orchid Tree	5★	S	12	12	85	D	M	L	----	N	----	N	N	N	80	200	N	N	Y	1
Bauhinia macranthera		Chihuahuan Orchid Tree	4★	S	12	15	133	D	M	L	----	N	----	N	N	N	80	200	N	N	Y	1
Bauhinia purpurea		Purple Orchid Tree, Butterfly Tree	2★	M	25	25	368	Not Recommended														1,4,9,10
Bouhinia x blakeana		Hong Kong Orchid Tree	2★	M	25	20	236	Not Recommended														1,4,9,10
Brachychiton acerifolius		Illawarra Flame Tree	2★	L	30	20	236	Not Recommended														1,4,7,9
Brachychiton populneus		Bottle Tree	2★	L	30	20	236	Not Recommended														1,4,7,9
Callistemon viminalis		Weeping Bottlebrush	3★	S	18	15	133	E	M	M	----	N	H	N	N	N	80	200	N	Y	Y	1
Calocedrus decurrens		Incense Cedar	2★	L	30	10	59	Not Recommended														4,7
Casuarina cunninghamiana		River She Oak	4★	L	30	20	236	E	F	M	L	N	----	N	N	Y	200	400	N	N	N	
Casuarina equisetifolia		Australian Pine	4★	L	30	20	236	E	F	M	L	N	----	N	N	Y	200	400	N	N	N	
Cedrus atlantica	'Glauca'	Blue Atlas Cedar	3★	L	40	20	236	E	M	M	----	N	L	N	N	Y	200	300	N	Y	N	1
Cedrus deodora		Deodar Cedar	2★	X	60	30	530	Not Recommended														1,4,7,9
Celtis australis		Mediterranean Hackberry	4★	L	45	35	722	D	M	M	L	N	----	N	Y	N	200	1300	N	Y	N	1
Celtis occidentalis		Common Hackberry	4★	L	45	30	530	D	F	M	L	N	----	N	Y	N	200	1000	N	N	N	1
Celtis laevigata var. reticulata		Netleaf/Western Hackberry	5★	M	20	20	236	D	S	L,M	S	N	L	N	Y	N	120	300	N	N	Y	6
Celtis sinensis		Chinese Hackberry	2★	L	30	30	530	Not Recommended														1,4,9,10
Ceratonia siliqua		Carob	4★	L	40	20	236	E	M	L,M	S	N	M	N	Y	Y	200	400	N	Y	N	4
Cercis canadensis		Eastern Redbud	2★	M	20	15	133	Not Recommended														1,2,4,10
Cercis canadensis var. mexicana		Mexican Redbud	4★	M	20	15	133	D	S	M	----	N	L	N	N	N	120	500	N	Y	Y	1
Cercis canadensis var. texensis	'Oklahoma'	Texas/Oklahoma Redbud	4★	M	20	20	236	D	S	M	----	N	L	N	N	N	120	300	N	Y	Y	1
Cercis chinensis	'Avondale'	Avondale Chinese Redbud	2★	S	12	10	59	Not Recommended														1,4,10
Cercis occidentalis		Western Redbud	3★	S	15	15	133	D	S,M	L,M	----	N	L	N	N	N	80	200	N	Y	Y	6
Chilopsis linearis		Desert Willow	4★	M	25	20	236	D	M	M	L,F,S	N	M	N	Y	N	120	300	Y	N	N	2,3,6
Chionanthus retusus		Chinese Fringe Tree	3★	S	15	15	133	D	S	M	----	N	----	N	N	N	80	200	N	Y	Y	1
x Chitalpa tashkentensis		Chitalpa	1★	M	20	20	236	Not Recommended														1,4,7,8,9
Cinnamomum camphora		Camphor Tree	1★	L	40	30	530	Not Recommended														1,4,7
Citrus spp.		Citrus Tree	3★	S	15	15	133	E	M	M,H	S	N		N	N	N	80	200	N	N	Y	4,7,10
Condalia hookeri		Brazilian Bluewood	4★	S	15	15	133	D	M	V	----	Y	----	N	N	N	80	200	N	N	Y	
Cordia boissieri		Texas Olive	5★	M	20	15	133	S	S,M	M	----	N	----	N	N	Y	120	200	N	N	Y	
Corymbia papuana (=Eucalyptus)		Ghost Gum	3★	X	50	30	530	E	M	L	S	N	H	N	Y	Y	240	1300	N	N	N	4
Cotinus coggygria		Smoke Tree	3★	S	15	15	133	D	S	L,M	----	N	M	N	N	N	80	100	N	Y	Y	1,4,10
Cupaniopsis anacardioides		Carrotwood	1★	L	30	25	368	Not Recommended														4,5,9
Cupressus arizonica var. glabra		Arizona Cypress	3★	X	50	15	133	E	M	L,M	----	N	L	N	N	Y	200	600	N	Y	N	1,2,9
Cupressus sempervirens		Italian Cypress	2★	L	40	5	15	Not Recommended														1,4
Cupressus × leylandii		Leyland Cypress	1★	L	40	15	236	Not Recommended														1,2,4,8,9
Dalbergia sissoo		Indian Rosewood	4★	L	45	35	722	E	M	L	----	N	----	Y	Y	Y	200	1300	Y	N	N	4
Ebenopsis ebano (=Pithecellobium)		Texas Ebony	4★	M	25	20	236	S	S,M	V	----	Y	----	N	Y	Y	120	300	Y	N	N	8
Elaeagnus angustifolia		Russian Olive	1★	L	20	20	236	Not Recommended														5,7,8
Elaeocarpus sylvestris (=decipiens)		Japanese Blueberry	2★	L	25	25	368	Not Recommended														1,4,7,10
Eriobotrya deflexa		Bronze Loquat	1★	S	15	15	133	Not Recommended														1,4,7,8,9,10
Eriobotrya japonica		Loquat	1★	S	15	15	133	Not Recommended														1,4,7,8,9,10
Eucalyptus camaldulensis		Red River Gum	4★	X	55	40	942	E	M	M	----	N	H	N	N	Y	240	1600	N	Y	N	5
Eucalyptus gunnii		Cider Gum	3★	L	45	25	368	E	M	M	L	N	H	Y	Y	Y	200	700	Y	N	N	5
Eucalyptus microtheca		Coolibah	4★	L	40	25	368	E	M	L,M	L	N	H	Y	Y	Y	200	700	Y	N	N	5
Eucalyptus nicholii		Willow Leaf Peppermint Gum	3★	L	35	25	368	E	F	M	----	N	H	N	N	Y	200	700	N	N	N	1,5
Eucalyptus polyanthemos		Silver Dollar Gum	3★	L	40	30	530	E	F	L,M	L	N	H	N	N	Y	200	1000	N	N	N	1
Eucalyptus rudis		Desert/Flooded Gum	4★	L	45	30	530	E	M	M	----	N	H	N	Y	Y	240	1000	N	N	N	
Eucalyptus sideroxylon		Red Ironbark	4★	L	40	25	368	E	M	M	----	N	H	N	N	Y	200	1000	N	Y	N	
Eucalyptus spathulata		Narrow-leaf Gimlet	4★	M	25	20	236	E	M	L	----	N	----	N	N	Y	120	350	N	N	Y	
Eysenhardtia orthocarpa		Kidneywood	4★	M	20	20	236	S	M	L	----	N	----	N	Y	Y	120	350	N	N	Y	1

KEY

Rating: Based on a combination of factors related to climate resiliency such as environmental tolerances (heat, cold), water efficiency, drought tolerance, pathogen resistance, along with some additional factors like diversity, maintenance needs, and invasiveness. Plants rated from 1★ (least appropriate) to 5★ (most appropriate)

Tree Size (based on both height and width): **S**mall (< 20 ft), **M**edium (20-29 ft), **L**arge (30- 45ft), E**X**tra Large (>45ft)

Tree Type: Deciduous, **E**vergreen, **S**emi-evergreen

Growth Rate: Slow, **M**oderate, **F**ast

Water Needs: Very Low, **L**ow, **M**oderate, **H**igh

Excessive Litter: Leaves, **F**lowers, **S**eeds/Fruit

Biogenic Volatile Organic Compounds: Low, **M**edium, **H**igh, or data not available ----

Comments:

1. Organic mulch recommended
2. Many cultivars
3. Overplanted
4. Poor environmental tolerances
5. Invasive species
6. Mojave native
7. Poor drought tolerance
8. Susceptible to Pests
9. Short lifespan
10. Protected microclimate necessary

Botanical Name	Cultivar	Common Name	Rating	Tree Size	Height (average) (feet)	Width (average) (feet)	Coverage (sq. feet)	Tree Type D, E, S	Growth Rate S, M, F	Water Needs V,L, M, H	Excessive Litter L, F, S	Spines or Thorns Yes or No	Biogenic Volatile Organic Compounds (BVOC's) L, M, H	Parking Lot Tree Yes or No	Street Tree Yes or No	Buffer Tree Yes or No	Minimum Soil Surface Area (sq. feet)	Minimum Soil Volume (cu. feet)	Tolerates Compacted Soil Yes or No	Compatible with Turf Grass Yes or No	Compatible with Overhead Utilities Yes or No	Comments
TREES (continued)																						
Fraxinus angustifolia		Narrow-leaved Ash	2★	L	35	25	368						Not Recommended									1,7,8,9
Fraxinus angustifolia ssp.oxycarpa	'Raywood'	Raywood Ash	1★	L	30	20	236						Not Recommended									1,3,4,7,8
Fraxinus anomala		Single-leaf Ash	4★	M	20	20	236	D	M	M	----	N	----	N	N	N	120	500	N	Y	Y	1,6
Fraxinus uhdei		Shamel Ash	1★	L	40	30	530						Not Recommended									1,4,7,8,9
Fraxinus velutina		Velvet/Arizona Ash	2★	L	40	30	530						Not Recommended									1,2,3,4,7,8
Fraxinus velutina	'Bonita'	Bonita/Montebello Ash	2★	L	30	30	530						Not Recommended									1,2,6,7
Fraxinus velutina	'Modesto'	Modesto Ash	2★	L	40	25	368						Not Recommended									1,4,7,8
Fraxinus x velutina	'Fan-West', 'Fan-Tex'	Fan-West/Fan-Tex Ash	2★	L	40	30	530						Not Recommended									1,2,3,4,7,8
Geijera parviflora		Australian Willow	2★	M	25	20	236						Not Recommended									4,9
Geoffroea decorticans		Chilean Palo Verde	4★	M	25	25	368	D	S	V	S	Y	----	Y	Y	Y	120	500	N	N	N	4
Ginkgo biloba		Maidenhair Tree	3★	L	30	20	236	D	S	M	----	N	M	N	N	N	200	600	N	Y	N	1,4,7
Gleditsia triacanthos var. inermis		Thornless Honey Locust	4★	L	40	30	530	D	M	M	S	N	M	N	Y	N	200	1000	N	Y	N	1,2
Grevillea robusta		Silk Oak	2★	L	35	20	236						Not Recommended									4
Havardia mexicana		Mexican Ebony	5★	L	40	25	368	D	M	L	----	Y	----	Y	Y	N	200	600	N	N	N	
Havardia pallens (=Pithecellobium)		Tenaza	4★	M	20	15	133	D	M	L	----	N	----	N	N	N	120	100	N	N	Y	
Ilex x altaclerensis	'Wilsonii'	Wilson Holly	2★	S	15	10	59						Not Recommended									1,4,7,10
Ilex cornuta	'Burfordii'	Burford Holly	2★	S	15	12	85						Not Recommended									1,2,4,7,10
Ilex x 'Nellie R. Stevens'	'Nellie R. Stevens'	Nellie R. Stevens Holly	2★	S	18	10	59						Not Recommended									1,4,7,10
Ilex vomitoria		Yaupon Holly	2★	S	15	10	59						Not Recommended									1,2,4,7,10
Jacaranda mimosifolia		Jacaranda	1★	L	35	25	368						Not Recommended									1,4,9
Juniperus monosperma		One-seed Juniper	4★	S	15	15	133	E	S	L	----	N	----	N	N	Y	80	200	N	N	Y	1,6
Juniperus osteosperma		Utah Juniper	4★	M	20	20	236	E	S	L	----	N	----	N	N	Y	120	300	N	N	Y	1,6
Juniperus scopulorum		Rocky Mountain Juniper	4★	L	30	15	133	E	M	M	----	N	----	N	N	Y	200	300	N	N	N	1,2,6
Koelreuteria bipinnata		Chinese Flame Tree	2★	L	30	30	530						Not Recommended									1,4,7,9
Koelreuteria paniculata		Goldenrain Tree	3★	L	30	30	530	D	M	M	----	N	H	N	Y	N	200	1000	N	Y	N	1,7
Lagerstroemia indica		Crape Myrtle	2★	S	15	12	85						Not Recommended									1,2,4,7,10
Laurus nobilis		Bay Laurel	4★	M	20	15	133	E	M	M	----	N	L	N	N	Y	80	200	N	Y	Y	1
Leucaena leucocephala		White Lead Tree	1★	M	25	25	368						Not Recommended									4,5,9
Leucaena retusa		Golden Leadball Tree	5★	M	20	20	236	D	M	LM	----	N	M	N	Y	Y	120	300	N	N	Y	
Ligustrum lucidum		Glossy Privet	1★	M	25	20	236						Not Recommended									4,7,9,10
Lysiloma watsonii		Fern of the Desert	3★	S	15	15	133	S	M	L	S	N	----	N	N	N	80	200	N	N	Y	4
Maclura pomifera	'White Shield'	Osage Orange	3★	L	30	30	530	D	M	M	----	Y	----	N	Y	N	200	1000	N	Y	N	1,7
Magnolia grandiflora	'Little Gem'	Southern Little Gem Magnolia	1★	M	25	12	85						Not Recommended									4,7,9,10
Melia azedarach		Chinaberry	2★	L	30	30	530						Not Recommended									1,5,9
Morus alba (Female)	'Unryu'	Fruiting/Contorted Mulberry	3★	M	25	20	236	D	M	M	L,F,S	N	----	N	N	N	120	350	N	Y	N	1,5,7
Olea europaea	'Swan Hill', 'Wilsonii'	Fruitless Olive	3★	M	25	20	236	E	S,N	M	----	N	L	Y	Y	Y	120	350	N	Y	N	1,4
Olneya tesota		Desert Ironwood	4★	M	25	25	368	D	S	V	----	Y	M	Y	Y	Y	120	500	Y	N	N	4
Parkinsonia aculeata		Mexican Palo Verde	1★	M	20	20	236						Not Recommended									5,8,9
Parkinsonia florida		Blue Palo Verde	4★	L	40	30	530	D	M	V,L	S	Y	M	Y	Y	Y	200	1000	Y	N	N	5
Parkinsonia microphylla		Foothill Palo Verde	5★	M	20	20	236	D	S,N	V	----	Y	M	N	Y	Y	120	300	N	N	Y	
Parkinsonia praecox		Palo Brea	5★	L	25	30	530	D	M	V	S	Y	----	N	N	Y	200	1000	Y	N	N	
Parkinsonia x *'AZT Thornless'*	'AZT Thornless'	Thornless Hybrid Palo Verde	5★	M	40	25	368	S	M	V,L	----	N	M	Y	Y	Y	120	500	Y	N	N	
Parkinsonia x *'Desert Museum'*	'Desert Museum'	Desert Museum Palo Verde	3★	M	40	25	368	S	M	V,L	----	N	M	Y	Y	Y	120	500	Y	N	N	3
Parkinsonia x *'Sonoran Emerald'*	'Sonoran Emerald'	Sonoran Emerald Palo Verde	4★	M	25	25	368	S	M	V,L	----	N	M	Y	Y	Y	120	500	Y	N	N	8
Parkinsonia x *sonorae*		Sonoran Palo Verde	5★	M	20	20	236	D	S	V	----	Y	M	N	Y	Y	120	300	N	N	Y	
Paulownia kawakamii (=tomentosa)		Sapphire Dragon Tree	1★	S	15	15	133						Not Recommended									4,5,7,9,10
Pinus brutia		Turkish/Calabrian Pine	3★	X	50	30	530	E	F	M	L	N	----	N	N	Y	240	1000	N	Y	N	1
Pinus brutia var. eldarica		Afghan/Mondell Pine	2★	X	45	30	530						Not Recommended									1,3,4,8
Pinus canariensis		Canary Island Pine	2★	X	45	25	368						Not Recommended									1,4
Pinus halepensis		Aleppo Pine	2★	X	45	25	368						Not Recommended									1,3,4,8
Pinus pinea		Stone Pine	3★	X	60	40	942	E	S,N	M	L	N	M	N	Y	Y	240	1600	N	Y	N	1,8
Pinus roxburghii		Chir Pine	3★	L	40	25	368	E	M	M	L	N	M	N	Y	Y	200	700	N	Y	N	1
Pinus sabiniana		Foothill/Gray Pine	4★	X	55	30	530	E	M	M	L,S	N	L	N	Y	Y	240	1300	N	Y	N	1
Pinus thunbergii		Japanese Black Pine	1★	S	15	15	133						Not Recommended									1,4,8,9,10
Pistacia atlantica		Mt. Atlas Mastic Tree	3★	L	30	30	530	S	M	M	S	N	----	N	N	N	200	1000	N	N	N	1
Pistacia chinensis		Chinese Pistache	4★	L	40	30	530	D	M	M	L,S	N	M	Y	Y	N	200	1000	Y	Y	N	1,2,3
Pistacia lentiscus		Mastic Tree	4★	M	15	20	236	E	S	L	L	N	----	N	Y	Y	120	350	N	N	Y	4
Pistacia x 'Red Push'	'Red Push'	Red Push Pistache	4★	L	40	30	530	D	M	M	L,S	N	M	Y	Y	N	200	1000	Y	Y	N	1,3
Pittosporum phillyraeoides		Willow Pittosporum	5★	M	20	15	133	E	M	L	L,F	N	----	Y	Y	Y	120	200	N	N	Y	4
Platanus acerifolia		London Plane Tree, Sycamore	2★	X	60	40	942						Not Recommended									1,2,4,7,8
Platanus mexicana		Mexican Sycamore	3★	X	50	35	722	D	F	M	L	N	H	N	Y	N	200	1300	N	Y	N	1,7
Platanus racemosa		California Sycamore	2★	X	50	40	942						Not Recommended									1,4,7,8
Platanus wrightii		Arizona Sycamore	3★	X	60	40	942	D	F	M,H	L	N	----	N	N	N	240	1600	N	Y	N	1,4,7,8
Platycladus orientalis		Oriental Arborvitae	2★	M	20	10	59						Not Recommended									1,2
Podocarpus macrophyllus		Yew Pine	3★	M	25	10	59	E	S,N	L,M	----	N	L	N	N	Y	120	200	N	Y	N	1,7,10
Populus nigra var. italica		Lombardy Poplar	1★	X	50	15	133						Not Recommended									4,7,8,9
Populus alba		White Poplar	3★	X	50	40	942	D	F	M	L	N	----	N	N	N	240	1600	N	Y	N	1,2,7,8
Populus fremontii		Fremont Cottonwood	2★	X	55	30	530						Not Recommended									1,6,7,8

KEY

Rating: Based on a combination of factors related to climate resiliency such as environmental tolerances (heat, cold), water efficiency, drought tolerance, pathogen resistance, along with some additional factors like diversity, maintenance needs, and invasiveness. Plants rated from 1★ (least appropriate) to 5★ (most appropriate)
Tree Size (based on both height and width): Small (< 20 ft), Medium (20-29 ft), Large (30- 45ft), EXtra Large (>45ft)
Tree Type: Deciduous, Evergreen, Semi-evergreen
Growth Rate: Slow, Moderate, Fast
Water Needs: Very Low, Low, Moderate, High
Excessive Litter: Leaves, Flowers, Seeds/Fruit
Biogenic Volatile Organic Compounds: Low, Medium, High, or data not available ----

Comments:
1. Organic mulch recommended
2. Many cultivars
3. Overplanted
4. Poor environmental tolerances
5. Invasive species
6. Mojave native
7. Poor drought tolerance
8. Susceptible to Pests
9. Short lifespan
10. Protected microclimate necessary

Botanical Name	Cultivar	Common Name	Rating	Tree Size	Height (average)	Width (average)	Coverage	Tree Type	Growth Rate	Water Needs	Excessive Litter	Spines or Thorns	Biogenic Volatile Organic Compounds (BVOC's)	Parking Lot Tree	Street Tree	Buffer Tree	Minimum Soil Surface Area	Minimum Soil Volume	Tolerates Compacted Soil	Compatible with Turf Grass	Compatible with Overhead Utilities	Comments
				S, M, L, X	(feet)	(feet)	(sq. feet)	D, E, S	S, M, F	V,L-, M, H	L, F, S	Yes or No	L, M, H	Yes or No	Yes or No	Yes or No	(sq. feet)	(cu. feet)	Yes or No	Yes or No	Yes or No	
TREES (continued)																						
Prosopis alba		Argentine Mesquite	3★	L	40	30	530	S	F	L,M	S	Y	----	N	Y	Y	200	1000	Y	N	N	2,3,5
Prosopis x alba	'Phoenix', 'AZT'	Thornless Hybrid Mesquite	4★	L	40	30	530	S	F	L	S	N	----	Y	Y	Y	200	1000	Y	N	N	2,3
Prosopis chilensis		Chilean Mesquite	3★	L	40	30	530	S	F	L,M	S	Y	----	N	Y	Y	200	1000	Y	N	N	3,5
Prosopis x chilensis	'AZT', 'Arizona'	Thornless Chilean Mesquite	4★	L	40	30	530	S	F	L,M	S	N	----	Y	Y	Y	200	1000	Y	N	N	2,3
Prosopis x 'Seedless AZT'	'AZT'	Seedless Hybrid Mesquite	4★	L	40	30	530	S	F	L	----	Y	----	N	Y	Y	200	1000	Y	N	N	
Prosopis glandulosa		Texas Honey Mesquite	4★	L	40	35	722	D	F	L	S	Y	M	N	Y	N	200	1300	Y	N	N	8
Prosopis glandulosa	'Maverick', 'AZT'	Thornless Honey Mesquite	4★	L	40	30	530	D	F	L	S	N	M	Y	Y	N	200	1000	Y	N	N	8
Prosopis glandulosa var. *torreyana*		Western Honey Mesquite	5★	M	20	20	236	D	M	V	L	Y	M	N	Y	N	120	350	Y	N	Y	6,8
Prosopis pubescens		Screwbean Mesquite	5★	M	20	25	368	D	M	V	S	Y	M	N	Y	N	120	500	N	N	Y	6
Prosopis velutina		Velvet Mesquite	5★	L	40	30	530	S	F	V	S	Y	L	N	Y	Y	200	1000	Y	N	N	6
Prunus caroliniana		Carolina Cherry Laurel	1★	M	25	20	236	Not Recommended														1,4,7,8,9,10
Prunus cerasifera	'Atropurea'	Purple Leaf Plum	1★	S	15	15	133	Not Recommended														1,4,7,8,9,10
Prunus mexicana		Mexican Plum	3★	M	25	25	368	D	M	M	S	N	----	N	N	N	120	600	N	Y	N	1
Punica granatum		Pomegranate	3★	M	20	15	133	D	M	M	S	Y	----	N	N	N	120	200	N	N	Y	2
Pyrus calleryana		Ornamental Pear	2★	L	30	20	236	Not Recommended														1,2,4,7,9,10
Quercus agrifolia		Coast Live Oak	2★	L	30	30	530	Not Recommended														1,4
Quercus buckleyi		Buckley/Texas Red Oak	3★	L	30	30	530	D	S,M	L,M	L	N	H	N	Y	Y	200	1000	N	Y	N	1,7
Quercus canbyi		Canby/Sierra Red Oak	4★	L	35	30	530	D	M	M	----	N	----	N	Y	N	200	1000	N	Y	N	1
Quercus douglasii		Blue Oak	4★	L	30	25	368	D	S	M	----	N	M	N	Y	N	200	600	N	Y	N	1
Quercus fusiformis		Escarpment Oak	4★	L	40	30	530	E	M,F	L,M	S	N	H	N	Y	Y	200	1000	N	Y	N	1
Quercus gambelii		Gambel Oak	4★	M	25	20	236	D	M	M	S	N	M	N	N	N	120	400	N	Y	N	1,6
Quercus ilex		Holly Oak	3★	L	40	20	236	E	M	M	S	N	H	N	Y	Y	200	400	N	Y	N	1
Quercus lobata		Valley Oak	3★	L	45	40	942	D	M	M	L,S	N	M	N	N	N	200	1600	N	Y	N	1,7
Quercus macrocarpa		Bur Oak	4★	X	55	40	942	D	S	M	L,S	N	----	N	Y	N	240	1600	N	Y	N	1
Quercus muehlenbergii		Chinquapin/Chinkapin Oak	4★	L	30	30	530	D	S,M	M	L,S	N	----	N	Y	Y	200	1000	N	Y	N	1
Quercus polymorpha		Monterrey Oak	4★	L	45	30	530	E	M	L,M	----	N	----	N	Y	Y	200	1000	N	Y	N	1
Quercus shumardii		Shumard Oak	3★	L	45	30	530	D	M	M	L,S	N	----	N	Y	N	200	1000	N	Y	N	1,7
Quercus suber		Cork Oak	4★	L	40	30	530	S	S,M	M	S	N	H	N	Y	Y	200	1000	N	Y	N	1
Quercus texana		Nuttall Oak	3★	L	45	40	942	D	M	M	L,S	N	----	N	N	N	200	1600	N	Y	N	1,4,7
Quercus turbinella		Desert Scrub Oak	5★	S	12	12	85	E	M	L	----	N	----	N	N	Y	80	200	N	N	Y	1,6
Quercus x undulata		Wavy Leaf Oak	5★	S	15	12	85	S	M	L	----	N	----	N	N	Y	80	200	N	Y	Y	1,2,6
Quercus virginiana		Southern Live Oak	4★	L	40	25	368	S	S,M	M	S	N	H	N	Y	Y	200	1000	N	Y	N	1,2,3,8
Quercus virginiana	'Cathedral'	Cathedral Live Oak	4★	L	30	25	368	S	S,M	M	S	N	H	N	Y	Y	200	700	N	Y	N	1,8
Quercus virginiana	'Heritage'	Heritage Live Oak	4★	L	30	25	368	E	S,M	M	S	N	H	N	Y	Y	200	700	N	Y	N	1,8
Quercus virginiana	'High Rise'	High Rise Live Oak	4★	L	35	20	236	S	S,M	M	S	N	H	N	Y	Y	200	400	N	Y	N	1,8
Quercus wislizeni		Interor Live Oak	2★	L	30	25	368	Not Recommended														1,4
Rhamnus alaternus		Italian Buckthorn	3★	S	15	12	85	E	S	M	----	N	----	N	N	N	80	200	N	Y	Y	1,4,10
Rhus lanceolata		Prairie Flameleaf Sumac	4★	S	15	20	236	D	M	L,M	----	N	L	N	N	N	80	300	N	N	Y	1
Robinia pseudoacacia		Black Locust	2★	L	40	30	530	Not Recommended														1,2,8
Robinia x ambigua		Idaho Locust	2★	L	40	30	530	Not Recommended														1,2,8,9
Salix babylonica (=matsudana)		Chinese Willow	2★	L	40	35	722	Not Recommended														1,2,4,7,8,9
Salix babylonica (=matsudana)	'Tortuosa', 'Snake'	Corkscrew Willow	2★	M	20	15	133	Not Recommended														1,4,7,8,9
Salix gooddingii		Goodding Willow	3★	L	30	25	368	D	F	H	L,F,S	N	----	N	N	N	200	600	N	Y	N	1,6
Salix x salamonii (=x sepulcralis)		Weeping Willow	1★	L	40	35	722	Not Recommended														1,4,7,8,9
Sambucus cerulea (=nigra ssp. *cerulea)*		Blue Elderberry	5★	M	15	25	368	S	M	M	L,F	N	L	N	N	Y	120	500	N	Y	N	
Sapindus saponaria var. drummondii		Western Soapberry	3★	M	25	25	368	D	M	M	----	N	----	N	Y	N	120	500	N	Y	N	1
Schinus molle		California Pepper Tree	2★	L	30	30	530	Not Recommended														9
Schinus terebinthifolius		Brazilian Pepper Tree	2★	M	25	25	368	Not Recommended														1,4,5,9
Searsia lancea (=Rhus)		African Sumac	3★	M	20	20	236	E	M,F	L,M	L,S	N	L	N	N	Y	120	300	N	Y	N	3,4,5
Senegalia greggii (=Acacia)		Catclaw Acacia, Gregg's Catclaw	5★	S	15	20	236	D	S,M	V	----	Y	L	N	N	N	80	300	Y	N	Y	6
Sophora secundiflora		Texas Mountain Laurel	5★	S	15	12	85	E	S	L,M	S	N	----	N	Y	Y	80	200	N	N	Y	
Sophora secundiflora	'Silver Sierra','Silver Peso'	Silver Mountain Laurel	5★	S	15	12	85	E	S	L,M	S	N	----	N	Y	Y	80	200	N	N	Y	
Styphnolobium japonicum		Japanese Pagoda Tree	3★	L	30	30	530	D	M	M	L	N	M	N	Y	N	200	1000	N	N	N	4,7
Thuja occidentalis		Arborvitae	2★	S	15	12	85	Not Recommended														1,4,7
Thuja plicata		Western Red Cedar	2★	M	20	12	85	Not Recommended														4,7
Tipuana tipu		Tipu Tree	1★	L	35	35	722	Not Recommended														4,7,9
Triadica sebifera		Chinese Tallow Tree	1★	M	25	15	133	Not Recommended														5,7,9
Ulmus americana		American Elm	3★	X	50	40	942	D	M	M	L	N	L	N	N	N	240	1800	N	Y	N	1,2,7
Ulmus crassifolia		Cedar Elm	4★	L	40	35	722	D	M	M	----	N	----	N	Y	N	200	1300	N	Y	N	1
Ulmus glabra	'Camperdownii'	Camperdown Elm	3★	S	15	15	133	D	S	M	----	N	----	N	N	N	80	200	N	Y	Y	1,7,10
Ulmus parvifolia		Lacebark Elm	2★	L	40	40	942	Not Recommended														1,2,3,4,7
Ulmus pumila		Siberian Elm	1★	X	50	40	942	Not Recommended														1,5,8,7
Ungnadia speciosa		Mexican Buckeye	4★	S	12	12	85	D	S	L,M	S	N	----	N	N	N	80	200	N	N	Y	
Vachellia constricta (=Acacia)		Whitethorn Acacia	5★	S	15	15	133	D	M	V	----	Y	M	N	N	N	80	200	N	N	Y	
Vachellia farnesiana (=Acacia)		Sweet Acacia	4★	M	25	20	236	S	M	L	S	Y	M	N	Y	N	120	400	Y	N	N	

KEY

Rating: Based on a combination of factors related to climate resiliency such as environmental tolerances (heat, cold), water efficiency, drought tolerance, pathogen resistance, along with some additional factors like diversity, maintenance needs, and invasiveness. Plants rated from 1★ (least appropriate) to 5★ (most appropriate)

Tree Size (based on both height and width): **S**mall (< 20 ft), **M**edium (20-29 ft), **L**arge (30- 45ft), E**X**tra Large (>45ft)

Tree Type: **D**eciduous, **E**vergreen, **S**emi-evergreen

Growth Rate: **S**low, **M**oderate, **F**ast

Water Needs: **V**ery Low, **L**ow, **M**oderate, **H**igh

Excessive Litter: **L**eaves, **F**lowers, **S**eeds/Fruit

Biogenic Volatile Organic Compounds: **L**ow, **M**edium, **H**igh, or data not available ----

Comments:
1. Organic mulch recommended
2. Many cultivars
3. Overplanted
4. Poor environmental tolerances
5. Invasive species
6. Mojave native
7. Poor drought tolerance
8. Susceptible to Pests
9. Short lifespan
10. Protected microclimate necessary

Botanical Name	Cultivar	Common Name	Rating	Tree Size	Height (average) (feet)	Width (average) (feet)	Coverage (sq. feet)	Tree Type D, E, S	Growth Rate S, M, F	Water Needs V,L, M, H	Excessive Litter L, F, S	Spines or Thorns Yes or No	Biogenic Volatile Organic Compounds (BVOC's) L, M, H	Parking Lot Tree Yes or No	Street Tree Yes or No	Buffer Tree Yes or No	Minimum Soil Surface Area (sq. feet)	Minimum Soil Volume (cu. feet)	Tolerates Compacted Soil Yes or No	Compatible with Turf Grass Yes or No	Compatible with Overhead Utilities Yes or No	Comments
TREES (continued)																						
Vachellia gerrardii (=Acacia)		Red Thorn	4★	S	15	20	236	S	S	V	----	Y	----	N	N	Y	80	300	N	N	Y	
Vachellia rigidula (=Acacia)		Blackbrush Acacia	5★	S	12	12	85	S	S	V	----	Y	----	N	N	Y	80	200	N	N	Y	
Vachellia schaffneri (=Acacia)		Twisted Acacia	5★	M	20	25	368	D	M	L	S	Y	M	N	Y	N	120	500	N	N	Y	
Vitex trifolia	'Purpurea'	Arabian Lilac	2★	S	12	12	85	Not Recommended														1,4
Xylosma congesta (=Croton congestus)		Xylosma	3★	S	15	12	85	E	S,M	M	----	N	M	N	N	Y	80	200	N	Y	Y	1,4
Zelkova serrata		Sawleaf Zelkova	2★	L	40	30	530	Not Recommended														1,2,4,7
Ziziphus jujuba		Jujube	4★	M	25	20	236	D	S	M	S	Y	H	N	N	N	80	300	N	Y	N	1,2
TREES - Under Review																						
Celtis africana		African Hackberry	?	L	35	30	530	D	?	?	?	N	----	?	?	N	200	1000	?	?	N	1
Fraxinus cuspidata		Fragrant Ash	?	M	20	15	133	D	?	?	?	N	----	?	?	N	120	200	N	?	Y	1,6,7
Juglans major		Arizona Walnut	?	L	30	30	530	D	?	?	?	N	----	?	?	N	200	1000	N	?	N	1,7
Juniperus deppeana	'McFetter'	Alligator Juniper	?	L	40	20	236	E	?	?	?	N	L	?	?	Y	200	300	N	?	Y	1
Mariosousa willardiana		Palo Blanco	?	M	20	15	133	S	?	?	?	N	----	?	?	Y	120	200	?	?	Y	4
Pinus cembroides		Mexican Pinyon	?	M	25	15	133	E	?	?	?	N	M	?	?	Y	120	200	N	?	Y	1
Pinus engelmannii		Apache Pine	?	X	60	35	722	E	?	?	?	N	----	?	?	Y	240	1300	N	?	N	1
Pinus edulis		Two Needle Pinyon	?	M	20	15	133	E	?	?	?	N	M	?	?	Y	120	300	N	?	N	1
Pinus monophylla		Single Needle Pinyon	?	M	20	20	236	E	?	?	?	N	H	?	?	Y	120	300	N	?	Y	1,6
Pinus quadrifolia		Parry Pinyon	?	M	25	20	236	E	?	?	?	N	----	?	?	Y	120	300	N	?	N	1
Psorothamnus spinosus		Desert Smoke Tree	?	S	15	15	133	D	?	?	?	Y	M	?	?	Y	80	200	?	N	Y	6
Quercus arizonica		Arizona White Oak	?	X	45	40	942	S	?	?	?	N	----	?	?	Y	240	1300	N	?	N	1
Quercus chrysolepis		Canyon Live Oak	?	L	30	25	368	E	?	?	?	N	H	?	?	Y	200	500	N	?	N	1,6
Quercus emoryi		Emory Oak	?	L	30	25	368	S	?	?	?	N	----	?	?	Y	200	500	N	?	Y	1
Quercus gambelii x macrocarpa		Bur-gambel Oak	?	L	30	30	530	D	?	?	?	N	----	?	?	N	200	1000	N	?	N	1
Quercus gravesii		Chisos Red/Grave's Oak	?	L	35	30	530	D	?	?	?	N	----	?	?	N	200	1000	N	?	N	1
Quercus grisea		Gray Oak	?	L	30	25	368	S	?	?	?	N	----	?	?	Y	200	500	N	?	N	1
Quercus hypoleucoides		Silverleaf Oak	?	L	35	30	530	E	?	?	?	N	----	?	?	Y	200	1000	N	?	N	1
Quercus oblongifolia		Mexican Blue Oak	?	M	25	25	368	E	?	?	?	N	----	?	?	Y	120	500	N	?	N	1
Quercus sartorii		Mexican Red/Sator's Oak	?	M	25	25	368	D	?	?	?	N	----	?	?	N	120	500	N	?	N	1
Styphnolobium affine (=Sophora affinis)		Eve's Necklace	?	M	25	15	133	S	?	?	?	N	----	?	?	N	120	350	N	?	N	1
PALMS AND CYCADS																						
Bismarckia nobilis		Bismarck Palm	1★	M	30	20	236	Not Recommended														1,7
Brahea armata		Mexican Blue Palm	4★	M	25	15	133	E	S	M	----	Y	M	N	Y	N	120	200	N	N	N	1,7
Brahea decumbens		Mexican Dwarf Blue Palm	4★	M	15	25	368	E	S,M	M	----	Y	----	N	N	N	120	500		Y	Y	
Butia capitata		Pindo Palm	2★	M	20	15	133	Not Recommended														1,4,7
Chamaerops humilis		Mediterranean Fan Palm	3★	S	15	15	133	E	S	M	S	Y	M	N	N	N	80	200	Y	Y	Y	7
Cycas revoluta		Japanese Sago Palm	2★	-	5	6	28	Not Recommended														1,7,10
Livistona chinensis		Chinese Fan Palm	3★	S	15	10	59	E	S	M	----	Y	----	N	N	N	80	100	N	N	Y	
Livistona decipiens		Ribbon Fan Palm	3★	L	30	10	59	E	M	LM	----	Y	----	N	N	N	200	100	N	N	N	
Livistona nitida		Carnarvon Fan Palm	3★	L	40	15	133	E	M	M	----	Y	----	Y	Y	N	200	200	N	Y	N	
Livistona saribus		Taraw Fan Palm	3★	L	30	15	133	E	S	M	S	Y	----	N	N	N	200	200	N	N	N	
Nannorrhops ritchieana		Mazari Palm	5★	S	10	12	85	E	M	L	----	N	----	Y	Y	N	80	150	N	N	Y	
Phoenix canariensis		Canary Island Date Palm	3★	L	40	30	530	E	S	M	S	Y	M	N	Y	N	200	1000	Y	Y	N	1,5,7,8
Phoenix dactylifera		Date Palm	3★	X	60	20	236	E	S	M	S	Y	M	N	Y	N	240	300	Y	Y	N	1,5,7
Phoenix reclinata		Senegal Date Palm	2★	M	20	15	133	Not Recommended														5,7
Phoenix roebelenii		Pygmy Date Palm	1★	-	6	7	38	Not Recommended														1,4,7,10
Phoenix rupicola		Cliff Date	3★	M	20	15	133	E	S	M	F,S	Y	----	N	N	N	120	200	N	Y	Y	
Phoenix sylvestris		Wild Date	3★	M	25	10	59	E	S	M	F,S	Y	----	N	N	N	120	100	N	Y	Y	
Phoenix theophrasti		Greek/Cretan Date Palm	3★	L	40	15	133	E	M	M	F	Y	----	Y	Y	N	200	200	N	Y	N	
Sabal causiarum		Puerto Rican Hat Palm	3★	L	35	15	133	E	M	M	F,S	N	----	Y	Y	N	200	200	N	Y	N	
Sabal domingensis		Hispaniolan Palmetto	3★	M	20	15	133	E	M	M	F,S	N	----	Y	Y	N	120	200	N	Y	N	
Sabal mexicana		Mexican Sabal Palm	4★	L	30	15	133	E	M	M	F	Y	----	Y	Y	N	200	200	N	Y	N	
Sabal palmetto		Palmetto	3★	L	45	15	133	E	M	M	F,S	N	----	Y	Y	N	200	200	N	Y	N	
Sabal x 'Riverside'	'Riverside'	Riverside Sabal Palm	4★	L	35	20	236	E	M	M,H	F,S	Y	----	Y	Y	N	200	300	N	Y	N	
Syagrus romanzoffiana		Queen Palm	1★	M	25	10	59	Not Recommended														4,7
Trachycarpus fortunei		Windmill Palm	3★	M	20	10	59	E	S	M	F,S	N	----	N	N	N	120	100	N	Y	Y	1,7
Washingtonia filifera		California Fan Palm	3★	X	50	15	133	E	S,M	LM	F,S	Y	M	N	Y	N	240	200	Y	Y	N	1,7
Washingtonia robusta		Mexican Fan Palm	3★	X	60	15	133	E	M	M	F,S	Y	M	N	Y	N	240	200	Y	Y	N	1,5,7

KEY

"Bulletproof": Extremely drought tolerant, cold hardy, and pest and disease resistant once established.
Height, Width, Coverage at mature growth.
Type: **D**eciduous, **E**vergreen, **S**emi-evergreen
Growth Rate: **S**low, **M**edium, **F**ast
Water Use: **V**ery **L**ow, **L**ow, **M**edium, **H**igh
Drought Tolerance: **L**ow, **M**edium, **H**igh
Exposure: **F**ull sun, **P**artial shade, **S**hade

Comments:
1. Organic mulch recommended.
2. Many cultivars.
3. Some species may form dense thickets.
4. Not cold hardy below 28°F.
5. Invasive species.
6. Mojave native.
7. Toxic (parts specified).
8. May be trained as a small tree.
9. Needs a protected site (north facing site or afternoon shade).

BOTANICAL NAME	COMMON NAME	"Bulletproof"	Height (average) (feet)	Width (average) (feet)	Coverage (sq. feet)	Type D, E, S	Growth Rate S, M, F	Water Use VL, L, M, H	Drought Tolerance L, M, H	Spines or Thorns Yes or No	Physical Barrier Yes or No	Hedge or Screen Yes or No	Exposure F, P, S	COMMENTS
SHRUBS														
Abelia x grandiflora	Glossy Abelia		5	5	20	E, S	F	M	M	N	Y	Y	F, P	
Phoenix sylvestris	Velvet-leaf Mallow, Superstition Mallow		4	4	13	E, S	M	L, M	M	N	N	N	F, P	
Acacia craspedocarpa	Leatherleaf Acacia, Waxleaf A.		10	15	177	E	S	L	M	N	N	Y	F	
Acacia cultriformis	Knifeleaf Acacia, Knife Acacia		10	10	79	E	M	L	M	N	N	Y	F, P	4
Acacia redolens	Creeping Acacia, Prostrate Acacia	●	3	10	79	E	F	VL	H	N	N	N	F	
Acca sellowiana (=*Feijoa*)	Pineapple Guava		15	15	177	E	S	L	H	N	Y	Y	F,P	1, 8
Alyogne huegelii	Blue Hibiscus		6	6	28	E	M	L	M	N	N	N	F	
Ambrosia dumosa	White Bursage, Burrobush	●	2	4	13	E	F	L	H	N	N	N	F	6
Ambrosia eriocentra	Wooly Bursage	●	3	3	7	E	M	L	H	N	N	N	F,P	6
Anisacanthus quadrifidus-wrightii ' Mexican Flame'	Mexican Flame		4	4	13	D	M	L	H	N	N	Y	F, P	
Anisodontea x hypomandarum	Pink Desert Hibiscus, African Mallow		4	4	13	E	F	M	L	N	Y	Y	F, P	
Artemisia filifolia	Sand Sage	●	4	3	7	E	M	L	H	N	N	Y	F	6
Artemisia tridentata	Big Sage Brush	●	4	3	7	E	M	L	H	N	N	Y	F	6
Asclepias subulata	Desert Milkweed	●	5	5	20	E	S	L	H	N	Y	Y	F	6
Atriplex canescens	Four-Wing Saltbush	●	5	8	50	S	M	M	H	N	N	N	P	6
Atriplex confertifolia	Shadscale	●	2	3	7	D	F	VL	H	Y	N	N	F	6
Atriplex hymenelytra	Saltbush, Desert Holly	●	2	2	3	E	S	VL	H	N	N	N	F	6
Atriplex lentiformis	Quailbush, Big Saltbush	●	6	8	50	D	M	L	H	Y	Y	Y	F	6
A. l. breweri	Brewer's Saltbush, Quail Bush	●	7	7	38	E	M	L	H	Y	Y	Y	F	6
Atriplex polycarpa	Desert Saltbush	●	6	6	28	D	S	M	H	N	N	N	F	6
Baccharis sarothroides	Desert Broom, Coyote Bush		6	7	38	E	M	L	H	N	Y	N	F	3, 5, 6
Baccharis x 'Centennial' (female hybrid)	Centennial Broom		3	5	20	E	F	L	H	N	N	N	F	
Baccharis x ' Starn' (male hybrid)	Thompson Broom		3	5	20	E	M	L	H	N	N	N	F	
Bebbia juncea	Sweet Bush	●	3	3	7	S	M	L	H	N	N	N	F	6
Berberis fremontii	Fremont's Barberry	●	6	4	13	E	S	L	H	Y	Y	Y	F,P	6
Berberis thunbergii	Japanese Barberry		4	4	13	D	M	M	L	Y	Y	Y	F, P	2
Buddleja davidii	Butterfly Bush		8	6	28	D,S	F	L, M	L	N	Y	Y	F, P	
Buddleja marrubifolia	Wooly Butterfly Bush	●	5	5	20	E	F	L	H	N	Y	Y	F, P	
Buddleja utahensis	Utah Butterfly Bush	●	2	2	3	E	M	L	H	N	N	N	F,P	6
Buxus microphylla 'Japonica'	Japanese Boxwood		4	4	13	E	S	L	M	N	N	Y	F, P, S	1
Caesalpinia gilliesii	Yellow Bird of Paradise		8	6	28	D, E	F	L	H	N	N	N	F	2, 7 (seed pods)
Caesalpinia mexicana	Mexican Bird of Paradise	●	12	6	28	D, E	F	L	H	N	N	N	F, P	2, 7 (seed pods)
Caesalpinia pulcherrima	Red Bird of Paradise		6	6	28	D, E	F	L	H	Y	N	N	F	2, 7 (seed pods)
Calliandra californica	Baja Fairy Duster	●	5	6	28	E	S,M	L	H	N	N	N	F, P	
Calliandra eriophylla	Pink Fairy Duster	●	3	3	7	E	S,M	L	H	N	N	N	F, P	
Callistemon citrinus	Bottlebrush, Lemon Bottlebrush		8	8	50	E	M	M	M	N	Y	N	F	1, 8
C. c. 'Nana'	Dwarf Bottlebrush		2	3	7	E	S	M	M	N	N	N	F	1
Caryopteris x clandonensis ' Dark Knight'	Blue Mist Spirea		3	4	13	D	M	M	L	N	Y	N	F, P	
Chamaebatiaria millefolium	Fern Bush, Desert Sweet		5	5	20	S	M	L	M	N	Y	N	F, P	
Chrysactinia mexicana	Damianita	●	2	2	3	E	S,M	L	M	N	N	N	F	
Chrysothamnus viscidiflorus	Yellow Rabbit Brush, Green Rabbit Brush	●	3	3	7	D	M	L	H	N	N	N	F	
Cistus hybridus	White Rockrose		3	5	20	E	F	L	H	N	N	N	F	
Cistus purpureus	Purple Rock Rose, Orchid Rockrose		4	4	13	E	F	L	H	N	N	N	F	
Coleogyne ramosissima	Blackbrush	●	5	5	20	S	S	L	H	N	Y	Y	F	
Cordia parvifolia	Little Leaf Cordia	●	6	8	50	E	M	M	H	N	Y	Y	F	
Cotoneaster congestus	Pyrenees Cotoneaster		2	3	7	E	M	L, M	M	N	N	Y	F, P	
Cotoneaster glaucophyllus	Gray-Leaf Cotoneaster		5	6	28	E	M	M	M	N	Y	Y	F, P	
Cotoneaster lacteus	Red Clusterberry		6	6	28	E	M	L, M	M	N	Y	Y	F, P	
Cotoneaster microphyllus	Rockspray		3	6	28	E	M	L, M	M	N	N	N	F, P	
Dalea bicolor 'argyraea'	Silver Dalea	●	3	3	7	E	F	L	H	N	N	N	F	
Dalea frutescens	Black Dalea	●	4	5	20	S	M	L	H	N	Y	Y	F	
Dalea pulchra	Pink Indigo Bush	●	4	5	20	E	M,F	L	H	N	Y	Y	F	
Dodonaea viscosa	Purple Hopseed Bush		10	6	28	E	M	L, M	M	N	Y	Y	F	
Duranta erecta ' Sweet Memory'	Golden Dewdrop, Sky Flower		15	10	79	S	S	M	L, M	N	N	Y	F, P	7 (berries), 8
Elaeagnus pungens	Silverberry		8	8	50	E	F	L, M	M	Y	Y	Y	F, P	
Elaeagnus x ebbingei	Ebbing's Silverberry		8	8	50	E	F	L, M	M	N	Y	Y	F, P	
Encelia farinosa	Brittlebush	●	3	4	13	D	M	VL	H	N	N	N	F	6
Encelia virginensis	Virgin River Brittlebush	●	2	2	3	S	M	VL	H	N	N	N	F	6
Ephedra nevadensis	Nevada Jointfir, Nevada Mormon Tea	●	3	3	7	E	M	VL	H	N	N	N	F	6
Ephedra viridis	Mormon Tea	●	3	3	7	E	S	L	H	N	N	N	F	6
Eremophila decipiens	Slender Fuchsia		3	3	7	E	M	L	H	N	Y	Y	F,P	
Eremophila laanii 'Pink Beauty'	Pink Beauty Emu Bush		6	6	28	E	F	M	H	N	Y	Y	F	
Eremophila glabra 'Murchinson River'	Fire and Ice Emu Bush		3	6	28	E	M	L	H	N	Y	Y	F	
Eremophila maculata	Spotted Emu Bush		6	6	28	E	S	L	H	N	Y	Y	F,P	
E. m. 'Valentine'	Valentine Emu Bush		4	5	20	E	M	L	H	N	Y	Y	F	

KEY

"Bulletproof": Extremely drought tolerant, cold hardy, and pest and disease resistant once established.
Height, Width, Coverage at mature growth.
Type: **D**eciduous, **E**vergreen, **S**emi-evergreen
Growth Rate: **S**low, **M**edium, **F**ast
Water Use: **V**ery **L**ow, **L**ow, **M**edium, **H**igh
Drought Tolerance: **L**ow, **M**edium, **H**igh
Exposure: **F**ull sun, **P**artial shade, **S**hade

Comments:
1. Organic mulch recommended.
2. Many cultivars.
3. Some species may form dense thickets.
4. Not cold hardy below 28°F.
5. Invasive species.
6. Mojave native.
7. Toxic (parts specified).
8. May be trained as a small tree.
9. Needs a protected site (north facing site or afternoon shade).

BOTANICAL NAME	COMMON NAME	"Bulletproof"	Height (average) (feet)	Width (average) (feet)	Coverage (sq. feet)	Type D, E, S	Growth Rate S, M, F	Water Use VL, L, M, H	Drought Tolerance L, M, H	Spines or Thorns Yes or No	Physical Barrier Yes or No	Hedge or Screen Yes or No	Exposure F, P, S	COMMENTS
SHRUBS (continued)														
E. m. 'Winter Gold'	Winter Gold Emu Bush		4	6	28	E	M	L	H	N	Y	Y	F,P	
Eremophila racemosa	Easter Egg Eremophila		5	5	20	E	M	L	H	N	Y	Y	F	
Eremophila x ' Summertime Blue' *(polyclada x divaricata)*	Summertime Blue Emu Bush		6	10	79	E	F	L	H	N	Y	Y	F	
Eremophila sp.	Eremophila, Emu Bush	●	4	4	13	E	M	L	H	N	Y	Y	F,P	
Ericameria cuneata	Cliff Goldenbush	●	2	3	7	D	S	L	H	N	N	N	F	6
Ericameria laricifolia	Turpentine Bush	●	2	3	7	D	S	VL	H	N	N	N	F	
Eriodictyon angustifolium	Yerba Santa		3	3	7	E	M	L	H	N	N	N	F,P	6
Eriogonum corymbosum var. *nilesii*	Las Vegas Valley Buckwheat	●	3	3	7	D	M	VL	H	N	N	N	F	6
Eriogonum fasciculatum	Wild Buckwheat, California Buckwheat	●	2	3	7	E	F	L	H	N	N	N	F	6
Eriogonum sp.	Buckwheat	●	3	3	7	D	M	L	H	N	N	N	F	
Euonymus japonica	Evergreen Euonymus		6	6	28	E	S	M	M	N	Y	Y	P, S	1
E. j. ' Aureo-Variegata'	Gold Spot Euonymus		5	6	28	E	S,M	M	M	N	Y	Y	P, S	1
E. j. ' Microphylla'	Box-leaf Euonymus		2	2	3	E	S	M	M	N	N	Y	P, S	1
E. j. 'Silver King'	Silver King Euonymus		5	6	28	E	S	M	M	N	N	Y	P, S	1
Fallugia paradoxa	Apache Plume	●	6	4	13	S	F	L	H	N	Y	Y	F,P	6
Forestiera pubescens (=neomexicana)	Desert Olive, New Mexico Privet	●	6	6	28	D	M	L	H	N	Y	Y	F,P	6
Fraxinus greggii	Little Leaf Ash	●	15	12	113	E	S	M	M	N	Y	Y	F,P	8
Genista tinctoria	Dyer's Greenwood		6	6	28	D	S	L	H	N	N	N	F	
Gutierrezia sarothrae	Snakeweed	●	2	2	3	S	M	VL	H	N	N	N	F,P	6
Juniperus chinensis 'Blue Point'	Blue Point Juniper		10	4	13	E	M	M	M	N	Y	Y	F,P	
J. c. ' Spartan'	Spartan Chinese Juniper		15	6	28	E	M	L	H	N	Y	Y	F,P	
J. c. ' Sea Green'	Sea Green Juniper		5	6	28	E	M	M	M	N	Y	Y	F,P	
J. c. 'Torulosa'	Hollywood Twisted Juniper		15	10	79	E	M	L	H	N	Y	Y	F,P	8
Juniperus sabina ' Tamariscifolia'	Tam Juniper		3	10	79	E	M	M	L	N	N	N	P	1
Juniperus scopulorum 'Gray Gleam'	Gray Gleam Juniper		15	6	28	E	S	M	M	N	Y	Y	F, P	8
Juniperus sp.	Juniper		20	10	79	E	M	L, M	M	N	var	var	F, P	2
Justicia californica	California Justicia, Chuparosa	●	3	4	13	D	M	L	H	N	N	N	F	
Justicia candicans	Red Justicia	●	5	3	7	D	M	H	L	N	N	N	P,S	
Justicia spicigera	Mexican Honeysuckle	●	3	4	13	E	M	M	M	N	N	N	F,P	2
Keckellia antirrhinoides	Yellow Snapdragon Bush	●	4	4	13	S	M	L	H	N	N	Y	F,P	6
Krascheninnikovia lanata	Winterfat	●	2	3	7	E	F	VL	H	N	N	N	F	6
Lantana camara	Bush Lantana		3	6	28	E	F	L	H	N	N	N	F	2,7(berries, leaves)
Larrea tridentata	Creosote Bush	●	8	6	28	E	M	VL	H	N	N	Y	F	6
Leucophyllum candidum 'Silver Cloud'	Silver Cloud Texas Ranger	●	5	5	20	E	S	L	H	N	Y	Y	F	
L. c. 'Thunder Cloud'	Thunder Cloud Texas Ranger	●	3	4	13	E	S	L	H	N	Y	Y	F	
Leucophyllum frutescens	Texas Ranger, Texas Sage, Cenizo	●	6	6	28	E	S	L	H	N	Y	Y	F	
L. f. 'Compacta'	Compact Texas Ranger	●	5	5	20	E	S	L	H	N	Y	Y	F	
L. f. ' Green Cloud'	Green Cloud Texas Ranger	●	6	6	28	E	S	L	H	N	Y	Y	F	
L. f. 'White Cloud'	White Cloud Texas Ranger	●	6	6	28	E	S	L	H	N	Y	Y	F	
Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Texas Ranger	●	5	5	20	E	S	L	H	N	Y	Y	F	
L. l. 'Rio Bravo'	Rio Bravo Texas Ranger	●	6	6	28	E	S	L	H	N	Y	Y	F	
Leucophyllum laevigatum	Chihuahuan Sage	●	6	6	28	E	S	L	H	N	Y	Y	F	
Leucophyllum pruinsum 'Sierra Bouquet'	Sierra Bouquet Texas Ranger	●	6	6	28	E	S	L	H	N	Y	Y	F	
Leucophyllum revolutum 'Houdini'	Houdini Texas Ranger		4	4	13	E	S	L	H	N	Y	Y	F	
Leucophyllum zygophyllum 'Cimarron'	Blue Texas Ranger, Cimarron Ranger	●	3	3	7	E	S	L	H	N	Y	Y	F	
Leucophyllum x 'Rain Cloud'	Rain Cloud Texas Ranger	●	5	4	13	E	S	L	H	N	Y	Y	F	
Lycium andersonii	Wolf Berry	●	6	4	13	D	M	VL	H	Y	N	Y	F	6
Lycium cooperi	Cooper's Wolfberry	●	5	6	28	E	F	L	H	Y	Y	Y	F,P	6
Lycium pallidum var. *oliogospermum*	Pale Wolfberry	●	5	6	28	E	F	L	H	Y	Y	Y	F,P	6
Malpighia glabra ' Mariquita'	Barbados Cherry		3	3	7	S	M	L, M	L	N	N	N	P	1, 4
Myrtus communis	Classic Myrtle		6	6	28	E	S	L	H	N	Y	Y	F,P	1
M. c. boetica	Twisted Myrtle		10	10	79	E	S	L	H	N	N	Y	F,P	1, 8
M. c. ' Compacta'	Compact Myrtle		4	4	13	E	S	L	H	N	N	Y	F,P	1
Nerium oleander	Oleander		15	15	177	E	M	L	H	N	Y	Y	F	** 2, 7(all parts), 8
N. o. 'Petite'	Dwarf Oleander		6	5	20	E	M	L	H	N	Y	Y	F	** 2, 7(all parts)
Phlomis fruiticosa	Shrubby Jerusalem Sage		3	3	7	E	M	L, M	M	N	N	N	F, P	1
Phlomis lanata	Jerusalem Sage		3	4	13	E	M	L, M	M	N	N	N	F, P	1
Plumbago auriculata	Cape Plumbago		6	8	50	E, S	M,F	L, M	M	N	N	N	F, P	
Poliomintha maderensis	Lavender Spice, Mexican Oregano		3	3	7	E, S	M	L, M	M	N	N	N	F, P	
Prunus fasciculata	Desert Almond	●	4	4	13	D	M	L	H	N	N	N	F	6
Psorothamnus fremontii	Indigo Bush	●	3	4	13	D	S	VL	H	N	N	N	F	6
Psorothamnus polydenius	Nevada Smokebush	●	5	4	13	D	S	VL	H	N	N	N	F	6
Punica granatum ' Nana'	Dwarf Pomegranate		3	3	7	D	M	M	M	Y	N	N	F, P	
Purshia mexicana	Mexican Cliffrose	●	7	4	13	E	S	L	M	N	N	N	F	6

**NOT ACCEPTED IN THE CITY OF HENDERSON

KEY

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Height, Width, Coverage at mature growth.
Type: **D**eciduous, **E**vergreen, **S**emi-evergreen
Growth Rate: **S**low, **M**edium, **F**ast
Water Use: **V**ery **L**ow, **L**ow, **M**edium, **H**igh
Drought Tolerance: **L**ow, **M**edium, **H**igh
Exposure: **F**ull sun, **P**artial shade, **S**hade

Comments:
1. Organic mulch recommended.
2. Many cultivars.
3. Some species may form dense thickets.
4. Not cold hardy below 28°F.
5. Invasive species.
6. Mojave native.
7. Toxic (parts specified).
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BOTANICAL NAME	COMMON NAME	"Bulletproof"	Height (average) (feet)	Width (average) (feet)	Coverage (sq. feet)	Type D, E, S	Growth Rate S, M, F	Water Use VL, L, M, H	Drought Tolerance L, M, H	Spines or Thorns Yes or No	Physical Barrier Yes or No	Hedge or Screen Yes or No	Exposure F, P, S	COMMENTS
SHRUBS (continued)														
Purshia stansburiana (=Cowania)	Cliff Rose	●	6	6	28	E	S	L	H	N	N	Y	F,P	6
Pyracantha sp.	Pyracantha, Firethorn		8	8	50	E	F	M	M	Y	Y	Y	F, P	1
Rhus microphylla	Littleleaf Sumac	●	8	12	113	D	M	L	H	Y	Y	Y	F, P	
Rhus ovata	Sugar Bush	●	12	12	113	E	S,M	L, M	H	N	Y	Y	F, P	
Rhus trilobata	Squaw Bush / Skunk Bush	●	5	8	50	D	M	L	H	N	Y	Y	F, P	
Rhus virens	Evergreen Sumac	●	10	15	177	E	M	L	H	N	Y	Y	F, P	8
Romneya coulteri	Matilija Poppy, Fried Egg Poppy		6	6	28	S	S	L, M	M	N	N	N	F, P	
Rosa sp.	Rose		4	3	7	D, E	F	M	M	Y	Y	Y	F, P	1, 2
Rosa woodsii	Woods' Rose		4	4	13	D	M	M	M	Y	Y	N	F, P	3, 6
Rosmarinus officinalis	Rosemary		4	6	28	E	M,F	L, M	M	N	Y	Y	F, P	
Ruellia peninsularis	Desert Ruellia	●	4	5	20	S	M	L	H	N	N	Y	F	
Russelia equisetiformis	Coral Fountain		4	6	28	E, S	M	M	H	N	N	N	F, P	4
Salazaria mexicana	Bladdersage	●	3	3	7	D	M	VL	H	N	N	N	F	6
Salvia chamaedryoides	Mexican Blue Sage	●	2	2	3	E, S	M	M	M	N	N	N	F, P	
Salvia clevelandii	Chaparral Sage	●	5	6	28	E	M	L	H	N	Y	N	F, P	
Salvia coccinea	Scarlet Sage		3	4	13	S	M	L, M	M	N	N	N	F, P	
Salvia dorrii	Purple Sage, Desert Sage	●	2	3	7	E,S	M	L	H	N	N	N	F, P	6
Salvia greggii	Autumn Sage		2	2	3	S	F	L, M	M	N	N	N	F, P	2
Salvia leucantha	Mexican Bush Sage		4	4	13	S	M,F	M	M	N	N	N	F, P	1
Salvia microphylla 'Sierra Madre'	Sierra Madre Sage		3	3	7	E	M	M	M	N	N	N	F, P	
Salvia mohavensis	Mojave Sage	●	3	3	7	E	M	VL	H	N	N	N	F,P,S	6
Salvia sp.	Sage		4	4	13	D,E	M,F	M	M	N	N	N	F, P	
Sambucus mexicana	Mexican Elderberry	●	15	15	177	D, S	M,F	L, M	H	N	Y	Y	F, P	6, 8
Santolina chamaecyparissus	Lavender Cotton, Gray Santolina		2	3	7	E	M	L, M	M	N	N	N	F, P	
Santolina rosmarinifolia (=S. virens)	Green Lavender Cotton, Green Santolina		2	3	7	E	M	L, M	M	N	N	N	F, P	
Senegalia berlandieri (=Acacia)	Berlandier Acacia, Guajillo		12	12	113	D	M	L, M	H	N	N	N	F, P	
Senna armata (=Cassia)	Spiny Senna	●	3	4	13	D	M	VL	H	Y	N	N	F	6
Senna artemisioides (=Cassia)	Feathery Senna, Feathery Cassia	●	6	6	28	E	M	VL, L	H	N	N	Y	F, P	
Senna lindheimeriana (=Cassia)	Velvet-leaf Senna	●	3	3	7	E	M	L	H	N	N	N	F, P	
Senna nemophila (=Cassia)	Desert Senna, Desert Cassia		6	6	28	E	M	L	H	N	N	N	F, P	4
Senna phyllodinea (=Cassia)	Silvery Senna, Silver Leaf Cassia		6	6	28	E	M	L	H	N	N	N	F, P	4
Senna wislizenii (=Cassia)	Shrubby Senna, Shrubby Cassia		8	6	28	D	M	L	H	N	N	N	F, P	
Simmondsia chinensis	Jojoba	●	6	6	28	E	S,M	VL, L	H	N	Y	Y	F, P	
S. c. 'Vista'	Compact Jojoba	●	4	4	13	E	S,M	VL, L	H	N	Y	N	F, P	
Sophora arizonica	Arizona Mescal Bean	●	10	8	50	E	S	L, M	M	N	N	N	F, P	8
Tecoma stans	Yellow Trumpet Flower, Yellow Bells		8	8	50	S	F	L, M	M	N	N	N	F, P	2, 8
Tecoma x 'Orange Jubilee'	'Orange Jubilee' Tecoma, Orange Bells		8	8	50	D, S	F	L, M	M	N	N	N	F, P	
Tecoma x 'Sunrise'™	'Sunrise' Tecoma		8	8	50	D, S	F	L, M	M	N	N	N	F, P	
Teucrium chamaedrys	Germander		2	2	3	E	M	L, M	M	N	N	N	F, P	
Thamnosma montana	Turpentine Broom	●	2	2	3	D	S	VL	H	N	N	N	F	6
Vauquelinia californica	Arizona Rosewood	●	15	10	79	E	M	L	H	N	Y	Y	F, P	8
Vauquelinia corymbosa var. *heterodon*	Narrowleaf Rosewood	●	15	15	177	E	M	L, M	H	N	Y	Y	F, P	8
Wedelia texana 'Devil's River' *(= Zexmenia hispida)*	Devil's River, Orange Daisy		3	3	7	S, D	M	L, M	H	N	N	N	F, P	
Xylosma congesta 'Compacta'	Dwarf Xylosma		5	6	28	E	M	M	M	N	N	Y	F,P,S	
Ziziphus obtusifolia	Greythorn	●	6	8	50	D	S,M	L	H	Y	Y	Y	F,P	6
GROUNDCOVERS														
Abronia villosa	Desert Sand Verbena	●	1	2	3	D	M	L	H	N	N	N	F	6
Acacia redolens 'Desert Carpet'	Desert Carpet Creeping Acacia	●	2	12	113	E	S,M	VL	H	N	N	N	F	
Acalypha monostachys	Raspberry Fuzzies		1	1	1	S	M	M	M	N	N	N	F	
Aptenia cordifolia	Hearts and Flowers, Red Apple Ice Plant		1	3	7	E	M	L, M	L, M	N	N	N	F, P	
Asteriscus maritimus	Gold Coin Daisy		1	3	7	E	M	L, M	M	N	N	N	F	
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush		1	8	50	E	F	L	L	N	N	N	F	
Berberis repens (=Mahonia)	Creeping Oregon Grape		2	4	13	E	S	M	M	N	N	N	P,S	1
Calylophus hartwegii	Sierra Sundrop		1	2	3	D	F	L	H	N	N	N	F	
Cephalophyllum speciosum 'Red Spike'	Red Spike Iceplant		1	2	3	E	M	L	M	N	N	N	F, P	4
Cerastium tomentosum	Snow-in-Summer		1	1	1	D	F	L	L	N	N	N	F,P	
Conoclinium greggii 'Boothill' *(=Eupatorium)*	Boothill Eupatorium		2	2	3	E	F	M	M	N	N	N	P	
Convolvulus cneorum	Bush Morning Glory		2	4	13	E	F	L	M	N	N	N	F	
Convolvulus mauritanicus	Ground Morning Glory		1	3	7	P	F	L	M	N	N	N	F	
Cotoneaster horizontalis	Rock Cotoneaster		2	6	28	E	M	M	L	N	N	N	P	
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	●	1	3	7	D	F	L	H	N	N	N	F	1
Dalea greggii	Prostrate Indigo Bush	●	1	8	50	E	F	L	H	N	N	N	F	
Dichondra argentea 'Silver Falls'	Silver Dichondra, Kidneyweed		1	3	7	S	F	L	M	N	N	N	F, P	
Dichondra micrantha	Green Dichondra		1	3	7	E	M	M	L	N	N	N	P, S	1
Drosanthemum cooperi	Purple Iceplant		1	4	13	E	M,F	L	M	N	N	N	F, P	

KEY

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Height, Width, Coverage at mature growth.
Type: Deciduous, Evergreen, Semi-evergreen
Growth Rate: Slow, Medium, Fast
Water Use: Very Low, Low, Medium, High
Drought Tolerance: Low, Medium, High
Exposure: Full sun, Partial shade, Shade

Comments:
1. Organic mulch recommended.
2. Many cultivars.
3. Some species may form dense thickets.
4. Not cold hardy below 28°F.
5. Invasive species.
6. Mojave native.
7. Toxic (parts specified).
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BOTANICAL NAME	COMMON NAME	"Bulletproof"	Height (average) (feet)	Width (average) (feet)	Coverage (sq. feet)	Type D, E, S	Growth Rate S, M, F	Water Use VL, L, M, H	Drought Tolerance L, M, H	Spines or Thorns Yes or No	Physical Barrier Yes or No	Hedge or Screen Yes or No	Exposure F, P, S	COMMENTS
GROUNDCOVERS (continued)														
Euonymus fortunei ' Coloratus'	Purple-leaf Wintercreeper		1	3	7	E	M	M	L	N	N	N	P	1
Euphorbia rigida	Spurge, Gopher Plant	●	2	3	7	E	F	L	H	N	N	N	F	
Gazania rigens	Gazania, Treasure Flower		1	1	1	E	F	L	M	N	N	N	F,P	2
Glandularia gooddinggii (=Verbena)	Goodding Verbena	●	1	3	7	D	M	L	H	N	N	N	F	6
Glandularia peruviana (=Verbena)	Peruvian Verbena		1	2	3	D	F	L	L	N	N	N	P	
Glandularia pulchella (= Verbena)	Moss Verbena		1	3	7	E	M	L, M	L	N	N	N	F, P	
Glandularia tenera (=Verbena)	Rock Verbena		1	2	3	P	F	L	L	N	N	N	P	
Juniperus chinensis procumbens	Japanese Garden Juniper		2	8	50	E	S	M	L	N	N	N	P	1
Juniperus conferta	Shore Juniper		1	8	50	E	S	M	L	N	N	N	P	1
Juniperus horizontalis 'Prince of Wales'	Prince of Wales Juniper		1	4	13	E	S	M	L	N	N	N	P	1
J. h. 'Wiltonii'	Blue Carpet Juniper		1	6	28	E	S	M	L	N	N	N	P	1
Juniperus sabina ' Buffalo'	Buffalo Juniper		1	8	50	E	S	M	L	N	N	N	P	1
Lantana montevidensis	Trailing Lantana		1	6	28	D	F	L	M	N	N	N	F	7 (berries, leaves)
Lippia nodiflora sterile hybrids (=Phyla)	Kurapia		1	1	1	S	M	L,M	M	N	N	N	F,P	1
Malephora crocea	Gray Ice Plant, Coppery Mesemb		1	3	7	E	M	L, M	M	N	N	N	F, P	
Malephora lutea	Rocky Point Ice Plant		1	3	7	E	M	L, M	M	N	N	N	F, P	
Mirabilis multiflora	Four O'Clock	●	2	2	3	D	F	L	H	N	N	N	F,P,S	6
Muehlenbeckia axillaris	Creeping Wire Vine		1	3	7	E	F	M	M	N	N	N	P	
Myoporum brevifolium ' Emerald Gem'	Small Leaf Myoporum		1	4	13	D	M	L,M	H	N	N	N	F,P	
Myoporum parvifolium	Prostrate Myoporum		1	8	50	D	F	L	H	N	N	N	F	
Pyracantha fortuneana 'Santa Cruz'	Santa Cruz Pyracantha, Firethorn		2	5	20	E	M	M	M	Y	Y	Y	P	1
Rosmarinus officinalis 'prostratus'	Prostrate Rosemary		2	4	13	E	F	L	H	N	N	Y	F	
Sedum spectabile	Stonecrop		1	2	3	E	F	L	M	N	N	N	P	
Sphaeralcea grossulariifolia	Goosefoot Mallow	●	2	4	13	E	F	VL	H	N	N	N	P	6
Stachys coccinea	Texas Betony, Scarlet Hedge Nettle		1	2	3	E, S	M	M	M	N	N	N	F, P	
Tradescantia pallida 'Purpurea'	Purple Heart, Wandering Jew		1	2	3	E	M	L, M	L	N	N	N	F, P	1
Verbena rigida	Sandpaper Verbena, Coarse Verbena		1	3	7	P	F	L	L	N	N	N	F	
Vinca minor	Dwarf Periwinkle		2	2	3	E	S,M	M, H	L	N	N	N	P, S	1
VINES														
Antigonon leptopus	Queen's Wreath, Coral Vine		15	10	79	D	M,F	L, M	M	N	N	N	F	
Callaeum lilacaena (=Mascagnia)	Orchid Vine		12	5	20	D	F	L	H	N	N	N	F	
Campsis sp.	Trumpet Creeper		10	10	79	D	F	M	L	N	N	N	P	2
Cissus trifoliata var. *incisa*	Grape Ivy, Arizona Grape Ivy		10	5	20	S	M	L, M	M	N	N	N	P, S	
Clematis ligusticifolia	Western Virgin's Bower	●	12	5	20	S	F	M	M	N	N	N	F,P,S	6
Ficus pumila	Creeping Fig		10	5	20	E	M	M	M	N	N	N	P,S	
Gelsemium sempervirens	Carolina Jasmine		10	5	20	E	M	H	L	N	N	N	P	1
Hardenbergia violacea	Happy Wanderer, Lilac Vine		10	5	20	E	M	H	L	N	N	N	P	
Jasminum mesnyi	Primrose Jasmine		10	5	20	E	M	M	L	N	N	N	P	1
Lonicera japonica 'Halliana'	Hall's / Japanese Honeysuckle		15	10	79	E	F	M	M	N	N	Y	F, P	
Macfadyena unguis-cati	Cat's Claw Vine		15	10	79	S	M	L	L	N	N	Y	F, P	3
Maurandya antirrhiniflora	Snapdragon Vine		8	5	20	D	M	L	M	N	N	N	F,P	6
Parthenocissus sp. *'* Hacienda Creeper'	Hacienda Creeper		15	10	79	D	F	L, M	M	N	N	N	F, P	
Polygonum aubertii	Silver Lace Vine		15	5	20	E	M	L	M	N	N	N	F, P	
Rosa banksiae	Lady Bank's Rose		15	10	79	E	M	M	M	Y	N	N	P, F	3
Solanum jasminoides	Potato Vine		10	5	20	S, D	M,F	M	M	N	N	N	P, F	1, 4
Tecoma capensis	Cape Honeysuckle		8	5	20	E	M	L	L	N	N	Y	F, P	4
Vitis arizonica	Canyon Grape	●	10	10	79	D	M	L	M	N	N	N	F	6
Vitis californica	California Grape	●	10	10	79	D	M	L	M	N	N	N	F, P	
V. c. ' Roger's Red'	Rogers Red Grape	●	10	10	79	D	M	L	M	N	N	N	F, P	
Vitis sp.	Grape		10	10	79	D	M	L	M	N	N	Y	F, P	1
AGAVES, CACTI, SUCCULENTS, AND YUCCAS														
Agave americana	Century Plant		5	8	50	E	M	L	H	Y	Y	N	F	
A. a. var. *aurea -marginata*	Yellow Margin Century Plant		4	5	20	E	S	L	H	Y	Y	N	F, P	
A. a. var. *medio-picta*	Medio Picta Century Plant		4	6	28	E	S	L	H	Y	Y	N	F	
Agave angustifolia var. *marginata*	Variegated Agave		3	3	7	E	S	L	H	Y	Y	N	F, P	
Agave bovicornuta	Cow's Horn Agave		4	4	13	E	F	L	H	Y	N	N	P	
Agave bracteosa	Green Spider Agave		1	1	1	E	S	L	H	N	N	N	F, P	
Agave colorata	Mescal Ceniza		3	3	7	E	M	L	H	Y	Y	N	F	
Agave desmettiana	Smooth Agave		3	3	7	E	F	L	H	Y	Y	N	F, P	
Agave filifera	Thread-leaf Agave, Dark Green Agave		2	2	3	E	M	L	H	Y	Y	N	F, P	
Agave geminiflora	Twin-Flowered Agave		3	4	13	E	M	L	H	Y	Y	N	F, P, S	
Agave havardiana	Havard Agave		3	4	13	E	M	L	H	Y	Y	N	F, P	
Agave montana	Mountain Agave		4	5	20	E	S	L	H	Y	Y	N	F, P	
Agave multifilifera	Chahuiqui		3	4	13	E	S	L, M	M	Y	Y	N	F, P	
Agave murpheyi	Murphey's Agave		3	3	7	E	M	L	H	Y	N	N	F	
Agave ocahui	Agave Ocahui		2	3	7	E	S	VL	H	Y	Y	N	F	
Agave ovatifolia	Whale's Tounge Agave		3	4	13	E	S,M	L	H	Y	Y	N	F, P	

KEY

"Bulletproof": Extremely drought tolerant, cold hardy, and pest and disease resistant once established.
Height, Width, Coverage at mature growth.
Type: Deciduous, Evergreen, Semi-evergreen
Growth Rate: Slow, Medium, Fast
Water Use: Very Low, Low, Medium, High
Drought Tolerance: Low, Medium, High
Exposure: Full sun, Partial shade, Shade

Comments:
1. Organic mulch recommended.
2. Many cultivars.
3. Some species may form dense thickets.
4. Not cold hardy below 28°F.
5. Invasive species.
6. Mojave native.
7. Toxic (parts specified).
8. May be trained as a small tree.
9. Needs a protected site (north facing site or afternoon shade).

BOTANICAL NAME	COMMON NAME	"Bulletproof"	Height (average) (feet)	Width (average) (feet)	Coverage (sq. feet)	Type D, E, S	Growth Rate S, M, F	Water Use VL, L, M, H	Drought Tolerance L, M, H	Spines or Thorns Yes or No	Physical Barrier Yes or No	Hedge or Screen Yes or No	Exposure F, P, S	COMMENTS
AGAVES, CACTI, SUCCULENTS, AND YUCCAS (continued)														
Agave palmeri	Palmer's Agave		3	3	7	E	S	L	H	Y	Y	N	F	
Agave parrasana	Cabbage Head Agave		2	2	3	E	S	L	H	Y	Y	N	F, P	
Agave parryi	Parry's Agave		3	3	7	E	S	L	H	Y	Y	N	F	
A. p. var. *huachucensis*	Huachuca Agave		2	3	7	E	S	L	H	Y	N	N	F, P	
A. p. var. *neomexicana*	New Mexico Agave		1	2	3	E	S	L, M	M	Y	Y	N	F, P	
A. p. var. *truncata*	Artichoke Agave		3	3	7	E	S,M	VL	H	Y	N	N	F, P	
Agave salmiana ssp. *ferox*	Ferox Agave		6	8	50	E	S,M	L, M	M	Y	Y	N	F, P	
Agave scabra	Rough-Leaved Agave		4	4	13	E	S	L	H	Y	Y	N	F	
Agave schidigera 'Durango Delight'™	Durango Delight Agave		2	3	7	E	F	L	H	Y	Y	N	F, P	
Agave utahensis ssp. *nevadensis*	Nevada Agave	●	1	1	1	E	S	VL	H	Y	N	N	F	6
Agave victoriae-reginae	Queen Victoria Agave	●	2	2	3	E	S	L	H	Y	N	N	F	
Agave vilmoriniana	Octopus Agave		4	4	13	E	F	M	M	N	N	N	F, P	
Agave weberi	Weber Agave		5	8	50	E	M,F	L	H	Y	Y	N	F, P	
Aloe arborescens	Tree Aloe		6	6	28	E	S	L	M	Y	N	N	F, P	4
Aloe barbadensis	Aloe Vera		2	2	3	E	S,M	L	M	Y	N	N	F, P	
Aloe ferox	Tap Aloe, Cape Aloe		6	5	20	E	S	L	M	Y	N	N	F, P	4
Aloe nobilius	Gold Tooth Aloe		1	1	1	E	S,M	L	M	Y	N	N	F, P	
Aloe saponaria	African Aloe		2	1	1	E	M	L	M	Y	N	N	P	
Aloe x *'Blue Elf'*	Blue Elf Aloe		2	2	3	E	S,M	M	M	Y	N	N	P, S	
Aloe x *spinosissima*	Spider Aloe		3	3	7	E	S	L	H	Y	N	N	P	
Carnegiea gigantea	Saguaro (spear)		12	2	3	E	S	L	H	Y	Y	N	F	
Carnegiea gigantea	Saguaro (with arms)		20	6	28	E	S	L	H	Y	Y	N	F	
Cereus hildmannianus (= *peruvianus*)	Peruvian Apple		8	3	7	E	M	L	H	Y	Y	N	F	4
Cylindropuntia acanthocarpa (=Opuntia)	Buckhorn Cholla	●	6	6	28	E	M	L	H	Y	Y	N	F	6
Cylindropuntia arbuscula (=Opuntia)	Pencil Cholla	●	8	3	7	E	M	L	H	Y	Y	N	F	
Cylindropuntia bigelovii (=Opuntia)	Teddy Bear Cholla	●	6	4	13	E	M	L	H	Y	Y	N	F	6
Cylindropuntia echinocarpa (=Opuntia)	Silver Cholla	●	3	4	13	E	M	L	H	Y	Y	N	F	6
Cylindropuntia fulgida (=Opuntia)	Chain-Fruit Cholla, Jumping Cactus		8	5	20	E	M	L	H	Y	Y	N	F	
Cylindropuntia ramosissima (=Opuntia)	Diamond Cholla	●	3	5	20	E	S,M	L	H	Y	Y	N	F	6
Cylindropuntia versicolor (=Opuntia)	Staghorn Cholla	●	6	5	20	E	M	L	H	Y	Y	N	F	
Dasylirion acrotriche	Green Desert Spoon	●	5	6	28	E	M	L	H	Y	Y	N	F	
Dasylirion longissimum (=quadrangulatum)	Stick Palm, Mexican Grass Tree	●	8	6	28	E	M	L	H	Y	Y	N	F	
Dasylirion wheeleri	Desert Spoon	●	5	6	28	E	M	L	H	Y	Y	N	F	
Echinocactus grusonii	Golden Barrel		2	3	7	E	M	L	H	Y	Y	N	F	
Echinocactus polycephalus	Cottontop Cactus	●	2	3	7	E	S	VL	H	Y	N	N	F	6
Echinocereus engelmannii	Strawberry Hedgehog	●	1	3	7	E	S	L	H	Y	N	N	F	6
Echinocereus triglochidiatus	Claret Cup	●	1	2	3	E	S,M	L	H	Y	N	N	F	6
Escobaria vivipara (=*Coryphantha*)	Common Pincushion	●	1	1	1	E	S,M	L	H	Y	N	N	F, P	6
E. v. var. *bisbeena*	Beehive Cactus	●	1	1	1	E	S,M	L	H	Y	N	N	F, P	
Ferocactus acanthodes (=Cylindraceus)	Compass Barrel Cactus	●	6	2	3	E	S	L	H	Y	N	N	F	6
Ferocactus wislizenii	Fishhook Barrel Cactus	●	6	2	3	E	S,M	L	H	Y	N	N	F	
Fouquieria splendens	Ocotillo	●	12	6	28	D	S	L	H	Y	Y	N	F, P	6
Hesperaloe campanulata	Bell-flowered Hesperaloe		3	3	7	E	M	L	H	N	N	Y	F, P	
Hersperaloe funifera	Giant Sword Flower	●	6	6	28	E	M	L	H	N	N	Y	F	
Hesperaloe nochturna	Night Blooming Yucca	●	5	6	28	E	M	L	H	N	N	Y	F	
Hesperaloe parviflora	Red Yucca	●	3	3	7	E	M	L	H	N	N	Y	F	
H. p. 'Yellow'	Yellow Yucca	●	3	3	7	E	M	L	H	N	N	Y	F	
Mammillaria tetrancistra	Pincushion / Fishhook Cactus	●	1	1	1	E	S,M	L	H	Y	N	N	F, P	6
Nolina bigelovii	Bigelow's Nolina	●	6	4	13	E	M	L	H	N	N	Y	F	6
Nolina matapensis	Treebear Grass	●	12	6	28	E	M	L	H	N	N	Y	F	
Nolina microcarpa	Bear Grass	●	4	5	20	E	M	L	H	N	N	Y	F	
Nolina nelsoni	Blue Nolina	●	5	5	20	E	M	L	H	N	N	Y	F	
Nolina texana	Texas Bear Grass, Devil's Shoestring	●	3	3	7	E	M	L	H	N	N	Y	F	
Opuntia basilaris	Beavertail Cactus	●	1	4	13	E	M	L	H	Y	Y	N	F	6
Opuntia chlorotica	Pancake Prickly Pear	●	4	5	20	E	M	L	H	Y	Y	N	F	6
Opuntia engelmannii	Englemann's Prickly Pear	●	6	6	28	E	S,M	L	H	Y	Y	N	F, P	6
O. e. acicularis	Bristly Prickly Pear	●	8	10	79	E	M	L	H	Y	Y	N	F, P	
O. e. linguiformis	Cow's Tongue, Angel's Wing Cactus	●	6	8	50	E	M	L	H	Y	Y	N	F	
Opuntia erinacea 'erinacea'	Old Man Prickly Pear	●	2	3	7	E	S,M	L	H	Y	Y	N	F	6
Opuntia ficus-indica	Indian Fig Cactus	●	15	10	79	E	M,F	L	M	N/Y	Y	Y	F	
Opuntia macrocentra	Black Spine Prickly Pear	●	4	3	8	E	M	L	H	N	Y	N	F	
Opuntia microdasys	Bunny Ears	●	3	5	20	E	M	L	H	Y	Y	N	F	
Opuntia phaeacantha	Mojave Prickly Pear	●	3	6	28	E	S	L	H	Y	Y	N	F	6
Opuntia paraguayensis	Paraguay Cactus, Orange Tuna Cactus		6	4	13	E	M	L	M	Y	Y	N	F, P	
Opuntia rivireana	Orange Tuna Cactus	●	5	8	50	E	M	L	H	Y	Y	N	F	
Opuntia robusta	Silver Dollar Cactus, Giant Prickly Pear	●	18	10	79	E	M	L	H	Y	Y	N	F	

KEY

"Bulletproof": Extremely drought tolerant, cold hardy, and pest and disease resistant once established.
Height, Width, Coverage at mature growth.
Type: Deciduous, **E**vergreen, **S**emi-evergreen
Growth Rate: **S**low, **M**edium, **F**ast
Water Use: **V**ery **L**ow, **L**ow, **M**edium, **H**igh
Drought Tolerance: Low, **M**edium, **H**igh
Exposure: Full sun, **P**artial shade, **S**hade

Comments:
1. Organic mulch recommended.
2. Many cultivars.
3. Some species may form dense thickets.
4. Not cold hardy below 28°F.
5. Invasive species.
6. Mojave native.
7. Toxic (parts specified).
8. May be trained as a small tree.
9. Needs a protected site (north facing site or afternoon shade).

BOTANICAL NAME	COMMON NAME	"Bulletproof"	Height (average) (feet)	Width (average) (feet)	Coverage (sq. feet)	Type D, E, S	Growth Rate S, M, F	Water Use VL, L, M, H	Drought Tolerance L, M, H	Spines or Thorns Yes or No	Physical Barrier Yes or No	Hedge or Screen Yes or No	Exposure F, P, S	COMMENTS
AGAVES, CACTI, SUCCULENTS, AND YUCCAS (continued)														
Opuntia santa rita 'Tubac' *(= O. violacea* 'Santa R	Purple Prickly Pear, Purple Pancake	●	4	6	28	E	M	L	H	Y	Y	N	F	
Opuntia turpinii (= Tephrocactus)	Pine Cone Prickly Pear, Paper Spine Cactus	●	1	2	3	E	M	L	H	N	N	N	P	
Oreocereus celsianus	Old Man Of the Andes		6	2	3	E	M	L	H	Y	N	N	F, P	
Tephrocactus articulatus	Paper Spine Cactus, Pine Cone Cactus		1	3	7	E	S	L	M	Y	Y	N	F, P	
Trichocereus pachanoi (= Echinopsis)	San Pedro Cactus		8	6	28	E	M	L	H	Y	N	N	F	
Trichocereus spachianus (= Echinopsis)	Golden Torch Cactus		6	3	7	E	S,M	L	H	Y	N	N	F, P	2
Trichocereus sp *(= Echinopsis)*	Cacti		15	3	7	E	M	L	H	Y	N	N	F	
Yucca aloifolia	Spanish Bayonet		8	8	50	E	S	L	H	Y	Y	N	F	
Yucca australis	Australis Yucca		30	10	79	E	S	L	H	Y	N	N	F	
Yucca baccata	Banana Yucca	●	4	6	28	E	S	L	H	Y	Y	N	F, P	6
Yucca brevifolia	Joshua Tree	●	15	10	79	E	S	L	H	Y	N	N	F	6
Yucca constricta	Constricta Yucca		4	3	7	E	S	L	H	Y	N	N	F	
Yucca elata	Soaptree Yucca	●	10	8	50	E	S	L	H	Y	N	N	F, P	
Yucca faxoniana	Palm Yucca	●	12	6	28	E	S	L	H	Y	N	N	F	
Yucca filamentosa	Adam's Needle		3	3	7	E	M	L	H	Y	Y	N	F, P	
Yucca glauca	Soapweed, Narrowleaf Yucca		3	4	13	E	S	L	H	Y	Y	N	F	
Yucca gloriosa	Spanish Dagger		10	8	50	E	S,M	L	H	N	N	N	F, P	
Yucca harrimaniae	Harriman's Yucca	●	1	1	1	E	S	L	H	Y	N	N	F	
Yucca pallida	Pale Leaf Yucca		1	2	3	E	S	L	H	Y	N	N	F	
Yucca gloriosa var. tristis (=Y. recurvifolia)	Weeping Yucca, Pendulous Yucca		6	6	28	E	S	L	H	Y	N	N	F, P	
Yucca rigida	Blue Yucca	●	12	3	7	E	M	L	H	Y	N	N	F	
Yucca rostrata	Beaked Yucca	●	10	3	7	E	S,M	L	H	Y	N	N	F	
Yucca rupicola	Twisted Yucca	●	2	3	7	E	S	L	H	N	N	N	F, P	
Yucca schidigera	Mojave Yucca	●	8	8	50	E	S	L	H	Y	N	N	F	6
Yucca schottii	Mountain Yucca		12	5	20	E	S,M	L	H	Y	N	N	F, P	
Yucca thompsoniana	Thompson's Yucca		10	8	50	E	S	L	H	Y	Y	N	F	
Yucca torreyi	Torrey Yucca		15	6	28	E	S	L	H	Y	Y	N	F	
Yucca whipplei	Our Lord's Candle, Chaparral Yucca	●	3	6	28	E	S	L	H	Y	Y	N	F	6
ORNAMENTAL GRASSES														
Achnatherum hymenoides (=Oryzopsis)	Indian Ricegrass	●	1	1	1	D	F	VL	H	N	N	N	F	6
Achnatherum speciosum	Desert Needlegrass	●	1	1	1	D	F	VL	H	N	N	N	F	6
Aristida purpurea	Purple Threeawn	●	2	2	3	E	F	L	H	N	N	N	F	5, 6
Bouteloua curtipendula	Side-Oats Grama	●	2	2	3	D	F	L	H	N	N	N	F,P	6
Bouteloua gracilis	Blue Grama Grass	●	2	2	3	E	F	VL	H	N	N	N	F	6
Calamagrostis x acutifolia	Feather Reed Grass		3	3	7	E	F	L	H	N	N	N	F, P	
Cortaderia selloana	Pampas Grass		8	15	177	E	F	L	H	N	Y	Y	F, P	5
C. s. 'Pumila'	Dwarf Pampas Grass		4	4	13	E	F	L	H	N	Y	Y	F, P	5
Festuca ovina	Blue Fescue		1	1	1	E	F	M	M	N	N	N	F	2
F. o. var. *brachyphylla*	Sheep Fescue		1	1	1	E	F	M	M	N	N	N	F	6
Helictotrichon sempervirens	Blue Oat Grass		2	2	3	E, S	M	M	M	N	N	N	F	
Miscanthus sinensis	Maiden Grass, Japanese Silver Grass		5	4	12	D	M	M	M	N	N	N	F, P	
M. s. 'Variegata'	Variegated Maiden Grass		5	4	12	D	M	M	M	N	N	N	F, P	
Muhlenbergia capillaris ' Regal Mist'	Regal Mist Muhly Grass	●	3	3	7	D	F	L	M	N	N	N	F, P	
Muhlenbergia dumosa	Bamboo Muhly, Fairy Bamboo		4	4	13	E, S	M,F	L, M	M	N	N	N	F, P	
Muhlenbergia emersleyi 'El Toro'	Bull Grass	●	3	3	7	E	F	VL	H	N	N	N	F, P	
Muhlenbergia lindheimeri 'Autumn Glow'	Autumn Glow	●	5	5	20	D	F	L	H	N	N	Y	F, P	
Muhlenbergia rigens	Deer Grass	●	4	4	13	D	M	M	H	N	N	N	F, P	6
Muhlengergia rigida 'Nashville'	Nashville	●	2	2	3	E	M	M	H	N	N	N	F, P	
Nasella tenuisima (=Stipa tenuisima)	Mexican Feather Grass		2	2	3	D	M	M	M	N	N	N	F, P	5
Ophiopogon japonicus	Mondo Grass		1	1	1	E	M	M	L	N	N	N	P, S	2
Pennisetum alopecuroides	Black Moudry		5	5	20	S	F	M	L	N	N	Y	F, P	2
Pennisetum x advena 'Rubrum' 'Cupreum'	Purple Fountain Grass		4	3	7	S	F	M	L	N	N	Y	F	
Phyllostachys aurea	Golden Bamboo		15	10	79	D	F	M	L	N	Y	Y	F, P	3, 5
Pleuraphis rigida (= Hilaria rigida)	Big Galleta Grass	●	3	2	3	S	F	VL	H	N	N	N	F	6
Sorghastrum nutans	Indian Grass		4	2	3	S	F	M	M	N	N	N	F	
Sporobolus airoides	Alkali Sacaton Grass	●	4	2	3	D	M	L	M	N	N	N	F	6
Stipa gigantea	Giant Feather Grass, Golden Oats		3	2	3	S	M	M	L	N	N	N	F	
PERENNIALS (small accent areas only)														
Achillea filipendulina	Fern Leaf Yarrow		3	3	7	E	F	L	M	N	N	N	F	2
Agapanthus africanus	Lily of the Nile		3	3	7	E	M	M	L	N	N	N	P	1
Amsonia tomentosa	Desert Bluestar	●	1	1	1	D	M	VL	H	N	N	N	F	6
Anemopsis californica	Yerba Mansa		1	1	1	D	M	M	L	N	N	N	P,S	6, 7 (leaves)
Artemisia ludoviciana	Prairie Sage	●	3	3	7	D	F	L	M	N	N	N	F,P	6
A. l. albula 'Silver King'	Silver King Artemisia	●	3	3	7	D	F	L	M	N	N	N	F,P	
Artemisia x 'Powis Castle'	Powis Castle Wormwood	●	2	3	7	E	F	L	M	N	N	N	F, P	
Artemisia schmidtiana 'Silver Mound'	Angel's Hair, Silver Mound Artemisia		1	2	3	E	M	L	M	N	N	N	F, P	

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Height, Width, Coverage at mature growth.
Type: **D**eciduous, **E**vergreen, **S**emi-evergreen
Growth Rate: **S**low, **M**edium, **F**ast
Water Use: **V**ery **L**ow, **L**ow, **M**edium, **H**igh
Drought Tolerance: **L**ow, **M**edium, **H**igh
Exposure: **F**ull sun, **P**artial shade, **S**hade

Comments:
1. Organic mulch recommended.
2. Many cultivars.
3. Some species may form dense thickets.
4. Not cold hardy below 28°F.
5. Invasive species.
6. Mojave native.
7. Toxic (parts specified).
8. May be trained as a small tree.
9. Needs a protected site (north facing site or afternoon shade).

BOTANICAL NAME	COMMON NAME	"Bulletproof"	Height (average) (feet)	Width (average) (feet)	Coverage (sq. feet)	Type D, E, S	Growth Rate S, M, F	Water Use VL, L, M, H	Drought Tolerance L, M, H	Spines or Thorns Yes or No	Physical Barrier Yes or No	Hedge or Screen Yes or No	Exposure F, P, S	COMMENTS
PERENNIALS (continued)														
Astragalus preussii	Preuss' Milkvetch	●	2	2	3	D	F	VL	H	N	N	N	F	6
Baileya multiradiata	Desert Marigold	●	1	2	3	D	M	L	H	N	N	N	F	6
Berlandiera lyrata	Chocolate Flower	●	1	2	3	E	F	L	H	N	N	N	F, P	
Convolvulus tricolor	Dwarf Morning Glory		1	2	3	D	F	L	L	N	N	N	F,P	
Coreopsis lanceolata	Sunray		1	1	1	S	F	M	L	N	N	N	F	
Echinacea purpurea	Purple Coneflower		3	2	3	S	M	M	L	N	N	N	F,P	1
Enceliopsis argophylla	Silverleaf Sunray	●	1	1	1	S	F	VL	H	N	N	N	F	6
Epilobium canum (=Zauschneria californica)	Hummingbird Flower		3	4	13	D	M	L	M	N	N	N	F,P	3
Erigeron divergens	Native Fleabane	●	1	3	7	E	F	VL	H	N	N	N	F, P	6
Erigeron karvinskianus	Santa Barbara Daisy, Mexican Daisy		1	3	7	E	F	L	H	N	N	N	F, P	
Eschscholzia californica	California Poppy, Golden Poppy		1	1	1	D	F	L	M	N	N	N	F	6
Gaillardia aristata (=grandiflora)	Blanket Flower		2	2	3	E	F	M	L	N	N	N	F	
Gaura coccinea	Scarlet Gaura	●	1	2	3	D	F	L	H	N	N	N	F,P	6
Gaura lindheimeri	Gaura		3	4	13	D	M	M	L	N	N	N	F,P	2
Gazania rigida	Gazania		1	1	1	E	M	L	M	N	N	N	F,P	
Iberis sempervirens	Evergreen Candytuft		1	2	3	E	M	L	L	N	N	N	F,P	
Ipomopsis arizonica (=Gilia aggregata)	Skyrocket	●	2	1	1	E	F	L	H	N	N	N	F,P,S	6
Kallstroemia grandiflora	Arizona Poppy, Orange Caltrop		1	1	1	S	F	L	M	N	N	N	F	
Lavandula sp.	Lavender		2	3	7	E	F	M	M	N	N	N	F	2
Lepidium fremontii	Desert Alyssium	●	2	2	3	D	F	VL	H	N	N	N	F	6
Liatris spicata	Gayfeather, Blazing Star		2	2	3	S	M	L, M	M	N	N	N	F, P	
Linum lewisii	Blue Flax		2	1	1	D	M	L	M	N	N	N	F	6
Lippia repens	Lippia		1	2	3	S	M	L	M	N	N	N	F,P	
Liriope gigantea	Giant Lily Turf		2	2	3	S	F	M	L	N	N	N	P, S	
Liriope muscari	Lily Turf		1	1	1	E	F	M	L	N	N	N	P, S	
Lobularia maritima	Sweet Alyssum		1	1	1	S	M	M	L	N	N	N	F, P	1
Manfreda maculosa	Texas Tuberose, Spice Lily		1	1	1	D	S,M	L, M	M	N	N	N	P, S	
Melampodium leucanthum	Blackfoot Daisy		1	2	3	S	M	L	M	N	N	N	F,P	
Oenothera caespitosa	Angel Wing/White Evening Primrose	●	1	2	3	E	F	M	L	N	N	N	F,P	6
Oenothera elata (=O. hookeri)	Hooker's Evening Primrose		3	1	1	D	F	M	M	N	N	N	F,P,S	5, 6
Osteospermum fruticosum	African Trailing Daisy, Freeway Daisy		1	4	13	E, S	M,F	M	M	N	N	N	F,P,S	
Penstemon amphorellae	Mexican Blue Penstemon		1	2	3	S	M	L, M	M	N	N	N	F, P	
Penstemon baccharifolis 'Del Rio'	Del Rio Penstemon		3	3	7	S	M	L	M	N	N	N	F, P	
Penstemon barbatus	Scarlet Bugler, Scarlet Beardtongue		4	2	3	E	M	L	M	N	N	N	F, P	
Penstemon bicolor	Pinto Beardtongue	●	2	2	3	E	F	VL	H	N	N	N	F	6
P. b. ssp.*roseus*	Rosy Two-tone Beardtongue	●	2	2	3	S	F	L	H	N	N	N	F,P,S	6
Penstemon eatonii	Firecracker Penstemon	●	3	2	3	E	M	L	H	N	N	N	F, P	6
Penstemon palmeri	Scented Penstemon	●	4	2	3	E	F	VL	H	N	N	N	F	6
Penstemon parryi	Parry's Penstemon	●	2	3	7	E	F	L	H	N	N	N	F, P	
Penstemon pseudospectabilis	Canyon Penstemon	●	2	4	13	E	F	L	H	N	N	N	F	
Penstemon rostriflorus	Bridge Penstemon		2	1	1	E	M	L	H	N	N	N	F, P	6
Penstemon strictus	Rocky Mountain Penstemon		2	2	3	E	F	L	M	N	N	N	F, P	
Penstemon superbus	Superb Penstemon, Coral Beardtongue		4	3	7	E	F	L, M	M	N	N	N	F, P	
Penstemon sp.	Penstemon		2	3	7	S	M,F	L	M	N	N	N	F	2
Perovskia atriplicifolia	Russian Sage	●	3	2	3	D	M	L	H	N	N	N	F,P	
Psilostrophe cooperi	Paper Flower	●	2	3	7	D	F	L	H	N	N	N	F,P	6
Psilostrophe tagetina	Wooly Paper Flower	●	2	3	7	D	F	L	H	N	N	N	F,P	
Ratibida columnifera	Mexican Hat		1	2	3	D	F	L	H	N	N	N	F,P	
Rudbeckia hirta	Black-eyed Susan		2	2	3	D	F	L	H	N	N	N	F,P	
Ruellia brittoniana	Wild Petunia		2	3	7	E	F	L	H	N	N	N	F,P,S	5
R. b. vars. 'Katie', 'Rosa', 'Blanca'	Dwarf Ruellia		1	2	3	E	M	M	M	N	N	N	F, P	
Sphaeralcea ambigua	Globe Mallow	●	3	3	7	S	F	L	H	N	N	N	F,P,S	2, 6
Stanleya pinata	Desert Prince's Plume	●	4	3	7	D	F	VL	H	N	N	N	F	6
Tagetes lemmonii	Mountain Marigold		4	4	13	S	F	M	M	N	N	N	F	
Tagetes lucida	Mexican Tarragon, Mexican Marigold		3	3	7	S	M,F	M	M	N	N	N	F,P	
Tetraneuris acaulis (=Hymenoxys)	Angelita Daisy	●	1	1	1	E	M	L, M	M	N	N	N	F,P	
Thymophylla pentachaeta (=Dyssodia)	Golden Dogbane, Golden Dyssodia	●	1	2	3	E	F	VL	H	N	N	N	F	6
Thymophylla tenuiloba (=Dyssodia)	Dahlberg Daisy	●	1	1	1	E	S	L	H	N	N	N	F	
Tulbaghia violacea	Society Garlic		1	1	1	S	M	M	M	N	N	N	F, P	
Viguiera parishii (=deltoidea)	Goldeneye	●	3	3	7	S	M	VL	H	N	N	N	F	6
Xylorhiza tortifolia	Mojave Aster	●	1	1	1	D	M	VL	H	N	N	N	F	6
Zinnia acerosa	Desert Zinnia	●	1	1	1	D	F	L	H	N	N	N	F,P	
Zinnia grandiflora	Prairie Zinnia		1	1	1	D	F	L	H	N	N	N	F,P	
PLANTS WITH SPECIAL NEEDS (NOT SUITABLE FOR ALL LOCATIONS)														
Shrub	*Asparagus densiflorus* 'Meyers'	Foxtail Fern		2	3	7	E	M	M	L	N	N	N	P, S	1
Groundcove	*A. d.* 'Sprengeri'	Asparagus Fern		2	4	13	E	M	M	M	N	N	N	P, S	1, 4
Shrub	*Aspidistra elatior*	Cast Iron Plant		2	2	3	E	M	H	L	N	N	N	S	1
Shrub	*Aucuba japonica* 'Variegata'	Gold Dust Plant		8	8	50	E	S	M	M	N	N	N	S	1
Shrub	*Berberis aquifolium (=Mahonia)*	Oregon Grape		4	5	20	E,S	S	L	M	Y	Y	Y	P, S	1
Vine	*Bougainvillea* sp.	Bougainvillea		10	5	20	D	M	M	M	Y	Y	N	S	4

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5. Invasive species.
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BOTANICAL NAME	COMMON NAME	"Bulletproof"	Height (average) (feet)	Width (average) (feet)	Coverage (sq. feet)	Type D, E, S	Growth Rate S, M, F	Water Use VL, L, M, H	Drought Tolerance L, M, H	Spines or Thorns Yes or No	Physical Barrier Yes or No	Hedge or Screen Yes or No	Exposure F, P, S	COMMENTS
PLANTS WITH SPECIAL NEEDS (continued)														
Perennial	*Canna* hybrids	Canna		6	3	7	D	F	M,H	L	N	N	N	P	1, 2
Agave, etc	*Cephalocereus senilis*	Old Man Cactus		6	4	13	E	S	L	M	Y	Y	N	P	4
Perennial	*Cuphea llavea*	Bat-faced Cuphea		2	3	7	E	M	H	L	N	N	N	P	1
Perennial	*Dietes bicolor*	Fortnight Lily, Evergreen Iris		2	2	3	E	M	M	M	N	N	N	P, S	1
Perennial	*Dietes vegeta (=irdioides)*	Butterfly Iris, African Iris		2	2	3	E	M	M	M	N	N	N	P, S	1
Perennial	*Erysimum linifolium*	Wallflower		2	2	3	E	M	L, M	M	N	N	N	P	1
Shrub	*Euryops pectinatus*	Yellow Bush Daisy, Euryops Daisy		3	3	7	E	F	L	H	N	N	Y	F	1
Shrub	*E. p. 'Viridis'*	Green Bush Daisy		3	3	7	E	F	L	H	N	N	Y	F	1
Shrub	*Fatsia japonica*	Japanese Aralia		6	6	28	E	F	H	L	N	N	N	S	1
Shrub	*Genista racemosa*	Sweet Broom		6	6	28	E	F	M	M	N	N	N	F	1
Vine	*Hedera canariensis*	Algerian Ivy		10	5	20	E	F	M,H	L,M	N	N	N	P, S	1
Vine	*Hedera helix*	English Ivy		10	5	20	E	F	M,H	L,M	N	N	N	P, S	1, 7(all parts)
Perennial	*Hemerocallis* hybrids	Daylily Hybrids		2	2	3	E	M	M,H	L	N	N	N	P	1, 2
Shrub	*Hibiscus* sp.	Hibiscus		4	4	13	D,E,S	M	M,H	L	N	N	N	P	1, 2, some 4
Shrub	*Hyptis emoryi*	Desert Lavender		6	6	28	S	S,M	L	H	N	N	N	F, P	4, 6
Shrub	*Ilex cornuta*	Chinese Holly		8	8	50	E	M	M	M	Y	Y	Y	F,P	2
Shrub	*I. c. 'Burfordii Nana'*	Dwarf Burford Holly		6	6	28	E	M	M	M	N	Y	Y	F,P	
Shrub	*Ilex vomitoria 'Nana'*	Dwarf Yaupon Holly		3	3	7	E	M	M	M	N	Y	Y	F,P	
Shrub	*Ilex* sp.	Holly		20	10	79	D,E	S	M	M	Y	Y	Y	F,P	1, 2
Perennial	*Iris* sp.	Iris		3	2	3	D, S	M	M,H	L	N	N	N	P	1, 2, some 4
Vine	*Jasminum polyanthum*	Pink Jasmine		10	5	20	S	M,F	M	M	N	N	N	P	1
Shrub	*Lagerstroemia indica* dwarf	Dwarf Crape Myrtle		6	6	28	D	S	M	M	N	N	Y	F, P	1, 2
Shrub	*Ligustrum japonicum*	Waxleaf Privet, Japanese Privet		8	8	50	E	S	M	M	N	Y	Y	P, S	1
Shrub	*Nandina domestica*	Heavenly Bamboo		6	4	13	E,S	S	L	M	N	Y	Y	P, S	1
Shrub	*N. d. 'Nana'*	Dwarf Heavenly Bamboo		4	3	7	E,S	S	L	M	N	Y	Y	P, S	1
Vine	*Parthenocissus quinquefolia*	Virginia Creeper		10	5	20	D, S	F	M	L	N	N	N	P, S	1, 5
Vine	*Parthenocissus tricuspidata*	Boston Ivy, Japanese Creeper		10	5	20	D, S	F	M	L	N	N	N	P	1
Shrub	*Phormium* sp.	Flax		3	3	7	E	M	M	L	N	N	N	P	1, 2, some 4
Shrub	*Photinia* x *fraseri*	Redtip Photinia, Fraser's Photinia		8	6	28	E	S	M	M	N	Y	Y	P, S	1
Shrub	*Pittosporum tobira*	Japanese Mock Orange		8	8	50	E	S	M	M	N	Y	Y	P, S	1
Shrub	*P. t. 'Variegata'*	Variegated Mock Orange		8	8	50	E	S	M	M	N	Y	Y	P, S	1
Shrub	*P. t.* 'Wheeler's Dwarf'	Wheeler's Dwarf Mock Orange		2	4	13	E	S	M	M	N	N	N	P, S	1
Shrub	*Platycladus orientalis 'Aurea Nana'*	Golden Arborvitae		4	2	3	E	S	M	M	N	Y	Y	P, S	1
Shrub	*Podocarpus gracillor*	Fern Pine		10	3	7	E	S	M	M	N	Y	Y	P, S	1
Shrub	*Prunus caroliniana 'Compacta'*	Compact Carolina Cherry		8	6	28	E	S	M	M	N	Y	Y	P, S	1
Shrub	*Rhaphiolepis indica*	Indian Hawthorn		4	4	13	E	S	L	M	N	N	Y	P, S	1, 2
Groundcove	*Stachys byzantina*	Lamb's Ear		1	2	3	E	F	M	M	N	N	N	P	1
Agav'e, etc	*Stenocereus thurberi*	Organ Pipe Cactus		10	3	7	E	S	L	H	Y	Y	N	F, P	4
Vine	*Trachelospermum asiaticum*	Asiatic Jasmine		10	5	20	E	S	M	M	N	N	N	P, S	1
Vine	*Trachelospermum jasminoides*	Star Jasmine		10	5	20	E	S	M	M	N	N	N	P, S	1
Shrub	*Viburnum* sp.	Viburnum		8	8	50	E	S	M	M	N	Y	Y	P, S	1
Vine	*Wisteria sinensis*	Chinese Wisteria		10	8	20	D	F	M,H	L	N	N	N	P, F	1
Perennial	*Zephyranthes* sp.	Fairy Lily, Rain Lily		1	1	1	E, D	M	M	L	N	N	N	P	2

REFERENCES

Floridata Plant Profile List: http://www.floridata.com/lists/contents.cfm
Lady Bird Johnson Wildflower Center Native Plant Database: http://www.wildflower.org/plants/
Learn2Grow Plants Search: http://www.learn2grow.com/plants/
Mountain States Wholesale Nursery: http://www.mswn.com
Sunset Plant Finder: http://plantfinder.sunset.com/sunset/
United States Department of Agriculture Plants Database: http://plants.usda.gov/
University of Arizona Arid Plant List: http://ag.arizona.edu/pima/gardening/aridplants/aridplant_botindex.html

SOUTHERN NEVADA WATER AUTHORITY™

SNRPC
Southern Nevada
Regional Planning Coalition

East Bay Municipal Utility District
Recommended Plant List

Low-Water Use Plants



Cercis occidentalis



Diplacus (Mimulus) aurantiacus



Epilobium canum cvs.

Photos from WUCOLS, UC DAVIS

Trees

Aesculus californica	**California Buckeye** CA ☆
Arbutus 'Marina'	**Marina Madrone** ☆
Arbutus unedo	**Strawberry Tree** ☆
Arctostaphylos manzanita 'Dr. Hurd'	**Dr. Hurd Manzanita** CA
Brahea armata	**Mexican Blue Palm**
Ceanothus 'Ray Hartman'	**Ray Hartman Ceanothus** CA ☆
Cercis occidentalis	**Western Redbud** CA ☆
Heteromeles arbutifolia	**Toyon** CA ☆
Lagerstroemia indica	**Crape Myrtle**
Laurus nobilis 'Saratoga'	**Saratoga Sweet Bay**
Olea europaea	**Olive** ☆
Pistacia chinensis 'Keith Davey'	**Keith Davey Chinese Pistache**
Quercus agrifolia	**Coast Live Oak** CA ☆
Quercus douglasii	**Blue Oak** CA ☆
Quercus englemannii	**Mesa Oak** CA ☆
Quercus lobata	**Valley Oak** CA ☆
Quercus rugosa	**Netleaf Oak** ☆
Quercus suber	**Cork Oak** ☆
Quercus tomentella	**Island Oak** CA ☆

Grasses

Bouteloua gracilis 'Blonde Ambition'	**Blonde Ambition Mosquito Grass** CA
Carex tumulicola	**Foothill Fescue** CA
Festuca californica	**California Fescue** CA ☆
Festuca mairei	**Atlas Fescue** ☆
Muhlenbergia dubia	**Pine Muhly** ☆
Muhlenbergia rigens	**Deer Grass** CA ☆

Shrubs

Acacia cognata 'Cousin Itt'	**Little River Wattle**
Alyogyne huegelii	**Blue Hibiscus** ☆
Arctostaphylos densiflora 'Howard McMinn'	**Howard McMinn Manzanita** CA ☆
Artemisia californica	**California Sagebrush** CA ☆
Baccharis pilularis	**Dwarf Coyote Bush** CA ☆
Callistemon 'Little John'	**Little John Bottlebrush** ☆
Ceanothus 'Dark Star'	**Dark Star Ceanothus** CA ☆
Ceanothus maritumus 'Valley Violet'	**Valley Violet Mountain Lilac** CA ☆
Cistus salvifolius 'Prostratus'	**Sageleaf Rockrose**
Cistus spp.	**Rockrose**
Cotinus coggygria cvs.	**Smoke Tree** ☆
Dasylirion wheeleri	**Desert Spoon**
Dodonaea viscosa	**Hopseed Bush**
Encelia californica	**Coast Sunflower** CA ☆
Encelia farinosa	**Brittlebush** CA ☆
Eriogonum fasciculatum	**California Buckwheat** CA ☆
Frangula 'Mound San Bruno'	**San Bruno Coffeeberry** CA ☆
Frangula californica 'Leatherleaf'	**Leatherleaf Coffeeberry** CA ☆
Fremontodendron 'Ken Taylor'	**Ken Taylor Flannel Bush** CA ☆
Grevillea spp.	**Grevillea** ☆
Peritoma arborea	**Bladderpod** CA ☆
Phlomis fruticosa	**Jerusalem Sage** ☆
Ribes aureum var. gracillimum	**Golden Currant** CA ☆
Ribes sanguineum var. glutinosum	**Pink Flowering Currant** CA ☆
Ribes viburnifolium	**Evergreen Currant** CA
Salvia clevelandii cvs.	**Cleveland Sage** CA ☆
Salvia greggii/microphylla	**Autumn Sage**
Sphaeralcea ambigua	**Apricot Mallow** ☆
Teucrium fruticans	**Bush Germander**
Westringia fruticosa	**Coast Rosemary** ☆

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EBMUD | Water Conservation

Low-Water Use Plants

Perennials

Anigozanthos cvs.	**Kangaroo Paw**
Asclepias fascicularis	**Narrow-Leaf Milkweed CA ☆**
Asclepias speciosa	**Showy Milkweed CA**
Clinopodium douglasii	**Yerba Buena CA**
Cordyline australis cvs.	**New Zealand Cabbage Tree**
Diplacus (Mimulus) aurantiacus	**Sticky Monkey Flower CA ☆**
Epilobium canum cvs.	**California Fuchsia CA ☆**
Epilobium canum 'Everett's Choice'	**Everett's Choice California Fushia CA**
Glandularia (Verbena) lilacina 'De La Mina'	**Cedros Island Verbena CA**
Heuchera maxima	**Island Alum Root CA**
Juncus patens	**California Grey Rush CA ☆**
Lavandula x allardii 'Meerlo'	**Lavander Meerlo**
Lavandula stoechas	**Spanish Lavender**
Libertia peregrinans	**Orange Libertia**
Lomandra longifolia 'LM300'	**Breeze Dwarf Mat Rush**
Lomandra longifolia 'Roma13'	**Variegated Dwarf Mat Rush**
Lychnis coronaria	**Rose Campion**
Monardella villosa	**Coyote Mint CA ☆**
Nepeta x faassenii	**Catmint**
Penstemon centranthifolius	**Scarlet Bugler CA ☆**
Penstemon heterophyllus	**Foothill Penstemon CA ☆**
Perovskia atriplicifolia	**Russian Sage**
Phormium hybrids	**Flax**
Romneya coulteri	**Matilija Poppy CA ☆**
Salvia 'Dara's Choice'	**Sonoma Sage CA**
Salvia spathacea	**Hummingbird Sage CA ☆**
Sisyrinchium bellum	**Blue-Eyed Grass CA ☆**
Symphoricarpos albus	**Common Snowberry CA**
Teucrium chamaedrys	**Wall Germander**

Groundcovers

Achillea millefolium cvs.	**Common Yarrow CA ☆**
Arctostaphylos uva-ursi cvs.	**Bearberry CA**
Berberis aquifolium var. repens	**Creeping Mahonia CA ☆**
Ceanothus 'Centennial'	**Centennial Ceanothus CA**
Ceanothus 'Yankee Point'	**Yankee Point Ceanothus CA**
Dymondia margaretae	**Dymondia, Rock Ditty ☆**
Lantana montevidensis cvs.	**Trailing Lantana**
Lessingia filaginifolia	**California Aster CA**
Lessingia filaginifolia 'Silver Carpet'	**Silver Carpet Corethrogyne CA**
Rosmarinus officinalis cvs.	**Rosemary ☆**
Thymus serpyllum 'Elfin'	**Elfin Thyme**
Verbena rigida	**Sandpaper Verbena**

Succulents

Agave attenuata cvs.	**Fox Tail Agave**
Aeonium haworthii	**Pinwheel**
Aloe 'Blue Elf'	**Blue Elf Aloe**
Dudleya spp.	**Dudleya CA ☆**
Hesperaloe parviflora cvs.	**Red Yucca**
Yucca cvs.	**Yucca**





Photos from WUCOLS, UC DAVIS

Salvia clevelandii cvs.

Achillea millefolium cvs.

Symbol Key

The plants on this list are low-water species and thrive with minimal supplemental irrigation.

CA = California Native: California native plants are adapted to wet winters and dry summers and may only need supplemental irrigation during abnormal dry seasons.

☆ = **Summer Dry:** Plants from areas in the world with little to no summer rain require minimal summer watering once established. Many California natives are considered summer dry. Observe how these plants do in your garden and provide supplemental irrigation to support plant health as needed.

cvs. = Cultivars

spp. = Species

Note: Check with your local fire department to determine landscape and maintenance requirements. Good maintenance and healthy plants may help to reduce fires.

Denver Water
Recommended Plant List

Denver Water does not publish a single recommended plant list. They use the Plant Select® program for native plant recommendations including water efficient and xeriscape options. Further information can be found here: https://plantselect.org/

Strategic Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Bradley Kearney, Strategic Services Director
CC: Robert Ranc, City Manager
Date: July 14, 2026

Agenda Item:
Discussion regarding Neighborhood Integrity Program. (Kearney)

Background Information:
The NIP was established in FY 2022 to provide grants to homeowner associations (HOAs) to support neighborhood projects that improve the City's physical and aesthetic conditions, enhance the City's unique identity, improve the quality of life for residents, and/or create opportunities for community connection. The program has invested more than $175,000 in neighborhood projects to date. The NIP is funded in the Integrity Fund through telecommunications lease revenue.

On March 11, 2025, City Council approved Resolution 2025-20R adopting a policy to guide the program. The policy established the following key provisions:

- The program is focused on established neighborhoods and projects that maximize public benefit.
- Developer-controlled HOAs are excluded from participation.
- Projects must be physical improvements or additions that are located on public property or HOA property that are visible and accessible from a public street or right-of-way (access may not be physically restricted).
- The grant is a reimbursement once the project has been completed and paid by the HOA.
- Projects must be completed within 24 months.
- An HOA that receives a grant is ineligible to apply in the next grant cycle.
- An HOA that receives a grant is ineligible to apply for another grant until the grant-funded project is complete.
- The Keep Celina Beautiful (KCB) Board will evaluate all applications using objective scoring criteria and make a recommendation to City Council.
- City Council will consider the recommendation of the KCB Board and award grants at its discretion.

- The maximum grant amount is $20,000.
- Grants are awarded on a sliding scale based on the total cost of the project:
    - Projects of $0 - $10,000 - The City will contribute $3 for every $1 HOA contribution.
    - Projects of $10,001 - $20,000 - The City will contribute $2 for every $1 HOA contribution.
    - Projects of $20,001+ - The City will contribute $1 for every $1 HOA contribution.

In FY 2025, the City received one application for the NIP. The proposed project would be significantly impacted by a future road project, so City staff did not recommend moving forward. The application period for FY 2026 closed on June 30. The City received four applications that are currently being reviewed. Three are related to new projects. One is a request to amend a prior grant agreement.

This item was requested by Mayor Tubbs to review the current status of the Neighborhood Integrity Program (NIP) and discuss the program.

Legal Review:
N/A

Supporting Documents:
1. Staff Presentation
2. Neighborhood Integrity Program Policy and Resolution

Financial Consideration:
The NIP is funded in the Integrity Fund through telecommunications tower lease revenue.

Staff Recommendation:
N/A



CITY COUNCIL MEETING

Neighborhood Integrity Program

July 14, 2026

Neighborhood Integrity Program

- Program implemented in FY 2022
- Purpose: Support neighborhood projects that improve the City's physical and aesthetic conditions, enhance the City's unique identity, improve quality of life, and/or create opportunities for community connection
- Funding Source: Integrity Fund - telecommunication lease fees
- City Council considered the program in February and March of 2025
  - Chose to continue the program
  - Approved a policy to govern the program



Program Policy

Adopted March 11, 2025

- Eligible Organizations
  - HOAs, except for Developer-controlled HOAs
- Eligible Projects
  - Located in the city limits of Celina
  - Visible and accessible from a public street or other right-of-way
  - Located on publicly accessible property, including public property/right-of-way (may require specific permission or permits) and HOA property (may not physically restrict access through fence and gate or other means)
  - Physical improvements or additions
  - Provide a public benefit to a significant number of residents
  - Documented support from the HOA Board in the form of an official action by the Board in support of the project and grant
  - Comply with City of Celina codes and policies, as well as applicable federal, state, and other local laws.
- Matching Requirement
  - $0 - $10,000 Projects = $1 HOA Contribution; $3 City Contribution
  - $10,001 - $20,000 Projects = $1 HOA Contribution; $2 City Contribution
  - $20,001+ Projects = $1 HOA Contribution; $1 City Contribution
- Maximum City Grant = $20,000
- HOAs that received a grant in the previous year are not eligible to apply for a new grant in the next grant cycle
- An HOA may not apply for a new grant until all prior grant-funded projects are completed.

Project Scoring



- Projects are reviewed, scored, and recommended by Keep Celina Beautiful Board
- Criteria
  - Public Benefit
  - Neighborhood Maturity / Status
  - Project Sustainability
  - Innovation and Creativity

Recent Grant Cycles

FY 2025

- One application received
  - Proposed improvements along fenceline
  - Improvements likely needed to be located partially in City ROW
  - Road planned to be widened in the future
  - Staff recommended to postpone the project until road widening occurred - road construction likely to result in removal of improvements
- No projects awarded

FY 2026

- Grant application deadline was June 30
- Four applications received
  - Creeks of Legacy
  - Rolling Meadows Estates
  - Carter Ranch
  - Buffalo Ridge - request to amend prior award

Integrity Fund Budget

Revenue	FY 2026
Cell Tower Leases	$ 205,000
Total Revenue	**$ 205,000**

Expenditures	FY 2026
Neighborhood Integrity	$ 25,000
Façade Grants	$ 87,500
Abatement, Downtown Lights, Live Music Grant	$ 90,000
Total Expenditures	**$ 202,500**

Discussion

- Does City Council want to continue the Program?
- Does City Council want to make any changes to the Policy?
  - Eligibility
  - Project Types
  - Matching Funds
- Does City Council want to explore alternative uses for NIP funding in the Integrity Fund?





Questions?

RESOLUTION 2025-20R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING THE NEW NEIGHBORHOOD INTEGRITY PROGRAM POLICY.

WHEREAS, the City of Celina, Texas (hereinafter referred to as the "City") established the Neighborhood Integrity Program in fiscal year 2021-2022 to provide grants to homeowner associations to support neighborhood projects that improve the City's physical and aesthetic conditions, enhance the City's unique identity, improve the quality of life for residents, and create opportunities for community connection.; and

WHEREAS, the Neighborhood Integrity Program provides significant public benefit to all residents of the City by enhancing the City's aesthetic conditions and improving the quality of life; and

WHEREAS, the Neighborhood Integrity Program is funded through revenue from telecommunication lease fees; and

WHEREAS, the Neighborhood Integrity Program was administered through a set of guidelines, and City Council desires to establish a formal policy for the administration of the Program.

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

SECTION 1. That the findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. That the City Council hereby approves the Neighborhood Integrity Program Policy attached as EXHIBIT A.

SECTION 3. All provisions of any resolution, motion or administratively-administered policy related to a Neighborhood Integrity Program are hereby repealed, revoked and terminated; but such repeal, revocation or termination shall not abate or revoke any previously approved program-incentive.

SECTION 4. That if any section, article paragraph, sentence, clause, phrase or word in this Resolution, or the application thereto to any persons or circumstances, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. That this Resolution shall become effective from and after its date of passage in accordance with law.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 11th day of March 2025.

CITY OF CELINA

Ryan Tubbs, Mayor

ATTEST:

Jeovanna Rubio, Assistant City Secretary

EXHIBIT A
NEIGHBORHOOD INTEGRITY PROGRAM POLICY

Life Connected.

NEIGHBORHOOD INTEGRITY PROGRAM

The Neighborhood Integrity Program (NIP) provides grants to homeowner associations (HOAs) to support neighborhood projects that improve the City's physical and aesthetic conditions, enhance the City's unique identity, improve the quality of life for residents, and/or create opportunities for community connection. Projects must provide a public benefit that promotes stronger, safer, and healthier communities.

PROGRAM POLICY

Eligible Organizations

Homeowner associations (HOAs) registered with the City of Celina are eligible for the Neighborhood Integrity Program, except for developer-controlled HOAs. The program is particularly focused on established neighborhoods.

Individual residents, nonprofits, and businesses are not eligible to participate.

Eligible Projects

Projects must meet the following criteria:

- Located in the city limits of Celina;
- Visible and accessible from a public street or other right-of-way;
- Located on publicly accessible property, including public property/right-of-way (may require specific permission or permits) and HOA property (may not physically restrict access through fence and gate or other means);
- Physical improvements or additions;
- Provide a public benefit to a significant number of residents;
- Documented support from the HOA Board in the form of an official action by the Board in support of the project and grant; and
- Comply with City of Celina codes and policies, as well as applicable federal, state, and other local laws.

Ineligible Projects

- General or ongoing maintenance that should be funded through an HOA's operating budget.
- Amenities included in a developer's approved plans for a community.
- Events or educational programs.
- Projects in conflict with the City's capital improvement program or master plans.

Matching Funds Requirement

All projects require the HOA to contribute its own funds. The below table details the HOA's contribution and the City's contribution based on the total cost of the project.

Project Size	Matching Requirement	
	HOA Contribution	City Contribution
$0 - $10,000	$1	$3
$10,001 - $20,000	$1	$2
$20,001+	$1	$1

As an example, a $10,000 project would be eligible for a $7,500 City grant. A $20,000 project would be eligible for a $13,333 City grant. A $40,000 project would be eligible for a $20,000 City grant.

Maximum City Grant

The City's maximum grant contribution to any project is $20,000.

Participation Requirements

Participants are responsible for the following:

- Provide all required information in the application, including but not limited to project scope, site plans, materials, and quotes.
- Execute an agreement with the City, detailing the obligations of the City and the applicant.
- Manage the project to completion, including but not limited to obtaining permits, selecting a contractor, paying invoices, and accepting the project at completion.
- Submit all invoices, proof of payment, and other documentation to the City for reimbursement upon completion of the project.
- Provide for the ongoing maintenance of the improvements (the City will not provide funds for maintaining improvements).
- Pay for any project costs that exceed the total project costs identified in the executed agreement between the City and the participant.
- Complete the project within 24 months of the effective date of the agreement. Failure to meet this deadline will result in the termination of the agreement and forfeiture of any remaining funds. Requests for extensions must be submitted to the City in writing and will be considered on a case-by-case basis. Extensions require an amendment to the agreement approved by City Council.

Restrictions

- The project may not begin and expenses may not be incurred prior to the effective date of the agreement between the City and the participant.
- Any changes to the approved project scope in the agreement must be approved by City Council through an amendment to the original agreement. Unauthorized

changes to the project scope will result in the immediate termination of the agreement.
- An HOA that received a grant in the previous year is not eligible to apply for a new grant in the next grant cycle.
- An HOA may not apply for a new grant until all prior grant-funded projects are completed.

Grant Cycle

Applications Open	April 1
Voluntary Pre-Application Review	May 1 – May 31
Application Deadline	June 15

Selection Process

- Applicants may contact lifeconnected@celina-tx.gov during the voluntary pre-application review period to discuss their application with staff to ensure that all documentation and information is provided by the application deadline.
- City staff will compile and review all applications. Staff may follow-up with applicants for additional information.
- The Keep Celina Beautiful Board will review, discuss, and score each application. Scoring will be based on the scoring criteria in Exhibit A.
- The Keep Celina Beautiful Board will recommend projects and funding to City Council for consideration.
- City Council will consider the recommendation of Keep Celina Beautiful Board and approve the final projects and funding levels at a regular City Council meeting.
- The City will execute agreements with each HOA for their specific project.

Conditions

- The Neighborhood Integrity Program is conditional upon annual budget appropriation by City Council.
- City Council reserves the right to exercise discretion in making funding decisions for projects that provide a significant public benefit. This may include funding projects that do not meet all of the requirements of this policy or that may be scored lower by the Keep Celina Beautiful Board.

Exhibit A
Neighborhood Integrity Program Scoring Criteria

1. Public Benefit	**40.0**
High Public Benefit: Visible from significant corridor or thoroughfare; impactful to residents beyond the neighborhood; connected to city improvements.	40.0
Moderate Public Benefit: Central gathering space within the neighborhood; impactful to all residents of the neighborhood.	20.0
Low Public Benefit: Impactful to a limited number of residents within the neighborhood.	0.0
2. Neighborhood Maturity / Status	**20.0**
Older Neighborhoods: 10 years and older since resident control	20.0
Moderately Aged Neighborhoods: 5-9 years since resident controlled	10.0
New Neighborhoods: Less than 5 years since resident controlled	0.0
3. Project Sustainability	**20.0**
High Sustainability: Project is designed to be long-lasting with minimal ongoing costs.	20.0
Moderate Sustainability: Project has a reasonable lifespan with some ongoing costs.	10.0
Low Sustainability: Project has a short lifespan or high ongoing costs.	0.0
4. Innovation and Creativity	**20.0**
High Innovation and Creativity: Project introduces new and creative ideas or solutions.	20.0
Moderate Innovation and Creativity: Project shows some creative or innovative aspects.	10.0
Low Innovation and Creativity: Project relies on conventional approaches with little to no creativity.	0.0
Total	**100.0**

Strategic Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Bradley Kearney, Strategic Services Director
CC: Robert Ranc, City Manager
Date: July 14, 2026

Agenda Item:
Discussion regarding FY 2027 - FY 2029 Strategic Plan. (Kearney)

Background Information:
City Council hosted its annual Strategic Planning Retreat on June 20, 2026. During the meeting, City Council discussed:

- The City's current environment, market trends, and governance;
- The City's progress on City Council's Priority Objectives in the FY 2026- FY 2028 Strategic Plan; and
- City Council's Priority Objectives for the FY 2027- FY 2029 Strategic Plan.

As a part of the discussion on the FY 2027 - FY 2029 Strategic Plan, staff and Council reviewed the City's mission statement, which was established in 2018. Council provided feedback to staff to draft a new mission statement, retaining certain concepts from the current mission statement and incorporating a couple of new themes. Based on the feedback received, staff has drafted a new mission statement:

> Our mission is to build a community where *Life Connected.* inspires every decision, every investment, and every opportunity. Grounded in our heritage and guided by thoughtful growth, we will cultivate an extraordinary quality of life through meaningful connections, distinctive destinations, and enduring places that bring people together.

Staff requests Council's feedback and input on the drafted new mission statement.

Additionally, staff and Council reviewed the progress toward the City Council Priority Objectives over the last fiscal year and priorities for the upcoming fiscal year. Based on the feedback, staff drafted the following eight City Council Priority Objectives for the FY 2027 - FY 2029 Strategic Plan (in no particular order):

- Prioritize the reconstruction of Downtown roads in accordance with the five-year CIP
- Complete construction of all phases of Ousley Park
- Expand access to water resources through multiple initiatives
- Advance strategic economic development initiatives that expand the tax base, create jobs, and support a sustainable local economy
- Protect and preserve the historical character of the residential areas of Downtown
- Enhance community identity and connections
- Develop a comprehensive program for arts and culture, including funding and key projects
- Update the Parks and Trails Master Plan

Staff requests City Council's feedback and input on the drafted Priority Objectives for FY 2027 - FY 2029.

An item will be placed on the August 11th City Council Meeting agenda for City Council to consider the FY 2027 - FY 2029 Strategic Plan, including the updated mission statement and Priority Objectives.

Legal Review:
N/A

Supporting Documents:
1. Staff Presentation
2. Draft FY 2027 - FY 2029 Strategic Plan

Financial Consideration:
N/A

Staff Recommendation:
N/A



CITY COUNCIL MEETING

FY 2027 - FY 2029 Strategic Plan

July 14, 2026

Strategic Planning Retreat

- June 20, 2026 City Council Strategic Planning Retreat
- Discussion:
  - Current environment, market trends, and governance
  - Progress on City Council's Priority Objectives in the FY 2026- FY 2028 Strategic Plan
  - City Council's Priority Objectives for the FY 2027- FY 2029 Strategic Plan.
- Outcomes
  - Update the City's mission statement
  - Update City Council's Priority Objectives



Mission Statement - 2018

25-Year Goal/Vision for the City

Our mission is to preserve our agricultural heritage and flourish as a close-knit, ever-growing Celina family during the explosive and planned growth of our City. We will provide a unique and extraordinary quality of life complemented by a significant array of high-tech and desirable businesses, agritourism assets, unique destinations, and connections.

Draft New Mission Statement

Our mission is to build a community where *Life Connected.* inspires every decision, every investment, and every opportunity. Grounded in our heritage and guided by thoughtful growth, we will cultivate an extraordinary quality of life through meaningful connections, distinctive destinations, and enduring places that bring people together.

Feedback

- Does City Council have any feedback or changes to the draft mission statement?
  - What do you want to remove?
  - What do you want to edit?
  - What do you want to keep?



Draft FY 2027 - FY 2029 Priority Objectives

1. Prioritize the reconstruction of Downtown roads in accordance with the five-year CIP
2. Complete construction of all phases of Ousley Park
3. Expand access to water resources through multiple initiatives
4. Advance strategic economic development initiatives that expand the tax base, create jobs, and support a sustainable local economy
5. Protect and preserve the historical character of the residential areas of Downtown
6. Enhance community identity and connections
7. Develop a comprehensive program for arts and culture, including funding and key projects
8. Update the Parks and Trails Master Plan

Feedback

- Does City Council have any feedback or changes to the draft Priority Objectives?
  - What do you want to edit?
  - What do you want to remove?
  - What do you want to keep?



Process and Next Steps

~~City Council Strategic Planning Retreat~~

June 20, 2026

Work Session Review

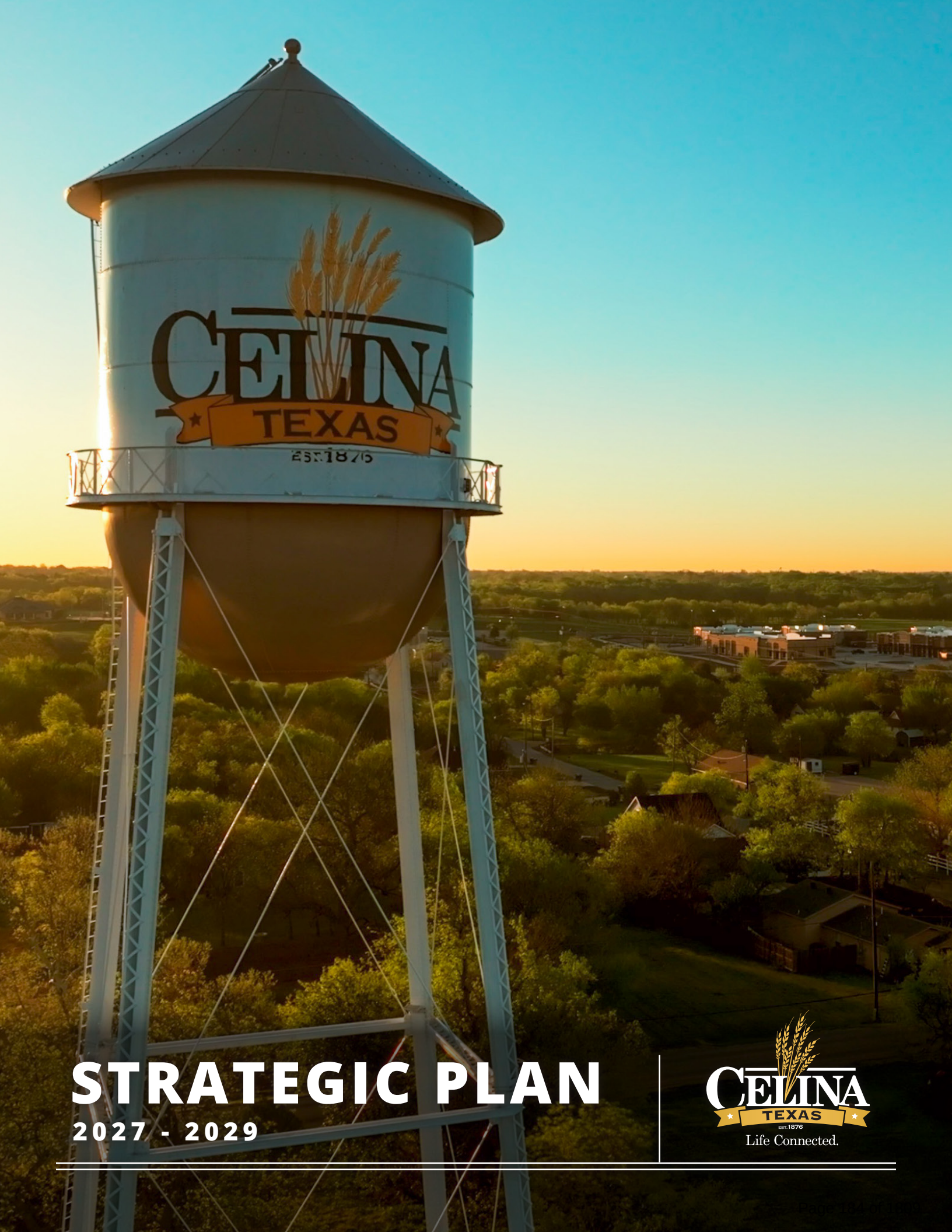
July 14, 2026

City Council Action Item

August 11, 2026



Questions?



STRATEGIC PLAN

2027 - 2029

CELINA
TEXAS
EST. 1876
Life Connected.

Letter from the Mayor

RYAN TUBBS





Above: Celina's Downtown Square in 1940. Life was and continues to be in full swing on the Square.

Past, Present, and Future

DEAR, RESIDENTS AND FRIENDS, Every generation has the opportunity - and the responsibility - to shape the future of the community it calls home. Today, we are fortunate to be part of one of the most exciting chapters in Celina's history.

As one of the fastest-growing communities in the country, we have the privilege of welcoming new families, new businesses, and new opportunities nearly every day. While our City continues to grow, our vision remains unchanged: to build a community where people feel connected, families thrive, businesses prosper, and future generations are proud to call Celina home.

That vision is the foundation of our 2027–2029 Strategic Plan.

This plan is more than a collection of goals and projects. It is a shared commitment to thoughtfully prepare for tomorrow while preserving the character, values, and hometown spirit that have always defined Celina. It serves as our guide for making meaningful investments that strengthen our community today while creating lasting opportunities for generations to come.

Every priority within these pages has been shaped by one central purpose - improving the lives of the people who call Celina home. Whether investing in public safety, expanding critical infrastructure, enhancing parks and trails, preserving our historic Downtown, supporting responsible economic development, or delivering exceptional City services, each initiative moves us closer to a future where opportunity and quality of life continue to grow together.

As we look ahead, we know that the success of our community will never be measured simply by how much we grow, but by how well we grow. It will be reflected in safe neighborhoods, vibrant public spaces, thriving local businesses, reliable infrastructure, and the everyday moments that bring neighbors together and strengthen the connections that make Celina such a special place.

Our Strategic Plan reflects a vision that extends well beyond the next three years. It is about laying the foundation for the next generation of residents, ensuring that the decisions we make today continue to benefit our community for decades to come. Through thoughtful planning, responsible stewardship, and a commitment to serving our residents, we are building a city that honors its past while embracing the opportunities of tomorrow.

Thank you for taking the time to explore our vision for Celina's future. It is an honor to serve this extraordinary community, and I am confident that by working together, we will continue building a city where innovation, opportunity, and community remain connected, and where the very best is still ahead.



MEET CELINA'S

City Council



Home-Rule Municipality

Celina is a "Home-Rule Municipality," governed by a Mayor and City Council who are elected by the residents. Since its establishment in 1876, Celina residents have elected representatives to achieve City goals and enhance their quality of life. Acting together, the Mayor and City Council adopt all ordinances and resolutions and determine the general goals and policies for the City. The City's mission of preserving its agricultural heritage, providing excellent public safety, and an extraordinary quality of life are all key factors in each decision.



Philip Ferguson
PLACE 1



Eddie Cawlfield
PLACE 2



Andy Hopkins
DEPUTY MAYOR PRO TEM
PLACE 3



Shea Scott
PLACE 4



Shane Lambert
PLACE 5



Brandon Grumbles
MAYOR PRO TEM
PLACE 6





25 YEAR GOAL

OUR MISSION

Our mission is to build a community where Life Connected. inspires every decision, every investment, and every opportunity. Grounded in our heritage and guided by thoughtful growth, we will cultivate an extraordinary quality of life through meaningful connections, distinctive destinations, and enduring places that bring people together.

THE CITY OF CELINA

CORE VALUES

EXCELLENCE

- We always do our best
- We embrace innovation and efficiency while remaining good stewards of City resources
- We are accountable and take pride in our work
- We seek opportunities to learn and expand our professional horizons

COMMUNITY

- We are a unified body and work as a team
- When we disagree, we resolve it according to our Core Values
- We value and respect all employees and our customers
- We foster a culture that includes understanding, support, balance, and a sense of humor
- We embrace openness, diversity, and inclusion

INTEGRITY

- We do the right thing at all times
- We are committed to building and maintaining credibility and trust both internally and externally
- We are accountable in our words and actions
- We question that which may be inconsistent with our Core Values

SERVICE

- We are selfless public servants and believe in helping others
- We treat everyone the way we wish to be treated
- We are caring and empathetic in all we do
- We work to deliver excellent service to all we encounter





THE CITY OF CELINA'S
SWOT ANALYSIS

STRENGTHS

- Location – Dallas North Tollway, Preston Rd, School Districts
- Engaged community
- Downtown Celina
- Robust commercial development
- New construction values

WEAKNESSES

- Reliance on development fee revenue
- Personnel resources
- Current infrastructure build out
- Funding for infrastructure
- Access to water resources

OPPORTUNITIES

- Limit residential Development Agreement incentives
- Completion of DNT
- Expand types of commercial development
- Downtown development
- Update mission statement and master plans

THREATS

- Slowing housing market - surplus supply compared to demand
- Slowing commercial development market
- Inflation, especially construction inflation
- State regulations and policies
- Water supply
- Changing reality is outpacing City's vision





City Council's Priority Objectives



The City Council's Strategic Plan serves as a guiding framework to align priorities, inform decision-making, and support the continued growth and vitality of our community. Grounded in thoughtful planning and a clear vision for the future, this plan reflects the Council's commitment to investing in core infrastructure, enhancing quality of life, preserving community character, and fostering a strong local economy.

This document outlines the Council's Priority Objectives, which will help shape policy direction, guide resource allocation, and ensure that City initiatives are responsive to both current needs and future opportunities. Through a balanced approach to growth, preservation, and innovation, the Strategic Plan aims to strengthen the foundation for long-term success and civic pride.

By focusing on key areas such as infrastructure, development standards, economic development, water resources, historical preservation, and cultural enrichment, the City Council is laying the groundwork for a resilient, connected, and vibrant future.

- Prioritize the reconstruction of Downtown roads in accordance with the five-year Capital Improvement Plan.
- Complete construction of all phases of Ousley Park.
- Expand access to water resources through multiple initiatives.
- Advance strategic economic development initiatives that expand the tax base, create jobs, and support a sustainable local economy
- Protect and preserve the historical character of the residential areas of Downtown.
- Enhance community identity and connections.
- Develop a comprehensive program for arts and culture, including funding and key projects.
- Update the Parks and Trails Master Plan.

STRATEGIC PLAN GOAL #1:

BE THE *LIFE CONNECTED.* CITY

The City of Celina's vision to "Be the *Life Connected.* City" is more than a motto - it is a guiding principle that shapes how we govern, serve, and grow. This strategic goal reflects our commitment to fostering meaningful and lasting relationships with everyone who lives, works, visits, or invests in our community. At its core, "*Life Connected.*" means creating a City where people feel a strong sense of belonging, purpose, and engagement.

To achieve this goal, the City is focused on developing authentic connections across every level of the organization and the community. This includes making thoughtful policy decisions that reflect the values and long-term interests of our residents, ensuring inclusive and transparent governance that invites public participation, and actively developing partnerships that enhance community vitality and economic stability.

Decisions made under this strategic goal are not transactional - they are relational. Whether it's how we design public spaces, support local events, communicate with the public, or plan for new development, every action is guided by the question: Does this decision strengthen the community's connection to Celina? This approach ensures that investments in infrastructure, programs, and services are made with a long-term vision and a people-first mindset.

By prioritizing trust, collaboration, and engagement, the City is intentionally building a community where residents and stakeholders are not only heard but also feel personally connected to the City's success and spirit, today and into the future.







NAVIGATING THE PATH FORWARD: *WHERE VISION MEETS ACTION*

- Prioritize the reconstruction of Downtown roads in accordance with the five-year Capital Improvement Plan.
- Complete construction of all phases of Ousley Park.
- Protect and preserve the historical character of the residential areas of Downtown.
- Enhance community identity and connections.
- Develop a comprehensive program for arts and culture, including funding and key projects.
- Update the Parks and Trails Master Plan.



STRATEGIC PLAN GOAL #2:

BE THE UNIQUE CITY

The strategic goal to "Be the Unique City" reflects Celina's commitment to creating a vibrant, authentic, and experience-rich community that stands apart from others. This goal is centered on the idea that what makes a city truly special - and ultimately successful - is not just its infrastructure or growth, but the character, culture, and experiences that define everyday life for its people.

To be a top experiential City, Celina intentionally integrates tourism, arts, culture, heritage, signature events, and placemaking into the core of its identity. These elements are not treated as secondary or seasonal - they are embedded into how we design public spaces, develop policy, allocate resources, and engage with our residents and stakeholders. Whether through special events that celebrate our community's spirit, public art that tells our story, or thoughtful design that creates places where people want to gather, the goal is to make every corner of Celina memorable and meaningful.

Decisions tied to this goal are made with a strong emphasis on creativity, community engagement, and lasting impact. It also means placing value on authenticity over replication, ensuring that what we build, promote, and celebrate is distinctly Celina.

By creating an environment where culture and connection thrive, Celina positions itself not only as a place to live or do business, but also as a destination. A City where residents feel at home, visitors are inspired, and businesses become part of something greater than just a location. This strategic goal ensures that as we grow, we remain deeply rooted in what makes us distinct, dynamic, and uniquely ourselves.







NAVIGATING THE PATH FORWARD: *WHERE VISION MEETS ACTION*

- Complete construction of all phases of Ousley Park.
- Protect and preserve the historical character of the residential areas of Downtown.
- Enhance community identity and connections.
- Develop a comprehensive program for arts and culture, including funding and key projects.
- Update the Parks and Trails Master Plan.



STRATEGIC PLAN GOAL #3:

BE THE CITY OF THE FUTURE CONNECTED TO THE PAST

Celina's strength lies in its deep roots and bold vision. This strategic goal acknowledges that our community's past - shaped by forward-thinking leaders, strong values, and a resilient spirit - serves as the foundation for the future we are building today. As one of the fastest-growing cities in the country, Celina is committed to honoring its heritage while planning thoughtfully and proactively for what's ahead.

This goal is not just about managing growth - it's about intentionally shaping it. The City makes decisions through a lens of long-term vision, sustainability, and adaptability. This includes anticipating challenges before they arise, integrating community feedback and data to inform our direction, and ensuring that every policy or project aligns with Celina's long-term goals. Resiliency and preparedness are core to this effort, whether we're forecasting finances, strengthening infrastructure, or evaluating future development.

By investing in strong systems, strategic planning, and collaborative partnerships, Celina is creating a framework that supports a high quality of life - now and for future generations. This commitment allows the City to grow responsibly while staying connected to the traditions, character, and values that continue to define and distinguish Celina.







NAVIGATING THE PATH FORWARD: *WHERE VISION MEETS ACTION*

- Complete construction of all phases of Ousley Park.
- Protect and preserve the historical character of the residential areas of Downtown.
- Prioritize the reconstruction of Downtown roads in accordance with the five-year Capital Improvement Plan.
- Update the Parks and Trails Master Plan.



STRATEGIC PLAN GOAL #4:

BE THE CITY BUILT ON PUBLIC SAFETY

Safety and security are at the heart of a thriving community. In Celina, we recognize that a strong sense of safety is not only a fundamental human need, but it's also a key driver of quality of life, community trust, and long-term investment. This strategic goal underscores our commitment to ensuring that as our City grows, so does our capacity to protect and serve every resident, visitor, and business.

Celina has long viewed public safety and emergency services as one of our core strengths. This goal reflects our determination to build on that foundation, expanding, evolving, and fortifying our public safety infrastructure to meet the demands of a rapidly growing population.

A commitment to proactive planning and sustained investment guides our decisions, which include scaling our police, fire, EMS, and emergency management teams in tandem with the City's growth and providing them with the necessary tools, training, and facilities to serve effectively. We're also embracing modern technology to enhance response times and emergency coordination, while building stronger relationships between public safety teams and the community through increased engagement, transparency, and outreach.

In addition, our approach includes thoughtful emergency planning and preparedness to ensure we're ready for the unexpected, whether it's a natural disaster, public health event, or infrastructure challenge. To "Be the City Built on Public Safety" means safety is more than a department - it's a community value that shapes how we grow, plan, and serve.







NAVIGATING THE PATH FORWARD: *WHERE VISION MEETS ACTION*

- Enhance community identity and connections.



STRATEGIC PLAN GOAL #5:

BE THE CITY OF SUSTAINABLE ECONOMIC GROWTH

Economic development is more than just adding businesses - it's about building a foundation for long-term prosperity that benefits everyone in the community. With 78 square miles of developable land and a prime location in the heart of North Texas, Celina is uniquely positioned to attract a diverse range of industries, commercial hubs, and entrepreneurial ventures. The challenge - and the opportunity - is to guide this growth in a way that enhances quality of life and preserves what makes Celina special.

This strategic goal focuses on growing with purpose. Celina's approach emphasizes a balance between economic expansion and community values. That means pursuing developments that generate jobs, expand the tax base, and diversify the local economy. Whether it's a new big box retailer or a mom-and-pop shop, every decision is made with an eye on future sustainability.

To "Be the City of Sustainable Economic Growth" means investing in a future where business success, community pride, and a high quality of life go hand in hand. It's about creating an environment where families can thrive, small businesses can grow, and the City's economic health supports a vibrant, well-rounded community for generations to come. Growth is not just about what we build - it's about how we build it, and who benefits from it.







NAVIGATING THE PATH FORWARD: *WHERE VISION MEETS ACTION*

- Advance strategic economic development initiatives that expand the tax base, create jobs, and support a sustainable local economy.



STRATEGIC PLAN GOAL #6:

BE THE CITY BUILT ON INFRASTRUCTURE

Infrastructure is the foundation of a thriving, high-quality community, and in a fast-growing city like Celina, it is essential to keep pace with both current demands and future opportunities. From roads and water systems to drainage, wastewater, and fiber-optic internet, reliable infrastructure supports every aspect of daily life. This strategic goal reflects Celina's commitment to building and maintaining the systems that make our City safe, efficient, and connected.

With growth comes the challenge of limited resources and increasing demand. That's why Celina takes a pragmatic, forward-thinking approach to infrastructure planning and investment. Decisions are made with long-term sustainability in mind, prioritizing projects based on data, community needs, and financial responsibility. Whether expanding commuter infrastructure or upgrading utilities, the City focuses on solutions that are scalable, cost-effective, and designed to serve residents for decades to come.

Being a "City Built on Infrastructure" also means planning for resilience. Celina is committed to integrating future-ready technologies, anticipating environmental challenges, and collaborating with regional partners to ensure innovative and lasting solutions. These efforts help reduce long-term costs, minimize disruptions, and improve the quality of life for all who live and work in our community. Through this strategic goal, Celina is laying a strong foundation for a sustainable and prosperous future.







NAVIGATING THE PATH FORWARD: *WHERE VISION MEETS ACTION*

- Prioritize the reconstruction of Downtown roads in accordance with the five-year Capital Improvement Plan.
- Expand access to water resources through multiple initiatives.



STRATEGIC PLAN GOAL #7:

BE THE CITY OF SMALL BUSINESS

Small businesses are more than storefronts - they are the heartbeat of Celina. From our historic Downtown shops to locally-owned service providers and family-run restaurants, these businesses help define the character, culture, and daily experience of our community. This strategic goal acknowledges that small businesses are not just important to our identity - they are essential to our long-term economic sustainability and the vibrancy of everyday life in Celina.

Supporting small businesses means creating an environment that enables entrepreneurs to start, grow, and thrive. The City takes a proactive approach to supporting this growth by investing in infrastructure, streamlining permitting processes, promoting local shopping, and maintaining a business-friendly atmosphere. Decisions around planning, zoning, and economic incentives are made with an understanding of the unique needs and challenges small businesses face, ensuring they have a seat at the table and the support they need to succeed.

To "Be the City of Small Business" is to recognize that our local economy is strongest when it is diverse, community-centered, and resilient. Whether through partnerships, events, or long-term planning efforts, the City is committed to celebrating and sustaining the small businesses that make Celina a place where people want to live, work, and play. This goal reinforces the idea that when small businesses thrive, our entire community benefits.







NAVIGATING THE PATH FORWARD: *WHERE VISION MEETS ACTION*

- Advance strategic economic development initiatives that expand the tax base, create jobs, and support a sustainable local economy.



STRATEGIC PLAN GOAL #8:

BE THE CITY THAT SHARES OUR STORY

Every community has a story to tell - and Celina's is one of tradition, growth, and a strong sense of place. This strategic goal emphasizes the importance of communicating who we are, what we value, and where we're headed. From the words we speak and the messages we publish to the public projects we undertake, every action is an opportunity to tell the story of Celina. Sharing that story consistently and authentically helps build civic pride, strengthen our identity, and foster a deeper connection between the City and its residents.

Transparency is at the heart of this goal. A well-informed community is one that feels included, empowered, and more likely to participate in civic life. That's why the City prioritizes open communication, accessible information, and frequent updates on decisions, initiatives, and progress. Whether it's through newsletters, public meetings, digital platforms, or physical improvements across the city, every effort is made to ensure that residents not only know what's happening but also understand the "why" behind it.

To "Be the City that Shares Our Story" also means recognizing that communication is a two-way street. This goal encourages ongoing dialogue between the City and the community, where feedback is welcomed, voices are heard, and residents are active contributors to the story we're telling together. By investing in clear, inclusive, and engaging communication, Celina is building a culture of transparency, trust, and shared purpose - one story at a time.







NAVIGATING THE PATH FORWARD: *WHERE VISION MEETS ACTION*

- Enhance community identity and connections.



STRATEGIC PLAN GOAL #9:

BE THE CITY OF SERVANT LEADERS

At the heart of Celina's culture is a deep-rooted spirit of service - a tradition of neighbors helping neighbors and a community that leads with compassion, humility, and purpose. This strategic goal builds on that legacy by reaffirming the City's commitment to selfless service at every level, from City staff and leadership to residents and local businesses. It reflects the belief that authentic leadership stems from prioritizing others and fostering a culture where service is not just expected, but celebrated.

As part of this goal, the City is focused on expanding opportunities for volunteerism and community involvement. Whether through special events, boards and commissions, neighborhood initiatives, or partnerships with local nonprofits, we aim to empower residents and businesses to give back in meaningful ways. Volunteerism is not only a way to strengthen our community - it's also a way to foster connection, pride, and shared responsibility for Celina's continued success.

Internally, this goal drives the City's ongoing efforts to build a team of servant leaders dedicated to delivering high-quality, responsive customer service. Every interaction - with a resident, a business owner, or a visitor - is viewed as an opportunity to serve with integrity and care. From how we respond to questions to how we develop policy, decisions are guided by a commitment to listening, understanding, and acting in the best interest of those we serve. By embodying the principles of servant leadership, Celina is cultivating a government that leads with heart and prioritizes people.







NAVIGATING THE PATH FORWARD: *WHERE VISION MEETS ACTION*

- Enhance community identity and connections.




CELINA
TEXAS
EST. 1876
Life Connected.

MINUTES
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:

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

Members Present:	**Members Absent:**
Mayor Ryan Tubbs	Council Member Shea Scott
Mayor Pro Tem Brandon Grumbles	
Deputy Mayor Pro Tem Andy Hopkins	
Council Member Philip Ferguson	
Council Member Eddie Cawlfield	
Council Member Shane Lambert	

II. EXECUTIVE SESSION:

The City Council convened into Executive Session at 5:01 PM.

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.

The City Council closed Executive Session and reconvened into Open Session at 6:30 PM.

III. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Tubbs led the Pledge of Allegiance and 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:

No one wished to speak during Open Forum.

VII. CONSENT AGENDA:

MOTION: Council Member Hopkins motioned to approve the Consent Agenda, seconded by Mayor Pro Tem Grumbles. The motion carried 6-0.

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)

Ordinance No. 2026-033

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)

Mayor Tubbs opened the Public Hearing at 7:32PM.
Applicant spoke regarding the project.
Mayor Tubbs closed the Public Hearing at 7:36PM.

MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve Ordinance No. 2026-034 without tree mitigation, seconded by Council Member Lambert. The motion carried 6-0.

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)

Mayor Tubbs opened the Public Hearing at 7:40 PM.
No one wished to speak.
Mayor Tubbs closed the Public Hearing at 7:40 PM.

MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve Ordinance No. 2026-035, seconded by Mayor Pro Tem Grumbles. The motion carried 6-0.

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)

MOTION: Mayor Pro Tem Grumbles motioned to approve Resolution No. 2026-024R, seconded by Deputy Mayor Pro Tem Hopkins. The motion carried 6-0.

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)

MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve Resolution No. 2026-025R, seconded by Council Member Cawlfield. The motion carried 6-0.

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)

MOTION: Council Member Lambert motioned to approve Resolution No. 2026-026R, seconded by Deputy Mayor Pro Tem Hopkins. The motion carried 6-0

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)

MOTION: Council Member Ferguson motioned to approve Resolution No. 2026-027R, seconded by Council Member Cawlfield. The motion carried 6-0.

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)

MOTION: Council Member Cawlfield motioned to approve Resolution No. 2026-028R, seconded by Council Member Ferguson. The motion carried 6-0.

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

MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve Resolution No. 2026-029R, seconded by Council Member Lambert. The motion carried 6-0.

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

MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve Resolution No. 2026-030R, seconded by Council Member Ferguson. The motion carried 6-0.

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

MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve an Economic Development and Performance Agreement with ATRH, LLC, seconded by Council Member Ferguson. The motion carried 6-0.

X. ADJOURNMENT:

Mayor Tubbs adjourned the meeting at 8:19PM.

Approved on the 14th day of July 2026

_____ _____

Ryan Tubbs, Mayor **Ashley Owens, City Secretary**

MINUTES
CITY COUNCIL RETREAT
HYATT REGENCY FRISCO-DALLAS
CHESTNUT ROOM
2615 PRESTON RD.
SATURDAY, JUNE 20, 2026
8:00 AM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:
Mayor Tubbs called the meeting to order at 8:20 AM.

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

II. OPEN FORUM:
No one wished to speak during Open Forum.

III. WORK SESSION:
City Manager Robert Ranc gave a presentation on the following items:

A. Discussion of current environment, market trends, and governance.
B. Discussion of FY 2026- FY 2028 Strategic Plan progress.
C. Discussion of FY 2027- FY 2029 Strategic Plan and City Council Priority Objectives.

IV. ADJOURNMENT:
Mayor Tubbs adjourned the meeting at 2:23 PM.

Approved on the 14th day of July 2026

_____
Ryan Tubbs, Mayor

_____
Ashley Owens, City Secretary

Life Connected.

IT
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Amy Alexander, Director of Information Technology
CC: Karla Stovall, Assistant City Manager
Date: July 14, 2026

Agenda Item:
Consider and act to authorize the City Manager to execute a Network Offload Agreement with Nova Labs, Inc. (d/b/a Helium). (Alexander)

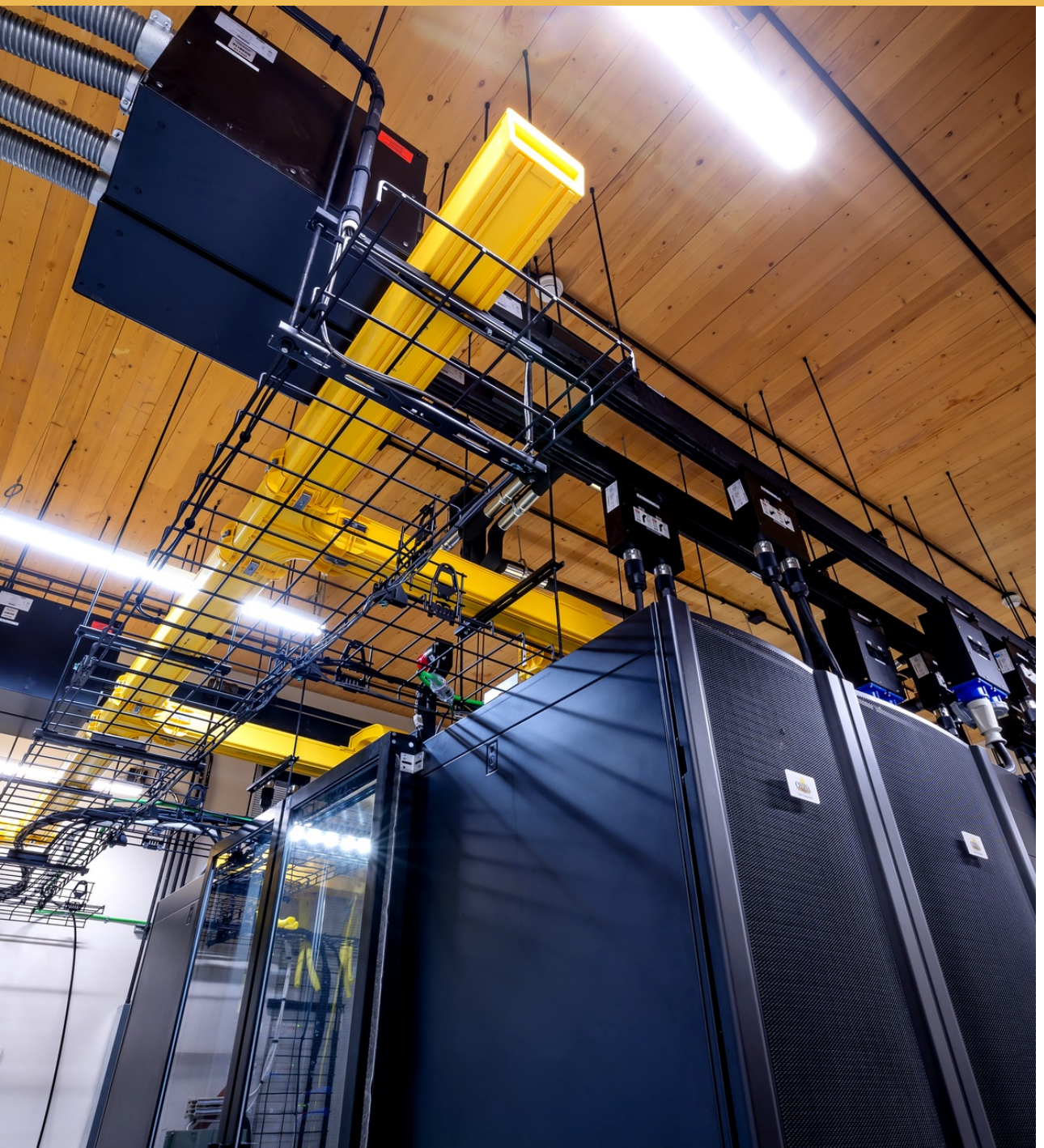
Background Information:
The City operates public Wi-Fi access points at many of its facilities, parks, and downtown locations. This agreement lets the City make that existing Wi-Fi available to Helium's wireless network, so Helium's mobile customers and partners' networks can connect through City public Wi-Fi. In return, the City can earn revenue based on usage.

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
1. Staff Presentation
2. Agreement

Financial Consideration:
There is no cost to the City. The City also has the potential to earn revenue over time, though no specific earnings are guaranteed.

Staff Recommendation:
Staff recommends awarding the agreement as presented.



Network Offload Agreement with Nova Labs, Inc.

July 14 2026

Amy Alexander - Director of Information Technology

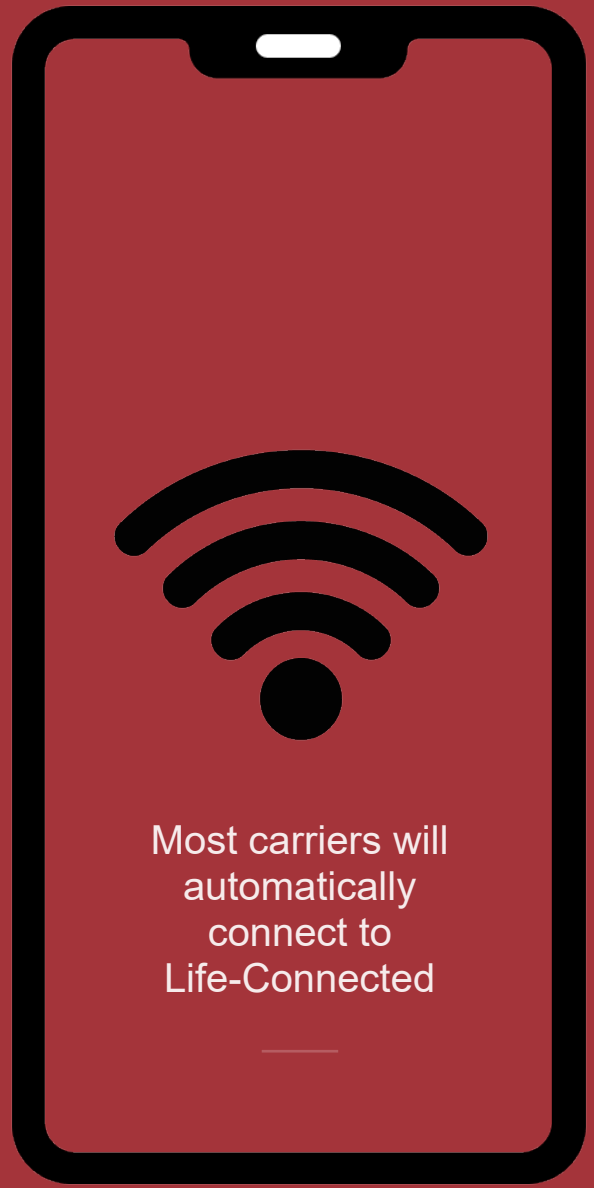
Network Offload Agreement with Nova Labs, Inc.

- Background

  The City operates public Wi-Fi access points at many of its facilities, parks, and downtown locations. This agreement lets the City make that existing Wi-Fi available to Helium's wireless network, so Helium and its partners mobile customers can connect through City public Wi-Fi. In return, the City can earn revenue based on usage. The agreement runs for an initial 12 months and renews automatically unless either side gives 30 days' notice. It is non-exclusive, the City remains free to work with other providers.

- Benefits

  This agreement puts the City's existing public Wi-Fi to additional use at no net cost to taxpayers. Residents and visitors continue to enjoy free public Wi-Fi at City facilities, parks, and downtown areas as they do today. In many cases, residents and visitors will experience frictionless and more secure connection to Life-Connected Wifi.



Questions?

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NETWORK OFFLOAD AGREEMENT

This Network Offload Agreement ("Agreement") is entered into effective as of the last date executed below ("Effective Date") by and between Nova Labs, Inc. d/b/a Helium, a Delaware corporation ("Helium") having an address at 2261 Market Street, Suite 10194, San Francisco, CA 94114 and City of Celina, Texas ("Partner"), having its principal office at 142 N Ohio St Celina, TX 75009. Helium and Partner may hereafter collectively be referred to as the "Parties," or individually as a "Party."

WHEREAS, Helium offers mobile cellular services, which utilize a distributed network of Access Points (defined below) (the "Helium Network") to offload network data, and facilitates the provision of the Helium Network.

WHEREAS, Partner offers mobile cellular offload services and facilitates Wi-Fi infrastructure and network offload services through a network of Access Points (the "Partner Network").

WHEREAS, Helium desires to obtain, and Partner wishes to make available to, Helium's End Users under the terms and conditions herein, wireless access to the Partner Network via Access Points at specific geographic locations that have a publicly accessible WLAN that are part of the Partner Network.

NOW, THEREFORE, in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. DEFINITIONS.

For the purpose of this Agreement, the following defined terms will have the meanings set forth below.

a. "Access Point" ("AP") means a WLAN transceiver that connects a wired Local Area Network (LAN) to one or many wireless Devices.

b. "Affiliate" means an entity directly or indirectly controlling, controlled by or under common control with Helium or Partner, as applicable.

c. "Confidential Information" means (i) this Agreement and the discussions, negotiations and proposals related to this Agreement and (ii) information exchanged in connection with this Agreement concerning the other Party's business, including tangible, intangible, visual, electronic, written, or oral information, such as (a) trade secrets, (b) financial information and pricing, (c) technical information, and (d) business information received directly or indirectly from the other Party, or from the respective Party's End Users, agents, or Affiliates.

Confidential Information does not include information: (a) previously known to the Receiving Party free of any obligation to keep it confidential; (b) that has been or which becomes publicly known, through no wrongful act of the Receiving Party; (c) which is rightfully received from a third party who is under no obligation of confidence to Disclosing Party; (d) which is independently developed by the Receiving Party without resort to the Confidential Information that has been disclosed pursuant to this Agreement; (e) which is approved for release in writing by the Disclosing Party; or (f) that is required

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to be disclosed in order to comply with applicable law or regulation or with any requirement imposed by judicial or administrative process, or any governmental or court order (but only to the extent required), provided that the Receiving Party in each such instance of disclosure under subsection "f" of this paragraph, before making such disclosure: (i) notifies as soon as reasonably practicable the other Party of a required disclosure or upon receipt of a governmental or court order (unless prohibited from so doing by the terms of the applicable order), and (ii) cooperates with the other Party in all reasonable respects if the other Party seeks to contest or limit the scope of such disclosure or use of the Confidential Information, at no cost to the Receiving Party.

d. "Device" means any IEEE 802.11-enabled device that provides access to the Partner Network by an End User(s) using an identifiable username format or unique identifier that denotes that the access is made by a Device, which is in a form and format accepted and recognizable by the Partner Network.

e. "Directory" means the detailed list of unique Venues and their associated attributes and technical specifications that will be maintained and accessible to the public, attached hereto as a Schedule to Exhibit A.

f. "Disclosing Party" means the Party which discloses Confidential Information hereunder to the other Party.

g. "End User" means an individual or an account of Helium's Helium Mobile cellular offering or an Offload Carrier who has the contractual right to access the Helium Network and who desires to connect to the Partner Network at Venues through a Device. Helium End Users includes End Users from third-party carriers not included in the definition of Offload Carriers.

h. "Hotspot" means the same as an Access Point and may be used interchangeably therewith.

i. "Intellectual Property (Rights)" means any and all intellectual property or proprietary rights, including, without limitation, those pertaining to copyright, patents, trademarks, and all ·other similar rights however denominated throughout the world, whether now known or hereafter recognized in any jurisdiction.

j. "Venue" means a structure at a specific geographic location that has a publicly accessible WLAN that is part of the Partner Network, and that is available for use by End Users and "Venue Owner" shall mean the owner of the Venue.

k. "Marks" means the applicable trademarks or service marks of either Helium ("Helium Marks") or Partner ("Partner Marks").

l. "Network" means a WLAN infrastructure which is intended and available for public use and whose provision is facilitated by Partner (the "Partner Network") for use by End Users.

m. "Online Policies" means the terms of service, privacy policy, acceptable use policy and other policies established by Helium ("Helium's Online Policies") for their End Users, located at https://hellohelium.com/legal. Or in the case of Offload Partner End Users, the agreements signed between Helium and that offload partner, if differing terms are disclosed to Partner

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n. "Receiving Party" means the Party receiving/learning Confidential Information from the Disclosing Party or its End-Users, agents or Affiliates.

o. "Services" means the provision of WLAN broadband Internet access to End Users via the Partner Network at Venues.

p. "WLAN" means a Wireless local Area Network (or Wireless LAN) in which data is transmitted from point to point without the use of wires.

q. "Rewardable Entity" or "RE" means a division of Access Points associated with a given Venue. The number and distribution of Rewardable Entities for a given Venue and network topology will be determined by Helium at their sole discretion.

r. "Offload Carrier" means either an Access Gated Offload Carrier or an Open Access Offload Carrier.

s. "Access Gated Offload Carrier" means an access-gated third-party Mobile Network Operator or Mobile Virtual Network Operator with which Helium has a contractual relationship to offload network data through the Helium Network.

t. "Open Access Offload Carrier" means an non-access--gated, third-party Mobile Network Operator or Mobile Virtual Network Operator with which Helium has a contractual relationship to offload network data through the Helium Network.

u. "Offload Partner" means an entity, such as Helium's Helium Mobile cellular offering, utilizing a distributed network of Access Points to offload network data.

2. INTERNET CONNECTION SERVICES.

a. Access to Services by End Users.

i. Access to Services by End Users. Subject to the terms and conditions set forth herein, Helium End Users and, as applicable, Offload Carrier End Users, shall hereby have access to the Services at Venues hosting Access Points within the Partner Network. Partner shall allow all End Users access to all domains, sub-domains, and URLs publicly available on, or through, the Internet. There will be no limit on the number of End Users who may utilize the Services of the Partner Network.

ii. Restricted Access. Notwithstanding the foregoing, Partner may reasonably restrict use of the Service and access to certain sites or material available on or through the Internet: (a) in compliance with the Venue Owner's directions; (b) that are in violation of local, state, national, or federal laws or regulations; or (c) that violate the Online Policies, to the extent such Online Policies are permissible under applicable law. Partner may impose restrictions due to security risks associated with malicious activity, such as the introduction or promulgation of worms, viruses or other malicious software or programs.

iii. Online Policies. Without limiting the generality of the preceding, the Parties acknowledge and agree that End Users' use of the Services will be subject to the applicable Online Policies.

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iv. No Additional Rights. This Agreement does not create rights and duties between Partner and any End Users, and the Parties do not intend any End Users to be third-party beneficiaries under this Agreement.

v. Partner Network Controls. Partner may implement reasonable processes to monitor, control and/or restrict use of the Services at Venues in order to prevent abuse or fraud, and shall enforce all Online Policies, to the extent permitted by applicable law.

vi. Suspend Service. Partner may temporarily suspend its Service as required for scheduled or emergency maintenance of the Partner Network or otherwise as provided in this Agreement.

vii. No Guarantee. Each of Helium and any Offload Carrier is not obligated to utilize or make Partner's Services accessible to End Users, makes no guarantee of any specific amount of usage of the Services, and is not obligated or required to purchase or procure a minimum number of minutes of use or of Gigabytes of use on Partner's Network.

b. Updating Directories and Newly Added Venues. Partner may request additional Venues or Access Points be added to the Partner Network by executing an updated Directory, including any pricing changes, to Helium, which Helium may accept or deny on its sole discretion. Updates to the Directory shall be provided in writing by Partner to Helium, and such updates shall be confirmed in writing by Helium. Helium reserves the right to verify Partner's deployment of Access Points via in person or remote means, and has sole discretion whether to include additional Access Points in Access Gated Carrier Offload.

c. Technical Resources. The Parties will use commercially reasonable efforts to dedicate technical resources and work together in order to facilitate, to the extent practicable, End Users' access to and logging on to the Partner Network.

d. Network Changes. Nothing in this Agreement shall limit Partner's right to upgrade, alter or modify the Partner Network, including coverage or technology, or to make any other changes to its Network it deems necessary in its sole and exclusive discretion, *provided that* such upgrades, alterations, or modifications do not affect End Users' ability to access the Services on the Partner Network.

e. Service Levels. Service Level Agreements for the provision of Services on the Partner Network are described in Exhibit C of this Agreement.

f. Underlying Documents. All of the terms and conditions of this Agreement are subject and subordinate to the terms and conditions of one or more agreements, leases (e.g., with a Venue Owner), licenses, permits, governmental authorizations, rules, regulations, interests, rights, obligations, covenants, conditions, restrictions, easements, reversionary interests, bonds, mortgages, indentures, permits, access rights, rights-of-way, rights of tenants and/or licensees in possession, backhaul agreements and/or utility agreements (including, without limitation, each and every limitation, restriction and reservation contained therein) to which Partner is a party or is otherwise subject to and concerns one or more third parties, whether or not of record, in connection with one or more Venues or Partner Network.

g. Non-Exclusivity. This Agreement is non-exclusive; either Party may transact business with

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and/or offer Partner Network access services to any other entity and may transact business with and offer access to the Partner Network to any other entity. In addition, nothing in this Agreement shall limit Helium's right to restrict roaming for End Users.

h. Carrier Offload. Helium's Carrier Offload Program allows Networks such as Partner Network to be eligible to provide data throughput for Offload Carriers to earn additional Earnings for such throughput. Partner's Access Points shall automatically be eligible for throughput from Open Access Offload Carriers. Partner may elect to be eligible for throughput from Access Gated Offload Carriers. Acceptance by an Offload Carrier is not guaranteed. Enrollment and acceptance to provide throughput for any Offload Carrier does not guarantee such acceptance shall persist, actual Offload Carrier data will be offloaded by Partner Network, or that other Offload Carriers will accept or use Partner Network. The submission and acceptance of Partner's Access Points into the Carrier Offload Program may take as much as six weeks from the time of submission by Partner to the time Partner's Access Points begin earning Carrier Offload Earnings. Partner shall not activate any Access Points for Access Gate Carrier Offload without Helium's written permission. Helium shall have the right to immediately remove Access Points from any Carrier Offload if requested by an Access Gated Offload Carrier.

3. FEES; RECURRING CHARGES; EARNINGS.

a. Fees. Partner shall pay Helium all fees and charges set forth in Exhibit A ("Fees"). All Fees will be stated, and all payments will be made, in U.S. Dollars, unless stated otherwise. No refunds shall be granted if this Agreement is terminated early.

b. Late Payments. All payments for Fees due under this Agreement are due within thirty (30) days of the invoice date. Payments not received by the due date shall accrue interest at 1.5% per month (or the maximum rate permitted by law) until paid in full. If payment is more than thirty (30) days overdue, Helium may suspend services and recover reasonable costs of collection, including attorneys' fees. Disputed amounts must be notified in writing within fifteen (15) days of the invoice date, with undisputed amounts remaining payable. Acceptance of partial payments does not waive the right to collect the full amount due or enforce other remedies.

c. Earnings. If applicable, all earnings, rewards and/or credits ("Earnings") shall be paid as set forth in Exhibit A. No Earnings, or the value thereof, are guaranteed.

4. INVOICES AND SETTLEMENT.

a. Helium Invoices and Payment Procedures.

If applicable, Helium will electronically (email) invoice Partner in advance for the services (at the following email addresses: Finance@celina-tx.gov). Helium will not begin enablement of Partner Access Points until payment is made in full.

b. Taxes.

The Fees set forth in Exhibit A are exclusive of, and each Party will pay, all taxes, surcharges, recovery fees, customs clearances, regulatory fees and contributions, duties, levies, shipping charges and other similar charges (and any associated interest and penalties resulting from a Party's failure to timely pay such taxes or similar charges) relating to the provision of the Services, except to the extent a Party provides satisfactory proof of a valid tax exemption prior to the delivery of Services.

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Each Party shall provide reasonable cooperation to the other Party to determine if, and to what extent, a withholding tax is due, including providing the requesting Party with all properly completed and executed forms (e.g., United States Internal Revenue Service (IRS) Forms W-SBEN, W-8BEN-E, W-SECI, W-SEXP, W-SIMY or W-9, as applicable) or other documentation required to establish a withholding tax exemption or reduced rate of withholding. Each Party shall indemnify and hold the other Party harmless against any and all claims by any competent tax authority for any underpayment of any withholding taxes, and any penalties and/or interest thereon, to the extent the underpayment is attributable to that Party's erroneous claim or representation as to its entitlement to the benefit of an exemption from, or reduced rate of, withholding tax.

5. ACCESS POINT SITES AND BRANDING.

a. Venues.

The Parties will cooperate to onboard the Venues, Access Points, and Rewardable Entities as enumerated and detailed in the Schedule(s) attached to Exhibit A.

b. Branding and Use of Each Party's Marks.

Partner, as licensor of the Partner trademarks ("Partner Marks"), does hereby grant Helium a personal, revocable, nonexclusive, royalty-free limited permission to use, publicly display, publicly perform, distribute and reproduce Partner Marks as necessary for Helium to be able to display on its website in a manner to promote this Agreement and partnership with Partner, and to display in its Directory that the Venues of Partner are Partner's Venues, and to otherwise directly inform its End Users that access is available at Venues of Partner hereunder. Helium acknowledges and agrees that as between the Parties, all right, title and interest in and to Partner Marks will be owned by Partner and that Helium will not use or reproduce the Partner Marks for any purpose other than as specifically set forth above. Helium agrees to use the Partner Marks as specified by Partner. Helium may not modify Partner Marks or alter the typeface. If Helium misuses a Partner Mark and fails to promptly remedy such misuse upon written notice, Partner may revoke all right to use Partner Marks by Helium and/or may terminate this Agreement.

Helium, as licensor of the Helium trademarks ("Helium's Marks"), does hereby grant Partner a personal, revocable, nonexclusive, royalty-free limited permission to use, publicly display, publicly perform, distribute and reproduce Helium Marks as necessary for Partner to be able to display on its website in a manner to promote this Agreement and partnership with Partner, and to display in its Directory that the Venues of Helium are Helium Venues, and to otherwise directly inform its End Users that access is available at Venues of Helium hereunder. Partner acknowledges and agrees that as between the Parties, all right, title and interest in and to Helium Marks will be owned by Helium and that Partner will not use or reproduce the Helium Marks for any purpose other than as specifically set forth above. Partner agrees to use the Helium Marks as specified by Helium. Partner may not modify Helium Marks or alter the typeface.

The Parties acknowledge that advertisements, marketing of any kind, or any other communications to parties which are not End Users at the time of the marketing/communication are expressly not permitted hereunder without Helium's prior written approval. Without limiting the generality of the foregoing, a Helium logo or icon may not be used on a map available to the public without Helium's prior written consent.

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Partner acknowledges and agrees that as between the Parties, all right, title and interest in and to Helium Marks will be owned by Helium and that Partner will not use or reproduce the Helium Marks without Helium's prior written approval.

6. OBLIGATIONS AND SERVICES.

a. Partner Network Operations Center ("NOC") Support. The Partner Network will be supported 24 hours a day by 7 days a week by 365/(6) days a year by NOC and field operations service engineers. Support engineers will be available for direct communication with Helium or its designated NOC engineers by telephone 8AM to 5PM Eastern, M-F, with on-call escalation contacts provided for after-hours support.

b. Customer Relationships. Helium is solely responsible for all aspects of its relationship with its End Users as it pertains to the Services set out herein, including, but not limited to (a) customer care (b) all marketing, support, pricing and service plans, retail billing (including, without limitation, taxes as required by Section 4(c) hereof) and retail collections; (c) any and all customer and technical support; and (d) the satisfaction of any and all legal liabilities related thereto.

c. Customer Care. End Users shall be directed to Helium for all customer care, including but not limited to all technical and customer support, retail billing, and retail collections. Neither Party shall direct End Users to contact the other Party directly. Communication *between the Parties* in regard to customer care issues shall be conducted at the Tier 2 or Tier 3 customer care level, which means NOC to NOC (Tier 1 is a standard call-center representative). The Parties will exchange Tier 1, Tier 2, and Tier 3 contact information (in addition to all billing and settlement information and contacts, escalation contact information and all other germane contact information which a Party may reasonably require in order to effectively provide its Services under this Agreement) prior to commercial implementation of this Agreement.

d. Maintenance and Availability (Service level). Partner will keep and maintain the Partner Network and Access Points in continuous operation and good condition and repair. In furtherance of the foregoing, if Partner is alerted to a problem, including any deactivations for any reason whatsoever, at any of its Access Points, Venues, Network locations or otherwise, Partner will diligently seek to repair such problem(s). Partner shall provide the Helium with (a) prompt notification of any unplanned Partner Network or Access Point outages that could materially affect End Users and (b) when possible, at least five days advance notice of planned Partner Network outages.

e. Security. Partner shall ensure the security of the Partner Network and all Access Points on the Partner Network, including physical security and network access, as applicable. Partner's negligent or wilful acts or omissions resulting in a breach of this Section 6(e) shall be considered a material breach of this Agreement and shall entitled Helium to damages.

f. Prohibition on Deceptive or Fraudulent Activities. Partner shall not engage in any deceptive or fraudulent activities related to the Network or any Offload Carrier, including but not limited to (i) misrepresenting the number or nature of Access Points, (ii) sending synthetic or non-organic data through Access Points for the purpose of increasing Earnings, or (iii) exhibiting other suspicious, malicious, or fraudulent activity, as determined by Helium. In the event Partner Venues are selected for Carrier Offload, as described in

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Section (i) above, Partner agrees and understands that not all Venues will be selected or rewarded for Carrier Offload. Any attempts by Partner to configure, reverse engineer, or clone configurations with the goal of adding additional Access Points or Venues to Carrier Offload shall constitute a material breach of this Agreement and shall entitled Helium to all applicable damages. Failure to adhere to the proscriptions contained herein shall be considered a material breach of this Agreement and shall entitle Helium, without prior notice, to disallow some or all Earnings to Partner and remove all Partner APs from the Helium Network and any Carrier Offload.

g. Agreement to Deprovision. In the event Helium is asked by any Access Gated Offload Carrier to remove Access Points from Partner's Access Point configuration, Partner shall, in no more than 72 hours from the time of Helium's request, comply by deactivating and removing proprietary configurations from the specified Access Points.

7. TERM AND TERMINATION.

a. Term. This Agreement is effective from the Effective Date for a period of twelve (12) months from the Launch Date (the "Initial Term"), unless earlier terminated pursuant to Section 7(b). Following the Initial Term, this Agreement shall automatically renew for successive twelve (12) month periods (each, a "Renewal Term"), unless either Party provides written notice of non-renewal at least thirty (30) days prior to the end of the then-current Term. The Initial Term and all Renewal Terms are collectively referred to as the "Term". The Parties may, but are not obligated to, negotiate in good faith any amendments to this Agreement in connection with any Renewal Term.

b. Termination for Cause. If a Party is found to be in material breach of this Agreement, the non-breaching Party may give the breaching Party a notice of material breach, identifying the action or inaction that is the basis of the alleged breach. The Party that gave the breach notice may terminate this Agreement upon written notice to the other Party, if the breaching Party has not cured the breach within 30 days after the date of the material breach notice. Failure to achieve acceptable network integration by a Party shall be considered cause for termination of the Agreement.

c. Effect of Termination. Termination of this Agreement is without prejudice to any other right or remedy of the Parties. Termination of this Agreement for any cause does not release either Party from any liability which, at the time of termination, has already accrued to the other Party, or which may accrue in respect of any act or omission prior to termination or from any obligation which is expressly stated to survive termination. Upon termination of this Agreement, Helium shall discontinue Earnings and remove any and all Partner APs from participation in Carrier Offload and the Helium Network.

8. LIMITATION OF DAMAGES.

Except for any indemnity obligation for third party claims set forth herein, neither Party will be liable to the other for consequential, indirect, special, exemplary, or punitive damages for any cause of action, whether in contract, tort or otherwise, except for: (i) any grossly negligent, willful or fraudulent act or omission; or (ii) breaches of confidentiality. Provided, however, that nothing in this Agreement shall limit Partner's liability in the event of any data breach or otherwise wrongful processing of End Users' personally identifiable information ("PII") or customer proprietary network information ("CPNI"), as those terms are generally defined in the telecommunications industry. Consequential damages include, but are not limited to, lost profits, lost revenues, and lost business opportunities, whether or not the other Party was or should have been aware of the possibility of these damages.

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9. CONFIDENTIAL INFORMATION.

a. General. Each Party acknowledges that while performing its obligations under this Agreement it may have access to Confidential Information of the other Party.

b. Confidentiality. The Receiving Party shall not use any Confidential Information of the Disclosing Party other than in connection with implementing this Agreement and shall not disclose any Confidential Information of the Disclosing Party except to those of Receiving Party's Affiliates, employees, agents, and consultants-each of whom must be bound to confidentiality provisions equally as strict as these and who have a need to know such Confidential Information in order to provide the Services under this Agreement, or for the borrowing of funds or obtaining of insurance, in which case the lenders or insurance companies are obliged to sign a confidentiality undertaking which has the equivalent content as this Section 9 before receiving the Confidential Information. Each Party shall be liable for the unauthorized disclosure of Confidential Information made by any person or entity acting through it, including the lender or by the insurance company to whom it has disclosed Confidential Information. Without limiting the generality of the foregoing, the Receiving Party must use the same care to avoid unauthorized use (including disclosure, loss or alteration), of the Disclosing Party's Confidential Information, as it provides to protect its own similar confidential information, and in all cases, the Receiving Party must use reasonable care to avoid disclosure, loss or alteration, of the Disclosing Party's Confidential Information.

Upon cessation of work, or upon written request, the Receiving Party will return or destroy, at its option, all Confidential Information of the Disclosing Party. At the request of the Disclosing Party, the Receiving Party will furnish a verified certificate attesting that all Confidential Information not returned has been destroyed.

Section 9 shall survive the termination of the Agreement for a period of five (5) years (or as applies to Confidential Information which is also a trade secret, indefinitely while the Confidential Information constitutes a trade secret) but shall not in any way limit or restrict a disclosing Party's use of its own Confidential Information.

c. Public Announcement. Neither Party shall (a) without the other Party's prior written consent, make any news release or public announcement of the existence or the value of this Agreement or its terms and conditions, or in any other manner advertise or publish its value, or its terms and conditions nor (b) issue any press release or other public announcement which includes the name or Marks of the other Party without such Party's prior written consent. Such consent may be withheld in a Party's sole discretion. Notwithstanding the foregoing, nothing in this Section 9(c) shall limit Helium's rights under Section 11 of this Agreement.

d. Injunctive Relief. Each Party agrees that the wrongful disclosure of Confidential Information may cause irreparable injury that is inadequately compensable in monetary damages. Accordingly, either Party may seek injunctive relief (without the necessity of posting bond or any security) in any court of competent jurisdiction for the breach or threatened breach of this Section 9 in addition to any other remedies in law or equity.

e. No Reverse Engineering. Except as may be expressly authorized under this Agreement or in a statement of work, each Party agrees not to prepare nor will either Party as licensee permit any third party to prepare, any derivative works of, or otherwise modify or revise, the software of the other Party used, accessed, accessible or related in any way to the

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Services ("Software"). The know-how, coding, architecture, or any other aspects of or embodied in the Intellectual Property of one Party may not be used for any purpose by the other Party (nor by anyone acting by or through the other Party who came to know it through this Agreement), other than by the Parties hereto internally as reference solely to perform their portion of the development work contemplated herein. Each Party agrees not to copy, modify, enhance, or adapt the Software, or cause or permit the reverse engineering, translation, de-linking, disassembly, or de-compilation of any hardware or Software of the other Party, or make any other attempt to derive the source code of the Software of the other Party, whether in whole or in part.

10. OWNERSHIP RIGHTS AND CUSTOMER DATA.

    a. IP Rights. Each Party owns and will own all right, title and interest in and to its Intellectual Property therein.

    b. End User Data. Each Party will use End User data only in conformity with applicable law and the Online Policies. Each Party will comply with Industry Appropriate Data Safeguards as set forth on Exhibit B. Helium represents and warrants that it has entered into binding agreements with End Users that grants Partner the rights to provide the Services contemplated in this Agreement. Partner represents and warrants that it has entered into binding agreements with all Venue and Access Point owners that grants the rights to provide the Services contemplated in this Agreement.

11. PUBLICITY.

    a. Public Announcements. Helium shall have the right to issue press releases, marketing materials, and other public announcements regarding the existence and general terms of this Agreement with Partner. Such public announcements may include, but are not limited to, name Partner as a brand partner, the nature of the collaboration, and any other non-confidential information related to the Agreement.

    b. Use of Trademarks and Logos. Helium is granted the right to use Partner's name, logo, and trademarks in connection with publicizing this Agreement, including but not limited to press releases, case studies, promotional materials, website content, and social media posts, provided that such use complies with Partner's trademark usage guidelines.

    c. Confidential Information. Notwithstanding the foregoing, Helium agrees not to disclose any Confidential Information of Partner in any public announcement or other publicity materials without prior written consent from Partner, except as required by law or regulation.

    d. Duration. The rights granted in this clause shall continue for the duration of the Agreement and for a period of one (1) year following its termination, unless otherwise agreed in writing by both parties.

12. GENERAL REPRESENTATIONS AND WARRANTIES.

    a. Each Party represents and warrants to the other Party that:

        i. it is validly existing and in good standing, and is qualified to do business in each jurisdiction in which it has operations related to this Agreement (unless the failure to do so will not have a material adverse effect on its ability to perform under this Agreement);

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ii. the signing, delivery and performance of this Agreement by the Party has been properly authorized; and

iii. the execution and delivery by each such Party of this Agreement and the consummation of the transactions contemplated hereby do not and will not conflict with or result in a breach of the terms, conditions or provisions of, or constitute a default under, any material agreement or instrument to which each such Party is a party.

iv. the Services provided by it at Venues pursuant to this Agreement, are in compliance with all material applicable laws and regulations; and

v. it has, and throughout the term of this Agreement will continue to have, all necessary and appropriate rights to provide the Services.

13. INDEMNITY.

a. General. To the degree permitted by law, Partner will indemnify and defend Helium and its Affiliates, and their respective directors, officers, agents, employees and customers from and against all claims, damages, losses, liabilities, costs, expenses and reasonable attorneys' fees (collectively, "Damages") arising out of a claim by a third party against Helium resulting from or alleged to have resulted from the following acts or omissions: (1) the Partner's negligence or willful misconduct; or (3) the Partner's alleged misappropriation, infringement or other violation of the Intellectual Property Rights of any third party, except in circumstances, and to the extent, the alleged Damages relate to: a) content provided by/of Helium, b) modifications to the Services by Helium or c) the use of the Services in violation of this Agreement by Helium.

b. Indemnification Procedures. Promptly, upon becoming aware of any matter which is subject to the provisions of this Section (a "Claim"), Helium must give notice of the Claim to the Partner, accompanied by a copy of any written documentation regarding the Claim received by Helium.

Partner will retain the right, at its option, to settle or defend the Claim, at its own expense and with its own counsel. Helium will have the right, at its option, to participate in the settlement or defense of the Claim, with its own counsel and at its own expense; but Partner will have the right to control the settlement or defense for which it is liable. Partner will not enter into any settlement that imposes any liability or obligation on Helium without Helium's prior written consent. The Parties will reasonably cooperate in the settlement or defense and give each other full access to all relevant information.

If Partner (a) fails to notify Helium of the Partner's intent to take any action within 30 days after receipt of a notice of a Claim or (b) fails to proceed in good faith with the prompt resolution of the Claim, Helium, with prior written notice to Partner and without waiving any rights to indemnification, may defend or settle the Claim without the prior written consent of Partner. Partner will reimburse Helium on demand for all Damages incurred by Helium in defending or settling the Claim.

c. Data Privacy. Notwithstanding anything to the contrary contained herein, the Parties acknowledge and agree that neither any Personal Identifiable Information ("PII") nor any Customer Proprietary Network Information ("CPNI") of a Party's End Users– as those terms are generally understood in the telecommunications industry – shall be shared with, transmitted to, or otherwise made accessible to the other Party under this Agreement.

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Helium explicitly disclaims any liability arising out of or related to the unauthorized use, disclosure, or access of Partner's End Users' PII or CPNI.

14. GENERAL.

a. Notices. Notices provided under this Agreement must be in writing and delivered by (a) certified mail, return receipt requested, (b) hand delivery, (c) facsimile with receipt of "Transmission OK" (or similar) automatically generated acknowledgment, or (d) delivery by a reputable overnight courier service. Notices must be delivered to the following addresses or at such other addresses as may be later designated by notice.

To Helium:

Nova Labs, Inc. d/b/a Helium
2261 Market Street, Suite 10194
San Francisco, CA 94114

With a required copy to:
legal@nova-labs.com

To Partner: City of Celina, Texas

142 North Ohio Street

Celina, TX 75009

With a required copy to:

To Celina: City of Celina

Attention: City Manager

142 North Ohio Street

Celina, Texas 75009

Telephone: (972) 283-2682

Email: rranc@celina-tx.gov

With a required copy to:
Julie Fort

Messer, Fort & McDonald, PLLC

6371 Preston Road, Suite 200

Frisco, Texas 75034

Telephone: (972) 668-6400

Facsimile: (972) 668-6414

Email: julie@txmunicipallaw.com

b. Compliance with Laws. The Parties agree to conduct business with each other in an ethical manner that is consistent with all applicable country, local, state and federal laws and regulations.

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c. Assignment. Neither Party may assign any of its rights or this Agreement without the prior written consent of the other Party, which consent shall not be unreasonably withheld or delayed. Notwithstanding the foregoing, either Party may assign this Agreement or delegate certain of its responsibilities, without notice to or consent of the other Party, to any of its Affiliates. This Agreement is binding on and enforceable by each Party's permitted successors and assigns. Any assignment in violation of this Section 14(c) is null and void *ab initio.*

d. Independent Contractor. This Agreement does not create a joint venture or partnership between or among the Parties. The Parties are independent contractors for all purposes and at all times.

e. Governing Law. This Agreement and the rights and obligations of the parties are governed by the laws of the state of New York, USA, without regard to any conflict of laws principles of such state that might refer the governance, construction or interpretation of this Agreement to the laws of another jurisdiction.

f. Waiver. The waiver of a breach of any term or condition of this Agreement will not constitute the waiver of any other breach of the same or any other term.

g. Severability. If any provision of this Agreement is held to be unenforceable, such provision shall be deemed amended and shall be interpreted to accomplish the objectives of such provision to the greatest extent possible under applicable law and the remaining provisions will continue in full force and effect.

h. Survival. In addition to any other provisions that by their content are intended to survive the expiration or termination of this Agreement, Sections 9-14 will survive the expiration or termination of this Agreement.

i. Remedies. All rights and remedies of the Parties under this Agreement, in law or at equity, are cumulative and may be exercised concurrently or separately. The exercise of one remedy will not be an election of that remedy to the exclusion of other remedies.

j. Entire Agreement. This Agreement constitutes the final, complete, and entire agreement of the Parties in respect of its subject matter and supersedes all prior or contemporaneous agreements, proposals, inquiries, commitments, discussions and correspondence, written or oral, concerning the subject matter of this Agreement. This Agreement may not be amended or modified except in writing signed by a duly-authorized representative of each Party.

k. Counterparts. This Agreement may be executed, whether by handwritten signature or electronic signature via Docusign, in counterparts (including by PDF or in any other format that preserves the exact content and format of the document). Each counterpart shall be deemed to be an original instrument, and all such counterparts together shall constitute one agreement. Signed facsimile or scanned electronic copies of this Agreement shall legally bind the Parties to the same extent as original documents.

l. Force Majeure. Neither Party shall be liable for any failure or delay in performing its obligations under this Agreement, except for payment obligations, to the extent such failure or delay is caused by events beyond the Party's reasonable control, including, but not limited to, acts of God, natural disasters, pandemics, epidemics, governmental actions, war,

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terrorism, labor disputes, cyberattacks, supply chain disruptions, or failures of telecommunications or internet service providers ("Force Majeure Events").

The affected Party shall promptly notify the other Party in writing of the Force Majeure Event, providing details of the event and its expected impact on performance. The affected Party shall make commercially reasonable efforts to mitigate the effects of the Force Majeure Event and resume performance as soon as reasonably practicable.

If a Force Majeure Event continues for more than sixty (60) consecutive days, either Party may terminate this Agreement upon written notice to the other Party without liability, except for obligations accrued prior to termination.

m. Anti-Bribery. The Parties hereby acknowledge the importance of combating and preventing bribery and to that end both Parties agree to comply fully with all applicable laws, regulations and sanctions relating to anti-bribery and anti-corruption.

n. Section Headings. The headings in the Agreement are inserted for convenience and identification only and are not intended to describe, interpret, define or limit the scope, extent or intent of the Agreement or any provision hereof.

o. TIME TO BRING CLAIMS. The Parties agree that any action or proceeding arising out of or relating to this Agreement, its performance, or breach shall be commenced within twelve (12) months after the event giving rise to the claim, regardless of any longer limitations period provided by law, and any such claims not brought within that period are permanently barred.

p. ARBITRATION AGREEMENT

ANY DISPUTE, CONTROVERSY, OR CLAIM ARISING OUT OF OR IN RELATION TO THIS AGREEMENT, INCLUDING THE VALIDITY, INVALIDITY, BREACH, OR TERMINATION THEREOF, SHALL BE RESOLVED BY ARBITRATION IN ACCORDANCE WITH THE AAA ARBITRATION RULES THEN IN EFFECT. THE ARBITRATION SHALL BE CONDUCTED BY A SINGLE ARBITRATOR MUTUALLY AGREED UPON BY BOTH PARTIES. IF THE PARTIES CANNOT AGREE ON AN ARBITRATOR WITHIN THIRTY (30) DAYS OF INITIATING THE ARBITRATION, AN ARBITRATOR SHALL BE APPOINTED IN ACCORDANCE WITH THE SPECIFIED ARBITRATION RULES. THE PLACE OF ARBITRATION SHALL BE THE STATE OF TEXAS, UNITED STATES OF AMERICA. THE LANGUAGE TO BE USED IN THE ARBITRAL PROCEEDINGS SHALL BE ENGLISH. THE DECISION OF THE ARBITRATOR SHALL BE FINAL AND BINDING UPON THE PARTIES AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF COMPETENT JURISDICTION. THIS CLAUSE SHALL NOT PRECLUDE PARTIES FROM SEEKING PROVISIONAL REMEDIES IN AID OF ARBITRATION FROM A COURT OF APPROPRIATE JURISDICTION.

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WITNESS WHEREOF, the Parties hereto, through their duly authorized representatives signing below, execute and agree to be bound by the terms and conditions contained in this Agreement.

City of Celina, TX

Name: Robert Ranc

Title: City Manager

Date: _____

Nova Labs, Inc. d/b/a Helium,
a Delaware corporation

Signed by:
Woody Schneider
1A94D24E6E704A8...

Name: Woody Schneider

Title: VP of Sales

Date: 6/23/2026

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EXHIBIT A

FEES and CHARGES

1. Network Onboarding Fees. Partner shall pay the following fees in order to onboard Partner Network Access Points to the Helium Network and any applicable Offload Carriers ("Partner Network Access"):

    a. Rewardable Entity Onboarding Fee. A one-time fee of ten dollars ($10) per Rewardable Entity, according to Schedule A, below.

    b. Carrier Submission Fee: A one-time fee of five hundred dollars ($500) per Venue to be submitted for Carrier Offload, according to Schedule A, below. Venue acceptance is not guaranteed, this fee is non-refundable and initial acceptance by any Offload Carrier does not guarantee such acceptance shall persist, actual Offload Carrier data will be offloaded through the Venue, or that other Offload Carriers will onboard the Venue.

    c. Connect Fee: A monthly, recurring fee of a percentage of the Earnings of each Rewardable Entity, as specified in the Fee Schedule below, in the event that Rewardable Entity is selected for Carrier Offload. This Connect Fee shall be deducted automatically from Partner's Earnings prior to distribution of Partner's Earnings.

2. Earnings.

    a. EARNINGS. Partner Network Access Points have the potential to earn rewards for providing coverage and data throughput ("Earnings"). Earnings are a function of Helium Network governance and not guaranteed. All Earnings amounts depend on multiple factors, including but not limited to, individual activities, Network usage, technical and/or operational issues. Helium does not issue, provide, guarantee, or refund any Earnings and makes no promises, guarantees, or warranties as to their value.

    b. Payout Process.

    Helium shall process and distribute Partner's share of Earnings under this Agreement. Helium expressly reserves the right to withhold from Partner's Earnings payments in the event: (i) Partner has any outstanding fees due to Helium by Partner; (ii) Partner materially breaches the Agreement; or (iii) Partner violates its obligations under Sections 6(e) or 6(f). Partner's Earnings shall be processed by Helium during the Term of this Agreement and paid to Partner in USD, according to the following terms:

        i. Helium shall charge a fifteen percent (15%) payment processing fee to process and distribute Earnings in USD;
        ii. Distribution of Earnings to Partner shall be made no later than the about the tenth (10th) business day of the month for the preceding month's Earnings;
        i. Helium shall convert Earnings to USD using the exchange rate between HNT and USD on the day of the earnings distribution

3. Connect Fee.

    The Connect Fee (as outlined in Table A) is due for all REs added to the Helium Network under this Agreement, so long as the REs are selected for Access Gated Carrier Offload. Helium reserves the right to, at any time, audit and disable carrier offload for those REs, if Helium, at its sole discretion, determines it is in the best interest of the Network.

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4. Logo Usage / Case Study Discounts.

The discounts in Table A are entirely dependent on timely and good faith efforts to produce a case study and press release around this project, as well as immediate granting of rights to discuss the project with prospective customers, the press and utilize Partner logos in Helium materials. In the event such rights are withheld, or participation in case study is not progressing forward, Helium will notify Partner of breach of the logo usage discount and invoice Partner for fees that had previously been discounted. Payment for such fees is due or or such nonpayment shall constitute a material breach of this agreement.

Table A: Fee Schedule

Item	**Fee**	**Units**	**Subtotal**
Rewardable Entity (RE) Fee	$10	32	$320
Carrier Offload Submission fee	$500		$500
Logo Usage / Case Study Discount			-$500
Connect Fee			15% of Earnings
Taxes			$N/A
Subtotal Due			**$320**
Press Release Discount			**-$320**
Total			**$0**

Docusign Envelope ID: 0D823F67-6FC6-8ACF-80F3-37C5B1444C7C

SCHEDULE 1

DIRECTORY; TECHNICAL SPECIFICATIONS

Partner hereby warrants and certifies that the below list is an accurate accounting of all APs in scope for this project. Failure to accurately provide AP counts and locations shall constitute a material breach of the Agreement.

VenueName	Venue Type	Address	Controller Model/Type for this RE	NAS ID	AP Count	AP Model	AP Model
Celina Public Works Admin	Office Building	10317 Co Rd 106 Celina, TX 75009	CV-CUE	celina-public-works-admin	5	Arista	C-460
Celina Senior Center	Recreational Centre	410 E Main St Celina, TX 75009	Meraki	celina-senior-center	3	Meraki	MR-56
Heyday	Restaurant	322 W Walnut St, Celina, TX 75009	Ruckus Smartzone	celina-heyday	1	Ruckus	R650
City Hall	Office Building	142 N Ohio St, Celina, TX 75009	Meraki	celina-city-hall	8	Meraki	MR-56
EDC	Office Building	302 W Walnut St, Celina, TX 75009	Meraki	celina-edc	3	Meraki	MR-56
Annex	Office Building	112 N Colorado St, Celina, TX 75009	Meraki	celina-annex	6	Meraki	MR-56
Internal Services Modular	Office Building	310 W Maple St, Celina, TX 75009	Meraki	celina-internal-services-modular	2	Meraki	MR-56
Engineering Modular	Office Building	300 W Maple St, Celina, TX 75009	Meraki	celina-engineeting-modular	2	Meraki	MR-56
Fire Station 1	Office Building	1413 S Preston Rd, Celina, TX	Meraki	celina-fire-station-1	4	Meraki	MR-56

Docusign Envelope ID: 0D823F67-6FC6-8ACF-80F3-37C5B1444C7C

		75009					
Fire Station 2	Office Building	1805 Light Farms Way, Celina, TX 75009	Meraki	celina-fire-station-2	6	Meraki	MR-56
Fire Station 3	Office Building	4400 FM1385, Aubrey, TX 76227	Meraki	celina-fire-station-3	6	Meraki	MR-56
Fire Station 4	Office Building	1205 Punk Carter Pkwy, Celina, TX 75009	CV-CUE	celina-fire-station-4	10	Arista	C-460
Downtown Parking Garage	Urban WiFi	105 N Arizona Dr, Celina, TX 75009	Ruckus Smartzone	celina-downtown-parking-garage	10	Ruckus	T750
PDHQ	Office Building	3025 S Coit Rd, Celina, TX 75009	Meraki	celina-pdhq	34	Meraki	MR-56 / MR-86
Parks Admin	Office Building	420 E Main St, Celina, TX 75009	CV-CUE	celina-parks-admin	10	Arista	C-460
Public Works	Office Building	10165 Co Coit 106, Celina, TX 75009	Meraki	celina-public-works	3	Meraki	MR-56
OLD CELINA PARK	City Park	12670 FM428, Celina, TX 75009	Ruckus Smartzone	celina-old-celina-park	4	Ruckus	T750 SE
Downtown Center	Office Building	100 N Colorado St, Celina, TX 75009	CV-CUE	celina-downtown-center	105	Arista	C-450
Tenders	Restaurant	224 W Pecan St, Celina, TX 75009	Ruckus Smartzone	celina-tenders	1	Ruckus	R650
Papa Gallos	Restaurant	241 West Pecan St, Celina, TX	Ruckus Smartzone	celina-papa-gallos	1	Ruckus	R650

Docusign Envelope ID: 0D823F67-6FC6-8ACF-80F3-37C5B1444C7C

		75009					
Hey Sugar	Restaurant	302 W Pecan St, Celina, TX 75009	Ruckus Smartzone	celina-hey-sugar	1	Ruckus	R650
Summermoon	Restaurant	306 W Walnut St, Celina, TX 75009	Ruckus Smartzone	celina-summermoon	1	Ruckus	R650
Two 29	Recreational Centre	229 W Pecan St, Celina, TX 75009	Ruckus Smartzone	celina-two29	1	Ruckus	R650
Granny's Bakery	Restaurant	401 W Pecan St, Celina, TX 75009	Ruckus Smartzone	celina-grannys-bakery	1	Ruckus	R650
Toasted Walnut	Restaurant	304 W Walnut, Celina, TX 75009	Ruckus Smartzone	celina-toasted-walnut	1	Ruckus	R650
Valley Vines	Restaurant	222 W Walnut St Suite 100, Celina, TX 75009	Ruckus Smartzone	celina-valley-vines	1	Ruckus	R650
Lucy's on the Square	Restaurant	127 N Ohio St, Celina, TX 75009	Ruckus Smartzone	celina-lucys	1	Ruckus	R650
City Square Pavilion	City Park	141 N Ohio St, Celina, TX 75009	Ruckus Smartzone	celina-city-square-pavilion	4	Ruckus	T750 SE
Downtown Pavilion (TENDERS)	Restaurant	224 W Pecan St, Celina, TX 75009	Ruckus Smartzone	celina-downtown-pavilion	1	Ruckus	T750
Founders Station Park	City Park	135 N Louisiana Dr, Celina, TX 75009	Ruckus Smartzone	celina-founders-station-park	3	Ruckus	T750 SE
City Hall (ROOF)	Office Building	142 N Ohio St, Celina, TX 75009	Ruckus Smartzone	celina-city-hall	2	Ruckus	T750 SE

Docusign Envelope ID: 0D823F67-6FC6-8ACF-80F3-37C5B1444C7C

EDC (ROOF)	Office Building	302 W Walnut St, Celina, TX 75009	Ruckus Smartzone	celina-edc	2	Ruckus	T750 SE

Note: Nova reserves the right to terminate this contract in the event that AP or Controller models are unable to support passpoint.

Docusign Envelope ID: 0D823F67-6FC6-8ACF-80F3-37C5B1444C7C

EXHIBIT B

INDUSTRY APPROPRIATE DATA SAFEGUARDS

1. Ensuring the physical security of servers and any equipment by which data may be accessed, using secure data centers that utilize redundant power and cooling (including generator and UPS backup), dedicated fire suppression, and electronically controlled badge access and video monitoring systems;
2. Restricting data center access to authorized individuals only and ensuring that all access is monitored and recorded for audit purposes;
3. Employing redundant backup systems and disaster mitigation and failover plans;
4. Maintaining physical safeguards of data;
5. Using up to date firewalls and intrusion detection systems and scanning systems with security vulnerability scanning software at regular intervals;
6. Implementing and enforcing a written code of behavior and conduct designed to ensure protection of confidential information;
7. Encryption of extremely sensitive data such as credit card information or any data required by applicable legal requirements to be encrypted;
8. Requiring complex passwords and periodic resetting of passwords on all internet accessible devices;
9. Enforcing security standards and access controls for and by its employees and contractors, limiting access to confidential information to the fewest number of persons with a need to know and limiting access to the least privileges necessary to perform job responsibilities;
10. Installing antivirus software on all production Windows-based servers and desktops/laptops that is configured to automatically download up-to-date virus signatures from a trusted third-party source; and
11. Implementing other industry standard security systems, procedures and protocols.

Docusign Envelope ID: 0D823F67-6FC6-8ACF-80F3-37C5B1444C7C

EXHIBIT C

Service Level Agreement Applicable to All Venues

Partner will provide Helium with the services set forth in this Exhibit C relating to system uptime and throughput at all hotspots offered to Helium on Partner's Network.

Partner shall provide a system uptime (the "System Uptime") of 99% (the "System Uptime Requirement") with respect to the Partner's core Wi-Fi network authentication infrastructure. In the event the core Wi-Fi network's authentication infrastructure fails to meet the System Uptime Requirements, Helium shall report the issue to Partner and once all information regarding the issue is made available to Partner, Partner will endeavor to promptly resolve such issue.

Life Connected.

Public Works
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Andrew Figueroa, Director of Public Works
CC: Kimberly Brawner, Assistant City Manager
Date: July 14, 2026

Agenda Item:
Consider and act to approve a work authorization for material testing services for the 2026 Annual Street Maintenance project with WSB, for an amount not to exceed $113,968.00. (Figueroa)

Background Information:
The City has an active Master Agreement for Professional Services with WSB, established in 2022 and authorized by the City Council for a five-year term. This agreement enables the City to engage the firm on an on-call basis for various engineering services.

The proposed work authorization under this agreement allows WSB to perform material testing services in support of the City's Annual Street Maintenance Program. These services will be conducted throughout multiple areas of the City where maintenance and full rehabilitation activities are scheduled to ensure the contractor is meeting design standards.

Legal Review:
The contract has been previously reviewed and approved.

Supporting Documents:
1. Staff Presentation
2. Work Authorization
3. Form 1295

Financial Consideration:
Funding is available from bond funds. Expenditure will not exceed appropriated funds, and funds will be committed upon issuance of a purchase order.

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



FY 2026 Street Maintenance Program Material Testing

Andrew Figueroa

Director of Public Works

Date: 07-14-2026

2026 ASM Material Testing Agenda Overview

1. Consider and act to approve a work authorization for material testing services for the 2026 Annual Street Maintenance project with WSB, for an amount not to exceed $113,968.00.

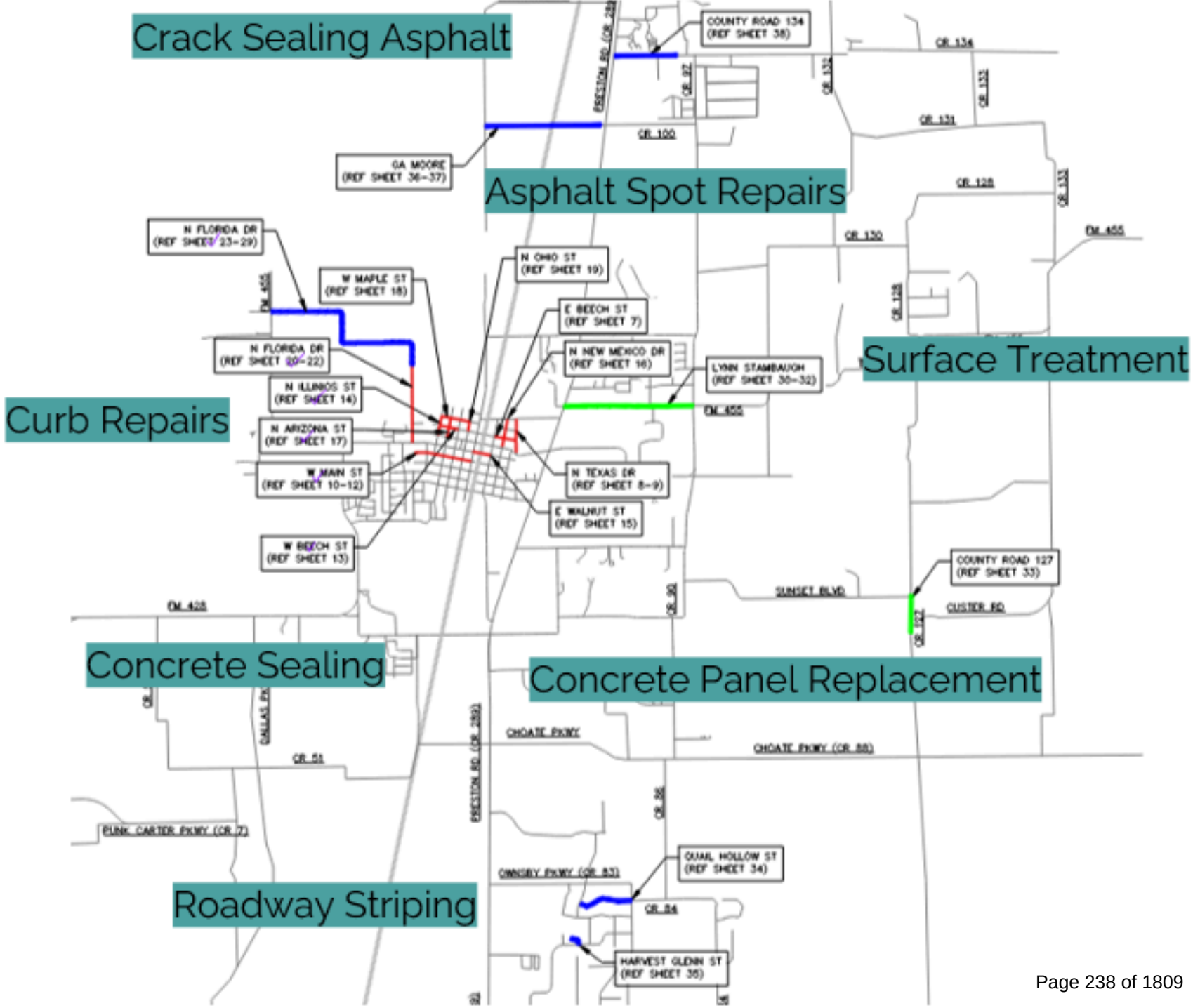
2. The City has an active Master Agreement for Professional Services with WSB, established in 2022 and authorized by the City Council for a five-year term. This agreement enables the City to engage the firm on an on-call basis for various engineering services.

3. The proposed work authorization under this agreement allows WSB to perform materials testing services in support of the City's Annual Street Maintenance Program.

4. Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

5. Staff recommends awarding the contract as presented.

2026 ASM Material Testing Areas



Work Authorization Summary

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Embankments, Utilities & Subgrade Testing & Inspection					
3260	Moisture/Density Proctor	30	Each	$ 242.00	$ 7,260.00
3268	Flexbase Proctor	1	Each	$ 360.00	$ 360.00
3240	Atterberg Limits	31	Each	$ 80.00	$ 2,480.00
CMT01	Sampling Fee	10	Hourly	$ 70.00	$ 700.00
CMT01	Densities on Embankments/Utilities - Tech Time	300.0	Hourly	$ 70.00	$ 21,000.00
3510	Densities on Embankments/Utilities - Equipment (Per Shot)	400	Each	$ 15.00	$ 6,000.00
2160	Trip Charges	150	Each	$ 55.00	$ 8,250.00
CMT95	Reporting	150	Each	$ 20.00	$ 3,000.00
Hydraulic Cement Concrete					
2041	Making Cylinders and Testing Concrete (Air, Slump, Temp)	112	Each	$ 21.00	$ 2,352.00
2040	Compressive Strength Curing and Disposal (EA)	112	Each	$ 28.00	$ 3,136.00
CMT01	Rebar Inspection	25	Hourly	$ 70.00	$ 1,750.00
2010	Cylinder Pick Up - Per Set	28	Each	$ 10.00	$ 280.00
CMT01	Cylinder Pick Up - Tech Time	14	Hourly	$ 70.00	$ 980.00
CMT01	ACI Certified Technician	56	Hourly	$ 70.00	$ 3,920.00
2160	Trip Charges	56	Each	$ 55.00	$ 3,080.00
CMT95	Reporting	140	Each	$ 20.00	$ 2,800.00
HMAC					
4015	Asphalt Concrete Pavement production testing including specific Gravity, A.C. %, Gradation, & Marshall Stability	30	Per Sample	$ 420.00	$ 12,600.00
4032	Roadway Density, Percent Air Voids	30	Set	$ 60.00	$ 1,800.00
CMT01	Asphalt Concrete Pavement Core Extraction	30	Hourly	$ 70.00	$ 2,100.00
4005	Cutting Core Sample up to 8" Depth per core (Equipment Only)	60	Each	$ 60.00	$ 3,600.00
4065	Patching	60	Each	$ 30.00	$ 1,800.00
CMT01	Level 1B Inspection	220	Hourly	$ 70.00	$ 15,400.00
CMT01	Plant Sampling	60	Hourly	$ 70.00	$ 4,200.00
2160	Trip Charges	60	Each	$ 55.00	$ 3,300.00
CMT95	Reporting	60	Each	$ 20.00	$ 1,200.00
Additional Fees					
CMT80	Project Manager		Hourly	$ 175.00	$ -
CMT70	Lab Manager	1	Hourly	$ 140.00	$ 140.00
CMT90	Administration	6	Hourly	$ 80.00	$ 480.00
				TOTAL =	$ 113,968.00



Thank You!

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EXHIBIT 1 - WORK AUTHORIZATION

MAPS #	2024-111	MAPS Date:	11/13/2024

In accordance with Paragraph 1.01 of the Main Agreement for Professional Services (MAPS) between the **City of Celina, Texas** (Owner) and **WSB** (Contractor); Owner has furnished the following event information to Contractor. Contractor's scope of work has been developed based on this information.

Project Name:	ASM 2026 Materials Testing		
Engineer's Project #		**Work Authorization Date:**	7/14/26
City Project/Account #	ASM2026	**Purchase Order#:**	
Engineer Representative:	Kelly Selman	**Owner Representative:**	Drew Jenks

INVOICE SUBMITTAL

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

OWNER OPTIONAL INFORMATION:

1. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Main Agreement for contractor services. Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
2. **Date and Time to Commence:** Upon Receipt of Purchase Order, Signed Work Authorization.

CONSULTANT PROVIDED INFORMATION:

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

ACCEPTANCE:

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

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

CITY OF CELINA

Signature

Printed Name & Title

Date

CONTRACTOR

DocuSigned by:
Kelly Selman
0E09C2CB93F3403...
Signature

Kelly Selman
Printed Name & Title

6/3/2026
Date

Docusign Envelope ID: 11E3DC2A-FD96-8651-8059-78FC6206ADFB

Exhibit A

Scope of Work

WSB will provide materials testing services for Celina ASM 2026.

Docusign Envelope ID: 11E3DC2A-FD96-8651-8059-78FC6206ADFB

Exhibit B

Estimate of Material Testing

To: Drew Jenks
City of Celina
djenks@celina-tx.gov

Project: ASM 2026
Location: Celina, TX
County: Collin

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Embankments, Utilities & Subgrade Testing & Inspection				
3260	Moisture/Density Proctor	30	Each	$ 242.00	$ 7,260.00
3268	Flexbase Proctor	1	Each	$ 360.00	$ 360.00
3240	Atterberg Limits	31	Each	$ 80.00	$ 2,480.00
CMT01	Sampling Fee	10	Hourly	$ 70.00	$ 700.00
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CMT95	Reporting	150	Each	$ 20.00	$ 3,000.00
	Hydraulic Cement Concrete				
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CMT95	Reporting	140	Each	$ 20.00	$ 2,800.00
	HMAC				
4015	Asphalt Concrete Pavement production testing including specific Gravity, A.C. %, Gradation, & Marshall Stability	30	Per Sample	$ 420.00	$ 12,600.00
4032	Roadway Density, Percent Air Voids	30	Set	$ 60.00	$ 1,800.00
CMT01	Asphalt Concrete Pavement Core Extraction	30	Hourly	$ 70.00	$ 2,100.00
4005	Cutting Core Sample up to 8" Depth per core (Equipment Only)	60	Each	$ 60.00	$ 3,600.00
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CMT95	Reporting	60	Each	$ 20.00	$ 1,200.00
	Additional Fees				
CMT80	Project Manager		Hourly	$ 175.00	$ -
CMT70	Lab Manager	1	Hourly	$ 140.00	$ 140.00
CMT90	Administration	6	Hourly	$ 80.00	$ 480.00
				TOTAL =	$ 113,968.00

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

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

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

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

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

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

5/15/2026
Date

Accepted by:

Signature

Print

Date

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

Docusign Envelope ID: 11E3DC2A-FD96-8651-8059-78FC6206ADFB

Exhibit C

Timeline/Schedule

Timeline to follow construction award.

Docusign Envelope ID: 11E3DC2A-FD96-8651-8059-78FC6206ADFB

Exhibit D

Deliverables

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

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2026-1485000

Date Filed:
07/02/2026

Date Acknowledged:
07/02/2026

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

WSB LLC
Melissa, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Celina, TX

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

7/14/26
SE Pump Station MaterialsTesting

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

The Celina Purchasing Department has Received and Acknowledged this Form 1295 as required by Texas Government Code, Section 2252.908. Forms are acknowledged through the Ethics Commission website, and the final acknowledged form does not include a signature. The original document is on file in the bid folder and includes the required signature.

_____
Signature of authorized agent of contracting business entity
(Declarant)

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: William Janney, Director of Engineering
CC: Kimberly Brawner, Assistant City Manager
Date: July 14, 2026

Agenda Item:
Consider and act upon a Resolution of the City of Celina, Texas, approving and authorizing the City Manager to execute a "Roadway Exchange Agreement" between the City of Celina, Texas, and The Parks at Wilson Creek, L.P., for the exchange of land totaling 2.096 acres for right-of-way associated with Sunset Boulevard. (Janney)

Background Information:
The City of Celina is completing a land exchange with The Parks at Wilson Creek, L.P., for public right-of-way purposes under Texas Local Government Code Section 272.001(b)(3), which authorizes municipalities to exchange real property for roadway-related needs. As part of this exchange, the City is conveying portions of land associated with the historic 0.218-acre Mrs. Guy Bunch tract, as well as the abandoned CR 92 right-of-way. These conveyances require different deed forms based on the title history of the property and whether the land falls within the prescriptive limits of County Road 92.

A portion of the 0.218-acre tract consists of areas outside the historic roadway, totaling 0.201 acres (8,744 square feet) and 0.017 acres (742 square feet), as described in Exhibits B and C of the Deed Without Warranty. These areas are not part of the abandoned right-of-way and carry historical title uncertainties related to the original “saved and excepted” status of the Mrs. Guy Bunch tract. For this reason, the City is conveying these non-ROW segments by Deed Without Warranty, which is the appropriate instrument when the City is unable to provide full title warranties and must convey the land subject to all restrictions and easements of record.

Additionally, a 0.477-acre segment of the abandoned CR 92 roadway is also being conveyed as part of the exchange. This tract lies entirely within the former alignment of CR 92 and is conveyed with a limited warranty of title consistent with standard municipal practice for former public right-of-way.

The remaining portion (1.401 acres) of the property lies within the former CR 92 roadway that has been formally abandoned. This land, described in Exhibit A of the Special Warranty Deed, is being conveyed by Special Warranty Deed following the abandonment action. This deed provides a limited warranty of title only as to claims arising by, through, or under the City, consistent with standard municipal practice for conveying former public right-of-way. The Special Warranty Deed includes the abandoned ROW, any improvements located within it, and all associated appurtenances, subject to recorded encumbrances.

Both the Deed Without Warranty and the Special Warranty Deed identify the consideration as a mutual exchange of real property for public right-of-way purposes between the City and the developer. These conveyances support the construction of Sunset Blvd by the developer, which is a key component of the City's transportation network and necessary for future phases of The Parks at Wilson Creek development.

Legal Review:
The Resolution, agreement and deeds have been reviewed and approved.

Supporting Documents:
1. Staff Presentation
2. Location Map
3. Resolution
4. Exhibit
5. Exchange Agreement
6. Special Warranty Deed
7. Deed Without Warranty
8. Special Warranty Deed

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.



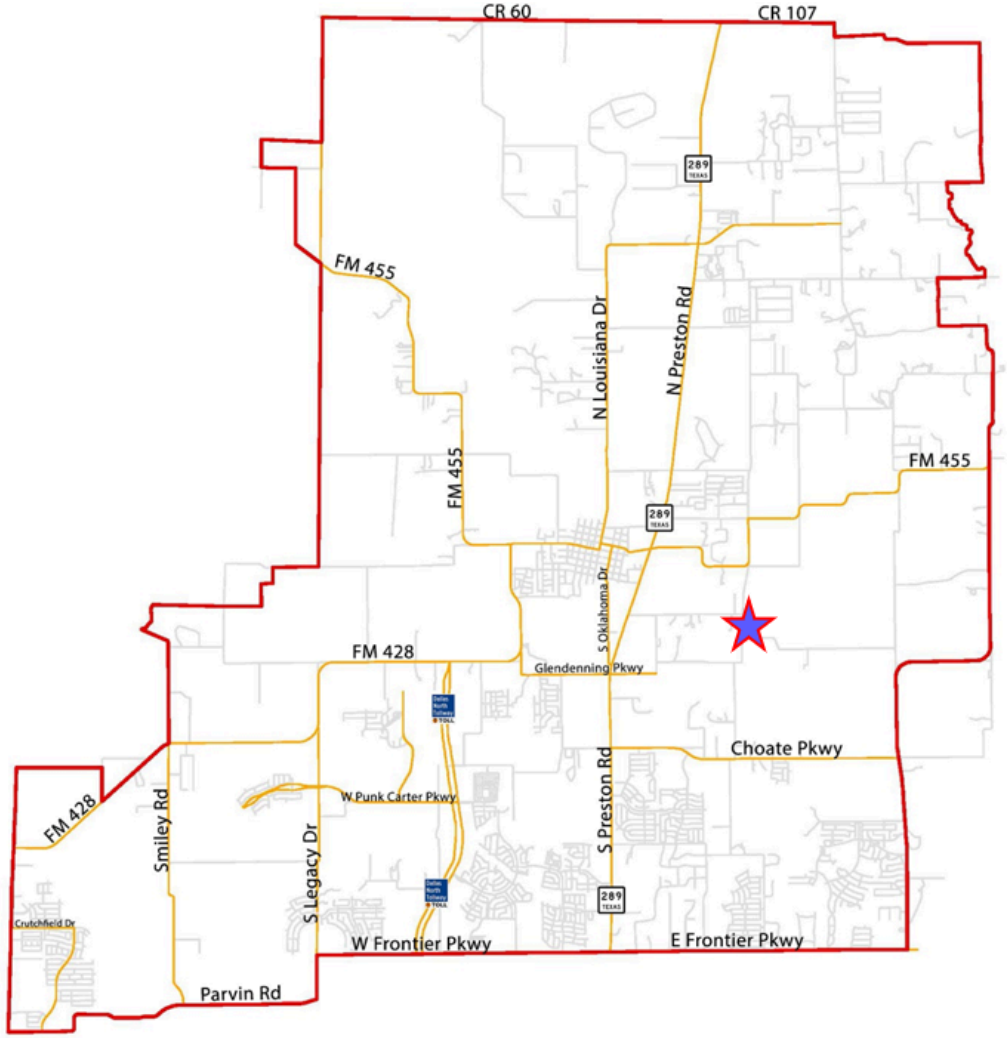
County Road 92 Right of Way - Exchange Agreement

Resolution

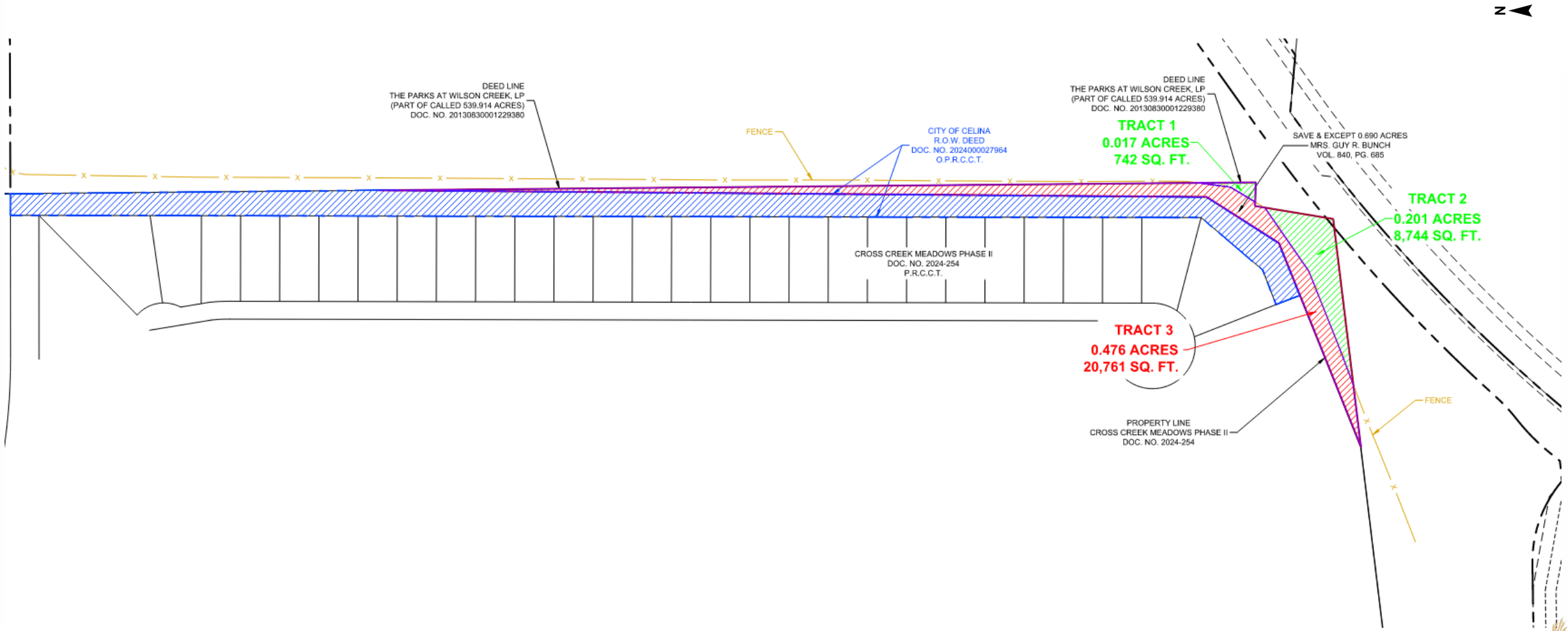
July 14, 2026

William Janney, PE
Director of Engineering

Location Map



Deed Locations



Background

- County Road 92 (CR 92) is an older roadway segment extending east from Coit Road to approximately 2,500 feet, see exhibit A.
- County Road 92 has become functionally obsolete due to changing development patterns and is no longer needed for current or future public transportation use.
- June 26, 2026, Notice of Public Hearing was published in the newspaper and sent to the properties adjacent to the road.
- The ROW will be conveyed to the neighboring property owner. That same property owner has already dedicated Sunset Blvd ROW.

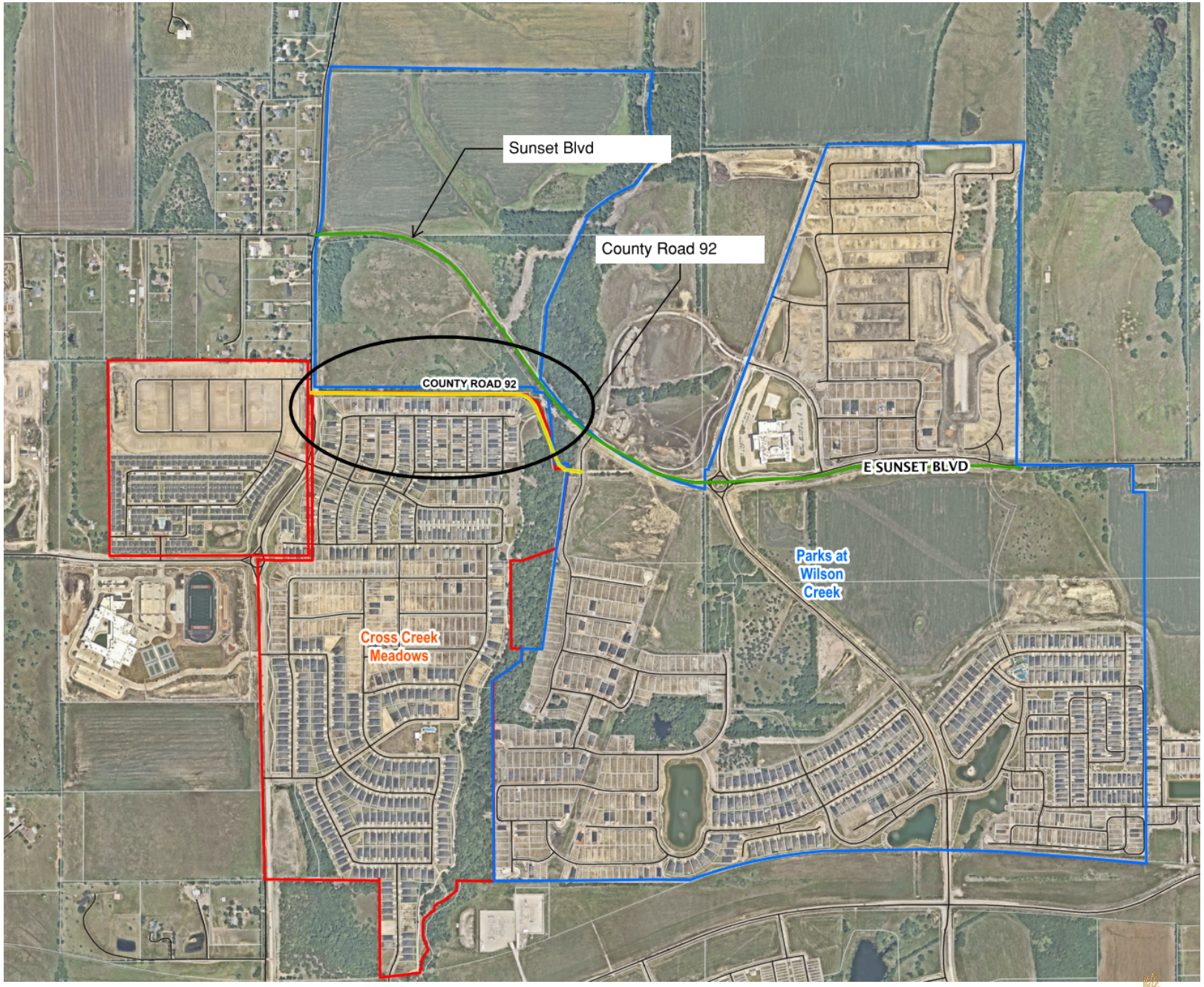
Background

- The land exchange involves three tracts totaling 2.096 acres: the 0.218-acre, the 0.477-acre, and the 1.401-acre.
- The exchange will be under the Roadway Exchange Agreement between the City and The Parks at Wilson Creek, L.P.
- The exchange will involve three separate deeds, including a Deed Without Warranty for the non-ROW portions and two Special Warranty Deeds for the abandoned CR 92 roadway segments.

Exhibit A



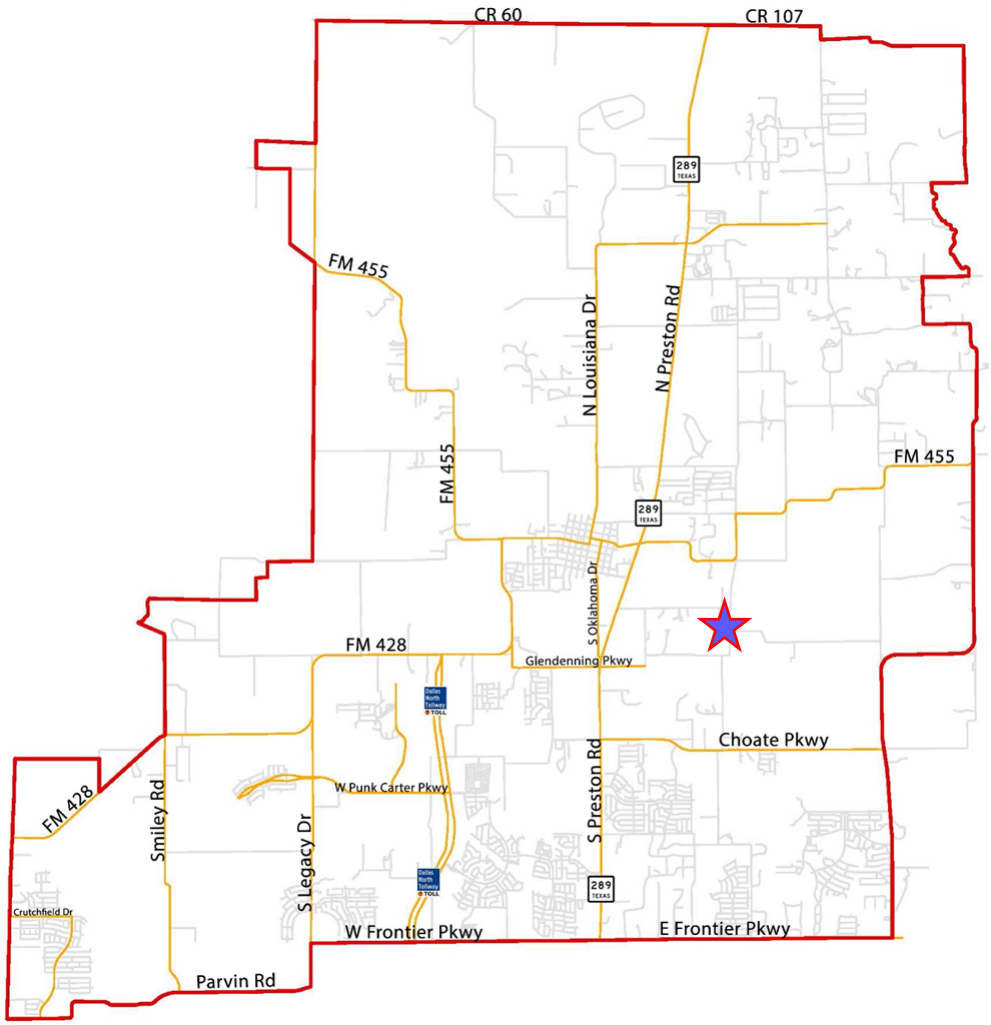
Right of Way Location





Thank You!

LOCATION MAP



RESOLUTION NO. 2026- R

A RESOLUTION OF THE CITY OF CELINA, TEXAS, APPROVING AND AUTHORIZIING THE CITY MANAGER TO EXECUTE A ROADWAY EXCHANGE AGREEMENT REGARDING SUNSET BOULEVARD AND ABANDONED PORTIONS OF CR 92, BETWEEN THE CITY OF CELINA, TEXAS AND THE PARKS AT WILSON CREEK, L.P.; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (the "City") and The Parks at Wilson Creek, L.P. (the "Owner") entered into that certain Amended and Restated Development Agreement dated September 9, 2015, and recorded as Instrument No. 20150917001181966 in the Official Public Records of Collin County, Texas, as subsequently amended by that certain Second Amendment to the Amended and Restated Development Agreement recorded as Instrument No. 20210923001945090 in the Official Public Records of Collin County, Texas (collectively, the "Development Agreement"); and

WHEREAS, pursuant to the Development Agreement, Owner is obligated to construct certain portions of certain roadways, including Sunset Boulevard, and the City is obligated to reimburse Owner for certain eligible costs associated with such construction in accordance with the terms and conditions of the Development Agreement; and

WHEREAS, the City owns fee simple title to certain real property commonly known as a portion of County Road 92, and adjacent narrow properties/rights-of-way (the "Existing Roadway"); and

WHEREAS, upon the abandonment and vacation of County Road 92 by the City Council, the Existing Roadway will no longer be necessary for public roadway purposes due to the construction of Sunset Boulevard and related roadway improvements; and

WHEREAS, the City and Owner desire to enter into a Roadway Exchange Agreement regarding Sunset Boulevard and the Existing Roadway (the "Agreement"), pursuant to which the City will convey its interest the Existing Roadway to Owner as partial consideration for Owner's construction of Sunset Boulevard and the City's reimbursement obligations under the Development Agreement; and

WHEREAS, the City Council finds that the exchange contemplated by the Agreement is authorized by Texas Local Government Code Sections 272.001(b)(1) and (3) and provides adequate consideration to the City, supports the construction of necessary public roadway infrastructure, reduces the amount of monetary reimbursement required to be paid by the City, and serves a public purpose benefiting the citizens of the City of Celina.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1: The recitals and findings set forth above and within the Agreement are true and correct and are incorporated as if fully set forth in the body of this Resolution as legislative findings of the City Council.

SECTION 2: The City Council hereby authorizes the City Manager to execute the Agreement attached hereto as **Exhibit "A"**. Following execution by the Owner, the City Manager is authorized to execute all deeds and other documents necessary to complete the property exchange.

SECTION 3. The City Council hereby finds, determines and declares that the meeting, at which this resolution is passed, approved and adopted, was open to the public, and that the public notice of time, place and subject matter to be considered was posted as required by law.

SECTION 4. If any section, article, paragraph, sentence, clause, phrase or word in this resolution, or application thereof to any person or circumstance, is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this resolution, and the City Council hereby declares it would have passed such remaining portions of this resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5: This Resolution shall be effective from and after the date of passage as provided by law.

DULY PASSED AND APPROVED on this the 14th day of July 2026 by the City Council of the City of Celina, Texas.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Ashley Owens, City Secretary

EXHIBIT "A"

Life Connected.

July 14, 2026

Via Email: jim@cambridgecos.com
and randy@cambridgecos.com

The Parks at Wilson Creek, L.P.
8750 N. Central Expressway, Suite 1735
Dallas, Texas 75231
Attention: Jim Melino and Randy McCuistion

Re: Exchange Agreement (this "Agreement") regarding the exchange of certain right-of-way known as County Road 92 (the "CR 92 ROW") for a portion of Sunset Boulevard, between City of Celina (the "City") and The Parks at Wilson Creek, L.P. (the "Company")

Dear Sirs:

The City Council of the City has authorized the abandonment and vacation of County Road 92 right-of-way and the conveyance of certain real property interests associated therewith, as described and defined herein below as the Property, to the Company. Please acknowledge your acceptance and agreement of the following by executing below and returning to me:

The City is the fee simple owner of certain tracts of real property known as County Road 92, and adjacent narrow tracts, as more particularly described and depicted on exhibits within the Conveyances, as defined herein below (collectively, the "Property"). The instruments to be used for conveying the Property to the Company are attached hereto and incorporated herein as **Exhibit A** (the "Conveyances"). The Conveyances shall be fully executed, notarized, and delivered to the Company immediately following your execution and return of this Agreement.

Pursuant to the Second Amendment to the Amended and Restated Development Agreement, recorded as Instrument No. 20210923001945090 in the Official Public Records of Collin County, Texas, amending the Amended and Restated Development Agreement entered into by the City and the Company on September 9, 2015, and recorded as Instrument No. 20150917001181966 in the Official Public Records of Collin County, Texas (collectively, the "Development Agreement"), the Company is obligated to construct certain portions of roadways described in the Development Agreement, and the City is obligated to reimburse the Company for certain costs associated with such construction in accordance with the terms and conditions of the Development Agreement.

Under this Agreement, the parties agree to exchange certain roadway interests. The Company shall receive the Property, and the City shall receive the right-of-way associated with Sunset Boulevard as described in the Development Agreement. Nothing herein shall modify or

otherwise affect the parties' respective rights or obligations under the Development Agreement, including any obligations related to the construction or reimbursement of roadway improvements.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

CITY OF CELINA

By: _____
Robert Ranc, City Manager

Agreed and accepted on July _____, 2026, ON BEHALF OF THE COMPANY:

THE PARKS AT WILSON CREEK, L.P.,
A Texas limited partnership

By: The Parks at Wilson Creek GP, LLC,
A Texas limited liability company,
Its General Partner

By: LLC Manager, Inc.,
A Texas corporation,
Its Manager

By: _____
James J. Melino, President

Exhibit A

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THAT THE CITY OF CELINA, a home rule municipality located within Collin County, Texas ("Grantor"), for and in consideration of the mutual exchange of real property for public right-of-way purposes between Grantor and **The Parks at Wilson Creek, L.P.**, a Texas limited partnership, having an address at 8750 North Central Expressway, Suite 1735, Dallas, Texas 75231 ("Grantee"), pursuant to Texas Local Government Code Section 272.001(b)(3), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract or parcel of land situated in Collin County, Texas, described on **Exhibit A** attached hereto and made a part hereof for all purposes, together with (a) any improvements situated thereon, and (b) any and all rights and appurtenances belonging or pertaining thereto (the Land, improvements, appurtenances and all of the foregoing set forth in clauses (a) and (b) are hereinafter collectively referred to as the "Property"), subject to the Permitted Exceptions (defined below).

This conveyance and the warranties of title contained herein are expressly made subject to all valid and existing encumbrances, easements, reservations, restrictions, covenants, conditions, and other matters affecting the Property, including, without limitation, the reservation of all oil, gas, and other minerals contained in that certain Right-of-Way Deed recorded as Instrument No. 2024000027964, Official Public Records of Collin County, Texas, but not including monetary liens created by, through, or under Grantor (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2026 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee. Grantee acknowledges that Grantor is exempt from paying ad valorem taxes.

IN CONNECTION WITH THE CONVEYANCE OF THE PROPERTY AS PROVIDED FOR HEREIN, AND EXCEPT FOR THE SPECIAL WARRANTY OF TITLE, THE REPRESENTATIONS AND THE OTHER WARRANTIES SET FORTH IN THIS DEED BETWEEN GRANTOR, AS SELLER, AND GRANTEE, AS PURCHASER, RELATING TO THE SALE AND CONVEYANCE OF THE PROPERTY (THE "EXPRESS WARRANTIES"), GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Grantee accepts the Property in its present AS-IS condition WITH ALL FAULTS, subject to the Express Warranties.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

EXECUTED this the _____ day of _____ 2026.

CITY OF CELINA

By: _____

Robert Ranc, City Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, on this day personally appeared Robert Ranc, City Manager, City of Celina, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

AGREED, ACKNOWLEDGED AND ACCEPTED:

SIGNED this the _____ day of _____ 2026.

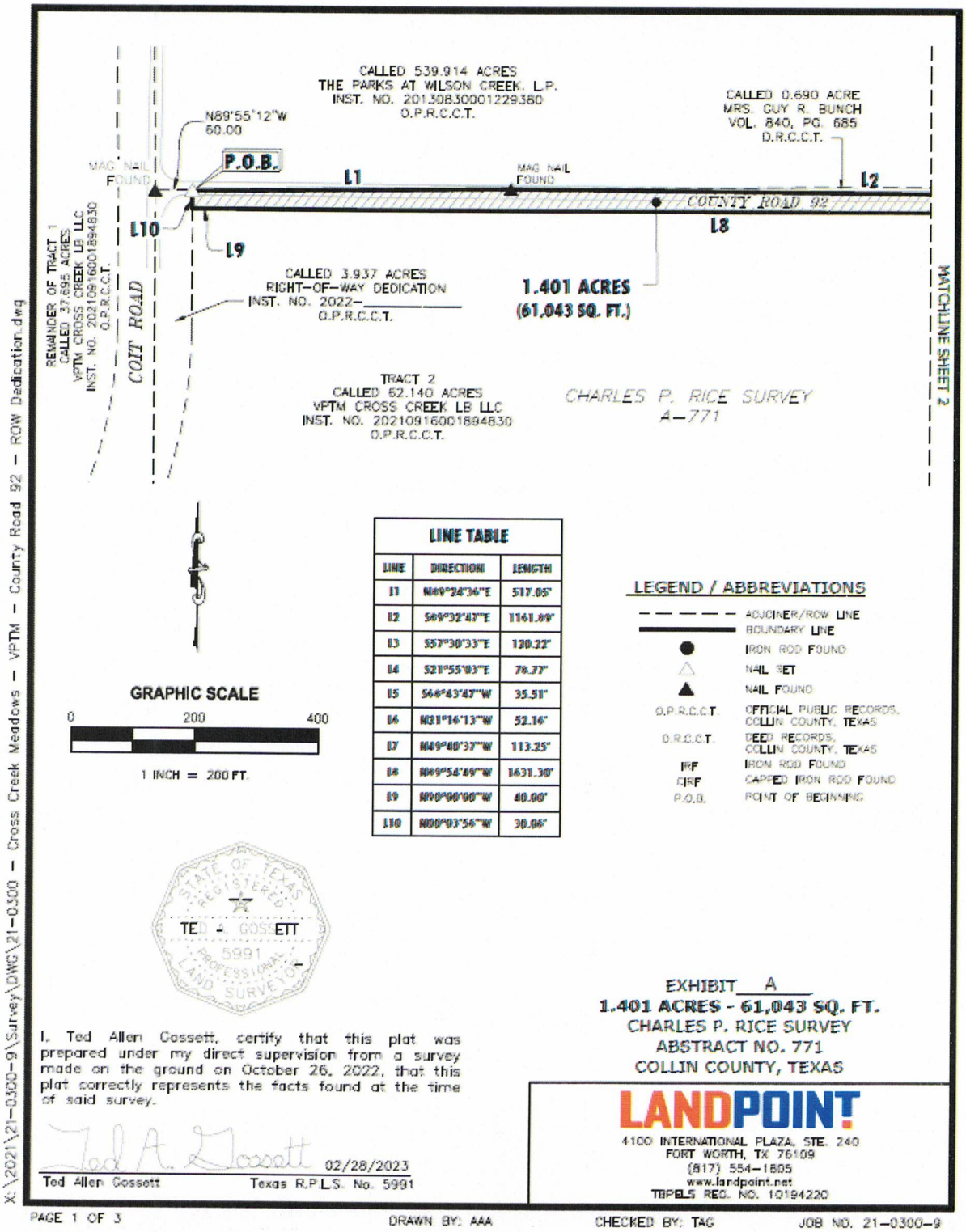
THE PARKS AT WILSON CREEK, L.P.,
a Texas limited Partnership

By: The Parks at Wilson Creek GP, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
a Texas corporation,
Its Manager

By: _____
James J. Melino, President

EXHIBIT A



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°24'36"E	517.05'
L2	S89°32'47"E	1161.89'
L3	S57°30'33"E	120.22'
L4	S21°55'03"E	76.77'
L5	S68°43'47"W	35.51'
L6	N21°16'13"W	52.16'
L7	N49°48'37"W	113.25'
L8	N89°54'49"W	1631.30'
L9	N00°00'00"W	40.00'
L10	N00°03'56"W	30.06'

LEGEND / ABBREVIATIONS

- ADJOINER/ROW LINE
- BOUNDARY LINE
- IRON ROD FOUND
- NAIL SET
- NAIL FOUND
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- P.O.B. POINT OF BEGINNING

STATE OF TEXAS REGISTERED TED A. GOSSETT 5991 PROFESSIONAL LAND SURVEYOR

I, Ted Allen Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on October 26, 2022, that this plat correctly represents the facts found at the time of said survey.

Ted A. Gossett 02/28/2023

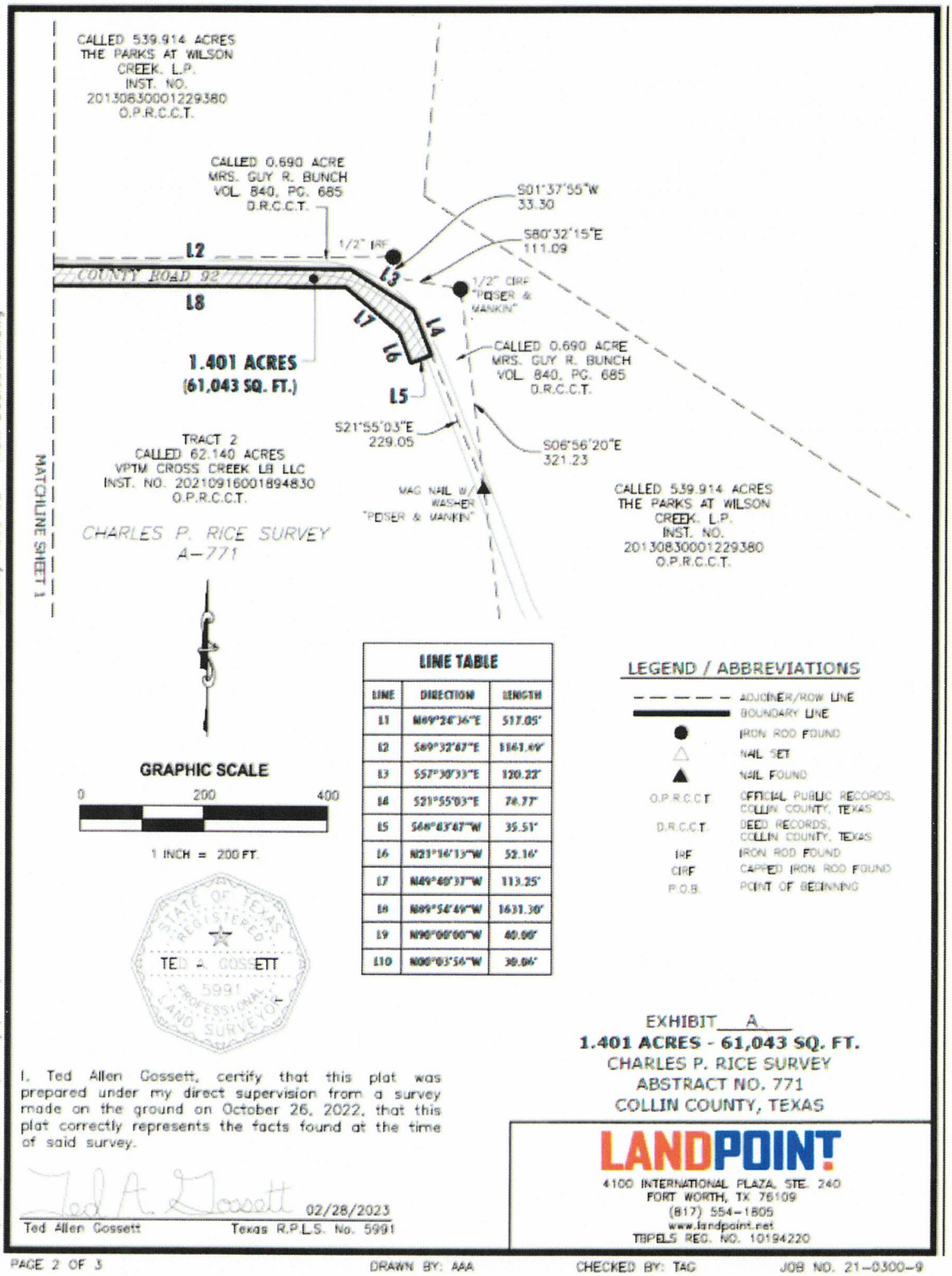
Ted Allen Gossett — Texas R.P.L.S. No. 5991

EXHIBIT A
1.401 ACRES - 61,043 SQ. FT.
CHARLES P. RICE SURVEY
ABSTRACT NO. 771
COLLIN COUNTY, TEXAS

LANDPOINT
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

X:\2021\21-0300-9\Survey\DWG\21-0300 - Cross Creek Meadows - VPTM - County Road 92 - ROW Dedication.dwg

PAGE 1 OF 3 DRAWN BY: AAA CHECKED BY: TAG JOB NO. 21-0300-9



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°26'36"E	517.05'
L2	S89°32'07"E	1161.49'
L3	S57°30'33"E	120.22'
L4	S21°55'03"E	78.77'
L5	S66°03'07"W	35.51'
L6	N23°16'13"W	52.16'
L7	N49°40'37"W	113.25'
L8	N89°54'49"W	1631.30'
L9	N90°00'00"W	40.00'
L10	N00°03'56"W	30.04'

LEGEND / ABBREVIATIONS

- ADJOINER/ROW LINE
- BOUNDARY LINE
- IRON ROD FOUND
- NAIL SET
- NAIL FOUND
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- P.O.B. POINT OF BEGINNING

I, Ted Allen Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on October 26, 2022, that this plat correctly represents the facts found at the time of said survey.

Ted A. Gossett 02/28/2023

Ted Allen Gossett Texas R.P.L.S. No. 5991

EXHIBIT A

1.401 ACRES - 61,043 SQ. FT.

CHARLES P. RICE SURVEY
ABSTRACT NO. 771
COLLIN COUNTY, TEXAS

LANDPOINT
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
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X:\2021\21-0300-9\Survey\DWG\21-0300 - Cross Creek Meadows - VPTM - County Road 92 - ROW Dedication.dwg

PAGE 2 OF 3 DRAWN BY: AAA CHECKED BY: TAG JOB NO. 21-0300-9

LEGAL DESCRIPTION

BEING a 1.401 acre (61,043 sq. ft.) tract of land situated in the Charles P. Rice Survey, Abstract No. 771, Collin County, Texas, and being a portion of that certain called 62.140 acre tract of land, described as Tract 2, Conveyed to VPTM Cross Creek LB LLC, recorded in Instrument Number 20210916001894830, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail set at the Northwest corner of said 62.140 acre tract, in the right-of-way of County Road 92, from which a mag nail found at the Southwest corner of a called 539.914 acre tract of land, conveyed to The Parks at Wilson Creek, L.P., recorded in Instrument No. 20130830001229380, O.P.R.C.C.T., and in the common East line of a called 37.695 acre tract of land, described as the remainder of Tract 1, conveyed to VPTM Cross Creek LB, LLC, recorded in Instrument No. 20210916001894830, O.P.R.C.C.T., bears North 89° 55' 12" West, a distance of 60.00 feet;

THENCE North 89° 24' 36" East, with the North line of said 62.140 acre tract and the common South line of said 539.914 acre tract, a distance of 517.05 feet to a mag nail found at an angle point in the Most Northerly Southwest corner of a called 0.690 acre tract of land, conveyed to Mrs. Guy R. Bunch, recorded in Volume 840, Page 685, Deed Records, Collin County, Texas (D.R.C.C.T.);

THENCE with the North line of said 62.140 acre tract of land and the common Southwesterly line of said 0.690 acre tract of land, the following Three (3) courses and distances:

1. South 89° 32' 47" East, a distance of 1161.89 feet to a mag nail set for corner;
2. South 57° 30' 33" East, a distance of 120.22 feet to a mag nail set for corner;
3. South 21° 55' 03" East, a distance of 78.77 feet to a mag nail set for corner, in the East line of said 62.140 acre tract and the common West line of said 0.690 acre tract, from which a mag nail with washer stamped "PEISER & MANKIN" found at an angle point in the East line of said 62.140 acre tract and at the common South corner of said 0.690 acre tract bears South 21° 55' 03" East, a distance of 229.05 feet;

THENCE over and across said 62.140 acre tract of land, the following Five (5) courses and distances:

1. South 68° 43' 47" West, a distance of 35.51 feet;
2. North 21° 16' 13" West, a distance of 52.16 feet;
3. North 49° 40' 37" West, a distance of 113.25 feet;
4. North 89° 54' 49" West, a distance of 1631.30 feet;
5. South 90° 00' 00" West, a distance of 40.00 feet to the West line of said 62.140 acre tract;

THENCE North 00° 03' 56" West, with the West line of said 62.140 acre tract, a distance of 30.06 feet to the POINT OF BEGINNING and containing 1.401 acres and 61,043 sq. ft. of land, more or less.

STATE OF TEXAS
REGISTERED
TED A. GOSSETT
5991
PROFESSIONAL
LAND SURVEYOR

I, Ted Allen Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on October 26, 2022, that this plat correctly represents the facts found at the time of said survey.

Ted A. Gossett 02/28/2023

Ted Allen Gossett Texas R.P.L.S. No. 5991

EXHIBIT A
1.401 ACRES - 61,043 SQ. FT.
CHARLES P. RICE SURVEY
ABSTRACT NO. 771
COLLIN COUNTY, TEXAS

LANDPOINT
4100 INTERNATIONAL PLAZA, STE. 240
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X:\2021\21-0300-9\Survey\DWG\21-0300 - Cross Creek Meadows - VPTM - County Road 92 - ROW Dedication.dwg

PAGE 3 OF 3 DRAWN BY: AAA CHECKED BY: TAG JOB NO. 21-0300-9

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FI LED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THAT THE CITY OF CELINA, a home rule municipality located within Collin County, Texas ("Grantor"), for and in consideration of the mutual exchange of real property for public right-of-way purposes between Grantor and **The Parks at Wilson Creek, L.P.**, a Texas limited partnership, having an address at 8750 North Central Expressway, Suite 1735, Dallas, Texas 75231 ("Grantee"), pursuant to Texas Local Government Code Section 272.001(b)(3), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract or parcel of land situated in Collin County, Texas, described on **Exhibit A** attached hereto and made a part hereof for all purposes, together with (a) any improvements situated thereon, and (b) any and all rights and appurtenances belonging or pertaining thereto (the Land, improvements, appurtenances and all of the foregoing set forth in clauses (a) and (b) are hereinafter collectively referred to as the "Property"), subject to the Permitted Exceptions (defined below).

This conveyance and the warranties of title contained herein are expressly made subject to all encumbrances, easements and other matters filed of record in the Real Property Records of Collin County, Texas (the "Permitted Exceptions"), but only to the extent that such Permitted Exceptions are valid, subsisting and, in fact, affect the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2026 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee. Grantee acknowledges that Grantor is exempt from paying ad valorem taxes.

IN CONNECTION WITH THE CONVEYANCE OF THE PROPERTY AS PROVIDED FOR HEREIN, AND EXCEPT FOR THE SPECIAL WARRANTY OF TITLE, THE REPRESENTATIONS AND THE OTHER WARRANTIES SET FORTH IN THIS DEED BETWEEN GRANTOR, AS SELLER, AND GRANTEE, AS PURCHASER, RELATING TO THE

SALE AND CONVEYANCE OF THE PROPERTY (THE "EXPRESS WARRANTIES"), GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Grantee accepts the Property in its present AS-IS condition WITH ALL FAULTS, subject to the Express Warranties.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

EXECUTED this the _____ day of _____ 2026.

CITY OF CELINA

By: _____

Robert Ranc, City Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, on this day personally appeared Robert Ranc, City Manager, City of Celina, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

AGREED, ACKNOWLEDGED AND ACCEPTED:

SIGNED this the _____ day of _____ 2026.

The Parks at Wilson Creek, L.P.,
a Texas limited Partnership

By: The Parks at Wilson Creek GP, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
a Texas corporation,
Its Manager

By: _____
James J. Melino, President

EXHIBIT A

PROPERTY DESCRIPTION
0.477 ACRE

BEING a tract of land situated in the Charles P. Rice Survey, Abstract No. 771, City of Celina, Collin County Texas, and being a part of that called 0.690 acre save and except tract designated in Exhibit "B" in deed from Mrs. Guy R. Bunch as recorded in Volume 840, Page 685, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a PK nail found at the south corner of said 0.690 acre tract, being in the east line of Cross Creek Meadows, Phase 2, an addition to the City of Celina as recorded in Document Number 2024-254, Official Public Records of Collin County, Texas, and a west line of a called 539.914 acre tract of land described in deed to The Parks at Wilson Creek, LP as recorded in Document Number 20130830001229380, Official Public Records of Collin County, Texas;

THENCE North 21°54'33" West, 307.91 feet with the west line of said 0.690 acre tract to a point for corner in the east line of a Right-of-Way Deed to the City of Celina as recorded in Document Number 2024000027964, Official Public Records of Collin County, Texas;

THENCE with the common line of said 0.690 acre tract and said Right-of-Way Deed as follows:

North 57°30'02" West, 120.26 feet to a point for corner;

North 89°32'17" West, 1,162.24 feet to a PK nail found for the west corner of said 0.690 acre tract, being in a south line of said 539.914 acre tract

THENCE North 89°28'59" East, 1,149.85 feet with the north line of said 0.690 acre tract and the south line of said 539.914 acre tract to a point for corner;

THENCE over and across said 0.690 acre tract as follows:

South 82°37'59" East, 45.92 feet to a point for corner;

South 59°04'11" East, 40.67 feet to a point for corner in a west line of said 539.914 acre tract and an east line of said 0.690 acre tract;

South 01°16'35" West, 5.56 feet with said east line to a 1/2 inch iron rod with cap stamped "PEISER MANKIN" found at an interior ell corner of said 0.690 acre tract and being the common corner of said 539.914 acre tract;

South 80°31'35" East, 13.21 feet with a north line of said called 0.690 acre tract and a south line of said 539.914 acre tract to a point for corner;

South 59°04'11" East, 1.00 feet to a point for corner;

South 34°39'37" East, 108.17 feet to a point for corner;

South 21°48'02" East, 112.19 feet to a point for corner;

South 20°44'09" East, 58.69 feet to a point for corner in the east line of said 0.690 acre tract and a west line of said 539.914 acre tract;

THENCE South 06°55'55" East, 87.60 feet with the east line of said 0.690 acre tract to the **POINT OF BEGINNING** and containing 20,761 square feet or 0.477 acre of land.

DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 NORTH OKLAHOMA DR.,
SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

EXHIBIT A
CHARLES P. RICE SURVEY,
ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	KHA	Apr. 2026	063234200	1 OF 3

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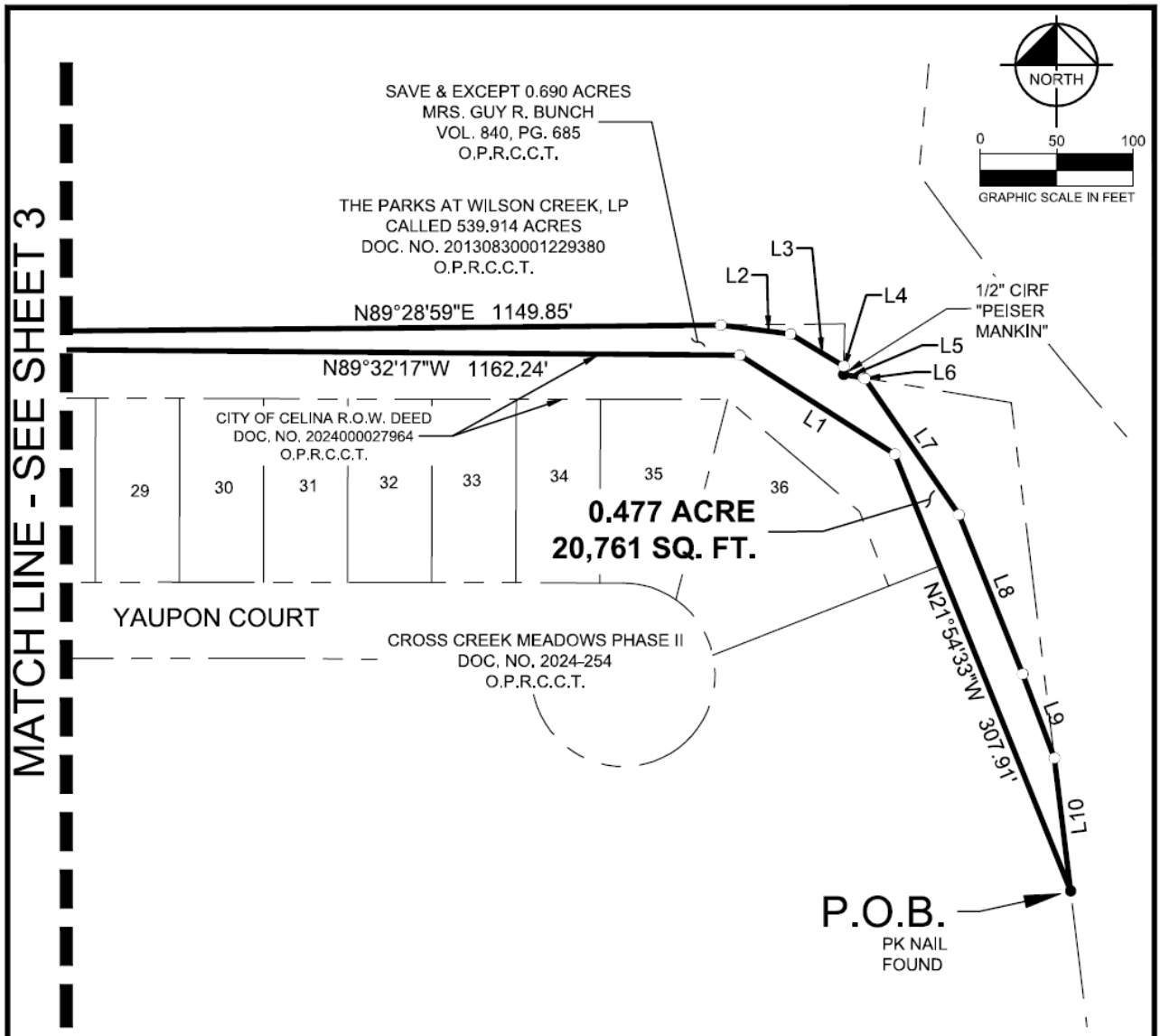

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

P.O.B. = POINT OF BEGINNING
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N57°30'02"W	120.26'	L6	S59°04'11"E	1.00'
L2	S82°37'59"E	45.92'	L7	S34°39'37"E	108.17'
L3	S59°04'11"E	40.67'	L8	S21°48'02"E	112.19'
L4	S01°16'35"W	5.56'	L9	S20°44'09"E	58.69'
L5	S80°31'35"E	13.21'	L10	S06°55'55"E	87.60'

EXHIBIT A
CHARLES P. RICE SURVEY,
ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	KHA	Apr. 2026	063234200	2 OF 3

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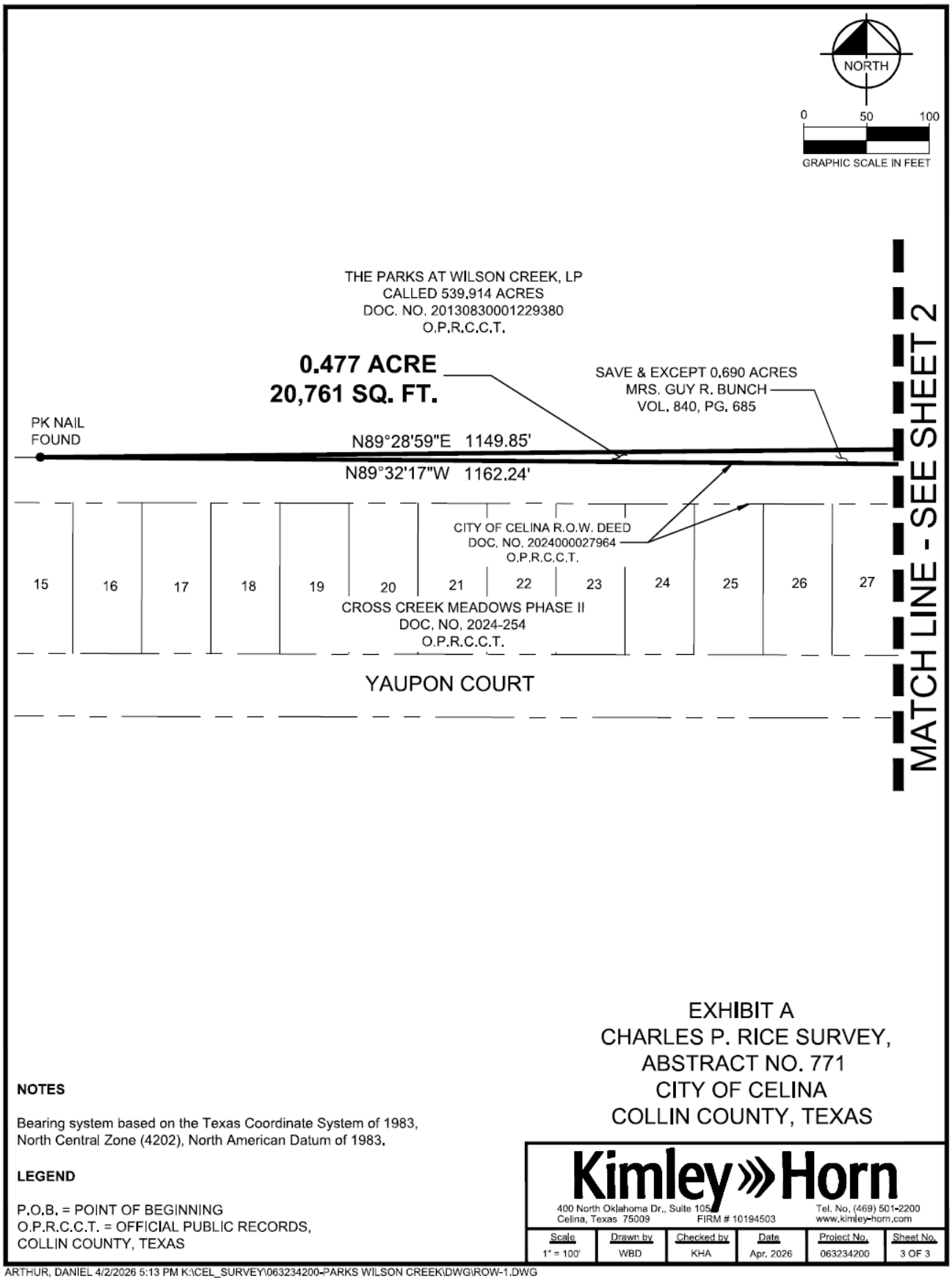

EXHIBIT A
CHARLES P. RICE SURVEY,
ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

P.O.B. = POINT OF BEGINNING
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	KHA	Apr. 2026	063234200	3 OF 3

ARTHUR, DANIEL 4/2/2026 5:13 PM K:\CEL_SURVEY\063234200-PARKS WILSON CREEK\DWG\ROW-1.DWG

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FI LED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THAT THE CITY OF CELINA, a home rule municipality located within Collin County, Texas ("Grantor"), for and in consideration of the mutual exchange of real property for public right-of-way purposes between Grantor and **The Parks at Wilson Creek, L.P.**, a Texas limited partnership, having an address at 8750 North Central Expressway, Suite 1735, Dallas, Texas 75231 ("Grantee"), pursuant to Texas Local Government Code Section 272.001(b)(3), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee the following described real property situated in Collin County, Texas:

Being two portions, consisting of 8,744 square feet of land (0.201 acres), as described and depicted in Exhibit B, attached hereto and included herein by reference; and 742 square feet of land (0.017 acres), as described and depicted in Exhibit C, attached hereto and included herein by reference, of an 0.218-acre tract of land in the Charles P. Rice Survey, Abstract No. 771, Collin County, Texas (hereinafter the "Property").

This conveyance is subject to any previously reserved mineral interests, if any, affecting the Property. Grantor makes no warranty or representation as to the existence or ownership of any mineral interests.

This Deed Without Warranty and the conveyance above are executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes pertaining to the Property for calendar year 2026 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee. Grantee acknowledges that Grantor is exempt from paying ad valorem taxes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its heirs, successors, and assigns forever, WITHOUT ANY WARRANTIES OR REPRESENTATIONS BY GRANTOR, EXPRESS OR

IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF CONDITION, MERCHANTABILITY, HABITABILITY, OR FITNESS FOR A PARTICULAR USE, OR WITH RESPECT TO THE VALUE, PROFITABILITY, OR MARKETABILITY OF THE PROPERTY. GRANTEE SPECIFICALLY ACKNOWLEDGES THAT ALL WARRANTIES OF GRANTOR THAT MIGHT ARISE BY COMMON LAW OR OTHERWISE, AND THE IMPLIED COVENANTS IN TEXAS PROPERTY CODE SECTION 5.023, ARE SPECIFICALLY EXCLUDED AND ARE FOREVER WAIVED AND RELINQUISHED BY GRANTEE.

Grantee, by its acceptance of this deed, assumes payment of all standby charges, ad valorem taxes, and assessments for the 2026 calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Property.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

EXECUTED this the _____ day of _____ 2026.

CITY OF CELINA

By: _____

Robert Ranc, City Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, on this day personally appeared Robert Ranc, City Manager, City of Celina, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

AGREED, ACKNOWLEDGED AND ACCEPTED:

SIGNED this the _____ day of _____ 2026.

The Parks at Wilson Creek, L.P.,
a Texas limited Partnership

By: The Parks at Wilson Creek GP, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
a Texas corporation,
Its Manager

By: _____
James J. Melino, President

EXHIBIT B

PROPERTY DESCRIPTION
0.201 ACRE

BEING a tract of land situated in the Charles P. Rice Survey, Abstract No. 771, City of Celina, Collin County Texas, and being a part of that called 0.690 acre save and except tract designated in Exhibit "B" in deed from Mrs. Guy R. Bunch as recorded in Volume 840, Page 685, Official Public Records of Collin County, Texas and being further described as follows:

COMMENCING at a PK nail found at the south corner of said 0.690 acre tract, being in the east line of Cross Creek Meadows, Phase 2, an addition to the City of Celina as recorded in Document Number 2024-254, Official Public Records of Collin County, Texas, and a west line of a called 539.914 acre tract of land described in deed to The Parks at Wilson Creek, LP as recorded in Document Number 20130830001229380, Official Public Records of Collin County, Texas;

THENCE North 06°55'55" West, 87.60 feet to the **POINT OF BEGINNING**;

THENCE over and across said 0.690 acre tract as follows:

North 20°44'09" West, 58.69 feet to a point for corner;

North 21°48'02" West, 112.19 feet to a point for corner;

North 34°39'37" West, 108.17 feet to a point for corner;

North 59°04'11" West, 1.00 feet to a point for corner in the north line of said 0.690 acre tract, being in a south line of a called 539.914 acre tract of land described in deed to The Parks at Wilson Creek, LP as recorded in Document Number 20130830001229380, Official Public Records of Collin County, Texas, from which a 1/2 inch iron rod with cap stamped "PEISER MANKIN" found at an interior ell corner of said 0.690 acre tract and the common corner of said 539.914 acre tract bears, North 80°31'35" West, 13.21 feet;

THENCE with the common line of said 0.690 acre tract and said 539.914 acre tract as follows:

South 80°31'35" East, 97.89 feet to a point for corner;

South 06°55'55" East, 234.15 feet to the **POINT OF BEGINNING** and containing 8,744 square feet or 0.201 acre of land.

DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 NORTH OKLAHOMA DR.,
SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

EXHIBIT B
CHARLES P. RICE SURVEY,
ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
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FIRM # 10194503
Tel. No. (469) 501-2200
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	KHA	Apr. 2026	063234200	1 OF 2

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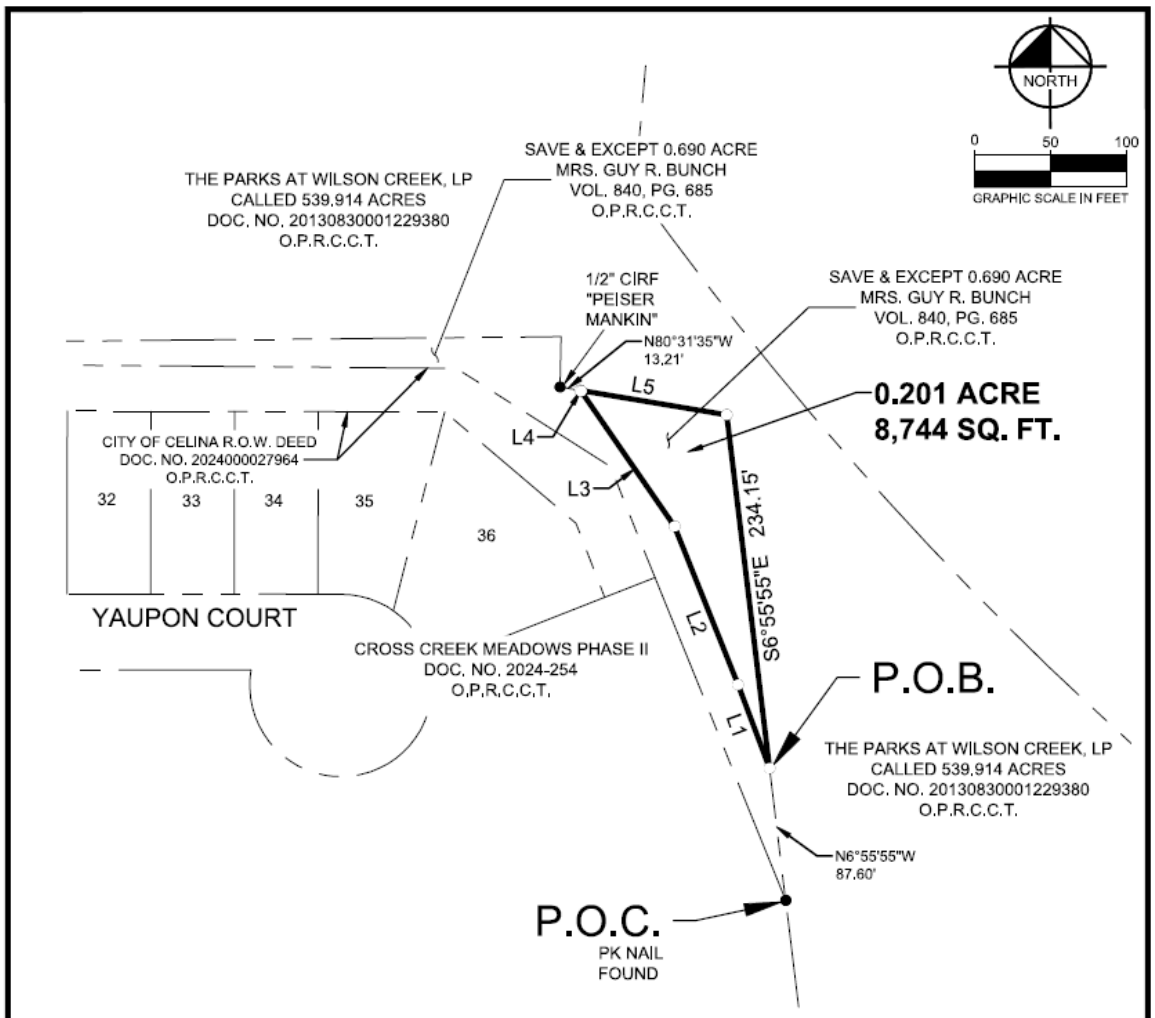

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N20°44'09"W	58.69'
L2	N21°48'02"W	112.19'
L3	N34°39'37"W	108.17'
L4	N59°04'11"W	1.00'
L5	S80°31'35"E	97.89'

EXHIBIT B
CHARLES P. RICE SURVEY, ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	KHA	Apr. 2026	063234200	2 OF 2

ARTHUR, DANIEL 4/2/2026 5:16 PM K:\CEL_SURVEY\063234200-PARKS WILSON CREEK\DWG\ROW-2.DWG

EXHIBIT C

PROPERTY DESCRIPTION
0.017 ACRE

BEING a tract of land situated in the Charles P. Rice Survey, Abstract No. 771, City of Celina, Collin County Texas, and being a part of that called 0.690 acre save and except tract designated in Exhibit "B" in deed from Mrs. Guy R. Bunch as recorded in Volume 840, Page 685, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a point in the north line of said 0.690 acre tract, being in a south line of a called 539.914 acre tract of land described in deed to The Parks at Wilson Creek, LP as recorded in Document Number 20130830001229380, Official Public Records of Collin County, Texas, from which a PK nail found at the west corner of said 0.690 acre tract, being in the common line of said 539.914 acre tract bears, South 89°28'59" West, 1,149.85 feet;

THENCE with the common line of said 0.690 acre tract and said 539.914 acre tract as follows:

North 89°28'59" East, 81.04 feet to a 1/2 inch iron rod with a red illegible cap;

South 01°16'35" West, 27.53 feet to a point for corner, from which a 1/2 inch iron rod with cap stamped "PEISER MANKIN" found at an interior ell corner of said 0.690 acre tract and being the common corner of said 539.914 acre tract bears, South 01°16'35" West, 5.56 feet;

THENCE over and across said 0.690 acre tract as follows:

North 59°04'11" West, 40.67 feet to a point for corner;

North 82°37'59" West, 45.92 feet to the **POINT OF BEGINNING** and containing 742 square feet or 0.017 acre of land.

DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 NORTH OKLAHOMA DR.,
SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

EXHIBIT C
CHARLES P. RICE SURVEY,
ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	KHA	Apr. 2026	063234200	1 OF 2

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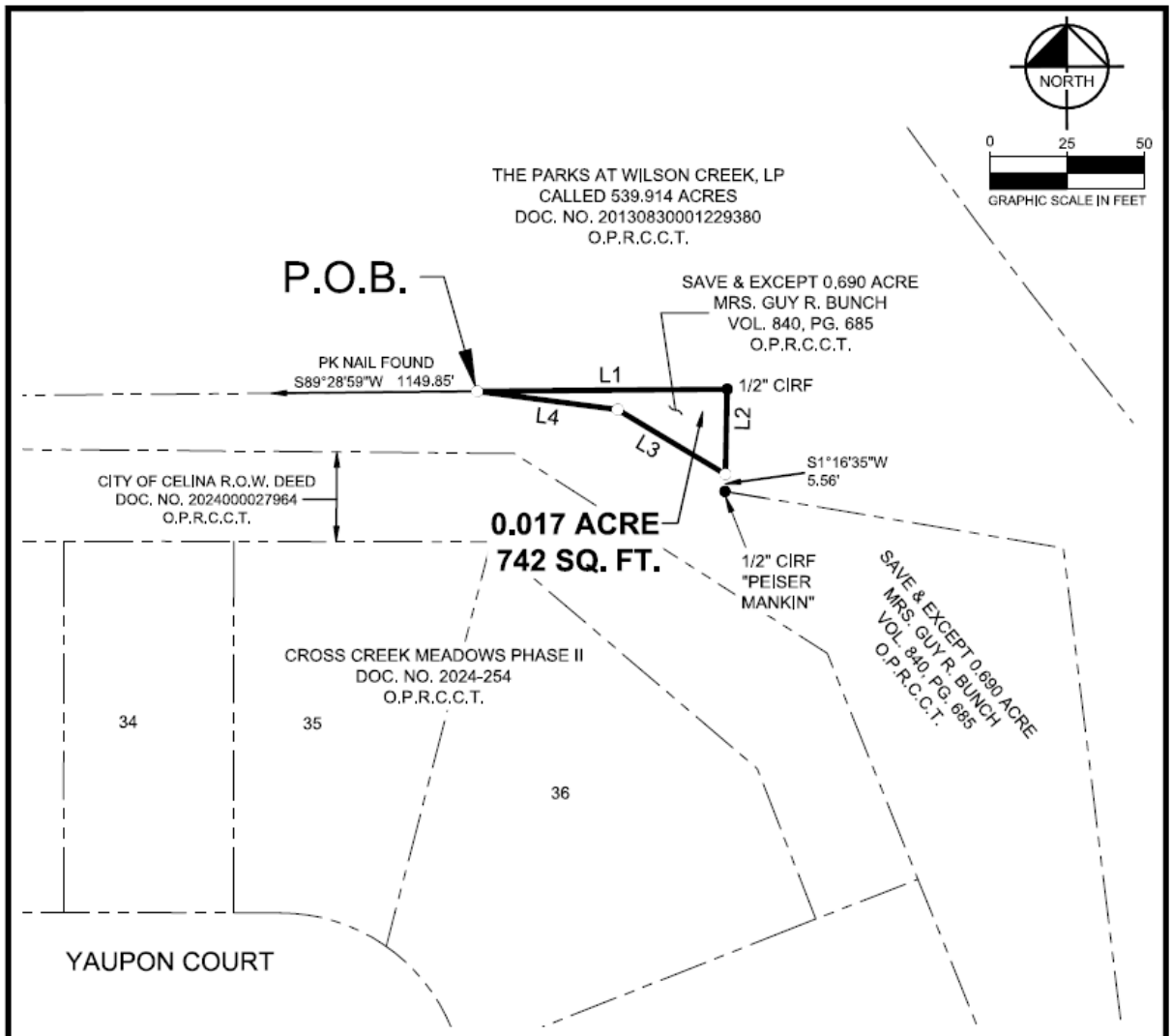

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983,

LEGEND

P.O.B. = POINT OF BEGINNING
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°28'59"E	81.04'
L2	S01°16'35"W	27.53'
L3	N59°04'11"W	40.67'
L4	N82°37'59"W	45.92'

EXHIBIT C
CHARLES P. RICE SURVEY, ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	WBD	KHA	Apr. 2026	063234200	2 OF 2

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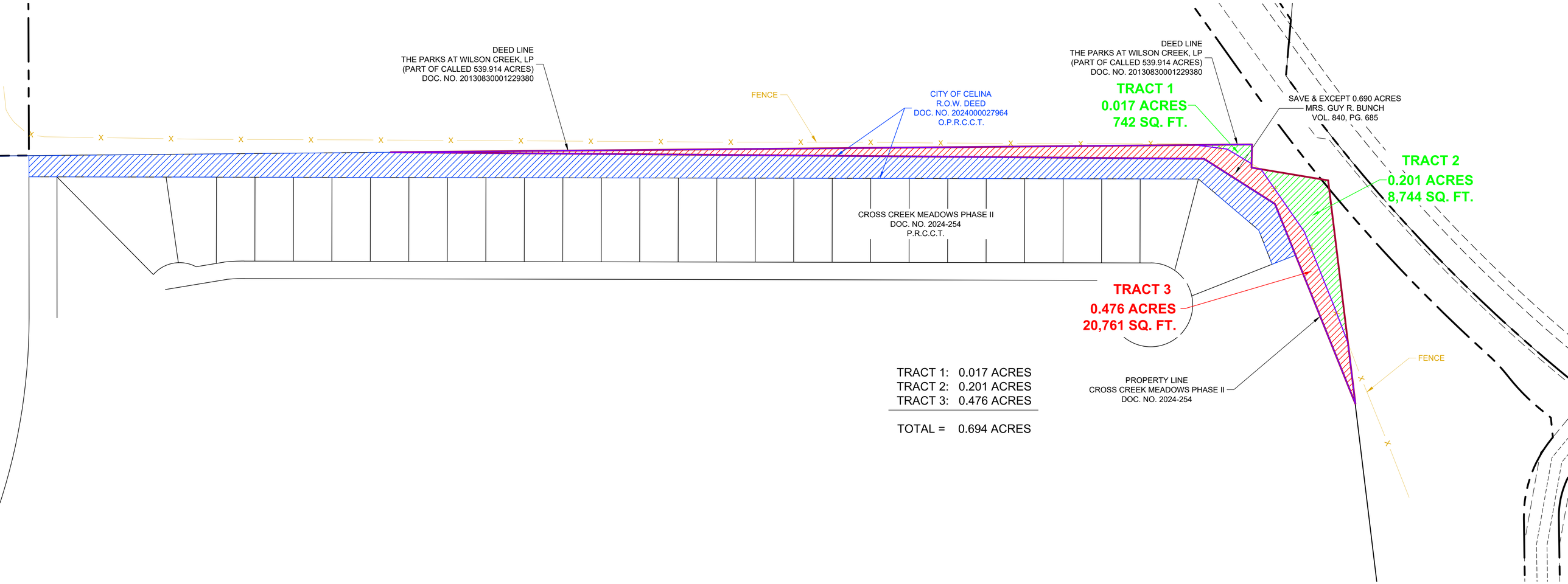


TRACT 1: 0.017 ACRES
TRACT 2: 0.201 ACRES
TRACT 3: 0.476 ACRES

TOTAL = 0.694 ACRES

Life Connected.

July 14, 2026

Via Email: jim@cambridgecos.com
and randy@cambridgecos.com

The Parks at Wilson Creek, L.P.
8750 N. Central Expressway, Suite 1735
Dallas, Texas 75231
Attention: Jim Melino and Randy McCuistion

Re: Exchange Agreement (this "Agreement") regarding the exchange of certain right-of-way known as County Road 92 (the "CR 92 ROW") for a portion of Sunset Boulevard, between City of Celina (the "City") and The Parks at Wilson Creek, L.P. (the "Company")

Dear Sirs:

The City Council of the City has authorized the abandonment and vacation of County Road 92 right-of-way and the conveyance of certain real property interests associated therewith, as described and defined herein below as the Property, to the Company. Please acknowledge your acceptance and agreement of the following by executing below and returning to me:

The City is the fee simple owner of certain tracts of real property known as County Road 92, and adjacent narrow tracts, as more particularly described and depicted on exhibits within the Conveyances, as defined herein below (collectively, the "Property"). The instruments to be used for conveying the Property to the Company are attached hereto and incorporated herein as **Exhibit A** (the "Conveyances"). The Conveyances shall be fully executed, notarized, and delivered to the Company immediately following your execution and return of this Agreement.

Pursuant to the Second Amendment to the Amended and Restated Development Agreement, recorded as Instrument No. 20210923001945090 in the Official Public Records of Collin County, Texas, amending the Amended and Restated Development Agreement entered into by the City and the Company on September 9, 2015, and recorded as Instrument No. 20150917001181966 in the Official Public Records of Collin County, Texas (collectively, the "Development Agreement"), the Company is obligated to construct certain portions of roadways described in the Development Agreement, and the City is obligated to reimburse the Company for certain costs associated with such construction in accordance with the terms and conditions of the Development Agreement.

Under this Agreement, the parties agree to exchange certain roadway interests. The Company shall receive the Property, and the City shall receive the right-of-way associated with Sunset Boulevard as described in the Development Agreement. Nothing herein shall modify or

otherwise affect the parties' respective rights or obligations under the Development Agreement, including any obligations related to the construction or reimbursement of roadway improvements.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

CITY OF CELINA

By: _____
Robert Ranc, City Manager

Agreed and accepted on July _____, 2026, ON BEHALF OF THE COMPANY:

THE PARKS AT WILSON CREEK, L.P.,
A Texas limited partnership

By: The Parks at Wilson Creek GP, LLC,
A Texas limited liability company,
Its General Partner

By: LLC Manager, Inc.,
A Texas corporation,
Its Manager

By: _____
James J. Melino, President

Exhibit A

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THAT THE CITY OF CELINA, a home rule municipality located within Collin County, Texas ("Grantor"), for and in consideration of the mutual exchange of real property for public right-of-way purposes between Grantor and **The Parks at Wilson Creek, L.P.**, a Texas limited partnership, having an address at 8750 North Central Expressway, Suite 1735, Dallas, Texas 75231 ("Grantee"), pursuant to Texas Local Government Code Section 272.001(b)(3), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract or parcel of land situated in Collin County, Texas, described on **Exhibit A** attached hereto and made a part hereof for all purposes, together with (a) any improvements situated thereon, and (b) any and all rights and appurtenances belonging or pertaining thereto (the Land, improvements, appurtenances and all of the foregoing set forth in clauses (a) and (b) are hereinafter collectively referred to as the "Property"), subject to the Permitted Exceptions (defined below).

This conveyance and the warranties of title contained herein are expressly made subject to all valid and existing encumbrances, easements, reservations, restrictions, covenants, conditions, and other matters affecting the Property, including, without limitation, the reservation of all oil, gas, and other minerals contained in that certain Right-of-Way Deed recorded as Instrument No. 2024000027964, Official Public Records of Collin County, Texas, but not including monetary liens created by, through, or under Grantor (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2026 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee. Grantee acknowledges that Grantor is exempt from paying ad valorem taxes.

IN CONNECTION WITH THE CONVEYANCE OF THE PROPERTY AS PROVIDED FOR HEREIN, AND EXCEPT FOR THE SPECIAL WARRANTY OF TITLE, THE REPRESENTATIONS AND THE OTHER WARRANTIES SET FORTH IN THIS DEED BETWEEN GRANTOR, AS SELLER, AND GRANTEE, AS PURCHASER, RELATING TO THE SALE AND CONVEYANCE OF THE PROPERTY (THE "EXPRESS WARRANTIES"), GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Grantee accepts the Property in its present AS-IS condition WITH ALL FAULTS, subject to the Express Warranties.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

EXECUTED this the _____ day of _____ 2026.

CITY OF CELINA

By: _____

Robert Ranc, City Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, on this day personally appeared Robert Ranc, City Manager, City of Celina, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

AGREED, ACKNOWLEDGED AND ACCEPTED:

SIGNED this the _____ day of _____ 2026.

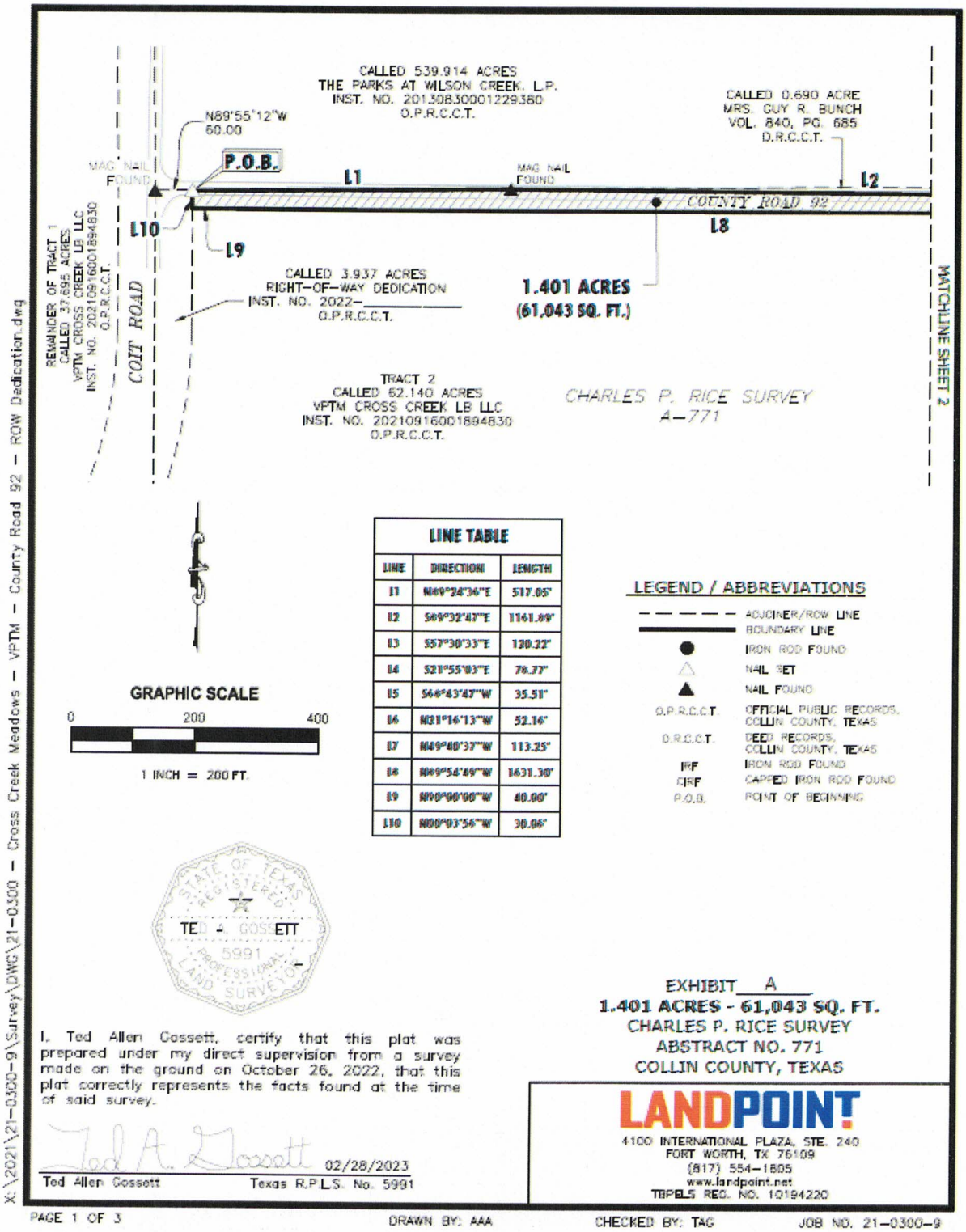
THE PARKS AT WILSON CREEK, L.P.,
a Texas limited Partnership

By: The Parks at Wilson Creek GP, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
a Texas corporation,
Its Manager

By: _____
James J. Melino, President

EXHIBIT A



LINE TABLE		
LINE	DIRECTION	LENGTH
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L2	S89°32'47"E	1161.89'
L3	S57°30'33"E	120.22'
L4	S21°55'03"E	76.77'
L5	S68°43'47"W	35.51'
L6	N21°16'13"W	52.16'
L7	N49°48'37"W	113.25'
L8	N89°54'49"W	1631.30'
L9	N00°00'00"W	40.00'
L10	N00°03'56"W	30.06'

LEGEND / ABBREVIATIONS

- ADJOINER/ROW LINE
- BOUNDARY LINE
- IRON ROD FOUND
- NAIL SET
- NAIL FOUND
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- P.O.B. POINT OF BEGINNING

STATE OF TEXAS REGISTERED TED A. GOSSETT 5991 PROFESSIONAL LAND SURVEYOR

I, Ted Allen Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on October 26, 2022, that this plat correctly represents the facts found at the time of said survey.

Ted A. Gossett 02/28/2023

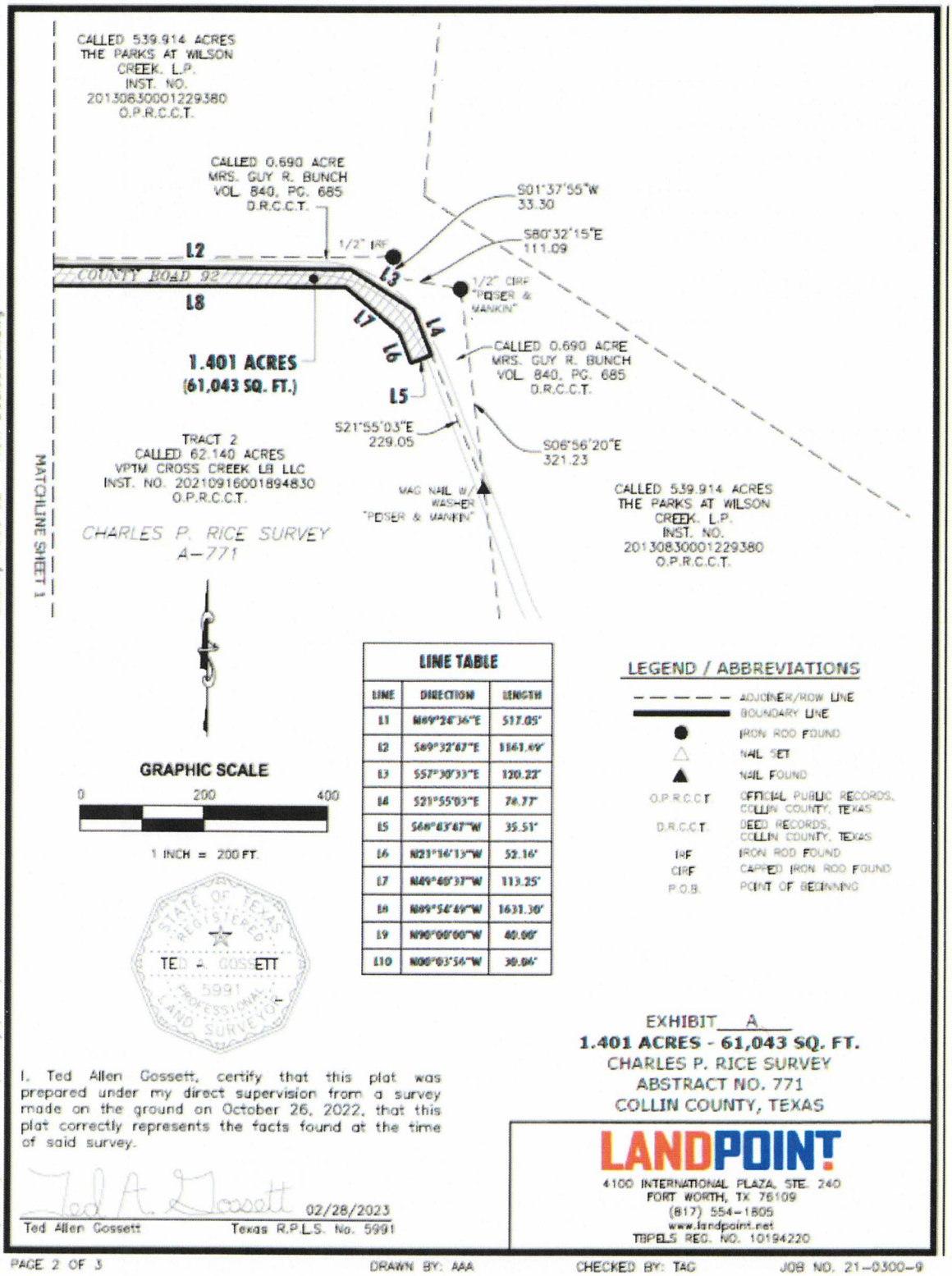
Ted Allen Gossett Texas R.P.L.S. No. 5991

EXHIBIT A
1.401 ACRES - 61,043 SQ. FT.
CHARLES P. RICE SURVEY
ABSTRACT NO. 771
COLLIN COUNTY, TEXAS

LANDPOINT
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

X:\2021\21-0300-9\Survey\DWG\21-0300 - Cross Creek Meadows - VPTM - County Road 92 - ROW Dedication.dwg

PAGE 1 OF 3 DRAWN BY: AAA CHECKED BY: TAG JOB NO. 21-0300-9



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°26'36"E	517.05'
L2	S89°32'07"E	1161.49'
L3	S57°30'33"E	120.22'
L4	S21°55'03"E	78.77'
L5	S68°03'57"W	35.51'
L6	N21°16'13"W	52.16'
L7	N49°49'37"W	113.25'
L8	N89°54'49"W	1631.30'
L9	N90°00'00"W	40.00'
L10	N00°03'56"W	30.04'

LEGEND / ABBREVIATIONS

- ADJOINER/ROW LINE
- BOUNDARY LINE
- IRON ROD FOUND
- NAIL SET
- NAIL FOUND
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- P.O.B. POINT OF BEGINNING

I, Ted Allen Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on October 26, 2022, that this plat correctly represents the facts found at the time of said survey.

Ted A Gossett 02/28/2023

Ted Allen Gossett Texas R.P.L.S. No. 5991

EXHIBIT A

1.401 ACRES - 61,043 SQ. FT.

CHARLES P. RICE SURVEY
ABSTRACT NO. 771
COLLIN COUNTY, TEXAS

LANDPOINT

4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

X:\2021\21-0300-9\Survey\DWG\21-0300 - Cross Creek Meadows - VPTM - County Road 92 - ROW Dedication.dwg

PAGE 2 OF 3 DRAWN BY: AAA CHECKED BY: TAG JOB NO. 21-0300-9

LEGAL DESCRIPTION

BEING a 1.401 acre (61,043 sq. ft.) tract of land situated in the Charles P. Rice Survey, Abstract No. 771, Collin County, Texas, and being a portion of that certain called 62.140 acre tract of land, described as Tract 2, Conveyed to VPTM Cross Creek LB LLC, recorded in Instrument Number 20210916001894830, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail set at the Northwest corner of said 62.140 acre tract, in the right-of-way of County Road 92, from which a mag nail found at the Southwest corner of a called 539.914 acre tract of land, conveyed to The Parks at Wilson Creek, L.P., recorded in Instrument No. 20130830001229380, O.P.R.C.C.T., and in the common East line of a called 37.695 acre tract of land, described as the remainder of Tract 1, conveyed to VPTM Cross Creek LB, LLC, recorded in Instrument No. 20210916001894830, O.P.R.C.C.T., bears North 89° 55' 12" West, a distance of 60.00 feet;

THENCE North 89° 24' 36" East, with the North line of said 62.140 acre tract and the common South line of said 539.914 acre tract, a distance of 517.05 feet to a mag nail found at an angle point in the Most Northerly Southwest corner of a called 0.690 acre tract of land, conveyed to Mrs. Guy R. Bunch, recorded in Volume 840, Page 685, Deed Records, Collin County, Texas (D.R.C.C.T.);

THENCE with the North line of said 62.140 acre tract of land and the common Southwesterly line of said 0.690 acre tract of land, the following Three (3) courses and distances:

1. South 89° 32' 47" East, a distance of 1161.89 feet to a mag nail set for corner;
2. South 57° 30' 33" East, a distance of 120.22 feet to a mag nail set for corner;
3. South 21° 55' 03" East, a distance of 78.77 feet to a mag nail set for corner, in the East line of said 62.140 acre tract and the common West line of said 0.690 acre tract, from which a mag nail with washer stamped "PEISER & MANKIN" found at an angle point in the East line of said 62.140 acre tract and at the common South corner of said 0.690 acre tract bears South 21° 55' 03" East, a distance of 229.05 feet;

THENCE over and across said 62.140 acre tract of land, the following Five (5) courses and distances:

1. South 68° 43' 47" West, a distance of 35.51 feet;
2. North 21° 16' 13" West, a distance of 52.16 feet;
3. North 49° 40' 37" West, a distance of 113.25 feet;
4. North 89° 54' 49" West, a distance of 1631.30 feet;
5. South 90° 00' 00" West, a distance of 40.00 feet to the West line of said 62.140 acre tract;

THENCE North 00° 03' 56" West, with the West line of said 62.140 acre tract, a distance of 30.06 feet to the POINT OF BEGINNING and containing 1.401 acres and 61,043 sq. ft. of land, more or less.

STATE OF TEXAS
REGISTERED
TED A. GOSSETT
5991
PROFESSIONAL
LAND SURVEYOR

I, Ted Allen Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on October 26, 2022, that this plat correctly represents the facts found at the time of said survey.

Ted A. Gossett 02/28/2023

Ted Allen Gossett Texas R.P.L.S. No. 5991

EXHIBIT A
1.401 ACRES - 61,043 SQ. FT.
CHARLES P. RICE SURVEY
ABSTRACT NO. 771
COLLIN COUNTY, TEXAS

LANDPOINT
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
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TBPELS REG. NO. 10194220

X:\2021\21-0300-9\Survey\DWG\21-0300 - Cross Creek Meadows - VPTM - County Road 92 - ROW Dedication.dwg

PAGE 3 OF 3 DRAWN BY: AAA CHECKED BY: TAG JOB NO. 21-0300-9

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FI LED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THAT THE CITY OF CELINA, a home rule municipality located within Collin County, Texas ("Grantor"), for and in consideration of the mutual exchange of real property for public right-of-way purposes between Grantor and **The Parks at Wilson Creek, L.P.**, a Texas limited partnership, having an address at 8750 North Central Expressway, Suite 1735, Dallas, Texas 75231 ("Grantee"), pursuant to Texas Local Government Code Section 272.001(b)(3), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract or parcel of land situated in Collin County, Texas, described on **Exhibit A** attached hereto and made a part hereof for all purposes, together with (a) any improvements situated thereon, and (b) any and all rights and appurtenances belonging or pertaining thereto (the Land, improvements, appurtenances and all of the foregoing set forth in clauses (a) and (b) are hereinafter collectively referred to as the "Property"), subject to the Permitted Exceptions (defined below).

This conveyance and the warranties of title contained herein are expressly made subject to all encumbrances, easements and other matters filed of record in the Real Property Records of Collin County, Texas (the "Permitted Exceptions"), but only to the extent that such Permitted Exceptions are valid, subsisting and, in fact, affect the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2026 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee. Grantee acknowledges that Grantor is exempt from paying ad valorem taxes.

IN CONNECTION WITH THE CONVEYANCE OF THE PROPERTY AS PROVIDED FOR HEREIN, AND EXCEPT FOR THE SPECIAL WARRANTY OF TITLE, THE REPRESENTATIONS AND THE OTHER WARRANTIES SET FORTH IN THIS DEED BETWEEN GRANTOR, AS SELLER, AND GRANTEE, AS PURCHASER, RELATING TO THE

SALE AND CONVEYANCE OF THE PROPERTY (THE "EXPRESS WARRANTIES"), GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Grantee accepts the Property in its present AS-IS condition WITH ALL FAULTS, subject to the Express Warranties.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

EXECUTED this the _____ day of _____ 2026.

CITY OF CELINA

By: _____

Robert Ranc, City Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, on this day personally appeared Robert Ranc, City Manager, City of Celina, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

AGREED, ACKNOWLEDGED AND ACCEPTED:

SIGNED this the _____ day of _____ 2026.

The Parks at Wilson Creek, L.P.,
a Texas limited Partnership

By: The Parks at Wilson Creek GP, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
a Texas corporation,
Its Manager

By: _____
James J. Melino, President

EXHIBIT A

PROPERTY DESCRIPTION
0.477 ACRE

BEING a tract of land situated in the Charles P. Rice Survey, Abstract No. 771, City of Celina, Collin County Texas, and being a part of that called 0.690 acre save and except tract designated in Exhibit "B" in deed from Mrs. Guy R. Bunch as recorded in Volume 840, Page 685, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a PK nail found at the south corner of said 0.690 acre tract, being in the east line of Cross Creek Meadows, Phase 2, an addition to the City of Celina as recorded in Document Number 2024-254, Official Public Records of Collin County, Texas, and a west line of a called 539.914 acre tract of land described in deed to The Parks at Wilson Creek, LP as recorded in Document Number 20130830001229380, Official Public Records of Collin County, Texas;

THENCE North 21°54'33" West, 307.91 feet with the west line of said 0.690 acre tract to a point for corner in the east line of a Right-of-Way Deed to the City of Celina as recorded in Document Number 2024000027964, Official Public Records of Collin County, Texas;

THENCE with the common line of said 0.690 acre tract and said Right-of-Way Deed as follows:

North 57°30'02" West, 120.26 feet to a point for corner;

North 89°32'17" West, 1,162.24 feet to a PK nail found for the west corner of said 0.690 acre tract, being in a south line of said 539.914 acre tract

THENCE North 89°28'59" East, 1,149.85 feet with the north line of said 0.690 acre tract and the south line of said 539.914 acre tract to a point for corner;

THENCE over and across said 0.690 acre tract as follows:

South 82°37'59" East, 45.92 feet to a point for corner;

South 59°04'11" East, 40.67 feet to a point for corner in a west line of said 539.914 acre tract and an east line of said 0.690 acre tract;

South 01°16'35" West, 5.56 feet with said east line to a 1/2 inch iron rod with cap stamped "PEISER MANKIN" found at an interior ell corner of said 0.690 acre tract and being the common corner of said 539.914 acre tract;

South 80°31'35" East, 13.21 feet with a north line of said called 0.690 acre tract and a south line of said 539.914 acre tract to a point for corner;

South 59°04'11" East, 1.00 feet to a point for corner;

South 34°39'37" East, 108.17 feet to a point for corner;

South 21°48'02" East, 112.19 feet to a point for corner;

South 20°44'09" East, 58.69 feet to a point for corner in the east line of said 0.690 acre tract and a west line of said 539.914 acre tract;

THENCE South 06°55'55" East, 87.60 feet with the east line of said 0.690 acre tract to the **POINT OF BEGINNING** and containing 20,761 square feet or 0.477 acre of land.

DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 NORTH OKLAHOMA DR.,
SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

EXHIBIT A
CHARLES P. RICE SURVEY,
ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	KHA	Apr. 2026	063234200	1 OF 3

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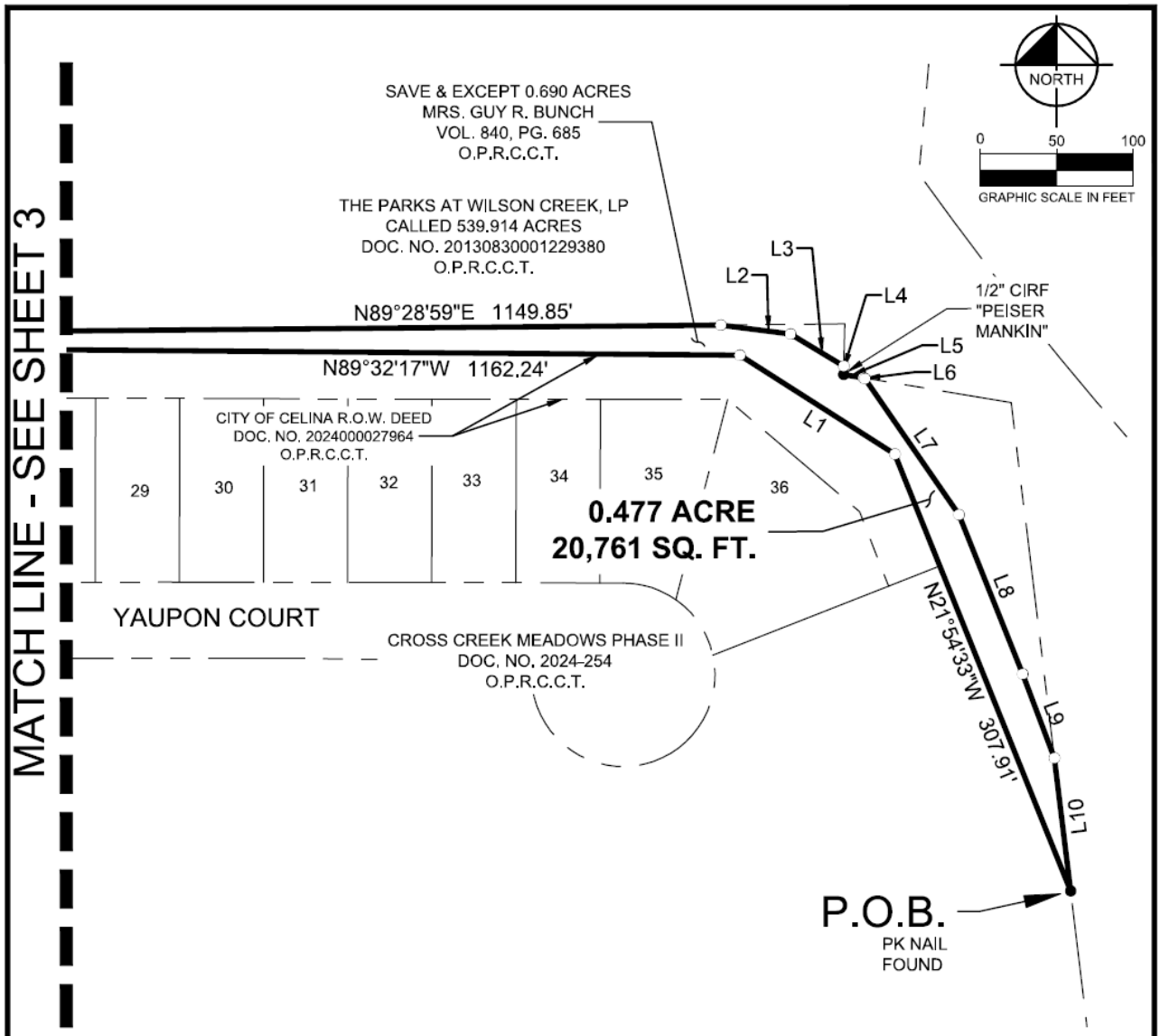

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

P.O.B. = POINT OF BEGINNING
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N57°30'02"W	120.26'	L6	S59°04'11"E	1.00'
L2	S82°37'59"E	45.92'	L7	S34°39'37"E	108.17'
L3	S59°04'11"E	40.67'	L8	S21°48'02"E	112.19'
L4	S01°16'35"W	5.56'	L9	S20°44'09"E	58.69'
L5	S80°31'35"E	13.21'	L10	S06°55'55"E	87.60'

EXHIBIT A
CHARLES P. RICE SURVEY,
ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	KHA	Apr. 2026	063234200	2 OF 3

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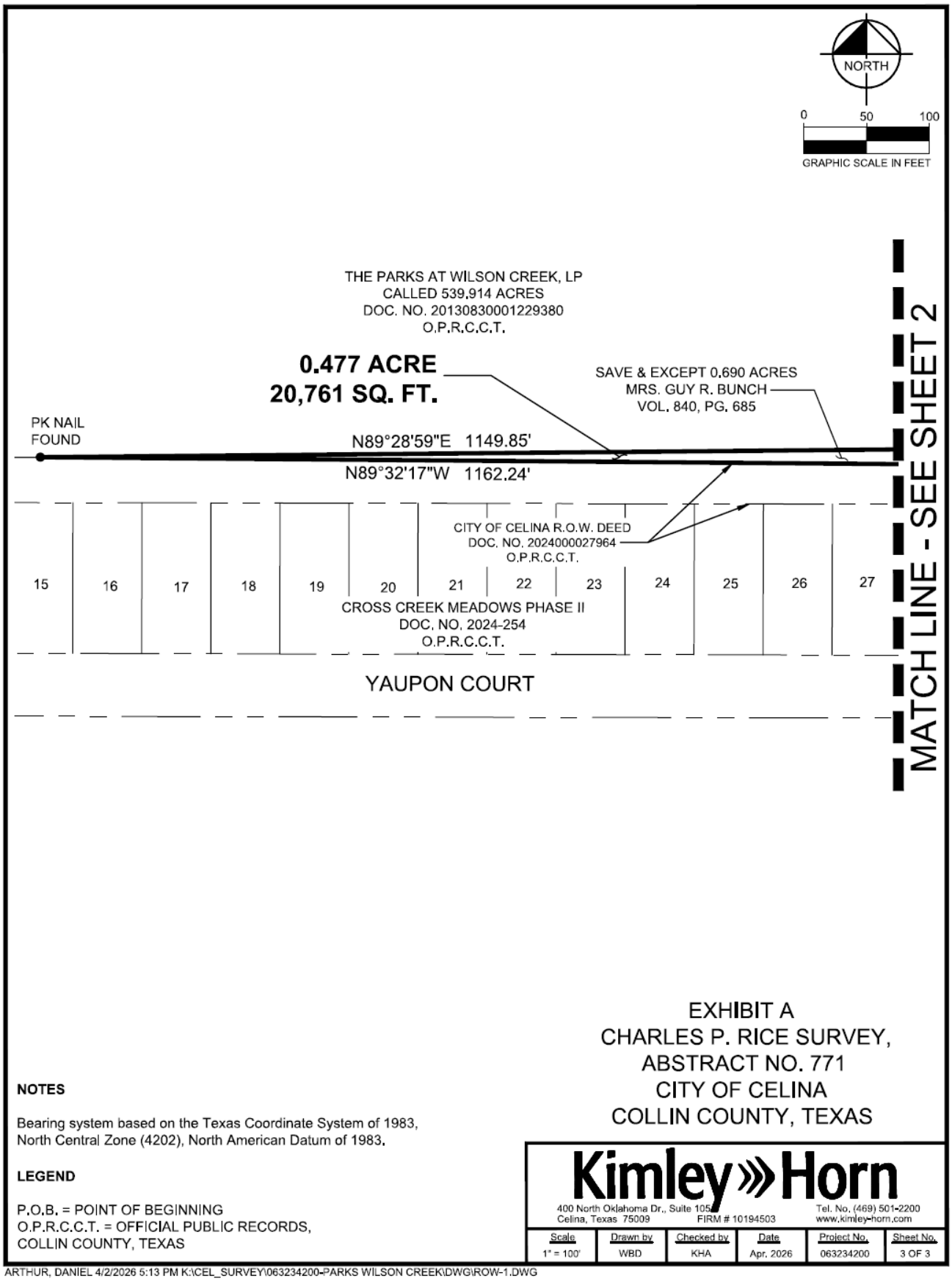

EXHIBIT A
CHARLES P. RICE SURVEY,
ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

P.O.B. = POINT OF BEGINNING
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	KHA	Apr. 2026	063234200	3 OF 3

ARTHUR, DANIEL 4/2/2026 5:13 PM K:\CEL_SURVEY\063234200-PARKS WILSON CREEK\DWG\ROW-1.DWG

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FI LED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THAT THE CITY OF CELINA, a home rule municipality located within Collin County, Texas ("Grantor"), for and in consideration of the mutual exchange of real property for public right-of-way purposes between Grantor and **The Parks at Wilson Creek, L.P.**, a Texas limited partnership, having an address at 8750 North Central Expressway, Suite 1735, Dallas, Texas 75231 ("Grantee"), pursuant to Texas Local Government Code Section 272.001(b)(3), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee the following described real property situated in Collin County, Texas:

Being two portions, consisting of 8,744 square feet of land (0.201 acres), as described and depicted in Exhibit B, attached hereto and included herein by reference; and 742 square feet of land (0.017 acres), as described and depicted in Exhibit C, attached hereto and included herein by reference, of an 0.218-acre tract of land in the Charles P. Rice Survey, Abstract No. 771, Collin County, Texas (hereinafter the "Property").

This conveyance is subject to any previously reserved mineral interests, if any, affecting the Property. Grantor makes no warranty or representation as to the existence or ownership of any mineral interests.

This Deed Without Warranty and the conveyance above are executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes pertaining to the Property for calendar year 2026 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee. Grantee acknowledges that Grantor is exempt from paying ad valorem taxes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its heirs, successors, and assigns forever, WITHOUT ANY WARRANTIES OR REPRESENTATIONS BY GRANTOR, EXPRESS OR

IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF CONDITION, MERCHANTABILITY, HABITABILITY, OR FITNESS FOR A PARTICULAR USE, OR WITH RESPECT TO THE VALUE, PROFITABILITY, OR MARKETABILITY OF THE PROPERTY. GRANTEE SPECIFICALLY ACKNOWLEDGES THAT ALL WARRANTIES OF GRANTOR THAT MIGHT ARISE BY COMMON LAW OR OTHERWISE, AND THE IMPLIED COVENANTS IN TEXAS PROPERTY CODE SECTION 5.023, ARE SPECIFICALLY EXCLUDED AND ARE FOREVER WAIVED AND RELINQUISHED BY GRANTEE.

Grantee, by its acceptance of this deed, assumes payment of all standby charges, ad valorem taxes, and assessments for the 2026 calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Property.

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EXECUTED this the _____ day of _____ 2026.

CITY OF CELINA

By: _____

Robert Ranc, City Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, on this day personally appeared Robert Ranc, City Manager, City of Celina, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2026.

_____

Notary Public in and for the State of Texas

My Commission Expires: _____

AGREED, ACKNOWLEDGED AND ACCEPTED:

SIGNED this the _____ day of _____ 2026.

The Parks at Wilson Creek, L.P.,
a Texas limited Partnership

By: The Parks at Wilson Creek GP, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
a Texas corporation,
Its Manager

By: _____

James J. Melino, President

EXHIBIT B

PROPERTY DESCRIPTION
0.201 ACRE

BEING a tract of land situated in the Charles P. Rice Survey, Abstract No. 771, City of Celina, Collin County Texas, and being a part of that called 0.690 acre save and except tract designated in Exhibit "B" in deed from Mrs. Guy R. Bunch as recorded in Volume 840, Page 685, Official Public Records of Collin County, Texas and being further described as follows:

COMMENCING at a PK nail found at the south corner of said 0.690 acre tract, being in the east line of Cross Creek Meadows, Phase 2, an addition to the City of Celina as recorded in Document Number 2024-254, Official Public Records of Collin County, Texas, and a west line of a called 539.914 acre tract of land described in deed to The Parks at Wilson Creek, LP as recorded in Document Number 20130830001229380, Official Public Records of Collin County, Texas;

THENCE North 06°55'55" West, 87.60 feet to the **POINT OF BEGINNING**;

THENCE over and across said 0.690 acre tract as follows:

North 20°44'09" West, 58.69 feet to a point for corner;

North 21°48'02" West, 112.19 feet to a point for corner;

North 34°39'37" West, 108.17 feet to a point for corner;

North 59°04'11" West, 1.00 feet to a point for corner in the north line of said 0.690 acre tract, being in a south line of a called 539.914 acre tract of land described in deed to The Parks at Wilson Creek, LP as recorded in Document Number 20130830001229380, Official Public Records of Collin County, Texas, from which a 1/2 inch iron rod with cap stamped "PEISER MANKIN" found at an interior ell corner of said 0.690 acre tract and the common corner of said 539.914 acre tract bears, North 80°31'35" West, 13.21 feet;

THENCE with the common line of said 0.690 acre tract and said 539.914 acre tract as follows:

South 80°31'35" East, 97.89 feet to a point for corner;

South 06°55'55" East, 234.15 feet to the **POINT OF BEGINNING** and containing 8,744 square feet or 0.201 acre of land.

DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 NORTH OKLAHOMA DR.,
SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

EXHIBIT B
CHARLES P. RICE SURVEY,
ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	KHA	Apr. 2026	063234200	1 OF 2

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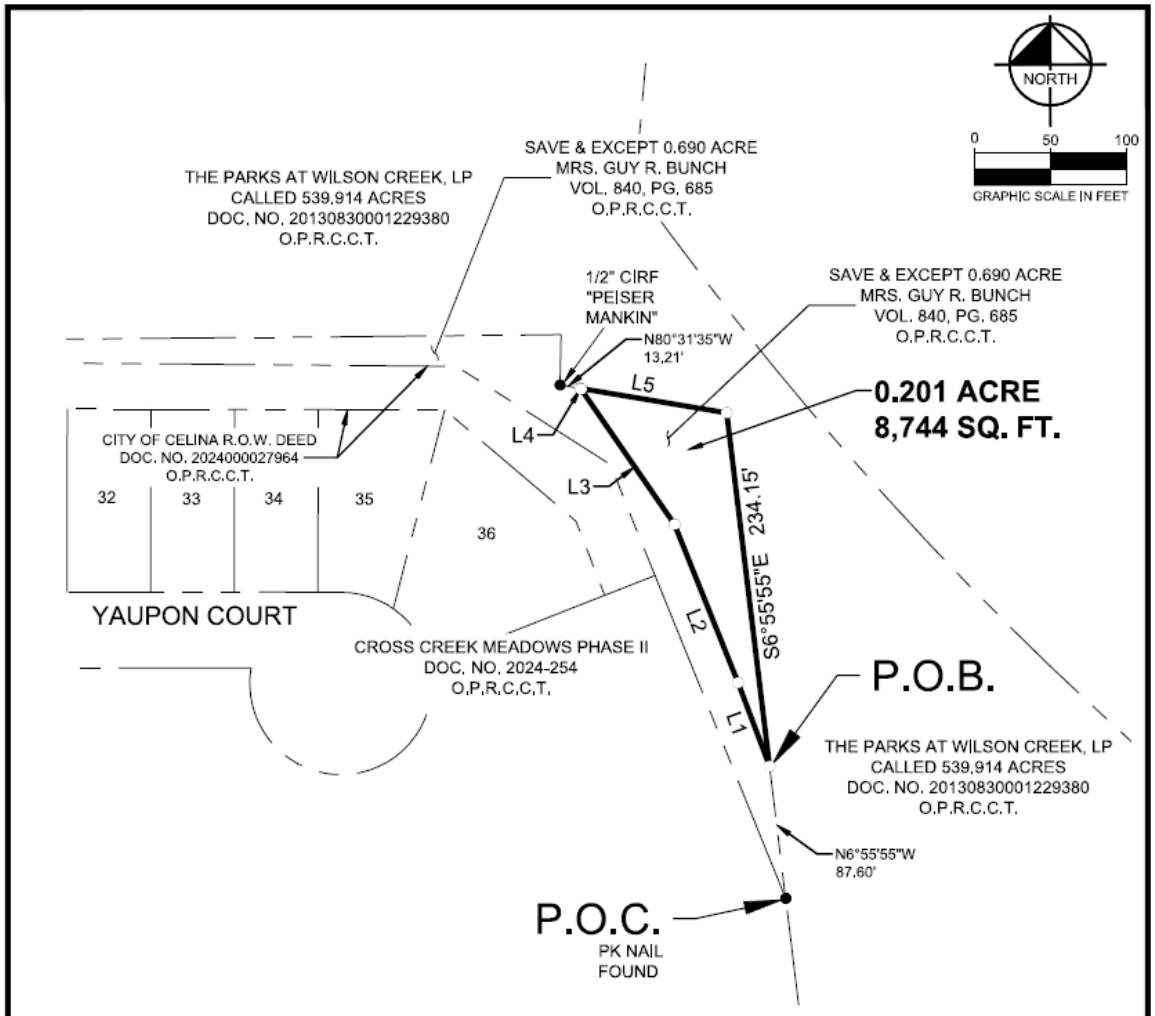

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N20°44'09"W	58.69'
L2	N21°48'02"W	112.19'
L3	N34°39'37"W	108.17'
L4	N59°04'11"W	1.00'
L5	S80°31'35"E	97.89'

EXHIBIT B
CHARLES P. RICE SURVEY, ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	KHA	Apr. 2026	063234200	2 OF 2

ARTHUR, DANIEL 4/2/2026 5:16 PM K:\CEL_SURVEY\063234200-PARKS WILSON CREEK\DWG\ROW-2.DWG

EXHIBIT C

PROPERTY DESCRIPTION
0.017 ACRE

BEING a tract of land situated in the Charles P. Rice Survey, Abstract No. 771, City of Celina, Collin County Texas, and being a part of that called 0.690 acre save and except tract designated in Exhibit "B" in deed from Mrs. Guy R. Bunch as recorded in Volume 840, Page 685, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a point in the north line of said 0.690 acre tract, being in a south line of a called 539.914 acre tract of land described in deed to The Parks at Wilson Creek, LP as recorded in Document Number 20130830001229380, Official Public Records of Collin County, Texas, from which a PK nail found at the west corner of said 0.690 acre tract, being in the common line of said 539.914 acre tract bears, South 89°28'59" West, 1,149.85 feet;

THENCE with the common line of said 0.690 acre tract and said 539.914 acre tract as follows:

North 89°28'59" East, 81.04 feet to a 1/2 inch iron rod with a red illegible cap;

South 01°16'35" West, 27.53 feet to a point for corner, from which a 1/2 inch iron rod with cap stamped "PEISER MANKIN" found at an interior ell corner of said 0.690 acre tract and being the common corner of said 539.914 acre tract bears, South 01°16'35" West, 5.56 feet;

THENCE over and across said 0.690 acre tract as follows:

North 59°04'11" West, 40.67 feet to a point for corner;

North 82°37'59" West, 45.92 feet to the **POINT OF BEGINNING** and containing 742 square feet or 0.017 acre of land.

DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 NORTH OKLAHOMA DR.,
SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com

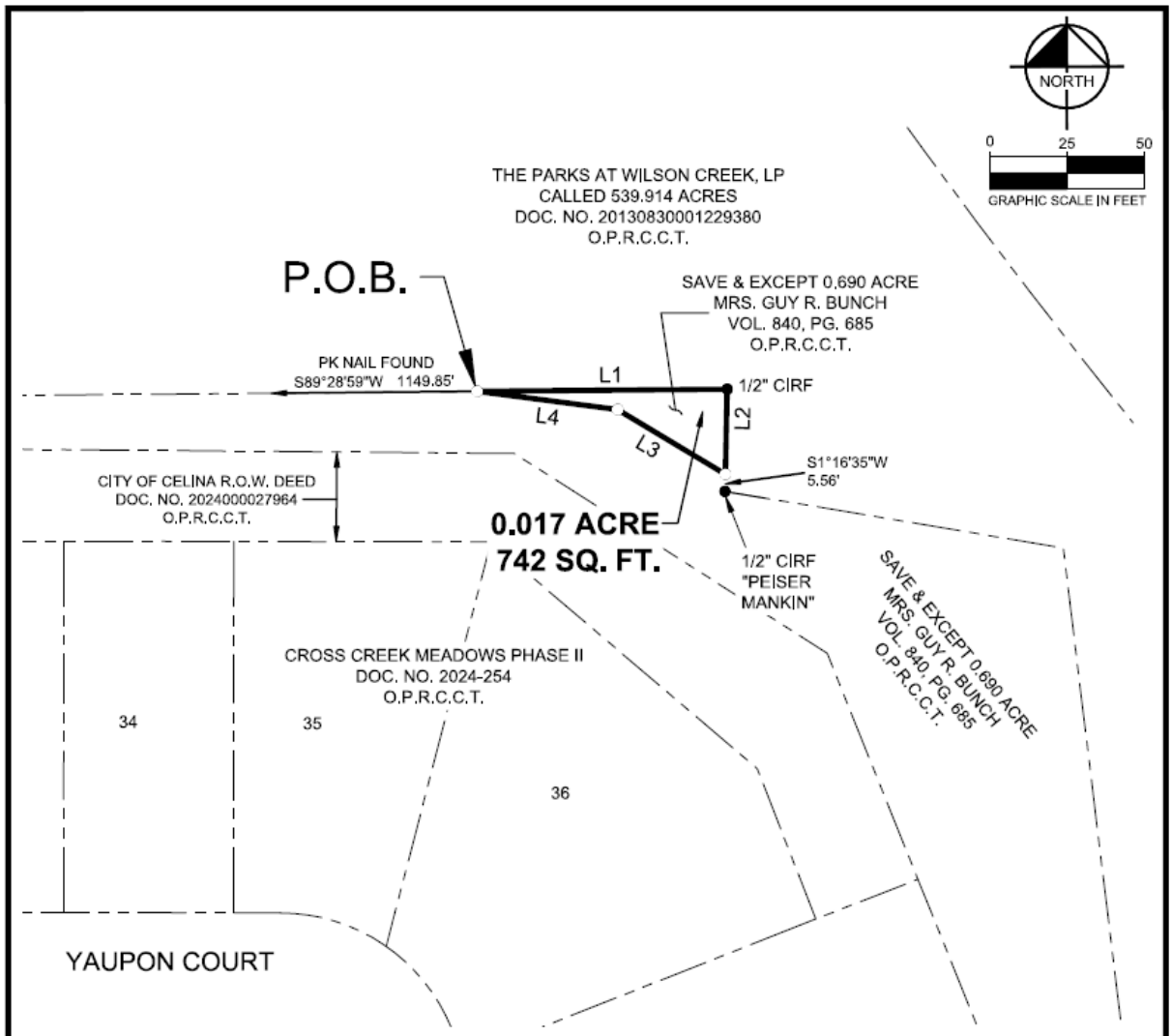
STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

EXHIBIT C
CHARLES P. RICE SURVEY,
ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	KHA	Apr. 2026	063234200	1 OF 2

ARTHUR, DANIEL 4/2/2026 5:21 PM K:\CEL_SURVEY\063234200-PARKS WILSON CREEK\DWG\ROW-3.DWG



NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983,

LEGEND

P.O.B. = POINT OF BEGINNING
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°28'59"E	81.04'
L2	S01°16'35"W	27.53'
L3	N59°04'11"W	40.67'
L4	N82°37'59"W	45.92'

EXHIBIT C
CHARLES P. RICE SURVEY, ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	WBD	KHA	Apr. 2026	063234200	2 OF 2

ARTHUR, DANIEL 4/2/2026 5:21 PM K:\CEL_SURVEY\063234200-PARKS WILSON CREEK\DWG\ROW-3.DWG

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THAT THE CITY OF CELINA, a home rule municipality located within Collin County, Texas ("Grantor"), for and in consideration of the mutual exchange of real property for public right-of-way purposes between Grantor and **The Parks at Wilson Creek, L.P.**, a Texas limited partnership, having an address at 8750 North Central Expressway, Suite 1735, Dallas, Texas 75231 ("Grantee"), pursuant to Texas Local Government Code Section 272.001(b)(3), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract or parcel of land situated in Collin County, Texas, described on **Exhibit A** attached hereto and made a part hereof for all purposes, together with (a) any improvements situated thereon, and (b) any and all rights and appurtenances belonging or pertaining thereto (the Land, improvements, appurtenances and all of the foregoing set forth in clauses (a) and (b) are hereinafter collectively referred to as the "Property"), subject to the Permitted Exceptions (defined below).

This conveyance and the warranties of title contained herein are expressly made subject to all valid and existing encumbrances, easements, reservations, restrictions, covenants, conditions, and other matters affecting the Property, including, without limitation, the reservation of all oil, gas, and other minerals contained in that certain Right-of-Way Deed recorded as Instrument No. 2024000027964, Official Public Records of Collin County, Texas, but not including monetary liens created by, through, or under Grantor (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2026 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee. Grantee acknowledges that Grantor is exempt from paying ad valorem taxes.

IN CONNECTION WITH THE CONVEYANCE OF THE PROPERTY AS PROVIDED FOR HEREIN, AND EXCEPT FOR THE SPECIAL WARRANTY OF TITLE, THE REPRESENTATIONS AND THE OTHER WARRANTIES SET FORTH IN THIS DEED BETWEEN GRANTOR, AS SELLER, AND GRANTEE, AS PURCHASER, RELATING TO THE SALE AND CONVEYANCE OF THE PROPERTY (THE "EXPRESS WARRANTIES"), GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Grantee accepts the Property in its present AS-IS condition WITH ALL FAULTS, subject to the Express Warranties.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

EXECUTED this the _____ day of _____ 2026.

CITY OF CELINA

By: _____

Robert Ranc, City Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, on this day personally appeared Robert Ranc, City Manager, City of Celina, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

AGREED, ACKNOWLEDGED AND ACCEPTED:

SIGNED this the _____ day of _____ 2026.

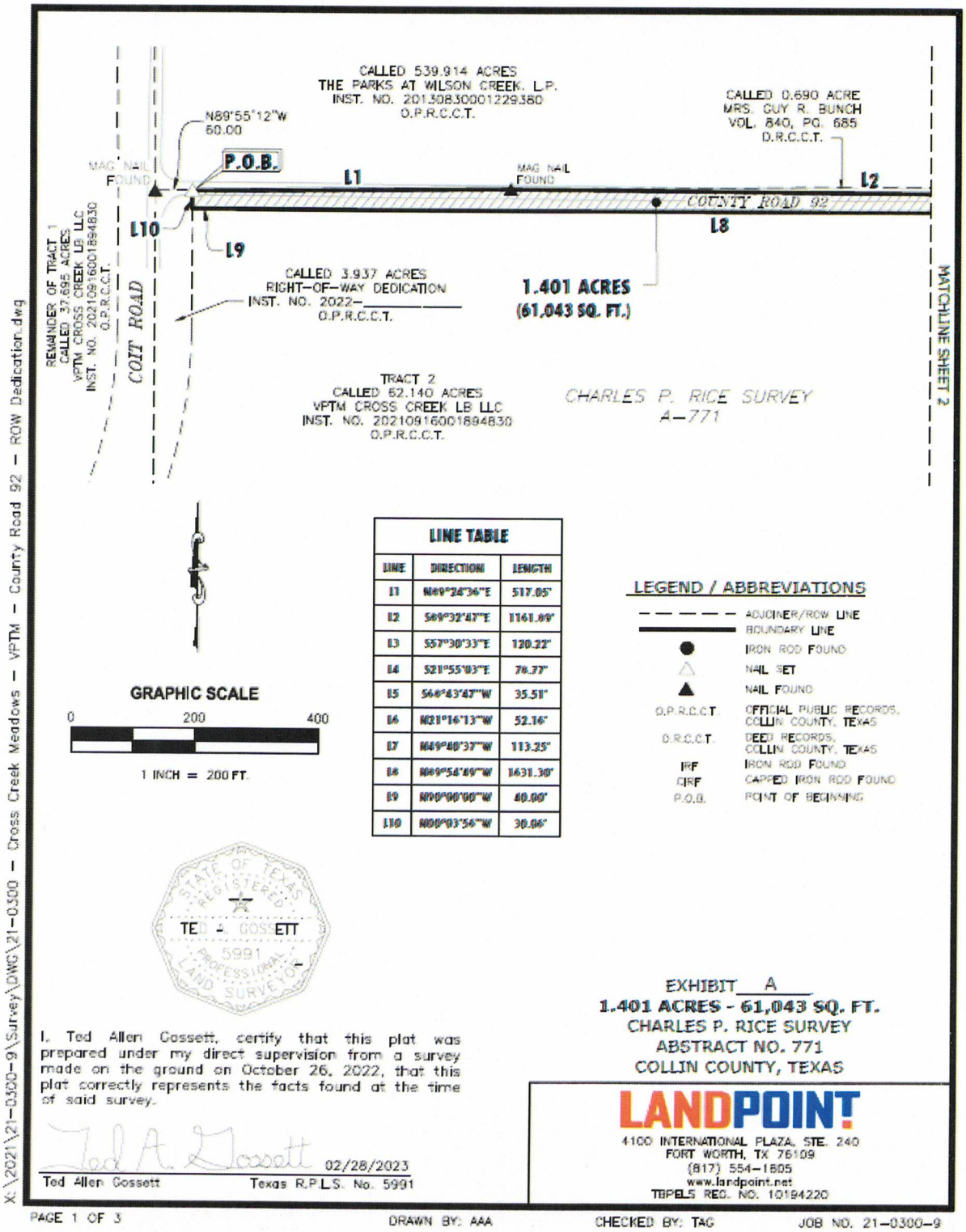
THE PARKS AT WILSON CREEK, L.P.,
a Texas limited Partnership

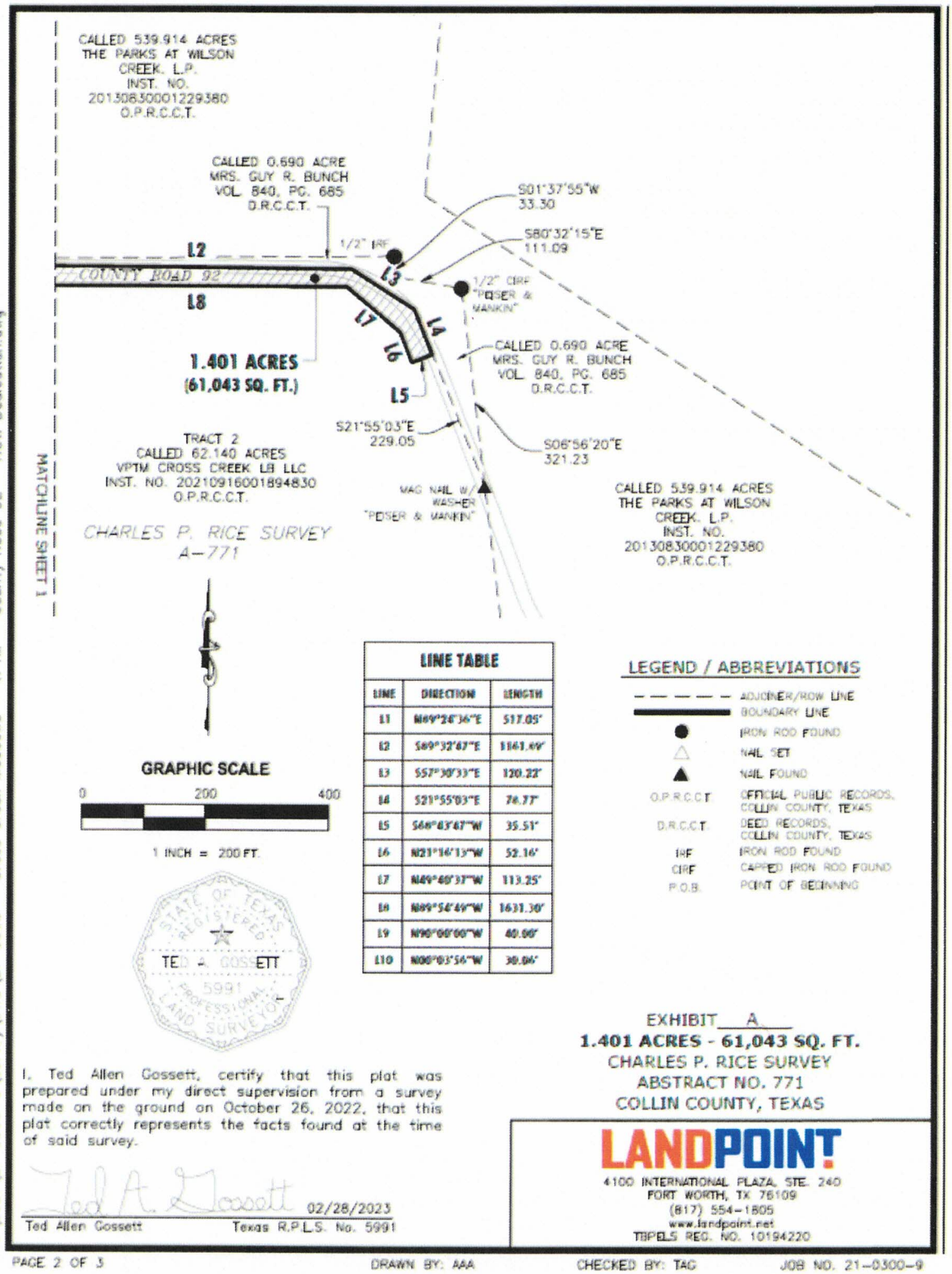
By: The Parks at Wilson Creek GP, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
a Texas corporation,
Its Manager

By: _____
James J. Melino, President

EXHIBIT A


CALLED 539.914 ACRES
THE PARKS AT WILSON CREEK, L.P.
INST. NO. 20130830001229380
O.P.R.C.C.T.
CALLED 0.690 ACRE
MRS. GUY R. BUNCH
VOL. 840, PG. 685
D.R.C.C.T.
N89°55'12"W
60.00
P.O.B.
MAG NAIL FOUND
MAG NAIL FOUND
L1
L2
L8
L9
L10
COUNTY ROAD 92
COIT ROAD
REMAINDER OF TRACT 1
CALLED 37.695 ACRES
VPTM CROSS CREEK LB LLC
INST. NO. 20210916001894830
O.P.R.C.C.T.
CALLED 3.937 ACRES
RIGHT-OF-WAY DEDICATION
INST. NO. 2022-_____
O.P.R.C.C.T.
1.401 ACRES
(61,043 SQ. FT.)
TRACT 2
CALLED 62.140 ACRES
VPTM CROSS CREEK LB LLC
INST. NO. 20210916001894830
O.P.R.C.C.T.
CHARLES P. RICE SURVEY
A-771
MATCHLINE SHEET 2
GRAPHIC SCALE
0
200
400
1 INCH = 200 FT.
LINE TABLE
LINE | DIRECTION | LENGTH
L1 | N89°24'36"E | 517.05'
L2 | S89°32'47"E | 1161.89'
L3 | S57°30'33"E | 120.22'
L4 | S21°55'03"E | 76.77'
L5 | S68°43'47"W | 35.51'
L6 | N21°16'13"W | 52.16'
L7 | N49°48'37"W | 113.25'
L8 | N89°54'49"W | 1631.30'
L9 | N00°00'00"W | 40.00'
L10 | N00°03'56"W | 30.06'
LEGEND / ABBREVIATIONS
ADJOINER/ROW LINE
BOUNDARY LINE
IRON ROD FOUND
NAIL SET
NAIL FOUND
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
P.O.B. POINT OF BEGINNING
STATE OF TEXAS
REGISTERED
TED A. GOSSETT
5991
PROFESSIONAL
LAND SURVEYOR
I, Ted Allen Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on October 26, 2022, that this plat correctly represents the facts found at the time of said survey.
Ted A. Gossett 02/28/2023
Ted Allen Gossett Texas R.P.L.S. No. 5991
EXHIBIT A
1.401 ACRES - 61,043 SQ. FT.
CHARLES P. RICE SURVEY
ABSTRACT NO. 771
COLLIN COUNTY, TEXAS
LANDPOINT
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220
X:\2021\21-0300-9\Survey\DWG\21-0300 - Cross Creek Meadows - VPTM - County Road 92 - ROW Dedication.dwg
PAGE 1 OF 3
DRAWN BY: AAA
CHECKED BY: TAG
JOB NO. 21-0300-9



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N69°26'36"E	517.05'
L2	S89°32'07"E	1161.49'
L3	S57°30'33"E	120.22'
L4	S21°55'03"E	78.77'
L5	S66°03'07"W	35.51'
L6	N23°16'13"W	52.16'
L7	N49°40'37"W	113.25'
L8	N89°54'49"W	1631.30'
L9	N90°00'00"W	40.00'
L10	N00°03'56"W	30.04'

LEGEND / ABBREVIATIONS

- ADJOINER/ROW LINE
- BOUNDARY LINE
- IRON ROD FOUND
- NAIL SET
- NAIL FOUND
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- P.O.B. POINT OF BEGINNING

I, Ted Allen Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on October 26, 2022, that this plat correctly represents the facts found at the time of said survey.

Ted A. Gossett 02/28/2023

Ted Allen Gossett Texas R.P.L.S. No. 5991

EXHIBIT A

1.401 ACRES - 61,043 SQ. FT.

CHARLES P. RICE SURVEY
ABSTRACT NO. 771
COLLIN COUNTY, TEXAS

LANDPOINT
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

X:\2021\21-0300-9\Survey\DWG\21-0300 - Cross Creek Meadows - VPTM - County Road 92 - ROW Dedication.dwg

PAGE 2 OF 3 DRAWN BY: AAA CHECKED BY: TAG JOB NO. 21-0300-9

LEGAL DESCRIPTION

BEING a 1.401 acre (61,043 sq. ft.) tract of land situated in the Charles P. Rice Survey, Abstract No. 771, Collin County, Texas, and being a portion of that certain called 62.140 acre tract of land, described as Tract 2, Conveyed to VPTM Cross Creek LB LLC, recorded in Instrument Number 20210916001894830, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail set at the Northwest corner of said 62.140 acre tract, in the right-of-way of County Road 92, from which a mag nail found at the Southwest corner of a called 539.914 acre tract of land, conveyed to The Parks at Wilson Creek, L.P., recorded in Instrument No. 20130830001229380, O.P.R.C.C.T., and in the common East line of a called 37.695 acre tract of land, described as the remainder of Tract 1, conveyed to VPTM Cross Creek LB, LLC, recorded in Instrument No. 20210916001894830, O.P.R.C.C.T., bears North 89° 55' 12" West, a distance of 60.00 feet;

THENCE North 89° 24' 36" East, with the North line of said 62.140 acre tract and the common South line of said 539.914 acre tract, a distance of 517.05 feet to a mag nail found at an angle point in the Most Northerly Southwest corner of a called 0.690 acre tract of land, conveyed to Mrs. Guy R. Bunch, recorded in Volume 840, Page 685, Deed Records, Collin County, Texas (D.R.C.C.T.);

THENCE with the North line of said 62.140 acre tract of land and the common Southwesterly line of said 0.690 acre tract of land, the following Three (3) courses and distances:

1. South 89° 32' 47" East, a distance of 1161.89 feet to a mag nail set for corner;
2. South 57° 30' 33" East, a distance of 120.22 feet to a mag nail set for corner;
3. South 21° 55' 03" East, a distance of 78.77 feet to a mag nail set for corner, in the East line of said 62.140 acre tract and the common West line of said 0.690 acre tract, from which a mag nail with washer stamped "PEISER & MANKIN" found at an angle point in the East line of said 62.140 acre tract and at the common South corner of said 0.690 acre tract bears South 21° 55' 03" East, a distance of 229.05 feet;

THENCE over and across said 62.140 acre tract of land, the following Five (5) courses and distances:

1. South 68° 43' 47" West, a distance of 35.51 feet;
2. North 21° 16' 13" West, a distance of 52.16 feet;
3. North 49° 40' 37" West, a distance of 113.25 feet;
4. North 89° 54' 49" West, a distance of 1631.30 feet;
5. South 90° 00' 00" West, a distance of 40.00 feet to the West line of said 62.140 acre tract;

THENCE North 00° 03' 56" West, with the West line of said 62.140 acre tract, a distance of 30.06 feet to the POINT OF BEGINNING and containing 1.401 acres and 61,043 sq. ft. of land, more or less.

STATE OF TEXAS
REGISTERED
TED A. GOSSETT
5991
PROFESSIONAL
LAND SURVEYOR

I, Ted Allen Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on October 26, 2022, that this plat correctly represents the facts found at the time of said survey.

Ted A. Gossett 02/28/2023

Ted Allen Gossett Texas R.P.L.S. No. 5991

EXHIBIT A
1.401 ACRES - 61,043 SQ. FT.
CHARLES P. RICE SURVEY
ABSTRACT NO. 771
COLLIN COUNTY, TEXAS

LANDPOINT
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

X:\2021\21-0300-9\Survey\DWG\21-0300 - Cross Creek Meadows - VPTM - County Road 92 - ROW Dedication.dwg

PAGE 3 OF 3 DRAWN BY: AAA CHECKED BY: TAG JOB NO. 21-0300-9

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DEED WITHOUT WARRANTY

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THAT THE CITY OF CELINA, a home rule municipality located within Collin County, Texas ("Grantor"), for and in consideration of the mutual exchange of real property for public right-of-way purposes between Grantor and **The Parks at Wilson Creek, L.P.**, a Texas limited partnership, having an address at 8750 North Central Expressway, Suite 1735, Dallas, Texas 75231 ("Grantee"), pursuant to Texas Local Government Code Section 272.001(b)(3), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee the following described real property situated in Collin County, Texas:

Being two portions, consisting of 8,744 square feet of land (0.201 acres), as described and depicted in Exhibit B, attached hereto and included herein by reference; and 742 square feet of land (0.017 acres), as described and depicted in Exhibit C, attached hereto and included herein by reference, of an 0.218-acre tract of land in the Charles P. Rice Survey, Abstract No. 771, Collin County, Texas (hereinafter the "Property").

This conveyance is subject to any previously reserved mineral interests, if any, affecting the Property. Grantor makes no warranty or representation as to the existence or ownership of any mineral interests.

This Deed Without Warranty and the conveyance above are executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes pertaining to the Property for calendar year 2026 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee. Grantee acknowledges that Grantor is exempt from paying ad valorem taxes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its heirs, successors, and assigns forever, WITHOUT ANY WARRANTIES OR REPRESENTATIONS BY GRANTOR, EXPRESS OR

IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF CONDITION, MERCHANTABILITY, HABITABILITY, OR FITNESS FOR A PARTICULAR USE, OR WITH RESPECT TO THE VALUE, PROFITABILITY, OR MARKETABILITY OF THE PROPERTY. GRANTEE SPECIFICALLY ACKNOWLEDGES THAT ALL WARRANTIES OF GRANTOR THAT MIGHT ARISE BY COMMON LAW OR OTHERWISE, AND THE IMPLIED COVENANTS IN TEXAS PROPERTY CODE SECTION 5.023, ARE SPECIFICALLY EXCLUDED AND ARE FOREVER WAIVED AND RELINQUISHED BY GRANTEE.

Grantee, by its acceptance of this deed, assumes payment of all standby charges, ad valorem taxes, and assessments for the 2026 calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Property.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

EXECUTED this the _____ day of _____ 2026.

CITY OF CELINA

By: _____

Robert Ranc, City Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, on this day personally appeared Robert Ranc, City Manager, City of Celina, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2026.

_____

Notary Public in and for the State of Texas

My Commission Expires: _____

AGREED, ACKNOWLEDGED AND ACCEPTED:

SIGNED this the _____ day of _____ 2026.

The Parks at Wilson Creek, L.P.,
a Texas limited Partnership

By: The Parks at Wilson Creek GP, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
a Texas corporation,
Its Manager

By: _____

James J. Melino, President

EXHIBIT B

PROPERTY DESCRIPTION
0.201 ACRE

BEING a tract of land situated in the Charles P. Rice Survey, Abstract No. 771, City of Celina, Collin County Texas, and being a part of that called 0.690 acre save and except tract designated in Exhibit "B" in deed from Mrs. Guy R. Bunch as recorded in Volume 840, Page 685, Official Public Records of Collin County, Texas and being further described as follows:

COMMENCING at a PK nail found at the south corner of said 0.690 acre tract, being in the east line of Cross Creek Meadows, Phase 2, an addition to the City of Celina as recorded in Document Number 2024-254, Official Public Records of Collin County, Texas, and a west line of a called 539.914 acre tract of land described in deed to The Parks at Wilson Creek, LP as recorded in Document Number 20130830001229380, Official Public Records of Collin County, Texas;

THENCE North 06°55'55" West, 87.60 feet to the **POINT OF BEGINNING**;

THENCE over and across said 0.690 acre tract as follows:

North 20°44'09" West, 58.69 feet to a point for corner;

North 21°48'02" West, 112.19 feet to a point for corner;

North 34°39'37" West, 108.17 feet to a point for corner;

North 59°04'11" West, 1.00 feet to a point for corner in the north line of said 0.690 acre tract, being in a south line of a called 539.914 acre tract of land described in deed to The Parks at Wilson Creek, LP as recorded in Document Number 20130830001229380, Official Public Records of Collin County, Texas, from which a 1/2 inch iron rod with cap stamped "PEISER MANKIN" found at an interior ell corner of said 0.690 acre tract and the common corner of said 539.914 acre tract bears, North 80°31'35" West, 13.21 feet;

THENCE with the common line of said 0.690 acre tract and said 539.914 acre tract as follows:

South 80°31'35" East, 97.89 feet to a point for corner;

South 06°55'55" East, 234.15 feet to the **POINT OF BEGINNING** and containing 8,744 square feet or 0.201 acre of land.

DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 NORTH OKLAHOMA DR.,
SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com

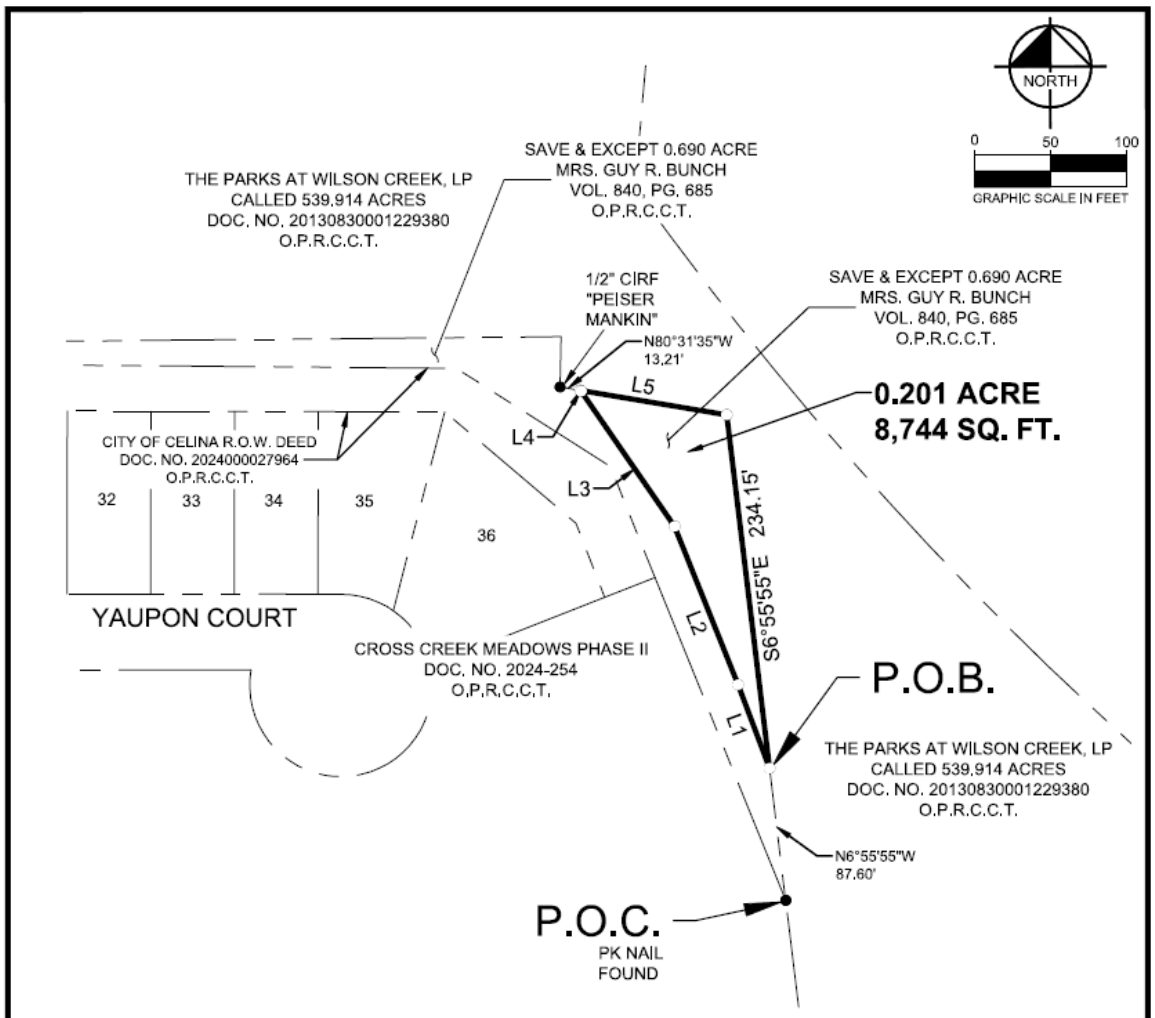
STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

EXHIBIT B
CHARLES P. RICE SURVEY,
ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	KHA	Apr. 2026	063234200	1 OF 2

ARTHUR, DANIEL 4/2/2026 5:16 PM K:\CEL_SURVEY\063234200-PARKS WILSON CREEK\DWG\ROW-2.DWG



NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N20°44'09"W	58.69'
L2	N21°48'02"W	112.19'
L3	N34°39'37"W	108.17'
L4	N59°04'11"W	1.00'
L5	S80°31'35"E	97.89'

EXHIBIT B
CHARLES P. RICE SURVEY, ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	KHA	Apr. 2026	063234200	2 OF 2

ARTHUR, DANIEL 4/2/2026 5:16 PM K:\CEL_SURVEY\063234200-PARKS WILSON CREEK\DWG\ROW-2.DWG

EXHIBIT C

PROPERTY DESCRIPTION
0.017 ACRE

BEING a tract of land situated in the Charles P. Rice Survey, Abstract No. 771, City of Celina, Collin County Texas, and being a part of that called 0.690 acre save and except tract designated in Exhibit "B" in deed from Mrs. Guy R. Bunch as recorded in Volume 840, Page 685, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a point in the north line of said 0.690 acre tract, being in a south line of a called 539.914 acre tract of land described in deed to The Parks at Wilson Creek, LP as recorded in Document Number 20130830001229380, Official Public Records of Collin County, Texas, from which a PK nail found at the west corner of said 0.690 acre tract, being in the common line of said 539.914 acre tract bears, South 89°28'59" West, 1,149.85 feet;

THENCE with the common line of said 0.690 acre tract and said 539.914 acre tract as follows:

North 89°28'59" East, 81.04 feet to a 1/2 inch iron rod with a red illegible cap;

South 01°16'35" West, 27.53 feet to a point for corner, from which a 1/2 inch iron rod with cap stamped "PEISER MANKIN" found at an interior ell corner of said 0.690 acre tract and being the common corner of said 539.914 acre tract bears, South 01°16'35" West, 5.56 feet;

THENCE over and across said 0.690 acre tract as follows:

North 59°04'11" West, 40.67 feet to a point for corner;

North 82°37'59" West, 45.92 feet to the **POINT OF BEGINNING** and containing 742 square feet or 0.017 acre of land.

DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 NORTH OKLAHOMA DR.,
SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com

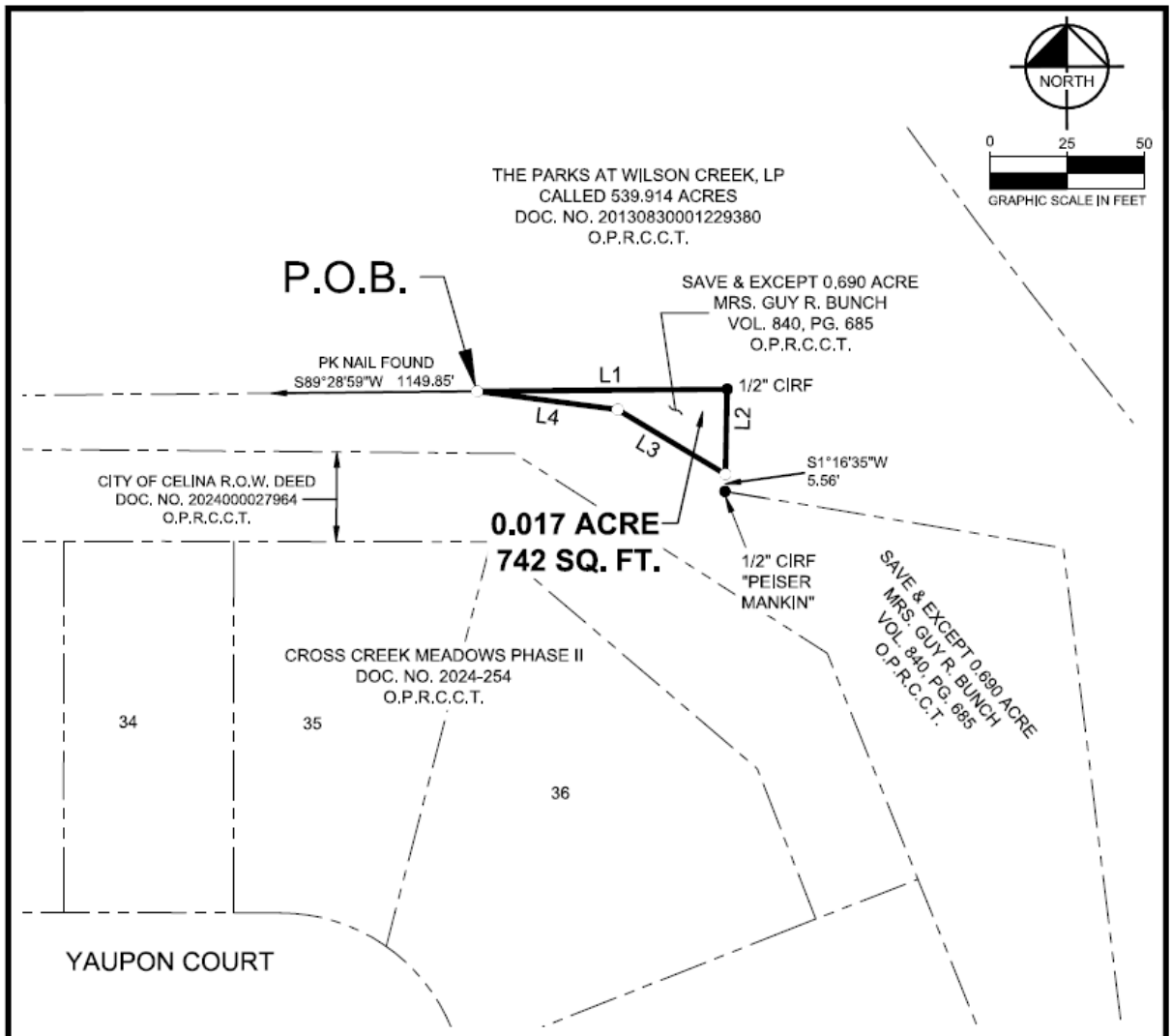
STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

EXHIBIT C
CHARLES P. RICE SURVEY,
ABSTRACT NO. 771
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	KHA	Apr. 2026	063234200	1 OF 2

ARTHUR, DANIEL 4/2/2026 5:21 PM K:\CEL_SURVEY\063234200-PARKS WILSON CREEK\DWG\ROW-3.DWG



NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983,

LEGEND

P.O.B. = POINT OF BEGINNING
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°28'59"E	81.04'
L2	S01°16'35"W	27.53'
L3	N59°04'11"W	40.67'
L4	N82°37'59"W	45.92'

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1" = 50'	WBD	KHA	Apr. 2026	063234200	2 OF 2

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FI LED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

THAT THE CITY OF CELINA, a home rule municipality located within Collin County, Texas ("Grantor"), for and in consideration of the mutual exchange of real property for public right-of-way purposes between Grantor and **The Parks at Wilson Creek, L.P.**, a Texas limited partnership, having an address at 8750 North Central Expressway, Suite 1735, Dallas, Texas 75231 ("Grantee"), pursuant to Texas Local Government Code Section 272.001(b)(3), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract or parcel of land situated in Collin County, Texas, described on **Exhibit A** attached hereto and made a part hereof for all purposes, together with (a) any improvements situated thereon, and (b) any and all rights and appurtenances belonging or pertaining thereto (the Land, improvements, appurtenances and all of the foregoing set forth in clauses (a) and (b) are hereinafter collectively referred to as the "Property"), subject to the Permitted Exceptions (defined below).

This conveyance and the warranties of title contained herein are expressly made subject to all encumbrances, easements and other matters filed of record in the Real Property Records of Collin County, Texas (the "Permitted Exceptions"), but only to the extent that such Permitted Exceptions are valid, subsisting and, in fact, affect the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2026 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee. Grantee acknowledges that Grantor is exempt from paying ad valorem taxes.

IN CONNECTION WITH THE CONVEYANCE OF THE PROPERTY AS PROVIDED FOR HEREIN, AND EXCEPT FOR THE SPECIAL WARRANTY OF TITLE, THE REPRESENTATIONS AND THE OTHER WARRANTIES SET FORTH IN THIS DEED BETWEEN GRANTOR, AS SELLER, AND GRANTEE, AS PURCHASER, RELATING TO THE

SALE AND CONVEYANCE OF THE PROPERTY (THE "EXPRESS WARRANTIES"), GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Grantee accepts the Property in its present AS-IS condition WITH ALL FAULTS, subject to the Express Warranties.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

EXECUTED this the _____ day of _____ 2026.

CITY OF CELINA

By: _____

Robert Ranc, City Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, on this day personally appeared Robert Ranc, City Manager, City of Celina, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

AGREED, ACKNOWLEDGED AND ACCEPTED:

SIGNED this the _____ day of _____ 2026.

The Parks at Wilson Creek, L.P.,
a Texas limited Partnership

By: The Parks at Wilson Creek GP, LLC,
a Texas limited liability company,
its General Partner

By: LLC Manager, Inc.,
a Texas corporation,
Its Manager

By: _____
James J. Melino, President

EXHIBIT A

PROPERTY DESCRIPTION
0.477 ACRE

BEING a tract of land situated in the Charles P. Rice Survey, Abstract No. 771, City of Celina, Collin County Texas, and being a part of that called 0.690 acre save and except tract designated in Exhibit "B" in deed from Mrs. Guy R. Bunch as recorded in Volume 840, Page 685, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a PK nail found at the south corner of said 0.690 acre tract, being in the east line of Cross Creek Meadows, Phase 2, an addition to the City of Celina as recorded in Document Number 2024-254, Official Public Records of Collin County, Texas, and a west line of a called 539.914 acre tract of land described in deed to The Parks at Wilson Creek, LP as recorded in Document Number 20130830001229380, Official Public Records of Collin County, Texas;

THENCE North 21°54'33" West, 307.91 feet with the west line of said 0.690 acre tract to a point for corner in the east line of a Right-of-Way Deed to the City of Celina as recorded in Document Number 2024000027964, Official Public Records of Collin County, Texas;

THENCE with the common line of said 0.690 acre tract and said Right-of-Way Deed as follows:

North 57°30'02" West, 120.26 feet to a point for corner;

North 89°32'17" West, 1,162.24 feet to a PK nail found for the west corner of said 0.690 acre tract, being in a south line of said 539.914 acre tract

THENCE North 89°28'59" East, 1,149.85 feet with the north line of said 0.690 acre tract and the south line of said 539.914 acre tract to a point for corner;

THENCE over and across said 0.690 acre tract as follows:

South 82°37'59" East, 45.92 feet to a point for corner;

South 59°04'11" East, 40.67 feet to a point for corner in a west line of said 539.914 acre tract and an east line of said 0.690 acre tract;

South 01°16'35" West, 5.56 feet with said east line to a 1/2 inch iron rod with cap stamped "PEISER MANKIN" found at an interior ell corner of said 0.690 acre tract and being the common corner of said 539.914 acre tract;

South 80°31'35" East, 13.21 feet with a north line of said called 0.690 acre tract and a south line of said 539.914 acre tract to a point for corner;

South 59°04'11" East, 1.00 feet to a point for corner;

South 34°39'37" East, 108.17 feet to a point for corner;

South 21°48'02" East, 112.19 feet to a point for corner;

South 20°44'09" East, 58.69 feet to a point for corner in the east line of said 0.690 acre tract and a west line of said 539.914 acre tract;

THENCE South 06°55'55" East, 87.60 feet with the east line of said 0.690 acre tract to the **POINT OF BEGINNING** and containing 20,761 square feet or 0.477 acre of land.

DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 NORTH OKLAHOMA DR.,
SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
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	WBD	KHA	Apr. 2026	063234200	1 OF 3

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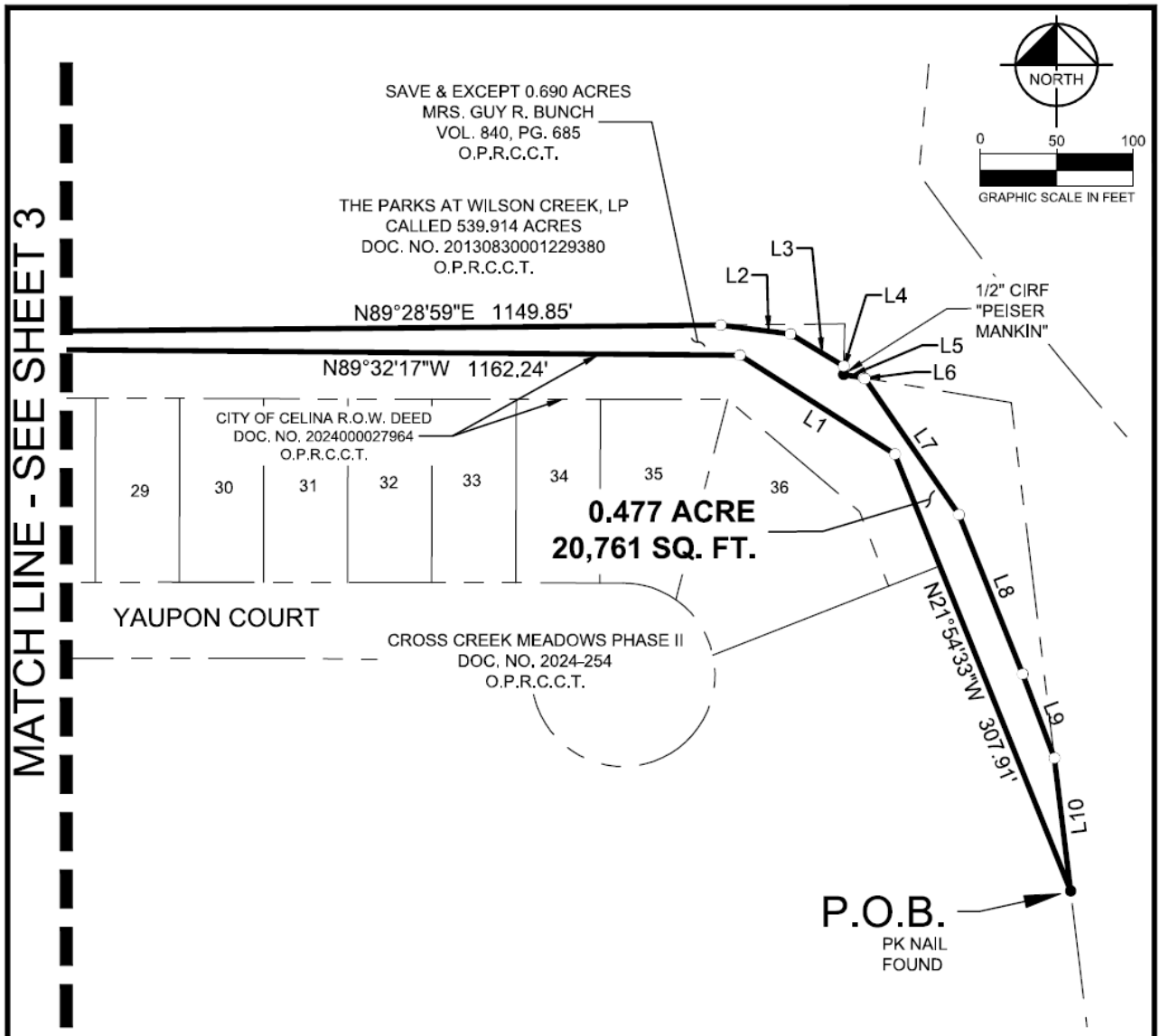

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LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N57°30'02"W	120.26'	L6	S59°04'11"E	1.00'
L2	S82°37'59"E	45.92'	L7	S34°39'37"E	108.17'
L3	S59°04'11"E	40.67'	L8	S21°48'02"E	112.19'
L4	S01°16'35"W	5.56'	L9	S20°44'09"E	58.69'
L5	S80°31'35"E	13.21'	L10	S06°55'55"E	87.60'

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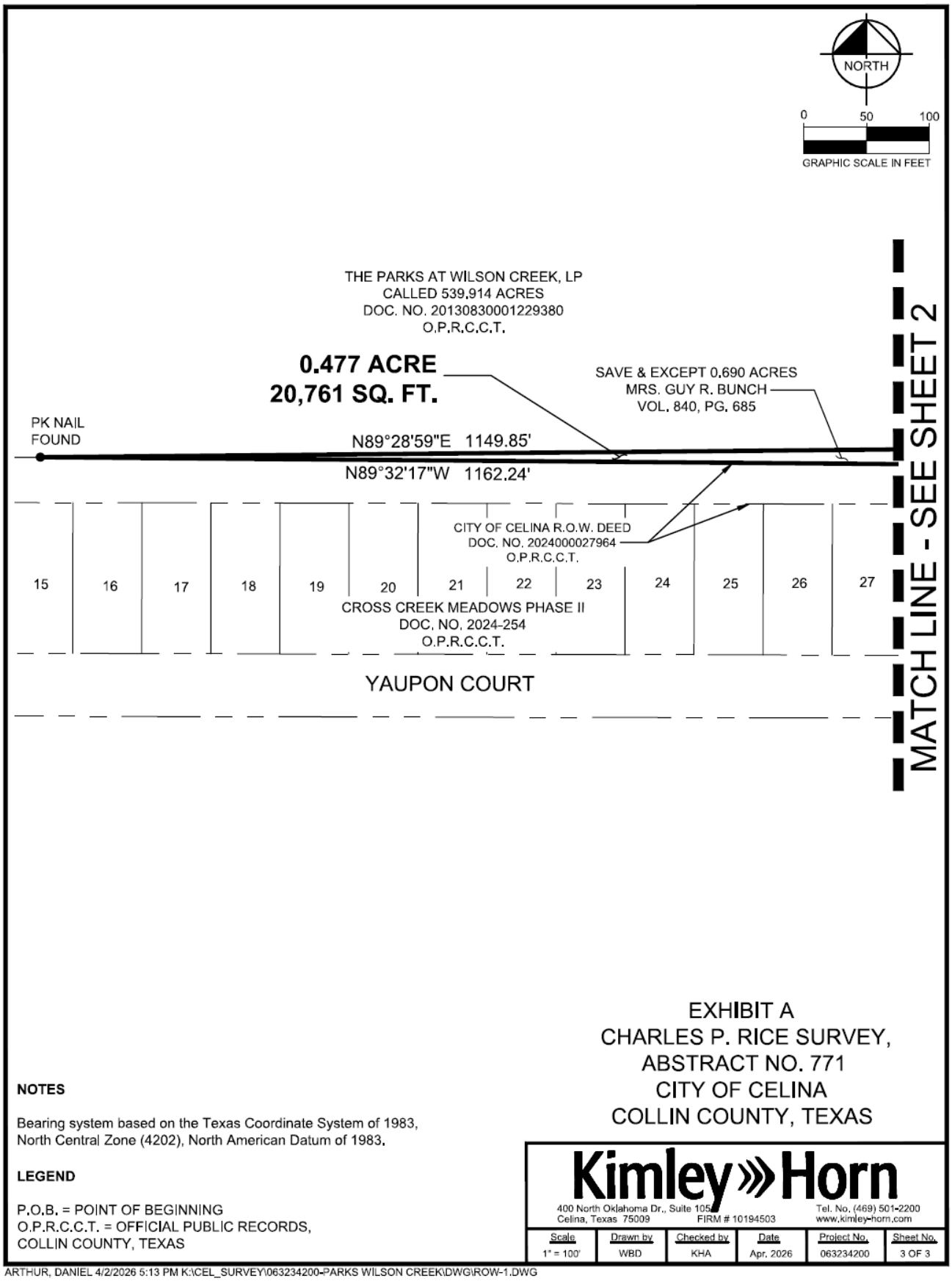

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CHARLES P. RICE SURVEY,
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ARTHUR, DANIEL 4/2/2026 5:13 PM K:\CEL_SURVEY\063234200-PARKS WILSON CREEK\DWG\ROW-1.DWG

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: William Janney, Director of Engineering
CC: Kimberly Brawner, Assistant City Manager
Date: July 14, 2026

Agenda Item:
Consider and act to authorize a construction change order for $159,451.95, for the addition of the fourth leg of the Coit-Ownsby roundabout as part of the Coit Road reconstruction from Vest Lane to Choate Parkway, Bid 2025-029 to McMahon Contracting, LP. (Janney)

Background Information:

On July 8, 2025, City Council authorized the award of Bid 2025-029 for the construction of Coit Road from Vest Lane to Choate Parkway to McMahon Contracting, LP, for $13,464,877.50, plus a ten (10) percent contingency of $1,346,487.75 for a total amount not to exceed $14,811,365.25.

On January 22, 2019, the City entered into a development agreement with Celina 557 Partners, L.P., as part of the Mustang Lakes Brinkmann Addition development (Owner). Ownsby Parkway is a future 6-lane divided roadway with one hundred and twenty (120) foot right of way. The owner is obligated to construct two lanes of Ownsby Parkway in both directions adjacent to their development. Sections of roadway are constructed with others in design.

On May 12, 2026, the City met with representatives from Celina 557 Partners, L.P., to discuss the future extension of Ownsby Parkway east of Coit Road. The City desires to partner with the developer to extend Ownsby to connect to Coit Road as part of their future Ownsby design which is about a year out.

The current Coit Road project did not anticipate the extension to be this soon, so it did not include the construction of the eastern leg of the Ownsby-Coit Roundabout. Staff requested a quote to add the leg to limit impact on traffic with the future extension. A quote in the amount of $159,451.95 was received by staff. This amount exceeds $100,000 and, by state statute, requires City Council authorization but is within the total contingency amount authorized by the City Council.

Legal Review:
The contract has been previously reviewed and approved.

Supporting Documents:
1. Staff Presentation
2. Change Order
3. Location Map

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

Staff Recommendation:
Staff recommends approval of the change order as presented.



Coit Road (from Vest Ln to Choate Pkwy)

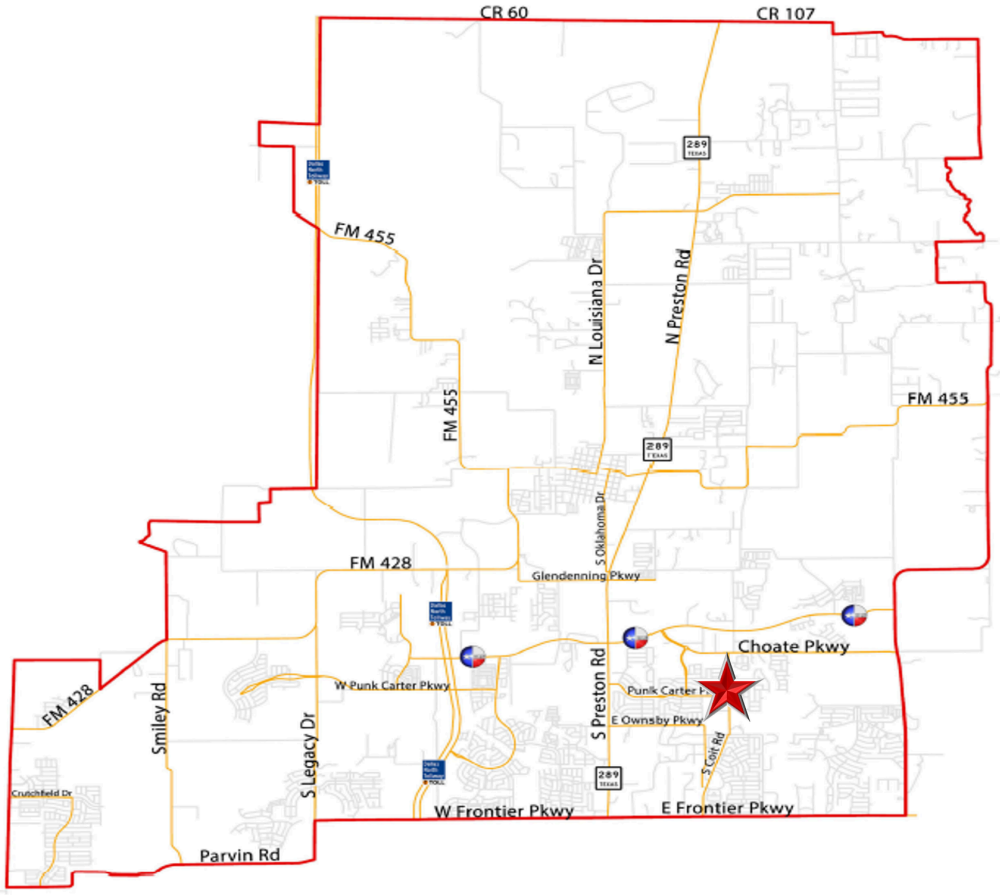
Change Order No. 2

July 14, 2026

William Janney, P.E
Director of Engineering

Location Map





Background

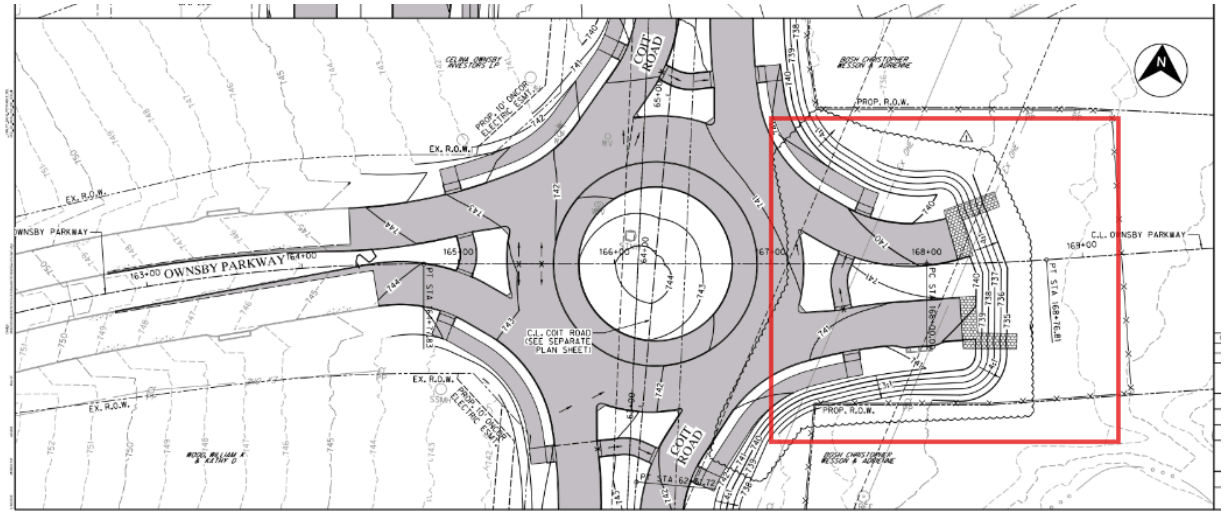
- ☆ July 8, 2025 - Council awarded Bid 2025-029 contract for Coit Road (from Vest Lane to Choate Parkway) reconstruction to McMahon Contracting LP
- ☆ January 22, 2019 - the city entered into a development agreement with Celina 557 Partners, L.P as part of the Mustang Lakes Brinkmann Addition development (Owner)
- ☆ May 12, 2026- the city met with representatives from Celina 557 Partners L.P to discuss the future extension of Ownsby Parkway east of Coit Road.
- ☆ The city desires to partner with the developer to extend Ownsby to connect to Coit Road as part of their design.

Background Cont.

- ☆ May 19, 2026- Staff requested a quote to add the leg to limit impact to traffic with the future extension.
- ☆ A quote in the amount of **$159,451.95** was received by staff. This amount is based on bid pricing
- ☆ This amount exceeds $100,000 and, by state statute, requires Council authorization but is within the total contingency amount authorized by the City Council

Scope of Work

A | Extend 4-lanes of Ownsby Parkway east of Coit Road approximately 200'



Bid 2025-029(Change Order No. 2)

A | Recommend approval of Change Order No. 2

B | Additional Contract Days: 10

C | 10% Project Contingency Available Funds: **$1,346,487.75**

D | Total Not to Exceed: **$159,451.95**



Thank You!

Life Connected.

CCO #005

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

Project: R57 - Coit-Ownsby Roundabout
1510 Vest Lane
Celina, Texas 75009
Phone: 972-382-2682

Subcontract Change Order #005: CE #010 - Adjusted Quantity for Ownsby Roundabout Four Leg

CONTRACT COMPANY:	**McMahon** 3019 Roy Orr Blvd Grand Prairie, Texas 75050	**CONTRACT FOR:**	SC-R57-002:Coit Road Improvements (from Vest lane to Choate Parkway)
DATE CREATED:	6/23/2026	**CREATED BY:**	Catherine Oduro **(City of Celina)**
CONTRACT STATUS:	Approved	**REVISION:**	0
REQUEST RECEIVED FROM:		**LOCATION:**	
DESIGNATED REVIEWER:	Catherine Oduro **(City of Celina)**	**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	06/23/2026
INVOICED DATE:		**PAID DATE:**	
REFERENCE:		**CHANGE REASON:**	Allowance
PAID IN FULL:	No	**EXECUTED:**	No
ACCOUNTING METHOD:	Amount Based	**SCHEDULE IMPACT:**	10 days
FIELD CHANGE:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$159,451.95

DESCRIPTION:
CE #010 - Adjusted Quantity for Ownsby Roundabout Four Leg

ATTACHMENTS:
REVISED Construction Plan Sheets - Coit Road (5-18-2026).pdf, PCO 010 - Added QTY Ownsby 4th Leg.pdf, Coit Road - Ownsby Roundabout Extension QTY.xlsx

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1	2-41-13-12-01.C REMOVE FENCE	Additonal Fence Removal	$694.26
2	32-13-13-14.CR 10 inch REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT W/ CURB	Additional 10" Paving	$62,050.00
3	32-11-16-11-01.C CONCRETE STREET HEADER	Additional Street Header	$1,290.80
4	32-16-23-05.CR CURB RAMP (TY 7)	Additional Curb Ramp TY 1	$5,684.00
5	33-41-00-30.M 18" HP Storm Pipe.Materials	Additional 18" HP Storm	$6,726.00
6	31-25-00-12-01.M Flexamat Armoring.Materials	Additional Flexamat	$14,929.20
7	2-41-13-11-04.C Remove inlet.Construction	Remove Inlet	$610.72
8	2-41-13-11-05.C Remove safety end treatment.Construction	Remove Headwall	$445.21
9	31-06-10-02-01.C Embankment.Construction	Additional Embankment	$11,775.04
10	32-11-13-11-02.C Lime Treated Base Course 8" thick (48 lb/sy).Construction	Additional 8" Lime Stab.	$6,657.42
11	32-11-13-11-03.C Hydrated Lime.Construction	Additional Hydrated Lime	$8,270.90
12	32-13-13-20.C Reinforced Portland Cement Concrete Pavement, 10" (stamped crosswalk with integral color).Construction	Additional 10" Stamped Paving	$12,528.00

Life Connected.

CCO #005

#	Budget Code	Description	Amount
13	32-16-23-10.C Concrete sidewalk, 6inch thick.Construction	Deduction of 6" Sidewalk	$(5,812.80)
14	32-31-13-22.C Wire fence (TYP C).Construction	Additional TY C Fence	$5,740.00
15	33-42-33-02-02.E 15' Recessed curb inlet.Equipment	Additional 15' Curb Inlet	$16,704.00
16	32-17-23-23-05.M Reflective Pavement Marking Ty I (W) 24 Inch (SLD).Materials	Additional W 8" PAV MRK SLD	$893.20
17	26-05-33-11-10.E Conduit, 2", PVC Sch 40, Bore.Equipment	Additional 2" CONDT PVC (B)	$6,032.00
18	32-16-23-12.C CURB RAMP (TY 21)	Additional Curb Ramp TY 21	$4,234.00
		Grand Total:	**$159,451.95**

The original (Contract Sum)	$ 13,443,433.72
Net change by previously authorized Change Orders	$ 209,814.91
The contract sum prior to this Change Order was	$ 13,653,248.63
The contract sum will be increased by this Change Order in the amount of	$ 159,451.95
The new contract sum including this Change Order will be	$ 13,812,700.58

The contract time will be increased by this Change Order by 10 days.

DocuSigned by:
Jeff McClelland
C17CC2992E4C440...
6/25/2026

Signed by:
Preston Spradlin
5EB720701D3C418...
6/25/2026

DocuSigned by:
Dayshown Richard
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6/25/2026

DocuSigned by:
catherine oduro
3DE1CF956963430...
6/25/2026

City of Celina
142 N. Ohio Drive
Celina, Texas 75009

SIGNATURE **DATE**

McMahon
3019 Roy Orr Blvd
Grand Prairie, Texas 75050

Signed by:
Joe Soto
3EA56BB4B1A04C7...
6/23/2026

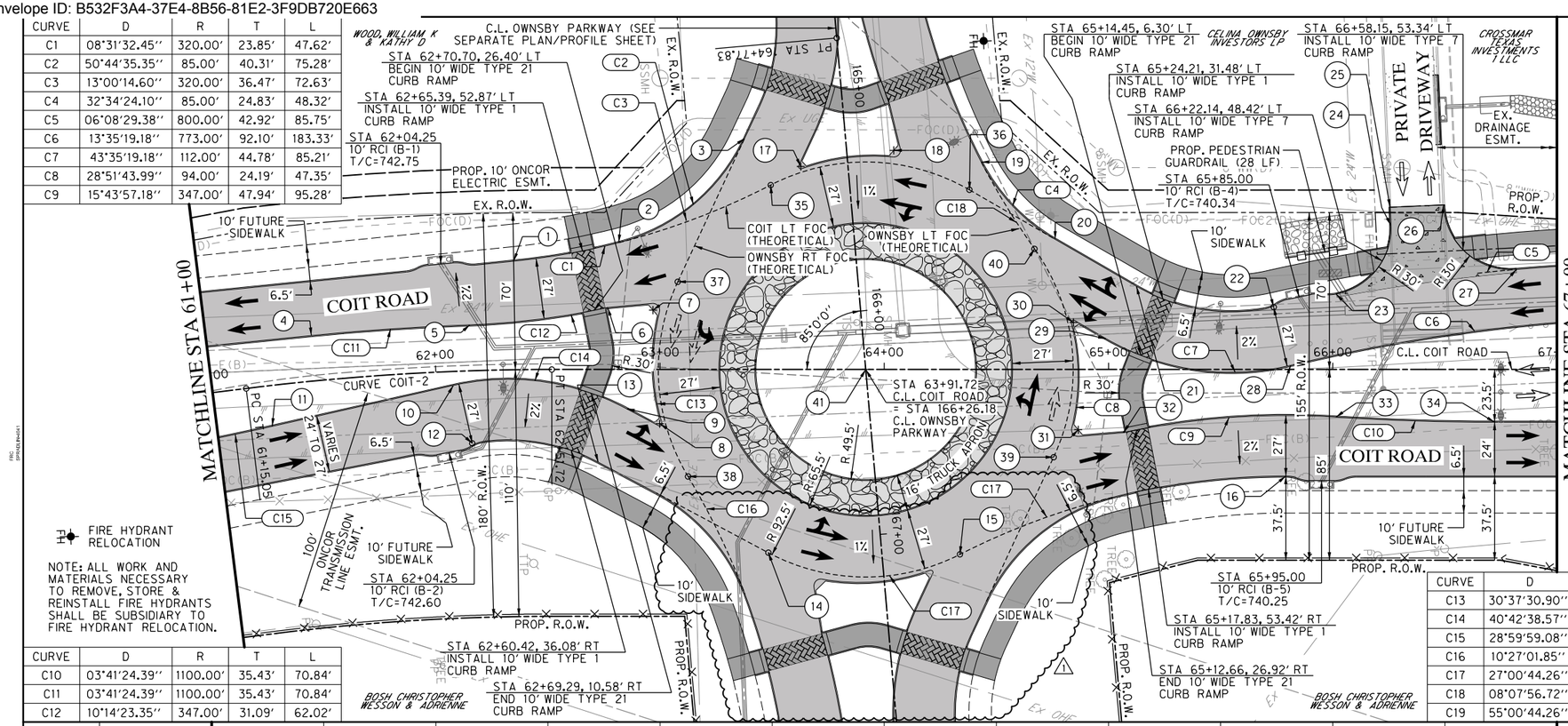
SIGNATURE **DATE**

Docusign Envelope ID: B532F3A4-37E4-8B56-81E2-3F9DB720E663

CURVE	D	R	T	L
C1	08°31'32.45''	320.00'	23.85'	47.62'
C2	50°44'35.35''	85.00'	40.31'	75.28'
C3	13°00'14.60''	320.00'	36.47'	72.63'
C4	32°34'24.10''	85.00'	24.83'	48.32'
C5	06°08'29.38''	800.00'	42.92'	85.75'
C6	13°35'19.18''	773.00'	92.10'	183.33'
C7	43°35'19.18''	112.00'	44.78'	85.21'
C8	28°51'43.99''	94.00'	24.19'	47.35'
C9	15°43'57.18''	347.00'	47.94'	95.28'

CURVE	D	R	T	L
C10	03°41'24.39''	1100.00'	35.43'	70.84'
C11	03°41'24.39''	1100.00'	35.43'	70.84'
C12	10°14'23.35''	347.00'	31.09'	62.02'

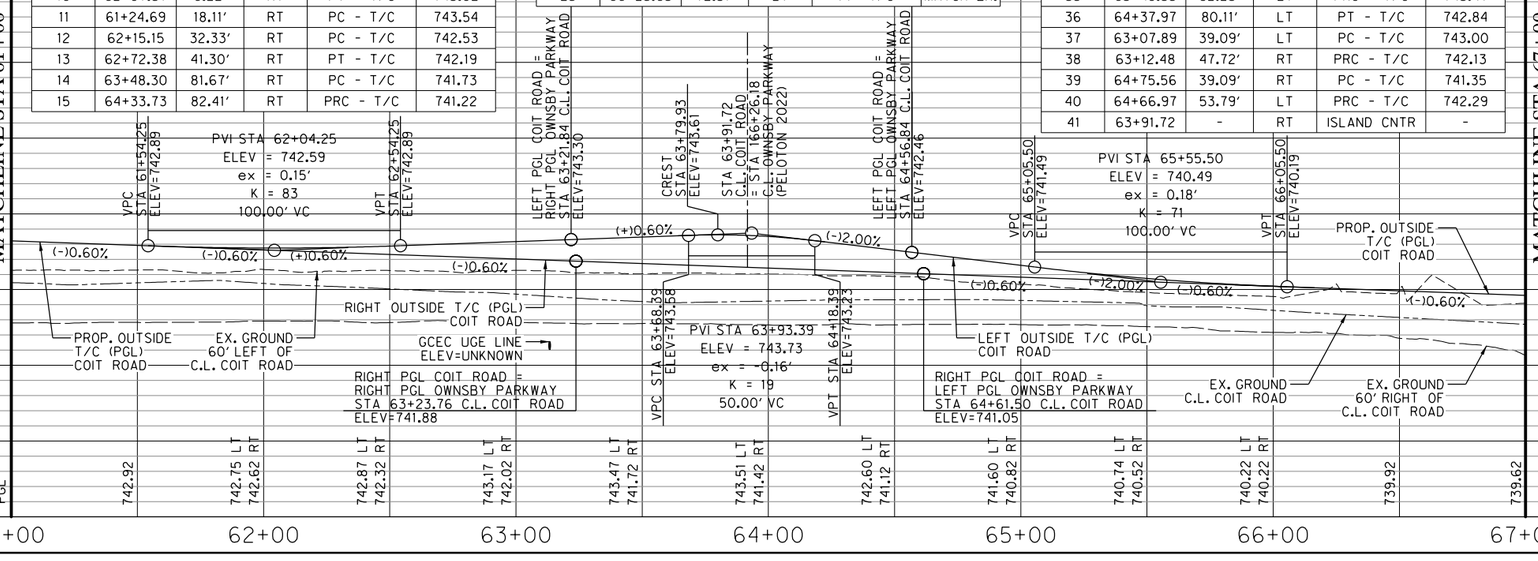
CURVE	D	R	T	L
C13	30°37'30.90''	94.00'	31.09'	62.02'
C14	40°42'38.57''	112.00'	41.55'	79.58'
C15	28°59'59.08''	1123.50'	290.55'	568.65'
C16	10°27'01.85''	320.00'	29.26'	58.37'
C17	27°00'44.26''	320.00'	76.86'	150.87'
C18	08°07'56.72''	320.00'	22.75'	45.42'
C19	55°00'44.26''	92.50'	48.17'	88.81'



POINT	STA	O/S	RT/LT	DESCRIPTION	ELEV
1	62+35.45	48.41'	LT	PC - T/C	742.80
2	62+81.59	56.54'	LT	PCC - T/C	743.06
3	63+37.69	103.00'	LT	PT - T/C	743.61
4	61+46.25	20.25'	LT	PC - T/C	743.42
5	62+15.80	20.50'	LT	PRC - T/C	743.20
6	62+76.65	27.63'	LT	PI - T/C	743.00
7	62+96.85	26.45'	LT	3' RAD CNTR	-
8	62+99.86	24.20'	RT	1' RAD CNTR	-
9	62+85.05	17.47'	RT	PC - T/C	742.45
10	62+07.57	6.22'	RT	PT - T/C	743.02
11	61+24.69	18.11'	RT	PC - T/C	743.54
12	62+15.15	32.33'	RT	PC - T/C	742.53
13	62+72.38	41.30'	RT	PT - T/C	742.19
14	63+48.30	81.67'	RT	PC - T/C	741.73
15	64+33.73	82.41'	RT	PRC - T/C	741.22

POINT	STA	O/S	RT/LT	DESCRIPTION	ELEV
16	65+79.07	47.50'	RT	PT - T/C	740.35
17	63+62.74	90.47'	LT	1' RAD CNTR	-
18	64+04.20	97.71'	LT	3' RAD CNTR	-
19	64+43.27	92.49'	LT	PC - T/C	742.87
20	64+76.21	58.03'	LT	PT - T/C	742.07
21	65+12.44	37.11'	LT	PC - T/C	741.35
22	65+73.68	27.82'	LT	PRC - T/C	740.45
23	66+01.54	33.60'	LT	PCC - T/C	740.20
24	66+25.95	64.24'	LT	PT - T/C	740.53
25	66+25.63	72.31'	LT	PI - T/C	MATCH EX.

POINT	STA	O/S	RT/LT	DESCRIPTION	ELEV
26	66+49.45	73.35'	LT	PC - T/C	MATCH EX.
27	66+81.98	44.60'	LT	PRC - T/C	739.73
28	65+81.25	1.86'	LT	PRC - T/C	740.84
29	64+98.94	13.73'	LT	PT - T/C	741.72
30	64+84.38	20.99'	LT	1' RAD CNTR	-
31	64+86.49	26.84'	RT	3' RAD CNTR	-
32	65+06.67	28.13'	RT	PI - T/C	741.00
33	66+01.41	21.22'	RT	PRC - T/C	740.73
34	66+72.20	23.50'	RT	PT - T/C	740.26
35	63+49.35	82.23'	LT	PRC - T/C	743.47
36	64+37.97	80.11'	LT	PT - T/C	742.84
37	63+07.89	39.09'	LT	PC - T/C	743.00
38	63+12.48	47.72'	RT	PRC - T/C	742.13
39	64+75.56	39.09'	RT	PC - T/C	741.35
40	64+66.97	53.79'	LT	PRC - T/C	742.29
41	63+91.72	-	RT	ISLAND CNTR	-



LEGEND

- PROPOSED REINFORCED CONCRETE PVMT. (10'' THICK)
- PROPOSED REINFORCED CONCRETE PVMT. (7'' THICK)
- PROPOSED REINFORCED CONCRETE PVMT. (6'' THICK) (DRIVEWAY)
- PROPOSED REINFORCED CONCRETE PVMT. (VAR. THICK) (INTEGRAL COLOR) (TRUCK APRON)
- PROPOSED REINFORCED CONCRETE PVMT. (10'' THICK) (INTEGRAL COLOR) (CROSSWALK)
- PROPOSED REINFORCED CONCRETE SIDEWALK (6'' THICK)
- PROPOSED STORM DRAIN/INLET
- PROPOSED TRAFFIC LANE
- EXISTING TRAFFIC LANE
- FUTURE TRAFFIC LANE
- SAWCUT/PVMT REMOVAL LIMIT
- PROPOSED TYPE ''C'' FENCE
- PROPOSED PEDESTRIAN GUARDRAIL (POWDER COATED BLACK)

HORIZONTAL SCALE IN FEET: 0 30 60 90

VERTICAL SCALE IN FEET: 0 5 10 15

NOTES:

1. ALL DIMENSIONS AND STATION/OFFSETS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS. REFER TO TYPICAL SECTIONS FOR ADDITIONAL INFORMATION.
2. ALL SAW CUTS ARE 1' OFF EXISTING FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS.
3. REFER TO TRAFFIC CONTROL PLANS FOR CONSTRUCTION SEQUENCE. SEE TRAFFIC CONTROL PLAN NARRATIVE FOR ADDITIONAL REQUIREMENTS.
4. REFER TO GENERAL NOTES, TYPICAL SECTIONS, AND STANDARD DETAILS FOR ADDITIONAL INFORMATION.
5. REFER TO HORIZONTAL ALIGNMENT DATA SHEET FOR CENTERLINE CURVE INFORMATION.

CROSS SLOPE TRANSITIONS:

NB - 62+40 TO 62+90, 2% TO 1%
NB - 65+00 TO 65+50, 1.7% TO 2%

SB - 62+20 TO 62+90, 2% TO (-)0.7%
SB - 65+00 TO 65+50, 1% TO 2%

★ SEE GRADING PLAN FOR ADDITIONAL CROSS SLOPE INFO

STATE OF TEXAS
PRESTON T. SPRADLIN
146686
LICENSED
PROFESSIONAL ENGINEER
Preston Spradlin

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1	OWNSBY ROUNDABOUT ADDITION	5/18/2026

PAVING PLAN/PROFILE

STA 61+00 TO STA 67+00

COIT ROAD

CITY OF CELINA, TEXAS

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

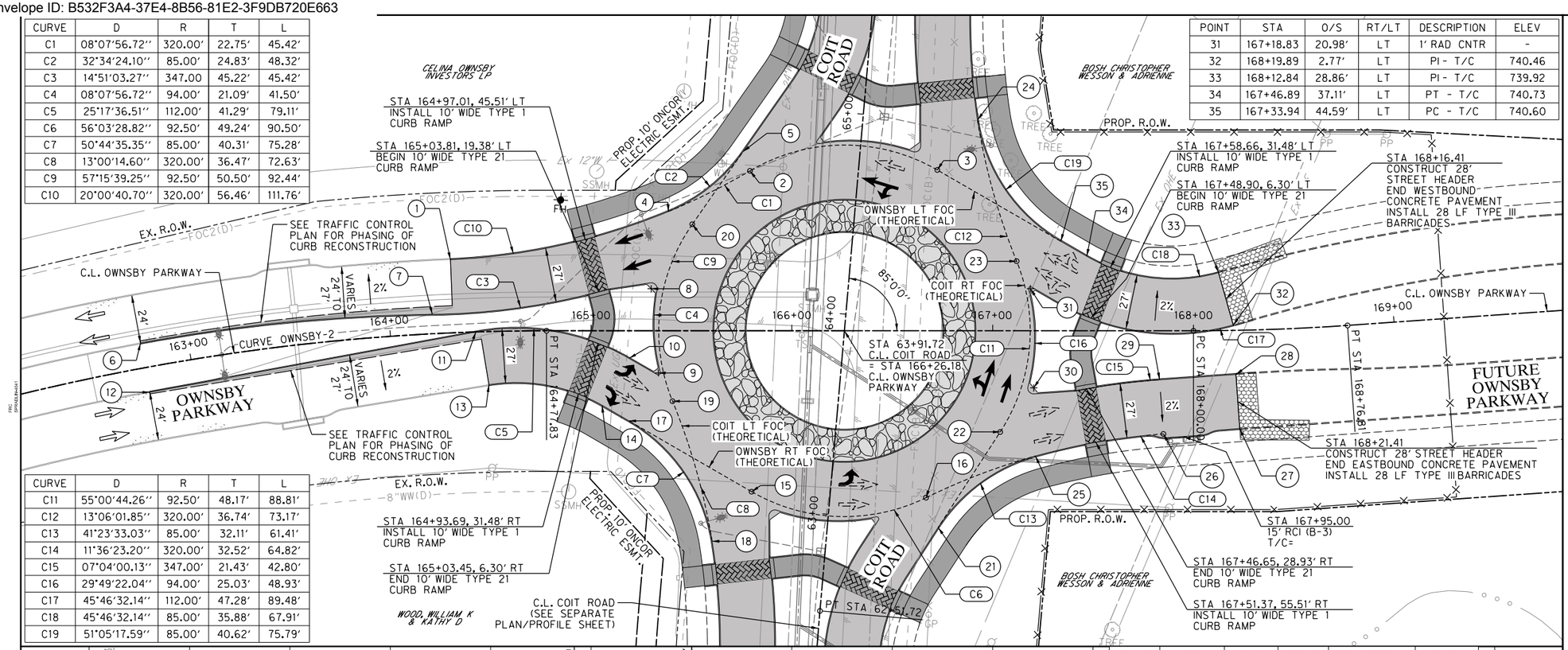
DESIGN	DRAWN	DATE	SCALE	A.V.D.	FILENAME	SHEET NO.
PTS	PTS	5/18/2026	H 1"=60' V 1"=10'	46492	46492-PAVE-03.dgn	51

Docusign Envelope ID: B532F3A4-37E4-8B56-81E2-3F9DB720E663

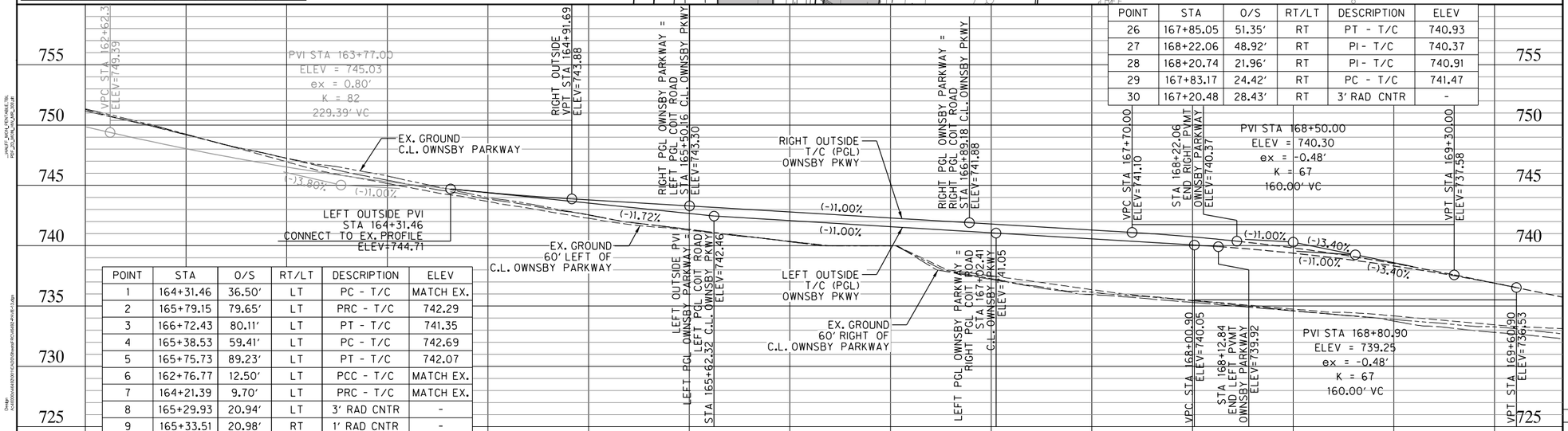
CURVE	D	R	T	L
C1	08°07'56.72''	320.00'	22.75'	45.42'
C2	32°34'24.10''	85.00'	24.83'	48.32'
C3	14°51'03.27''	347.00'	45.22'	45.42'
C4	08°07'56.72''	94.00'	21.09'	41.50'
C5	25°17'36.51''	112.00'	41.29'	79.11'
C6	56°03'28.82''	92.50'	49.24'	90.50'
C7	50°44'35.35''	85.00'	40.31'	75.28'
C8	13°00'14.60''	320.00'	36.47'	72.63'
C9	57°15'39.25''	92.50'	50.50'	92.44'
C10	20°00'40.70''	320.00'	56.46'	111.76'

CURVE	D	R	T	L
C11	55°00'44.26''	92.50'	48.17'	88.81'
C12	13°06'01.85''	320.00'	36.74'	73.17'
C13	41°23'33.03''	85.00'	32.11'	61.41'
C14	11°36'23.20''	320.00'	32.52'	64.82'
C15	07°04'00.13''	347.00'	21.43'	42.80'
C16	29°49'22.04''	94.00'	25.03'	48.93'
C17	45°46'32.14''	112.00'	47.28'	89.48'
C18	45°46'32.14''	85.00'	35.88'	67.91'
C19	51°05'17.59''	85.00'	40.62'	75.79'

POINT	STA	O/S	RT/LT	DESCRIPTION	ELEV
31	167+18.83	20.98'	LT	1' RAD CNTR	-
32	168+19.89	2.77'	LT	PI - T/C	740.46
33	168+12.84	28.86'	LT	PI - T/C	739.92
34	167+46.89	37.11'	LT	PT - T/C	740.73
35	167+33.94	44.59'	LT	PC - T/C	740.60



POINT	STA	O/S	RT/LT	DESCRIPTION	ELEV
26	167+85.05	51.35'	RT	PT - T/C	740.93
27	168+22.06	48.92'	RT	PI - T/C	740.37
28	168+20.74	21.96'	RT	PI - T/C	740.91
29	167+83.17	24.42'	RT	PC - T/C	741.47
30	167+20.48	28.43'	RT	3' RAD CNTR	-



POINT	STA	O/S	RT/LT	DESCRIPTION	ELEV
1	164+31.46	36.50'	LT	PC - T/C	MATCH EX.
2	165+79.15	79.65'	LT	PRC - T/C	742.29
3	166+72.43	80.11'	LT	PT - T/C	741.35
4	165+38.53	59.41'	LT	PC - T/C	742.69
5	165+75.73	89.23'	LT	PT - T/C	742.07
6	162+76.77	12.50'	LT	PCC - T/C	MATCH EX.
7	164+21.39	9.70'	LT	PRC - T/C	MATCH EX.
8	165+29.93	20.94'	LT	3' RAD CNTR	-
9	165+33.51	20.98'	RT	1' RAD CNTR	-
10	165+18.96	13.73'	RT	PC - T/C	743.52
11	164+42.60	.03'	RT	PT - T/C	744.94
12	162+76.79	12.50'	RT	PI - T/C	MATCH EX.
13	164+48.41	26.48'	RT	PC - T/C	MATCH EX.
14	165+05.46	37.11'	RT	PT - T/C	743.52
15	165+79.93	80.11'	RT	PC - T/C	743.00

POINT	STA	O/S	RT/LT	DESCRIPTION	ELEV
16	166+66.81	83.10'	RT	PRC - T/C	742.13
17	165+18.86	44.85'	RT	PC - T/C	743.61
18	165+60.25	104.79'	RT	PC - T/C	743.06
19	165+40.57	35.04'	RT	PRC - T/C	743.47
20	165+50.40	53.06'	LT	PT - T/C	742.84

POINT	STA	O/S	RT/LT	DESCRIPTION	ELEV
21	166+72.87	97.94'	RT	PT - T/C	742.01
22	167+03.75	50.38'	RT	PC - T/C	741.73
23	167+11.93	34.67'	LT	PRC - T/C	741.22
24	166+92.47	105.04'	LT	PCC - T/C	740.81
25	167+21.28	62.37'	RT	PCC - T/C	740.59

0 30 60 90
HORIZONTAL SCALE IN FEET

0 5 10 15
VERTICAL SCALE IN FEET

LEGEND

- PROPOSED REINFORCED CONCRETE PVMT. (10'' THICK)
- PROPOSED REINFORCED CONCRETE PVMT. (7'' THICK)
- PROPOSED REINFORCED CONCRETE PVMT. (6'' THICK) (DRIVEWAY)
- PROPOSED REINFORCED CONCRETE PVMT. (VAR. THICK) (INTEGRAL COLOR) (TRUCK APRON)
- PROPOSED REINFORCED CONCRETE PVMT. (10'' THICK) (INTEGRAL COLOR) (CROSSWALK)
- PROPOSED REINFORCED CONCRETE SIDEWALK (6'' THICK)
- PROPOSED STORM DRAIN/INLET
- PROPOSED TRAFFIC LANE
- EXISTING TRAFFIC LANE
- FUTURE TRAFFIC LANE
- SAWCUT/PVMT REMOVAL LIMIT
- PROPOSED TYPE ''C'' FENCE
- PROPOSED PEDESTRIAN GUARDRAIL (POWDER COATED BLACK)

NOTES:

1. ALL DIMENSIONS AND STATION/OFFSETS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS. REFER TO TYPICAL SECTIONS FOR ADDITIONAL INFORMATION.
2. ALL SAW CUTS ARE 1' OFF EXISTING FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS.
3. REFER TO TRAFFIC CONTROL PLANS FOR CONSTRUCTION SEQUENCE. SEE TRAFFIC CONTROL PLAN NARRATIVE FOR ADDITIONAL REQUIREMENTS.
4. REFER TO GENERAL NOTES, TYPICAL SECTIONS, AND STANDARD DETAILS FOR ADDITIONAL INFORMATION.
5. REFER TO HORIZONTAL ALIGNMENT DATA SHEET FOR CENTERLINE CURVE INFORMATION.

CROSS SLOPE TRANSITIONS:

WB - 164+40 TO 164+90, 2% TO 1%
WB - 167+25 TO 167+75, 0.6% TO 2%

EB - 164+50 TO 165+30, 2% TO 0%
EB - 167+25 TO 167+85, (-)0.6% TO 2%

★ SEE GRADING PLAN FOR ADDITIONAL CROSS SLOPE INFO

STATE OF TEXAS
PRESTON T. SPRADLIN
146686
LICENSED
PROFESSIONAL ENGINEER
Preston Spradlin

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1	OWNSBY ROUNDABOUT ADDITION	5/18/2026

PAVING PLAN/PROFILE

CROSS STREET
OWNSBY PARKWAY
CITY OF CELINA, TEXAS

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

DESIGN	DRAWN	DATE	SCALE	A.V.O.	FILENAME	SHEET NO.
PTS	PTS	5/18/2026	H 1"=60' V 1"=10'	46492	46492-PAVE-13.dgn	61

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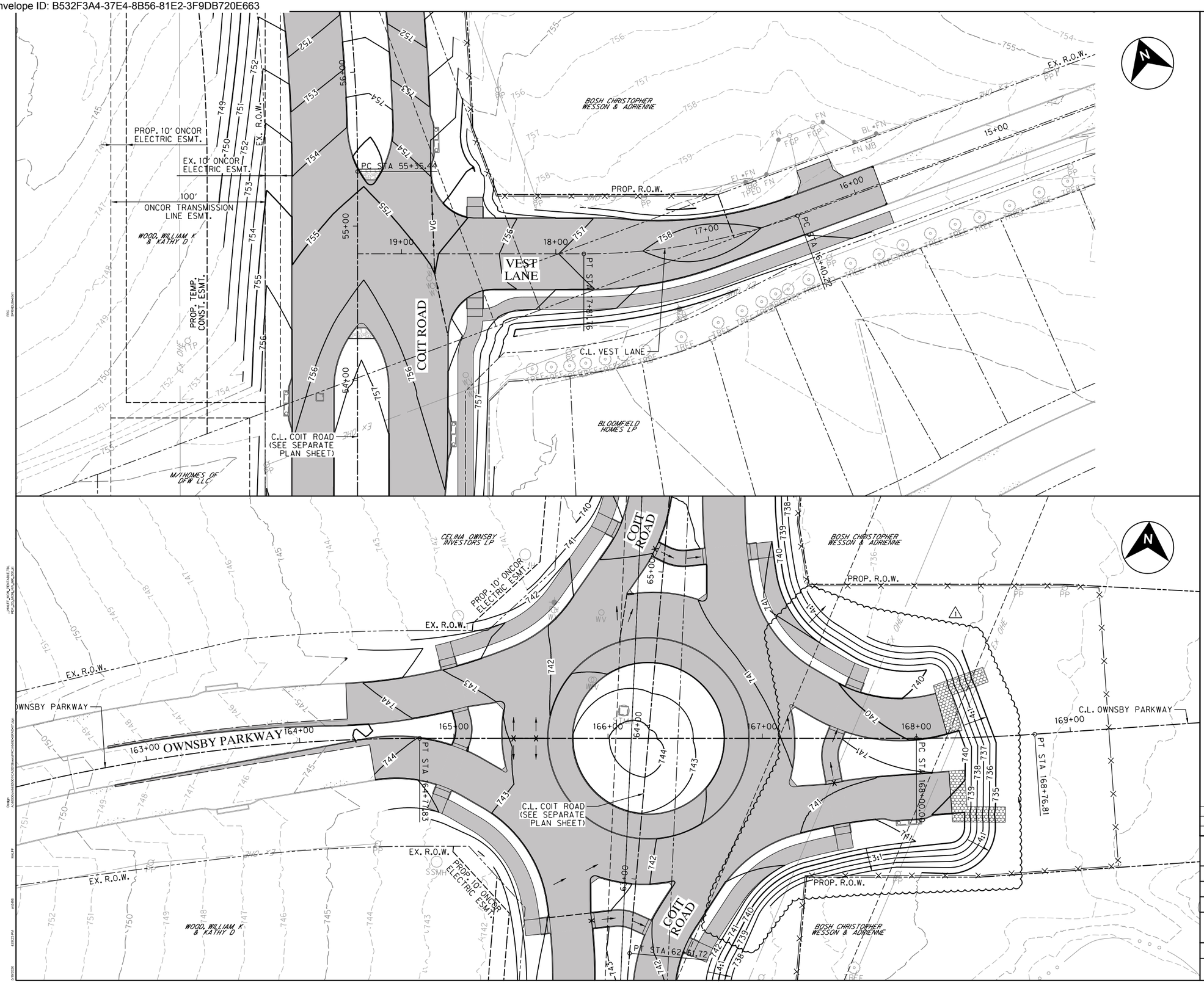

0 30 60 90
HORIZONTAL SCALE IN FEET

LEGEND

- PROPOSED PAVEMENT
- 650 PROPOSED 5' CONTOUR
- 651 PROPOSED 1' CONTOUR
- 650 EXISTING 5' CONTOUR
- 651 EXISTING 1' CONTOUR

NOTES:

1. ALL DIMENSIONS AND STATION/OFFSETS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLANS. REFER TO TYPICAL SECTIONS FOR ADDITIONAL INFORMATION.
2. REFER TO PAVING PLAN AND PROFILE SHEETS FOR HORIZONTAL AND VERTICAL ALIGNMENT INFORMATION, TYPICAL CROSS SLOPE AND ROADWAY DIMENSIONS.
3. REFER TO TRAFFIC CONTROL PLANS FOR CONSTRUCTION SEQUENCE. SEE TRAFFIC CONTROL PLAN NARRATIVE FOR ADDITIONAL REQUIREMENTS.
4. REFER TO AND FOLLOW STANDARD DETAILS FOR ADDITIONAL INFORMATION ON PEDESTRIAN RAMP GRADING REQUIREMENTS.
5. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION.

STATE OF TEXAS
MICHAEL M. LESH
83317
LICENSED
PROFESSIONAL ENGINEER

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Michael M. Lesh

1	OWNSBY ROUNDABOUT ADDITION	5/18/2026

GRADING PLAN

CROSS STREETS
CITY OF CELINA, TEXAS

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

DESIGN	DRAWN	DATE	SCALE	A.V.O.	FILENAME	SHEET NO.
ML	ML	5/18/2026	1"=60'	46492	46492-GRAD-07.dgn	87

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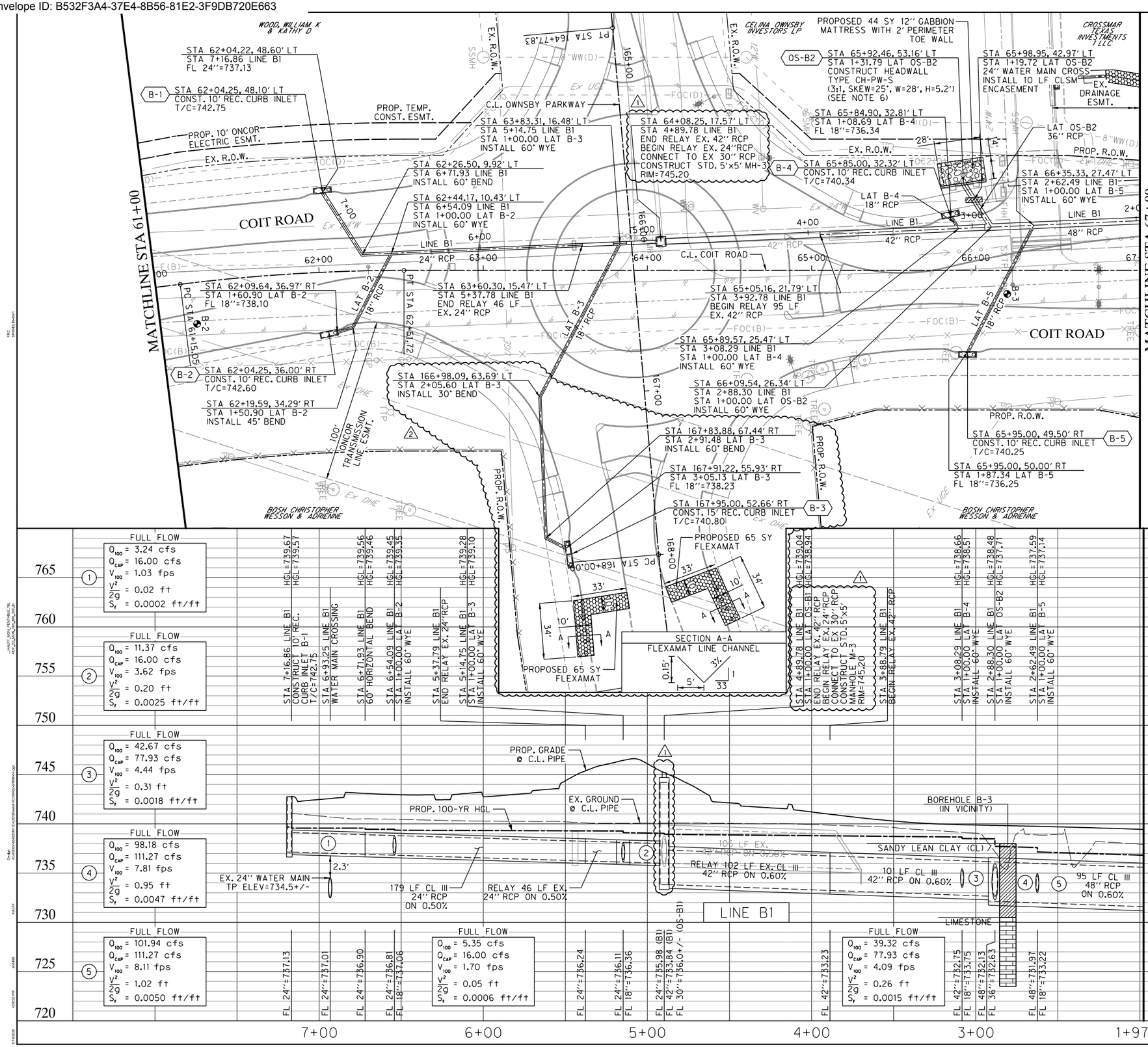

0 30 60 90
HORIZONTAL SCALE IN FEET

0 5 10 15
VERTICAL SCALE IN FEET

LEGEND

- PROPOSED RECESSED CURB INLET
- PROPOSED GRATE INLET W/ APRON
- PROPOSED STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED 12'' GABION MATTRESS
- PROPOSED FLEXAMAT

NOTES:

1. ALL STATION OFFSET CALLOUTS SHALL BE FROM CENTERLINE OF COIT ROAD UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. STATION/OFFSETS ARE GENERALLY TO CENTERLINE OF PIPE AND STRUCTURES.
3. ''END LAT'' NOTES ARE TO INSIDE FACE OF INLET.
4. FOR CURB INLETS 15' OR GREATER CONTRACTOR SHALL NOT CONSTRUCT SUPPORT WALL ABOVE LATERAL CONNECTION.
5. PIPE SIZE CHANGES OCCUR 4 LINEAR FEET UPSTREAM OF WYE CONNECTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ADJUSTMENTS.
6. ALL CULVERT HEADWALLS/WINGWALLS TO BE FORMLINED WITH INTEGRAL COLOR AS APPROVED BY THE CITY OF CELINA. CONTRACTOR TO USE #920 CHARCOAL INTEGRAL COLOR AND #328 DRYSTACK RANDOM STONE PATTERN MANUFACTURED BY SIKA GREENSTREAK. CONTRACTOR TO VERIFY FINISH WITH CITY PRIOR TO CONSTRUCTION.
7. ALL CONNECTIONS TO EXISTING RCP SHALL HAVE A CONCRETE COLLAR PER CELINA CITY DETAIL. NO SEPARATE PAY ITEM.
8. ALL WORK AND MATERIALS NECESSARY TO INSTALL WATER MAIN LOWERINGS SHALL BE SUBSIDIARY TO WATERLINE LOWERING PAY ITEM. NO SEPARATE PAY ITEMS.

Existing utility locations shown are generally schematic in nature and may not accurately reflect the size and location of each particular utility. Some utility lines and surface locations may not be shown. Contractor shall assume responsibility for actual field location and protection of existing utilities whether shown or not. Contractor shall also assume responsibility for repairs to existing utilities, whether shown or not, damaged by contractor's activities. Differences in horizontal or vertical location of existing utilities shall not be a basis for additional compensation.

STATE OF TEXAS
PRESTON T. SPRADLIN
146686
LICENSED
PROFESSIONAL ENGINEER
Preston T. Spradlin

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1	ADDENDUM #3	5/15/2025
2	OWNSBY ROUNDABOUT ADDITION	5/18/2026

DRAINAGE PLAN/PROFILE

LINE B1
COIT ROAD
CITY OF CELINA, TEXAS

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

DESIGN	DRAWN	DATE	SCALE	A.V.O.	FILENAME	SHEET NO.
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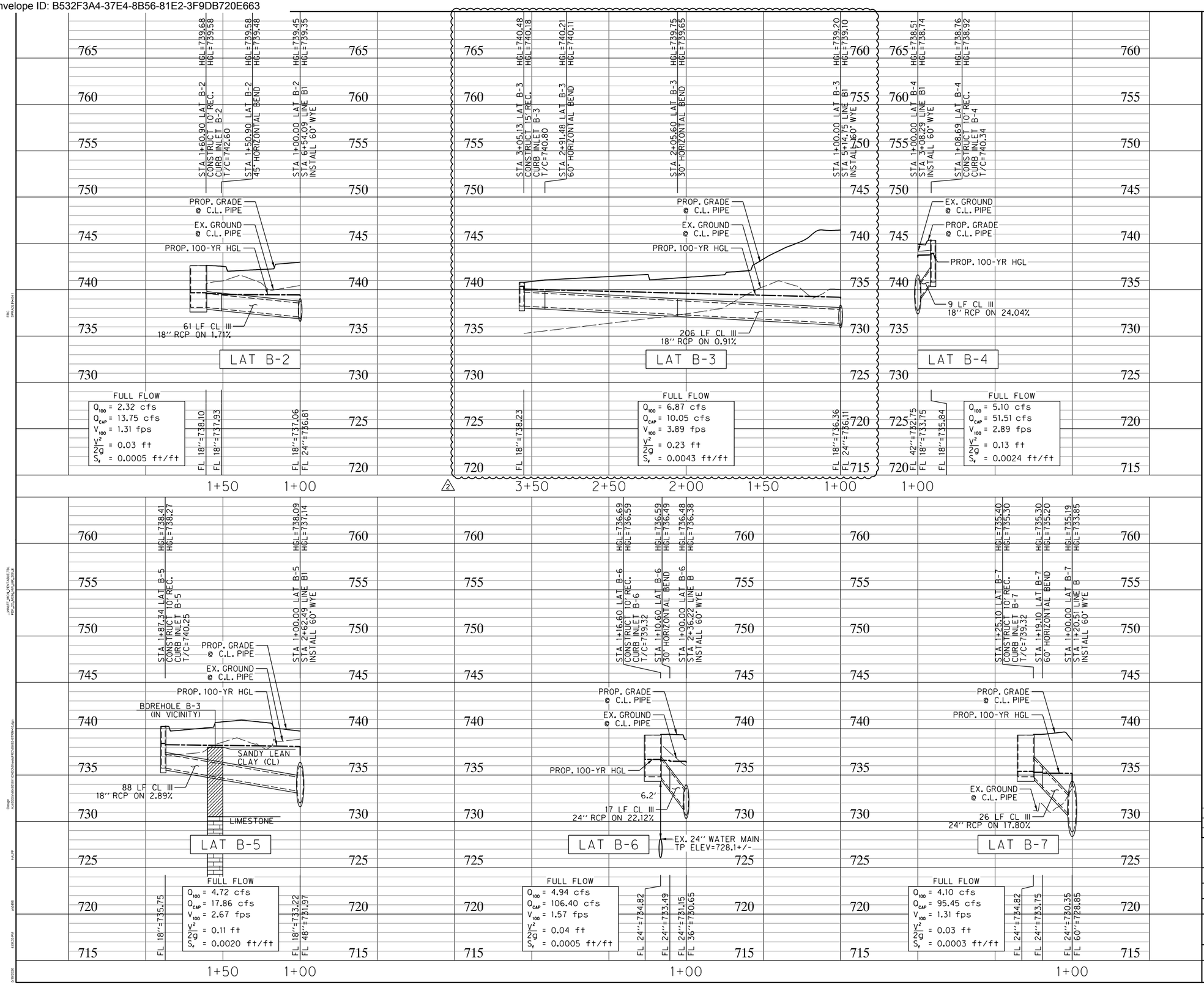

0 30 60 90
HORIZONTAL SCALE IN FEET

0 5 10 15
VERTICAL SCALE IN FEET

STATE OF TEXAS
PRESTON T. SPRADLIN
146686
LICENSED
PROFESSIONAL ENGINEER

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1	CELINA FIRE STATION #4 POND OUTFALL REVISION (HGL & FLOW)	2/11/2026
2	OWNSBY ROUNDABOUT ADDITION	5/18/2026

DRAINAGE PLAN/PROFILE

LATERALS

COIT ROAD

CITY OF CELINA, TEXAS

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

DESIGN	DRAWN	DATE	SCALE	A.V.O.	FILENAME	SHEET NO.
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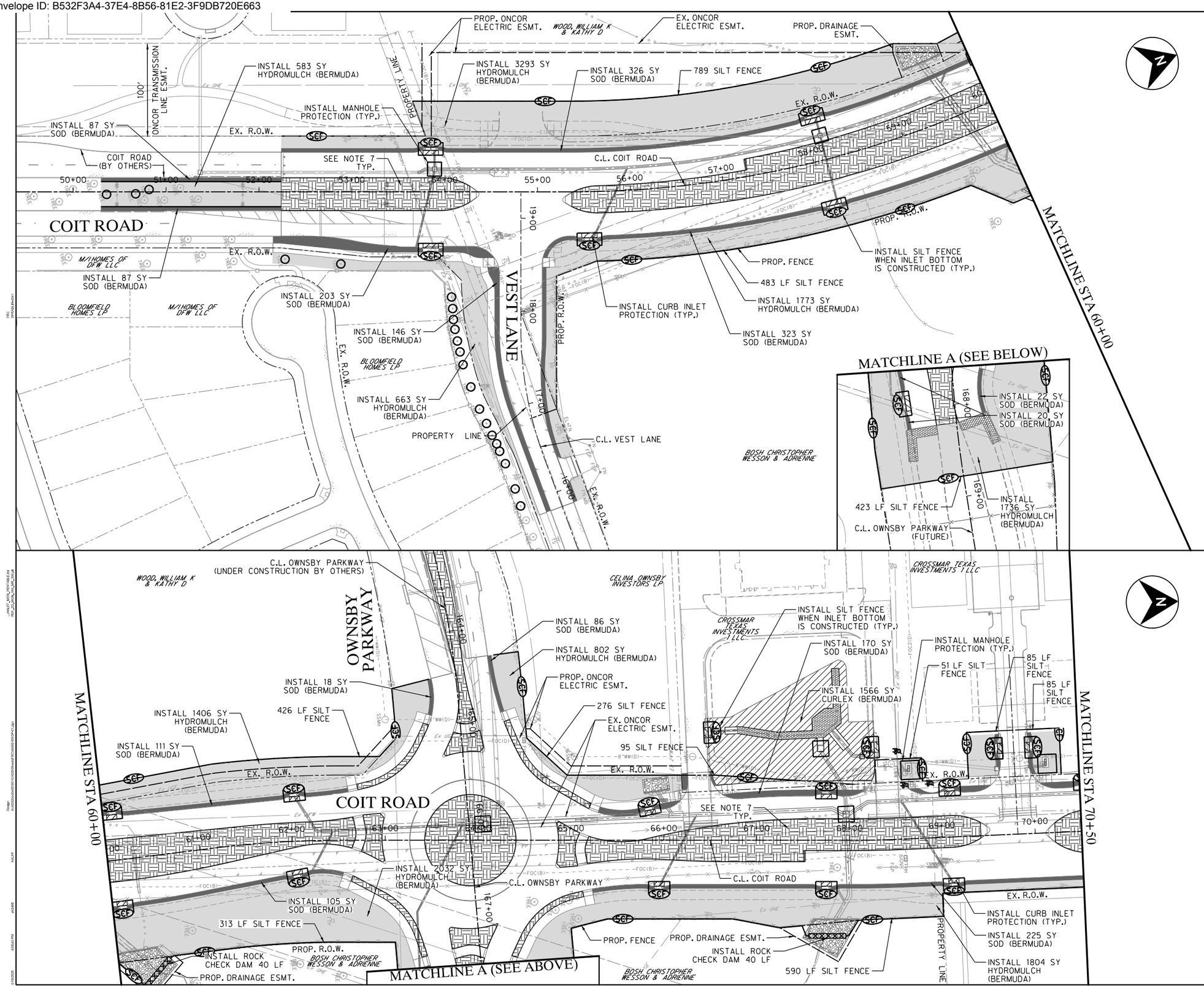

0 50 100 150
HORIZONTAL SCALE IN FEET

LEGEND

- SILT FENCE
- INLET PROTECTION
- CURLEX (BERMUDA SEED)
- HYDROMULCH (BERMUDA SEED)
- SOD (BERMUDA)
- PROPOSED LANDSCAPING & IRRIGATION
- STABILIZED CONSTRUCTION EXIT
- ROCK CHECK DAM
- TREE PROTECTION

NOTES:

1. SEE REMOVAL SHEETS FOR ADDITIONAL INFORMATION ON TREE REMOVAL AND TREE PRESERVATION LIMITS.
2. LOCATIONS OF SILT FENCE IS APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY TO ACCOMMODATE CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
3. CONTRACTOR TO PROVIDE VEGETATIVE WATERING AS NECESSARY TO MAINTAIN ALL SODDED AND SEEDED AREAS UNTIL ACCEPTANCE OF THE PROJECT BY THE CITY OF CELINA.
4. EXACT LOCATION OF STABILIZED CONSTRUCTION EXITS SHALL BE AS APPROVED BY THE ENGINEER. AN ALLOWANCE OF (8) 20' X 50' CONSTRUCTION EXITS IS INCLUDED TO BE USED AS NEEDED DURING CONSTRUCTION.
5. CONTRACTOR SHALL REMOVE ALL DIRT DAILY FROM ROADWAY SURFACES OPEN TO TRAFFIC BY HAND METHODS OR BY SWEEPING AS APPROVED BY THE ENGINEER.
6. CONTRACTOR SHALL INSTALL PERMANENT HEADWALLS, END TREATMENTS, APRONS, AND RIPRAP IN CONJUNCTION WITH CULVERT AND AREA DRAIN INLETS TO MINIMIZE TEMPORARY EROSION.
7. SEE LANDSCAPE SHEETS FOR ADDITIONAL INFORMATION ON MEDIAN SOD AND PLANTING REQUIREMENTS

STATE OF TEXAS
PRESTON T. SPRADLIN
146686
LICENSED
PROFESSIONAL ENGINEER
Preston T. Spradlin

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1	OWNSBY ROUNDABOUT ADDITION	5/18/2026

EROSION CONTROL PLAN

BEGIN TO STA 70+50

COIT ROAD

CITY OF CELINA, TEXAS

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

DESIGN	DRAWN	DATE	SCALE	A.V.O.	FILENAME	SHEET NO.
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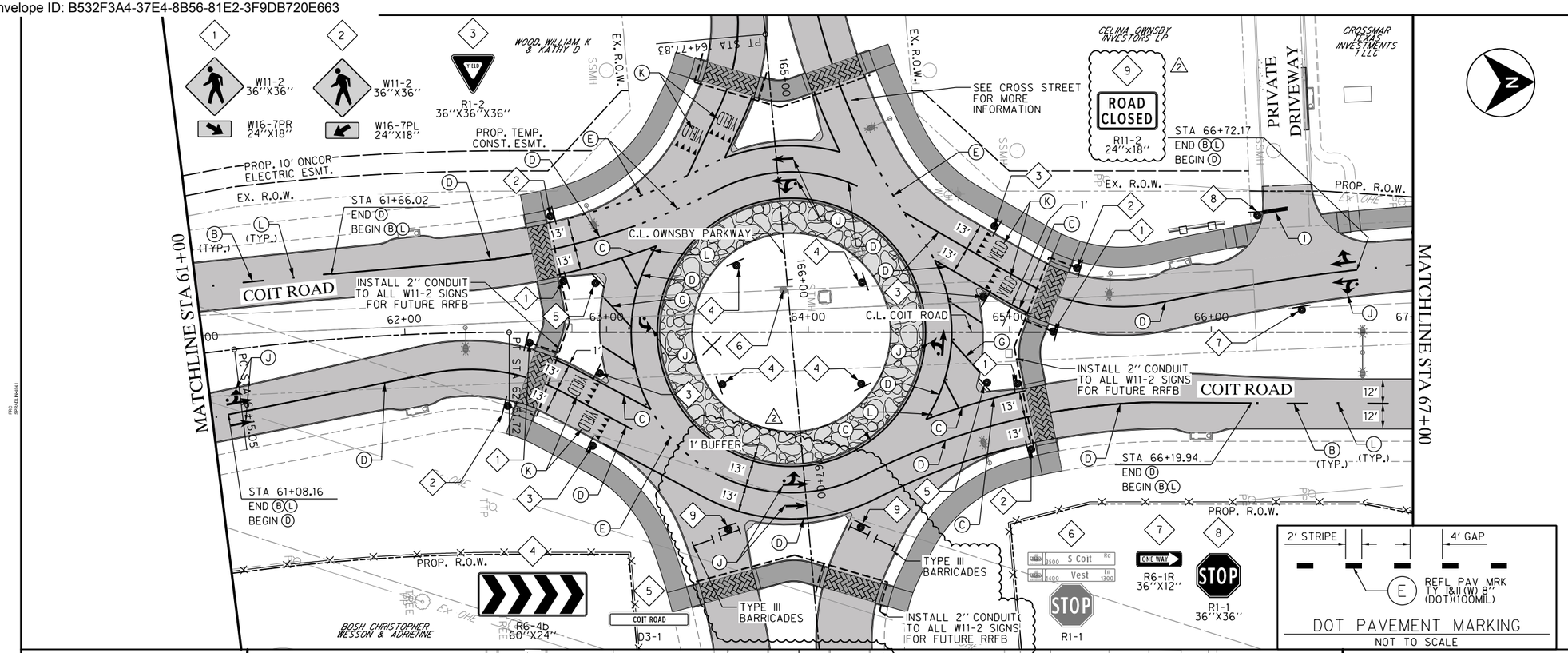
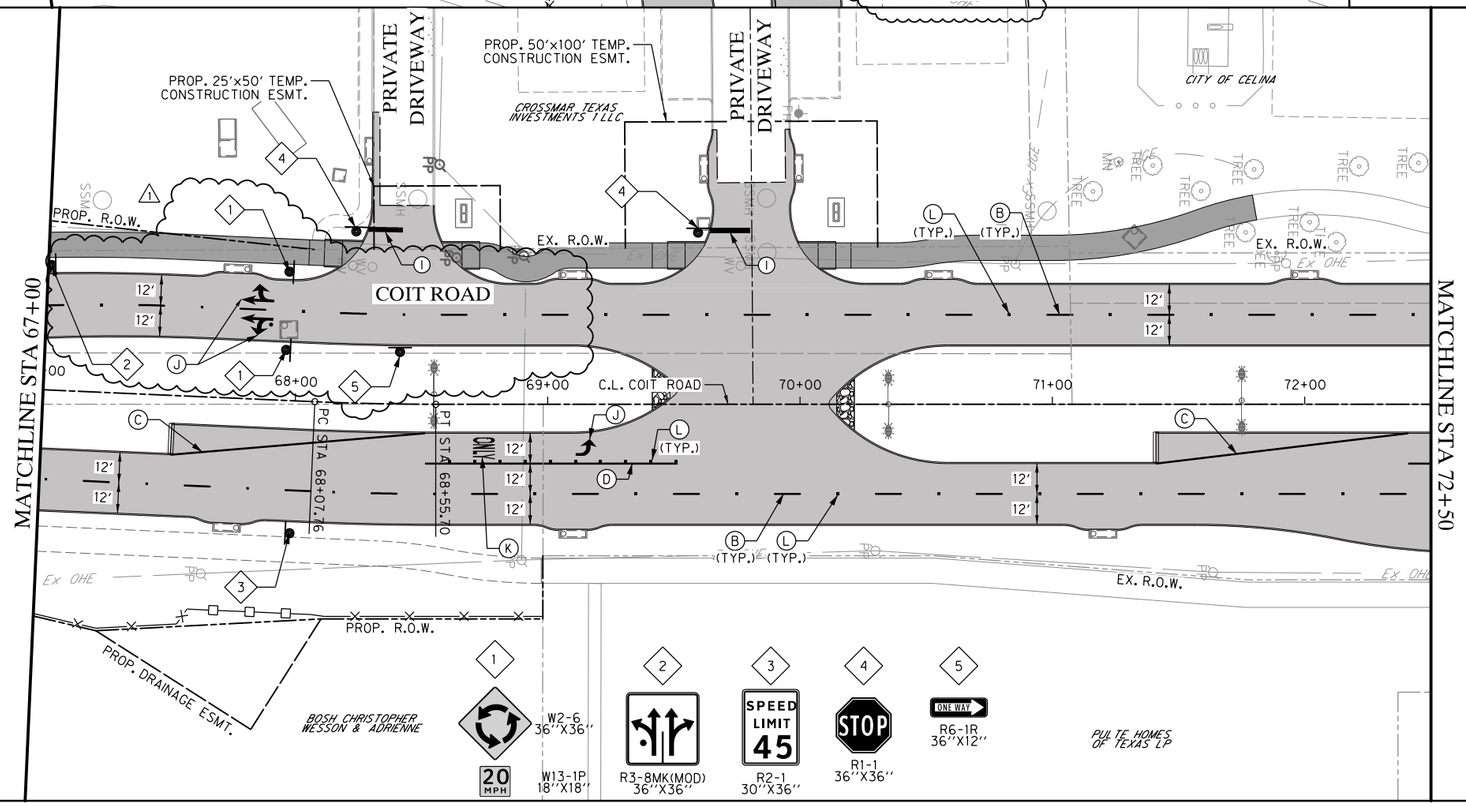




0 30 60 90
HORIZONTAL SCALE IN FEET

LEGEND

- (A) REFL PAV MRK TY I&II (W) 4" (SLD)(100MIL)
- (B) REFL PAV MRK TY I&II (W) 4" (BRK)(100MIL)
- (C) REFL PAV MRK TY I&II (Y) 4" (SLD)(100MIL)
- (D) REFL PAV MRK TY I&II (W) 8" (SLD)(100MIL)
- (E) REFL PAV MRK TY I&II (W) 8" (DOT)(100MIL)
- (F) REFL PAV MRK TY I&II (W) 8" (LNDP)(100MIL)
- (G) REFL PAV MRK TY I&II (W) 12" (SLD)(100MIL)
- (H) REFL PAV MRK TY I&II (Y) 12" (SLD)(100MIL)
- (I) REFL PAV MRK TY I&II (W) 24" (SLD)(100MIL)
- (J) REFL PAV MRK TY I&II (W) (ARROW) (100MIL)
- (K) REFL PAV MRK TY I&II (W) (WORD) (100MIL)
- (L) RPM TYP II-C-R
- (M) RPM TYP II-A-A
- EXISTING SIGN TO REMAIN
- EXISTING SIGN TO BE REMOVED
- EXISTING SIGN TO BE REMOVED AND RELOCATED
- SIGN NUMBER
- REF PAV MRK TY I&II (W) 24" (YLD TRI)
- PROPOSED SIGN
- EXISTING SIGN

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB OR RAIL UNLESS OTHERWISE NOTED. ROUNDABOUT LANE WIDTH STRIPING TRANSITION COINCIDE WITH PAVING WIDTH TRANSITION DISTANCES.
2. ALL SIGNAGE, STRIPING AND SIGNAGE PLACEMENT SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) LATEST EDITION.
3. LANE STRIPING, STOP BARS, INTERNATIONAL CROSSWALKS, AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH CITY OF CELINA STANDARD DRAWINGS.
4. REMOVAL OF EXISTING PAVEMENT MARKINGS & MARKERS NECESSARY TO INSTALL NEW PAVEMENT MARKINGS & MARKERS WILL NOT BE PAID FOR DIRECTLY BUT WILL BE CONSIDERED SUBSIDIARY TO OTHER PAVEMENT MARKINGS PAY ITEMS.
5. CONTRACTOR SHALL DELIVER REMOVED SIGNS INCLUDING ALL POSTS AND MOUNTING TRIM/HARDWARE TO THE CITY OF CELINA.
6. CONTRACTOR SHALL VERIFY THAT ALL PROPOSED SIGNS MATCH SIZE AND DESIGN CHARACTERISTICS OF EXISTING DUPLICATE SIGNS ON SITE WHERE APPLICABLE.

STATE OF TEXAS
PRESTON T. SPRADLIN
146686
LICENSED PROFESSIONAL ENGINEER
Preston Spradlin

The seal appearing on this document was authorized by Preston T. Spradlin, PE#146686 on 05-18-26. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act. TBPELS Engineering Firm #F-312

1	GRAPHICS REVISION	2/11/2026
2	OWNSBY ROUNDABOUT ADDITION	5/18/2026

SIGNING & PAVEMENT MARKING PLAN

STA 61+00 TO STA 72+50

COIT ROAD

CITY OF CELINA, TEXAS

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

DESIGN	DRAWN	DATE	SCALE	A.V.O.	FILENAME	SHEET NO.
PTS	PTS	5/18/2026	1"=60'	46492	46492-SPMK-02.dgn	140

Docusign Envelope ID: B532F3A4-37E4-8B56-81E2-3F9DB720E663

MCMAHON CONTRACTING L.P.

PCO#010 - Additional QTY OWNSBY 4th LEG

FROM: McMahon Contracting L.P.
3019 Roy Orr Blvd.
Grand Prairie, TX 75050
Phone: 956-525-2957
Fax: 972-264-0008

DATE: **6/23/2026**

PROJECT: **Coit Road**

TO: **City of Celina**

We hereby propose the following changes and/or additions to the original contract.

ITEM	DESCRIPTION	UNIT OF MEASURE	ORIGINAL QUANTITY	ADD/DEDUCT QUANTITY	REVISED QUANTITY	UNIT PRICE	NET COST CHANGE
2.1	REMOVE FENCE	LF	1586	203	1789	$ 3.42	$ 694.26
2.8	REMOVE INLET	EA	11	1	12	$ 610.72	$ 610.72
2.9	REMOVE SAFETY END TREATMENT	EA	14	1	15	$ 445.21	$ 445.21
3.3	EMBANKMENT	CY	33000	2374	35374	$ 4.96	$ 11,775.04
3.5	8 inch LIME STABILIZED SUBGRADE	SY	46100	847	46947	$ 7.86	$ 6,657.42
3.6	HYDRATED LIME (52 LBS/SY)	TON	1230	22	1252	$ 375.95	$ 8,270.90
3.7	10 inch REINFORCED PORTLAND C	SY	38200	730	38930	$ 85.00	$ 62,050.00
3.11	10 inch REINFORCED PORTLAND C	SY	430	60	490	$ 208.80	$ 12,528.00
3.13	CONCRETE STREET HEADER	LF	127	56	183	$ 23.05	$ 1,290.80
3.15	CONCRETE SIDEWALK (6 inch THI	SY	3100	-70	3030	$ 83.04	$ (5,812.80)
3.16	CURB RAMP (TY 1)	EA	14	2	16	$ 2,842.00	$ 5,684.00
3.18	CURB RAMP (TY 21)	EA	7	1	8	$ 4,234.00	$ 4,234.00
3.2	WIRE FENCE (TY C) (INSTALL)	LF	1600	574	2174	$ 10.00	$ 5,740.00
4.28	15 foot RECESSED CURB INLET	EA	14	1.5	15.5	$ 11,136.00	$ 16,704.00
4.3	FLEXAMAT	SY	716	130	846	$ 114.84	$ 14,929.20
6.3	REFL PAV MRK (W) 8 inch (SLD) (1(	LF	5000	220	5220	$ 4.06	$ 893.20
6.15	2 inch CONDT PVC SCH 40 (B)	LF	800	130	930	$ 46.40	$ 6,032.00
10.1	18 inch HP Storm	LF	1862	100	1962	$ 67.26	$ 6,726.00

Additional working days required: 20

TOTAL: **$159,451.95**

McMahon Contracting Rep:

Joe Alan Soto

Digitally signed by Joe Alan Soto
DN: C=US, E=joes@mcmahoncontracting.com, O=McMahon Contracting LLC, OU=McMahon Contracting LLC, CN=Joe Alan Soto
Date: 2026.06.23 16:39:25-05'00'

Customer:

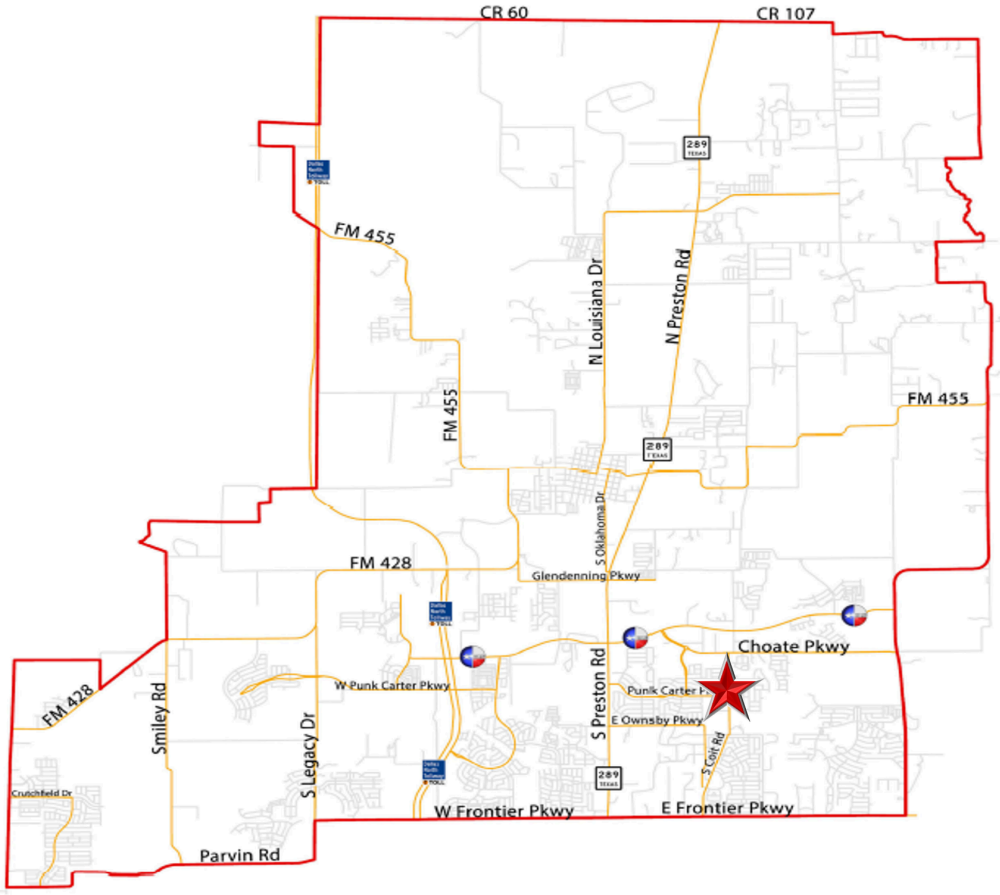
Docusign Envelope ID: B532F3A4-37E4-8B56-81E2-3F9DB720E663

Bid 2025-029 Coit Rd Construction from Vest Lane to Choate Pkwy

				McMahon Contracting LP	
				Base Bid Total	$13,510,596.40
Line #	Description	QTY	UOM	Unit	Extended
1	Base Bid - General	1			
1.1	BARRICADES, SIGNS, AND TRAFFIC HANDLING	13	MO	$ 5,164.17	$ 67,134.21
1.2	GENERAL SITE PREPARATION (2 percent MAX)	1	LS	$ 265,000.00	$ 265,000.00
1.3	TEMPORARY DRAINAGE (TRAFFIC CONTROL) (INCLUDING REMOVAL)	1	LS	$ 75,000.00	$ 75,000.00
1.4	REMOVABLE WORK ZONE PAVEMENT MARKINGS (Y) (4 inch SLD)	18068	LF	$ 1.74	$ 31,438.32
1.5	TEMPORARY ASPHALT (TRAFFIC CONTROL) (5 inch HMA TYPE B) (6 inch FLEX BASE) (INCLUDING REMOVAL)	4847	SY	$ 68.85	$ 333,715.95
	Subtotal				$ 772,288.48
2	Base Bid - Removals				
2.1	REMOVE FENCE	1586	LF	$ 3.42	$ 5,424.12
2.2	REMOVE CONCRETE PAVEMENT (INCLUDING BASE & CURB)	5119	SY	$ 19.49	$ 99,769.31
2.3	REMOVE ASPHALT PAVEMENT (INCLUDING BASE)	11850	SY	$ 10.90	$ 129,165.00
2.4	REMOVE CONCRETE SIDEWALK AND RAMPS	733	SY	$ 19.48	$ 14,278.84
2.5	REMOVE STORM DRAIN PIPE (18 INCH TO 60 INCH)	1405	LF	$ 34.58	$ 48,584.90
2.6	REMOVE CONCRETE BOX CULVERT	222	LF	$ 70.38	$ 15,624.36
2.7	REMOVE HEADWALL	11	EA	$ 1,110.36	$ 12,213.96
2.8	REMOVE INLET	11	EA	$ 610.72	$ 6,717.92
2.9	REMOVE SAFETY END TREATMENT	14	EA	$ 445.21	$ 6,232.94
2.10	REMOVE MANHOLE	2	EA	$ 1,226.32	$ 2,452.64
2.11	REMOVE SIGN & ASSEMBLY	21	EA	$ 539.40	$ 11,327.40
2.12	REMOVE PAVEMENT MARKINGS	1	LS	$ 8,978.40	$ 8,978.40
2.13	ADJUST WATER METER	4	EA	$ 561.93	$ 2,247.72
2.14	MANHOLE RIM ADJUSTMENT	6	EA	$ 2,138.22	$ 12,829.32
2.15	FIRE HYDRANT RELOCATION (REMOVE AND REINSTALL)	4	EA	$ 5,529.07	$ 22,116.28
2.16	FIRE HYDRANT (REMOVE AND DELIVER)	1	EA	$ 897.14	$ 897.14
2.17	ADJUST FIRE HYDRANT TO PROPOSED GRADE	1	EA	$ 1,860.59	$ 1,860.59
2.18	REMOVE STREET LIGHT ASSEMBLY	1	EA	$ 2,900.00	$ 2,900.00
2.19	REMOVE WELL	1	EA	$ 9,744.00	$ 9,744.00
	Subtotal				$ 413,364.84
3	Base Bid -Roadway				
3.1	EXCAVATION (ROADWAY)	15000	CY	$ 21.73	$ 325,950.00
3.2	EXCAVATION (CHANNEL)	1400	CY	$ 17.20	$ 24,080.00
3.3	EMBANKMENT	33000	CY	$ 4.96	$ 163,680.00
3.4	6 inch LIME STABILIZED SUBGRADE	1200	SY	$ 10.64	$ 12,768.00
3.5	8 inch LIME STABILIZED SUBGRADE	46100	SY	$ 7.86	$ 362,346.00
3.6	HYDRATED LIME (52 LBS/SY)	1230	TON	$ 375.95	$ 462,418.50
3.7	10 inch REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT W/ CURB	38200	SY	$ 85.00	$ 3,247,000.00
3.8	7 inch REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT W/ CURB	950	SY	$ 77.40	$ 73,530.00
3.9	6 inch REINFORCED PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT	120	SY	$ 104.46	$ 12,535.20
3.10	10 inch-13 inch (VARYING THICKNESS) REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT (STAMPED TRUCK APRON) (INTEGRAL COLOR) WITH MOUNTABLE CURB	1070	SY	$ 198.36	$ 212,245.20
3.11	10 inch REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT (STAMPED CROSSWALK) (INTEGRAL COLOR)	430	SY	$ 208.80	$ 89,784.00
3.12	10 inch NON-REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT (INTERIM)	315	SY	$ 87.58	$ 27,587.70
3.13	CONCRETE STREET HEADER	127	LF	$ 23.05	$ 2,927.35
3.14	LAYDOWN MEDIAN NOSE	14	EA	$ 3,770.00	$ 52,780.00
3.15	CONCRETE SIDEWALK (6 inch THICK)	3100	SY	$ 83.04	$ 257,424.00
3.16	CURB RAMP (TY 1)	14	EA	$ 2,842.00	$ 39,788.00
3.17	CURB RAMP (TY 7)	10	EA	$ 2,842.00	$ 28,420.00
3.18	CURB RAMP (TY 21)	7	EA	$ 4,234.00	$ 29,638.00
3.19	8 inch FLEXBASE (TYPE D)	1070	SY	$ 27.84	$ 29,788.80
3.20	WIRE FENCE (TY C) (INSTALL)	1600	LF	$ 10.00	$ 16,000.00
3.21	PEDESTRIAN GUARDRAIL (POWDER COATED BLACK)	238	LF	$ 158.02	$ 37,608.76
3.22	EXCAVATION (STOCKPILE)	60000	CY	$ 24.26	$ 1,455,600.00
	Subtotal				$ 6,963,899.51
4	Base Bid -Drainage				
4.1	18 inch RCP (Class III)	1862	LF	$ 80.14	$ 149,220.68
4.2	24 inch RCP (Class III)	636	LF	$ 137.34	$ 87,348.24
4.3	Relay Ex. 24 inch RCP (Class III)	38	LF	$ 104.16	$ 3,958.08
4.4	27 inch RCP (Class III)	8	LF	$ 162.12	$ 1,296.96
4.5	30 inch RCP (Class III)	432	LF	$ 174.00	$ 75,168.00
4.6	36 inch RCP (Class III)	474	LF	$ 174.28	$ 82,608.72
4.7	42 inch RCP (Class III)	416	LF	$ 317.21	$ 131,959.36
4.8	Relay Ex. 42 inch RCP (Class III)	95	LF	$ 184.06	$ 17,485.70
4.9	60 inch RCP (Class III)	604	LF	$ 345.10	$ 208,440.40
4.10	72 inch RCP (Class III)	438	LF	$ 473.22	$ 207,270.36
4.11	18 inch RCP Pipe Cap	1	EA	$ 773.15	$ 773.15
4.12	18 inch HP Storm	270	LF	$ 100.96	$ 27,259.20
4.13	24 inch HP Storm	40	LF	$ 170.73	$ 6,829.20
4.14	36 inch HP Storm	52	LF	$ 176.25	$ 9,165.00
4.15	6 footX3 foot RCB (PRECAST)	188	LF	$ 481.95	$ 90,606.60
4.16	TYPE C HEADWALL (18 inch RCP) (3:1) (FORMLINED WITH INTEGRAL COLOR)	1	EA	$ 4,640.00	$ 4,640.00
4.17	TYPE C HEADWALL (36 inch RCP) (4:1) (FORMLINED WITH INTEGRAL COLOR)	1	EA	$ 6,960.00	$ 6,960.00
4.18	TYPE C HEADWALL (72 inch RCP) (4:1) (FORMLINED WITH INTEGRAL COLOR)	1	EA	$ 13,920.00	$ 13,920.00
4.19	6 foot X 3 foot PW-1 (FORMLINED WITH INTEGRAL COLOR)	2	EA	$ 30,566.00	$ 61,132.00
4.20	CH-PW-S (36 inch RCP) (3:1) (FORMLINED WITH INTEGRAL COLOR)	1	EA	$ 13,456.00	$ 13,456.00
4.21	CH-PW-S (60 inch RCP) (3:1) (FORMLINED WITH INTEGRAL COLOR)	1	EA	$ 31,726.00	$ 31,726.00
4.22	STD 4 foot X 4 foot JUNCTION BOX	7	EA	$ 6,844.00	$ 47,908.00
4.23	STD 6 foot X 6 foot JUNCTION BOX	3	EA	$ 11,484.00	$ 34,452.00
4.24	STD 6 foot X 6 foot JUNCTION BOX (DETENTION POND STRUCTURE)	1	EA	$ 15,660.00	$ 15,660.00
4.25	STD 7 foot X 7 foot JUNCTION BOX	1	EA	$ 16,617.01	$ 16,617.01
4.26	10 foot STANDARD CURB INLET	2	EA	$ 8,236.00	$ 16,472.00
4.27	10 foot RECESSED CURB INLET	25	EA	$ 7,714.00	$ 192,850.00
4.28	15 foot RECESSED CURB INLET	14	EA	$ 11,136.00	$ 155,904.00
4.29	TYPE G INLET (2 GRATE)	4	EA	$ 10,150.00	$ 40,600.00
4.30	FLEXAMAT	716	SY	$ 114.84	$ 82,225.44
4.31	GABION MATTRESS (GALV) (12 inch)	491	SY	$ 176.32	$ 86,573.12
4.32	TRENCH EXCAVATION PROTECTION (STORM)	2500	LF	$ 1.51	$ 3,775.00
4.33	12 inch WATERLINE LOWERING	1	EA	$ 16,616.03	$ 16,616.03
4.34	24 inch WATERLINE LOWERING	2	EA	$ 48,321.85	$ 96,643.70
4.35	48" RCP (Class III)	190	LF	$ 447.73	$ 85,068.70
4.36	12' STANDARD CURB INLET	1	EA	$ 8,642.00	$ 8,642.00
4.37	STD 5'x5' Junction Box	1	EA	$ 11,310.00	$ 11,310.00
	Subtotal				$ 2,142,540.65
5	Base Bid -Erosion Control				
5.1	SWPPP AND NOI	1	LS	$ 2,900.00	$ 2,900.00
5.2	CURLEX (BERMUDA SEED)	3100	SY	$ 3.29	$ 10,199.00
5.3	HYDROMULCH SEEDING (BERMUDA SEED)	48800	SY	$ 1.04	$ 50,752.00
5.4	SODDING (BERMUDA)	5100	SY	$ 5.17	$ 26,367.00
5.5	4 inch TOPSOIL	57000	SY	$ 5.79	$ 330,030.00
5.6	SILT FENCE (INSTALL/MAINTAIN/REMOVE)	10000	LF	$ 2.61	$ 26,100.00
5.7	ROCK FILTER DAM (INSTALL/MAINTAIN/REMOVE)	120	LF	$ 40.60	$ 4,872.00
5.8	INLET PROTECTION (INSTALL/MAINTAIN/REMOVE)	58	EA	$ 145.00	$ 8,410.00
5.9	CONSTRUCTION ENTRANCE (INSTALL/MAINTAIN/REMOVE)	8	EA	$ 2,668.00	$ 21,344.00
5.10	TREE PROTECTION (INSTALL/MAINTAIN/REMOVE)	80	EA	$ 145.00	$ 11,600.00
	Subtotal				$ 492,574.00
6	Base Bid -Signing and Pavement Marking				
6.1	PROJECT IDENTIFICATION SIGN	2	EA	$ 1,123.86	$ 2,247.72
6.2	REFL PAV MRK (W) 4 inch (SLD) (100 MIL)	2500	LF	$ 1.74	$ 4,350.00
6.3	REFL PAV MRK (W) 8 inch (SLD) (100 MIL)	5000	LF	$ 4.06	$ 20,300.00
6.4	REFL PAV MRK (W) 24 inch (SLD) (100 MIL)	70	LF	$ 17.40	$ 1,218.00
6.5	REFL PAV MRK (Y) 4 inch (SLD) (100 MIL)	5000	LF	$ 1.74	$ 8,700.00
6.6	REFL PAV MRK (Y) 12 inch (SLD) (100 MIL)	50	LF	$ 11.60	$ 580.00
6.7	REFL PAV MRK (W) 12 inch (SLD) (100 MIL)	200	LF	$ 11.60	$ 2,320.00
6.8	REFL PAV MRK (W) (ARROW) (100 MIL)	50	EA	$ 261.00	$ 13,050.00
6.9	REFL PAV MRK (W) (WORD) (100 MIL)	32	EA	$ 284.20	$ 9,094.40
6.10	REFL PAV MRK (W) (YLD TRI) (100 MIL)	32	EA	$ 121.80	$ 3,897.60
6.11	REFL PAV MRK TY II-C-R	500	EA	$ 10.44	$ 5,220.00
6.12	REFL PAV MRK TY II-A-A	25	EA	$ 10.44	$ 261.00
6.13	INSTALL SMALL SIGN AND POST ASSEMBLY	100	EA	$ 2,894.20	$ 289,420.00
6.14	RELOCATE SMALL SIGN AND POST ASSEMBLY	6	EA	$ 2,146.00	$ 12,876.00
6.15	2 inch CONDT PVC SCH 40 (B)	800	LF	$ 46.40	$ 37,120.00
	Subtotal				$ 410,654.72
7	Base Bid -Illumination				
7.1	2 inch CONDT PVC SCH 40 (T)	6965	LF	$ 20.88	$ 145,429.20
7.2	2 inch CONDT PVC SCH 40 (B)	500	LF	$ 46.40	$ 23,200.00
7.3	CONDUCTOR, SIZE 8 TYPE BARE	5800	LF	$ 2.03	$ 11,774.00
7.4	CONDUCTOR, SIZE 8 TYPE INSULATED	11600	LF	$ 2.15	$ 24,940.00
7.5	CONDUCTOR, SIZE 10 TYPE BARE	1165	LF	$ 1.68	$ 1,957.20
7.6	CONDUCTOR, SIZE 10 TYPE INSULATED	2330	LF	$ 1.80	$ 4,194.00
7.7	FURNISH/INSTALL LUMINAIRE POLE (SINGLE ARM ASSEMBLY)	14	EA	$ 10,150.00	$ 142,100.00
7.8	FURNISH/INSTALL LUMINAIRE POLE (TWIN ARM ASSEMBLY)	26	EA	$ 11,368.00	$ 295,568.00
7.9	RELOCATE LUMINAIRE POLE (SINGLE ARM ASSEMBLY)	5	EA	$ 5,800.00	$ 29,000.00
7.10	RELOCATE LUMINAIRE POLE (TWIN ARM ASSEMBLY)	2	EA	$ 5,800.00	$ 11,600.00
7.11	FURNISH/INSTALL LED LIGHTING FIXTURE (108W)	66	EA	$ 580.00	$ 38,280.00
7.12	RELOCATE LED LIGHTING FIXTURE (108W)	9	EA	$ 580.00	$ 5,220.00
7.13	DRILL SHAFT FOUNDATION (RESIDENTIAL) (24 inch)	12	LF	$ 348.00	$ 4,176.00
7.14	DRILL SHAFT FOUNDATION (ROADWAY) (30 inch)	336	LF	$ 406.00	$ 136,416.00
7.15	ELECTRIC SERVICE (TY A 240/480 060 (NS)SS(E)PS(U))	1	EA	$ 15,660.00	$ 15,660.00
7.16	GROUND BOX TYPE A, WITH APRON	11	EA	$ 3,949.00	$ 43,439.00
	Subtotal				$ 932,953.40
8	Base Bid -Landscape				
8.1	MULCH (3 inch)	2608	SY	$ 4.75	$ 12,388.00
8.2	PLANT SOIL MIX (6 inch)	1738	CY	$ 57.42	$ 99,795.96
8.3	PLANT BED PREPARATION	2608	SY	$ 1.04	$ 2,712.32
8.4	LANDSCAPE BOULDERS (LARGE 5 foot-7 foot) OKLAHOMA MOSS	15	EA	$ 991.80	$ 14,877.00
8.5	LANDSCAPE BOULDERS (SMALL 3 foot-5 foot) OKLAHOMA MOSS	28	EA	$ 548.10	$ 15,346.80
8.6	SHANTUNG MAPLE (AT) (4 inch CAL) (TREE)	10	EA	$ 1,827.00	$ 18,270.00
8.7	MAIDENHAIR TREE (GB) (4 inch CAL) (TREE)	32	EA	$ 2,296.80	$ 73,497.60
8.8	RED PUSH CHINESE PISTACHE (PC) (4 inch CAL) (TREE)	38	EA	$ 991.80	$ 37,688.40
8.9	RED OAK (QR) (4 inch CAL) (TREE)	42	EA	$ 991.80	$ 41,655.60
8.10	BALD CYPRESS (TD) (4 inch CAL) (TREE)	29	EA	$ 991.80	$ 28,762.20
8.11	CEDAR ELM (UC) (4 inch CAL) (TREE)	3	EA	$ 991.80	$ 2,975.40
8.12	TEXAS REDBUD (CC) (3 inch CAL) (TREE)	29	EA	$ 548.10	$ 15,894.90
8.13	SOUTHERN MAGNOLIA (MG) (3 inch CAL) (TREE)	59	EA	$ 548.10	$ 32,337.90
8.14	MEXICAN PLUM (PM) (3 inch CAL) (TREE)	37	EA	$ 652.50	$ 24,142.50
8.15	LIVE OAK (QV1) (3 inch CAL) (TREE)	15	EA	$ 626.40	$ 9,396.00
8.16	CHINQUAPIN OAK (QM) (3 inch CAL) (TREE)	1	EA	$ 835.20	$ 835.20
8.17	EASTERN RED CEDAR (JV) (2 inch CAL) (TREE)	25	EA	$ 412.38	$ 10,309.50
8.18	POSSUMHAW HOLLY (ID) (45 GAL) (TREE)	3	EA	$ 522.00	$ 1,566.00
8.19	SHOAL CREEK CHASTE TREE (VA) (45 GAL) (TREE)	72	EA	$ 495.90	$ 35,704.80
8.20	ROSE CREEK ABELIA (AR) (5 GAL) (SHRUB)	559	EA	$ 46.98	$ 26,261.82
8.21	RED YUCCA (HP) (5 GAL) (SHRUB)	345	EA	$ 36.54	$ 12,606.30
8.22	SILVERADO TEXAS SAGE (LF) (5 GAL) (SHRUB)	433	EA	$ 46.98	$ 20,342.34
8.23	PINK MUHLY GRASS (MC) (5 GAL) (SHRUB)	1098	EA	$ 29.75	$ 32,665.50
8.24	GREENCLOUD TEXAS SAGE (LFG) (5 GAL) (SHRUB)	23	EA	$ 46.98	$ 1,080.54
8.25	BLUE GRAMA GRASS (BG) (1 GAL) (SHRUB)	9178	EA	$ 7.57	$ 69,477.46
8.26	PURPLE-LEAF WINTERCREEPER (EF) (1 GAL) (GROUND COVER)	4500	EA	$ 5.74	$ 25,830.00
8.27	PURPLE SPIDERWORT (TP) (1 GAL) (GROUND COVER)	7838	EA	$ 7.83	$ 61,371.54
8.28	HYDROMULCH SEEDING (WEEPING LOVE GRASS SEED)	2000	SY	$ 1.88	$ 3,760.00
8.29	SODDING (BERMUDA)	15033	SY	$ 5.17	$ 77,720.61
8.30	4 inch TOPSOIL	17033	SY	$ 5.79	$ 98,621.07
8.31	CONCRETE LANDSCAPE EDGING (12 inch WIDTH)	3139	LF	$ 23.49	$ 73,735.11
	Subtotal				$ 981,628.37
9	Base Bid -Irrigation				
9.1	IRRIGATION SYSTEM (INSTALL) (COIT ROAD)	1	LS	$ 333,093.42	$ 333,093.42
9.2	IRRIGATION SYSTEM (INSTALL) (COIT ROAD EAST)	1	LS	$ 38,106.00	$ 38,106.00
9.3	IRRIGATION SYSTEM (INSTALL) (LILYANA PHASE 5)	1	LS	$ 29,493.01	$ 29,493.01
	Subtotal				$ 400,692.43
10	**Alternates**				
10.1	*18 inch HP Storm*	*1862*	*LF*	*$ 67.26*	*$ 125,238.12*
10.2	*24 inch HP Storm*	*674*	*LF*	*$ 120.47*	*$ 81,196.78*
10.3	*30 inch HP Storm*	*432*	*LF*	*$ 167.77*	*$ 72,476.64*
10.4	*36 inch HP Storm*	*474*	*LF*	*$ 156.64*	*$ 74,247.36*
10.5	*42 inch HP Storm*	*511*	*LF*	*$ 296.54*	*$ 151,531.94*
10.6	*60 inch HP Storm*	*604*	*LF*	*$ 279.79*	*$ 168,993.16*
10.7	*48" HP Storm*	*190*	*LF*	*$ 528.48*	*$ 100,411.20*
	Subtotal				$ 774,095.20
11	Extra Work Fees				
11.1	*For the Contractor, for any work provided by his own forces*	*1*	*Percentage of the cost*	*0.15*	
11.2	*For the Contractor, for work produced by his subcontractors*	*1*	*Percentage of the amount due to the subcontractor*	*0.15*	

Location Map





Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: William Janney, Director of Engineering
CC: Kimberly Brawner, Assistant City Manager
Date: July 14, 2026

Agenda Item:
Consider and act to approve a work authorization with Geotex Engineering, LLC, for the 3.0 MGD Downtown Water Reclamation Facility Improvements project testing services in an amount not to exceed $177,796.00. (Janney)

Background Information:
On March 9, 2021, City Council approved the design contract for the 3.0 MGD improvements to the Downtown WRF to Garver, LLC.

Bid 2026-037 for the 3.0 MGD Downtown WRF Improvements project was issued on April 17, 2026, and responses were received and opened on June 2, 2026. The bid was issued as a Competitive Sealed Proposal (CSP) and four (4) vendors submitted their bids. Once the CSP evaluation results were reviewed by Purchasing, the Engineer of Record submitted a recommendation to award the bid to Drake General Contractors, LLC. The project includes:

- New treatment units
- New chemical, odor control, and administration facilities
- Improvements to existing facilities, piping, site development, drainage, electrical, instrumentation, and control

To ensure the work is completed in accordance with design requirements, quality assurance, material testing, and inspections, a proposal was requested from Geotex Engineering for construction materials testing. The proposed work authorization scope includes: earthwork, reinforcing steel, cast-in-place concrete, and masonry. All facility structures, paving and sidewalks, and utility trench backfill are included in the scope. The testing services totaled an amount not to exceed $177,796.00.

Legal Review:
The work authorization amendment has been previously reviewed and approved.

Supporting Documents:
1. Staff Presentation
2. Work Authorization
3. Form 1295

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

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



3.0 MGD Downtown WRF Improvements

Materials Testing

July 14, 2026

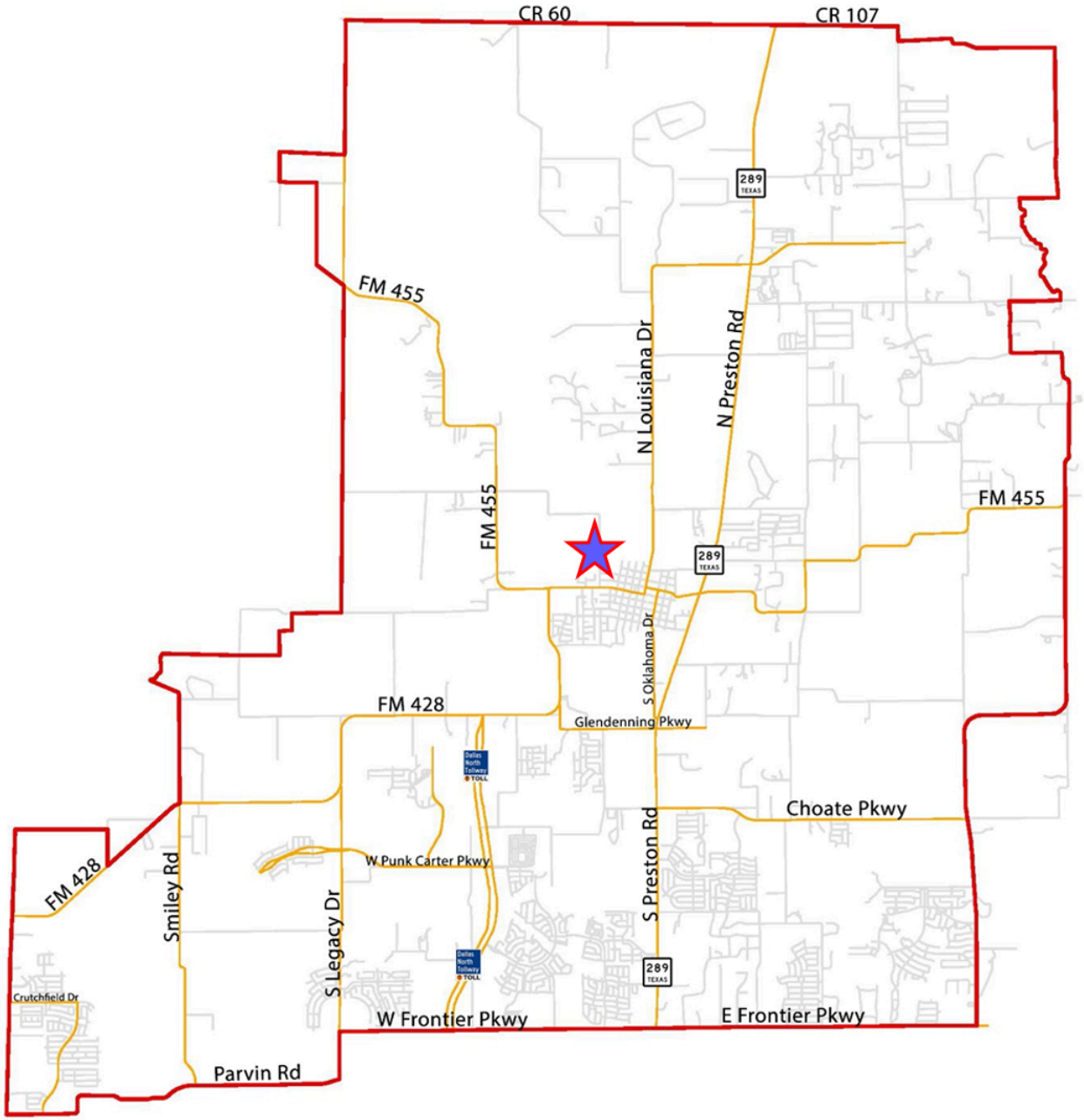
William Janney, PE

Director of Engineering

Location Map

Downtown Water Reclamation Facility

700 N Florida Drive Celina, TX



Background

A March 9, 2021 - Council approved design contract for 3.0 MGD Downtown WRF Improvements

B June 2, 2026 - bid responses were received and evaluated per City's Competitive Sealed Proposal criteria

C The Engineer of Record and Staff recommend the bid to be awarded to Drake General Contractor, LLC

D To ensure the work is completed meeting design requirements, quality assurance, material testing, and inspections, a proposal was requested from Geotex Engineering for construction materials testing

Scope of Work

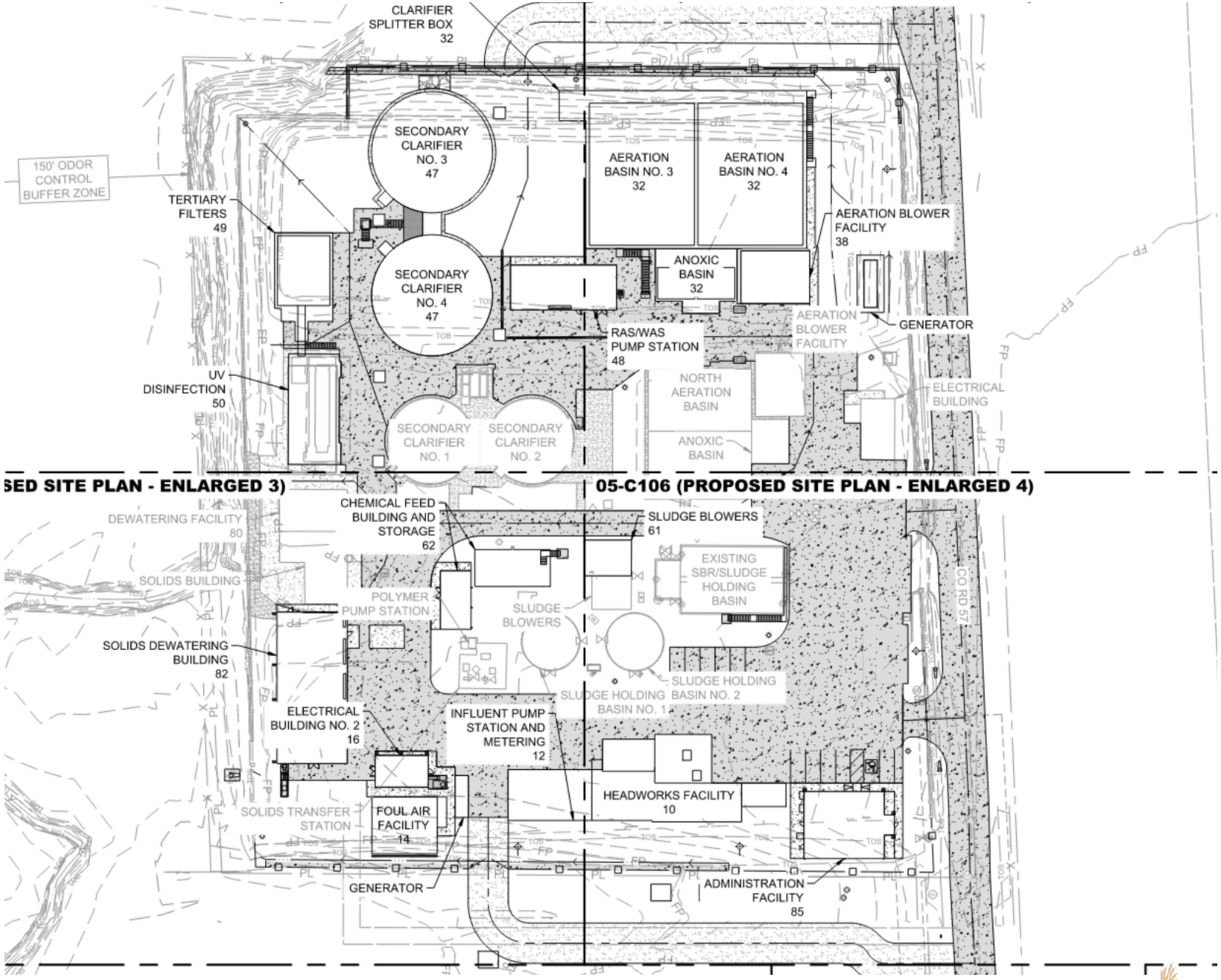
A The proposed work authorization scope includes:

1. Earthwork
2. Reinforcing Steel
3. Cast-in-place Concrete
4. Masonry

B All facility structures, paving and sidewalks, and utility trench backfill are included in the scope

C The testing services total to an amount not to exceed $177,796

Site Plan


CLARIFIER SPLITTER BOX 32
SECONDARY CLARIFIER NO. 3 47
AERATION BASIN NO. 3 32
AERATION BASIN NO. 4 32
150' ODOR CONTROL BUFFER ZONE
TERTIARY FILTERS 49
AERATION BLOWER FACILITY 38
ANOXIC BASIN 32
SECONDARY CLARIFIER NO. 4 47
GENERATOR
RAS/WAS PUMP STATION 48
AERATION BLOWER FACILITY
UV DISINFECTION 50
NORTH AERATION BASIN
ELECTRICAL BUILDING
SECONDARY CLARIFIER NO. 1
SECONDARY CLARIFIER NO. 2
ANOXIC BASIN
SED SITE PLAN - ENLARGED 3)
05-C106 (PROPOSED SITE PLAN - ENLARGED 4)
CHEMICAL FEED BUILDING AND STORAGE 62
SLUDGE BLOWERS 61
DEWATERING FACILITY 80
EXISTING SBR/SLUDGE HOLDING BASIN
SOLIDS BUILDING
POLYMER PUMP STATION
SLUDGE BLOWERS
CO RD 57
SOLIDS DEWATERING BUILDING 82
SLUDGE HOLDING BASIN NO. 2
SLUDGE HOLDING BASIN NO. 1
ELECTRICAL BUILDING NO. 2 16
INFLUENT PUMP STATION AND METERING 12
HEADWORKS FACILITY 10
SOLIDS TRANSFER STATION
FOUL AIR FACILITY 14
GENERATOR
ADMINISTRATION FACILITY 85



Thank You!

March 2, 2026
Proposal No.: 24-1546-011

Ms. Dailyn Cruz
City of Celina
Dcruz@celina-tx.gov

Subject: **Construction Materials Testing Services**
Downtown Water reclamation Facility
Celina, Texas

Dear Ms. Cruz:

Geotex Engineering is pleased to submit this proposal for construction materials testing for the above-referenced project. We understand that the project entails the addition and expansion improvements to the existing downtown water reclamation facility located at 700 North Florida drive in Celina, Texas.

This budget estimate is based on architectural, structural, and civil bid set plans dated January 21, 2026.

PROJECT INFORMATION

Based on our review of the project plans and specifications, we understand that the project will consist of the following:

- Facility Structures:
  - Modified subgrade (4-feet non-expansive fill over 4-feet moisture conditioning)
  - Slab-on-grade floor system with grade beams
  - Cast-in-place concrete walls
  - CMU walls
- Paving and sidewalks:
  - Scarified and re-compacted subgrade for sidewalks
  - 8” aggregate paving subgrade
  - 6-15” Portland cement concrete paving
- Miscellaneous:
  - Utility trench backfill

SCOPE OF SERVICES

The following scope of services is based on our review of the project documents and is limited to providing testing and/or observations for the previously mentioned construction. ***We do request that your construction representative provide us with a 24-hour notice for scheduling purposes. Same-day call-ins will be billed at premium rates.*** As such, we agree to provide the appropriate personnel to perform the below construction materials services.

Earthwork

- Obtain and perform laboratory moisture/density relations (ASTM D698) and soil classification tests (liquid limit, plastic limit, and percent finer than no. 200 sieve analysis) for each soil type
- Perform in-place moisture/density tests at the proposed rate of 1/2,500 square feet for the building pad, 1/200 linear feet for paving areas, and 1/200 linear feet for trench utility backfill and 1/300 cubic yards of wall per lift, with a minimum of 2 tests per lift

Reinforcing Steel

- Perform reinforcing steel observation which will include:
  - verify the number and size of bars
  - verify clearance between bars and spacing
  - verify securing, tying, and chairing of bars

Cast-In-Place Concrete

- Perform testing during concrete placements, which will include:
  - perform ambient and concrete temperature determinations
  - perform entrained air content determination
  - perform slump determination
- Cast concrete test cylinders at the proposed rate of 5/100 cubic yards of concrete placed for pavement and 5/50 cubic yards for building concrete, or a fraction thereof placed per day
- Compressive strength determination of concrete test cylinders with one tested at 7 days, three tested at 28 days, and one held in reserve

Masonry

- Perform testing during masonry operations which will include:
  - Ambient, mortar, and grout temperature determinations
- Cast grout prisms at the proposed rate of 4 per set shall be made during the first day of masonry work and for every 5,000 SF of wall (or less) thereafter
- Compressive strength determination of grout prisms with one tested at 7 days and three tested at 28 days

Notes and Qualifications:

Preparation of a compliance letter or other tasks and services that will require Professional Engineering (PE) hours will be billed at the PE's rate of $250/hour.

COMPENSATION

While testing is dependent on the construction sequence, contractor performance and efficiency, weather conditions, and the actual testing performed, we suggest an **estimated budget of $177,796**. The invoicing for this project will use the attached fee schedule **and *the actual quantity of work performed***. The estimated budget will not be exceeded without prior approval. The services provided by Geotex Engineering will be consistent with the engineering standards prevailing at the time and in the area in which the work is performed; no other warranty, express or implied, is intended. Estimates are valid for 60 days. If ICC Special Inspections are requested or required, additional fees will apply. Any additional testing that the client requests will be billed. Fees are subject to increases upon the calendar year or following years of signing the contract. Additional slump, entrained air, and temperature tests requested will be charged to the client. (Slump-$20), (Entrained Air and Unit Weight-$25), (Temperature-$5). If a NICET inspector is required, additional fees will apply.

We appreciate the opportunity to provide you with our services. Please call if you have questions or wish to discuss the budget estimate.

Sincerely,
Geotex Engineering, LLC

Andrew Lammers

Andrew Lammers
Denison / Sherman CMET Estimator

Geotex Engineering, LLC
4702 S. HWY 91 Texoma Parkway
Denison, Texas
Phone: 903.465.0333

Budget Estimate for Construction Materials
Testing & Observation Services
Downtown Water Reclamation Facility
Celina, Texas
24-1546-011

Item	Quantity	Unit	Unit Rate	Total
Earthwork Observation & Testing Paving & Utilities				
Moisture Density Relations (ASTM D698 - Method A or B)	2	each	$210.00	$420.00
Moisture Density Relations (ASTM D698 - Method C)	1	each	$235.00	$235.00
Moisture Density Relations (Tex-113-E)	2	each	$385.00	$770.00
Atterberg Limits (Tex-104, 105 & 106-E)	2	each	$140.00	$280.00
Atterberg Limits (ASTM 4318)	3	each	$95.00	$285.00
Minus 200 Sieve Analysis	2	each	$55.00	$110.00
Sieve Analysis	1	each	$300.00	$300.00
Oversized Rock Correction	1	each	$110.00	$110.00
In-Place Moisture-Density Tests (Paving) Min 3 Per Trip	85	each	$20.00	$1,700.00
In-Place Moisture-Density Tests (Utilities) Min 3 Per Trip	235	each	$20.00	$4,700.00
Certified Engineering Soils Technician - Paving (Min. 4 hrs. per trip)	60	hour	$65.00	$3,900.00
Certified Engineering Soils Technician - Utilities (Min. 4 hrs. per trip)	55	hour	$65.00	$3,575.00
Trip Charge	26	trip	$50.00	$1,300.00
Project Manager	12	hour	$175.00	$2,100.00
Project Administration	n/a	%	10	$1,979.00
Estimated Total for Earthwork Services for Paving & Utilities:				**$21,764.00**
Concrete Observation & Testing - Paving				
Concrete Test Cylinders (4 x 8 inch) (Includes: ambient & concrete temperatures, slump, air & unit weight)	150	each	$26.00	$3,900.00
Certified Engineering Concrete Technician (Min. 4 hrs. per trip) (Includes reinforcing observation & cylinder pick up)	160	hour	$65.00	$10,400.00
Certified Engineering Concrete Technician (Estimated overtime)	30	hour	$97.50	$2,925.00
Trip Charge	38	trip	$50.00	$1,900.00
Project Manager	13	hour	$175.00	$2,275.00
Project Administration	n/a	%	10	$2,140.00
Estimated Total for Concrete Services for Paving:				**$23,540.00**
Earthwork Observation & Testing Building Pad				
Moisture Density Relations (ASTM D698 - Method A or B)	4	each	$210.00	$840.00
Moisture Density Relations (ASTM D698 - Method C)	1	each	$235.00	$235.00
Atterberg Limits	5	each	$95.00	$475.00
Minus 200 Sieve Analysis	5	each	$55.00	$275.00
Sieve Analysis	1	each	$300.00	$300.00
Oversized Rock Correction	1	each	$110.00	$110.00
In-Place Moisture-Density Tests, Min 3 per trip	640	each	$20.00	$12,800.00
Certified Engineering Soils Technician (Min. 4 hrs. per trip)	330	hour	$65.00	$21,450.00
Certified Engineering Soils Technician (Estimated overtime)	34	hour	$97.50	$3,315.00
Trip Charge	46	trip	$50.00	$2,300.00
Project Manager	27	hour	$175.00	$4,725.00
Project Administration	n/a	%	10	$4,683.00
Estimated Total for Earthwork Services:				**$51,508.00**

Geotex Engineering, LLC
4702 S. HWY 91 Texoma Parkway
Denison, Texas
Phone: 903.465.0333

Budget Estimate for Construction Materials
Testing & Observation Services
Downtown Water Reclamation Facility
Celina, Texas
24-1546-011

Item	Quantity	Unit	Unit Rate	Total
Concrete Observation & Testing Building				
Concrete Test Cylinders (4 x 8 inch)	605	each	$26.00	$15,730.00
(Includes: ambient & concrete temperatures, slump, air & unit weight)				
Certified Engineering Concrete Technician (Min. 4 hrs. per trip)	525	hour	$65.00	$34,125.00
(Includes reinforcing observation & cylinder pick up)				
Certified Engineering Concrete Technician (Estimated overtime)	50	hour	$97.50	$4,875.00
Trip Charge	120	trip	$50.00	$6,000.00
Project Manager	39	hour	$175.00	$6,825.00
Project Administration	n/a	%	10	$6,756.00
			Estimated Total for Concrete Services:	**$74,311.00**
Masonry Observation & Testing				
Grout Prisms (4 per set)	8	each	$45.00	$360.00
Certified Engineering Technician (Min. 4 hrs. per trip)	16	hour	$95.00	$1,520.00
(Includes observation and masonry pickup)				
Trip Charge	4	trip	$50.00	$200.00
Project Manager	2	hour	$175.00	$350.00
Project Administration	n/a	%	10	$243.00
			Estimated Total for Masonry Services:	**$2,673.00**
Project Setup Fee	1	each	$250.00	$250.00
Allowance for Sr. Engineer	15	hour	$250.00	$3,750.00
				$4,000.00
			Estimated Total for Above Services:	**$177,796.00**

SCHEDULED ASSUMPTIONS AND NOTES

We've assumed utility backfill completed at a rate of 300 linear feet per day, full depth of trench.
We've assumed pavement concrete placed at 400 cubic yards, and sidewalk concrete placed at 80 cubic yards per pour.
We've assumed city approach concrete will be placed at a rate of two approaches per pour.
We've assumed utility manholes are to be pre-cast.
We've assumed concrete for structure foundations will placed at a rate of 400 cubic yard per pour.
We've assumed concrete for cast-in-place walls will be completed at a rate of 80 cubic yards per pour.

NOT INCLUDED IN REQUIREMENTS OR THE BUDGET

Tests in excess of above stated quantities or additional tests not listed
Retesting of any failed tests / observation
Temporary site curing facility
Project compliance letter
No testing for CLSM included
No testing for structural steel included

Geotex Engineering, LLC
4702 S. HWY 91 Texoma Parkway
Denison, Texas
Phone: 903.465.0333

Budget Estimate for Construction Materials
Testing & Observation Services
Downtown Water Reclamation Facility
Celina, Texas
24-1546-011

The fees listed above for field and laboratory tests, include the equipment necessary to accomplish the task. Fees not listed above are available upon request. Estimates are valid for 60 days. Any additional testing that the client requests will be billed. There will be a 50% surcharge to the standard testing fees on all testing performed on rush orders. All services and personnel fees are subject to a minimum fee of four hours per trip for all scheduled inspections, site visits and for cancellations (on-site or in route) unless noted otherwise. Hourly rates quoted are portal to portal and apply to standard work days, Monday through Friday 7:00 am to 6:00 pm. Overtime rate of 1.5 times the quoted rate will be applied outside of the standard work hours, over 8 hours a day and on Saturday. Sundays and Holidays will be billed at 2 times the quoted rates. Fees listed above are per unit/hour, unless otherwise noted. Same-day call-ins to be billed at 1.5 times the hourly rate of the available personnel, up to and including the project manager's rate. Fees listed are for informational use only and are subject to change. If ICC Special Inspections are required, additional fees will apply. Fees are subject to increases upon the calendar year or following years of signing the contract. Additional slump, entrained air and temperature tests requested will be charged to client. (Slump-$20), (Entrained Air and Unit Weight-$25), (Temperature-$5). If NICET inspector is required, additional fees will apply.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2026-1483952

Date Filed:
06/30/2026

Date Acknowledged:
06/30/2026

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Geotex Engineering, LLC
Denison, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Celina

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

7/14/26
Construction Materials Testing for Downtown Water Reclamation Facility

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Bret, Fischer	Celina, TX United States		X

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

The Celina Purchasing Department has Received and Acknowledged this Form 1295 as required by Texas Government Code, Section 2252.908. Forms are acknowledged through the Ethics Commission website, and the final acknowledged form does not include a signature. The original document is on file in the bid folder and includes the required signature.

_____
Signature of authorized agent of contracting business entity
(Declarant)

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: William Janney, Director of Engineering
CC: Kimberly Brawner, Assistant City Manager
Date: July 14, 2026

Agenda Item:
Consider and act to approve a work authorization for design services from Garver, LLC, for the design of E. Elm Street (from S. Preston Road to S. Texas Drive), S. Texas Drive (from E. Elm Street to E. Ash Street) and E. Oak Street (from S. Texas to A. Arkansas Street) in an amount not to exceed $939,022.00. (Janney)

Background Information:
In April 2025, the Celina City Council authorized a contract with Garver, LLC, to develop a schematic design for right-of-way (ROW) acquisition for E. Elm Street from S. Preston Road to S. Texas Drive.

On March 10, 2026, Celina City Council approved the 5-year Capital Improvement Plan, which includes the multi-year Downtown (DT) Reconstruction Program. The DT program included the reconstruction of E. Elm Street (from S. Preston Road to S. Texas Drive), S. Texas Drive (from E. Elm Street to E. Ash Street), and E. Oak Street (from S. Texas Drive to E. Arkansas Street).

On May 12, 2026, the City Council authorized the acquisition of the Right-of-Way (ROW) for E. Elm. Staff reviewed and acquired properties deemed necessary for the Right of Way (ROW); however, one tract was outside the bounds of the previously acquired properties. Resolution 2026-022R authorized staff to secure the final piece of ROW for the construction of E. Elm Street from S. Preston Road to S. Texas Drive.

The City has been coordinating with Garver on the schematic design, and the design is ready to advance to the next phase. This design will include concrete pavement, pavement markings, signing improvements, utility improvements and lighting.

The City maintains an executed Master Agreement for Professional Services with Garver for

roadway infrastructure design services. Council authorized the agreement in 2022 for a period of five (5) years.

Legal Review:
Work Authorization has been previously reviewed and approved.

Supporting Documents:
1. Staff Presentation
2. Location Map
3. Work Authorization
4. Exhibit A
5. Exhibit B
6. Exhibit C
7. Form 1295

Financial Consideration:
Funding is available through 2026 Bonds funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends approval as presented.



E. Elm Street, E.Oak Street and S. Texas Drive

Design Contract Award

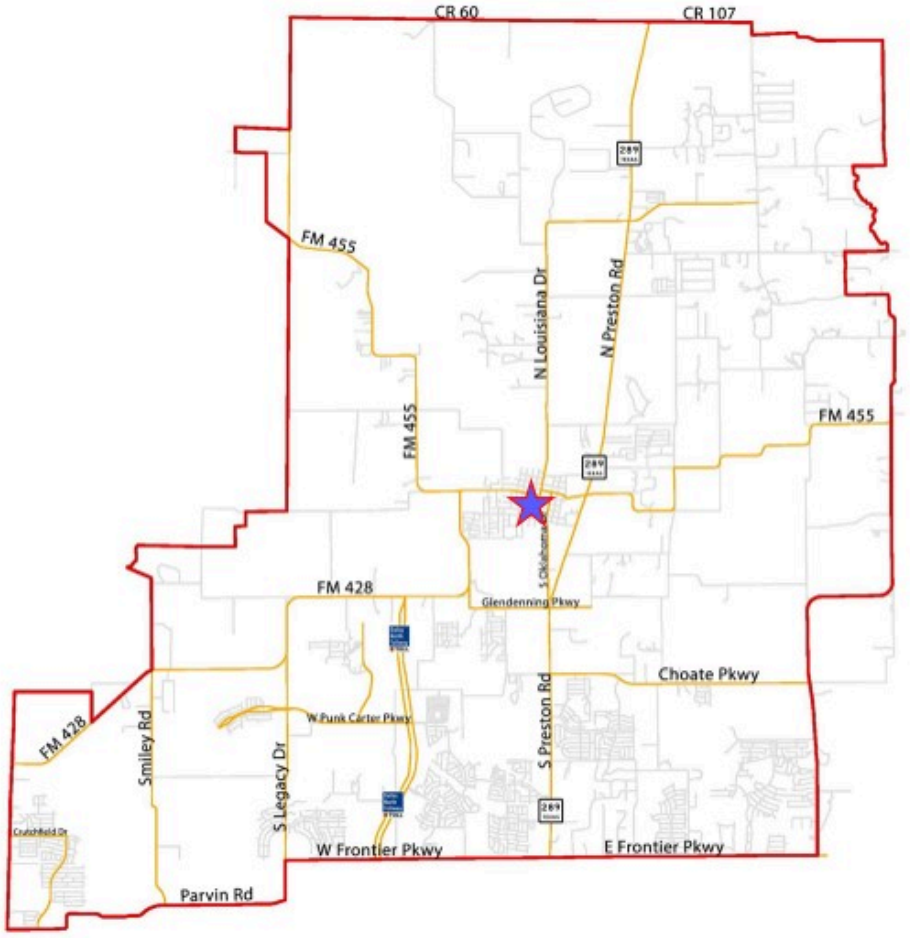
July 14, 2026

William Janney, P.E.

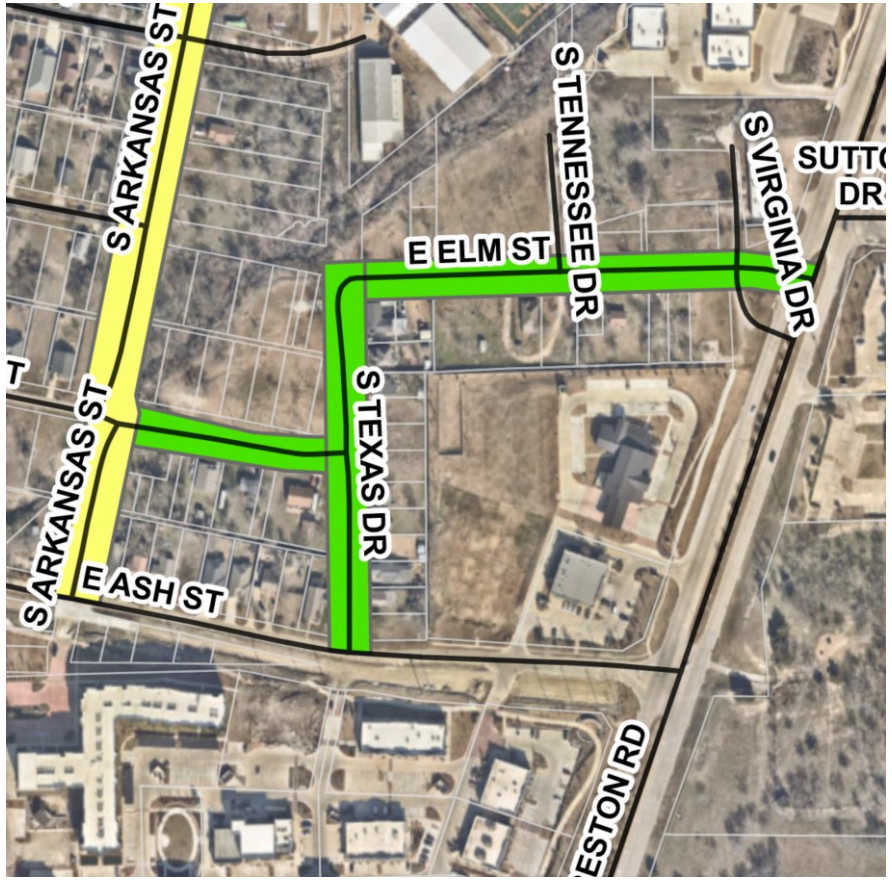
Director of Engineering

Location Map

- ☆ E. Elm Street (from Preston Road to S. Texas)
- ☆ S. Texas Drive (from E. Elm Street to E. Ash Street)
- ☆ E. Oak Street (from S. Texas to S. Arkansas Street)



Background



- In April 2025, the Celina City Council authorized a contract with Garver, LLC to develop a schematic design for right-of-way (ROW) acquisition for E. Elm Street from S. Preston Road to S. Texas Drive.
- On March 10, 2026, Celina City council approved the 5-year Capital Improvement Plan which includes the multi-year Downtown (DT) Reconstruction Program.
- The DT program included the reconstruction of E. Elm Street (from Preston Road to S. Texas), S. Texas Drive (from E. Elm Street to E. Ash Street) and E. Oak Street (from S. Texas to S. Arkansas Street).
- The city maintains an executed Master Agreement for Professional Services with Garver for roadway infrastructure design services. Council authorized the agreement in 2022 for a period of five years.

Scope of Work

- ☆ Concrete roadway design with associated enclosed drainage system
- ☆ Street parking
- ☆ Water and sanitary sewer improvements
- ☆ Illumination and sidewalks design

Fee Summary

A | Phase 1 -Schematic Design (30%)

B | Phase 2 - Preliminary Design (60%)

C | Phase 3 - Final Design (90%)

D | Phase 4 - Final Engineering Design (100%)

E | Phase 5 - Bidding Services

F | Special Services

Construction Admin, Design Survey, Utility Coordination, SUE, ROW/Easement Docs, Replating, Geotech Services, Public meetings, Parking lot design and topographic survey

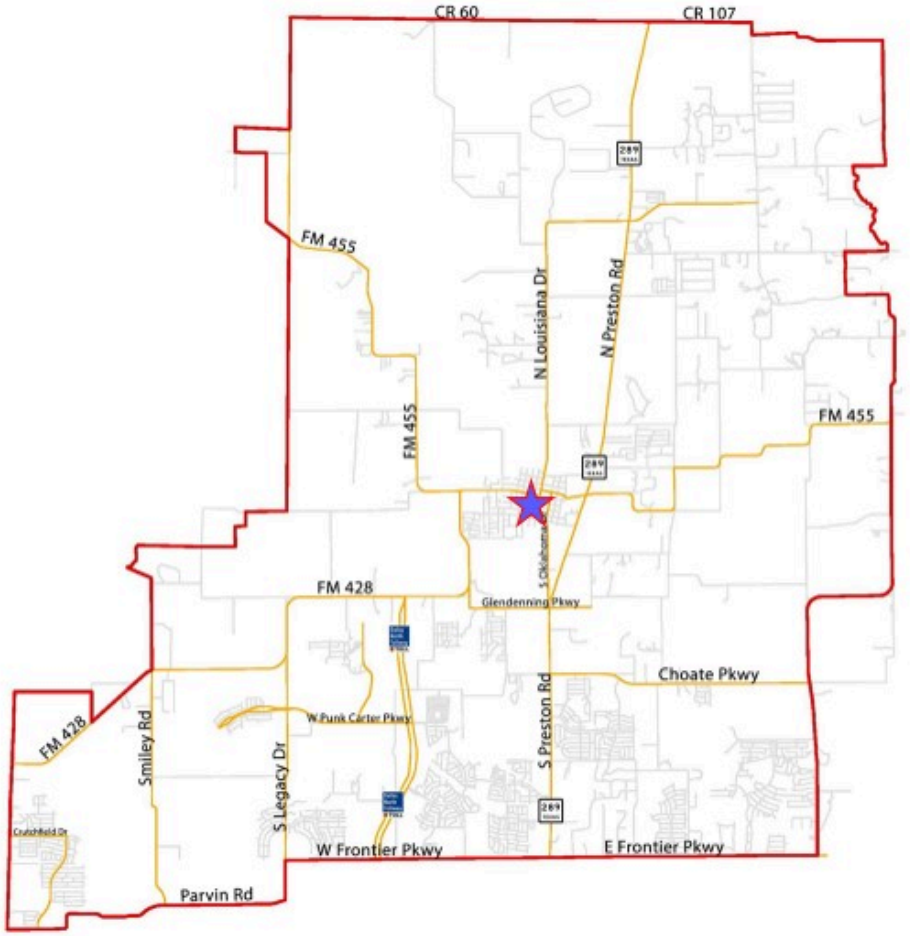
G | Total $939,022.00



Questions?

Location Map

- ☆ E. Elm Street (from Preston Road to S. Texas)
- ☆ S. Texas Drive (from E. Elm Street to E. Ash Street)
- ☆ E. Oak Street (from S. Texas to S. Arkansas Street)



Docusign Envelope ID: 6AF87243-A2BB-88AA-821F-3B117E724BCE

EXHIBIT B - WORK AUTHORIZATION

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

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

Project Name:	Elm Street (Preston to Texas)		
Engineer Project #:		**Work Authorization Date:**	
Engineer:	Garver LLC		
Purchase Order#:		**Owner's Project #:**	
Engineer Representative		**Owner Representative:**	

INVOICE SUBMITTAL

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

OWNER OPTIONAL INFORMATION:

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

CONSULTANT PROVIDED INFORMATION:

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

Docusign Envelope ID: 6AF87243-A2BB-88AA-821F-3B117E724BCE

ACCEPTANCE:

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

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

CITY OF CELINA	**ENGINEER**
	DocuSigned by: Wendy Travis 033111DB348B4A5...
Signature	Signature
	Wendy G. Travis, Vice President
Printed Name & Title	Printed Name & Title
	06/30/2026
Date	Date

EXHIBIT "A"
SCOPE OF SERVICES

TO BE PROVIDED BY GARVER, LLC TO

CITY OF CELINA
FOR
DOWNTOWN STREET AND DRAINAGE IMPROVEMENTS
E. Elm Street, S. Texas Drive, and E. Oak Street

1. PROJECT DESCRIPTION

This Scope of services of professional design services whereas the CITY proposes to reconstruct three (3) residential streets and associated utility/drainage improvements along the corridor.

- **E. Elm St** – Beginning at western edge of the intersection of S Texas Dr extending to the western edge of the intersection of S Preston Rd (~ 900 feet)
- **S. Texas Dr** – Beginning at northern edge of the intersection of E Ash St extending to the southern edge of the intersection of E Elm St (~ 700 feet)
- **E. Oak St** – Beginning at western edge of the intersection of S Texas Dr extending to the west and ending in a cul-de-sac (~ 300 feet)

Anticipated improvements include roadway paving, street parking, drainage, water, sanitary sewer, illumination, and sidewalks. Services by the CONSULTANT shall include all aspects of the work set forth in the following scope of services. The Scope of Basic Services for the Project will assume the design matches the proposed roadway configuration requested by the city during scoping. Garver will provide the city with two (2) Alternative Layouts for the project corridor. If the City wishes to proceed with additional alternatives, then the chosen Alternative will be authorized as a Special Service.

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

1. Reconstruct streets using a curb and gutter concrete paving section as approved by the CITY including the addition of sidewalk and on street parking, and reconstruction of driveway approaches to the ROW line and beyond as necessary for profile grade restrictions.
2. Construct storm sewer system to carry the CITY design storm runoff and outfall to Doe Branch Creek and the storm sewer trunk line in E Ash St.
3. Replace existing sanitary sewer lines along E Elm St, S Texas Dr, and E Oak St.
4. Replace/modify existing water lines along E Elm St, S Texas Dr, and E Oak St.

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

All plan submissions will be through the city's MGO platform. Ion Wave is the city's bidding software and Procore is used for project management and construction management.

TASK DESCRIPTIONS – SCOPE OF SERVICES

I. General Requirements

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

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

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

1.

D. Third-Party Coordination – Coordinate with other governmental agencies,

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franchise utilities, adjacent developments, and individual property owners as necessary, TDLR (Texas Department of Licensing and Regulation), Collin County Engineering, and any other appropriate entities.

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

II. Preliminary Engineering

A. Data Collection – Obtain and research all existing city utility plans, street plans, drainage plans, plats, easement maps, existing easement information, contour maps, and other features within and pertaining to the Project area. The CONSULTANT will also coordinate with franchise utilities in the area and obtain any available record information. Existing Project conditions shall also be documented using digital photography and/or video. Perform site visit(s) to obtain necessary information/confirm information obtained from other sources. The CITY will provide access to the GIS system for information on existing utilities and available plans. The CITY will provide CCTV of existing sanitary sewer lines that may be considered to remain in service.

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

(1) 30% Schematic Plan Development

- Exhibits – A single roll plot exhibit (1"=40' H/10'V - 36" wide roll plots & PDF), depicting the drainage basin for the entire project. Exhibits will include curb and gutter limits and a tree survey of the proposed construction limits. The exhibit should include plan/profile of the entire basin based on a high-level and preliminary hydrologic and hydraulic assessment of the site and associated drainage areas. The CONSULTANT shall prepare Exhibits for the Design and up to two (2) alternatives. Exhibits shall include the following:
    - Existing topographic survey information.

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  - Existing/Proposed Right-of-Way and Easements.
  - Proposed planimetrics.
  - Typical sections.
  - Proposed sidewalks and barrier free ramps.
  - Basic proposed striping.
  - Existing ground at left and right ROW in profile.
  - Proposed back of curb profile.
  - Limits and sizes of proposed storm drain and culvert. (Plan only)
  - Proposed limits of waterline improvements. (Plan only)
  - Proposed limits of sanitary sewer improvements. (Plan only)
  - Lane assignments to be provided on schematic.

- Design of other scope items will only be completed up to a level necessary to determine order of magnitude costs. Identification of the flow line for the impacted wastewater lines should also be included to determine if proposed new sewer line(s) has sufficient depth to accommodate adjusted residential sewer line connections.
- Identification of the existing and proposed water lines including approximate depth and size.
- Identification of existing electrical service lines and infrastructure for street lighting.

(2) 60% Design Submittal Minimum Requirements

- General Plans – Prepare and update general plan sheets necessary including cover, general notes, sheet index, control sheet, project layout, and typical sections
- Removal Plans – Prepare plans sheets depicting any and all removals of existing public and private infrastructure specifying any necessary replacements and/or relocations. Include all existing utility mapping obtained in SUE effort (Section V. D) and label appurtenances to remain, adjust and/or protect. Include all tree survey data (6” DBA and up) and indicate preservation or removal on a separate Tree Removal/Protection plan.
- Plan & Profile Drawings – Establish and/or refine horizontal and vertical alignments along proposed paving limits, drainage/storm lines. Provide separate alignment geometry data sheets. Determine any conflicts with private property including fences, mailboxes, driveways, sidewalks, etc., and provide preliminary replacement or alternate design options required. Present two (2) alternatives, which may provide cost savings to the CITY. All roadway sections will match City of Celina Residential Street criteria with a 5-foot sidewalk located on the back of curb on at least one side of the roadway unless otherwise directed. The design will meet all current ADA, PROWAG, and City standard details.

- Drainage Analysis – Delineate and refine all drainage areas for the Project including tabulation of runoff, inlet, and ponded width calculations in accordance with CITY requirements. Provide trunk main plan sheets and detention pond plan sheets, including all necessary intake inlets and/or headwalls, and channel limits. Provide plan and profile sheets for storm sewer lines and identify utility line crossing conflict. Storm drain construction is anticipated in several locations. New inlets will be installed on along E. Elm Street, S.Texas Drive, E. Oak St and tied into an upsized proposed storm drain system that will replace the existing 21-inch RCP storm drain along E. Oak Street, which will need to be upsized to accommodate the proposed storm sewer flows.

  This pipe's outfall in Doe Branch Creek will be redesigned to accommodate the reconstructed trunk line. Design will include coordination with the Doe Branch Stream Restoration team for outfalls to the creek. The existing corrugated metal arch pipe culvert crossing Elm Street will be Removed to accommodate the roadway reconstruction. New storm drain trunk line will be constructed along E. Elm Street and routed down S.Texas Drive and will tie into the enlarged E. Oak Street trunk line and outfall into Doe Branch.

- Public Utility Plans – Prepare plan sheets indicating locations of proposed public water and sanitary sewer lines within the project limits. Show connections to existing public utilities and indicate any potential conflicts. All proposed utility lines will be stationed and include design of horizontal alignment. Sanitary Sewer plans will include the design of vertical alignment for main lines. Public water lines which are less than 12" diameter do not require profile. Any water line 12" or larger will require a plan and profile sheet. Water and sanitary sewer connection laterals will not include vertical design.

  The existing sanitary sewer network will be analyzed to determine the optimal routing of sanitary flows to the trunk line in Ash Street. The team will analyze two options. Option 1 consists of rerouting the 3 properties on Oak Street east of Doe Branch Creek to a trunk line in Texas Street, then reconstructing the sanitary sewer line in Texas Drive to flow south to the trunk line in Ash Street. Option 2 consists of maintaining existing routing along Texas Drive and reconstructing the sanitary sewer under Oak Street to flow along the east bank of Doe Branch Creek, to the existing SS MH at Arkansas Street and Ash Street. All proposed sanitary sewers constructed with this project will be 8-inch PVC.

  Existing water lines will be reconstructed with 12" PVC water lines along Texas, Elm and Oak Streets to service all properties and accommodate the proposed park and roadway reconstruction.

  As directed by the City, if proposed conduit for future City Fiber is desired as part of this project, Garver shall include the locations, material type, and length of proposed conduit and junction boxes on

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the Plan and Profile sheets with additional details shown on the typical sections..

- Illumination Plans - Design will include full lighting design for the new roadway and associated sidewalks and crosswalks. Lighting will consist of LED conventional roadway light fixtures and shall be coordinated with the client for preference of size, style, brightness, and color. The lighting will be designed to be in accordance with current City, TxDOT, and IESNA standards. A photometric analysis of the roadways, crosswalks, and sidewalks will be provided for review and approval by the client.

  All lighting will be fed by either a new dedicated power service or an existing power service, with the location and requirements coordinated with the electric utility. Voltage drop calculations will be performed to determine conductor size and quantity of branch circuits. Light pole foundations will be to TxDOT standards.

  Garver will provide preliminary plans detailing the lighting design, including light pole locations, conduit routing, power service locations, electrical details, electrical tables with light fixture and light pole information, and cost estimate in each deliverable package for client review and comment.

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

- Cross Sections – Develop cross sections for roadways and driveways (as needed) with existing ROW lines, cross slopes, elevations, profile grade line, stations, ditch lines, retaining walls, etc. properly labeled. Submit roadway cross section sheets at 25’ maximum intervals and at critical locations (driveways, culverts, non-typical roadside features, etc.)

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

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

- Deliverables – Plan set is anticipated to include the following drawings and specifications:
  - Cover Sheet
  - Sheet Index
  - Project Layout and Control Sheet
  - Typical Sections

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- Removal Plan
- Tree Removal/Protection
- Paving Plan and Profile Sheets
- Drainage Area Map
- Drainage Calculation Summary Tables, excluding Hydraulics
- Drainage Plan and Profile Sheets
- Sanitary Sewer Plan and Profile Sheets
- Water Line Plan and Profile Sheets
- Illumination Plan
- Standard and Special Details
- Traffic Control & Access Concepts
- Cross Sections Sheets
- Identify all required off-site easements
- Preliminary right of way exhibits - CONSULTANT will provide a roll plot for preliminary right of way needs.

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

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

E. Plan Walk - The CITY and CONSULTANT shall complete a plan walk in-hand after submission of the 60% plan set.

III. Final Engineering Design

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

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

a) Previous Drawings – Revise and complete previously prepared drawings.
b) Traffic Control Narrative – Refine traffic control phasing, prepare final narrative and TCP Typical Sections.
c) Signing & Pavement Marking – Prepare permanent signing and

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pavement marking plan in accordance with City requirements and the Texas Manual on Uniform Traffic Control Devices (TMUTCD). The existing street name blades and stop signs should be reused as much as possible.

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

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

f) Deliverables – Plan Set is anticipated to include the following drawings and specifications:
    - Cover Sheet
    - Sheet Index
    - Project Layout and Control Sheet
    - Typical Sections
    - Removal Plan
    - Grading Plans
    - Tree Removal/Protection Plan
    - Traffic Control Narrative & Phasing Plan
    - Paving Plan and Profile Sheets
    - Driveway Profiles
    - Miscellaneous Sidewalk and Paving Details
    - Drainage Area Map
    - Drainage Calculation Summary Tables
    - Drainage Plan and Profile Sheets
    - Water Plan and Profile Sheets
    - Sanitary Sewer Plan and Profile Sheets
    - Signing & Pavement Marking Plans
    - Erosion Control Plan
    - Illumination Plan
    - Standard and Special Details
    - Cross Section Sheets
    - Preliminary ROW and Easement documents (with 90% Plans)
    - Final ROW and Easement documents (with 100% Plans)
        - Documents should include individual easements and ROW documents necessary to facilitate the acquisition of necessary ROW as described in the Special Services section of this contract. Basic research to identify and recover affected Right-of-Way within project area. Research includes recovering sufficient monumentation to

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provide Garver limits of existing Right-of-Way.

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

C. Final Engineering Submittals – Plan submittals will occur at ninety percent (90%) and one hundred percent (100%) completion stages.

   CONSULTANT will provide a link containing electronic files of all plans and documents (PDF), opinion of probably construction costs (Excel), and all necessary supplemental calculations and supporting documents for the CITY to download. A USB of these files can also be provided upon request.

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

IV. Bid Phase Services

A. Bid Documents –Provide final construction plans and technical documents for project manual to CITY in electronic format for inclusion on CITY procurement system as required in a format for a competitive sealed proposal. Provide bid schedule in Microsoft Excel format for use by contractors as prescribed by the CITY. The CITY will utilize Procore PM software for project documentation and communications. The CONSULTANT will be responsible for the preparation of bid documents in a format ready for procurement via the CITY procurement system.

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

C. Bid Calculator – The CONSULTANT will prepare a bid calculator for each project.

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

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

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

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completeness.

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

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

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

V. Special Services

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

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

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

(2) Pre-Construction Conference – Meet with the CITY, the contractor, and other interested parties to discuss the construction of the Project, including Project requirements, communication procedures, Project scheduling, personnel, laboratory testing requirements, field inspection, construction staking, pay requests, and other pertinent matters that may impact the project.

(3) Construction Observation – Provide on-site construction observation services during the construction phase along with attending construction meetings as deemed necessary by the CITY. It is not the intent of these visits to be performed at every aspect of the contractor’s work. A maximum of three (3) site visits are assumed for budget purposes which does not include substantial or final walk through on- site meetings. Consultant may be required, as-needed,

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to attend construction progress meetings as determined necessary by CITY. A maximum of three (3) progress meetings are assumed for budget purposes. Construction observations are to be limited to spot checking, selective measurements, and similar methods of general observation of the work based on exercise of professional judgment and familiarization of the design intent. Based on the information obtained during such visits and such observations, CONSULTANT will keep the CITY informed on the general progress of the work.

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

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

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

(7) Record Drawings – Prepare record drawings in digital format utilizing CITY and contractor as-built information showing changes made during construction. Provide a CD/DVD/USB containing a PDF of the record plan set, TIFF images of each individual plan sheet, and a project base map in CAD format. CONSULTANT shall perform its services in accordance with such Project schedule as is specified in the Contract, but in any event as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project in the case of delays caused by the CITY's review of documents submitted under this Contract.

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

(1) Project Control – Control Points shall be placed generally along project limits at an interval of approximately 500 LF. Control shall be located in stable locations (i.e. concrete, iron rods) located outside future construction areas). Project will be tied to City of Celina benchmarks for elevations (NAVD88) and Texas State Plane North Central Zone horizontal

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coordinates as provided by the CITY. A surface to grid scale factor for the project will be provided.

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

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

a) Establish horizontal and vertical control using CITY criteria.
b) Tie right-of-way lines and corners, property lines and corners, trees six (6) inches in diameter and larger, fence lines, and other visible surface features.
c) Topographic Information including cross sections of the existing ground features as needed for design. Collect spot elevations as required to facilitate the generation of one-foot (1') contours and a 3d digital TIN surface. Points will be surveyed at regular intervals as well as defining breaklines such as ground grade changes, ditches, top/toe of slopes, flow-lines, edges of pavement, curb and gutter, crowns of roadway, etc.
d) Horizontal and vertical location of all existing facilities within the Project limits including, but not limited to, existing paving (including type), driveways, curbs, sidewalks, buildings (including edge of foundation), mailboxes, landscaping, bridges, culverts, retaining walls, etc. Tie existing visible franchise utilities (including underground utilities if exposed) and appurtenances, and public utilities such as water valves, fire hydrants, manholes, etc.
e) Locate the approximate position of underground utilities or structures that may be within the limits of the Project. Such utilities include, but are not limited to, wastewater (including flowline survey at manholes), water, gas, electric, storm sewer, telephone, illumination poles, power poles, traffic poles, pedestals, vaults, and television cable. Consultant will initiate OneCall/Texas811 or contact individual utility companies to mark existing underground utilities in the field and shall show such utilities on the base map either based upon field locations or available construction as-builts.
f) Provide rim and flowline/invert elevation and size information of all wastewater, storm, and culvert structures. Provide direction of pipes in manholes. Verify the Manhole material Type (brick/concrete). All information shall be shown (called out) in the electronic CADD file.

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g) Provide rim elevations and top nut measure downs for all water valves.
h) Landscape areas within or adjacent to the ROW will be surveyed and labeled
i) All properties adjacent to projects shall be identified by Name, Address, Lot Number, and Deed Information.
j) Recover sufficient monumentation to recover limits of existing right-of-way and parcel corners suitable for engineering design. (Not a boundary survey)
k) Field Survey limits shall extend beyond the ROW to the front face of existing structures adjacent to the proposed roadways or a minimum of 20' past the ROW where no structures are present. Survey limits to also include 50' beyond the curb return of the existing pavement at intersections, unless otherwise shown. See Exhibit F for limits of field survey.

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

(1) General Coordination – Design coordination with franchise utilities and their representatives regarding proposed project improvements. Submit milestone design plans to the CITY franchise utility coordinator for distribution to franchise utilities. Assist the CITY with coordination efforts to ensure franchise utilities are designed to clear proposed improvements and in a timely manner.
(2) Site Visits – Perform up to two (2) site visits with the CITY and/or impacted franchise utility representatives.

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

(1) Level 'B' Services
a) Horizontal location of utilities will be determined.
b) Up to 8,000 linear feet of designation

(2) Level 'A' Services
a) Horizontal and vertical location of utilities will be determined.
b) Up to ten (10) test holes in addition to the Level 'B' Services listed above will be provided at a rate of $2,000 EA per test hole to the depth required.

E. Right or Way and Easement Documents – Upon approval of the Preliminary Design Plans, the CONSULTANT shall survey, render field notes, and prepare a ROW/Easement map and individual parcel exhibits for any additional ROW or easements, including temporary construction easements and/or easement

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abandonments if needed for the Project. Perform necessary surveying operations for the identification and delineation of up to fifteen (15) easement parcels and five (5) ROW parcels. ROW and Easement Documents shall include the following:

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

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

a) Parcel Identification Number
b) Area Required
c) Area Remaining
d) Legal Description
e) Current Ownership
f) Any existing platted easement or easements filled by separate instrument including easements provided by utility companies.
g) Metes and bounds description of parcel to be acquired for the Project. The description shall be provided on a separate sheet from the exhibit. Each type of easement shall be described separately. Submit up to three (3) copies of right-of-way documents to the CITY after the sixty percent (90%) plan submittal review and resolution of comments. Final Documents submitted at 100% Plans.

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

(4) Replating – The CONSULTANT will prepare a Replat for the project based on a Boundary Survey of the site. This plat will show easements, dedications, and other information required by the CITY.

i. Included in this item:
    1. Coordination of CITY review and approval of this plat and attendance at city staff, Planning and Zoning, and City Council meetings as normally required.
    2. Monumentation of perimeter boundaries of the site.
ii. Not Included in this item:
    1. Any special monumentaion requirements by the CITY, including block corners, interior lot corners, or flood plain corners.

F. Geotechnical Investigation – The CONSULTANT will provide a Geotechnical

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Engineer Report, no later than the preliminary design phase submittal, containing the following information:

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

a) Field Exploration consisting of the following:
- Field locate the test locations by handheld GPS unit and pacing from existing site features/available plans. Elevations will be interpolated from the plans provided or referenced from published topographical maps.
- Obtain a public utility locate ticket for the location of underground lines. See further information in the Utility Clearance section above.
- Mobilize a truck mounted drilling rig to the site.
- Perform a total of six (6) soil test borings (ASTM 1586/1587 Standard and/or Continuous Sampling) drilled to a depth of 20 feet into the existing grades.
- Measure the depth of groundwater within each exploration location at the time of drilling and at the completion of drilling prior to backfilling. Obtain bulk samples of auger cuttings from a select boring location for laboratory testing.

b) Laboratory Testing:
- Laboratory testing of representative soil samples will be performed to determine the physical and engineering properties of the soil. Laboratory testing will include up to:
- Moisture Content Tests
- Dry unit wights
- Gradation Analysis
- Percent passing No 200 Sieves
- Unconfined compression
- Atterberg Limit Test
- Standard Proctor
- Standard Proctor with Lime
- CBR lime stabilized clay
- Swell at 200 psf Stress
- Swell on Remolded Sample with Lime at 200 psf Stress
- Soluble Sulfate
- Lime/pH series

c) Geotechnical Engineering Report - Upon completion of the field

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exploration, laboratory testing, and engineering analyses, we will prepare a written engineering report that will include:

- A review of published soils mapping and/or geologic information.
- Observations from our site reconnaissance and personnel on the drill rig, including current site conditions, surface drainage features, and surface topographic conditions, and/or available satellite imagery.
- A description of the field exploration and laboratory tests performed.
- A site location diagram and a field exploration diagram.
- Final logs of the soil borings in accordance with industry standard practices for geotechnical engineering. Elevations will be interpolated from civil drawings or referenced from topographic information that you supply.
- The results of the laboratory tests will be plotted on the final exploration logs and/or included on separate test report pages.
- Discussion of the subsurface materials encountered along with groundwater conditions observed.
- Subsurface cross sections/profiles may be included that graphically represent the subsurface conditions.
- Provide recommendations for preparation of pavement subgrades and suggested Portland cement concrete sections per City of Celina guidelines, and/or other applicable standards based on the traffic data provided by the Client/City. Traffic data (ADT, % truck, truck type, growth rate, and/or ESALs) and roadway classification for the design of the pavement section will be provided by the Client/City or others.
- Compaction requirements and suitable material guidelines for grading the site, as well as construction considerations relating to the pavements, and site work.

G. Public Involvement – Attend up to three (3) public meetings, if required, to communicate project details to citizens, council members, or other interested parties. CITY shall provide meeting location and notices. Any resulting changes to sidewalk locations or pavement sections shall be incorporated into the design prior to the 60% submittal.

(1) The first public meeting will be held after the thirty percent (30%),
(2) The second public meeting will be held after the ninety percent (90%) plan review.
(3) The third public meeting will be held as part of the pre-construction meeting which will be held after the bid has been awarded by city council.

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H. Parking Lot Design – If required, the consultant shall design a parking lot at the intersection of Texas Drive and E. Oak Street. The parking lot size would be approximately 125' north to south and 120' east to west. CITY shall provide notice to the Consultant prior to the 60% Plan Development phase if the parking lot is it to be included in the original project schedule.

VI. Exclusions

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

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

B. Existing pavement assessment and/or evaluation;

C. Preliminary or Final Plats;

D. Environmental assessment or remediation;

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

F. Fees for permits and bid advertising;

G. Traffic impact analysis and signal warrants;

H. Construction inspection and material testing services during construction;

I. Designs for Trench Safety;

J. Alternatives and Deliverables not included in the original scope;

K. Design of Improvements outside the Project limits;

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

M. Design or standard drawing changes that occur after the 60% plan have been completed.

N. On-Site meetings or other meetings other than those listed above.

O. Pavement Design beyond that furnished in the Geotechnical Report.

P. Design of any utilities or relocations other than storm, water and sewer within the project limits.

Q. Water Distribution Capacity Analysis or Master Planning.

R. Sanitary Sewer Capacity Analysis or Master Planning.

S. Retaining walls, bridges, non-standard culvert drainage structures, or other significant structural design or details.

T. Traffic Engineering/Traffic Counts, Signal Plans, Signal Design at intersections.

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U. Stand alone City fiber Plans

V. Resetting disturbed control points for construction.

W. Opening city manholes or water vaults that are bolted or “frozen”.

X. Providing survey control or ROW monuments other than iron rods.

Y. Detailed construction staking.

Z. Internal inspection of sanitary sewer lines or storm drain lines.

AA. Gabion design or stream bank stabilization.

BB. Review of Contractors’ monthly and final payment requests and monthly pay estimates.

CC. Prepare change orders or Addendums (unless to correct error on plans).

DD. Bid Phase Services (other than what is expressly included in this scope).

EE. Construction Administration Services other (other than what is expressly included in this scope).

FF. Separate boundary surveys and Metes and Bounds descriptions.

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EXHIBIT "B"

COMPENSATION

TO BE PROVIDED BY GARVER.TO
CITY OF CELINA
FOR
DOWNTOWN STREET AND DRAINAGE IMPROVEMENTS
E. Elm Street, S. Texas Drive, and E. Oak Street

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

A. **Basic Fee Services** – The basic fee for the services as described in Exhibit "A" will be **$627,812.00** which includes direct costs and charges normally associated with production of these services.

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

BASIC SERVICES		
Phase	**Description**	**Fee**
100	30% Schematic Design	$120,076.00
200	60% Preliminary Engineering	$240,072.00
300	90% Final Engineering Design	$145,598.00
400	100% Final Engineering Design	$104,348.00
500	Bidding Services	$17,718.00
SUBTOTAL		**$627,812.00**

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

SPECIAL SERVICES		
Phase	**Description**	**Fee**
1000	Construction Administration	$19,456.00
2000	Design Survey	$48,728.00
3000	Utility Coordination	$29,050.00
4000	SUE	$37,062.00
5000	ROW & Easement Documents	$65,000.00
6000	Replating	$15,000.00
7000	Geotechnical Services	$40,616.00
8000	Public Meetings	$13,780.00
9000	Parking Lot Design	$32,518.00
10000	Additional Topographic Survey	$10,000.00
SUBTOTAL		**$311,210.00**

The total maximum fee for all services is **$939,022.00**. All fees and invoices shall be billed as lump sum.

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Draft Scoping Schedule

Downtown Street and Drainage Improvements for
E. Elm St, S. Texas Dr. and E. Oak St.
Project Schedule

ID	Task Name	Duration	Start	Finish	Predecessors
1	**Elm Street Reconstruction Project**	**1586 days?**	**Mon 6/13/22**	**Mon 7/10/28**	
2	**Project Startup**	**1105 days**	**Mon 6/13/22**	**Fri 9/4/26**	
3	Scoping Meeting	0 days	Thu 6/11/26	Thu 6/11/26	
4	Draft Scope to City	2 days	Mon 6/13/22	Tue 6/14/22	
5	Garver Finalize and Submit Scope	4 days	Wed 6/15/22	Mon 6/20/22	4
6	Council Meeting Approval	16 days	Tue 6/21/22	Tue 7/12/22	5
7	NTP	3 days	Wed 7/15/26	Fri 7/17/26	6
8	Survey (Lidar & Topo)	20 days	Mon 7/20/26	Fri 8/14/26	7
9	SUE	25 days	Mon 7/20/26	Fri 8/21/26	7
10	Geotechnical Investigations	35 days	Mon 7/20/26	Fri 9/4/26	7
11	**Schematic Design 30%**	**40 days**	**Mon 7/20/26**	**Fri 9/11/26**	
12	Roll Plots	15 days	Mon 7/20/26	Fri 8/7/26	7
13	Drainage Map	15 days	Mon 7/20/26	Fri 8/7/26	7
14	OPCC	15 days	Mon 7/20/26	Fri 8/7/26	7
15	Tree Survey Recommendations	15 days	Mon 7/20/26	Fri 8/7/26	7
16	**Submit 30% SCH Roll Plots**	**0 days**	**Mon 8/17/26**	**Mon 8/17/26**	**15**
17	City Review Plans	10 days	Mon 8/17/26	Fri 8/28/26	16
18	Address Comments	5 days	Mon 8/31/26	Fri 9/4/26	17
19	Host Public Meeting	5 days	Mon 9/7/26	Fri 9/11/26	18
20	**Preliminary Design 60%**	**76 days**	**Mon 9/7/26**	**Mon 12/21/26**	
21	Prepare 60% Plan Set	35 days	Mon 9/7/26	Fri 10/23/26	18
22	60% QC	20 days	Mon 10/26/26	Fri 11/20/26	21
23	Address QC Comments	11 days	Mon 11/23/26	Mon 12/7/26	22
24	**Submit 60% Preliminary Design**	**0 days**	**Mon 12/7/26**	**Mon 12/7/26**	23
25	City Review Plans	10 days	Tue 12/8/26	Mon 12/21/26	24
26	**Final Design 90%**	**69 days**	**Tue 12/22/26**	**Fri 3/26/27**	
27	Prepare 90% Plan Set	30 days	Tue 12/22/26	Mon 2/1/27	25
28	90% QC	10 days	Tue 2/2/27	Mon 2/15/27	27
29	Address QC Comments	10 days	Tue 2/16/27	Mon 3/1/27	28
30	**Submit 90% Preliminary Design**	**0 days**	**Mon 3/1/27**	**Mon 3/1/27**	29
31	City Review Plans	10 days	Tue 3/2/27	Mon 3/15/27	30
32	Address Comments	5 days	Tue 3/16/27	Mon 3/22/27	31
33	Host Public Meeting	4 days	Tue 3/23/27	Fri 3/26/27	32
34	**Final Design 100%**	**46 days**	**Mon 3/29/27**	**Mon 5/31/27**	
35	Prepare 100% Plan Set	15 days	Mon 3/29/27	Fri 4/16/27	33
36	100% QC	5 days	Mon 4/19/27	Fri 4/23/27	35
37	Address QC Comments	6 days	Mon 4/26/27	Mon 5/3/27	36
38	**Submit 100% Final Design**	**0 days**	**Mon 5/3/27**	**Mon 5/3/27**	37
39	City Review Plans	10 days	Tue 5/4/27	Mon 5/17/27	38

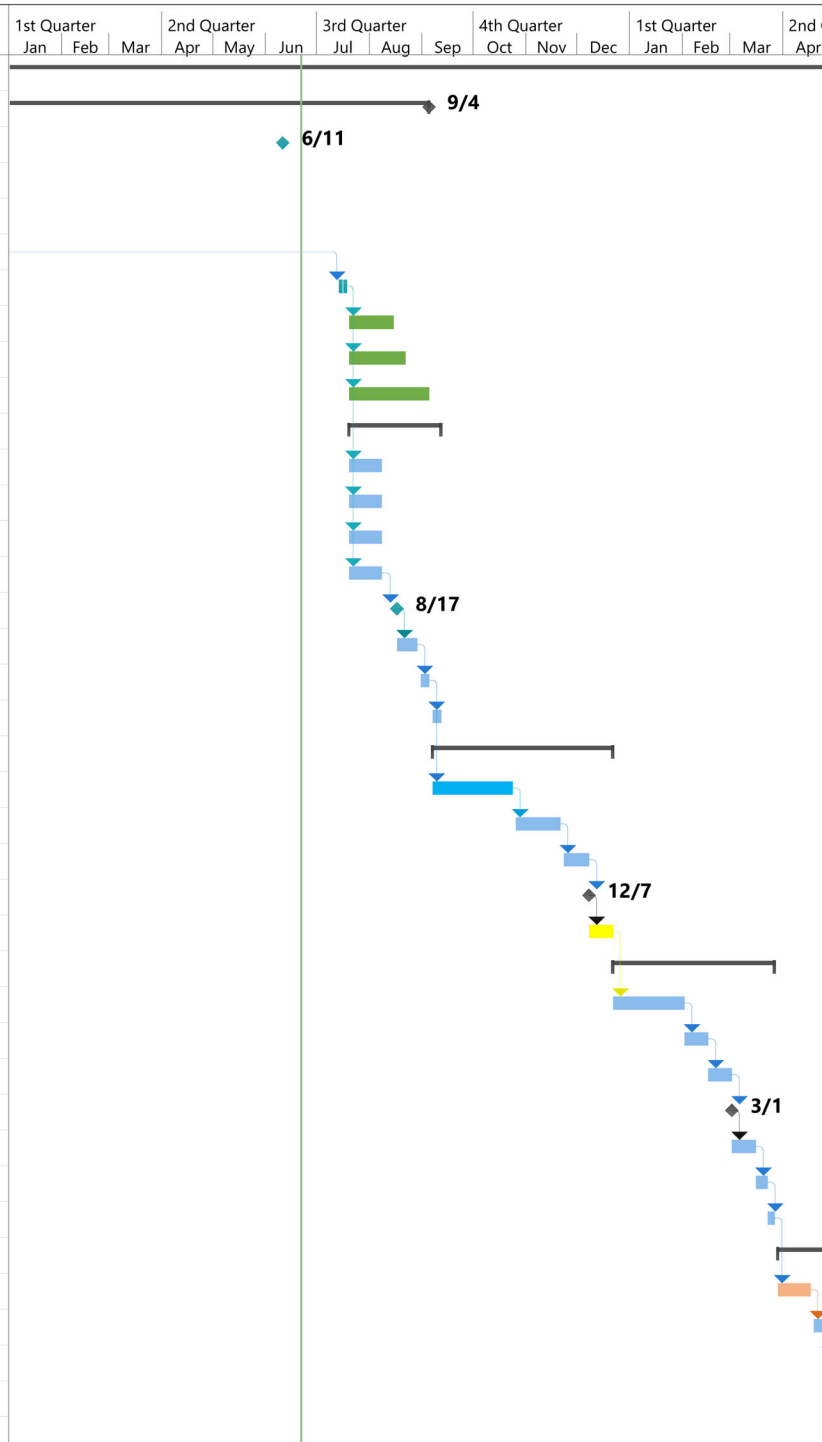


EXHIBIT "A"
SCOPE OF SERVICES

TO BE PROVIDED BY GARVER, LLC TO

CITY OF CELINA
FOR
DOWNTOWN STREET AND DRAINAGE IMPROVEMENTS
E. Elm Street, S. Texas Drive, and E. Oak Street

1. PROJECT DESCRIPTION

This Scope of services of professional design services whereas the CITY proposes to reconstruct three (3) residential streets and associated utility/drainage improvements along the corridor.

- **E. Elm St** – Beginning at western edge of the intersection of S Texas Dr extending to the western edge of the intersection of S Preston Rd (~ 900 feet)
- **S. Texas Dr** – Beginning at northern edge of the intersection of E Ash St extending to the southern edge of the intersection of E Elm St (~ 700 feet)
- **E. Oak St** – Beginning at western edge of the intersection of S Texas Dr extending to the west and ending in a cul-de-sac (~ 300 feet)

Anticipated improvements include roadway paving, street parking, drainage, water, sanitary sewer, illumination, and sidewalks. Services by the CONSULTANT shall include all aspects of the work set forth in the following scope of services. The Scope of Basic Services for the Project will assume the design matches the proposed roadway configuration requested by the city during scoping. Garver will provide the city with two (2) Alternative Layouts for the project corridor. If the City wishes to proceed with additional alternatives, then the chosen Alternative will be authorized as a Special Service.

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

1. Reconstruct streets using a curb and gutter concrete paving section as approved by the CITY including the addition of sidewalk and on street parking, and reconstruction of driveway approaches to the ROW line and beyond as necessary for profile grade restrictions.
2. Construct storm sewer system to carry the CITY design storm runoff and outfall to Doe Branch Creek and the storm sewer trunk line in E Ash St.
3. Replace existing sanitary sewer lines along E Elm St, S Texas Dr, and E Oak St.
4. Replace/modify existing water lines along E Elm St, S Texas Dr, and E Oak St.

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

All plan submissions will be through the city's MGO platform. Ion Wave is the city's bidding software and Procore is used for project management and construction management.

TASK DESCRIPTIONS – SCOPE OF SERVICES

I. General Requirements

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

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

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

1.

D. Third-Party Coordination – Coordinate with other governmental agencies,

franchise utilities, adjacent developments, and individual property owners as necessary, TDLR (Texas Department of Licensing and Regulation), Collin County Engineering, and any other appropriate entities.

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

II. Preliminary Engineering

A. Data Collection – Obtain and research all existing city utility plans, street plans, drainage plans, plats, easement maps, existing easement information, contour maps, and other features within and pertaining to the Project area. The CONSULTANT will also coordinate with franchise utilities in the area and obtain any available record information. Existing Project conditions shall also be documented using digital photography and/or video. Perform site visit(s) to obtain necessary information/confirm information obtained from other sources. The CITY will provide access to the GIS system for information on existing utilities and available plans. The CITY will provide CCTV of existing sanitary sewer lines that may be considered to remain in service.

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

(1) 30% Schematic Plan Development

- Exhibits – A single roll plot exhibit (1"=40' H/10'V - 36" wide roll plots & PDF), depicting the drainage basin for the entire project. Exhibits will include curb and gutter limits and a tree survey of the proposed construction limits. The exhibit should include plan/profile of the entire basin based on a high-level and preliminary hydrologic and hydraulic assessment of the site and associated drainage areas. The CONSULTANT shall prepare Exhibits for the Design and up to two (2) alternatives. Exhibits shall include the following:
    - Existing topographic survey information.

- Existing/Proposed Right-of-Way and Easements.
- Proposed planimetrics.
- Typical sections.
- Proposed sidewalks and barrier free ramps.
- Basic proposed striping.
- Existing ground at left and right ROW in profile.
- Proposed back of curb profile.
- Limits and sizes of proposed storm drain and culvert. (Plan only)
- Proposed limits of waterline improvements. (Plan only)
- Proposed limits of sanitary sewer improvements. (Plan only)
- Lane assignments to be provided on schematic.

- Design of other scope items will only be completed up to a level necessary to determine order of magnitude costs. Identification of the flow line for the impacted wastewater lines should also be included to determine if proposed new sewer line(s) has sufficient depth to accommodate adjusted residential sewer line connections.
- Identification of the existing and proposed water lines including approximate depth and size.
- Identification of existing electrical service lines and infrastructure for street lighting.

(2) 60% Design Submittal Minimum Requirements

- General Plans – Prepare and update general plan sheets necessary including cover, general notes, sheet index, control sheet, project layout, and typical sections
- Removal Plans – Prepare plans sheets depicting any and all removals of existing public and private infrastructure specifying any necessary replacements and/or relocations. Include all existing utility mapping obtained in SUE effort (Section V. D) and label appurtenances to remain, adjust and/or protect. Include all tree survey data (6” DBA and up) and indicate preservation or removal on a separate Tree Removal/Protection plan.
- Plan & Profile Drawings – Establish and/or refine horizontal and vertical alignments along proposed paving limits, drainage/storm lines. Provide separate alignment geometry data sheets. Determine any conflicts with private property including fences, mailboxes, driveways, sidewalks, etc., and provide preliminary replacement or alternate design options required. Present two (2) alternatives, which may provide cost savings to the CITY. All roadway sections will match City of Celina Residential Street criteria with a 5-foot sidewalk located on the back of curb on at least one side of the roadway unless otherwise directed. The design will meet all current ADA, PROWAG, and City standard details.

- Drainage Analysis – Delineate and refine all drainage areas for the Project including tabulation of runoff, inlet, and ponded width calculations in accordance with CITY requirements. Provide trunk main plan sheets and detention pond plan sheets, including all necessary intake inlets and/or headwalls, and channel limits. Provide plan and profile sheets for storm sewer lines and identify utility line crossing conflict. Storm drain construction is anticipated in several locations. New inlets will be installed on along E. Elm Street, S.Texas Drive, E. Oak St and tied into an upsized proposed storm drain system that will replace the existing 21-inch RCP storm drain along E. Oak Street, which will need to be upsized to accommodate the proposed storm sewer flows.

  This pipe's outfall in Doe Branch Creek will be redesigned to accommodate the reconstructed trunk line. Design will include coordination with the Doe Branch Stream Restoration team for outfalls to the creek. The existing corrugated metal arch pipe culvert crossing Elm Street will be Removed to accommodate the roadway reconstruction. New storm drain trunk line will be constructed along E. Elm Street and routed down S.Texas Drive and will tie into the enlarged E. Oak Street trunk line and outfall into Doe Branch.

- Public Utility Plans – Prepare plan sheets indicating locations of proposed public water and sanitary sewer lines within the project limits. Show connections to existing public utilities and indicate any potential conflicts. All proposed utility lines will be stationed and include design of horizontal alignment. Sanitary Sewer plans will include the design of vertical alignment for main lines. Public water lines which are less than 12" diameter do not require profile. Any water line 12" or larger will require a plan and profile sheet. Water and sanitary sewer connection laterals will not include vertical design.

  The existing sanitary sewer network will be analyzed to determine the optimal routing of sanitary flows to the trunk line in Ash Street. The team will analyze two options. Option 1 consists of rerouting the 3 properties on Oak Street east of Doe Branch Creek to a trunk line in Texas Street, then reconstructing the sanitary sewer line in Texas Drive to flow south to the trunk line in Ash Street. Option 2 consists of maintaining existing routing along Texas Drive and reconstructing the sanitary sewer under Oak Street to flow along the east bank of Doe Branch Creek, to the existing SS MH at Arkansas Street and Ash Street. All proposed sanitary sewers constructed with this project will be 8-inch PVC.

  Existing water lines will be reconstructed with 12" PVC water lines along Texas, Elm and Oak Streets to service all properties and accommodate the proposed park and roadway reconstruction.

  As directed by the City, if proposed conduit for future City Fiber is desired as part of this project, Garver shall include the locations, material type, and length of proposed conduit and junction boxes on

the Plan and Profile sheets with additional details shown on the typical sections..

- Illumination Plans - Design will include full lighting design for the new roadway and associated sidewalks and crosswalks. Lighting will consist of LED conventional roadway light fixtures and shall be coordinated with the client for preference of size, style, brightness, and color. The lighting will be designed to be in accordance with current City, TxDOT, and IESNA standards. A photometric analysis of the roadways, crosswalks, and sidewalks will be provided for review and approval by the client.

  All lighting will be fed by either a new dedicated power service or an existing power service, with the location and requirements coordinated with the electric utility. Voltage drop calculations will be performed to determine conductor size and quantity of branch circuits. Light pole foundations will be to TxDOT standards.

  Garver will provide preliminary plans detailing the lighting design, including light pole locations, conduit routing, power service locations, electrical details, electrical tables with light fixture and light pole information, and cost estimate in each deliverable package for client review and comment.

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

- Cross Sections – Develop cross sections for roadways and driveways (as needed) with existing ROW lines, cross slopes, elevations, profile grade line, stations, ditch lines, retaining walls, etc. properly labeled. Submit roadway cross section sheets at 25’ maximum intervals and at critical locations (driveways, culverts, non-typical roadside features, etc.)

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

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

- Deliverables – Plan set is anticipated to include the following drawings and specifications:
  - Cover Sheet
  - Sheet Index
  - Project Layout and Control Sheet
  - Typical Sections

- Removal Plan
- Tree Removal/Protection
- Paving Plan and Profile Sheets
- Drainage Area Map
- Drainage Calculation Summary Tables, excluding Hydraulics
- Drainage Plan and Profile Sheets
- Sanitary Sewer Plan and Profile Sheets
- Water Line Plan and Profile Sheets
- Illumination Plan
- Standard and Special Details
- Traffic Control & Access Concepts
- Cross Sections Sheets
- Identify all required off-site easements
- Preliminary right of way exhibits - CONSULTANT will provide a roll plot for preliminary right of way needs.

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

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

E. Plan Walk - The CITY and CONSULTANT shall complete a plan walk in-hand after submission of the 60% plan set.

III. Final Engineering Design

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

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

a) Previous Drawings – Revise and complete previously prepared drawings.
b) Traffic Control Narrative – Refine traffic control phasing, prepare final narrative and TCP Typical Sections.
c) Signing & Pavement Marking – Prepare permanent signing and

pavement marking plan in accordance with City requirements and the Texas Manual on Uniform Traffic Control Devices (TMUTCD). The existing street name blades and stop signs should be reused as much as possible.

d) Erosion Control Plans – Prepare erosion control plans (including post-construction erosion controls such as sod) to comply with CITY and any federal, state, or local requirements. This includes site specific data for a separate, Post construction Water Quality Protection Plan that may be prepared and managed by the CONTRACTOR as required by CITY.
e) Opinion of Probable Construction Cost – Prepare an updated estimated construction quantities and engineer's opinion of probable construction costs (OPCC) tabulated in Microsoft Excel format. The CITY may request additional justification for significant cost differences from previously provided OPCC's.
f) Deliverables – Plan Set is anticipated to include the following drawings and specifications:
    - Cover Sheet
    - Sheet Index
    - Project Layout and Control Sheet
    - Typical Sections
    - Removal Plan
    - Grading Plans
    - Tree Removal/Protection Plan
    - Traffic Control Narrative & Phasing Plan
    - Paving Plan and Profile Sheets
    - Driveway Profiles
    - Miscellaneous Sidewalk and Paving Details
    - Drainage Area Map
    - Drainage Calculation Summary Tables
    - Drainage Plan and Profile Sheets
    - Water Plan and Profile Sheets
    - Sanitary Sewer Plan and Profile Sheets
    - Signing & Pavement Marking Plans
    - Erosion Control Plan
    - Illumination Plan
    - Standard and Special Details
    - Cross Section Sheets
    - Preliminary ROW and Easement documents (with 90% Plans)
    - Final ROW and Easement documents (with 100% Plans)
        - Documents should include individual easements and ROW documents necessary to facilitate the acquisition of necessary ROW as described in the Special Services section of this contract. Basic research to identify and recover affected Right-of-Way within project area. Research includes recovering sufficient monumentation to

provide Garver limits of existing Right-of-Way.

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

C. Final Engineering Submittals – Plan submittals will occur at ninety percent (90%) and one hundred percent (100%) completion stages.

   CONSULTANT will provide a link containing electronic files of all plans and documents (PDF), opinion of probably construction costs (Excel), and all necessary supplemental calculations and supporting documents for the CITY to download. A USB of these files can also be provided upon request.

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

IV. Bid Phase Services

A. Bid Documents –Provide final construction plans and technical documents for project manual to CITY in electronic format for inclusion on CITY procurement system as required in a format for a competitive sealed proposal. Provide bid schedule in Microsoft Excel format for use by contractors as prescribed by the CITY. The CITY will utilize Procore PM software for project documentation and communications. The CONSULTANT will be responsible for the preparation of bid documents in a format ready for procurement via the CITY procurement system.

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

C. Bid Calculator – The CONSULTANT will prepare a bid calculator for each project.

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

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

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

completeness.

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

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

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

V. Special Services

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

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

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

(2) Pre-Construction Conference – Meet with the CITY, the contractor, and other interested parties to discuss the construction of the Project, including Project requirements, communication procedures, Project scheduling, personnel, laboratory testing requirements, field inspection, construction staking, pay requests, and other pertinent matters that may impact the project.

(3) Construction Observation – Provide on-site construction observation services during the construction phase along with attending construction meetings as deemed necessary by the CITY. It is not the intent of these visits to be performed at every aspect of the contractor's work. A maximum of three (3) site visits are assumed for budget purposes which does not include substantial or final walk through on- site meetings. Consultant may be required, as-needed,

to attend construction progress meetings as determined necessary by CITY. A maximum of three (3) progress meetings are assumed for budget purposes. Construction observations are to be limited to spot checking, selective measurements, and similar methods of general observation of the work based on exercise of professional judgment and familiarization of the design intent. Based on the information obtained during such visits and such observations, CONSULTANT will keep the CITY informed on the general progress of the work.

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

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

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

(7) Record Drawings – Prepare record drawings in digital format utilizing CITY and contractor as-built information showing changes made during construction. Provide a CD/DVD/USB containing a PDF of the record plan set, TIFF images of each individual plan sheet, and a project base map in CAD format. CONSULTANT shall perform its services in accordance with such Project schedule as is specified in the Contract, but in any event as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project in the case of delays caused by the CITY's review of documents submitted under this Contract.

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

(1) Project Control – Control Points shall be placed generally along project limits at an interval of approximately 500 LF. Control shall be located in stable locations (i.e. concrete, iron rods) located outside future construction areas). Project will be tied to City of Celina benchmarks for elevations (NAVD88) and Texas State Plane North Central Zone horizontal

coordinates as provided by the CITY. A surface to grid scale factor for the project will be provided.

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

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

a) Establish horizontal and vertical control using CITY criteria.
b) Tie right-of-way lines and corners, property lines and corners, trees six (6) inches in diameter and larger, fence lines, and other visible surface features.
c) Topographic Information including cross sections of the existing ground features as needed for design. Collect spot elevations as required to facilitate the generation of one-foot (1') contours and a 3d digital TIN surface. Points will be surveyed at regular intervals as well as defining breaklines such as ground grade changes, ditches, top/toe of slopes, flow-lines, edges of pavement, curb and gutter, crowns of roadway, etc.
d) Horizontal and vertical location of all existing facilities within the Project limits including, but not limited to, existing paving (including type), driveways, curbs, sidewalks, buildings (including edge of foundation), mailboxes, landscaping, bridges, culverts, retaining walls, etc. Tie existing visible franchise utilities (including underground utilities if exposed) and appurtenances, and public utilities such as water valves, fire hydrants, manholes, etc.
e) Locate the approximate position of underground utilities or structures that may be within the limits of the Project. Such utilities include, but are not limited to, wastewater (including flowline survey at manholes), water, gas, electric, storm sewer, telephone, illumination poles, power poles, traffic poles, pedestals, vaults, and television cable. Consultant will initiate OneCall/Texas811 or contact individual utility companies to mark existing underground utilities in the field and shall show such utilities on the base map either based upon field locations or available construction as-builts.
f) Provide rim and flowline/invert elevation and size information of all wastewater, storm, and culvert structures. Provide direction of pipes in manholes. Verify the Manhole material Type (brick/concrete). All information shall be shown (called out) in the electronic CADD file.

g) Provide rim elevations and top nut measure downs for all water valves.
h) Landscape areas within or adjacent to the ROW will be surveyed and labeled
i) All properties adjacent to projects shall be identified by Name, Address, Lot Number, and Deed Information.
j) Recover sufficient monumentation to recover limits of existing right-of-way and parcel corners suitable for engineering design. (Not a boundary survey)
k) Field Survey limits shall extend beyond the ROW to the front face of existing structures adjacent to the proposed roadways or a minimum of 20' past the ROW where no structures are present. Survey limits to also include 50' beyond the curb return of the existing pavement at intersections, unless otherwise shown. See Exhibit F for limits of field survey.

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

(1) General Coordination – Design coordination with franchise utilities and their representatives regarding proposed project improvements. Submit milestone design plans to the CITY franchise utility coordinator for distribution to franchise utilities. Assist the CITY with coordination efforts to ensure franchise utilities are designed to clear proposed improvements and in a timely manner.
(2) Site Visits – Perform up to two (2) site visits with the CITY and/or impacted franchise utility representatives.

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

(1) Level 'B' Services
a) Horizontal location of utilities will be determined.
b) Up to 8,000 linear feet of designation

(2) Level 'A' Services
a) Horizontal and vertical location of utilities will be determined.
b) Up to ten (10) test holes in addition to the Level 'B' Services listed above will be provided at a rate of $2,000 EA per test hole to the depth required.

E. Right or Way and Easement Documents – Upon approval of the Preliminary Design Plans, the CONSULTANT shall survey, render field notes, and prepare a ROW/Easement map and individual parcel exhibits for any additional ROW or easements, including temporary construction easements and/or easement

abandonments if needed for the Project. Perform necessary surveying operations for the identification and delineation of up to fifteen (15) easement parcels and five (5) ROW parcels. ROW and Easement Documents shall include the following:

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

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

a) Parcel Identification Number
b) Area Required
c) Area Remaining
d) Legal Description
e) Current Ownership
f) Any existing platted easement or easements filled by separate instrument including easements provided by utility companies.
g) Metes and bounds description of parcel to be acquired for the Project. The description shall be provided on a separate sheet from the exhibit. Each type of easement shall be described separately. Submit up to three (3) copies of right-of-way documents to the CITY after the sixty percent (90%) plan submittal review and resolution of comments. Final Documents submitted at 100% Plans.

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

(4) Replating – The CONSULTANT will prepare a Replat for the project based on a Boundary Survey of the site. This plat will show easements, dedications, and other information required by the CITY.

i. Included in this item:
    1. Coordination of CITY review and approval of this plat and attendance at city staff, Planning and Zoning, and City Council meetings as normally required.
    2. Monumentation of perimeter boundaries of the site.
ii. Not Included in this item:
    1. Any special monumentaion requirements by the CITY, including block corners, interior lot corners, or flood plain corners.

F. Geotechnical Investigation – The CONSULTANT will provide a Geotechnical

Engineer Report, no later than the preliminary design phase submittal, containing the following information:

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

a) Field Exploration consisting of the following:
- Field locate the test locations by handheld GPS unit and pacing from existing site features/available plans. Elevations will be interpolated from the plans provided or referenced from published topographical maps.
- Obtain a public utility locate ticket for the location of underground lines. See further information in the Utility Clearance section above.
- Mobilize a truck mounted drilling rig to the site.
- Perform a total of six (6) soil test borings (ASTM 1586/1587 Standard and/or Continuous Sampling) drilled to a depth of 20 feet into the existing grades.
- Measure the depth of groundwater within each exploration location at the time of drilling and at the completion of drilling prior to backfilling. Obtain bulk samples of auger cuttings from a select boring location for laboratory testing.

b) Laboratory Testing:
- Laboratory testing of representative soil samples will be performed to determine the physical and engineering properties of the soil. Laboratory testing will include up to:
- Moisture Content Tests
- Dry unit wights
- Gradation Analysis
- Percent passing No 200 Sieves
- Unconfined compression
- Atterberg Limit Test
- Standard Proctor
- Standard Proctor with Lime
- CBR lime stabilized clay
- Swell at 200 psf Stress
- Swell on Remolded Sample with Lime at 200 psf Stress
- Soluble Sulfate
- Lime/pH series

c) Geotechnical Engineering Report - Upon completion of the field

exploration, laboratory testing, and engineering analyses, we will prepare a written engineering report that will include:

- A review of published soils mapping and/or geologic information.
- Observations from our site reconnaissance and personnel on the drill rig, including current site conditions, surface drainage features, and surface topographic conditions, and/or available satellite imagery.
- A description of the field exploration and laboratory tests performed.
- A site location diagram and a field exploration diagram.
- Final logs of the soil borings in accordance with industry standard practices for geotechnical engineering. Elevations will be interpolated from civil drawings or referenced from topographic information that you supply.
- The results of the laboratory tests will be plotted on the final exploration logs and/or included on separate test report pages.
- Discussion of the subsurface materials encountered along with groundwater conditions observed.
- Subsurface cross sections/profiles may be included that graphically represent the subsurface conditions.
- Provide recommendations for preparation of pavement subgrades and suggested Portland cement concrete sections per City of Celina guidelines, and/or other applicable standards based on the traffic data provided by the Client/City. Traffic data (ADT, % truck, truck type, growth rate, and/or ESALs) and roadway classification for the design of the pavement section will be provided by the Client/City or others.
- Compaction requirements and suitable material guidelines for grading the site, as well as construction considerations relating to the pavements, and site work.

G. Public Involvement – Attend up to three (3) public meetings, if required, to communicate project details to citizens, council members, or other interested parties. CITY shall provide meeting location and notices. Any resulting changes to sidewalk locations or pavement sections shall be incorporated into the design prior to the 60% submittal.

(1) The first public meeting will be held after the thirty percent (30%),
(2) The second public meeting will be held after the ninety percent (90%) plan review.
(3) The third public meeting will be held as part of the pre-construction meeting which will be held after the bid has been awarded by city council.

H. Parking Lot Design – If required, the consultant shall design a parking lot at the intersection of Texas Drive and E. Oak Street. The parking lot size would be approximately 125' north to south and 120' east to west. CITY shall provide notice to the Consultant prior to the 60% Plan Development phase if the parking lot is it to be included in the original project schedule.

VI. Exclusions

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

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

B. Existing pavement assessment and/or evaluation;

C. Preliminary or Final Plats;

D. Environmental assessment or remediation;

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

F. Fees for permits and bid advertising;

G. Traffic impact analysis and signal warrants;

H. Construction inspection and material testing services during construction;

I. Designs for Trench Safety;

J. Alternatives and Deliverables not included in the original scope;

K. Design of Improvements outside the Project limits;

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

M. Design or standard drawing changes that occur after the 60% plan have been completed.

N. On-Site meetings or other meetings other than those listed above.

O. Pavement Design beyond that furnished in the Geotechnical Report.

P. Design of any utilities or relocations other than storm, water and sewer within the project limits.

Q. Water Distribution Capacity Analysis or Master Planning.

R. Sanitary Sewer Capacity Analysis or Master Planning.

S. Retaining walls, bridges, non-standard culvert drainage structures, or other significant structural design or details.

T. Traffic Engineering/Traffic Counts, Signal Plans, Signal Design at intersections.

U. Stand alone City fiber Plans

V. Resetting disturbed control points for construction.

W. Opening city manholes or water vaults that are bolted or “frozen”.

X. Providing survey control or ROW monuments other than iron rods.

Y. Detailed construction staking.

Z. Internal inspection of sanitary sewer lines or storm drain lines.

AA. Gabion design or stream bank stabilization.

BB. Review of Contractors’ monthly and final payment requests and monthly pay estimates.

CC. Prepare change orders or Addendums (unless to correct error on plans).

DD. Bid Phase Services (other than what is expressly included in this scope).

EE. Construction Administration Services other (other than what is expressly included in this scope).

FF. Separate boundary surveys and Metes and Bounds descriptions.

EXHIBIT "B"

COMPENSATION

TO BE PROVIDED BY GARVER.TO
CITY OF CELINA
FOR
DOWNTOWN STREET AND DRAINAGE IMPROVEMENTS
E. Elm Street, S. Texas Drive, and E. Oak Street

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

A. **Basic Fee Services** – The basic fee for the services as described in Exhibit "A" will be **$627,812.00** which includes direct costs and charges normally associated with production of these services.

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

BASIC SERVICES		
Phase	**Description**	**Fee**
100	30% Schematic Design	$120,076.00
200	60% Preliminary Engineering	$240,072.00
300	90% Final Engineering Design	$145,598.00
400	100% Final Engineering Design	$104,348.00
500	Bidding Services	$17,718.00
SUBTOTAL		**$627,812.00**

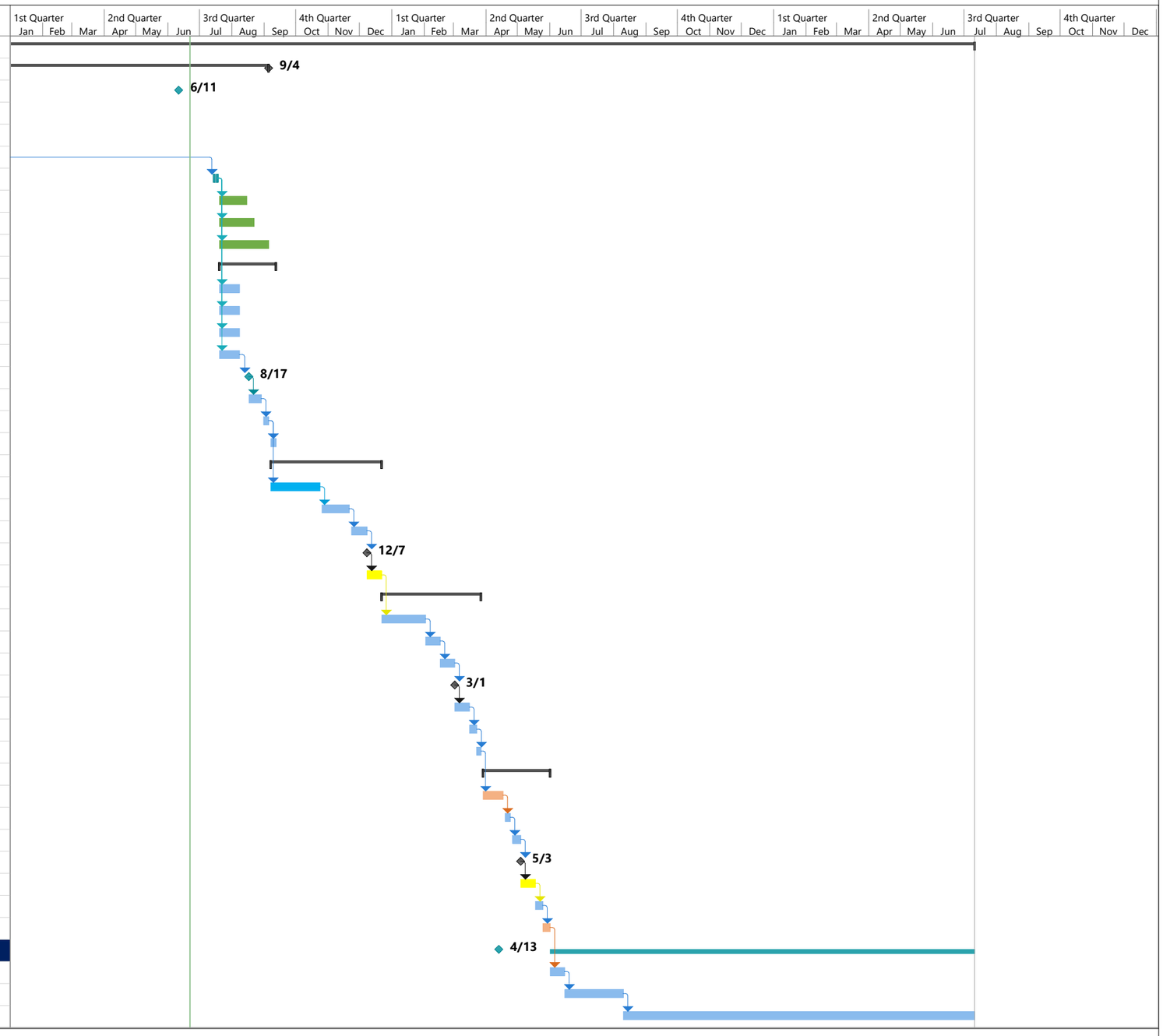
B. **Special Services** – Special Services shall be provided on a Time and Materials basis until the authorized budget for these services is exhausted. A modification and budget increase will be required to continue providing these services once the budget is exhausted.

SPECIAL SERVICES		
Phase	**Description**	**Fee**
1000	Construction Administration	$19,456.00
2000	Design Survey	$48,728.00
3000	Utility Coordination	$29,050.00
4000	SUE	$37,062.00
5000	ROW & Easement Documents	$65,000.00
6000	Replating	$15,000.00
7000	Geotechnical Services	$40,616.00
8000	Public Meetings	$13,780.00
9000	Parking Lot Design	$32,518.00
10000	Additional Topographic Survey	$10,000.00
SUBTOTAL		**$311,210.00**

The total maximum fee for all services is **$939,022.00**. All fees and invoices shall be billed as lump sum.

Downtown Street and Drainage Improvements for
E. Elm St, S. Texas Dr. and E. Oak St.
Project Schedule

ID	Task Name	Duration	Start	Finish	Predecessors
1	**Elm Street Reconstruction Project**	**1586 days?**	**Mon 6/13/22**	**Mon 7/10/28**	
2	**Project Startup**	**1105 days**	**Mon 6/13/22**	**Fri 9/4/26**	
3	Scoping Meeting	0 days	Thu 6/11/26	Thu 6/11/26	
4	Draft Scope to City	2 days	Mon 6/13/22	Tue 6/14/22	
5	Garver Finalize and Submit Scope	4 days	Wed 6/15/22	Mon 6/20/22	4
6	Council Meeting Approval	16 days	Tue 6/21/22	Tue 7/12/22	5
7	NTP	3 days	Wed 7/15/26	Fri 7/17/26	6
8	Survey (Lidar & Topo)	20 days	Mon 7/20/26	Fri 8/14/26	7
9	SUE	25 days	Mon 7/20/26	Fri 8/21/26	7
10	Geotechnical Investigations	35 days	Mon 7/20/26	Fri 9/4/26	7
11	**Schematic Design 30%**	**40 days**	**Mon 7/20/26**	**Fri 9/11/26**	
12	Roll Plots	15 days	Mon 7/20/26	Fri 8/7/26	7
13	Drainage Map	15 days	Mon 7/20/26	Fri 8/7/26	7
14	OPCC	15 days	Mon 7/20/26	Fri 8/7/26	7
15	Tree Survey Recommendations	15 days	Mon 7/20/26	Fri 8/7/26	7
16	**Submit 30% SCH Roll Plots**	**0 days**	**Mon 8/17/26**	**Mon 8/17/26**	**15**
17	City Review Plans	10 days	Mon 8/17/26	Fri 8/28/26	16
18	Address Comments	5 days	Mon 8/31/26	Fri 9/4/26	17
19	Host Public Meeting	5 days	Mon 9/7/26	Fri 9/11/26	18
20	**Preliminary Design 60%**	**76 days**	**Mon 9/7/26**	**Mon 12/21/26**	
21	Prepare 60% Plan Set	35 days	Mon 9/7/26	Fri 10/23/26	18
22	60% QC	20 days	Mon 10/26/26	Fri 11/20/26	21
23	Address QC Comments	11 days	Mon 11/23/26	Mon 12/7/26	22
24	**Submit 60% Preliminary Design**	**0 days**	**Mon 12/7/26**	**Mon 12/7/26**	23
25	City Review Plans	10 days	Tue 12/8/26	Mon 12/21/26	24
26	**Final Design 90%**	**69 days**	**Tue 12/22/26**	**Fri 3/26/27**	
27	Prepare 90% Plan Set	30 days	Tue 12/22/26	Mon 2/1/27	25
28	90% QC	10 days	Tue 2/2/27	Mon 2/15/27	27
29	Address QC Comments	10 days	Tue 2/16/27	Mon 3/1/27	28
30	**Submit 90% Preliminary Design**	**0 days**	**Mon 3/1/27**	**Mon 3/1/27**	29
31	City Review Plans	10 days	Tue 3/2/27	Mon 3/15/27	30
32	Address Comments	5 days	Tue 3/16/27	Mon 3/22/27	31
33	Host Public Meeting	4 days	Tue 3/23/27	Fri 3/26/27	32
34	**Final Design 100%**	**46 days**	**Mon 3/29/27**	**Mon 5/31/27**	
35	Prepare 100% Plan Set	15 days	Mon 3/29/27	Fri 4/16/27	33
36	100% QC	5 days	Mon 4/19/27	Fri 4/23/27	35
37	Address QC Comments	6 days	Mon 4/26/27	Mon 5/3/27	36
38	**Submit 100% Final Design**	**0 days**	**Mon 5/3/27**	**Mon 5/3/27**	37
39	City Review Plans	10 days	Tue 5/4/27	Mon 5/17/27	38
40	Address Comments	5 days	Tue 5/18/27	Mon 5/24/27	39
41	**Submit IFC Plan Set**	**5 days**	**Tue 5/25/27**	**Mon 5/31/27**	40
42	**City of Celina - Council Meeting (Award CO)**	**0 days?**	**Tue 4/13/27**	**Tue 4/13/27**	
43	Bid Award	10 days	Tue 6/1/27	Mon 6/14/27	41
44	Construction Startup Period	2 mons	Tue 6/15/27	Mon 8/9/27	43
45	Construction	12 mons	Tue 8/10/27	Mon 7/10/28	44



Garver Segment
Rev Date: Mon 6/22/26

Task, Split, Milestone, Summary, Project Summary, Inactive Task, Inactive Milestone, Inactive Summary, Manual Task, Duration-only, Manual Summary Rollup, Manual Summary, Start-only, Finish-only, External Tasks, External Milestone, Deadline, Progress, Manual Progress

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2026-1484807

Date Filed:
07/02/2026

Date Acknowledged:
07/02/2026

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

GARVER, LLC
FRISCO, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

CITY OF CELINA, TEXAS

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Contract # 7/14/26
Celina - Elm St to Texas Dr - PSE

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
HOSKINS, BROCK	FRISCO, TX United States	X	
GRAVES, MICHAEL	FRISCO, TX United States	X	
SCHNIERS, BRENT	FRISCO, TX United States	X	
SOBER, JEFFREY	FRISCO, TX United States	X	
MOTT, JR., Wm. EARL	FRISCO, TX United States	X	
HOLDER, JR., JERRY	FRISCO, TX United States	X	
MCILLWAIN, FRANK	FRISCO, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

The Celina Purchasing Department has Received and Acknowledged this Form 1295 as required by Texas Government Code, Section 2252.908. Forms are acknowledged through the Ethics Commission website, and the final acknowledged form does not include a signature. The original document is on file in the bid folder and includes the required signature.

_____
Signature of authorized agent of contracting business entity
(Declarant)

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: July 14, 2026

Agenda Item:
Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately five (5) acres within the Extraterritorial Jurisdiction (ETJ); generally located east of Coit Road and south of CR 101, within the Extraterritorial Jurisdiction (ETJ), for Ramble Infrastructure. (Mohan)

Background Information:
The applicant, Hillwood Communities, has requested the voluntary annexation of approximately five (5) acres; generally located east of Coit Road and south of CR 101. The applicant proposes annexing the right-of-way to provide future access and supporting infrastructure for the planned CISD school serving the Ramble neighborhood. State law requires that cities enter into written agreements with property owners related to the provision of City services (emergency services, water and wastewater facilities, roads, health, code enforcement, zoning, public facilities, etc.) at the time of annexation. Drafted by the City Attorney, the agreement includes a list of services the City will provide at the time of annexation. The approved service agreement is also included within the annexation ordinance.

Please refer to the attached documents for further information, as well as the accompanying annexation agenda item.

The following two agenda items, including this one, comprise one project on the agenda, per the below:

- **Annexation Service Agreement (Consent) - Required of all annexation cases**
- Annexation (Public Hearing) - Voluntary annexation of the subject property

Legal Review:
This annexation follows a standard template approved by the City Attorney's Office.

Supporting Documents:
1. Staff Presentation
2. Location Map
3. Agreement

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.



Ramble Infrastucture

Annexation Service Agreement

City Council - Consent

July 14, 2026

SERVICE AGREEMENT OVERVIEW

- When a property owner applies for voluntary annexation, the City must, per State law, enter into a written agreement with the property owner related to the provision of City services
- Drafted by the City attorney, the agreement includes a list of services the City will provide at the time of annexation
- City services include, but are not limited to, emergency services, water & wastewater facilities, roads, health, code enforcement, zoning, and public facilities
- The approved service agreement is included within the annexation ordinance
- Staff recommends approval as presented



Thank You!



Legend

- Parcels
- Roads
- City Limits
- Subject Property

26-AX-03 Ramble Infrastructure - Annexation - Location Map

City of Celina

6/23/2026

N
W E
S

0 340 680

Feet

Service Agreement for C-3 Annexed Property

The undersigned parties have negotiated, and now enter into, this written Service Agreement for C-3 Annexed Property ("Agreement") pursuant to the authority provided by Section 43.0672, Texas Local Government Code ("LGC"). Pursuant to Section 43.056(l) of the LGC, this Agreement shall have a term of ten (10) years beginning on the date approved by the City Council of Celina. This Agreement is for the following property:

The Property is described in Exhibit A attached hereto and incorporated herein.

NOW THEREFORE, for and in consideration received and the mutual benefits contained herein, the undersigned parties agree to the following Service Plan:

A) SERVICE PLAN GENERALLY

1) This service plan has been prepared in accordance with the Texas Local Government Code, Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).

2) For purposes of this service plan, to "provide" services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

1) Police Protection

   a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
      i) Normal patrol and responses;
      ii) Handling of complaints and incident reports;
      iii) Special units, such as traffic enforcement and investigations; and
      iv) Coordination with other public safety support agencies.

   b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.

   c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.

2) Fire Protection

   a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
      i) Fire suppression and rescue;
      ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life

Support (ALS) fire engines, trucks and ambulances;
iii) Hazardous materials response and mitigation;
iv) Emergency prevention and public education efforts;
v) Technical rescue response; and
vi) Construction Plan Review and required inspections.

b) Fire protection from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.

c) As development commences in these areas, sufficient fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the annexed area.

d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.

3) Emergency Medical Services

a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:
i) Emergency medical dispatch and pre-arrival First Aid instructions;
ii) Pre-hospital emergency Advanced Life Support (ALS) response and transport; and
iii) Medical rescue services.

b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.

c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization, and population density of the areas.

d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization, and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.

2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the

City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.

3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by City ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.

2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization, and population density of the area.

3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.

2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.

3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.

4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.

5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.

2) Inspection services including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will continue to be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.

3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.

4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.

5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.

2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

K) OTHER SERVICES

1) Other services that may be provided by the City of Celina, such as municipal and general administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full

municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.

2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at https://ecode360.com/CE6272.

M) TERM

1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.

Entered into this____ day of _____, 2026.

CITY OF CELINA

By: _____
Name: Robert Ranc
Title: City Manager
Date: _____

OWNER: HILLWOOD COMMUNITIES

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A
Legal Description

BEING a tract of land situated in the George Joy Survey, Abstract No. 488, and the Martha Herron Survey, Abstract No. 415, City of Celina, Collin County, Texas, and being a portion of a called 313.560-acre tract of land described as Tract B in a deed to Ramble Investment, LP, recorded in Instrument No. 2024000009322, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of a tract of land described in a deed to Vicki Harper Revocable Trust, recorded in Instrument No. 2025000005125, said Official Public Records, common to a northeast corner of said Tract B, same being in County Road No. 101, same also being on the southerly line of a called 1.3489-acre tract of land described in a deed to the City of Celina, Texas, recorded in Instrument No. 2024000070413, said Official Public Records;

THENCE South 00°13'53" East, along the common line of said Tract B and said Harper tract, a distance of 49.90 feet to a point for corner;

THENCE departing said common line and crossing said Tract B the following courses and distances:

South 44°37'35" West, a distance of 7.24 feet to a point for corner;

South 00°13'53" East, a distance of 486.38 feet to a point at the beginning of a tangent curve to the right with a radius of 800.00 feet, a central angle of 16°14'22", and a chord bearing and distance of South 07°53'18" West, 225.99 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 226.74 feet to a point for corner;

South 16°00'29" West, a distance of 16.64 feet to a point for corner;

South 27°17'15" East, a distance of 36.39 feet to a point at the beginning of a non-tangent curve to the right with a radius of 715.00 feet, a central angle of 06°16'59", and a chord bearing and distance of South 66°26'33" East, 78.37 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 78.41 feet to a point for corner;

South 63°18'04" East, a distance of 251.79 feet to a point at the beginning of a tangent curve to the left with a radius of 695.00 feet, a central angle of 50°59'42", and a chord bearing and distance of South 88°47'55" East, 598.36 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 618.57 feet to a point for corner;

North 65°42'14" East, a distance of 104.48 feet to a point for corner;

North 24°01'13" East, a distance of 37.34 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,390.00 feet, a central angle of 15°44'57", and a chord bearing and distance of North 09°16'27" West, 380.87 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 382.07 feet to a point for corner;

South 89°54'44" East, a distance of 82.32 feet to a point for corner;

South 00°05'16" West, a distance of 50.00 feet to a point for corner;

North 89°54'44" West, a distance of 10.00 feet to a point for corner;

South 43°07'29" West, a distance of 13.65 feet to a point at the beginning of a non-tangent curve to the left with a radius of 1,330.00 feet, a central angle of 13°25'49", and a chord bearing and distance of South 10°46'09" East, 311.04 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 311.76 feet to a point for corner;

South 63°58'56" East, a distance of 13.82 feet to a point for corner;

North 69°44'06" East, a distance of 9.62 feet to a point for corner;

South 24°17'46" East, a distance of 56.66 feet to a point for corner;

South 61°45'05" West, a distance of 15.43 feet to a point for corner;

South 21°41'31" West, a distance of 15.31 feet to a point for corner;

South 18°22'03" East, a distance of 12.30 feet to a point for corner;

South 68°56'20" West, a distance of 56.70 feet to a point for corner;

North 26°05'54" West, a distance of 9.08 feet to a point for corner;

North 70°11'50" West, a distance of 14.36 feet to a point for corner;

South 65°42'14" West, a distance of 114.50 feet to a point at the beginning of a tangent curve to the right with a radius of 755.00 feet, a central angle of 50°59'42", and a chord bearing and distance of North 88°47'55" West, 650.01 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 671.97 feet to a point for corner;

North 63°18'04" West, a distance of 251.79 feet to a point at the beginning of a tangent curve to the left with a radius of 655.00 feet, a central angle of 27°18'59", and a chord bearing and distance of North 76°57'34" West, 309.33 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 312.28 feet to a point for corner;

South 89°22'57" West, a distance of 449.16 feet to a point for corner;

South 44°37'31" West, a distance of 56.81 feet to a point for corner;

South 89°50'01" West, a distance of 30.63 feet to a point for corner on the westerly line of said Tract B, same being on the easterly line of a called 295.52-acre tract described in a deed to Ramble Phase I, LLC, recorded in Instrument No. 2024000009325, said Official Public Records, same also being in County Road No. County Road No. 97;

THENCE North 00°09'59" West, along the common line of said Tract B and said 295.52-acre tract and generally along said County Road No. 97, a distance of 317.30 feet to a point for corner;

THENCE departing said common line and said County Road No. 97 and crossing said Tract B the following courses and distances:

South 84°13'50" East, a distance of 47.86 feet to a point for corner;

South 05°46'10" West, a distance of 94.17 feet to a point at the beginning of a tangent curve to the left with a radius of 1,340.00 feet, a central angle of 03°22'29", and a chord bearing and distance of South 04°04'56" West, 78.91 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 78.93 feet to a point for corner;

South 44°32'24" East, a distance of 55.49 feet to a point for corner;

North 89°22'57" East, a distance of 448.52 feet to a point at the beginning of a tangent curve to the right with a radius of 715.00 feet, a central angle of 12°13'03", and a chord bearing and distance of South 84°30'32" East, 152.17 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 152.46 feet to a point for corner;

North 59°18'12" East, a distance of 36.39 feet to a point for corner;

North 16°00'29" East, a distance of 16.64 feet to a point at the beginning of a tangent curve to the left with a radius of 740.00 feet, a central angle of 16°14'22", and a chord bearing and distance of North 07°53'18" East, 209.04 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 209.74 feet to a point for corner;

North 00°13'53" West, a distance of 486.08 feet to a point for corner;

North 45°22'25" West, a distance of 35.27 feet to a point for corner;

South 89°29'03" West, a distance of 495.48 feet to a point for corner;

North 00°04'18" East, a distance of 30.00 feet to a point for corner on the northerly line of said Tract B, same being on the southerly line of the aforementioned 1.3489-acre tract, same also being in the aforementioned County Road No. 101;

THENCE North 89°29'02" East, along the common line of said Tract B and said 1.3489-acre tract and generally along said County Road No. 101, a distance of 585.43 feet to the **POINT OF BEGINNING** and containing 219,324 square feet or 5.035 acres of land, more or less.



City Secretary's Office
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Ashley Owens, City Secretary
CC: Robert Ranc, City Manager, Karla Stovall, Assistant City Manager
Date: July 14, 2026

Agenda Item:
Consider and act to accept the resignation of Lorrie Cipriano-Wallace from the Keep Celina Beautiful Board. (Owens)

Background Information:
This item formally accepts Lorrie Cipriano-Wallace's resignation from the Keep Celina Beautiful Board in accordance with the Boards and Commissions Policy. The City of Celina sincerely appreciates Lorrie’s service. Her time, input, and dedication are truly valued.

Legal Review:
N/A

Supporting Documents:
1. Staff Presentation

Financial Consideration:
N/A

Staff Recommendation:
N/A



Boards and Commissions Service

July 14, 2026

City Secretary's Office



Resignation of KCB Board Member

This item formally accepts Lorrie Cipriano-Wallace's resignation from the Keep Celina Beautiful Board.

The City of Celina sincerely appreciates Ms. Cipriano-Wallace's service to the Keep Celina Beautiful Board.



Thank You!

Life Connected.

Strategic Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Robert Ranc, City Manager
CC:
Date: July 14, 2026

Agenda Item:
Consider and act to approve an Amended Ultimate Boundary Line Agreement between the City of Aubrey, Texas and the City of Celina, Texas. (Ranc)

Background Information:
On December 19, 2005, the City of Aubrey entered into an Ultimate Boundary Line Agreement (Agreement) with the City of Celina. The Agreement established municipal boundary and extraterritorial jurisdiction (ETJ) lines for each City. Since the execution of the Agreement, both Cities have experienced significant growth, which has changed the municipal boundaries and respective ETJ boundaries. This Amended Ultimate Boundary Line Agreement (Amended Agreement) reflects related changes resulting from development which has changed each City's respective boundaries.

Staff has reviewed the proposed Amended Agreement to ensure it accurately reflects the current municipal boundaries between the Cities.

Legal Review:
The City Attorney has reviewed and approved the proposed Amended Ultimate Boundary Line Agreement.

Supporting Documents:
1. Staff Presentation
2. Amended Ultimate Boundary Line Agreement
3. Exhibit A

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval of the Amended Ultimate Boundary Line Agreement as proposed.



CITY COUNCIL MEETING

Amended Ultimate Boundary Line Agreement

July 14, 2026

Celina/Aubrey Amended Ultimate Boundary Line Agreement

- On December 19, 2005, the City of Aubrey entered into an Ultimate Boundary Line Agreement with the City of Celina. The Agreement established municipal boundary and extraterritorial jurisdiction (ETJ) lines for each City
- Since the execution of the Agreement, both cities have experienced significant growth, which has changed the municipal boundaries and respective ETJ boundaries.
- This Amended Ultimate Boundary Line Agreement (Amended Agreement) reflects related changes resulting from development which has changed each City's respective boundaries.
- Staff has reviewed the proposed Amended Agreement to ensure it accurately reflects the current municipal boundaries between the Cities.



Questions?

AMENDED ULTIMATE BOUNDARY LINE AGREEMENT

This Amended Ultimate Boundary Agreement, with **Exhibit A** (hereinafter the Amended Agreement) is entered into by and between the City of Aubrey, Texas, a home rule municipality ("Aubrey") and the City of Celina, Texas, a home rule municipality ("Celina") (each individually referred to as "City" or "Party" and collectively referred to as "Cities" or "Parties") shall become effective on the date of signature of the last Party to sign as indicated by the date associated with that Party's signature below (the "Effective Date").

WHEREAS, the City of Aubrey, Texas ("Aubrey") is a Home Rule municipality located in Denton County, Texas; and

WHEREAS, the City of Celina, Texas ("Celina") is a Home Rule municipality located in both Collin County and Denton County, Texas; and

WHEREAS, Aubrey and Celina are adjacent cities that currently share common boundaries in Denton County and each City is empowered by State law and the Texas Constitution to establish their respective corporate boundaries and their respective extraterritorial jurisdiction boundaries; and

WHEREAS, both Aubrey and Celina are empowered to enter into agreements concerning their respective extraterritorial jurisdiction boundaries ("ETJ") and corporate limit boundaries by, but necessarily limited to, the authority granted them pursuant to Chapter 791 of the Texas Government Code ("Interlocal Cooperation Act") and Texas Local Government Code, including Chapter 43, as well as the authority to enter into agreements with one another to perform governmental functions such as the determination of ETJ boundaries and corporate limit boundaries; and

WHEREAS, on December 19, 2005 after approval by the respective governing bodies of Aubrey and Celina, the Cities entered into an "Ultimate Boundary Line Agreement" establishing agreed municipal boundary and extraterritorial jurisdiction (ETJ) lines for each City, which agreement is currently on file in the Denton County Real Property Records as Instrument No. 2006-25654 (the "Boundary Agreement"); and

WHEREAS, since execution of the Boundary Agreement, Celina and Aubrey have experienced significant growth, the municipal boundaries and respective ETJ boundaries for Aubrey and Celina have changed, and the Cities desire to enter into this Amended Boundary Adjustment Agreement to reflect related changes resulting from development and their agreements regarding changes to their respective boundaries as depicted in as **Exhibit A**, the "Revised Ultimate Boundary Line", attached hereto (the "Amended Agreement"); and

WHEREAS, Aubrey and Celina agree that it is in the best interests of both municipalities to reach an agreement regarding adjacent boundaries, and by approval of this Amended Agreement by their respective governing bodies, each City has agreed that the boundaries established in **Exhibit A** are the agreed upon boundaries applicable to each; and

WHEREAS, Further, Aubrey and Celina each agree that the boundaries reflected in

Exhibit A do not exceed the extent of each City's ETJ as authorized by Section 42.021 of the Texas Local Government Code, that each has considered and taken action to approve this Amended Agreement at an open public meeting posted as required by the Texas Open Meetings Act, as amended, and that the Revised Ultimate Boundary Line set forth in **Exhibit A** promotes orderly development and delivery of municipal services by each City; and

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein made and the benefits to each party resulting here from, and the Recitals set forth above which are incorporated herein, Aubrey and Celina do hereby contract, covenant and agree as follows:

1.01. Aubrey and Celina agree that this Amended Ultimate Boundary Line Agreement updates and supersedes the previously executed Boundary Agreement and the Parties hereby confirm and agree to the ultimate boundary lines set forth in **Exhibit A**, the "Revised Ultimate Boundary Line", a copy of which is attached hereto and incorporated herein (collectively the "Amended Agreement").

1.02. Aubrey and Celina agree that their future Revised Ultimate Boundary Lines and their future respective annexations shall meet at the points and along the lines more specifically set forth in Exhibit A hereto.

1.03. Celina hereby discontinues and relinquishes from its corporate limits and extraterritorial jurisdiction any territory which is currently west of and beyond the boundary line describe in **Exhibit A**, if any, and adjusts its corporate limits and extraterritorial jurisdiction accordingly.

1.04. Aubrey hereby discontinues and relinquishes from its corporate limits and extraterritorial jurisdiction any territory which is currently east of and beyond the boundary line describe in **Exhibit A**, if any, and adjusts its corporate limits and extraterritorial jurisdiction accordingly.

1.05. Aubrey and Celina agree that their future annexations will not conflict with the terms and intent of this Amended Agreement and that neither will attempt to annex or claim territory or extraterritorial jurisdiction contrary to the terms of this Agreement.

1.06. Aubrey and Celina agree that this Amended Agreement repeals and supersedes any prior agreements between the Parties or other actions of the respective entities, but only to the extent that such prior actions or agreements conflict with this Amended Agreement.

1.07. Aubrey and Celina agree that any prior or previous line(s) of its respective extraterritorial jurisdiction conflicting with this Amended Agreement and **Exhibit A** hereto, are preempted by this Amended Agreement and are therefore void and of no effect.

1.08. Aubrey and Celina agree that a copy of this Amended Agreement and Exhibit A hereto shall be recorded in the Real Property Records of Denton County, Texas, within thirty (30) days of the Effective Date, and immediately upon approve of a Resolution or an Ordnance adopting this Amended Agreement, shall be available to the public at each City's respective City Hall.

1.09. This Amended Agreement reflects changes resulting from development within the ETJ of each City and their agreement regarding changes to their respective boundaries as depicted in as Exhibit A, the "Revised Ultimate Boundary Line" and incorporated herein for all purposes.

1.10. Exhibit A to this Amended Agreement is intended to accurately reflect the current respective boundaries and ETJs of Aubrey and Celina and does not create, expand, diminish, or relinquish any municipal boundary or ETJ except as otherwise provided by law.

1.11. The persons signing this Agreement on behalf of the municipalities have been duly authorized and empowered to do so by a vote of their respective governing bodies and the passage of an appropriate adopting resolution or ordinance. The adoption of any such resolution or ordinance or the performance of any other action hereunder shall be contingent, and neither shall be deemed effective nor enforceable by one of the Parties against the other, unless and until such time as both Parties have adopted such a resolution or ordinance or taken such other necessary acts as mirror the other's acts.

1.12. The Parties agree that within sixty (60) days after the Effective Date of this Amended Agreement, the respective governing bodies of the Cities shall take all appropriate action necessary to effectuate the terms of this Amended Agreement and to amend their respective official maps to show each City's respective ETJ and corporate boundaries as agreed upon herein.

1.13. In case any one or more provisions of this Agreement is held invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and it is the intention of the parties that in lieu of each provision that is found to be illegal, invalid or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

1.14. This Agreement shall be governed by, construed and enforced under the laws of the State of Texas and exclusive venue shall lie in Denton County, Texas.

1.15. This Agreement is drafted for the benefit of the Parties and does not and shall not confer or extend any benefit or privilege to any third party.

[*Signature page follows*.]

IN WITNESS WHEREOF, the parties have executed this Agreement and caused this Amended Agreement to be approved and executed.

CITY OF AUBREY, TEXAS,
a Home Rule municipality

By: _____

Title: _____

Date: _____

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia Adams, City Attorney

STATE OF TEXAS §
§
COUNTIES OF DENTON §

This instrument was acknowledged before me on the ___ day of _____, 2026, by _____, Mayor of the City of Aubrey, Texas, a Home Rule municipality, on behalf of said municipality.

_____
Notary Public, State of Texas

CITY OF CELINA, TEXAS
a Home Rule municipality

By: _____

Title: _____

Date: _____

ATTEST:

_____
Ashley Owens, City Secretary

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ___ day of _____, 2026, by _____, Mayor of the City of Celina, Texas, a Home Rule municipality, on behalf of said municipality.

_____
Notary Public, State of Texas

Exhibit A
Legal Description and Depiction of the Property

EXHIBIT "A"
REVISED ULTIMATE BOUNDARY LINE AGREEMENT BETWEEN THE CITY OF AUBREY, TEXAS AND THE CITY OF CELINA, TEXAS, LOCATED IN THE D. RAY SURVEY, ABSTRACT NO. 1107, THE F.H. POLLARD SURVEY, ABSTRACT NO. 995, THE A. RAY SURVEY, ABSTRACT NO. 1106, THE T. MCINTIRE SURVEY ABSTRACT NO. 903, THE A. WILKERSON SURVEY, ABSTRACT NO. 1411, AND THE WILLLIAM LUMPKINS SURVEY, ABSTRACT NO. 730, DENTON COUNTY, TEXAS

Being a centerline description of the Revised Ultimate Boundary Line Agreement, between the City of Aubrey, Texas, and the City of Celina Texas, said Revised Ultimate Boundary Line Agreement revision superseding all portions of the existing Ultimate Boundary Line agreement between the City of Aubrey, Texas, and the City of Celina Texas, as recorded in Instrument Number 2006-25654, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), located in the D. Ray Survey, Abstract No. 1107, the F.H. Pollard Survey, Abstract No. 995, the A. Ray Survey, Abstract No. 1106, the T. McIntire Survey, Abstract No. 903, the A. Wilkerson Survey, Abstract No. 1411, and the William Lumpkins Survey, Abstract No. 730, Denton County, Texas, being more particularly described as follows:

BEGINNING at a point for corner, said point being in the centerline of Farm to Market Road 1385 (F.M. 1385) (variable width right-of-way), said point being on the common existing city limit lines of the City of Aubrey, the City of Pilot Point, and the City of Celina, and also being on the current Ultimate Boundary Line Agreement between the City of Aubrey and the City of Pilot Point (to remain), as described in Ordinance No. 115-08-2012, and on said Ultimate Boundary Line Agreement between the City of Aubrey and the City of Celina (superseded by this document), said point being the beginning of a curve to the right, having a central angle of 00 degrees 32 minutes 56 seconds, a radius of 2,000.00 feet and being subtended by a chord bearing of S02°42'24"W, a chord distance of 19.16 feet;

THENCE continuing along said curve to the right, along the centerline of said F.M. 1385, along said Ultimate Boundary Line agreement between the City of Aubrey and the City of Celina, and along the common city limit lines of the City of Aubrey and the City of Celina, an arc distance of 19.16 feet to a point for corner;

THENCE, continuing along the centerline of said F.M. 1385, along said Ultimate Boundary Line agreement between the City of Aubrey and the City of Celina, and along the common city limit lines of the City of Aubrey and the City of Celina, the following thirteen (13) calls for course and distance:

1) S02°58'53"W, a distance of 973.47 feet to a point for corner, said point also being the beginning of a curve to left, having a central angle of 02 degrees 06 minutes 11 seconds, a radius of 2,000.00 feet and being subtended by a chord bearing of S02°50'31"W, a chord distance of 73.41 feet;

2) Continuing along said curve to the left, an arc distance of 73.41 feet to a point for corner;

3) S01°47'25"W, a distance of 1,994.55 feet to a point for corner;

4) S01°59'44"W, a distance of 1,094.59 feet to a point for corner, said point also being the beginning of a curve to left, having a central angle of 06 degrees 11 minutes 39 seconds, a radius of 2,000.00 feet and being subtended by a chord bearing of S00°04'37"W, a chord distance of 216.12 feet;

5) Continuing along said curve to the left, an arc distance of 216.22 feet to a point for corner, said point also being the beginning of a reverse curve to right, having a central angle of 07 degrees 00 minutes 03 seconds, a radius of 2,000.00 feet and being subtended by a chord bearing of S00°49'46"E, a chord distance of 244.22 feet;

EXHIBIT "A"
REVISED ULTIMATE BOUNDARY LINE AGREEMENT
BETWEEN THE CITY OF AUBREY, TEXAS AND THE CITY OF CELINA, TEXAS, LOCATED IN THE D. RAY SURVEY, ABSTRACT NO. 1107, THE F.H. POLLARD SURVEY, ABSTRACT NO. 995, THE A. RAY SURVEY, ABSTRACT NO. 1106, THE T. MCINTIRE SURVEY ABSTRACT NO. 903, THE A. WILKERSON SURVEY, ABSTRACT NO. 1411, AND THE WILLLIAM LUMPKINS SURVEY, ABSTRACT NO. 730, DENTON COUNTY, TEXAS

6) Continuing along said curve to the right, an arc distance of 244.37 feet to a point for corner;

7) S02°40'15"W, a distance of 2,189.48 feet to a point for corner, said point also being the beginning of a curve to left, having a central angle of 00 degrees 20 minutes 32 seconds, a radius of 10,000.00 feet and being subtended by a chord bearing of S00°56'39"W, a chord distance of 59.74 feet;

8) Continuing along said curve to the left, an arc distance of 59.74 feet to a point for corner;

9) S00°46'23"W, a distance of 1,408.40 feet to a point for corner, said point also being the beginning of a curve to right, having a central angle of 00 degrees 53 minutes 10 seconds, a radius of 4,901.86 feet and being subtended by a chord bearing of S01°11'55"W, a chord distance of 75.81 feet;

10) Continuing along said curve to the right, an arc distance of 75.81 feet to a point for corner;

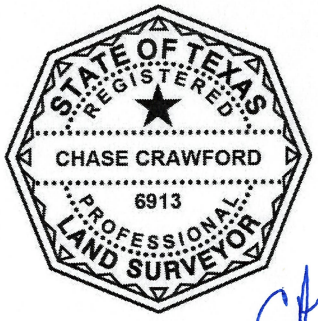
11) S01°38'30"W, a distance of 1,011.83 feet to a point for corner;

12) S01°26'17"W, a distance of 3,621.19 feet to a point for corner;

13) S01°32'17"W, a distance of 1,637.44 feet to a point for corner on the common city limit lines of the City of Celina and the City of Prosper, said point also being at the intersection of said F.M 1385, and Parvin Road (variable width right-of-way), said point also being the Point of Termination for the aforementioned Revised Ultimate Boundary Line Agreement.

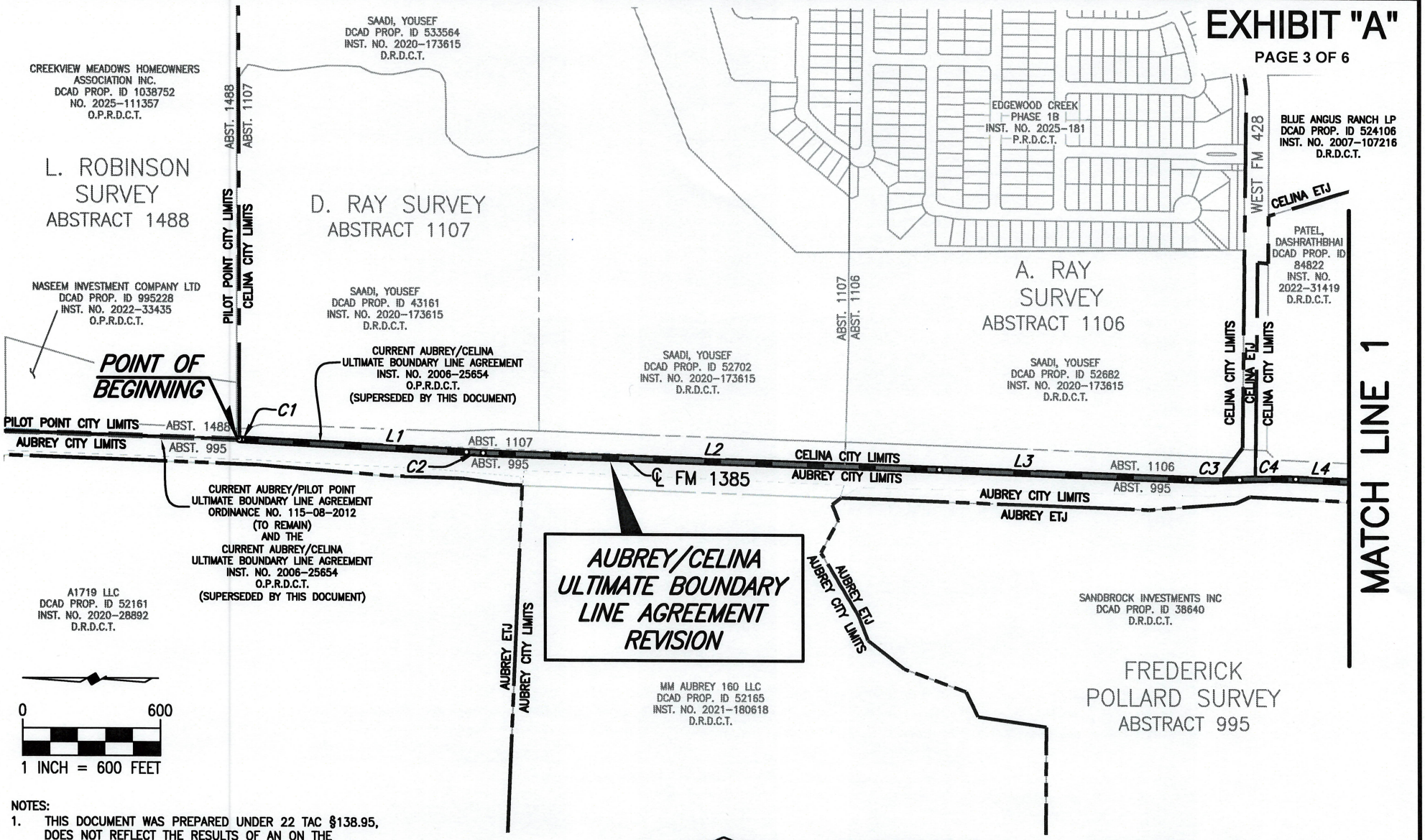
Notes:

1. This document was prepared under 22 TAC § 138.95, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those right and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
2. Basis of Bearings & Distances: TxDot F.M. 1385 right-of-way strip map by Lambstar Engineering, LLC. CSJ: 1315-01-031, Dated 9/20/2023 and TxDot F.M. 1385 strip map by Teague Nall & Perkins Cont. 1315 Sect. 01 Job 031.
3. A Plat of even date herewith accompanies this Centerline Description.



Chase Crawford, R.P.L.S.
Texas Registration No. 6913
Birkhoff, Hendricks & Carter, L.L.P.
TBPLS Firm No. 100318-00
11910 Greenville Ave., Suite 600
Dallas, Texas 75243

6/30/26



NOTES:

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2. BASIS OF BEARING & DISTANCES: TXDOT F.M. 1385 RIGHT-OF-WAY STRIP MAP BY LAMBSTAR ENGINEERING, LLC. CSJ: 1315-01-031, DATED 9/20/2023 AND TXDOT F.M. 1385 STRIP MAP BY TEAGUE NALL & PERKINS CONT. 1315 SECT. 01 JOB 031.
3. A CENTERLINE DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS EXHIBIT.

STATE OF TEXAS
REGISTERED
CHASE CRAWFORD
6913
PROFESSIONAL
LAND SURVEYOR

6/30/26

ULTIMATE BOUNDARY LINE AGREEMENT REVISION BETWEEN THE CITY OF AUBREY, TEXAS & THE CITY OF CELINA, TEXAS

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS PE Firm 526; Survey Firm 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

June 2026

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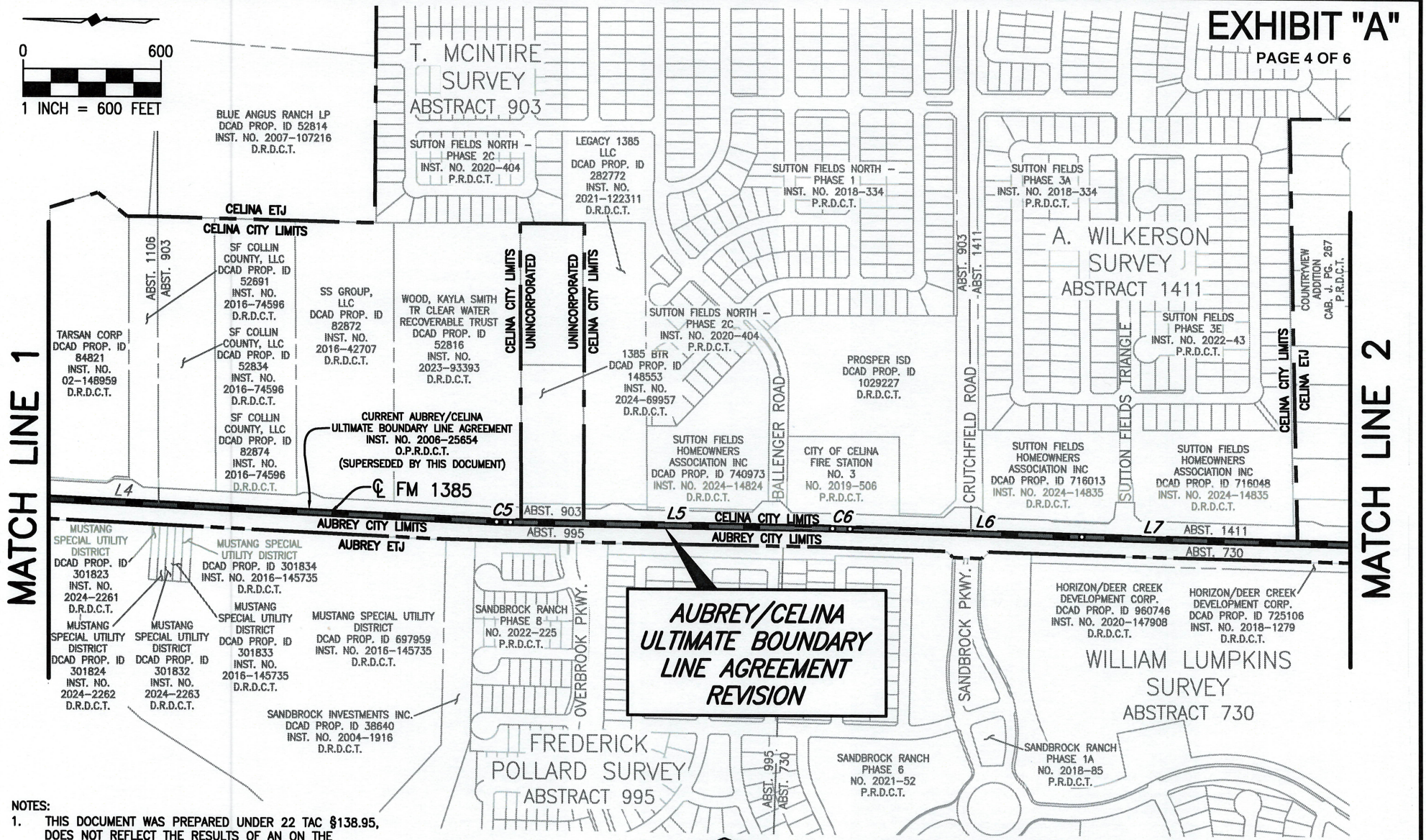

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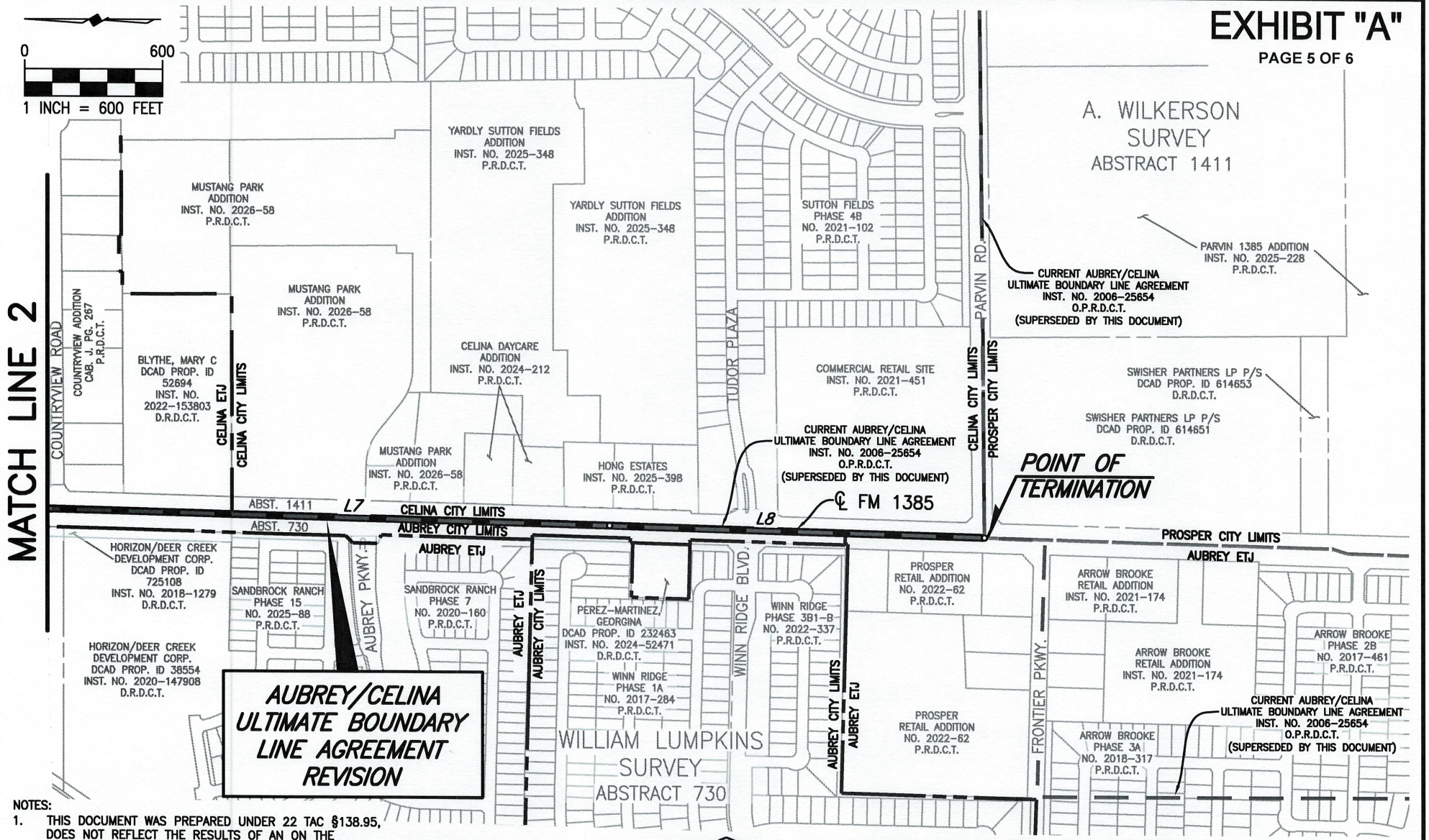

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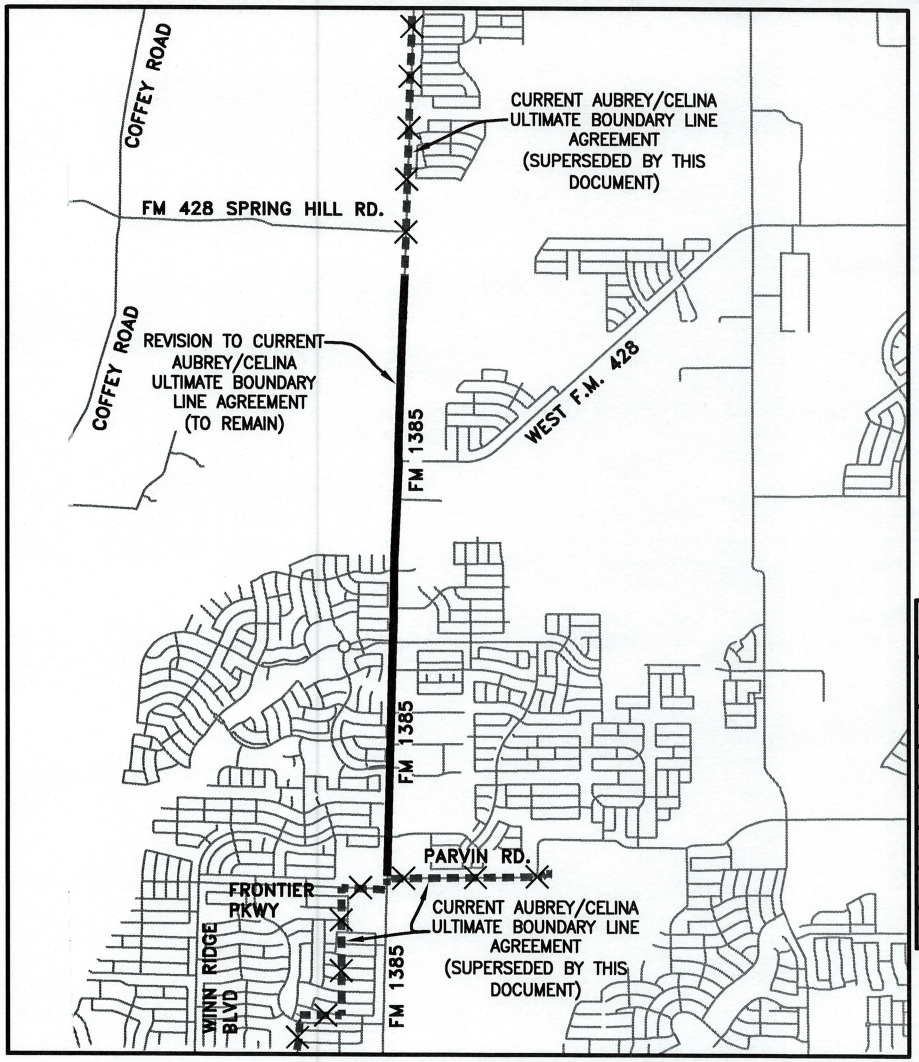
EXHIBIT "A"



LOCATION MAP
(N.T.S.)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S02°58'53"W	973.47'
L2	S01°47'25"W	1994.55'
L3	S01°59'44"W	1094.59'
L4	S02°40'15"W	2189.48'
L5	S00°46'23"W	1408.40'
L6	S01°38'30"W	1011.83'
L7	S01°26'17"W	3621.19'
L8	S01°32'17"W	1637.44'

CURVE DATA TABLE					
CURVE #	RADIUS	CENTRAL ANGLE (Δ)	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2000.00'	0°32'56"	19.16'	S02°42'24"W	19.16'
C2	2000.00'	2°06'11"	73.41'	S02°50'31"W	73.41'
C3	2000.00'	6°11'39"	216.22'	S00°04'37"W	216.12'
C4	2000.00'	7°00'03"	244.37'	S00°49'46"E	244.22'
C5	10000.00'	0°20'32"	59.74'	S00°56'39"W	59.74'
C6	4901.86'	0°53'10"	75.81'	S01°11'55"W	75.81'

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June 2026

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REVISED: 6/30/26 - JLANZ

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: July 14, 2026

Agenda Item:
Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Eleven project expenditures; providing a severability clause; and providing an effective date. (Stovall)

Background Information:
On December 12, 2017, the Celina City Council approved and adopted the Final Project Plan and Financing Plan for Tax Increment Reinvestment Zone (TIRZ) No. 11. Funding for TIRZ No. 11 is from an allocation of Property Tax and Sales Tax as depicted in the attached presentation.

The Board of Directors for TIRZ No. 11 on July 14, 2026, authorized Project Kingsman 2.0 expenditures not to exceed $1,700,000.00, Design of the Downtown Square expenditures not to exceed $400,000.00, and administrative services of $39,000.00. These costs are directly related to encouraging and facilitating development within the zone. All of these expenditures are authorized under Chapter 311 of the Texas Tax Code.

The City Council will consider these expenditures at the meeting on July 14, 2026.

Legal Review:
Completed

Supporting Documents:
1. Staff Presentation
2. Resolution

Financial Consideration:

Establishes the project expenditure budget for FY2027 for the Tax Increment Reinvestment Zone #11.

Staff Recommendation:
Staff recommends approval.



TAX INCREMENT REINVESTMENT ZONE #11

FY2027 Expenditure Authorization

July 14, 2026

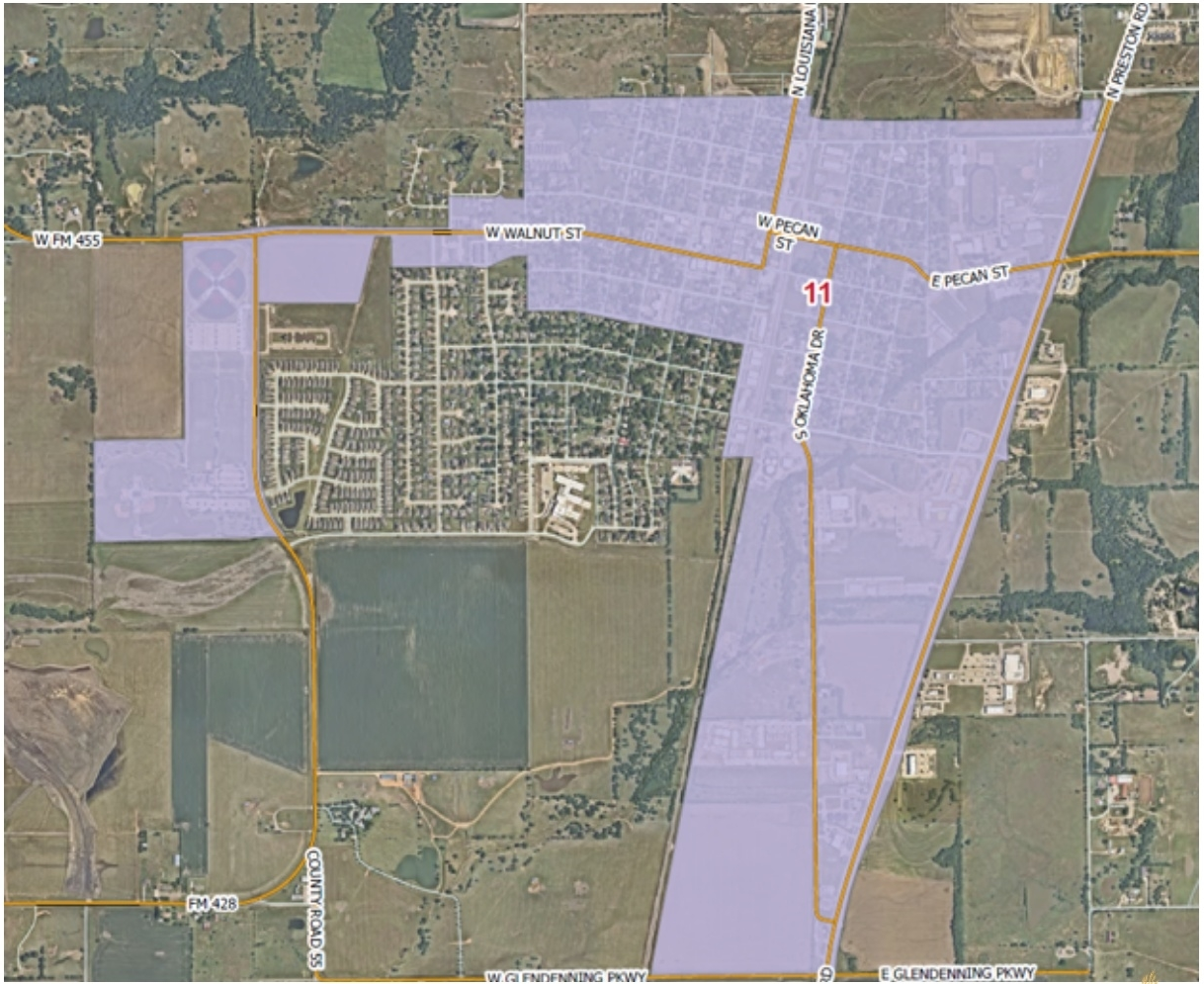
Karla Stovall
Assistant City Manager

TIRZ # 11

- Established December 12, 2017
- Property tax and Sales tax TIRZ
- Participants and Rates

  - Property Tax
    Celina - 100%
    Collin County - 50%

  - Sales Tax
    Celina EDC - 1/2 of 0.5% Sales Tax
    Celina CDC - 1/2 of 0.5% Sales Tax



TIRZ #11 Revenue, Expenditures, and Change in Fund Balance

	2023 - 2024 Actual	2024-2025 Actual	2025 - 2026 Adopted	2025-2026 Amended	2025-2026 Estimated	Proposed 2026-2027
Fund Balance, Beginning of Year	**$ 308,506**	**$ 1,009,697**	**$ 2,143,448**	**$ 2,075,877**	**$ 2,075,877**	**$ 1,990,745**
Revenues						
Intergovernmental Revenue	$ 1,261,210	$ 1,598,001	$ 2,068,620	$ 2,068,620	$ 1,956,686	$ 2,250,189
Interest Income	25,416	53,612	30,000	30,000	22,768	22,768
Total Revenues	**$ 1,286,626**	**$ 1,651,613**	**$ 2,098,620**	**$ 2,098,620**	**$ 1,979,454**	**$ 2,272,957**
Expenditures						
Downtown Improvement Projects	$ 400,000	$ 585,434	$ -	$ 2,039,000	$ 2,025,586	$ -
Kingsman 2.0 Project	-	-	-	-	-	1,700,000
Downtown Square Design	-	-	-	-	-	400,000
Administrative Services	-	-	-	39,000	39,000	39,000
Total Expenditures	**$ 400,000**	**$ 585,434**	**$ -**	**$ 2,078,000**	**$ 2,064,586**	**$ 2,139,000**
Total available resources less expenditures	**$ 1,195,131**	**$ 2,075,877**	**$ 4,242,068**	**$ 2,096,497**	**$ 1,990,745**	**$ 2,124,702**
Other Financing Sources (Uses)						
Transfers In	$ -	$ -	$ -	$ -	$ -	$ -
Transfers Out	(185,434)	-	-	-	-	-
Total other financing sources (uses)	**$ (185,434)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 1,009,697**	**$ 2,075,877**	**$ 4,242,068**	**$ 2,096,497**	**$ 1,990,745**	**$ 2,124,702**

Annual Expenditure Authorization

- Proposed Expenditures
  - -- Project Kingsmen 2.0 $1,700,000
  - -- Design of Downtown Square $400,000
  - -- Administrative Services $39,000
- FY 2027 projected ending fund balance of $2,124,702
- TIRZ No. 11 Board of Directors and City Council will consider this authorization on July 14, 2026



Questions?

RESOLUTION NO. 2026- R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING CERTAIN TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN PROJECT EXPENDITURES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on December 12, 2017, pursuant to and as required by the Act, the governing body of the City (hereinafter referred to as the "City Council") approved and adopted by Ordinance No. 2017-136 a Final Reinvestment Zone Financing Plan and a Final Project Plan for Tax Increment Reinvestment Zone Number Eleven, City of Celina, Texas; and

WHEREAS, the Board of Directors of Tax Increment Reinvestment Zone Number Eleven, City of Celina, Texas, authorized through the passage of a Resolution on September 9, 2025, for payment of certain expenditures for administration with a cost not to exceed $39,000, directly related to facilitating and encouraging development within the Zone; all of which the Board found were authorized expenditures under the Act.

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

SECTION 1. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. That the City Council hereby approves the expenditure authorized by the Board of Directors of Tax Increment Reinvestment Zone Number Eleven, City of Celina, Texas, certain expenditures for Project Kingsmen 2.0 $1,700,000.00, expenditures for the Design of the Downtown Square $400,000.00, and administrative services for $39,000.00 directly related to facilitating and encouraging development within the Zone.

SECTION 3. That if any section, article paragraph, sentence, clause, phrase or word in this Resolution, or the application thereto to any persons or circumstances, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 4. That this Resolution shall become effective from and after its date of passage in accordance with law.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 14th day of July 2026.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Ashley Owens, City 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: July 14, 2026

Agenda Item:
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 a Child Care Center, Primary use on approximately two (2) acres; generally located 580 feet west of Legacy Drive and approximately 1,000 feet north of Frontier Parkway, within the City limits, for Lightbridge Academy Daycare. (Mohan)

Background Information:
The subject property is approximately two (2) acres and is generally located 580 feet west of Legacy Drive and approximately 1,000 feet north of Frontier Parkway. The property is currently within City limits and is entitled with existing zoning from 2020 that allows for Mixed Use (MU) zoning district. The applicant desires to operate a daycare. The Zoning Ordinance requires a Child Care Center, Primary Use, to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in a Mixed Use (MU) district. An SUP is required for land uses that the Zoning Ordinance may allow, but uses that are also screened and specially approved for situational suitability. The purpose of the SUP requirement is to determine the appropriateness of a proposal. The City has broad discretionary approval of the requested SUP.

In terms of policy considerations, the subject property's base zoning is Mixed Use; the zoning request is in conformance with the Future Land Use Plan (FLUP); modern design standards ensure an attractive project; and the proposed location is an interior pad site and not on a frontage pad site.

The Planning & Zoning Commission unanimously recommended approval (6-0) at its regular meeting in June. Staff received one letter in opposition and one letter inquiring about the project from neighboring residents. One resident came forward during the public hearing and asked questions about the land use requirements.

Please refer to the attachments for additional information.

Legal Review:
N/A

Supporting Documents:
1. Staff Presentation
2. Location Map
3. Ordinance

Financial Consideration:
N/A

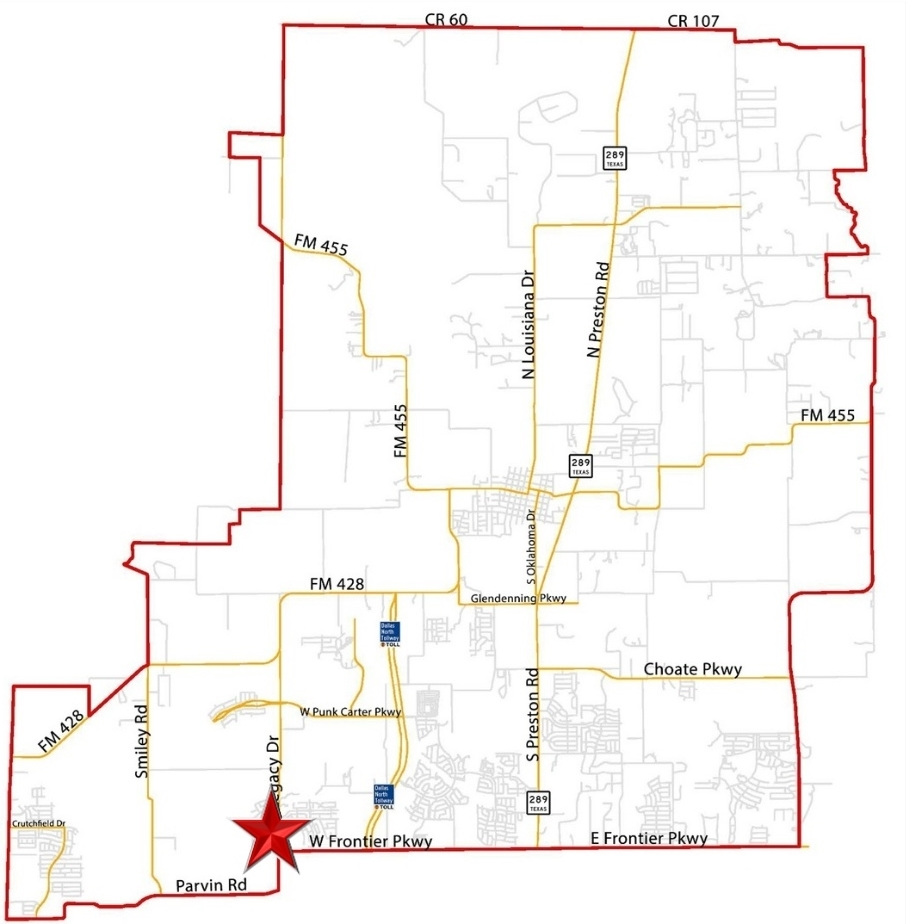
Staff Recommendation:
Staff recommends approval as presented.



Lightbridge Academy

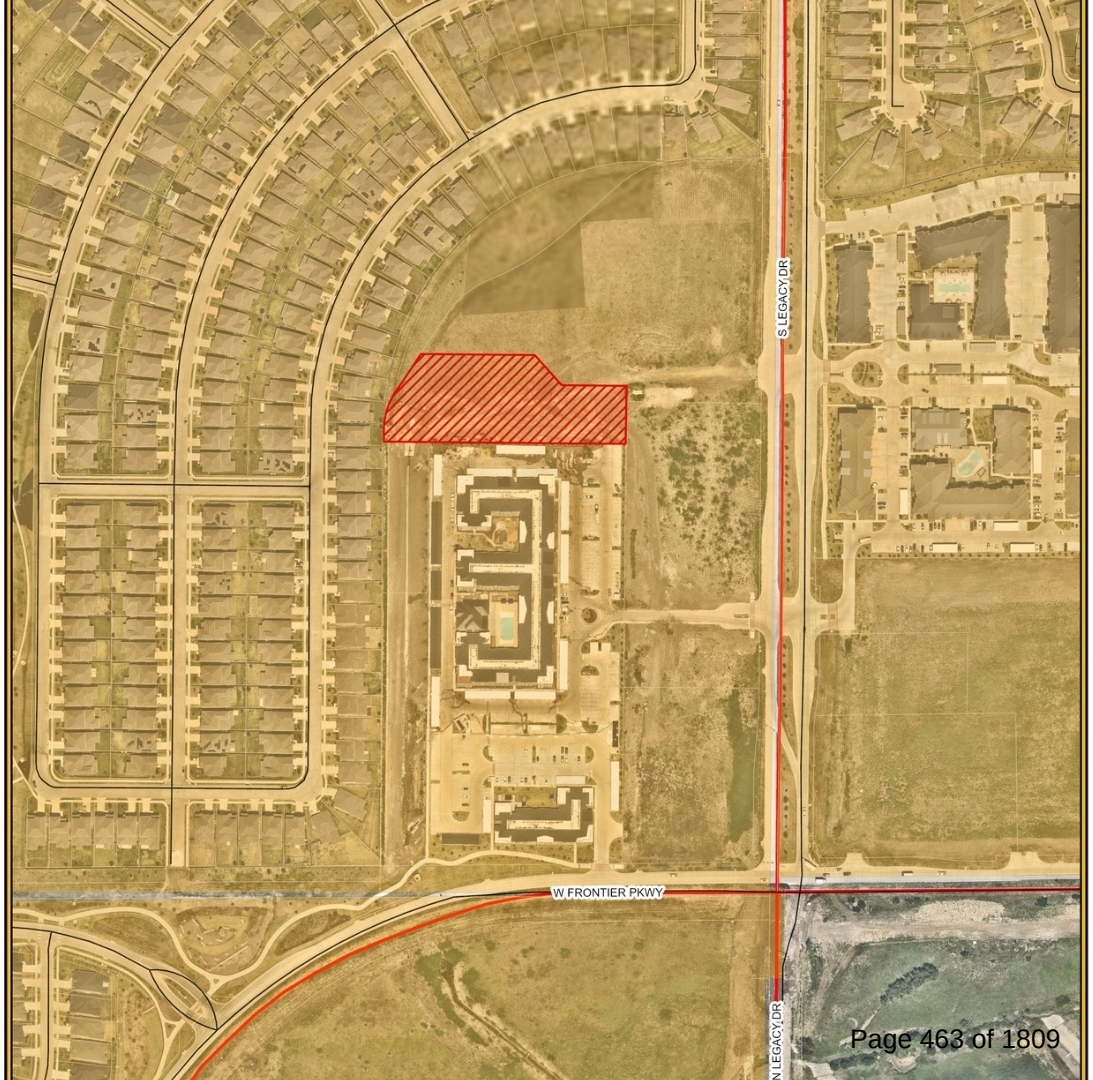
Specific Use Permit

City Council
July 14, 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 Preston Rd
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd

Location Map

The subject property is generally located 580 feet west of Legacy Dr and approximately 1,000 feet north of Frontier Parkway



BACKGROUND

- The subject property is approximately 2 acres
- The property is currently within City Limits and has existing zoning from 2020 that allows for Mixed Use (MU)
- The applicant desires to operate a daycare

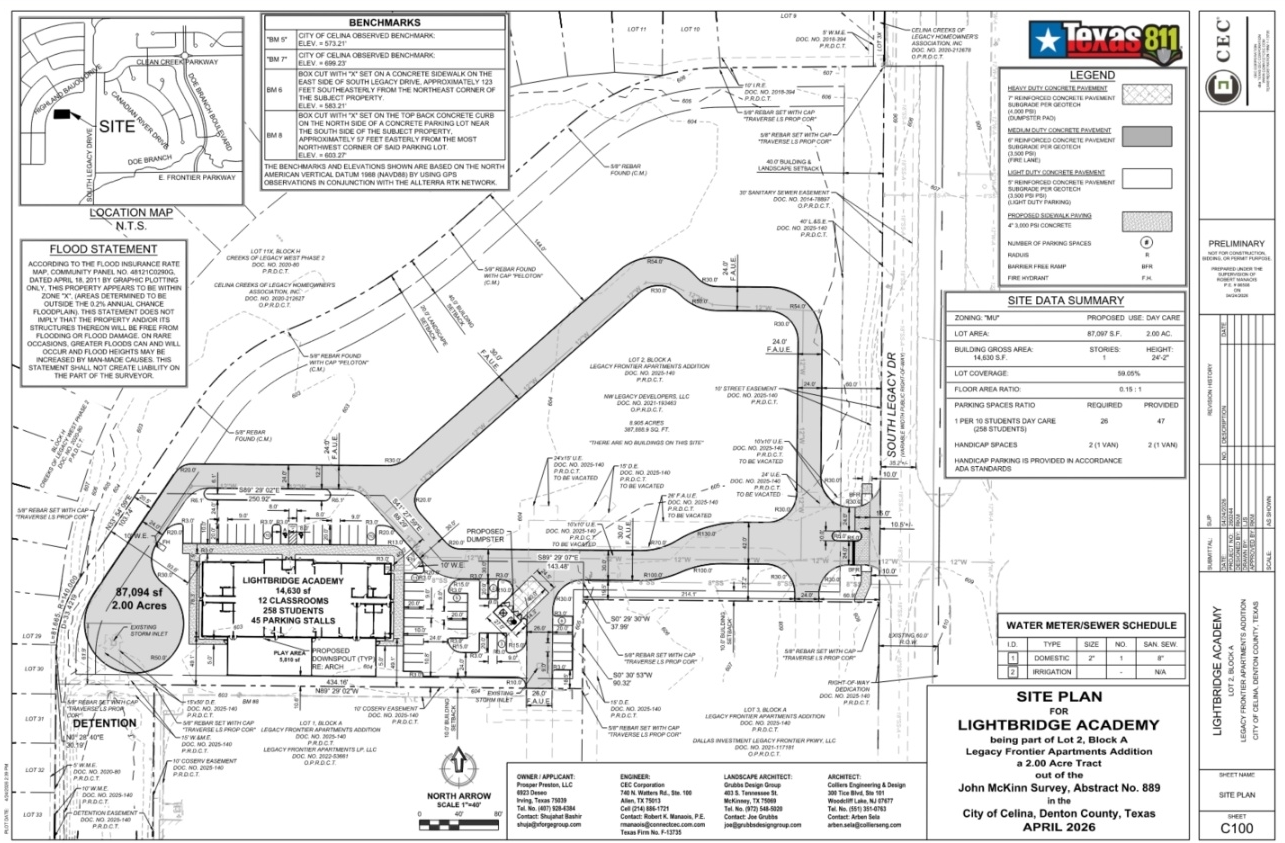
ENTITLEMENT OVERVIEW

- The Zoning Ordinance requires a Child Care Center, Primary Use, to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in a Mixed Use (MU) area
- The Zoning Ordinance does not require an SUP for childcare centers in the Commercial zoning district

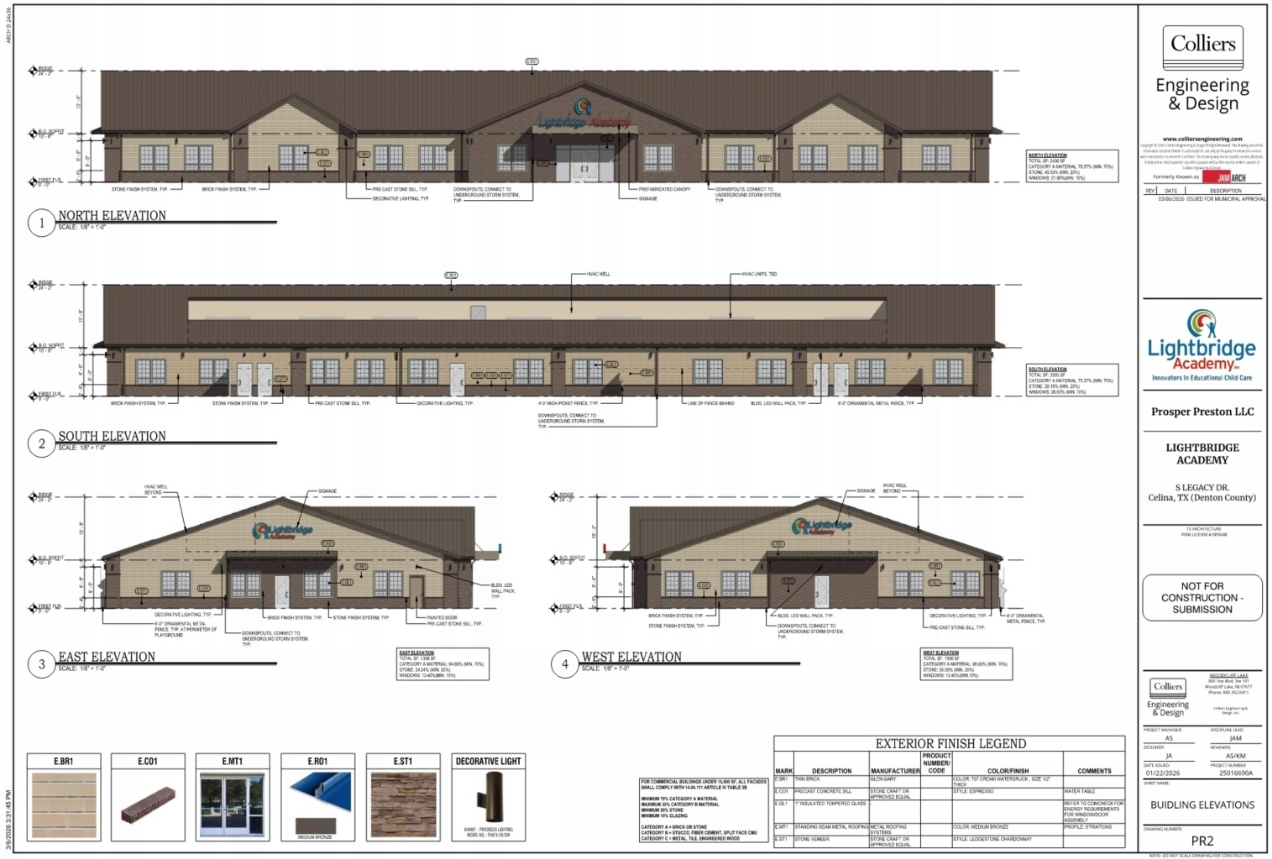
SUP OVERVIEW

- A SUP is required of land uses that the Zoning Ordinance may allow, but uses that are also screened and specially approved for situational suitability
- The purpose of the SUP requirement is to determine the appropriateness of a proposal
- The City has broad discretionary approval of the requested SUP

CONCEPT PLAN



CONCEPTUAL RENDERINGS



POLICY CONSIDERATIONS

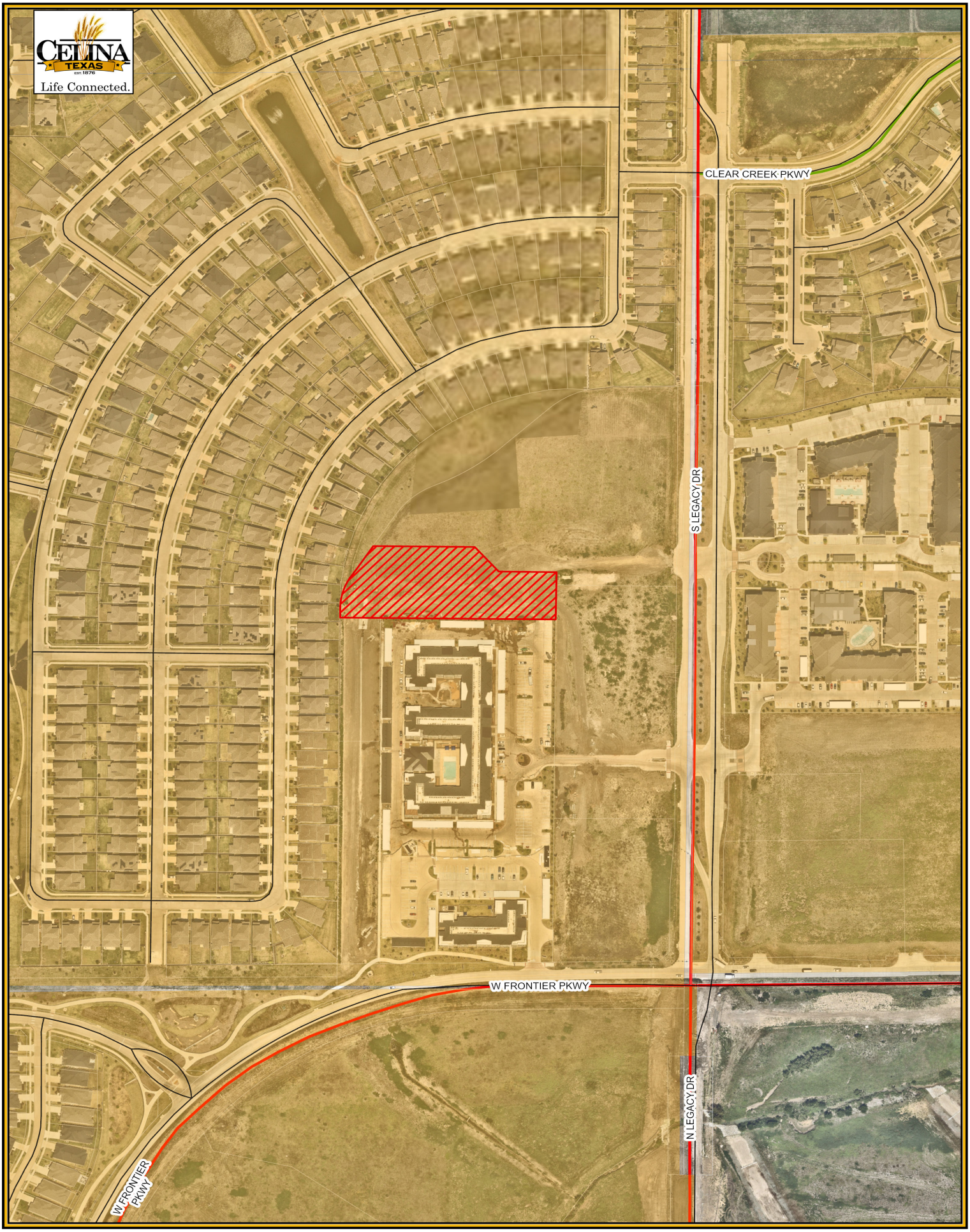
- The subject property's base zoning is Mixed Use
- The zoning request is in conformance with the Future Land Use Plan (FLUP)
- Modern design standards ensure an attractive project
- The proposed location is an interior pad site and not on a frontage pad site

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval (6-0) at its regular meeting in June
- Staff received one letter in opposition and one letter inquiring about the project from neighboring residents
- One resident came forward during the public hearing and asked questions about the land use requirements
- Staff recommends approval as presented



Thank You!



Legend

- Subject Property
- City Limits
- Roads
- Parcels

26-SUP-04 Lightbridge Academy Daycare Location Map

5/26/2026

N
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0 240 480

Feet

CITY OF CELINA, TEXAS
ORDINANCE 2026-____
LIGHTBRIDGE (LEGACY & FRONTIER) - SPECIFIC USE PERMIT (SUP)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS AN APPROXIMATELY 2 ACRE TRACT OF LAND SITUATED IN THE JOHN MCKINN SURVEY, ABSTRACT NO. 889, CITY OF CELINA, DENTON COUNTY, TEXAS, AND GENERALLY LOCATED 580 FEET WEST OF LEGACY DRIVE AND APPROXIMATELY 1,000 FEET NORTH OF FRONTIER PARKWAY, WITHIN THE CITY LIMITS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B", ATTACHED HERETO AND INCORPORATED HEREIN TO BE DESIGNATED MIXED USE (MU) ZONING AND A SPECIFIC USE PERMIT PROVIDING FOR A CHILD CARE CENTER, PRIMARY USE; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule Municipality located in Collin, and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7 Chapter 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, a Specific Use Permit for a "Child Care Center, Primary" use has been requested for the property generally located 580 feet west of Legacy Drive and approximately 1,000 feet north of Frontier Parkway, Celina, Texas; and

WHEREAS, the establishment of a Specific Use Permit has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein for all purposes; and

WHEREAS, the property has been depicted in detail in Exhibit "B" attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested

Specific Use Permit accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion, has concluded that the Specific Use Permit should be granted.

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

SECTION 1
INCORPORATION OF PREMISES

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

SECTION 2
FINDINGS

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

SECTION 3
SPECIFIC USE PERMIT

A Specific Use Permit is hereby granted to authorize "Child Care Center, Primary" use for the property generally located 580 feet west of Legacy Drive and approximately 1,000 feet north of Frontier Parkway, Celina, Texas. Such use shall be consistent and in compliance with the underlying base zoning district. Development of the property shall be subject to the City Regulations, as amended.

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT STANDARDS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning generally located 580 feet west of Legacy Drive and approximately 1,000 feet north of Frontier Parkway, Celina, Texas, with Mixed Use (MU) zoning and a Specific Use Permit for an "Child Care Center, Primary" use.

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 use generally located 580 feet west of Legacy Drive and approximately 1,000 feet north of Frontier Parkway, Celina, Texas, shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina, as amended.

SECTION 7
PENALTY

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

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

SECTION 8
CUMULATIVE REPEALER CLAUSE

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

SECTION 9
SAVINGS CLAUSE

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

SECTION 10
SEVERABILITY

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

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 14th day of July 2026.

_____
Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

_____
Ashley Owens, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

EXHIBIT A
Legal Description

COMMENCING at the southwest corner of Lot 2, Block A of Legacy Frontier Apartments Addition, an addition to the City of Celina, as recorded in Instrument No. 2025-140, (O.P.R.D.C.T.);

THENCE along the west line of said Lot 2 Block A North 00 degrees 28 minutes 40 seconds East, a distance of 333.41 feet to the **POINT OF BEGINNING**;

THENCE along the west line of said Lot 2, Block A as follows:

North 00 degrees 28 minutes 40 seconds East, a distance of 30.19 feet to an iron rod found in the west line of said Lot 2, Block A;

Northeasterly 81.66 feet along a curve to the right, having a central angle of 33 degrees 24 minutes 58 seconds, a radius of 140.00, a tangent of 42.03 feet and whose cord bears North 17 degrees 11 minutes 22 seconds East 80.51 feet to an iron rod found in the west line of said Lot 2, Block A;

North 33 degrees 53 minutes 58 seconds East, a distance of 103.74 feet to a point for corner;

THENCE South 89 degrees 29 minutes 02 seconds East, a distance of 250.92 feet to a point for corner;

THENCE South 41 degrees 27 minutes 59 seconds East, a distance of 88.29 feet to a point for corner;

THENCE South 89 degrees 29 minutes 07 seconds East, a distance of 143.48 feet to a point for corner;

THENCE South 00 degrees 29 minutes 30 seconds West, a distance of 37.99 feet to a point for corner;

THENCE South 00 degrees 30 minutes 53 seconds West, a distance of 90.32 feet to a point for corner;

THENCE North 89 degrees 29 minutes 02 seconds West, a distance of 434.16 feet along the south line of said Lot 2, Block A to the **POINT OF BEGINNING** and containing 87,094 square feet or 2.00 acres.

EXHIBIT B
Depiction of Property



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: July 14, 2026

Agenda Item:
Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately five (5) acres; generally located east of Coit Road and south of CR 101, within the Extraterritorial Jurisdiction (ETJ), for Ramble Infrastructure. (Mohan)

Background Information:

The applicant, Hillwood Communities, has requested the voluntary annexation of approximately five (5) acres; generally located east of Coit Road and south of CR 101. The 5 acres, comprising of right-of-way, is currently within the City's Extraterritorial Jurisdiction (ETJ). The property is currently governed by a Development Agreement (DA) approved in May 2017, which outlines the future annexation and zoning of the property. The proposed voluntary annexation is the next step in implementing the governing Development Agreement and will support future roadway access and infrastructure improvements for the planned Celina Independent School District (CISD) elementary school. The associated school site is anticipated to be annexed and zoned in August. Please refer to the attached documents, as well as the associated Annexation Service Agreement, for further information.

The following two agenda items, including this one, comprise one project on the agenda, per the below:

- Annexation Service Agreement (Consent) - Required of all annexation cases
- **Annexation (Public Hearing) - Voluntary annexation of the subject property**

Legal Review:
This annexation follows a standard template approved by the City Attorney's Office.

Supporting Documents:

1. Staff Presentation
2. Location Map
3. Ordinance

Financial Consideration:

N/A

Staff Recommendation:

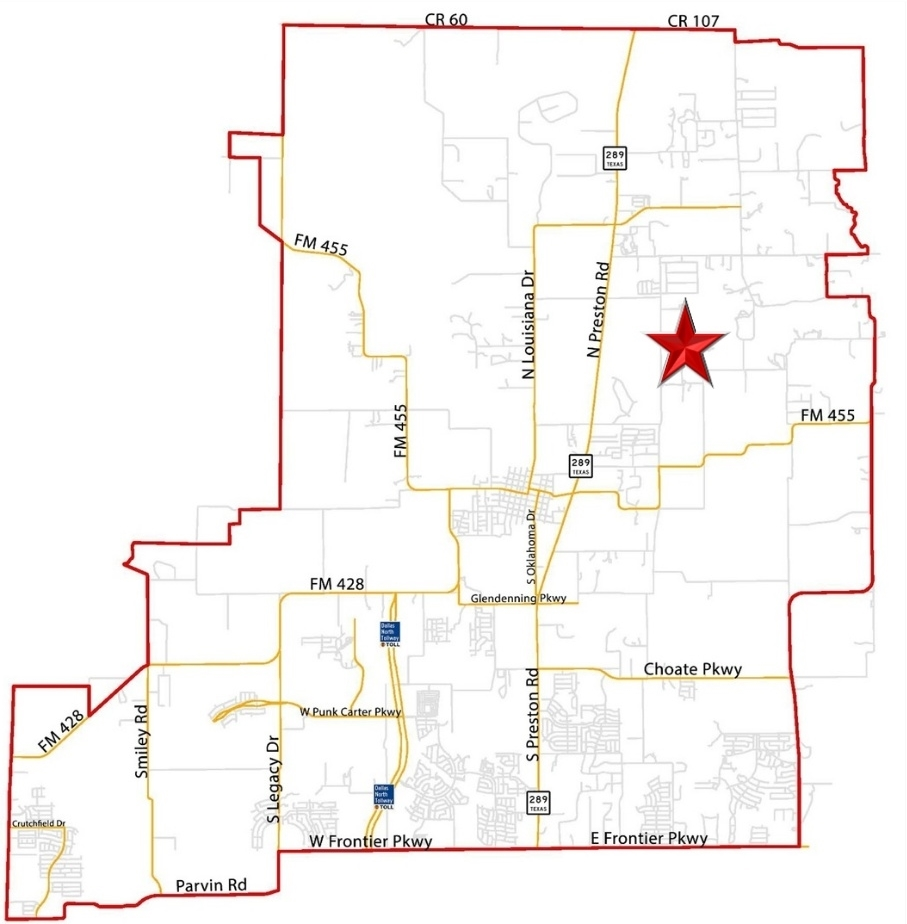
Staff recommends approval.



Ramble Infrastucture

Annexation

City Council
July 14, 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

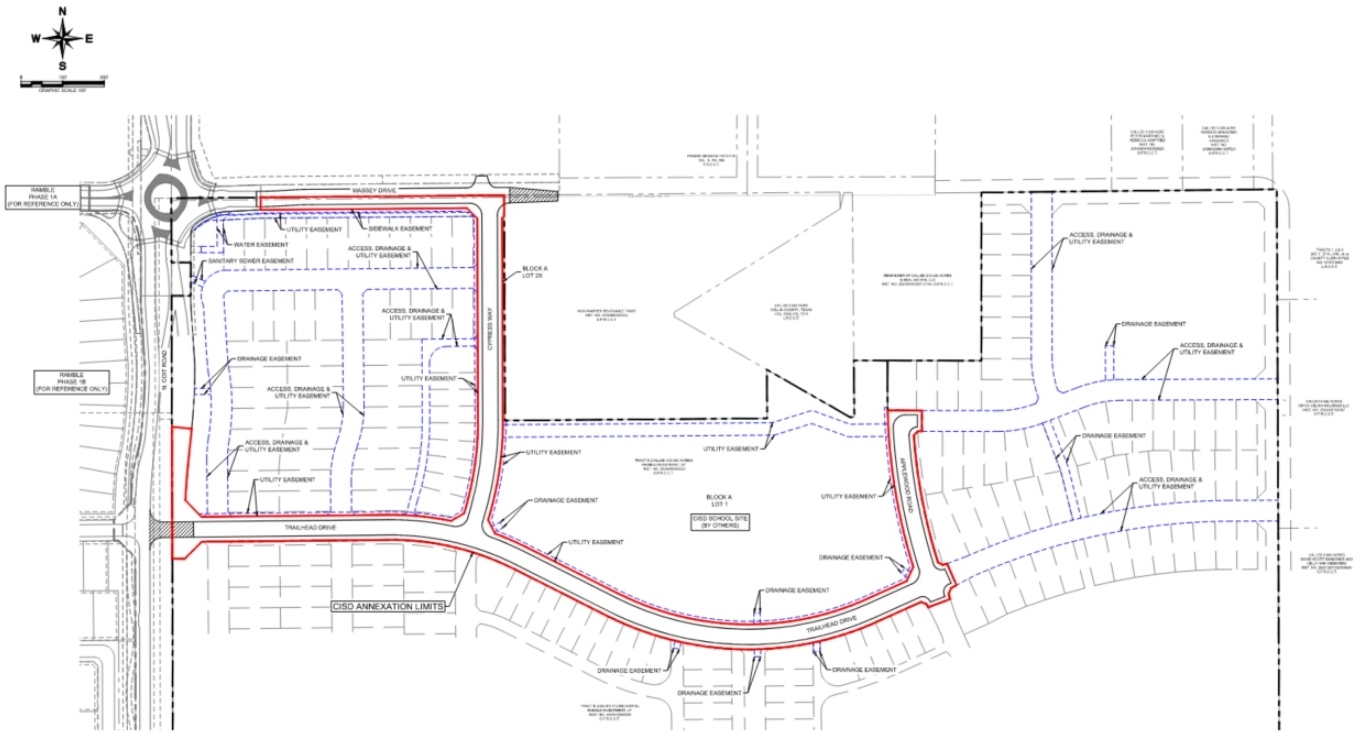
The subject property is generally located east of Coit Road and south of CR 101



BACKGROUND

- The subject property is approximately 5 acres
- The property is currently within the Extraterritorial Jurisdiction (ETJ) and governed with a development agreement that outlines the future annexation and zoning of the property, approved in May 2017
- The voluntary annexation of the right-of-way is to support the future school site for the Celina Independent School District, and the next step in the governing development agreement

ROW OVERVIEW



RAMBLE TRACT B - ANNEXATION LIMITS & EASEMENTS EXHIBIT

POLICY CONSIDERATIONS

- The associated annexation brings approximately 5 acres into the City Limits
- The voluntary annexation is in compliance with the governing DA
- The associated CISD elementary school is scheduled for annexation and zoning in August

RECOMMENDATION

- Staff recommends approval of the proposed annexation as presented



Thank You!



Legend

- Parcels
- Roads
- City Limits
- Subject Property

26-AX-03 Ramble Infrastructure - Annexation - Location Map

City of Celina

6/23/2026

N
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0 340 680

Feet

ORDINANCE NO. 2026-_____
RAMBLE INFRASTRUCTURE

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, TEXAS, TO WIT: BEING AN APPROXIMATELY 5 ACRE TRACT OF LAND, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT "A", SUCH TRACT IS GENERALLY LOCATED EAST OF COIT ROAD AND SOUTH OF CR 101, AND ALL ADJACENT RIGHTS-OF-WAY; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

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 and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter (the ("City"); and

WHEREAS, following receipt of a request from each owner (the "Owners") of the Property (defined below) requesting annexation, a public hearing was conducted in accordance with Section 43.0673 of the Texas Local Government Code, on the 14th day of July, 2026, in the Celina Council Chambers located at 112 N. Colorado St. in the City of Celina, to consider the annexation of the property being more particularly described and depicted in Exhibit "A", attached hereto and incorporated as if fully set forth herein (the "Property"); and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the notices of the public hearings were published in *The Celina Record*, a newspaper of general circulation within the City of Celina, Texas, on the 26th day of June, 2026, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished, including posting on the City's internet website; and

WHEREAS, the City Council of the City of Celina, Texas has determined that the Property is located in the extraterritorial jurisdiction of the City of Celina, Texas; and

WHEREAS, the City Council of the City of Celina, Texas has investigated into, has determined and officially finds that no part of the Property is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Celina's limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

WHEREAS, the Owners and the City have entered into a written agreement, with a ten (10) year term, regarding services to be provided for the Property prior to the effective date of annexation of the Property, the substantive body of which is attached hereto as Exhibit "B", attached hereto and incorporated as if fully set forth herein.

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

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
OFFICIAL CITY MAP AMENDED

1. The official map and boundaries of the City are hereby amended so as to include the Property and any and all adjacent rights-of-way, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 3
ANNEXATION OF AREA

The Property, and any and all adjacent rights-of-way, is hereby annexed into the City, and that the boundary limits of the City be and the same are hereby extended to include the Property and any and all adjacent rights-of-way within the city limits of the City, and the same shall hereafter be included within the territorial limits of the City, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City and they shall be bound by the acts, ordinances, resolutions, and regulations of the City.

SECTION 4
FILING OF ORDINANCE REQUIRED

The City Secretary shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of each county in which all or a portion of the Property and any and all adjacent rights-of-way is located, and any other necessary agencies, including the United States Department of Justice.

SECTION 5
EFFECT ON TERRITORY

From and after the passage of this Ordinance, the Property and any and all adjacent rights-of-way shall be a part of the City of Celina, Texas, and subject to the service agreement referenced in the above Premises incorporated by Section 1 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Celina, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6
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.

SECTION 7
SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect. The City Council hereby declares that if there is an error in any call or description in Exhibit "A" preventing any portion of the Property and any and all adjacent rights-of-way from being annexed, the City Council would have annexed all remaining area having correct calls or descriptions and or would have corrected the call or description to include the entire intended area in this annexation.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the City Council of the City of Celina and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 14th day of July 2026.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Ashley Owens, City Secretary

Exhibit "A"
Property Legal Description and Depiction
Including and any and all adjacent rights-of-way

BEING a tract of land situated in the George Joy Survey, Abstract No. 488, and the Martha Herron Survey, Abstract No. 415, City of Celina, Collin County, Texas, and being a portion of a called 313.560-acre tract of land described as Tract B in a deed to Ramble Investment, LP, recorded in Instrument No. 2024000009322, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of a tract of land described in a deed to Vicki Harper Revocable Trust, recorded in Instrument No. 2025000005125, said Official Public Records, common to a northeast corner of said Tract B, same being in County Road No. 101, same also being on the southerly line of a called 1.3489-acre tract of land described in a deed to the City of Celina, Texas, recorded in Instrument No. 2024000070413, said Official Public Records;

THENCE South 00°13'53" East, along the common line of said Tract B and said Harper tract, a distance of 49.90 feet to a point for corner;

THENCE departing said common line and crossing said Tract B the following courses and distances:

South 44°37'35" West, a distance of 7.24 feet to a point for corner;

South 00°13'53" East, a distance of 486.38 feet to a point at the beginning of a tangent curve to the right with a radius of 800.00 feet, a central angle of 16°14'22", and a chord bearing and distance of South 07°53'18" West, 225.99 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 226.74 feet to a point for corner;

South 16°00'29" West, a distance of 16.64 feet to a point for corner;

South 27°17'15" East, a distance of 36.39 feet to a point at the beginning of a non-tangent curve to the right with a radius of 715.00 feet, a central angle of 06°16'59", and a chord bearing and distance of South 66°26'33" East, 78.37 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 78.41 feet to a point for corner;

South 63°18'04" East, a distance of 251.79 feet to a point at the beginning of a tangent curve to the left with a radius of 695.00 feet, a central angle of 50°59'42", and a chord bearing and distance of South 88°47'55" East, 598.36 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 618.57 feet to a point for corner;

North 65°42'14" East, a distance of 104.48 feet to a point for corner;

North 24°01'13" East, a distance of 37.34 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,390.00 feet, a central angle of 15°44'57", and a chord bearing and distance of North 09°16'27" West, 380.87 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 382.07 feet to a point for corner;

South 89°54'44" East, a distance of 82.32 feet to a point for corner;

South 00°05'16" West, a distance of 50.00 feet to a point for corner;

North 89°54'44" West, a distance of 10.00 feet to a point for corner;

South 43°07'29" West, a distance of 13.65 feet to a point at the beginning of a non-tangent curve to the left with a radius of 1,330.00 feet, a central angle of 13°25'49", and a chord bearing and distance of South 10°46'09" East, 311.04 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 311.76 feet to a point for corner;

South 63°58'56" East, a distance of 13.82 feet to a point for corner;

North 69°44'06" East, a distance of 9.62 feet to a point for corner;

South 24°17'46" East, a distance of 56.66 feet to a point for corner;

South 61°45'05" West, a distance of 15.43 feet to a point for corner;

South 21°41'31" West, a distance of 15.31 feet to a point for corner;

South 18°22'03" East, a distance of 12.30 feet to a point for corner;

South 68°56'20" West, a distance of 56.70 feet to a point for corner;

North 26°05'54" West, a distance of 9.08 feet to a point for corner;

North 70°11'50" West, a distance of 14.36 feet to a point for corner;

South 65°42'14" West, a distance of 114.50 feet to a point at the beginning of a tangent curve to the right with a radius of 755.00 feet, a central angle of 50°59'42", and a chord bearing and distance of North 88°47'55" West, 650.01 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 671.97 feet to a point for corner;

North 63°18'04" West, a distance of 251.79 feet to a point at the beginning of a tangent curve to the left with a radius of 655.00 feet, a central angle of 27°18'59", and a chord bearing and distance of North 76°57'34" West, 309.33 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 312.28 feet to a point for corner;

South 89°22'57" West, a distance of 449.16 feet to a point for corner;

South 44°37'31" West, a distance of 56.81 feet to a point for corner;

South 89°50'01" West, a distance of 30.63 feet to a point for corner on the westerly line of said Tract B, same being on the easterly line of a called 295.52-acre tract described in a deed to Ramble Phase I, LLC, recorded in Instrument No. 2024000009325, said Official Public Records, same also being in County Road No. County Road No. 97;

THENCE North 00°09'59" West, along the common line of said Tract B and said 295.52-acre tract and generally along said County Road No. 97, a distance of 317.30 feet to a point for corner;

THENCE departing said common line and said County Road No. 97 and crossing said Tract B the following courses and distances:

South 84°13'50" East, a distance of 47.86 feet to a point for corner;

South 05°46'10" West, a distance of 94.17 feet to a point at the beginning of a tangent curve to the left with a radius of 1,340.00 feet, a central angle of 03°22'29", and a chord bearing and distance of South 04°04'56" West, 78.91 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 78.93 feet to a point for corner;

South 44°32'24" East, a distance of 55.49 feet to a point for corner;

North 89°22'57" East, a distance of 448.52 feet to a point at the beginning of a tangent curve to the right with a radius of 715.00 feet, a central angle of 12°13'03", and a chord bearing and distance of South 84°30'32" East, 152.17 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 152.46 feet to a point for corner;

North 59°18'12" East, a distance of 36.39 feet to a point for corner;

North 16°00'29" East, a distance of 16.64 feet to a point at the beginning of a tangent curve to the left with a radius of 740.00 feet, a central angle of 16°14'22", and a chord bearing and distance of North 07°53'18" East, 209.04 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 209.74 feet to a point for corner;

North 00°13'53" West, a distance of 486.08 feet to a point for corner;

North 45°22'25" West, a distance of 35.27 feet to a point for corner;

South 89°29'03" West, a distance of 495.48 feet to a point for corner;

North 00°04'18" East, a distance of 30.00 feet to a point for corner on the northerly line of said Tract B, same being on the southerly line of the aforementioned 1.3489-acre tract, same also being in the aforementioned County Road No. 101;

THENCE North 89°29'02" East, along the common line of said Tract B and said 1.3489-acre tract and generally along said County Road No. 101, a distance of 585.43 feet to the **POINT OF BEGINNING** and containing 219,324 square feet or 5.035 acres of land, more or less.

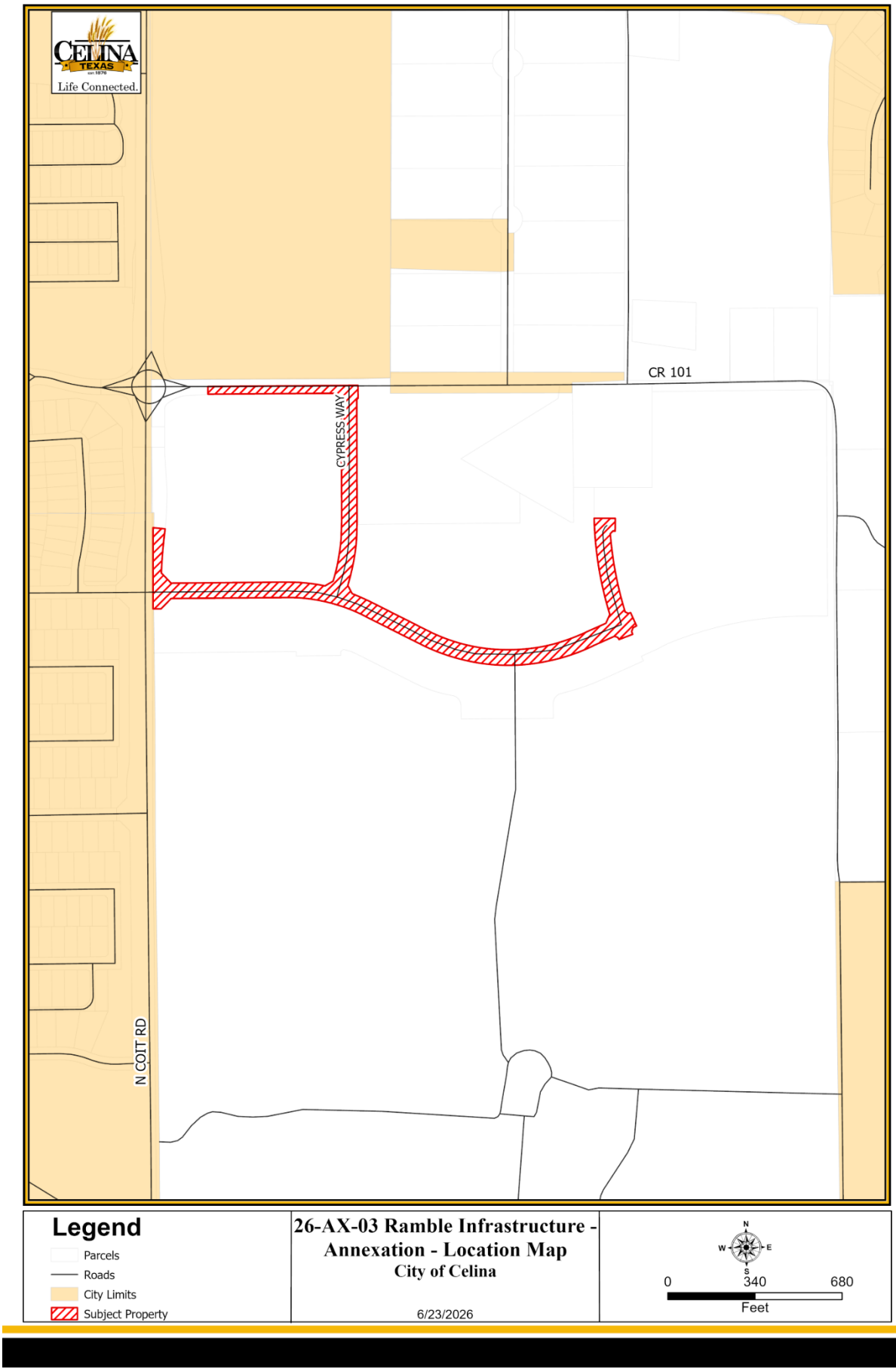

CELINA
TEXAS
Life Connected.
CR 101
CYPRESS WAY
N COIT RD
Legend
Parcels
Roads
City Limits
Subject Property
26-AX-03 Ramble Infrastructure - Annexation - Location Map
City of Celina
6/23/2026
N
W
E
S
0
340
680
Feet

Exhibit "B"
Substance from body of executed Service Agreement for C-3 Annexed Property

A) SERVICE PLAN GENERALLY

1) This service plan has been prepared in accordance with the Texas Local Government Code, Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).

2) For purposes of this service plan, to "provide" services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

1) Police Protection

   a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
      i) Normal patrol and responses;
      ii) Handling of complaints and incident reports;
      iii) Special units, such as traffic enforcement and investigations; and
      iv) Coordination with other public safety support agencies.

   b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.

   c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.

2) Fire Protection

   a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
      i) Fire suppression and rescue;
      ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
      iii) Hazardous materials response and mitigation;
      iv) Emergency prevention and public education efforts;
      v) Technical rescue response; and
      vi) Construction Plan Review and required inspections.

   b) Fire protection from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.

c) As development commences in these areas, sufficient fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the annexed area.

d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.

3) Emergency Medical Services

a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:
   i) Emergency medical dispatch and pre-arrival First Aid instructions;
   ii) Pre-hospital emergency Advanced Life Support (ALS) response and transport; and
   iii) Medical rescue services.

b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.

c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization, and population density of the areas.

d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization, and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.

2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.

3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by City ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.

2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization, and population density of the area.

3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.

2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.

3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.

4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.

5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.

2) Inspection services including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will continue to be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.

3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.

4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.

5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.

2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

K) OTHER SERVICES

1) Other services that may be provided by the City of Celina, such as municipal and general administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.

2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at http://www.franklinlegal.net/codes.html.

M) TERM

1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: William Janney, Director of Engineering
CC: Kimberly Brawner, Assistant City Manager
Date: July 14, 2026

Agenda Item:
Conduct a Public Hearing to consider and act upon an Ordinance abandoning County Road 92 from Coit Road to approximately 2,500 feet east to Deer Park Way, as more particularly described and depicted in Exhibit "A", authorizing the City Manager to execute deeds and other necessary documents; and providing an effective date. (Janney)

Background Information:
County Road 92 (CR 92) is an older roadway segment extending east from Coit Road approximately 2,500 feet. This portion of CR 92 has become functionally obsolete due to changing development patterns and is no longer needed for current or future public transportation use. The roadway segment has also been closed to the public for safety reasons, as the pavement condition has deteriorated and the alignment does not meet current design standards. As adjacent development progresses, a new roadway connection, Sunset Boulevard, will replace the need for this portion of CR 92 as a public thoroughfare.

State law allows municipalities to abandon right-of-way when it is determined to be no longer necessary for public use. Upon abandonment, the right-of-way reverts to the abutting property owners in accordance with Texas law and the City's standard practice. The legal limits of the segment proposed for abandonment have been surveyed, and the description and exhibit identifying the affected area are included in Exhibit "A" to the Ordinance.

The proposed abandonment extends from Coit Road eastward approximately 2,500 feet, consistent with the surveyed limits. Abandoning this portion of CR 92 will clear title for the adjacent properties and allow for the integration of the land into the surrounding development. The action will also support the long-term transportation network by transitioning travel to newer, safer, and properly aligned roadway corridors planned in the area.

Legal Review:

The Ordinance has been reviewed and approved.

Supporting Documents:

1. Staff Presentation
2. Location Map
3. Ordinance
4. Exhibit A

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.



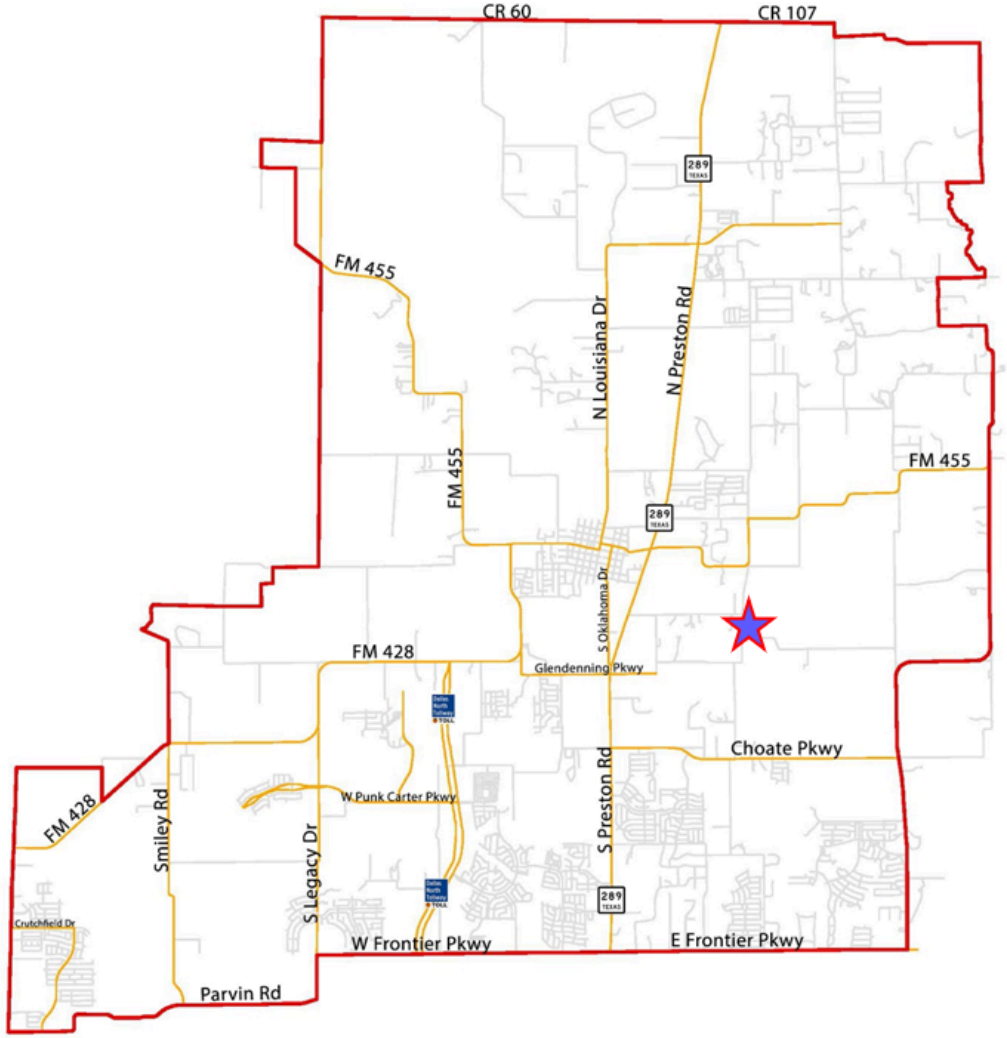
County Road 92 Right of Way Abandonment

Ordinance

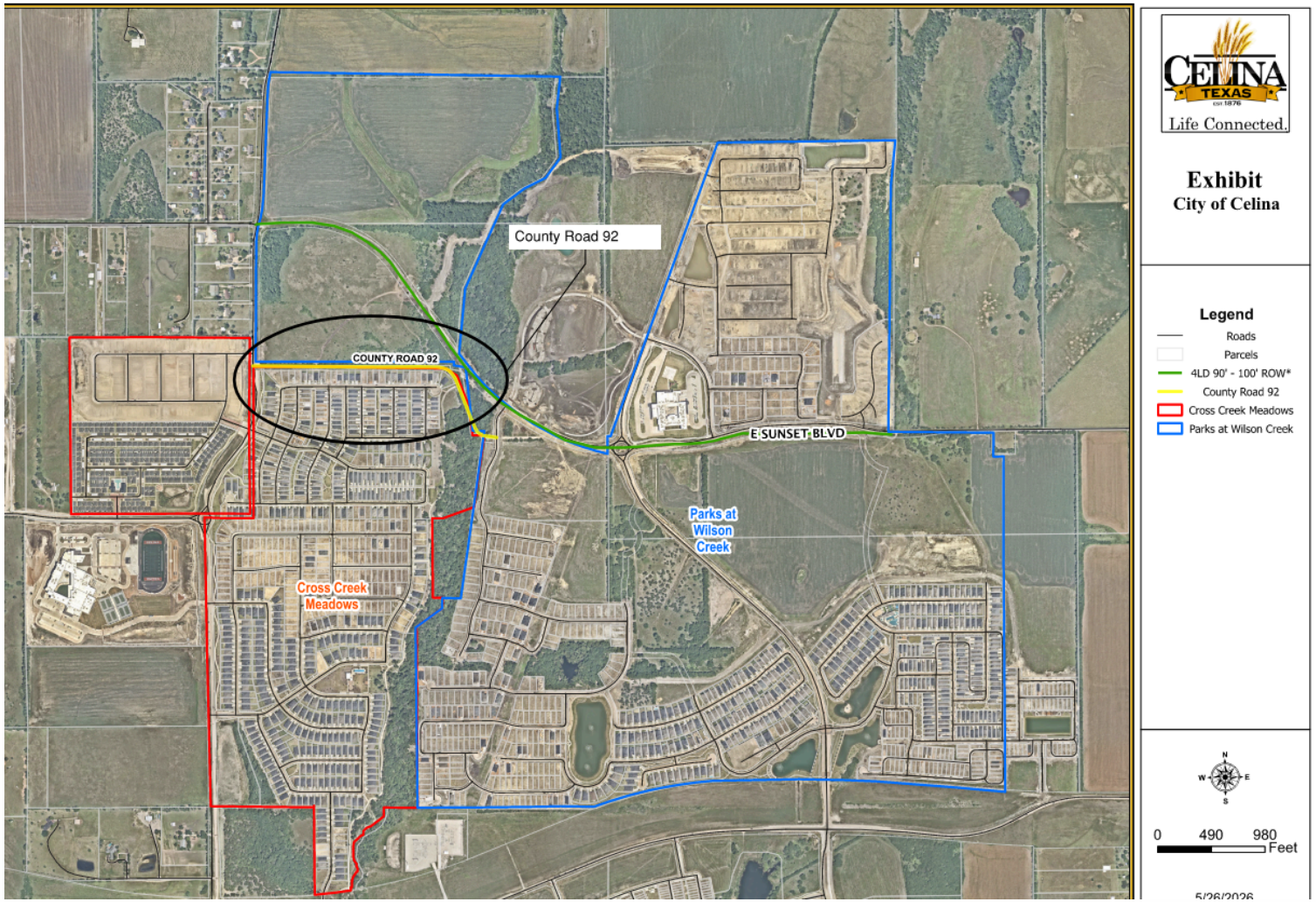
July 14, 2026

William Janney, PE
Director of Engineering

Location Map



Location Map



Background

A County Road 92 (CR 92) is an older roadway segment extending east from Coit Road to approximately 2,500 feet, see exhibit A.

B County Road 92 has become functionally obsolete due to changing development patterns and is no longer needed for current or future public transportation use.

C The roadway segment has also been closed to the public for safety reasons, as the pavement condition has deteriorated and the alignment does not meet current design standards.

D June 26, 2026, Notice of Public Hearing was published in the newspaper and sent to the properties adjacent to the road.

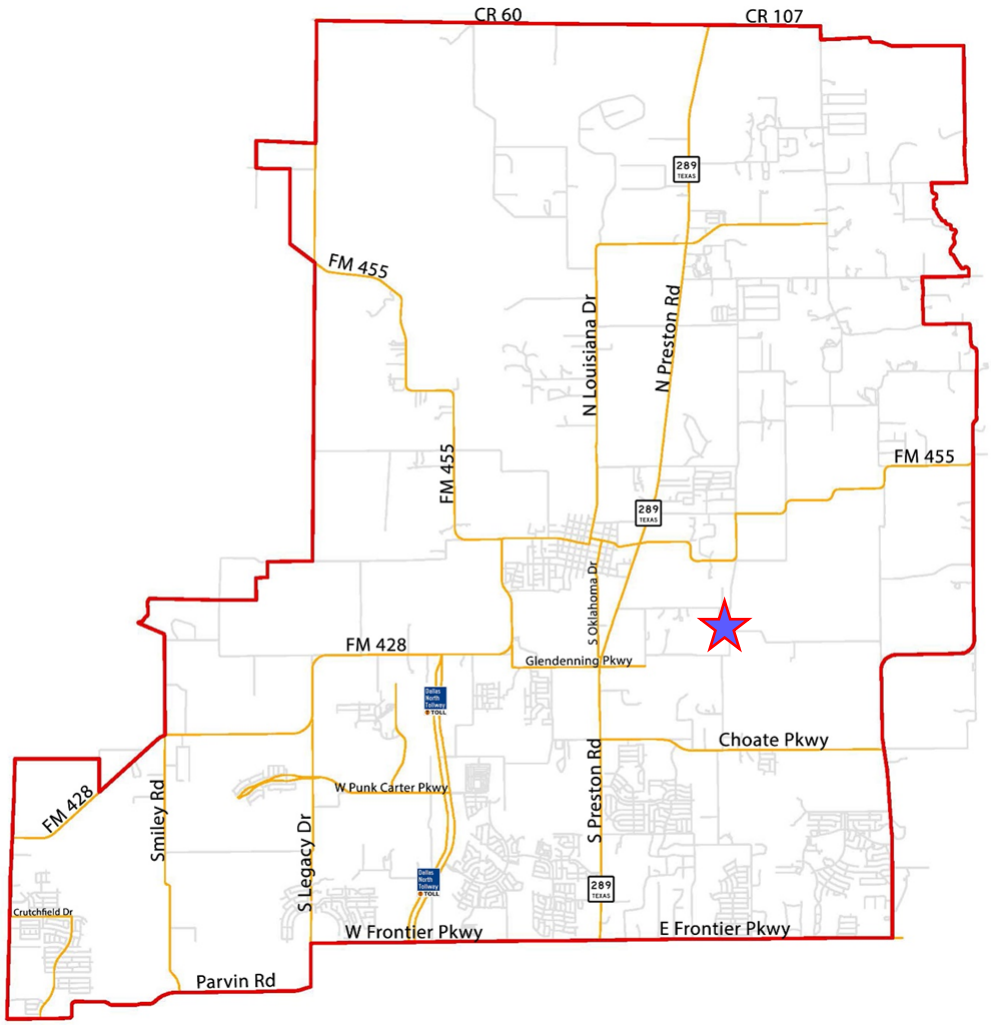
Exhibit A





Thank You!

LOCATION MAP



ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, PROVIDING FOR THE ABANDONMENT AND VACATION OF A PORTION OF UNIMPROVED RIGHT-OF-WAY ORIGINALLY IDENTIFIED AS COUNTY ROAD 92, GENERALLY LOCATED BETWEEN COIT ROAD AND DEER PARK WAY, SITUATED IN THE CHARLES P. RICE SURVEY, ABSTRACT NO. 771, COLLIN COUNTY, TEXAS, AS DEPICTED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE TERMS AND CONDITIONS OF THE ABANDONMENT INCLUDING THE CONVEYANCE OF PROPERTY; AUTHORIZING THE CITY MANAGER TO EXECUTE DEEDS AND ADDITIONAL NECESSARY DOCUMENTS OR ACTIONS; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (the "**City**") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, Section 311.001 of the Texas Transportation Code provides that a home rule municipality has exclusive control over and under the public highways, streets, and alleys of the municipality; and

WHEREAS, Section 311.007 of the Texas Transportation Code provides that a home-rule municipality may vacate, abandon, and close a street or alley; and

WHEREAS, after due notice and hearing held before the City Council of the City, the City has determined it to be in the best interests of the public health, safety, and welfare to abandon a portion of the City's unimproved right-of-way commonly known as County Road 92, depicted in **Exhibit A**, attached hereto and incorporated herein (the "**Property**"); and

WHEREAS, the Property is presently a narrow strip of land that cannot be used independently under its current zoning or under applicable subdivision or other development control ordinances, intended to be conveyed, which the City finds exempts it from the requirement to be noticed, appraised, and sold for no less than fair market value under Section 272.001 of the Texas Local Government Code; and

WHEREAS, the City Council of the City ("**City Council**"), acting under appropriate authority from state law, deems it advisable to abandon and vacate the Property and is of the opinion that said land is not needed for public use and therefore constitutes a public charge without a corresponding public benefit, and that the same should be abandoned and vacated as hereinafter provided; and

WHEREAS, the City Council determines that the following regulation is necessary in order to protect public health, safety, and welfare and is in the best interests of the citizens of the City.

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

Section 1. Incorporation of Premises. The above and foregoing premises are true and correct and are incorporated into the body of this Ordinance as if fully set forth herein.

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. Abandonment. The Property shall be and is hereby abandoned and vacated insofar as the right, title, and easement of the public is concerned. The abandonment, and vacation of the Property is made and accepted subject to all present zoning and deed restrictions, if any of the latter exist, and all public easements and rights-of-way, whether apparent, non-apparent, aerial, surface, or underground. The abandonment and vacation of the Property shall extend only to the public right, title, easement, and interest and shall be construed to extend only to that interest which the City may legally and lawfully abandon and vacate.

Section 4. Conveyance. The Property shall be conveyed, subject to the restrictions set forth in Section 3, to the entity designated as the "Grantee" in the applicable deeds.

Section 5. **Authorization of City Manager**. The City Manager of Celina is hereby authorized and directed to execute any deeds and all further required documents, or take further actions, to complete the right-of-way abandonment and conveyance.

Section 6. Severability. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 7. Effective Date. This Ordinance shall become effective from and after its date of passage in accordance with law.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 14th day of July 2026.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Ashley Owens, City Secretary

Exhibit A
Property

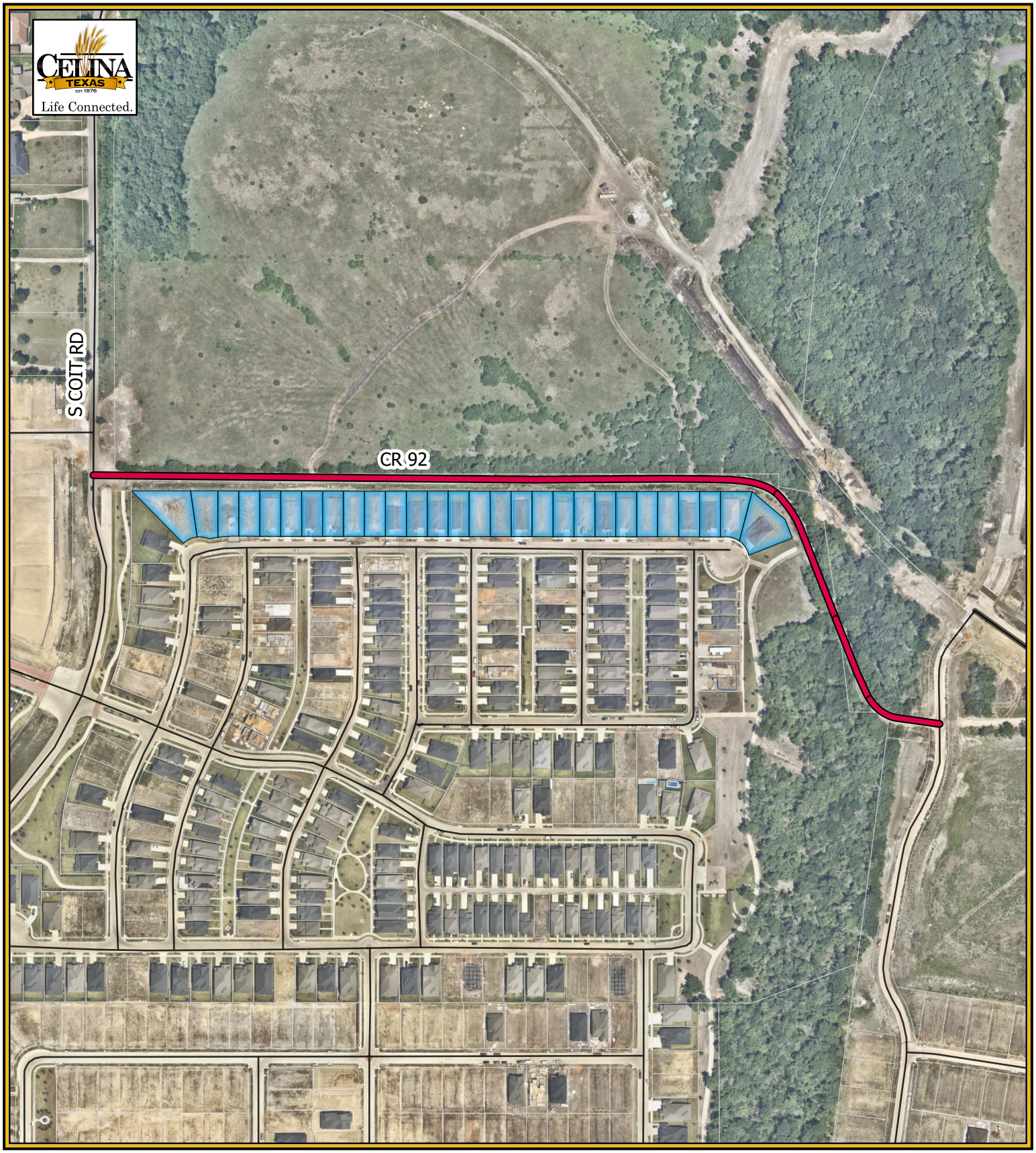


Legend

Roads
Parcels
Notification Parcels
County Road 92

County Road 92 Abandonment
City of Celina
6/18/2026

0 225 450 Feet



Legend

- Roads
- Parcels
- Notification Parcels
- County Road 92

County Road 92 Abandonment

City of Celina

6/18/2026

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0 225 450 Feet

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: July 14, 2026

Agenda Item:
Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a Service and Assessment Plan and Assessment Rolls for Phase #5-7 of the Cambridge Crossing Public Improvement District; making a finding of special benefit to the property within Phase #5-7 of the District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended; and providing penalties and interest on delinquent assessments. (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 Phases #2-7 Major Improvement Area and Phase #1 in 2018, Phase #2 in 2022, Phase #3 in 2023, and Phase #4 in 2025, and issued bonds and/or executed reimbursement agreements for those phases.

On June 9, 2026, the City Council adopted a Resolution calling a Public Hearing for July 14, 2026, related to the levy of 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.

This Public Hearing is related to the levy of Assessments within Phase #5-7 and considers the adoption of an Ordinance levying the Assessments and approving the final Service and Assessment Plan. This ordinance also directs the recording and posting of the Service and Assessment Plan in accordance with the PID Act.

A Reimbursement Agreement was secured for all future phases following the Phase #4 levied assessments at the May 13, 2025, Council meeting.

Legal Review:
Ordinance and Service and Assessment Plan approved by Bond Counsel.

Supporting Documents:
1. Staff Presentation
2. Ordinance
3. Service & Assessment Plan

Financial Consideration:
The Ordinance 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.



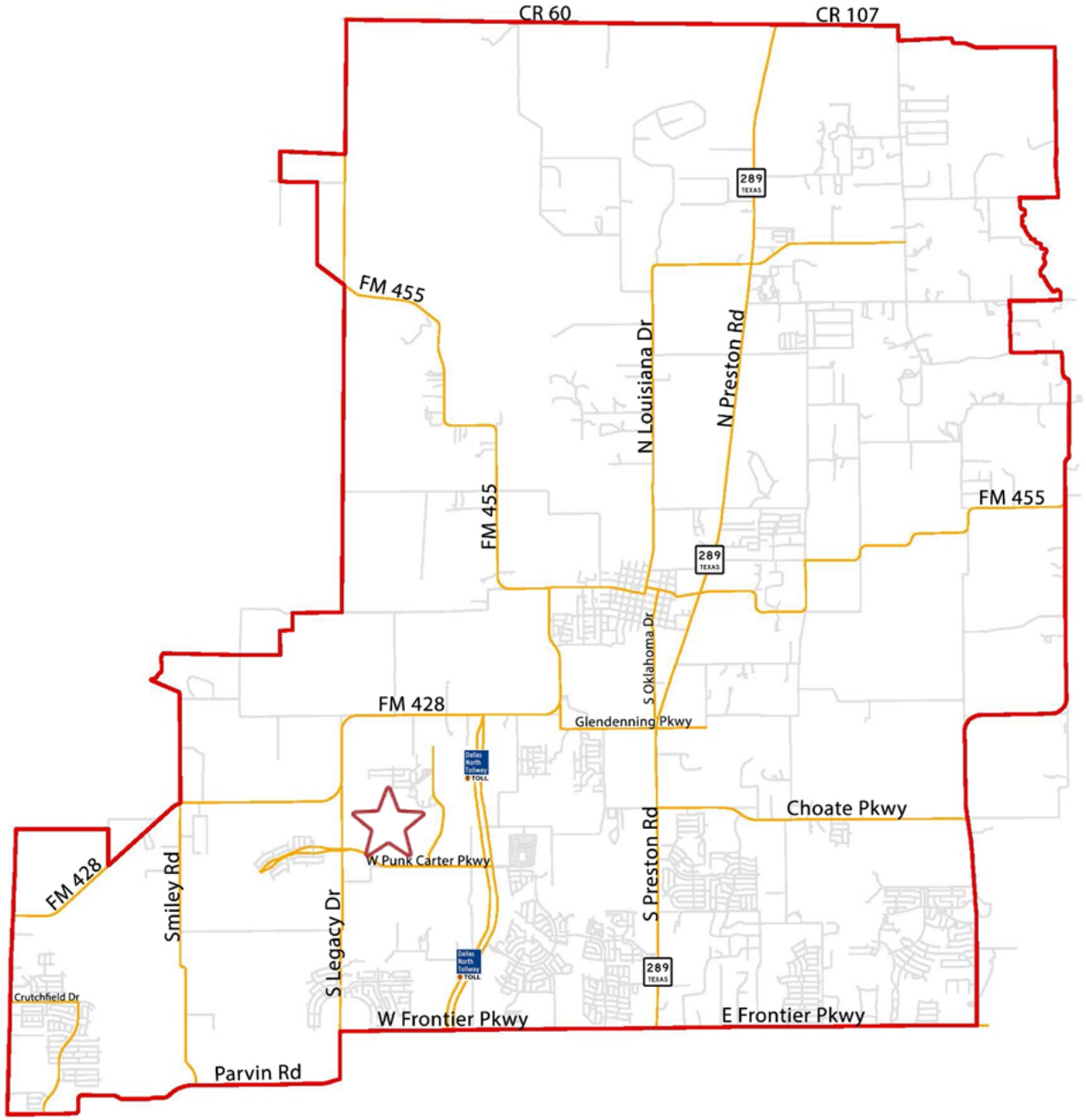
CITY COUNCIL MEETING

CAMBRIDGE CROSSING PID

ASSESSMENT ORDINANCE

PHASE #5-7

July 14, 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
- Public Hearing/Action item tonight is for
  - Hold a public hearing to levy assessments for Phase #5-7 and ordinance approving a Service and Assessment Plan and Assessment Rolls



Cambridge Crossing PID

- 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
- A Reimbursement Agreement was secured for all future phases following the Phase #4 levied assessments at the May 13, 2025 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.

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 PID Timeline

Key Project Milestones and Approvals



June 9, 2026

PSAP for Cambridge Crossing Improvements and Additional Major Improvements Phases #5-7; call for public hearing on levying assessments.



July 14, 2026

Public Hearing to levy assessments for Improvement Area and Additional Major Improvements Phases #5-7; approval of SAP.



July 14, 2026

Action item: Approval of Levy Ordinances for improvements and additional major improvements for Phases #5-7.



Questions?

ORDINANCE NO. 2026-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR PHASE #5-7 OF THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN PHASE #5-7 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASE #5-7 OF THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition was submitted and filed with the City Secretary (the "City Secretary") of the City of Celina, Texas (the "City") pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act"), requesting the creation of a public improvement district located within the corporate limits of the City; and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the proposed district, as determined by the then current ad valorem tax rolls of Collin Central Appraisal District and the signatures of the property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property within the District that is liable for assessment; and

WHEREAS, capitalized terms used in this Ordinance and not otherwise defined herein shall have the meanings assigned to them in the Service and Assessment Plan (as defined herein); and

WHEREAS, on February 28, 2017, after due notice, the City Council of the City (the "City Council") held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the PID Act and made the findings required by Section 372.009(b) of the PID Act and, by resolution (the "Authorization Resolution"), adopted by a majority of the members of the City Council, authorized and created the Cambridge Crossing Public Improvement District (the "District") in accordance with its finding as to the advisability of the Authorized Improvements; and

WHEREAS, the City published the Authorization Resolution as required by law; and

WHEREAS, no written protests regarding the creation of the District from any owners of record of property within the District were filed with the City Secretary; and

WHEREAS, on June 9, 2026, the City Council adopted a resolution approving a preliminary service and assessment plan, including (i) a proposed assessment roll for Phase #5-

7 of the District related to the Phase #5-7 Improvements and (ii) a proposed assessment roll for Phase #5-7 of the District related to the Phase #5-7 Additional Projects; calling for a public hearing to consider an ordinance levying (i) assessments on property within Phase #5-7 related to the Phase #5-7 Improvements (the "Phase #5-7 Improvements Assessments") and (ii) assessments on property within Phase #5-7 related to the Phase #5-7 Additional Projects (the "Phase #5-7 Additional Projects Assessments" and, together with the Phase #5-7 Improvements Assessments, the "Assessments"); authorizing and directing the City Secretary of the City to file the proposed assessment rolls for Phase #5-7 and make such assessment rolls available for public inspection; authorizing and directing the publication of notice of a public hearing to consider the levying of the Assessments against the property within Phase #5-7 (the "Levy and Assessment Hearing"); authorizing and directing the mailing of notice of the Levy and Assessment Hearing to owners of property liable for assessment; and directing related action; and

WHEREAS, the City Secretary filed the Assessment Rolls (as define herein) and made the same available for public inspection; and

WHEREAS, the City Secretary, pursuant to Section 372.016(b) of the PID Act, published notice of the Levy and Assessment Hearing on June 19, 2026 in the *Celina Record*, a newspaper of general circulation in the City; and

WHEREAS, pursuant to Section 372.016(c) of the PID Act, notice of the Levy and Assessment Hearing was mailed to the last known addresses of the owners of the property liable for the Assessments; and

WHEREAS, the City Council opened the Levy and Assessment Hearing on July 14, 2026, and at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Assessment Rolls and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the Actual Costs of the Phase #5-7 Improvements and Phase #5-7 Additional Projects to the Phase #5-7 Assessed Property, the purposes of the Assessments, the special benefits of the Phase #5-7 Improvements and Phase #5-7 Additional Projects, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the Service and Assessment Plan, when accepted and approved by the City Council, will serve as the Annual Service Plan Update for 2026; and

WHEREAS, the City Council finds and determines that the Assessment Rolls and the Cambridge Crossing Public Improvement District Service and Assessment Plan, dated July 14, 2026, in a form substantially similar to the attached ***Exhibit A*** (as updated, the "Service and Assessment Plan"), and which is incorporated herein for all purposes, should be approved and that the Assessments should be levied as provided in this Ordinance and the Service and Assessment Plan, the Phase #5-7 Assessment Roll – Phase #5-7 Improvements and the Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects both attached thereto (together, the "Assessment Rolls"), as applicable; and

WHEREAS, the City Council further finds that there were no objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the Actual Costs of the Phase #5-7 Improvements or Phase #5-7 Additional Projects (as described in the Service and Assessment Plan), the Assessment Rolls, or the levy of the Assessments against the Phase #5-7 Assessed Property; and

WHEREAS, the owners (the "Landowners"), or their representatives, of all the privately-owned and taxable property located within Phase #5-7 of the District, who are the persons to be assessed pursuant to this Ordinance, have: (i) indicated their approval of and agreement to the levy of Assessments against their property located within the District, and (ii) acknowledged the validity of such Assessments and their obligation to pay such Assessments once approved and levied by the City; and

WHEREAS, the City Council closed the Levy and Assessment Hearing, and, after considering all written and documentary evidence presented at the Levy and Assessment Hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act.

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

Section 1. **Findings**.

The findings and determinations set forth in the preambles hereof are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section. The City Council hereby finds, determines, and ordains, as follows:

(a) The apportionment of the Actual Costs of the Phase #5-7 Improvements and the related Administrative Expenses (together, the "Phase #5-7 Authorized Improvements") is fair and reasonable, reflects an accurate presentation of the special benefit each assessed parcel of Phase #5-7 Assessed Property will receive from the Phase #5-7 Authorized Improvements identified in the Service and Assessment Plan, and is hereby approved;

(b) The apportionment of the Actual Costs of the Phase #5-7 Additional Projects and the related Administrative Expenses (together, the "Phase #5-7 Authorized Additional Projects") is fair and reasonable, reflects an accurate presentation of the special benefit each assessed parcel of Phase #5-7 Assessed Property will receive from the Phase #5-7 Authorized Additional Projects identified in the Service and Assessment Plan, and is hereby approved;

(c) The Service and Assessment Plan (i) covers a period of at least five years, (ii) defines the annual indebtedness and projected costs for the Phase #5-7 Authorized Improvements and the Phase #5-7 Authorized Additional Projects, and (iii) includes a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended;

(d) The Service and Assessment Plan apportions the costs of the Phase #5-7 Authorized Improvements to be assessed against the Phase #5-7 Assessed Property as Phase #5-7 Improvements Assessments and such apportionment is made on the basis of special benefits accruing to the property because of the Phase #5-7 Authorized Improvements;

(e) The Service and Assessment Plan apportions the costs of the Phase #5-7 Authorized Additional Projects to be assessed against the Phase #5-7 Assessed Property as Phase #5-7 Additional Projects Assessments and such apportionment is made on the basis of special benefits accruing to the property because of the Phase #5-7 Authorized Additional Projects;

(f) All of the real property in Phase #5-7 of the District which is being assessed in the amounts shown in the Phase #5-7 Assessment Roll – Phase #5-7 Improvements will be benefited by the Phase #5-7 Authorized Improvements as described in the Service and Assessment Plan, and each assessed parcel of Phase #5-7 Assessed Property will receive special benefits during the term of the Phase #5-7 Improvements Assessments equal to or greater than the total amount assessed;

(g) All of the real property in Phase #5-7 of the District which is being assessed in the amounts shown in the Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects will be benefited by the Phase #5-7 Authorized Additional Projects as described in the Service and Assessment Plan, and each assessed parcel of Phase #5-7 Assessed Property will receive special benefits during the term of the Phase #5-7 Additional Projects Assessments equal to or greater than the total amount assessed;

(h) The method of apportionment of the costs of the Phase #5-7 Authorized Improvements set forth in the Service and Assessment Plan results in imposing equal shares of the Actual Costs of the Phase #5-7 Authorized Improvements on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the costs;

(i) The method of apportionment of the costs of the Phase #5-7 Authorized Additional Projects set forth in the Service and Assessment Plan results in imposing equal shares of the Actual Costs of the Phase #5-7 Authorized Additional Projects on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the costs;

(j) The Service and Assessment Plan should be approved as the service plan and assessment plan for the District as described in Sections 372.013 and 372.014 of the PID Act;

(k) The Phase #5-7 Assessment Roll – Phase #5-7 Improvements should be approved as the assessment roll related to the Phase #5-7 Authorized Improvements for the Phase #5-7 Assessed Property within the District;

(l) The Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects should be approved as the assessment roll related to the Phase #5-7 Authorized Additional Projects for the Phase #5-7 Assessed Property within the District;

(m) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the services and improvements needed and required for the District; and

(n) A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered, and formally acted upon.

Section 2. Service and Assessment Plan.

The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the PID Act as the 2026 Annual Service Plan Update for the District.

Section 3. Assessment Rolls.

(a) The Phase #5-7 Assessment Roll – Phase #5-7 Improvements is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the assessment roll related to the Phase #5-7 Authorized Improvements for Phase #5-7 of the District.

(b) The Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the assessment roll related to the Phase #5-7 Authorized Additional Projects for Phase #5-7 of the District.

Section 4. Levy and Payment of Assessments for Actual Costs of the Authorized Improvements.

(a) The City Council hereby levies an assessment on each parcel of Phase #5-7 Assessed Property, as shown and described in the Service and Assessment Plan and the Phase #5-7 Assessment Roll – Phase #5-7 Improvements, in the respective amounts shown on the Phase #5-7 Assessment Roll – Phase #5-7 Improvements, as a special assessment on the properties set forth in the Phase #5-7 Assessment Roll – Phase #5-7 Improvements.

(b) The City Council hereby levies an assessment on each parcel of Phase #5-7 Assessed Property, as shown and described in the Service and Assessment Plan and the Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects, in the respective

amounts shown on the Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects, as a special assessment on the properties set forth in the Phase #5-7 Assessment Roll – Phase #5-7 Additional Projects.

(c) The levy of the Assessments shall be effective on the date of the adoption of this Ordinance levying the Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the PID Act.

(d) The collection of the Assessments shall be as described in the Service and Assessment Plan and the PID Act.

(e) Each Assessment may be paid in a lump sum at any time or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

(f) Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

(g) Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

(h) The Administrative Expenses for the Phase #5-7 Assessed Property shall be calculated and collected pursuant to the terms of the Service and Assessment Plan.

Section 5. **Method of Assessment**.

The method of apportioning the costs of the Phase #5-7 Authorized Improvements and Phase #5-7 Authorized Additional Projects are set forth in the Service and Assessment Plan.

Section 6. **Penalties and Interest on Delinquent Assessments.**

Delinquent Assessments shall be subject to the penalties, interest, procedures, and foreclosure sales set forth in the Service and Assessment Plan and as allowed by law.

Section 7. **Prepayments of Assessments**.

As provided in Section VI of the Service and Assessment Plan, the owner of any Phase #5-7 Assessed Property subject to an Assessment may prepay the Assessments levied by this Ordinance.

Section 8. **Lien Priority**.

The City Council and the Landowners intend for the obligations, covenants and burdens on the Landowners of each parcel of Phase #5-7 Assessed Property, including without limitation such Landowners' obligations related to payment of the Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the Landowners, as the owners of each parcel of Phase #5-7 Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under

applicable law. Assessments shall have lien priority as specified in the Service and Assessment Plan and the PID Act.

Section 9. **Appointment of Administrator and Collector of Assessments**.

(a) Appointment of Administrator.

MuniCap, Inc., is hereby appointed and designated to initially serve, or until otherwise determined by the City Council, as the Administrator of the Service and Assessment Plan and of the Assessments levied by this Ordinance. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such service shall constitute an Administrative Expense.

(b) Appointment of Collector.

The Collin County Tax Assessor and Collector is hereby appointed and designated as the collector of the Assessments.

Section 10. **Applicability of Tax Code.**

To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of the Assessments by the City.

Section 11. **Filing in Real Property Records**. The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and the Assessment Rolls, to be recorded in the real property records of Collin County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

Section 12. Posting on City Website.

The City Secretary is directed to post a copy of the Service and Assessment Plan, including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, on the internet website maintained or used by the City for the purposes of Section 26.18, Texas Tax Code, as amended, not later than the seventh day after the date the City Council adopts the Service and Assessment Plan. The City Secretary is further directed to similarly post each Annual Service Plan Update approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

Section 13. Submission to Appraisal District.

The City Secretary is directed to cause a copy of the Assessment Rolls, in the format required by Section 372.017(e) of the PID Act, to be submitted to the Collin Central Appraisal

District not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan.

Section 14. Severability.

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity or any other portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 15. Effective Date.

This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage hereof.

[*Remainder of page intentionally left blank; signatures follow*]

PASSED AND ADOPTED, this the 14th day of July, 2026.

CITY OF CELINA, TEXAS

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, City Secretary

(City Seal)

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2026 by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

Notary Public, State of Texas

(SEAL)

CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

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

SERVICE AND ASSESSMENT PLAN

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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-1, Appendix H-1, Appendix I-1, 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-1, Appendix H-1, 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-1.

"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-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 #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-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.

"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	$7,150,208
2027	$0	$0	$0	$1,051,779
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**	**$14,678,194**

[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	$5,088,239
2027	$0	$0	$0	$719,753
2028	$0	$0	$0	$740,541
2029	$0	$0	$0	$739,077
2030	$0	$0	$0	$740,868
2031	$0	$0	$0	$736,832
2032	$0	$0	$0	$737,251
2033	$0	$0	$0	$736,844
Total	**$12,372,857**	**$9,555,000**	**$2,817,857**	**$10,239,406**

[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	$1,871,094
2027	$0	$0	$0	$544,570
2028	$0	$0	$0	$563,536
2029	$0	$0	$0	$492,320
2030	$0	$0	$0	$492,050
2031	$0	$0	$0	$491,511
2032	$0	$0	$0	$491,703
2033	$0	$0	$0	$491,568
Total	**$7,235,375**	**$5,938,154**	**$1,297,221**	**$5,438,351**

[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	$1,418,362
2027	$0	$0	$0	$701,476
2028	$0	$0	$0	$715,998
2029	$0	$0	$0	$716,780
2030	$0	$0	$0	$624,634
2031	$0	$0	$0	$623,718
2032	$0	$0	$0	$623,482
2033	$0	$0	$0	$623,872
Total	**$7,988,638**	**$7,708,239**	**$280,399**	**$6,048,324**

[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
2027	$0	$0	$0	$1,088,623
2028	$0	$0	$0	$1,087,351
2029	$0	$0	$0	$1,088,588
2030	$0	$0	$0	$1,087,142
2031	$0	$0	$0	$1,087,141
2032	$0	$0	$0	$1,087,459
2033	$0	$0	$0	$1,087,031
Total	**$14,034,513**	**$13,973,394**	**$61,119**	**$8,702,738**

[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-1, 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-1, 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-1, Appendix H-1, 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-1 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-1, 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-1.

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-1.

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 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 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 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 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-1.

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-1.

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

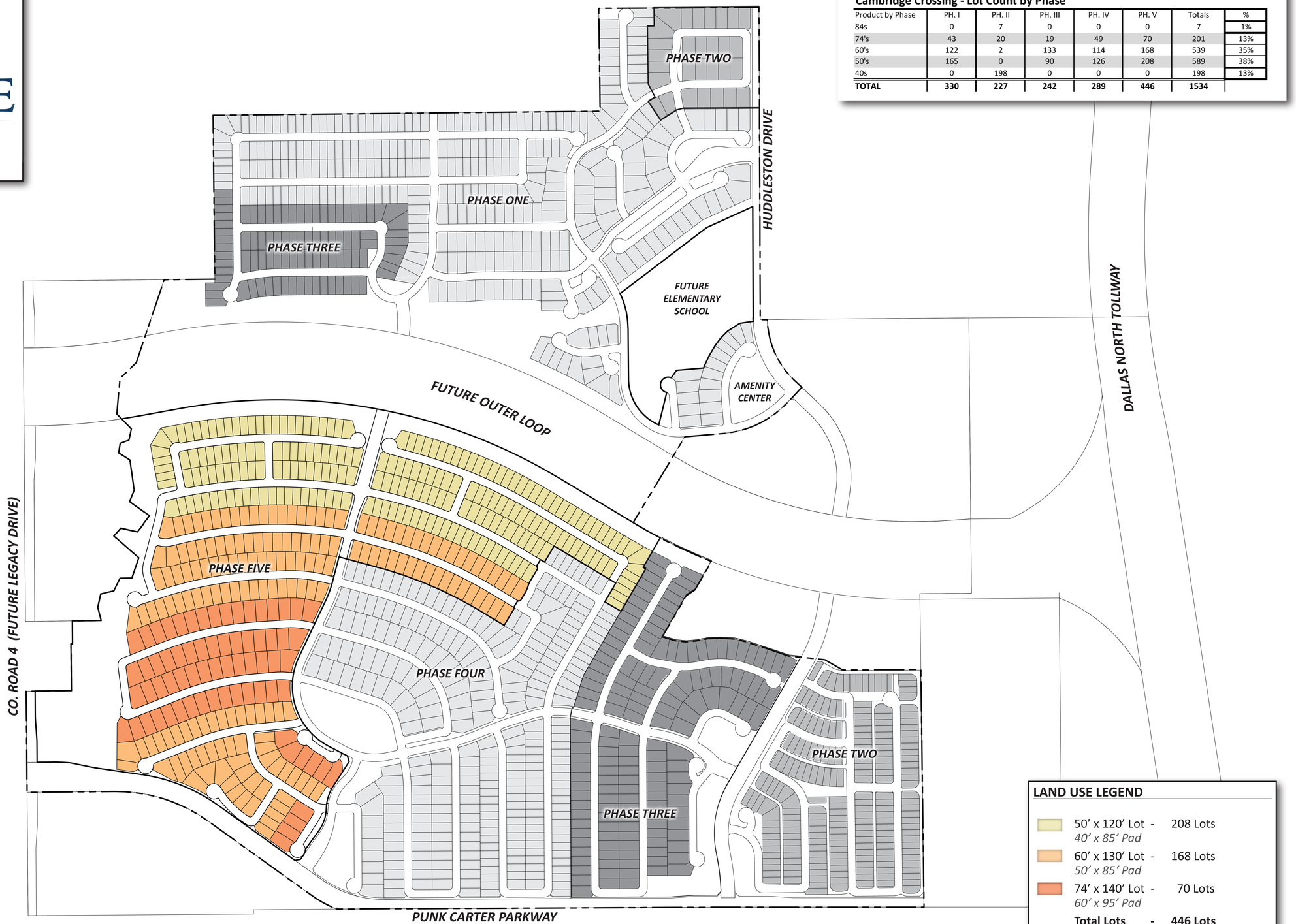
CAMBRIDGE CROSSING

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.

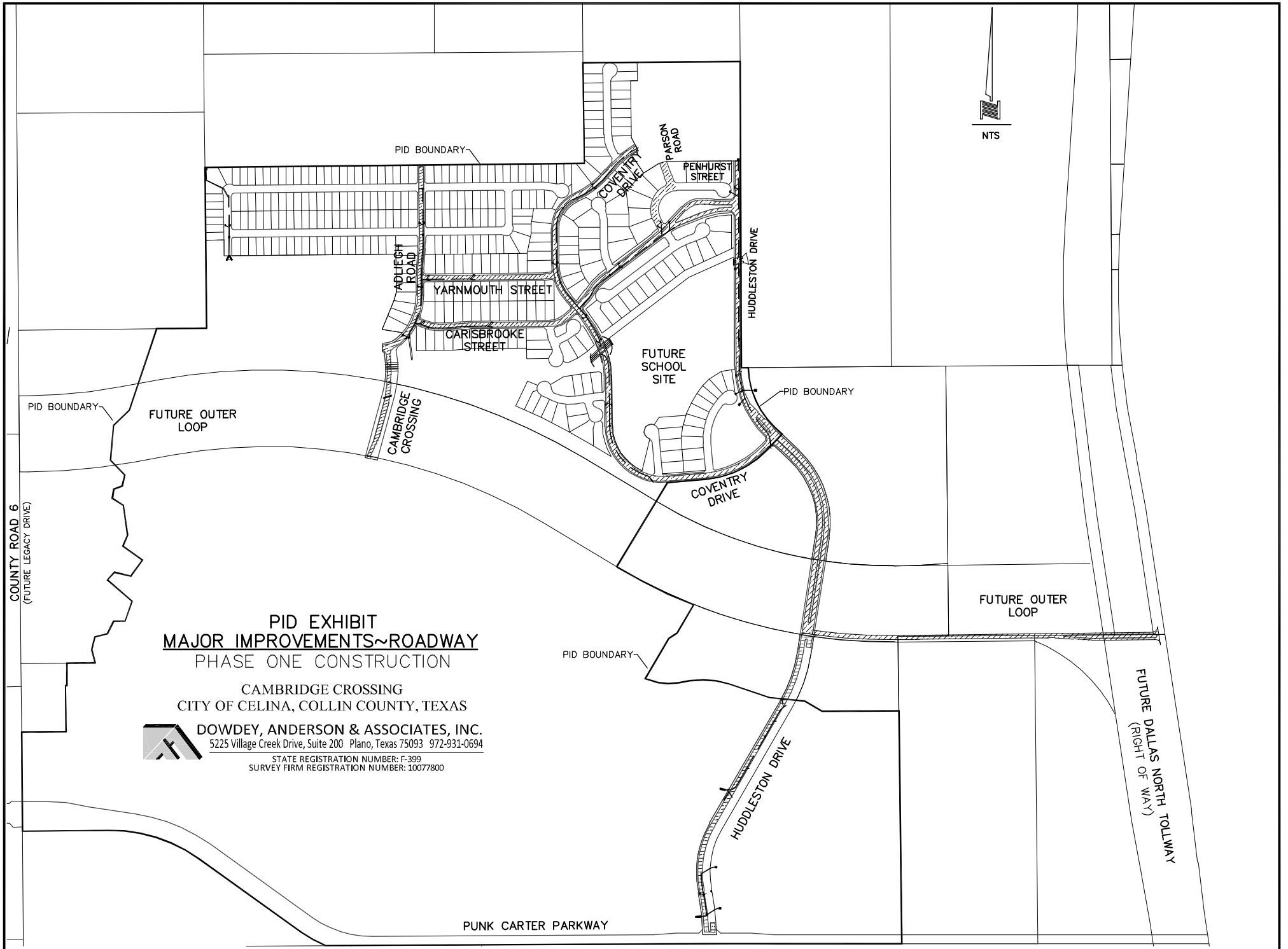
_____

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

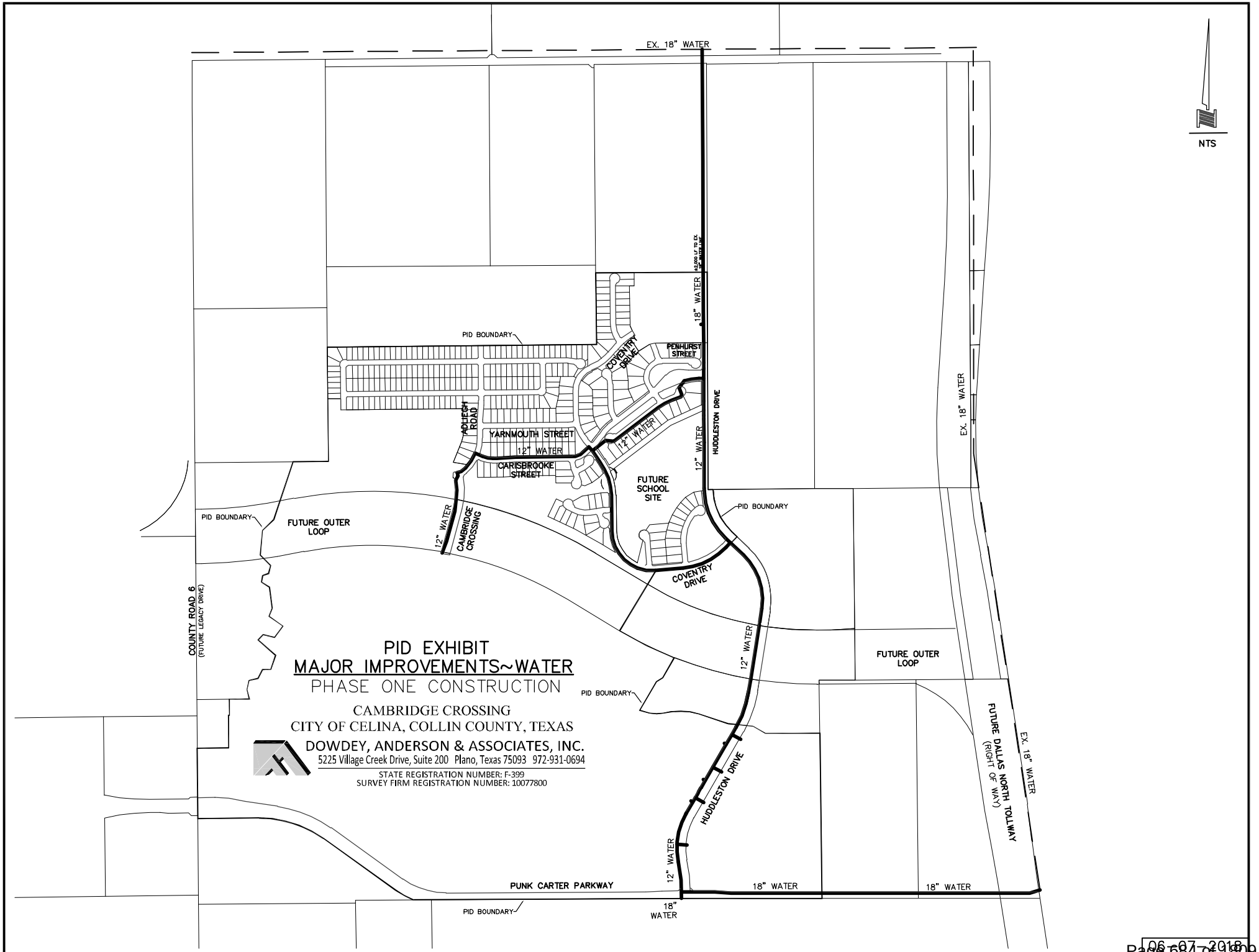


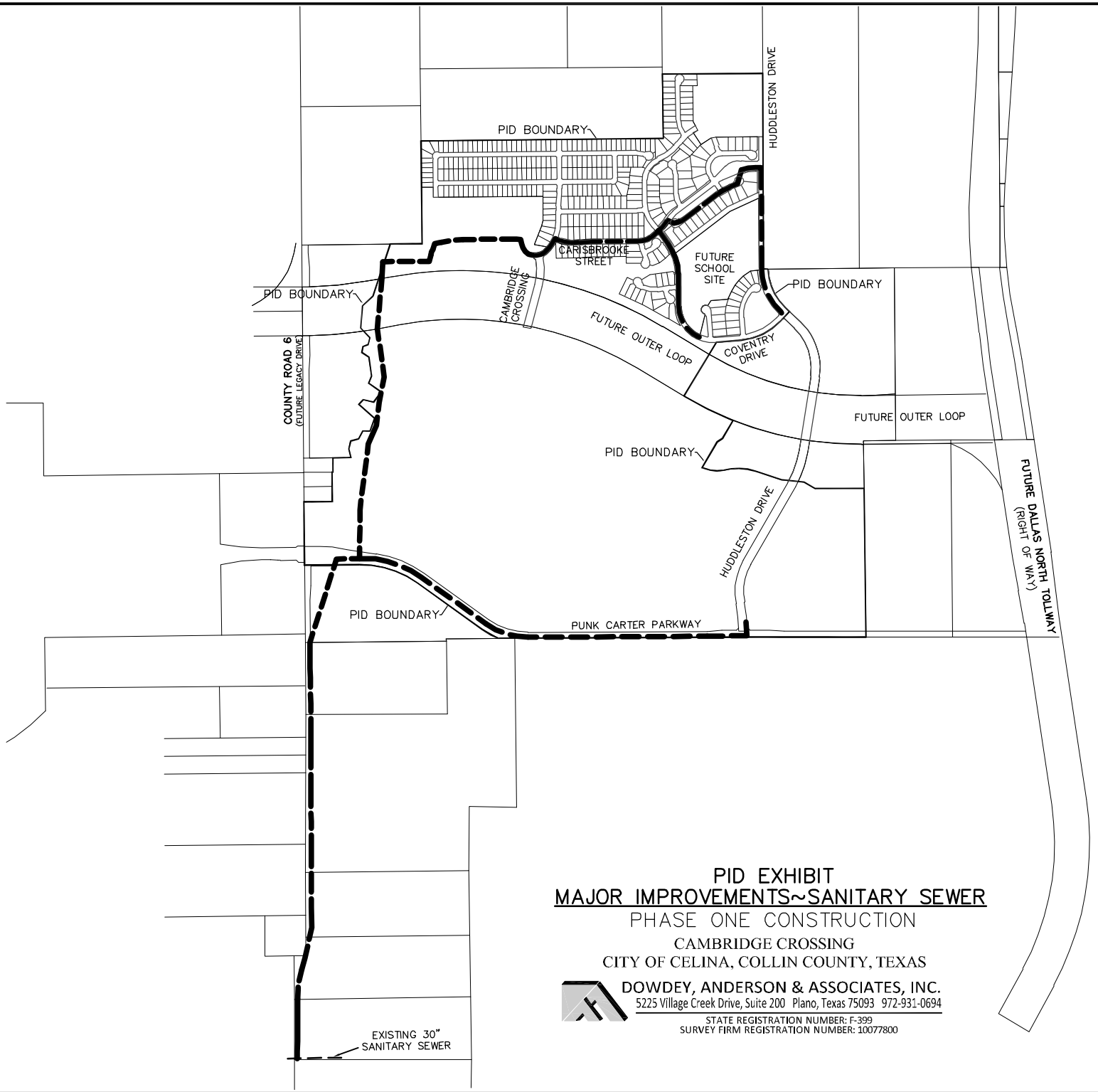
PID EXHIBIT
MAJOR IMPROVEMENTS~ROADWAY
PHASE ONE CONSTRUCTION

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

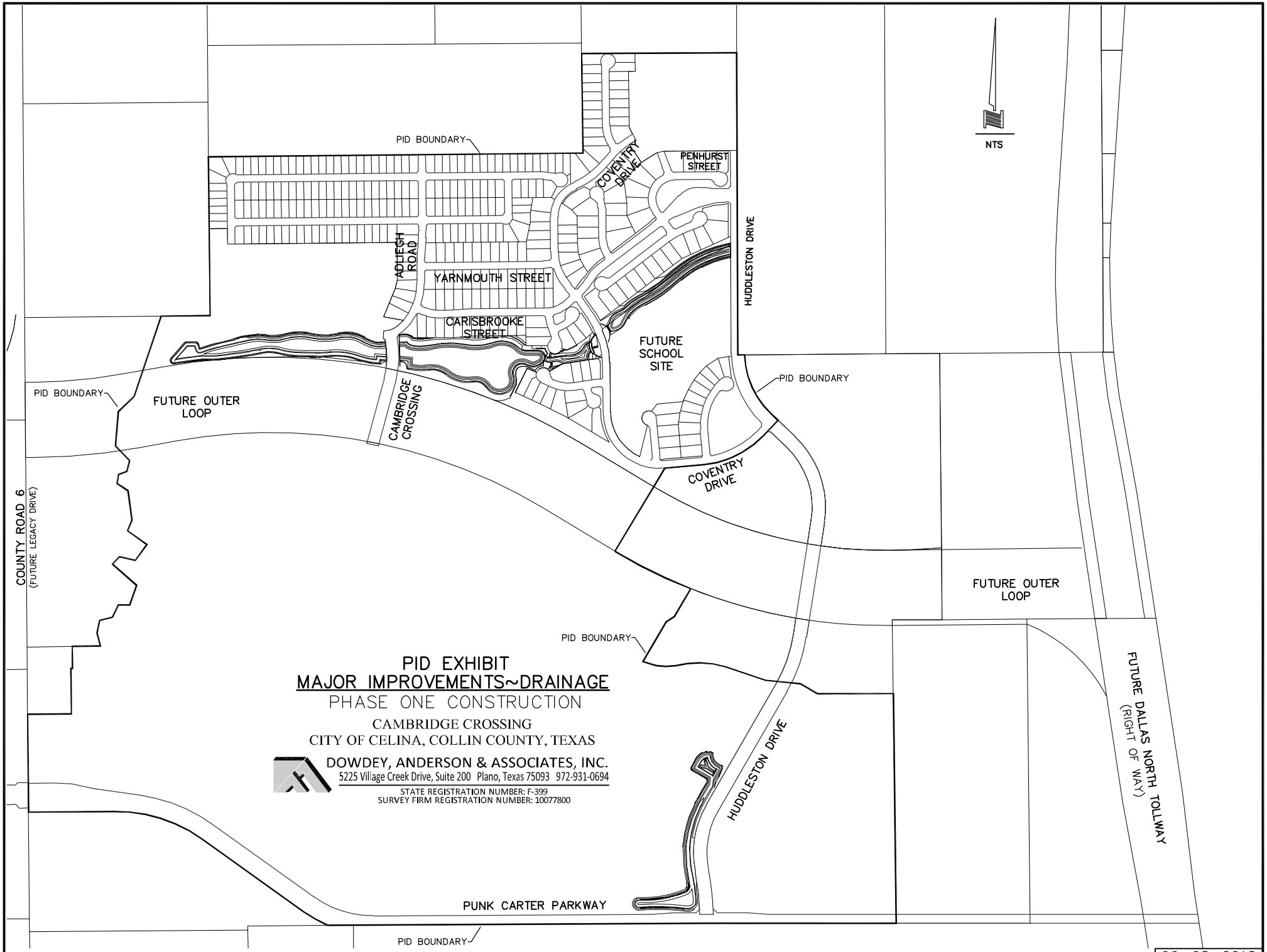

EX. 18" WATER
NTS
PID BOUNDARY
COVENTRY DRIVE
PENHURST STREET
18" WATER
HUDDLESTON DRIVE
EX. 18" WATER
ADLEIGH ROAD
YARNMOUTH STREET
12" WATER
CARISBROOKE STREET
FUTURE SCHOOL SITE
FUTURE OUTER LOOP
CAMBRIDGE CROSSING
COUNTY ROAD 6
(FUTURE LEGACY DRIVE)
PID EXHIBIT
MAJOR IMPROVEMENTS~WATER
PHASE ONE 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
FUTURE DALLAS NORTH TOLLWAY
(RIGHT OF WAY)
PUNK CARTER PARKWAY
18" WATER

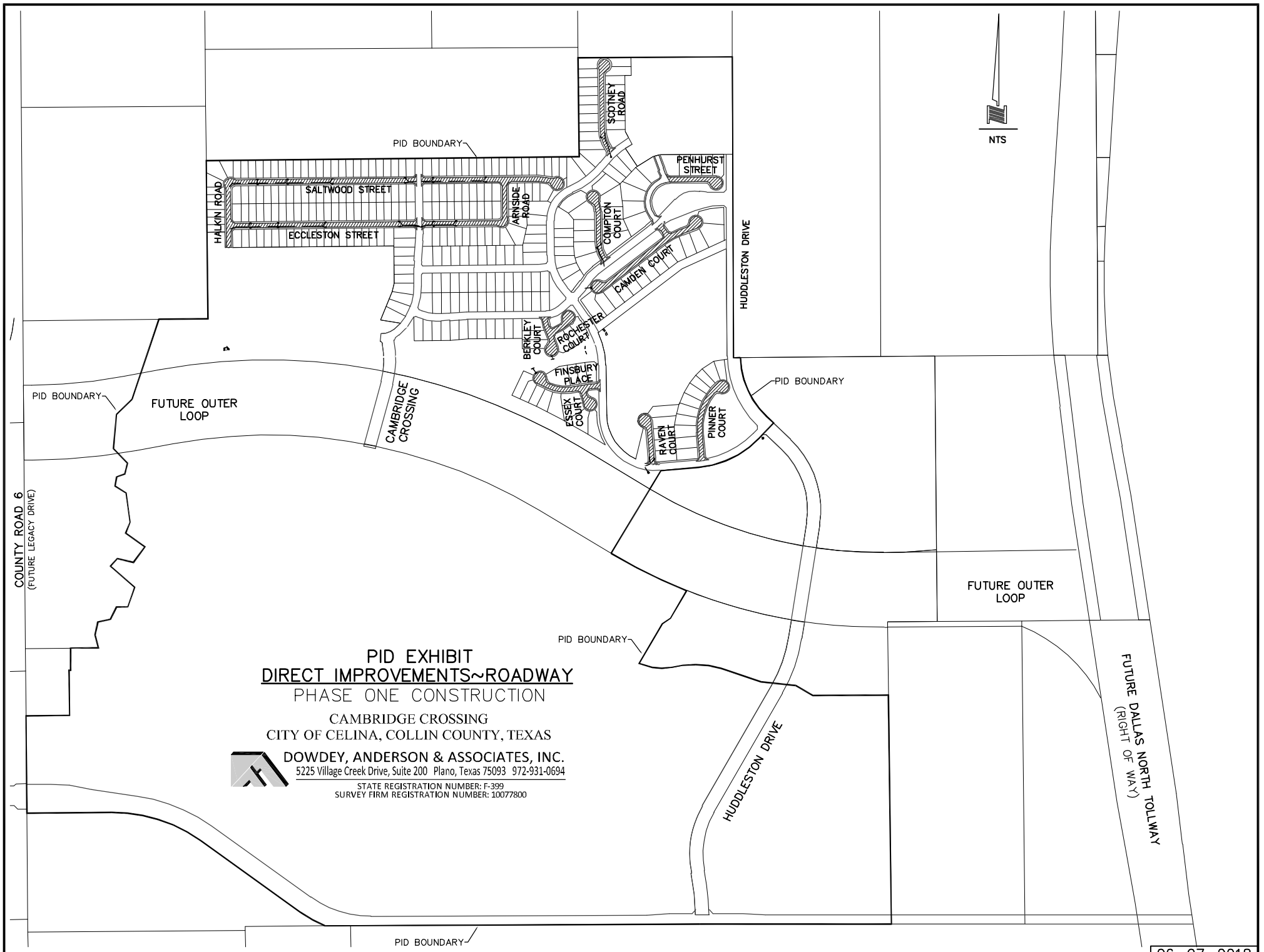


PID EXHIBIT
MAJOR IMPROVEMENTS~SANITARY SEWER
PHASE ONE CONSTRUCTION

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


PID BOUNDARY
COVENTRY DRIVE
PENHURST STREET
NTS
HUDDLESTON DRIVE
ADLETH 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

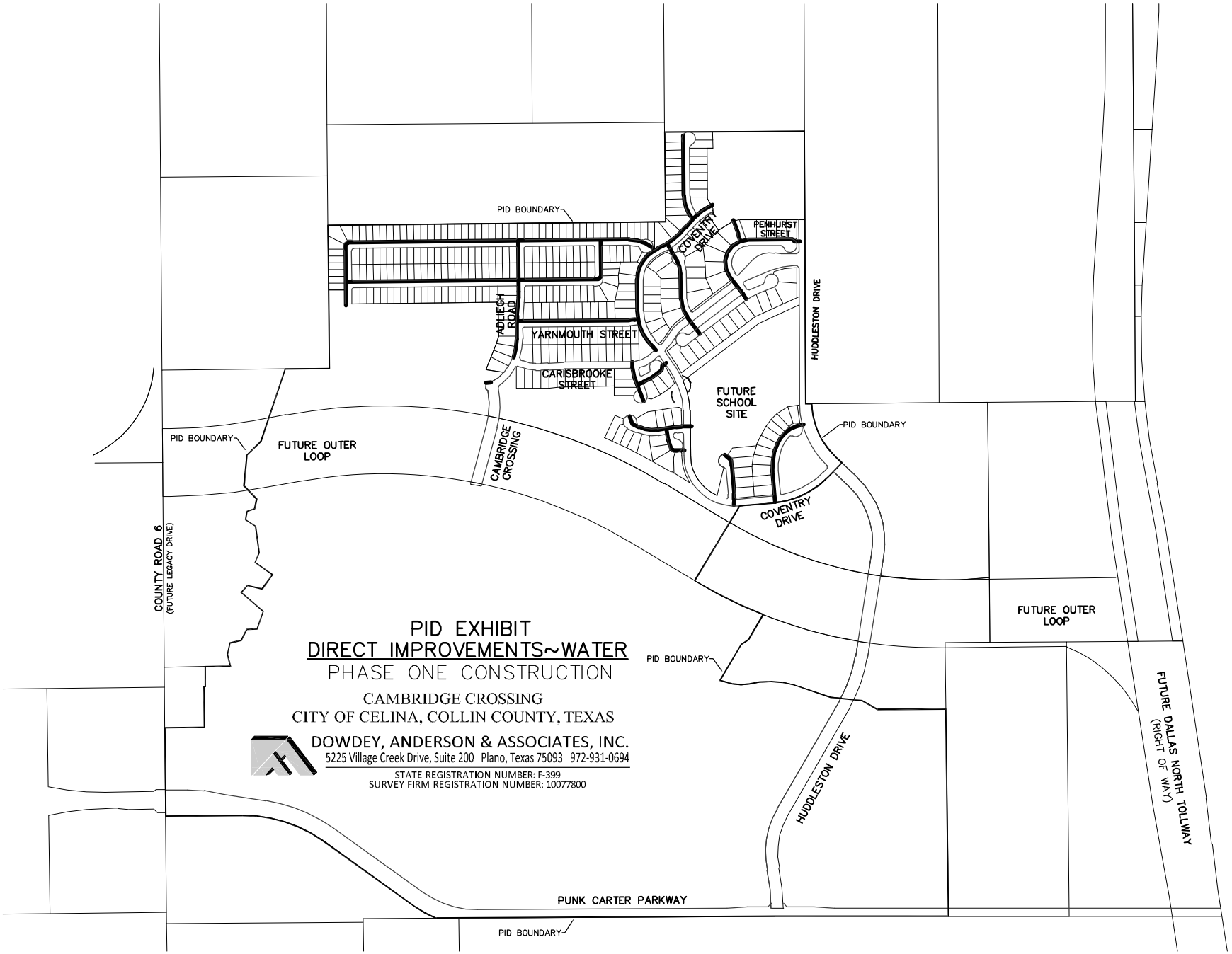


PID EXHIBIT
DIRECT IMPROVEMENTS~ROADWAY
PHASE ONE CONSTRUCTION

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

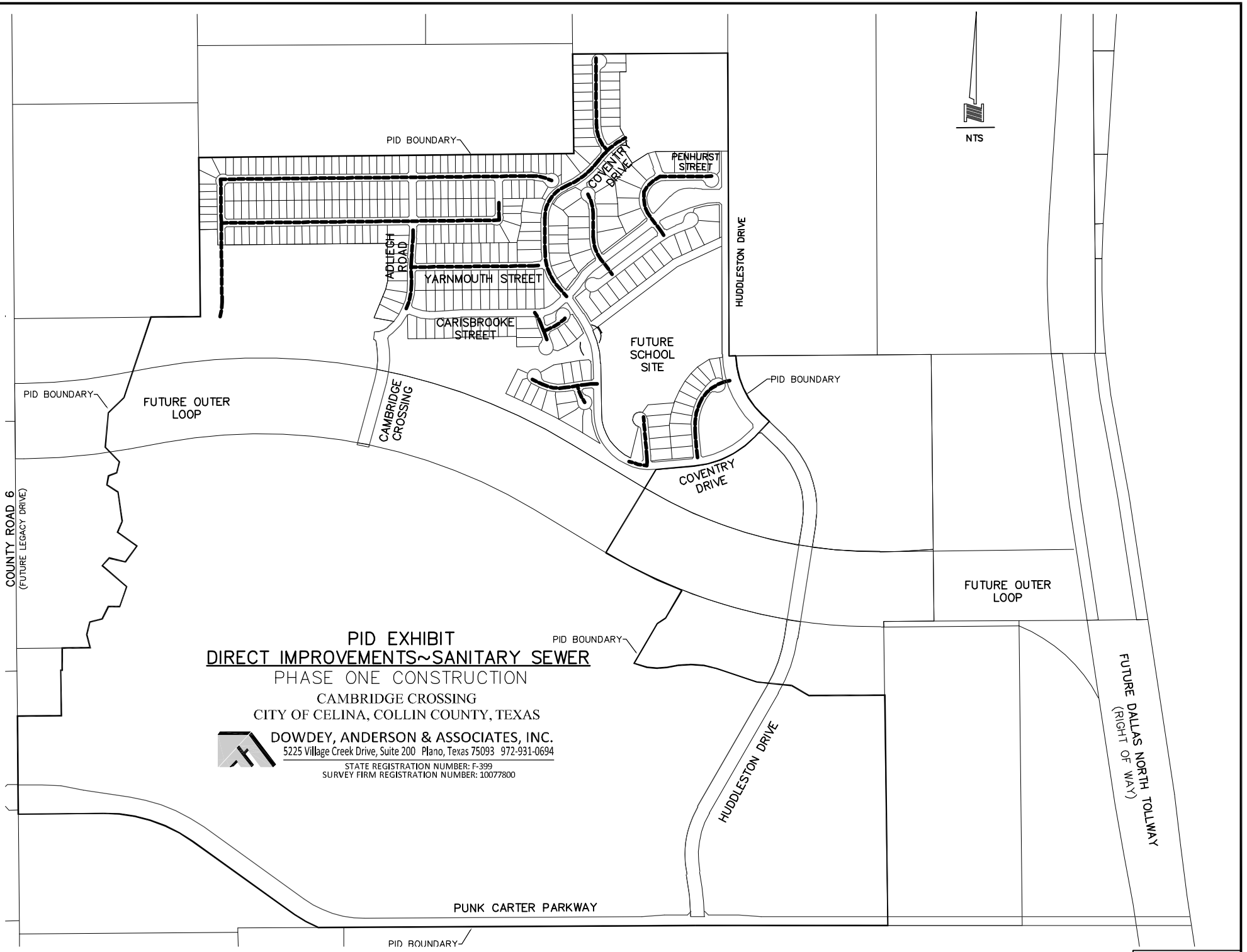
06-07-2018



PID EXHIBIT
DIRECT IMPROVEMENTS~WATER
PHASE ONE CONSTRUCTION

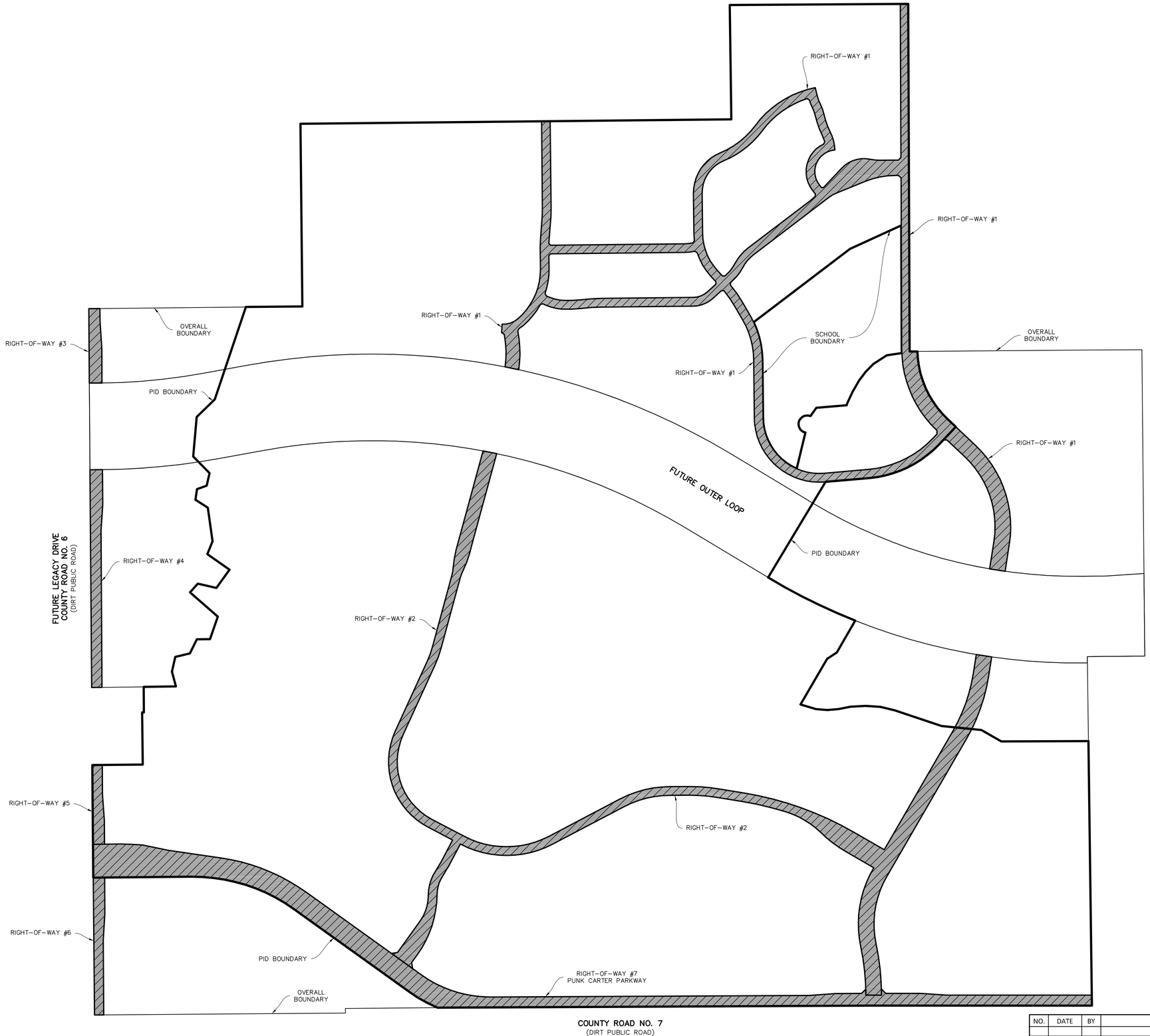
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
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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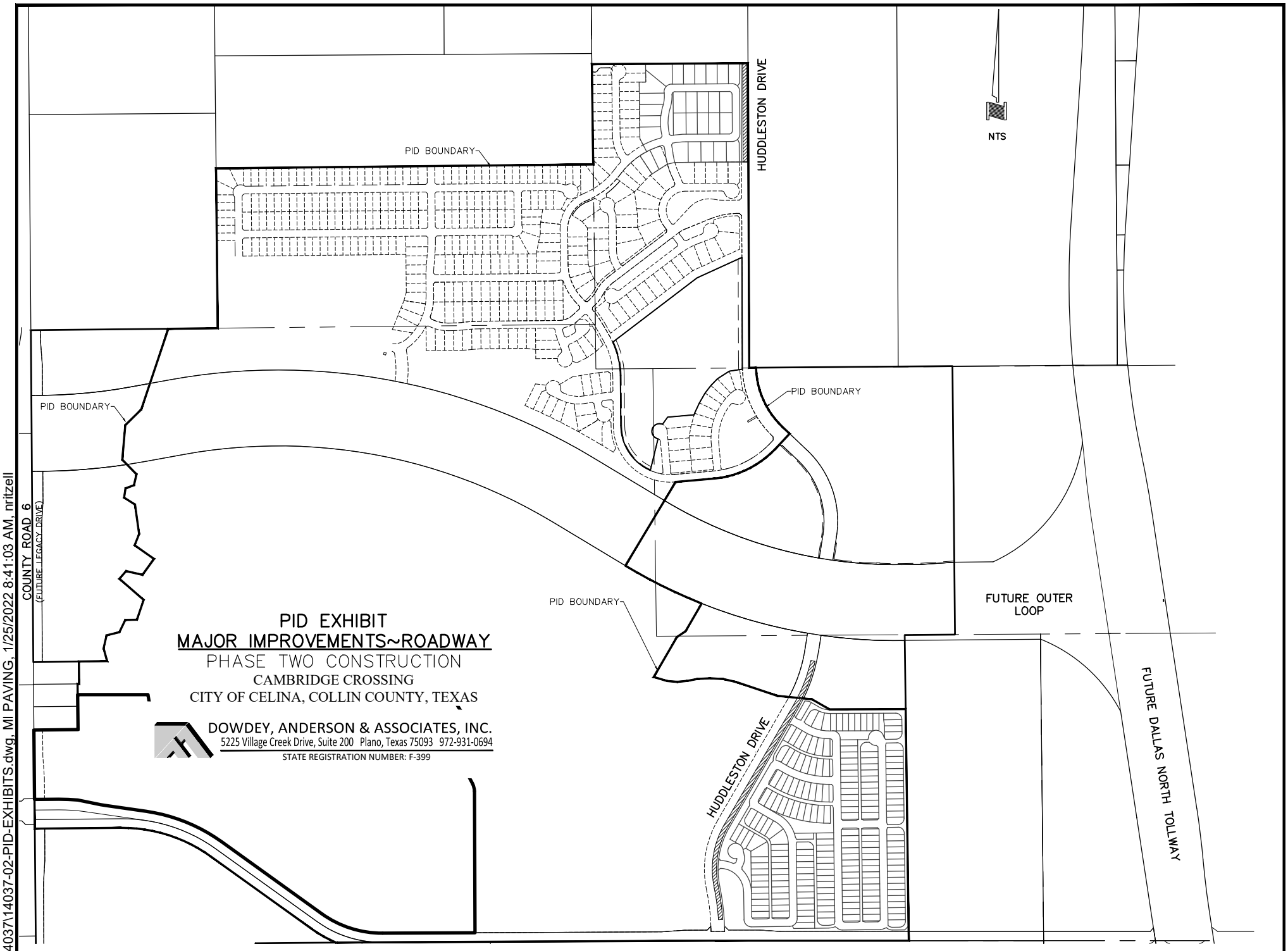

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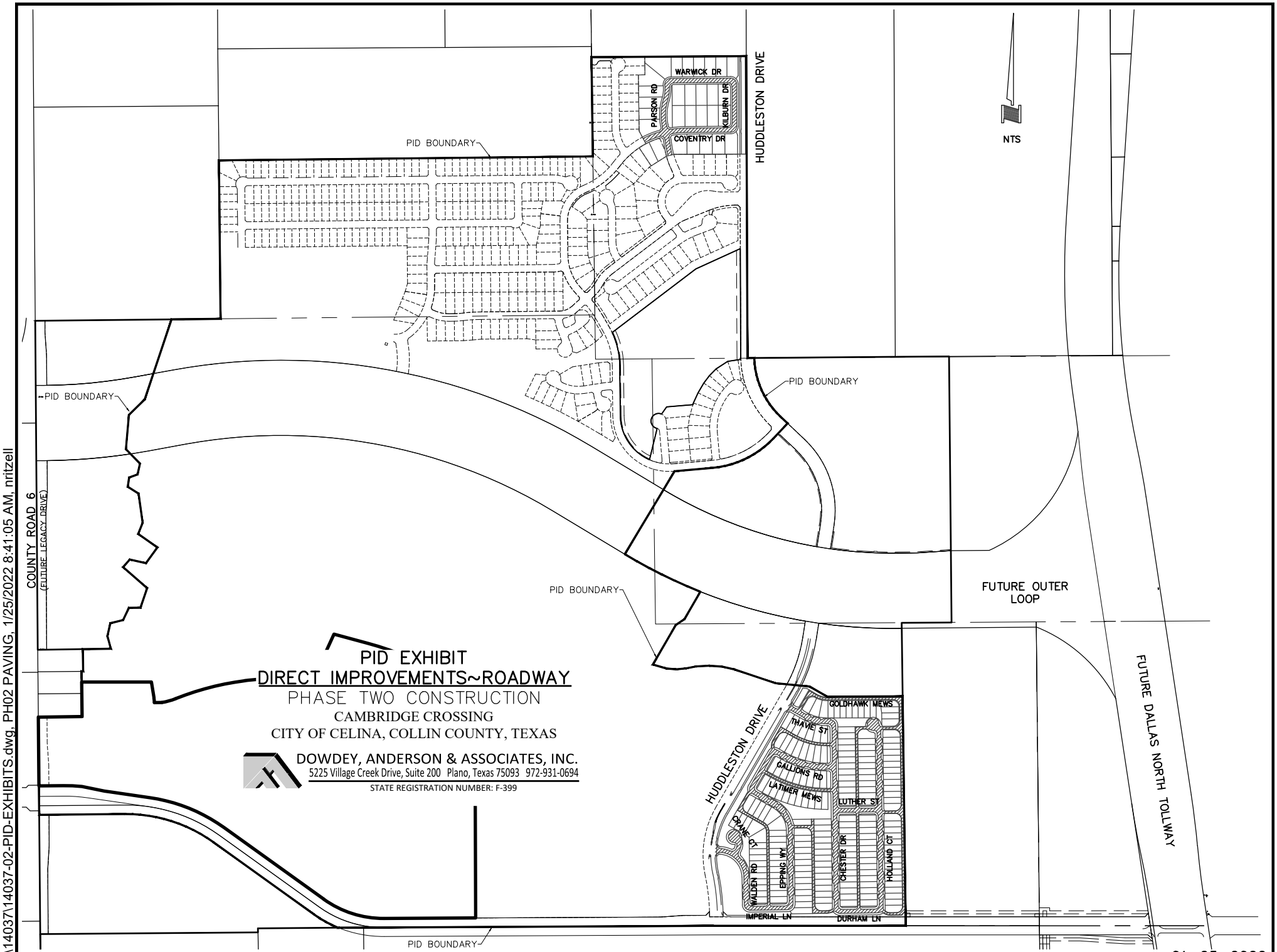

PID EXHIBIT
DIRECT IMPROVEMENTS~ROADWAY
PHASE TWO CONSTRUCTION

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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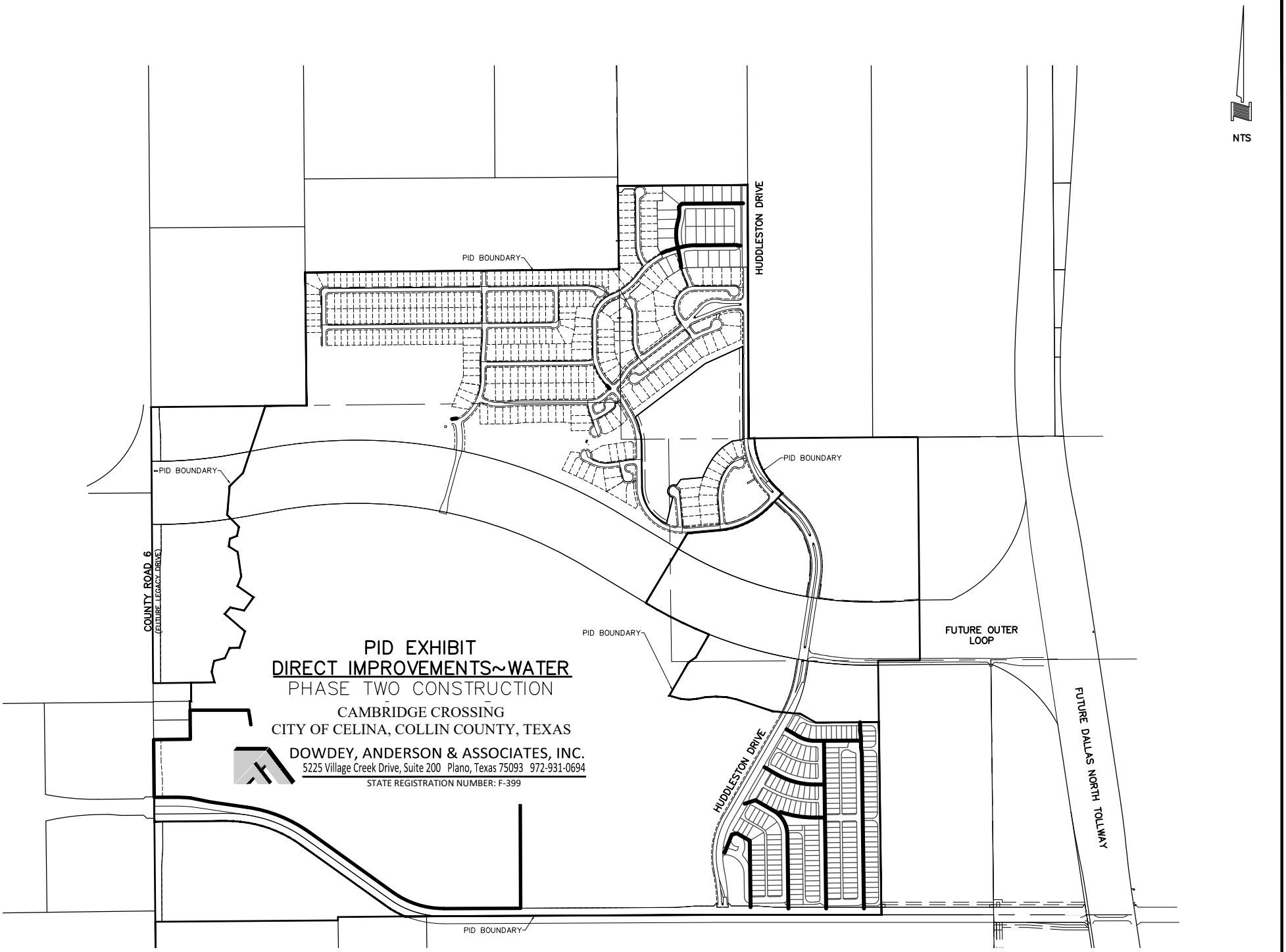

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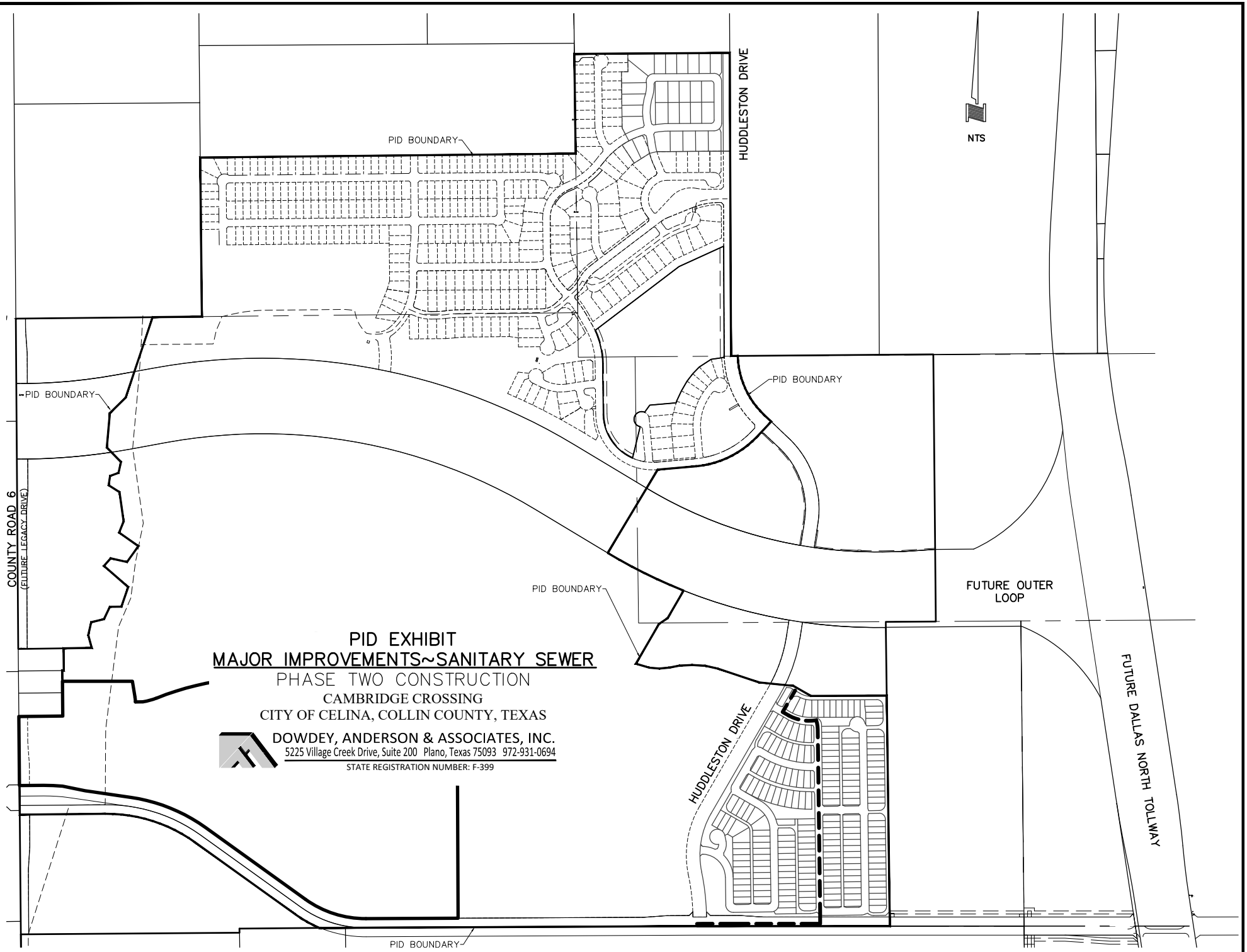

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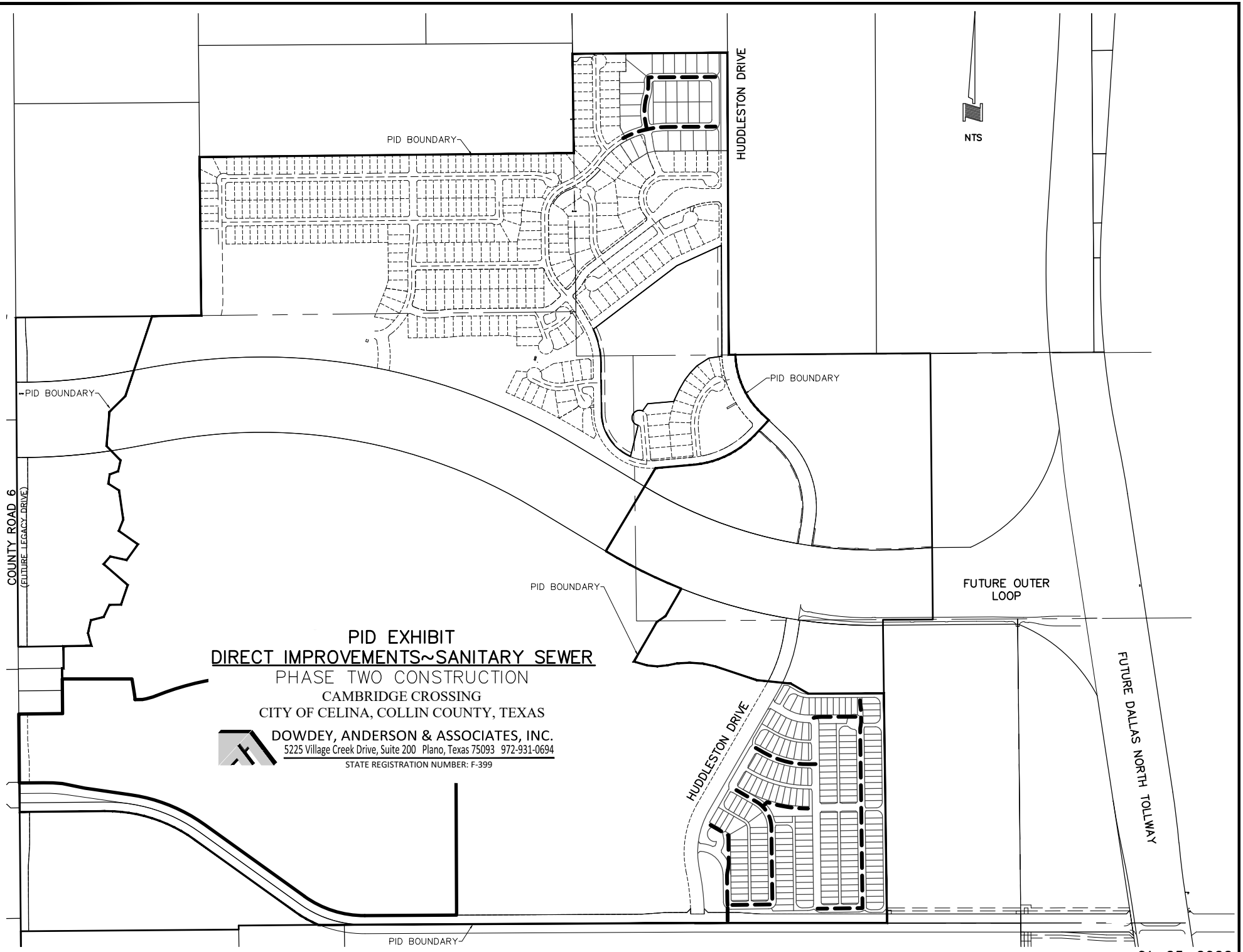

PID EXHIBIT
DIRECT IMPROVEMENTS~SANITARY SEWER
PHASE TWO CONSTRUCTION

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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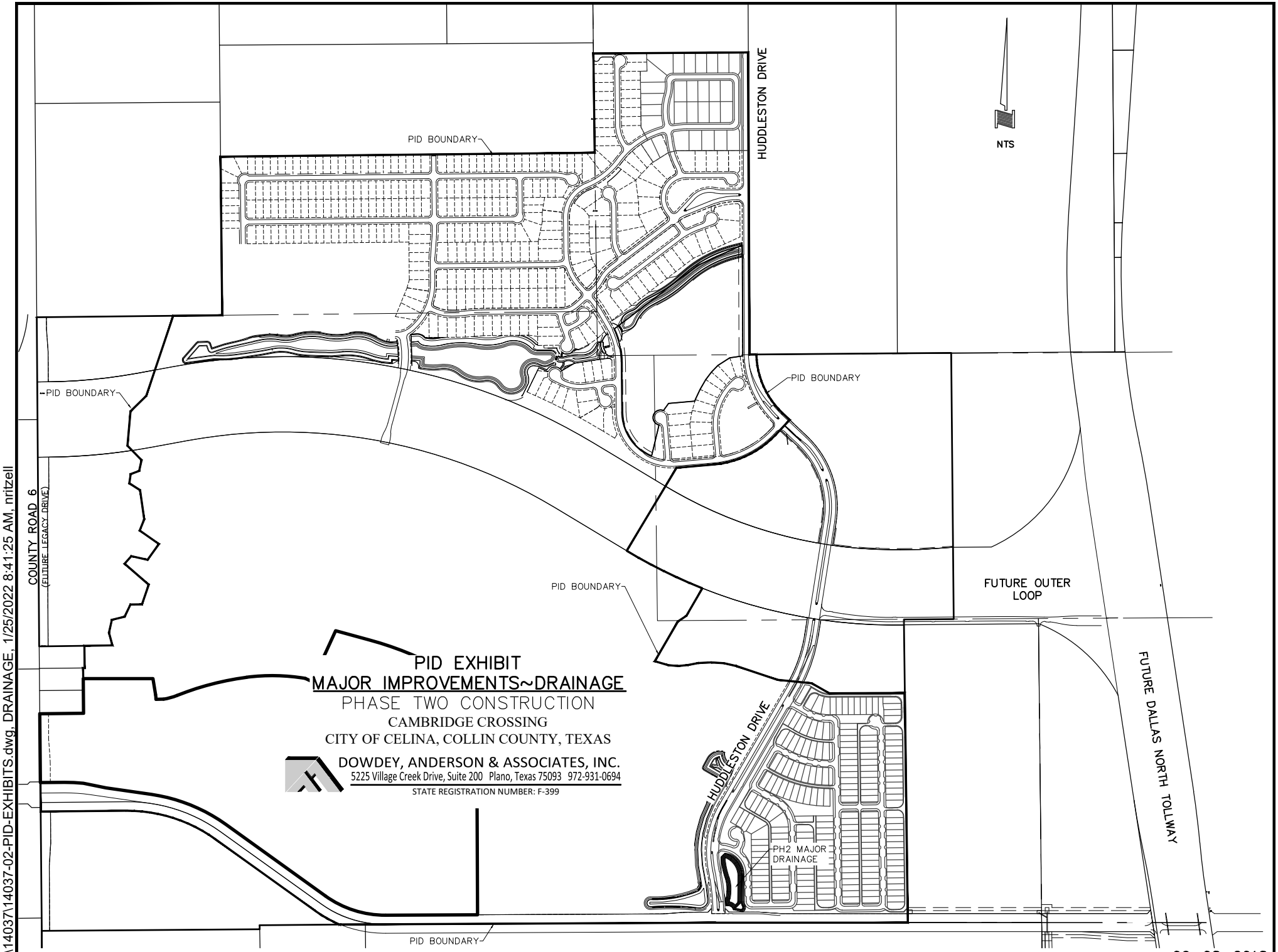

PID EXHIBIT
MAJOR IMPROVEMENTS~DRAINAGE
PHASE TWO CONSTRUCTION

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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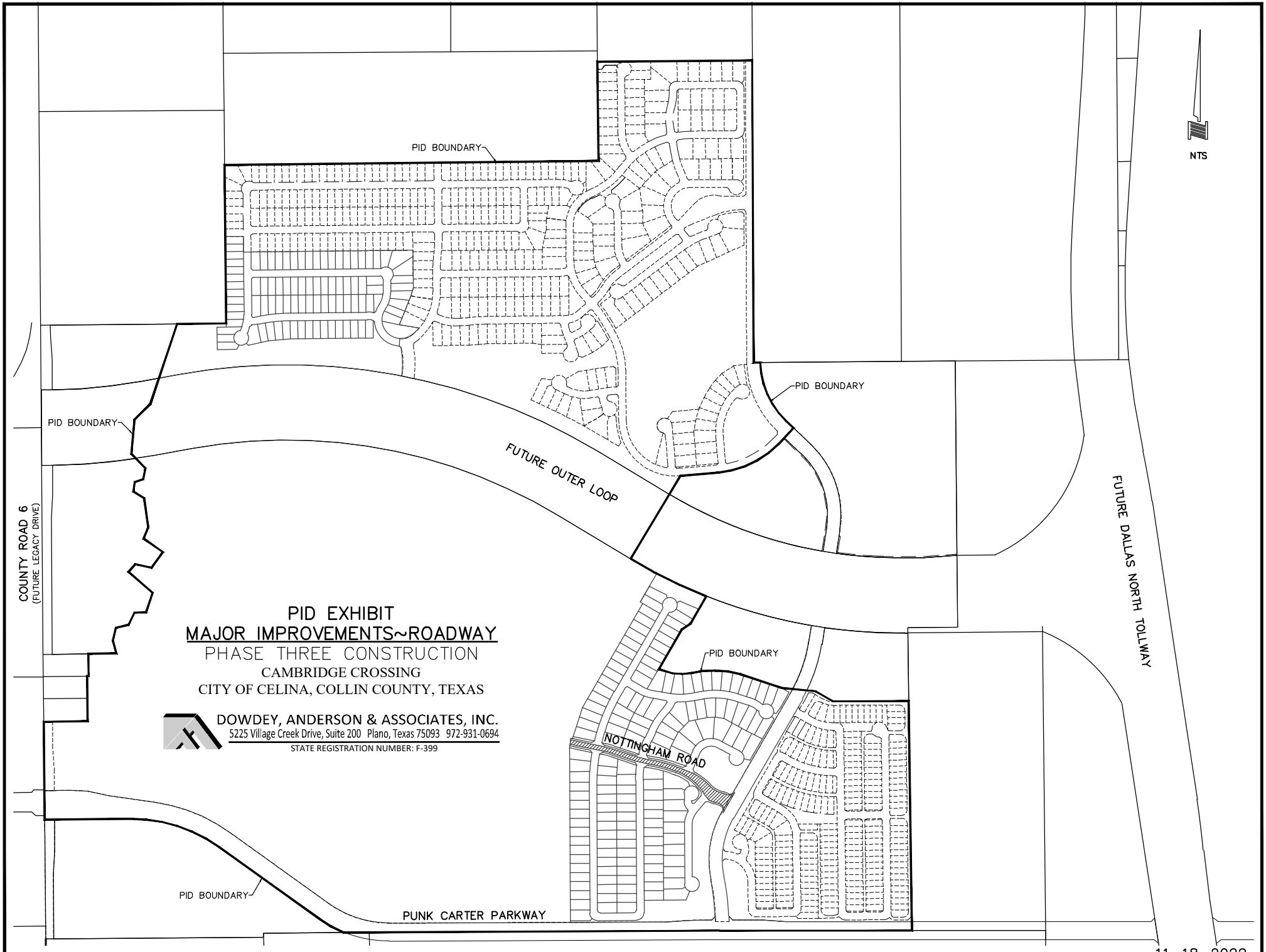
06-08-2018



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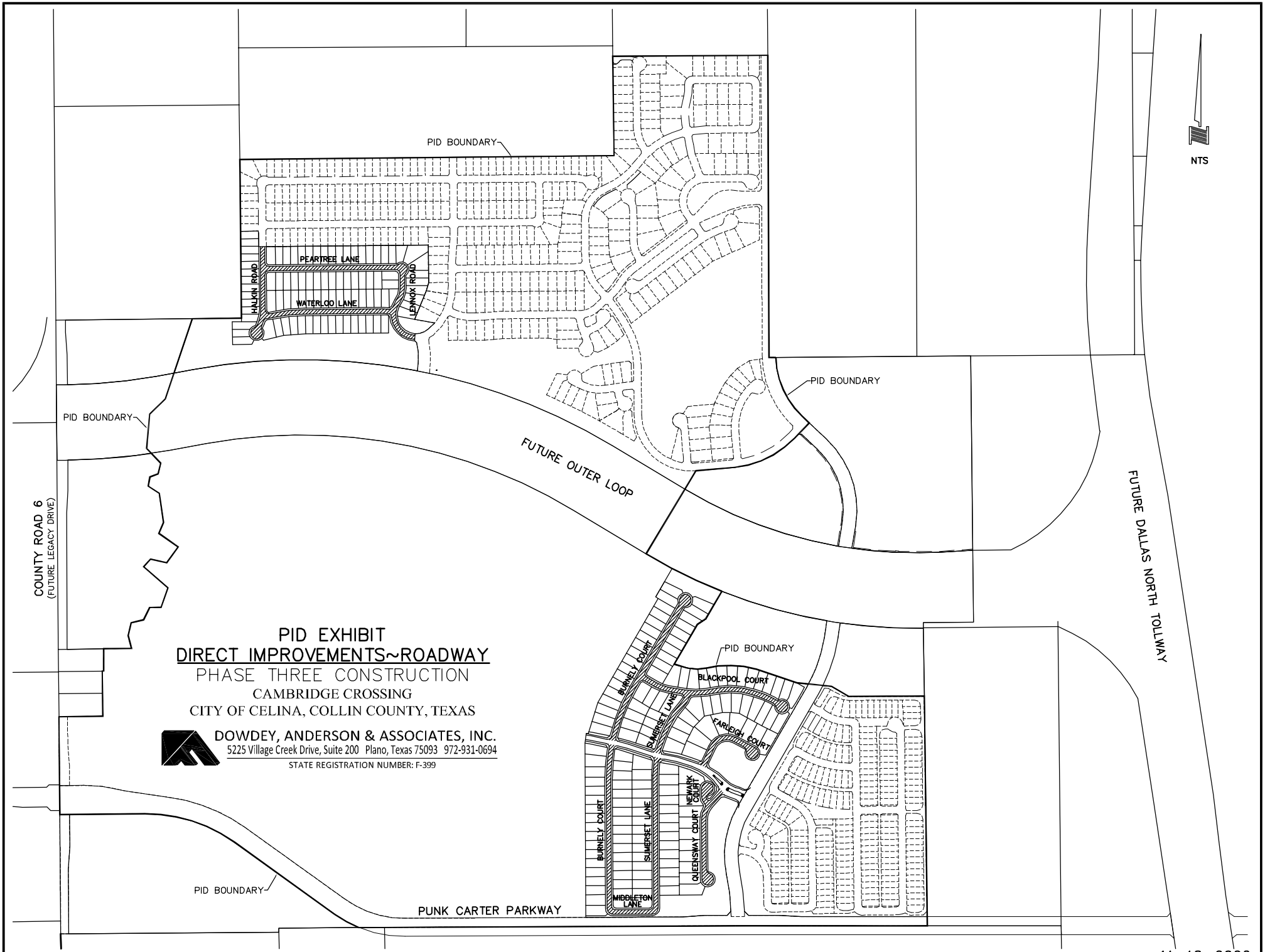

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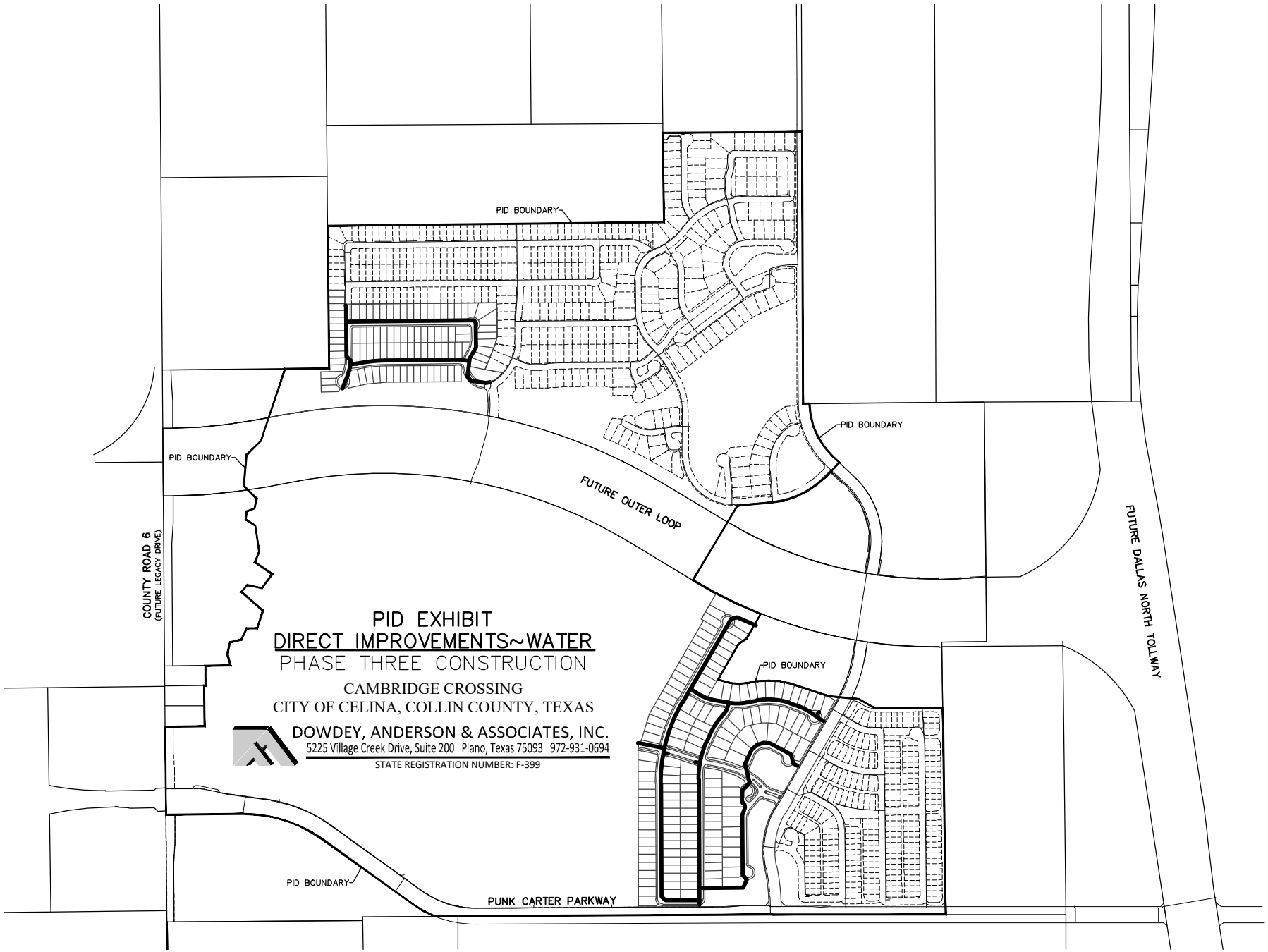

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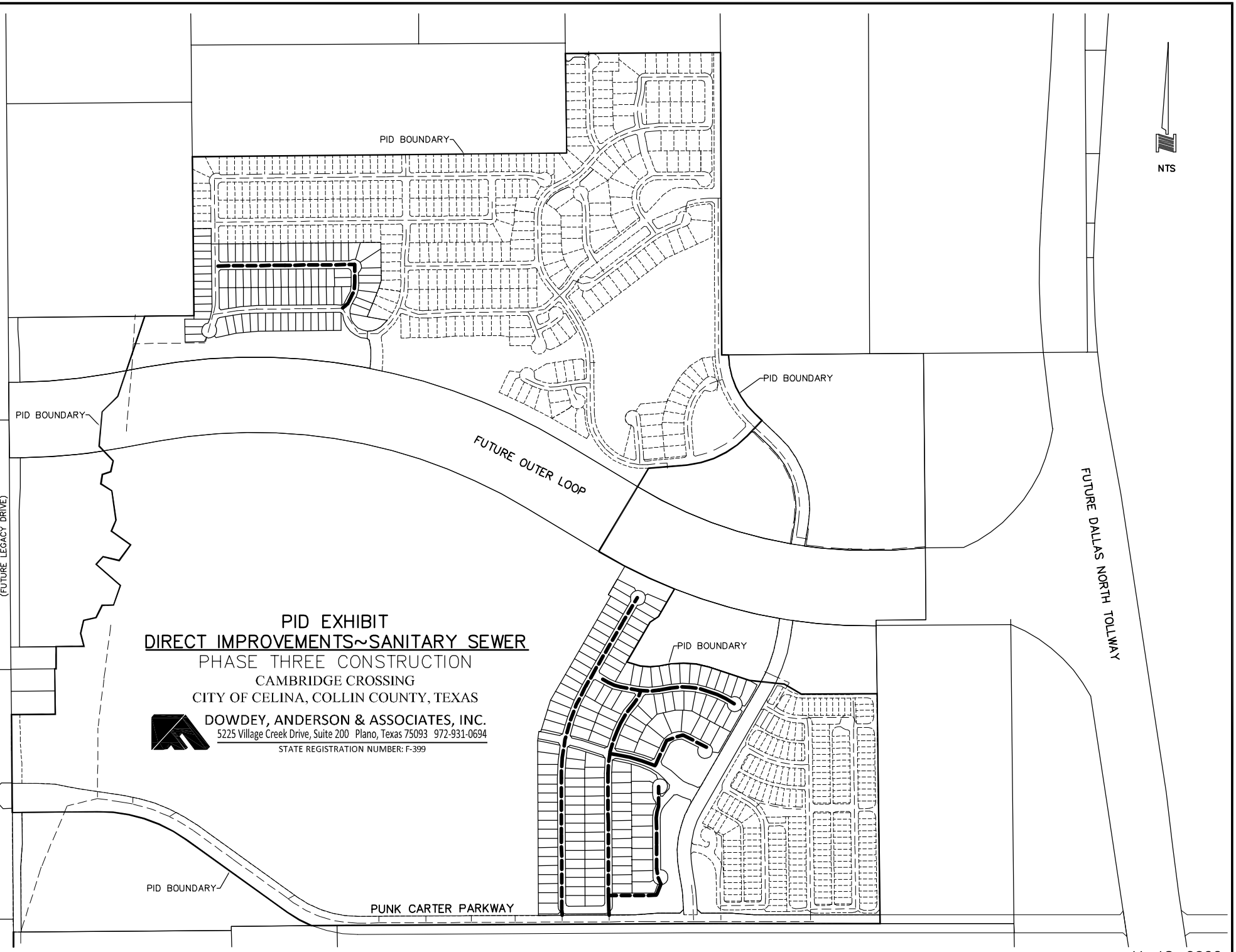

PID EXHIBIT
DIRECT IMPROVEMENTS~SANITARY SEWER
PHASE THREE CONSTRUCTION
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

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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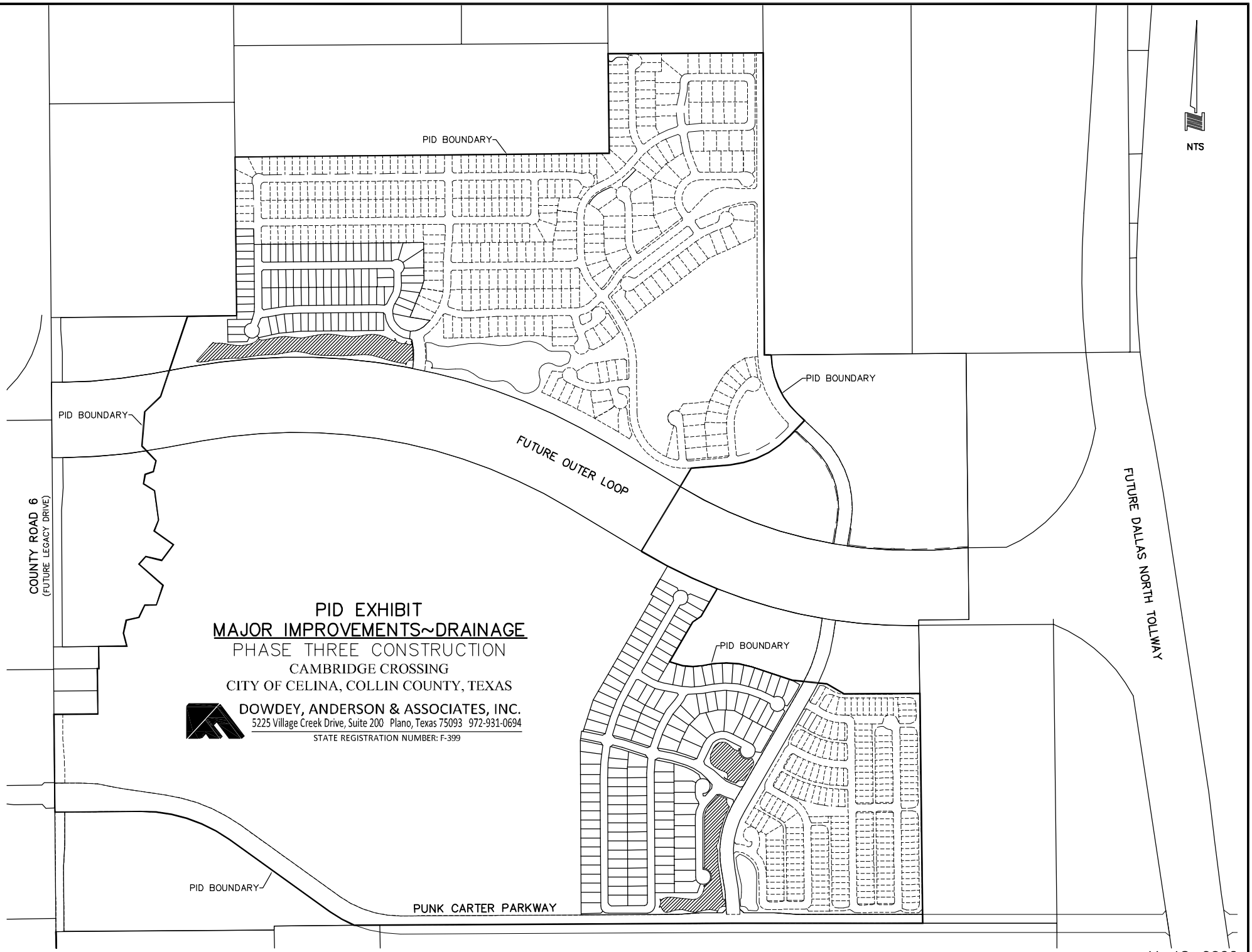

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PHASE 2

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: mmconner
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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PHASE 2

PID BOUNDARY

PHASE 1

PHASE 3

PID BOUNDARY

FUTURE OUTER LOOP

PID BOUNDARY

FUTURE PHASE

FUTURE PHASE

12" WL

PID BOUNDARY

PHASE 3

12" WL

PHASE 2

PID BOUNDARY

FUTURE DALLAS NORTH TOLLWAY

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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PHASE 2

PID BOUNDARY

PHASE 1

PHASE 3

PID BOUNDARY

FUTURE OUTER LOOP

PID BOUNDARY

FUTURE PHASE

FUTURE PHASE

8" SS

8" SS

8" SS

8" SS

8" SS

8" SS

8" SS

8" SS

8" SS

8" SS

8" SS

PID BOUNDARY

PHASE 3

PHASE 2

PID BOUNDARY

FUTURE DALLAS NORTH TOLLWAY

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: mnconner
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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
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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: mmconner
File: W:\Projects\7021\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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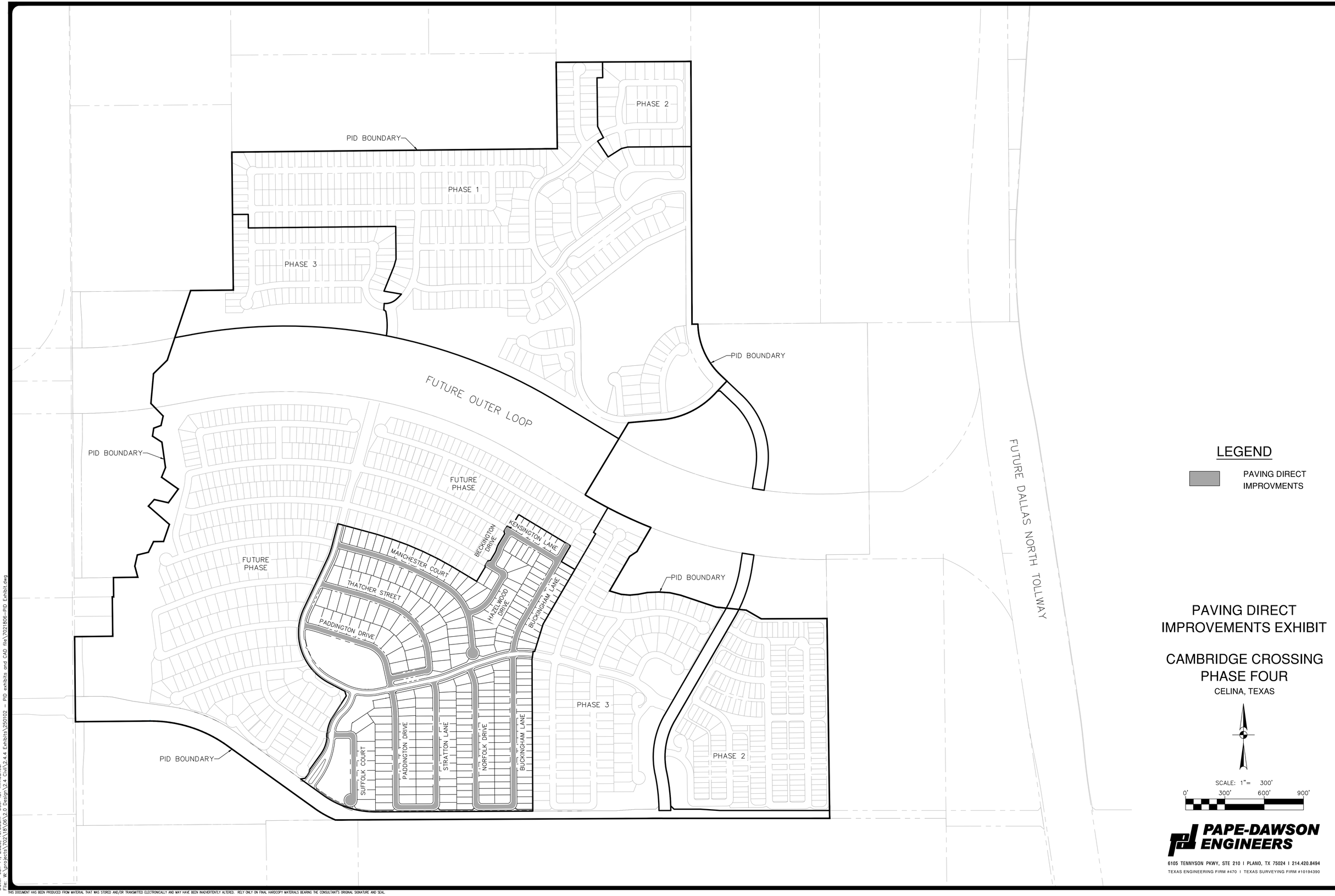

Date: Jan 14, 2025, 10:53am User ID: mnconner
File: W:\Projects\7021\81\06\2.0 Design\2.4 Civil\2.4.4 Exhibits\250102 - PID exhibits and CAD file\7021806-PID Exhibit.dwg

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LEGEND

PAVING MAJOR IMPROVMENTS

PAVING 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, 10:54am User ID: mnconner
File: W:\Projects\7021\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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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
NO. 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
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
File: W:\projects\702\18\01\2.0 Design\2.4 Civil\2.4.4 Exhibits\260203 - PID Exhibit & CAD File\7021810-PID Exhibit.dwg

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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.

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 4

CAMBRIDGE CROSSING
PHASE 3

CAMBRIDGE CROSSING
PHASE 2

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.

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

Date: Feb 04, 2026, 8:35am User ID: lmilanowski
File: W:\projects\702\18\01\2.0 Design\2.4 Civil\2.4.4 Exhibits\260203 - PID Exhibit & CAD File\7021810-PID Exhibit.dwg

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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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SIDDHIPRIYA CELINA TOLLWAY LLC
DOC. NO. 2022000116887
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. 2022000162104
O.P.R.C.C.T.

OUTERLOOP CAMBRIDGE LLC
PARCEL 4
DOC. NO. 2022000162059
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. 2022000162103
O.P.R.C.C.T.

ANNE PENDERGRAFT AND
HAD DARRIN BECK
NO. 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.

SD CELINA PROPERTY LLC,
DOC. NO. 2022000113450
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.

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 3

CAMBRIDGE CROSSING
PHASE 4

CAMBRIDGE CROSSING
PHASE 3

CAMBRIDGE CROSSING
PHASE 4

CAMBRIDGE CROSSING
PHASE 2

LOMBARD COURT
SAWYER WAY
ASHFORD LANE
NOTTINGHAM ROAD
KENSINGTON LANE
GREENFORD LANE
STRATHBERRY COURT
VICTORIA LANE
BUCKINGHAM LANE
DUTCHESS WAY
MANCHESTER COURT
THATCHER STREET
PADDINGTON DRIVE
MILLS WAY
BRIXTON COURT
CROWN COURT
ARCHWAY LANE
KIRKBY COURT
SWENEY AVENUE
WEMBLEY COURT

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

Date: Feb 04, 2026, 8:35am User ID: lmilenowski
File: W:\projects\702\18\10\2.0 Design\2.4 Civil\2.4.4 Exhibits\260203 - PID Exhibit & CAD File\702181O-PID Exhibit.dwg

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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

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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

Date: Feb 04, 2026, 8:35am User ID: lmilanowski
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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
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OF THE BORRA YALMANCHILI FAMILY TRUST
DOC. NO. 20220001621030
O.P.R.C.C.T.

ANNE PENDERGRAFT AND
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O.P.R.C.C.T.

NDA MICHELLE TILLERY
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AUL VU NGUYEN AND
JODY H NGUYEN
NO. 20161110001532590
O.P.R.C.C.T.

COLLIN COUNTY, TEXAS
DOC. NO. 20160930001319650
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
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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

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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-1
PHASES #2-7 MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Appendix G-1-1
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	$289,851	$723,150	$38,643	$65,525	($27,518)	$1,089,651
9/1/25	$300,771	$709,024	$39,416	$64,128	($41,172)	$1,072,167
9/1/26	$306,490	$693,212	$40,204	$62,571	($22,000)	$1,080,477
9/1/27	$290,000	$677,732	$41,008	$61,039	($18,000)	$1,051,779
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	$857,888	$54,000	$62,155	$4,800	$0	$978,843
Total	**$13,795,000**	**$15,388,893**	**$1,370,341**	**$1,240,488**	**($933,284)**	**$30,861,439**

[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-1-2
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	$772	$0	$0	($772)	$0
9/1/20	$0	$840	$26	$0	($16)	$850
9/1/21	$223	$769	$38	$70	($40)	$1,063
9/1/22	$233	$760	$34	$69	($15)	$1,083
9/1/23	$140	$749	$38	$68	$0	$1,100
9/1/24	$294	$739	$39	$67	($28)	$1,113
9/1/25	$307	$724	$40	$65	($42)	$1,095
9/1/26	$313	$708	$41	$64	($22)	$1,104
9/1/27	$296	$692	$42	$62	($18)	$1,074
9/1/28	$317	$683	$43	$61	$0	$1,104
9/1/29	$332	$667	$44	$60	$0	$1,103
9/1/30	$352	$649	$44	$58	$0	$1,104
9/1/31	$368	$630	$45	$56	$0	$1,099
9/1/32	$393	$609	$46	$55	$0	$1,103
9/1/33	$414	$588	$47	$53	$0	$1,101
9/1/34	$439	$565	$48	$51	$0	$1,103
9/1/35	$465	$541	$49	$48	$0	$1,103
9/1/36	$490	$515	$50	$46	$0	$1,102
9/1/37	$521	$488	$51	$44	$0	$1,104
9/1/38	$546	$460	$52	$41	$0	$1,099
9/1/39	$582	$430	$53	$38	$0	$1,103
9/1/40	$613	$397	$54	$35	$0	$1,099
9/1/41	$654	$363	$55	$32	$0	$1,104
9/1/42	$689	$326	$56	$29	$0	$1,100
9/1/43	$730	$287	$57	$26	$0	$1,100
9/1/44	$776	$246	$59	$22	$0	$1,103
9/1/45	$822	$202	$60	$18	$0	$1,102
9/1/46	$868	$156	$61	$14	$0	$1,099
9/1/47	$924	$107	$62	$10	$0	$1,103
9/1/48	$876	$55	$63	$5	$0	$1,000
Total	**$13,978**	**$15,717**	**$1,400**	**$1,267**	**($953)**	**$31,520**

[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-1-3
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	$670	$0	$0	($670)	$0
9/1/20	$0	$729	$23	$0	($14)	$738
9/1/21	$194	$668	$33	$61	($34)	$923
9/1/22	$202	$659	$29	$60	($13)	$940
9/1/23	$122	$650	$33	$59	$0	$955
9/1/24	$256	$641	$34	$58	($24)	$966
9/1/25	$266	$629	$35	$57	($37)	$951
9/1/26	$272	$615	$36	$55	($20)	$958
9/1/27	$257	$601	$36	$54	($16)	$933
9/1/28	$275	$593	$37	$53	$0	$958
9/1/29	$288	$579	$38	$52	$0	$957
9/1/30	$306	$563	$39	$50	$0	$958
9/1/31	$319	$547	$39	$49	$0	$954
9/1/32	$341	$529	$40	$47	$0	$958
9/1/33	$359	$510	$41	$46	$0	$956
9/1/34	$381	$491	$42	$44	$0	$957
9/1/35	$403	$470	$43	$42	$0	$958
9/1/36	$426	$447	$43	$40	$0	$956
9/1/37	$452	$424	$44	$38	$0	$958
9/1/38	$474	$399	$45	$36	$0	$954
9/1/39	$505	$373	$46	$33	$0	$958
9/1/40	$532	$345	$47	$31	$0	$954
9/1/41	$567	$315	$48	$28	$0	$958
9/1/42	$598	$283	$49	$25	$0	$955
9/1/43	$634	$249	$50	$22	$0	$955
9/1/44	$674	$213	$51	$19	$0	$957
9/1/45	$714	$176	$52	$16	$0	$957
9/1/46	$754	$135	$53	$12	$0	$954
9/1/47	$802	$93	$54	$8	$0	$958
9/1/48	$761	$48	$55	$4	$0	$868
Total	**$12,135**	**$13,645**	**$1,215**	**$1,100**	**($828)**	**$27,363**

[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-1-4
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	$602	$0	$0	($602)	$0
9/1/20	$0	$655	$20	$0	($13)	$663
9/1/21	$174	$600	$29	$55	($31)	$829
9/1/22	$182	$593	$26	$54	($11)	$845
9/1/23	$109	$585	$29	$53	$0	$859
9/1/24	$230	$576	$31	$52	($22)	$868
9/1/25	$239	$565	$31	$51	($33)	$854
9/1/26	$244	$552	$32	$50	($18)	$861
9/1/27	$231	$540	$33	$49	($14)	$838
9/1/28	$247	$533	$33	$48	$0	$861
9/1/29	$259	$521	$34	$47	$0	$860
9/1/30	$275	$506	$35	$45	$0	$861
9/1/31	$287	$491	$35	$44	$0	$858
9/1/32	$307	$476	$36	$43	$0	$861
9/1/33	$323	$459	$37	$41	$0	$859
9/1/34	$343	$441	$38	$39	$0	$861
9/1/35	$363	$422	$38	$38	$0	$861
9/1/36	$382	$402	$39	$36	$0	$860
9/1/37	$406	$381	$40	$34	$0	$861
9/1/38	$426	$359	$41	$32	$0	$858
9/1/39	$454	$335	$41	$30	$0	$861
9/1/40	$478	$310	$42	$28	$0	$858
9/1/41	$510	$283	$43	$25	$0	$861
9/1/42	$538	$254	$44	$23	$0	$859
9/1/43	$570	$224	$45	$20	$0	$858
9/1/44	$606	$192	$46	$17	$0	$860
9/1/45	$641	$158	$47	$14	$0	$860
9/1/46	$677	$122	$48	$11	$0	$857
9/1/47	$721	$84	$49	$7	$0	$861
9/1/48	$684	$43	$50	$4	$0	$780
Total	**$10,906**	**$12,263**	**$1,092**	**$989**	**($744)**	**$24,592**

[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-1-5
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	$848	$0	$0	($848)	$0
9/1/20	$0	$923	$29	$0	($18)	$934
9/1/21	$245	$846	$42	$77	($44)	$1,168
9/1/22	$256	$835	$37	$76	($16)	$1,190
9/1/23	$154	$823	$42	$75	$0	$1,209
9/1/24	$323	$812	$43	$74	($31)	$1,223
9/1/25	$337	$796	$44	$72	($46)	$1,203
9/1/26	$344	$778	$45	$70	($25)	$1,213
9/1/27	$325	$761	$46	$69	($20)	$1,180
9/1/28	$348	$751	$47	$67	$0	$1,213
9/1/29	$365	$733	$48	$66	$0	$1,212
9/1/30	$387	$713	$49	$64	$0	$1,213
9/1/31	$404	$692	$50	$62	$0	$1,208
9/1/32	$432	$670	$51	$60	$0	$1,213
9/1/33	$455	$646	$52	$58	$0	$1,210
9/1/34	$483	$621	$53	$56	$0	$1,212
9/1/35	$511	$594	$54	$53	$0	$1,212
9/1/36	$539	$566	$55	$51	$0	$1,211
9/1/37	$572	$537	$56	$48	$0	$1,213
9/1/38	$600	$505	$57	$45	$0	$1,208
9/1/39	$640	$472	$58	$42	$0	$1,212
9/1/40	$673	$436	$60	$39	$0	$1,208
9/1/41	$718	$398	$61	$35	$0	$1,213
9/1/42	$758	$358	$62	$32	$0	$1,209
9/1/43	$802	$315	$63	$28	$0	$1,209
9/1/44	$853	$270	$64	$24	$0	$1,212
9/1/45	$903	$222	$66	$20	$0	$1,211
9/1/46	$954	$171	$67	$15	$0	$1,208
9/1/47	$1,016	$118	$68	$10	$0	$1,212
9/1/48	$963	$61	$70	$5	$0	$1,099
Total	**$15,361**	**$17,272**	**$1,538**	**$1,392**	**($1,047)**	**$34,637**

[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-1-6
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	$500	$0	$0	($500)	$0
9/1/20	$0	$545	$17	$0	($11)	$551
9/1/21	$145	$499	$25	$46	($26)	$689
9/1/22	$151	$492	$22	$45	($10)	$702
9/1/23	$91	$486	$25	$44	$0	$713
9/1/24	$191	$479	$26	$43	($18)	$722
9/1/25	$199	$470	$26	$42	($27)	$710
9/1/26	$203	$459	$27	$41	($15)	$715
9/1/27	$192	$449	$27	$40	($12)	$696
9/1/28	$205	$443	$28	$40	$0	$716
9/1/29	$215	$433	$28	$39	$0	$715
9/1/30	$228	$421	$29	$38	$0	$716
9/1/31	$238	$408	$29	$37	$0	$713
9/1/32	$255	$395	$30	$35	$0	$715
9/1/33	$268	$381	$31	$34	$0	$714
9/1/34	$285	$366	$31	$33	$0	$715
9/1/35	$301	$351	$32	$31	$0	$715
9/1/36	$318	$334	$32	$30	$0	$714
9/1/37	$338	$317	$33	$28	$0	$716
9/1/38	$354	$298	$34	$27	$0	$713
9/1/39	$377	$279	$34	$25	$0	$715
9/1/40	$397	$257	$35	$23	$0	$713
9/1/41	$424	$235	$36	$21	$0	$716
9/1/42	$447	$211	$37	$19	$0	$713
9/1/43	$473	$186	$37	$17	$0	$713
9/1/44	$503	$159	$38	$14	$0	$715
9/1/45	$533	$131	$39	$12	$0	$715
9/1/46	$563	$101	$40	$9	$0	$713
9/1/47	$599	$69	$40	$6	$0	$715
9/1/48	$568	$36	$41	$3	$0	$648
Total	**$9,063**	**$10,190**	**$907**	**$821**	**($618)**	**$20,436**

[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 SUMMARY - 2026-27

Appendix G-2
Assessment Roll Summary - Phases #2-7
2025-26

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
961613	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2936561	324	Various	Various	250.23	$3,428,476.47	$81,443.91	$185,279.61	$17,142.38	$11,516.75	$295,382.66
2936578	122	Various	Various	93.87	$1,286,205.34	$30,553.98	$69,508.32	$6,431.03	$4,320.55	$110,813.87
2865638	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865639	1	40	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865640	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865641	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865642	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865643	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865644	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865645	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865646	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865647	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865648	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865649	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865650	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865651	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865652	1	40	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865653	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865654	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865655	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865656	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865657	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865658	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865659	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865660	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865661	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865662	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865663	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865664	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865665	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865666	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865667	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865668	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865669	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865670	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865671	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865672	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865673	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865674	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865675	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865676	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865677	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865678	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865679	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865681	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865682	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865683	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865684	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865685	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865686	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865687	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865688	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865689	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865690	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865691	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865692	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865693	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865694	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865695	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865696	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865697	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865698	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865699	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865700	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2865701	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865702	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865703	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865704	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865705	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865706	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865707	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865708	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2865709	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2865710	1	84	4	1.00	$13,701.49	$325.48	$740.45	$68.51	$46.03	$1,180.46
2865711	1	84	4	1.00	$13,701.49	$325.48	$740.45	$68.51	$46.03	$1,180.46
2865712	1	84	4	1.00	$13,701.49	$325.48	$740.45	$68.51	$46.03	$1,180.46
2865713	1	84	4	1.00	$13,701.49	$325.48	$740.45	$68.51	$46.03	$1,180.46
2865714	1	84	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865715	1	84	4	1.00	$13,701.49	$325.48	$740.45	$68.51	$46.03	$1,180.46
2865718	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865719	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865720	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865721	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865722	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865723	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865724	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865725	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865726	1	84	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865727	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865728	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865729	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865730	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865731	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865732	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865733	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865734	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865735	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865736	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865737	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865738	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2865739	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865742	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865743	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865744	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865745	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865746	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865747	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865748	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865749	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865750	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865751	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865752	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865753	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865754	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865755	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865756	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865757	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865758	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865759	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865760	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865761	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865762	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865763	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865764	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865765	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865766	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865767	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865768	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865769	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865770	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865771	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865772	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865773	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865774	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865775	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2865776	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865777	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865778	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865779	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865780	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865781	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865782	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865783	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865784	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865785	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865786	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865787	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865788	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865789	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865790	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865791	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865792	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865793	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865794	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865795	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865796	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865797	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865798	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865799	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865800	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865801	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865802	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865803	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865804	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865805	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865806	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865807	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865808	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865809	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865810	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865811	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865812	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865813	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865814	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865815	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865816	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865817	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865818	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865819	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865820	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865821	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865822	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865823	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865824	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865825	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865826	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865827	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865828	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865829	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865830	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865831	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865832	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865833	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865834	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865835	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865836	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865887	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865888	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865889	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865890	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865891	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865892	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865893	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865894	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865895	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865896	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2865897	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865898	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865899	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865900	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865901	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865902	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865903	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865904	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865905	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865906	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865907	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865908	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865909	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865910	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865911	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865912	1	40	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865913	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865914				0.30	$4,041.94	$96.02	$218.43	$20.21	$13.58	$348.24
2986940	1	40	5	0.30	$4,041.94	$96.02	$218.43	$20.21	$13.58	$348.24
2865915	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865916	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865917	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865918	1	40	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865919	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865920	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865921	1	40	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865922	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865923	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865924	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865925	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865926	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865927	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865928	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865929	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865930	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865931	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865932	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865933	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865934	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865935	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865936	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865937	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865938	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865939	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2865940	1	40	5	0.59	$8,083.88	$192.03	$436.86	$40.42	$27.15	$696.47
2878901	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878904	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878906	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878907	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878908	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878909	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878910	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878911	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878912	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878913	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878914	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878915	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878917	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878918	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878919	1	50	3	0.36	$4,864.03	$115.55	$262.86	$24.32	$16.34	$419.06
2960431				0.36	$4,864.03	$115.55	$262.86	$24.32	$16.34	$419.06
2878920	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878921	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878922	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878923	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878924	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878925	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878926	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878927	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878928	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878929	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2878930	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878931	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878932	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878933	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878934	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878935	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878936	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2878937	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878939	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878940	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878941	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878942	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878943	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878944	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878945	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878946	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878947	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878948	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878949	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878950	1	50	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2878951	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878952	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878953	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878954	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878955	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878956	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878957	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878958	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878959	1	50	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2878960	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878961	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878962	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878963	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2878964	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2878965	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2878967	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2878968	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2878969	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2878970	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2878971	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2878972	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2878973	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2878974	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2878977	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2878978	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2878979	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878980	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878981	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878982	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878983	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878984	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878985	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878986	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878987	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878988	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878989	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878990	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878991	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878992	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878993	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878994	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878995	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878996	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878997	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878998	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2878999	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879000	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879001	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879002	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879003	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879004	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2879005	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879006	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879007	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879008	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879009	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879010	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879011	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879014	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879015	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879016	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879017	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879018	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879020	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879021	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879022	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879023	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879024	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879025	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879026	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879027	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879028	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879029	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879030	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879031	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879032	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879033	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879034	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879035	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879037	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879038	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879039	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879040	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879041	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879042	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879043	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879044	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879045	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879046	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879047	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879048	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879049	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879050	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879051	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879052	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879053	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879054	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879056	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879057	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879058	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879059	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879060	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879061	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879062	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879063	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879064	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879065	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879066	1	60	2	0.40	$5,412.09	$128.56	$292.48	$27.06	$18.18	$466.28
2994062				0.40	$5,412.09	$128.56	$292.48	$27.06	$18.18	$466.28
2879067	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879068	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879069	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879070	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879071	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879072	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879073	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879074	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879075	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2879078	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2879079	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2879080	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2879081	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2879082	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2879083	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2879084	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2879085	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879087	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879088	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879089	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879090	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879091	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879092	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879093	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879094	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879095	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879096	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879097	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879098	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879099	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879100	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879101	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879102	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879103	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879104	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879105	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879106	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879107	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879108	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879109	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879110	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879111	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879112	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879113	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879114	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879115	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879116	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879117	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879118	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879119	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879120	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879121	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879122	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879123	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879124	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879125	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879126	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879127	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879128	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879129	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879130	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879132	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879133	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879134	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879135	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879136	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879137	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879138	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2879139	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879140	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879141	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879142	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879143	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879144	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879145	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879146	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879147	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879148	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879149	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879150	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879151	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879152	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879153	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879154	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2879155	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879156	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879157	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879158	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879159	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879160	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879161	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879162	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879163	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879164	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879165	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879166	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879167	1	50	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2879168	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879169	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879170	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879171	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879172	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2879173	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965053	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965057	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965058	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965059	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965061	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965062	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965063	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965064	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965065	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965066	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965067	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965068	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965069	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965070	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965071	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965072	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965073	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965074	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965075	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965076	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965077	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965078	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965079	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965080	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965081	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965082	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965083	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965084	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965085	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965086	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965087	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965088	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965089	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965090	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965091	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965092	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965093	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965094	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965095	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965096	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965097	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965098	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965099	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965100	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965101	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965102	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965104	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965105	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965106	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965107	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965108	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965109	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2965110	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965111	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965112	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965113	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965114	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965116	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965117	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965118	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965119	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965120	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965121	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965122	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965123	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965124	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965125	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965126	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965127	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965128	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965129	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965130	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965131	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965132	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965133	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965134	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965135	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965136	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965137	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965138	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965139	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965140	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965141	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965142	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965143	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965144	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965145	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965146	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965147	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965148	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965149	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965150	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965151	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965152	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965153	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965154	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965155	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965156	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965157	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965158	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965159	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965160	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965161	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965162	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965163	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965164	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965165	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965166	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965167	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965168	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965169	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965170	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965171	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965172	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965173	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965174	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965175	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965176	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965177	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965178	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965179	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965180	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965181	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2965182	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965183	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965184	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965185	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965186	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965187	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965188	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965189	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965190	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965191	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965192	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965193	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965194	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965195	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965196	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965197	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965198	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965199	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965200	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965201	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965202	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965203	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965204	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965205	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965206	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965207	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965208	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965209	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965210	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965211	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965212	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965213	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965214	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965215	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965216	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965217	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965218	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965219	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965220	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965221	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965222	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965223	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965224	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965225	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965226	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965227	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965228	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965229	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965230	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965231	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965232	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965233	1	50	3	0.71	$9,728.06	$231.09	$525.72	$48.64	$32.68	$838.13
2965234	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965235	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965236	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965237	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965238	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965239	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965240	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965241	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965242	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965243	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965244	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965245	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965246	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965247	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965248	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965249	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965250	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965251	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965252	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2965253	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965254	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965255	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965256	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965257	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965258	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965259	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965260	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965261	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965262	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965263	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965264	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965265	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965266	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965267	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965268	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965269	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965270	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965271	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965272	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965273	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965274	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965275	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965276	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965277	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965278	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965279	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965280	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965281	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965282	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965283	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965284	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965285	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965286	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965287	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965288	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965289	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965290	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965291	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965292	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965293	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965294	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965295	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965296	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965297	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965298	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965299	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965300	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965301	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965302	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965303	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965304	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965305	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965306	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965307	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965308	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965309	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965310	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965311	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965312	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965313	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965314	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965315	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965316	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965317	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965318	1	60	2	0.79	$10,824.18	$257.13	$584.95	$54.12	$36.36	$932.56
2965319	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965320	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965321	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965322	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965323	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2965324	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965325	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965326	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965327	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965328	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965329	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965330	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965331	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965332	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965333	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965334	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965335	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965336	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965337	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965338	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965339	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965340	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965341	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965342	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965343	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965344	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965345	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965346	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965347	1	74	1	0.91	$12,468.35	$296.19	$673.81	$62.34	$41.88	$1,074.22
2965358	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965360	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965361	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965365	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965367	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965369	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965370	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965372	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965374	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965375	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965376	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965378	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965381	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965385	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965386	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965388	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	1204			**890.99**	**$12,207,888.26**	**$290,000.00**	**$659,731.18**	**$61,039.44**	**$41,008.08**	**$1,051,778.70**

APPENDIX G-3
PHASES #2-7 MAJOR IMPROVEMENT AREA BUDGET -2026-27

Appendix G-3
Phases #2-7 2026-27 Budget

Description	
Phases #2-7 Major Improvement Bonds	**$13,795,000**
Principal Redemptions	*($1,485,000)*
Prepayments (Redeemed)	*$0*
Prepayments (Non-Redeemed)	*($102,112)*
Outstanding Phases #2-7 Major Improvement Bonds	**$12,310,000**
Outstanding Phases #2-7 Major Improvement Assessments	***$12,207,888***

	Phases #2-7 Major Improvement Bonds
Interest payment on March 1, 2027	$338,866
Interest payment on September 1, 2027	$338,866
Principal payment on September 1, 2027	$290,000
Subtotal debt service payments	*$967,731*
Administrative expenses	$41,008
Excess interest for prepayment and delinquency reserves	$61,039
Subtotal Expenses	*$1,069,779*
Available Reserve Fund Income	($18,000)
Available Capitalized Interest Account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($18,000)*
Annual Installments	**$1,051,779**

	Phases #2-7 Bonds
Original Units	898.07
Partially Prepaid Units	0.00
Fully Prepaid Units	7.08
Outstanding Units (P&I)	890.99
Outstanding Units (Admin)	890.99
Annual P&I per Unit	$1,134.44
Principal Per Unit	$325.48
Interest per Unit	$740.45
Exess Interest per Unit	$68.51
Admin Expenses per Unit	$46.03
Total Annual Installment per Unit	**$1,180.46**

APPENDIX H-1
PHASE #1 ASSESSMENT ROLL

Appendix H-1-1
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	$0	($11,000)	$553,081
9/1/21	$175,000	$463,434	$42,000	$47,775	($31,272)	$696,937
9/1/22	$180,000	$475,889	$39,000	$46,900	($10,599)	$731,190
9/1/23	$190,000	$468,176	$37,000	$45,815	$0	$740,991
9/1/24	$195,000	$436,928	$38,643	$44,380	($18,423)	$898,535
9/1/25	$200,000	$444,094	$39,416	$43,186	($12,316)	$742,417
9/1/26	$210,000	$432,156	$41,008	$41,925	($10,000)	$725,089
9/1/27	$225,000	$421,920	$41,008	$40,825	($9,000)	$719,753
9/1/28	$235,000	$422,913	$41,828	$40,800	$0	$740,541
9/1/29	$245,000	$411,813	$42,665	$39,600	$0	$739,077
9/1/30	$260,000	$399,000	$43,518	$38,350	$0	$740,868
9/1/31	$270,000	$385,419	$44,388	$37,025	$0	$736,832
9/1/32	$285,000	$371,325	$45,276	$35,650	$0	$737,251
9/1/33	$300,000	$356,463	$46,182	$34,200	$0	$736,844
9/1/34	$320,000	$340,831	$47,105	$32,675	$0	$740,612
9/1/35	$335,000	$324,175	$48,047	$31,050	$0	$738,272
9/1/36	$355,000	$306,750	$49,008	$29,350	$0	$740,108
9/1/37	$375,000	$288,300	$49,989	$27,550	$0	$740,839
9/1/38	$390,000	$268,825	$50,988	$25,650	$0	$735,463
9/1/39	$410,000	$248,325	$52,008	$23,650	$0	$733,983
9/1/40	$435,000	$226,275	$53,048	$21,550	$0	$735,873
9/1/41	$455,000	$202,913	$54,109	$19,325	$0	$731,347
9/1/42	$485,000	$178,500	$55,191	$17,000	$0	$735,691
9/1/43	$510,000	$152,513	$56,295	$14,525	$0	$733,333
9/1/44	$540,000	$125,213	$57,421	$11,925	$0	$734,559
9/1/45	$570,000	$96,338	$58,570	$9,175	$0	$734,082
9/1/46	$600,000	$65,888	$59,741	$6,275	$0	$731,904
9/1/47	$564,956	$33,863	$60,936	$3,225	$0	$662,979
Total	**$9,555,000**	**$9,366,768**	**$1,325,991**	**$809,356**	**($588,663)**	**$20,468,452**

[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-1-2
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	$1,962	$0	$0	($1,962)	$0
9/1/20	$0	$2,149	$128	$0	($44)	$2,232
9/1/21	$689	$1,871	$170	$193	($126)	$2,796
9/1/22	$709	$1,921	$157	$189	($43)	$2,933
9/1/23	$748	$1,890	$149	$185	$0	$2,972
9/1/24	$858	$1,764	$156	$179	($74)	$2,886
9/1/25	$806	$1,793	$159	$174	($50)	$2,880
9/1/26	$848	$1,744	$166	$169	($40)	$2,885
9/1/27	$908	$1,703	$166	$165	($36)	$2,905
9/1/28	$949	$1,707	$169	$165	$0	$2,989
9/1/29	$989	$1,662	$172	$160	$0	$2,983
9/1/30	$1,049	$1,611	$176	$155	$0	$2,990
9/1/31	$1,090	$1,556	$179	$149	$0	$2,974
9/1/32	$1,150	$1,499	$183	$144	$0	$2,976
9/1/33	$1,211	$1,439	$186	$138	$0	$2,974
9/1/34	$1,292	$1,376	$190	$132	$0	$2,989
9/1/35	$1,352	$1,309	$194	$125	$0	$2,980
9/1/36	$1,433	$1,238	$198	$118	$0	$2,987
9/1/37	$1,514	$1,164	$202	$111	$0	$2,990
9/1/38	$1,574	$1,085	$206	$104	$0	$2,969
9/1/39	$1,655	$1,002	$210	$95	$0	$2,963
9/1/40	$1,756	$913	$214	$87	$0	$2,970
9/1/41	$1,837	$819	$218	$78	$0	$2,952
9/1/42	$1,958	$721	$223	$69	$0	$2,970
9/1/43	$2,059	$616	$227	$59	$0	$2,960
9/1/44	$2,180	$505	$232	$48	$0	$2,965
9/1/45	$2,301	$389	$236	$37	$0	$2,963
9/1/46	$2,422	$266	$241	$25	$0	$2,954
9/1/47	$2,280	$137	$246	$13	$0	$2,676
Total	**$37,615**	**$37,808**	**$5,352**	**$3,267**	**($2,376)**	**$81,666**

[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-1-3
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	$1,589	$0	$0	($1,589)	$0
9/1/20	$0	$1,741	$103	$0	($36)	$1,808
9/1/21	$558	$1,515	$137	$156	($102)	$2,265
9/1/22	$574	$1,556	$128	$153	($35)	$2,376
9/1/23	$606	$1,531	$121	$150	$0	$2,407
9/1/24	$695	$1,429	$126	$145	($60)	$2,335
9/1/25	$653	$1,452	$129	$141	($40)	$2,335
9/1/26	$687	$1,413	$134	$137	($33)	$2,338
9/1/27	$736	$1,379	$134	$133	($29)	$2,353
9/1/28	$768	$1,383	$137	$133	$0	$2,421
9/1/29	$801	$1,346	$139	$129	$0	$2,416
9/1/30	$850	$1,305	$142	$125	$0	$2,422
9/1/31	$883	$1,260	$145	$121	$0	$2,409
9/1/32	$932	$1,214	$148	$117	$0	$2,410
9/1/33	$981	$1,165	$151	$112	$0	$2,409
9/1/34	$1,046	$1,114	$154	$107	$0	$2,421
9/1/35	$1,095	$1,060	$157	$102	$0	$2,414
9/1/36	$1,161	$1,003	$160	$96	$0	$2,420
9/1/37	$1,226	$943	$163	$90	$0	$2,422
9/1/38	$1,275	$879	$167	$84	$0	$2,405
9/1/39	$1,340	$812	$170	$77	$0	$2,400
9/1/40	$1,422	$740	$173	$70	$0	$2,406
9/1/41	$1,488	$663	$177	$63	$0	$2,391
9/1/42	$1,586	$584	$180	$56	$0	$2,405
9/1/43	$1,667	$499	$184	$47	$0	$2,398
9/1/44	$1,766	$409	$188	$39	$0	$2,402
9/1/45	$1,864	$315	$191	$30	$0	$2,400
9/1/46	$1,962	$215	$195	$21	$0	$2,393
9/1/47	$1,847	$111	$199	$11	$0	$2,168
Total	**$30,468**	**$30,625**	**$4,335**	**$2,646**	**($1,925)**	**$66,150**

[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-1-4
Phase #1 Assessment Roll

Parcel	**Lot Type 3 (50 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	$1,334	$0	$0	($1,334)	$0
9/1/20	$0	$1,462	$87	$0	($30)	$1,518
9/1/21	$468	$1,272	$115	$131	($86)	$1,901
9/1/22	$482	$1,306	$107	$129	($29)	$1,995
9/1/23	$509	$1,285	$102	$126	$0	$2,021
9/1/24	$584	$1,199	$106	$122	($51)	$1,960
9/1/25	$548	$1,219	$108	$119	($34)	$1,960
9/1/26	$576	$1,186	$113	$115	($27)	$1,963
9/1/27	$618	$1,158	$113	$112	($25)	$1,976
9/1/28	$645	$1,161	$115	$112	$0	$2,033
9/1/29	$672	$1,130	$117	$109	$0	$2,029
9/1/30	$714	$1,095	$119	$105	$0	$2,034
9/1/31	$741	$1,058	$122	$102	$0	$2,022
9/1/32	$782	$1,019	$124	$98	$0	$2,024
9/1/33	$823	$978	$127	$94	$0	$2,022
9/1/34	$878	$936	$129	$90	$0	$2,033
9/1/35	$919	$890	$132	$85	$0	$2,026
9/1/36	$974	$842	$135	$81	$0	$2,031
9/1/37	$1,029	$791	$137	$76	$0	$2,033
9/1/38	$1,070	$738	$140	$70	$0	$2,019
9/1/39	$1,125	$682	$143	$65	$0	$2,015
9/1/40	$1,194	$621	$146	$59	$0	$2,020
9/1/41	$1,249	$557	$149	$53	$0	$2,007
9/1/42	$1,331	$490	$151	$47	$0	$2,019
9/1/43	$1,400	$419	$155	$40	$0	$2,013
9/1/44	$1,482	$344	$158	$33	$0	$2,016
9/1/45	$1,565	$264	$161	$25	$0	$2,015
9/1/46	$1,647	$181	$164	$17	$0	$2,009
9/1/47	$1,551	$93	$167	$9	$0	$1,820
Total	**$25,578**	**$25,710**	**$3,640**	**$2,221**	**($1,616)**	**$42,215**

[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 SUMMARY 2026-27

Appendix H-2
Assessment Roll Summary - Phase #1
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2811954	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2953823	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811956	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811975	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811976	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811977	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811982	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811983	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811984	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811985	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811986	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811987	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811988	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811989	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811990	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811991	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811992	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2811993	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812018	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812019	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812020	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812021	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812023	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812024	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812025	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812026	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812027	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812028	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812029	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812030	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812031	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812193	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812194	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812195	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812196	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812197	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812198	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812199	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812200	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812201	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812202	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812203	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812204	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812205	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812206	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812207	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812208	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812209	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812210	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812211	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812212	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812213	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812214	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812215	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812216	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812217	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812218	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812219	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812220	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812221	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812222	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812223	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812224	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2812344	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812345	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812346	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812347	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812348	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812349	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812350	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812351	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812352	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812353	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812354	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812355	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812356	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812357	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812358	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812359	1	60	2	0.41	$13,347.67	$367.82	$675.02	$66.74	$66.96	$1,176.54
2951176				0.41	$13,347.67	$367.82	$675.02	$66.74	$66.96	$1,176.54
2812360	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812361	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812362	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812363	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812364	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812365	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812366	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812367	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812368	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812369	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812370	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812371	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812372	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812373	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812374	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812375	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812376	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812377	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812378	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812379	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812380	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812381	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812382	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812383	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812384	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812385	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812386	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812387	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812388	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812389	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812390	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812391	1	50	3	0.34	$11,205.45	$308.79	$566.68	$56.03	$56.21	$987.71
2868736				0.34	$11,205.45	$308.79	$566.68	$56.03	$56.21	$987.71
2812392	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812393	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812394	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812395	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812396	1	50	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812397	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812398	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812399	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812400	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812401	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812402	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812403	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812404	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812405	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812406	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812407	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812408	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812409	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2812410	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812411	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812420	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812421	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812422	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812423	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812424	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812425	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812426	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812427	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812428	1	50	3	0.34	$11,205.45	$308.79	$566.68	$56.03	$56.21	$987.71
2855757				0.34	$11,205.45	$308.79	$566.68	$56.03	$56.21	$987.71
2812429	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812430	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812431	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812432	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812433	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812434	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812435	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812436	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812437	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812438	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812439	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812440	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812441	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812442	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812443	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812444	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812445	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812446	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812447	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812448	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812449	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812450	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812451	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812452	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812453	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812454	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812455	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812456	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812457	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812458	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812459	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812460	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812461	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812462	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812463	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812464	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812465	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812466	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812467	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812468	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812469	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812470	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812471	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812472	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812473	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812474	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812475	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812476	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812477	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812478	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812479	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812480	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812481	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812482	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812483	1	50	3	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812484	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2812485	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812486	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812487	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812488	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812489	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812490	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812491	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812492	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812493	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812494	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812495	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812496	1	60	2	0.51	$16,946.08	$466.98	$857.00	$84.73	$133.92	$1,542.63
2812498	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812499	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812500	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812501	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812502	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812503	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812504	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812505	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812506	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812507	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812508	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812509	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812510	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812511	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812512	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812513	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812514	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812515	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812516	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812518	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812519	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812520	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812521	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812522	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812523	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812524	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812525	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812526	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812527	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812528	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812529	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812530	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812531	1	60	2	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812532	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812533	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812534	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812535	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812536	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812537	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812538	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812539	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812540	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812541	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812542	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812543	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812544	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812547	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812548	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812549	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812550	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812551	1	74	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812552	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812553	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812554	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812555	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812556	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2812557	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812558	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812559	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812560	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812561	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812562	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812563	1	50	3	0.68	$22,410.90	$617.57	$1,133.37	$112.05	$112.42	$1,975.42
2812564	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812565	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812566	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812567	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812568	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812569	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812570	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812571	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812572	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812573	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812574	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812575	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812583	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812584	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812585	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812586	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812587	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812588	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812589	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812590	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812591	1	74	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812592	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812593	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812594	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812595	1	74	1	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812596	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812597	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812598	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812599	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812600	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812601	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812602	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812603	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812604	1	74	1	1.00	$32,957.21	$908.19	$1,666.72	$164.79	$165.33	$2,905.03
2812607	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812608	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812609	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812614	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812615	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812616	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812617	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812618	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812620	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812621	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812622	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812624	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812625	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812626	1	60	2	0.41	$13,347.67	$367.82	$675.02	$66.74	$66.96	$1,176.54
2856649				0.41	$13,347.67	$367.82	$675.02	$66.74	$66.96	$1,176.54
2812627	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812628	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812629	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812630	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812631	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812632	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812633	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812634	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812635	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812636	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812637	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812638	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2812639	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812640	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812641	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812642	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812643	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812644	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812645	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812652	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812653	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812654	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812655	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812656 2899712	1	60	2	PREPAID PREPAID	PREPAID PREPAID	PREPAID PREPAID	PREPAID PREPAID	PREPAID PREPAID	PREPAID PREPAID	PREPAID PREPAID
2812657	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812658	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
2812659	1	60	2	0.81	$26,695.34	$735.64	$1,350.04	$133.48	$133.92	$2,353.07
	330			**247.74**	**$8,164,956.14**	**$225,000.00**	**$412,920.14**	**$40,824.78**	**$41,008.08**	**$719,753.00**

APPENDIX H-3
PHASE #1 PROJECTED ASSESSMENT SCHEDULE

Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #1

Lot Type	Lot Type 1 (74 Ft)
Assessment	$32,957
Equivalent Units	1.00

Year[1]	Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$32,957	$908	$1,832	$165	$2,905
2027	$32,049	$949	$1,675	$169	$2,792
2028	$31,100	$989	$1,631	$172	$2,792
2029	$30,112	$1,049	$1,580	$175	$2,805
2030	$29,062	$1,090	$1,526	$179	$2,795
2031	$27,972	$1,150	$1,470	$183	$2,803
2032	$26,822	$1,211	$1,411	$186	$2,809
2033	$25,611	$1,292	$1,349	$190	$2,831
2034	$24,319	$1,352	$1,283	$194	$2,829
2035	$22,967	$1,433	$1,214	$198	$2,844
2036	$21,534	$1,514	$1,140	$202	$2,856
2037	$20,020	$1,574	$1,063	$206	$2,843
2038	$18,446	$1,655	$982	$210	$2,847
2039	$16,791	$1,756	$895	$214	$2,865
2040	$15,035	$1,837	$803	$218	$2,858
2041	$13,199	$1,958	$707	$223	$2,887
2042	$11,241	$2,059	$604	$227	$2,889
2043	$9,183	$2,180	$496	$231	$2,907
2044	$7,003	$2,301	$381	$236	$2,918
2045	$4,702	$2,422	$261	$241	$2,923
2046	$2,280	$2,280	$134	$246	$2,660
Total		**$32,957**	**$22,438**	**$4,263**	**$59,658**

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Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #1

Lot Type	Lot Type 2 (60 Ft)
Assessment	$26,695
Equivalent Units	0.81

Year[1]	Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$26,695	$736	$1,484	$134	$2,353
2027	$25,960	$768	$1,356	$137	$2,261
2028	$25,191	$801	$1,321	$139	$2,261
2029	$24,390	$850	$1,280	$142	$2,272
2030	$23,540	$883	$1,236	$145	$2,264
2031	$22,658	$932	$1,191	$148	$2,271
2032	$21,726	$981	$1,143	$151	$2,275
2033	$20,745	$1,046	$1,093	$154	$2,293
2034	$19,699	$1,095	$1,039	$157	$2,292
2035	$18,603	$1,161	$983	$160	$2,304
2036	$17,443	$1,226	$924	$163	$2,313
2037	$16,217	$1,275	$861	$167	$2,303
2038	$14,941	$1,340	$796	$170	$2,306
2039	$13,601	$1,422	$725	$173	$2,321
2040	$12,179	$1,488	$651	$177	$2,315
2041	$10,691	$1,586	$572	$180	$2,338
2042	$9,105	$1,667	$489	$184	$2,340
2043	$7,438	$1,766	$402	$188	$2,355
2044	$5,672	$1,864	$309	$191	$2,364
2045	$3,809	$1,962	$211	$195	$2,368
2046	$1,847	$1,847	$108	$199	$2,154
Total		**$26,695**	**$18,175**	**$3,453**	**$48,323**

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Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #1

Lot Type	Lot Type 3 (50 Ft)
Assessment	$22,411
Equivalent Units	0.68

Year[1]	Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$22,411	$618	$1,245	$112	$1,975
2027	$21,793	$645	$1,139	$115	$1,898
2028	$21,148	$672	$1,109	$117	$1,898
2029	$20,476	$714	$1,074	$119	$1,907
2030	$19,762	$741	$1,038	$122	$1,901
2031	$19,021	$782	$1,000	$124	$1,906
2032	$18,239	$823	$960	$127	$1,910
2033	$17,415	$878	$918	$129	$1,925
2034	$16,537	$919	$873	$132	$1,924
2035	$15,618	$974	$825	$134	$1,934
2036	$14,643	$1,029	$776	$137	$1,942
2037	$13,614	$1,070	$723	$140	$1,933
2038	$12,543	$1,125	$668	$143	$1,936
2039	$11,418	$1,194	$609	$145	$1,948
2040	$10,224	$1,249	$546	$148	$1,943
2041	$8,975	$1,331	$481	$151	$1,963
2042	$7,644	$1,400	$411	$154	$1,965
2043	$6,244	$1,482	$337	$157	$1,977
2044	$4,762	$1,565	$259	$161	$1,984
2045	$3,198	$1,647	$177	$164	$1,988
2046	$1,551	$1,551	$91	$167	$1,809
Total		**$22,411**	**$15,258**	**$2,899**	**$40,567**

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Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #1

Lot Type	Lot Type 2 (60 Ft) - 2812496
Assessment	$16,946
Equivalent Units	0.51

Year[1]	Outstanding Assessment	Principal[2]	Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$16,946	$467	$942	$134	$1,543
2027	$16,479	$488	$861	$137	$1,485
2028	$15,991	$508	$839	$139	$1,486
2029	$15,483	$540	$812	$142	$1,494
2030	$14,943	$560	$785	$145	$1,490
2031	$14,383	$592	$756	$148	$1,495
2032	$13,791	$623	$726	$151	$1,499
2033	$13,169	$664	$694	$154	$1,512
2034	$12,505	$695	$660	$157	$1,512
2035	$11,809	$737	$624	$160	$1,521
2036	$11,073	$778	$586	$163	$1,528
2037	$10,294	$809	$547	$167	$1,522
2038	$9,485	$851	$505	$170	$1,526
2039	$8,634	$903	$460	$173	$1,536
2040	$7,731	$944	$413	$177	$1,534
2041	$6,787	$1,007	$363	$180	$1,550
2042	$5,780	$1,058	$311	$184	$1,553
2043	$4,722	$1,121	$255	$188	$1,563
2044	$3,601	$1,183	$196	$191	$1,570
2045	$2,418	$1,245	$134	$195	$1,574
2046	$1,173	$1,173	$69	$199	$1,440
Total		**$16,946**	**$11,537**	**$3,453**	**$31,936**

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APPENDIX H-4
PHASE #1 BUDGET - 2026-27

Appendix H-4
Phase #1 2026-27 Budget

Phase #1 Bonds	**$9,555,000**
Principal Redemptions	*($1,150,000)*
Prepayments (Redeemed)	*($160,419)*
Excess Cap I & Interest Earnings (Redeemed)	*($14,581)*
Prepayments (Non-Redeemed)	*($65,044)*
Outstanding Phase #1 Bonds	**$8,230,000**
Outstanding Phase #1 Assessments	***$8,164,956***

	Phase #1 Bonds
Interest payment on March 1, 2027	$210,960
Interest payment on September 1, 2027	$210,960
Principal payment on September 1, 2027	$225,000
Subtotal debt service payments	*$646,920*
Administrative expenses	$41,008
Excess interest for additional interest reserves	$40,825
Subtotal Expenses	*$728,753*
Available Reserve Fund Income	($9,000)
Available Capitalized Interest Account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($9,000)*
Annual Installments	**$719,753**

	Phase #1 Bonds
Original Units	254.02
Partially Prepaid Units	0.30
Fully Prepaid Units	5.98
Outstanding Units (P&I)	247.74
Outstanding Units (Admin)	248.04

Annual P&I per Unit	$2,739.70
Principal Per Unit	$908.19
Interest per Unit	$1,666.72
Exess Interest per Unit	$164.79
Admin Expenses per Unit	$165.33
Total Annual Installment per Unit	**$2,905.03**

APPENDIX I-1
PHASE #2 ASSESSMENT ROLL

Appendix I-1-1
Phase #2 Assessment Roll

Parcel	**All Parcels**
Assessment	**$5,938,154**
Equivalent Unit	**143.60**

Year	Principal[3]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$83,704	$519,588	$40,000	$643,293
2	$126,348	$512,264	$40,800	$679,412
3	$1,000	$505,774	$41,616	$548,390
4	$1,000	$501,121	$42,448	$544,570
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	$355,102	$32,381	$71,034	$458,518
Total	**$5,938,154**	**$8,219,371**	**$1,622,723**	**$15,780,248**

[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.
[3]Includes actual principal payments made to the Developer.

Appendix I-1-2
Phase #2 Assessment Roll by Lot Type

Parcel	**Lot Type 1 (74 Ft)**
Assessment	**$37,630.36**
Equivalent Unit	**0.91**

Year	Principal[3]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$29	$3,293	$253	$3,575
2	$7	$3,246	$259	$3,511
3	$7	$3,205	$264	$3,475
4	$7	$3,289	$279	$3,574
5	$7	$3,408	$284	$3,699
6	$702	$2,239	$290	$3,231
7	$735	$2,199	$296	$3,229
8	$768	$2,156	$302	$3,226
9	$807	$2,112	$308	$3,227
10	$847	$2,066	$314	$3,226
11	$893	$2,017	$320	$3,230
12	$939	$1,966	$326	$3,231
13	$984	$1,912	$333	$3,229
14	$1,030	$1,855	$340	$3,225
15	$1,090	$1,796	$346	$3,232
16	$1,142	$1,733	$353	$3,229
17	$1,201	$1,668	$360	$3,229
18	$1,267	$1,599	$368	$3,233
19	$1,332	$1,526	$375	$3,233
20	$1,405	$1,449	$382	$3,236
21	$1,477	$1,368	$390	$3,235
22	$1,555	$1,284	$398	$3,237
23	$1,641	$1,194	$406	$3,241
24	$1,726	$1,100	$414	$3,240
25	$1,818	$1,001	$422	$3,241
26	$1,877	$896	$431	$3,204
27	$3,164	$788	$439	$4,391
28	$3,334	$606	$448	$4,388
29	$3,511	$414	$457	$4,383
30	$2,331	$213	$466	$3,009
Total	**$37,630**	**$53,598**	**$10,623**	**$101,851**

[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.
[3]Includes actual principal payments made to the Developer.

Appendix I-1-3
Phase #2 Assessment Roll by Lot Type

Parcel	**Lot Type 2 (60 Ft)**
Assessment	**$32,668.12**
Equivalent Unit	**0.79**

Year	Principal[3]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$25	$2,858	$220	$3,103
2	$6	$2,818	$224	$3,048
3	$6	$2,782	$229	$3,017
4	$6	$2,855	$242	$3,103
5	$6	$2,959	$247	$3,211
6	$610	$1,944	$252	$2,805
7	$638	$1,909	$257	$2,804
8	$667	$1,872	$262	$2,801
9	$701	$1,834	$267	$2,802
10	$735	$1,793	$272	$2,801
11	$775	$1,751	$278	$2,804
12	$815	$1,707	$283	$2,805
13	$855	$1,660	$289	$2,804
14	$895	$1,611	$295	$2,800
15	$946	$1,559	$301	$2,806
16	$991	$1,505	$307	$2,803
17	$1,043	$1,448	$313	$2,803
18	$1,100	$1,388	$319	$2,807
19	$1,157	$1,325	$326	$2,807
20	$1,219	$1,258	$332	$2,809
21	$1,282	$1,188	$339	$2,809
22	$1,350	$1,114	$345	$2,810
23	$1,424	$1,037	$352	$2,813
24	$1,499	$955	$359	$2,813
25	$1,578	$869	$367	$2,813
26	$1,630	$778	$374	$2,781
27	$2,746	$684	$381	$3,812
28	$2,894	$526	$389	$3,810
29	$3,048	$360	$397	$3,805
30	$2,023	$185	$405	$2,613
Total	**$32,668**	**$46,530**	**$9,222**	**$88,420**

[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.
[3]Includes actual principal payments made to the Developer.

Appendix I-1-4
Phase #2 Assessment Roll by Lot Type

Parcel	**Lot Type 4 (84 Ft)**
Assessment	**$41,352.05**
Equivalent Unit	**1.00**

Year	Principal[3]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$32	$3,618	$279	$3,928
2	$7	$3,567	$284	$3,859
3	$7	$3,522	$290	$3,819
4	$7	$3,614	$306	$3,928
5	$7	$3,745	$312	$4,064
6	$772	$2,461	$319	$3,551
7	$808	$2,416	$325	$3,549
8	$844	$2,370	$331	$3,545
9	$887	$2,321	$338	$3,546
10	$930	$2,270	$345	$3,545
11	$981	$2,217	$352	$3,549
12	$1,031	$2,160	$359	$3,550
13	$1,082	$2,101	$366	$3,549
14	$1,132	$2,039	$373	$3,544
15	$1,197	$1,974	$381	$3,552
16	$1,255	$1,905	$388	$3,548
17	$1,320	$1,833	$396	$3,549
18	$1,392	$1,757	$404	$3,553
19	$1,464	$1,677	$412	$3,553
20	$1,543	$1,593	$420	$3,556
21	$1,623	$1,504	$429	$3,555
22	$1,709	$1,411	$437	$3,557
23	$1,803	$1,312	$446	$3,561
24	$1,897	$1,209	$455	$3,560
25	$1,998	$1,099	$464	$3,561
26	$2,063	$985	$473	$3,521
27	$3,476	$866	$483	$4,825
28	$3,664	$666	$492	$4,822
29	$3,859	$455	$502	$4,816
30	$2,561	$234	$512	$3,307
Total	**$41,352**	**$58,899**	**$11,673**	**$111,925**

[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.
[3]Includes actual principal payments made to the Developer.

Appendix I-1-5
Phase #2 Assessment Roll by Lot Type

Parcel	**Lot Type 5 (40 Ft)**
Assessment	**$24,397.71**
Equivalent Unit	**0.59**

Year	Principal[3]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$19	$2,135	$164	$2,318
2	$4	$2,105	$168	$2,277
3	$4	$2,078	$171	$2,253
4	$4	$2,132	$181	$2,317
5	$4	$2,210	$184	$2,398
6	$455	$1,452	$188	$2,095
7	$477	$1,426	$192	$2,094
8	$498	$1,398	$196	$2,092
9	$523	$1,370	$199	$2,092
10	$549	$1,339	$203	$2,092
11	$579	$1,308	$207	$2,094
12	$609	$1,275	$212	$2,095
13	$638	$1,240	$216	$2,094
14	$668	$1,203	$220	$2,091
15	$706	$1,164	$225	$2,095
16	$740	$1,124	$229	$2,093
17	$779	$1,081	$234	$2,094
18	$821	$1,037	$238	$2,096
19	$864	$989	$243	$2,096
20	$911	$940	$248	$2,098
21	$957	$887	$253	$2,098
22	$1,009	$832	$258	$2,099
23	$1,064	$774	$263	$2,101
24	$1,119	$713	$268	$2,101
25	$1,179	$649	$274	$2,101
26	$1,217	$581	$279	$2,077
27	$2,051	$511	$285	$2,847
28	$2,162	$393	$291	$2,845
29	$2,277	$269	$296	$2,842
30	$1,511	$138	$302	$1,951
Total	**$24,398**	**$34,751**	**$6,887**	**$66,035**

[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.
[3]Includes actual principal payments made to the Developer.

APPENDIX I-2
PHASE #2 ASSESSMENT ROLL SUMMARY – 2026-27

Appendix I-2
Assessment Roll Summary - Phase #2
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2865638	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865639	1	40	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865640	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865641	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865642	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865643	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865644	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865645	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865646	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865647	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865648	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865649	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865650	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865651	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865652	1	40	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865653	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865654	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865655	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865656	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865657	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865658	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865659	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865660	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865661	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865662	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865663	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865664	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865665	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865666	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865667	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865668	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865669	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865670	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865671	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865672	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865673	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865674	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865675	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865676	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865677	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865678	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865679	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865681	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865682	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865683	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865684	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865685	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865686	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865687	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865688	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865689	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865690	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865691	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865692	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865693	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865694	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865695	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865696	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865697	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2865698	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865699	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865700	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865701	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865702	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865703	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865704	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865705	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865706	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865707	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2865708	1	60	2	0.79	$32,631.89	$5.70	$2,855.29	$241.86	$3,102.85
2865709	1	60	2	0.79	$32,631.89	$5.70	$2,855.29	$241.86	$3,102.85
2865710	1	84	4	1.00	$41,306.18	$7.21	$3,614.29	$306.15	$3,927.66
2865711	1	84	4	1.00	$41,306.18	$7.21	$3,614.29	$306.15	$3,927.66
2865712	1	84	4	1.00	$41,306.18	$7.21	$3,614.29	$306.15	$3,927.66
2865713	1	84	4	1.00	$41,306.18	$7.21	$3,614.29	$306.15	$3,927.66
2865714	1	84	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865715	1	84	4	1.00	$41,306.18	$7.21	$3,614.29	$306.15	$3,927.66
2865718	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865719	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865720	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865721	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865722	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865723	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865724	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865725	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865726	1	84	4	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865727	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865728	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865729	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865730	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865731	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865732	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865733	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865734	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865735	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865736	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865737	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865738	1	74	1	0.91	$37,588.63	$6.56	$3,289.00	$278.60	$3,574.17
2865739	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865742	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865743	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865744	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865745	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865746	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865747	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865748	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865749	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865750	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865751	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865752	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865753	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865754	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865755	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865756	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865757	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865758	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865759	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865760	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865761	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865762	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865763	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865764	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865765	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865766	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2865767	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865768	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865769	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865770	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865771	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865772	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865773	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865774	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865775	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865776	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865777	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865778	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865779	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865780	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865781	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865782	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865783	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865784	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865785	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865786	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865787	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865788	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865789	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865790	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865791	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865792	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865793	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865794	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865795	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865796	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865797	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865798	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865799	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865800	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865801	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865802	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865803	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865804	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865805	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865806	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865807	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865808	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865809	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865810	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865811	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865812	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865813	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865814	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865815	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865816	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865817	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865818	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865819	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865820	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865821	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865822	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865823	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865824	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865825	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865826	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865827	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865828	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865829	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865830	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865831	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2865832	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865833	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865834	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865835	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865836	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865887	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865888	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865889	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865890	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865891	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865892	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865893	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865894	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865895	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865896	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865897	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865898	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865899	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865900	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865901	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865902	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865903	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865904	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865905	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865906	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865907	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865908	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865909	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865910	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865911	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865912	1	40	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865913	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865914	1	40	5	0.30	$12,185.32	$2.13	$1,066.22	$90.32	$1,158.66
2986940				0.30	$12,185.32	$2.13	$1,066.22	$90.32	$1,158.66
2865915	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865916	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865917	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865918	1	40	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865919	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865920	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865921	1	40	5	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2865922	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865923	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865924	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865925	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865926	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865927	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865928	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865929	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865930	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865931	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865932	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865933	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865934	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865935	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865936	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865937	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865938	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865939	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
2865940	1	40	5	0.59	$24,370.65	$4.26	$2,132.43	$180.63	$2,317.32
	227			**138.65**	**$5,727,102.45**	**$1,000.00**	**$501,121.46**	**$42,448.32**	**$544,569.78**

APPENDIX I-3
PHASE #2 PROJECTED ASSESSMENT SCHEDULE

Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #2

Lot Type	Lot Type 1 (74 Ft)
Assessment	$50,057
Equivalent Units	0.91

Year[1]	Outstanding Assessment	Phases #2-7 Bond Principal[2]	Phases #2-7 Bond Interest[2]	Phase #2 R.A. Principal[3]	Phase #2 R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$50,057	$296	$736	$7	$3,289	$320	$4,648
2027	$49,754	$317	$745	$7	$3,408	$327	$4,803
2028	$49,431	$332	$727	$702	$2,239	$333	$4,334
2029	$48,397	$352	$707	$735	$2,199	$340	$4,334
2030	$47,309	$368	$686	$768	$2,156	$347	$4,325
2031	$46,174	$393	$664	$807	$2,112	$354	$4,331
2032	$44,973	$414	$640	$847	$2,066	$361	$4,328
2033	$43,713	$439	$616	$893	$2,017	$368	$4,333
2034	$42,381	$465	$589	$939	$1,966	$375	$4,334
2035	$40,978	$490	$561	$984	$1,912	$383	$4,331
2036	$39,503	$521	$532	$1,030	$1,855	$391	$4,329
2037	$37,952	$546	$501	$1,090	$1,796	$398	$4,331
2038	$36,316	$582	$468	$1,142	$1,733	$406	$4,332
2039	$34,592	$613	$432	$1,201	$1,668	$415	$4,328
2040	$32,778	$654	$395	$1,267	$1,599	$423	$4,337
2041	$30,858	$689	$355	$1,332	$1,526	$431	$4,334
2042	$28,836	$730	$312	$1,405	$1,449	$440	$4,336
2043	$26,701	$776	$268	$1,477	$1,368	$449	$4,338
2044	$24,448	$822	$220	$1,555	$1,284	$458	$4,339
2045	$22,070	$868	$170	$1,641	$1,194	$467	$4,340
2046	$19,561	$924	$117	$1,726	$1,100	$476	$4,343
2047	$16,911	$876	$60	$1,818	$1,001	$486	$4,241
2048	$14,217	$0	$0	$1,877	$896	$431	$3,204
2049	$12,340	$0	$0	$3,164	$788	$439	$4,391
2050	$9,176	$0	$0	$3,334	$606	$448	$4,388
2051	$5,842	$0	$0	$3,511	$414	$457	$4,383
2052	$2,331	$0	$0	$2,331	$213	$466	$3,009
Total		**$12,468**	**$10,501**	**$37,589**	**$43,854**	**$10,990**	**$115,403**

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3 - The principal and interest amounts represent the estimated debt service requirements of the Phase #2 Reimbursement Agreement and will not increase during the life of the reimbursement agreement. Interest amounts are calculated through the principal payment date of each year.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

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Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #2

Lot Type	Lot Type 2 (60 Ft)
Assessment	$43,456
Equivalent Units	0.79

Year[1]	Outstanding Assessment	Phases #2-7 Bond Principal[2]	Phases #2-7 Bond Interest[2]	Phase #2 R.A. Principal[3]	Phase #2 R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$43,456	$257	$639	$6	$2,855	$278	$4,035
2027	$43,193	$275	$646	$6	$2,959	$284	$4,169
2028	$42,913	$288	$631	$610	$1,944	$289	$3,762
2029	$42,015	$306	$614	$638	$1,909	$295	$3,762
2030	$41,071	$319	$596	$667	$1,872	$301	$3,755
2031	$40,085	$341	$576	$701	$1,834	$307	$3,760
2032	$39,043	$359	$556	$735	$1,793	$313	$3,757
2033	$37,949	$381	$534	$775	$1,751	$320	$3,761
2034	$36,792	$403	$512	$815	$1,707	$326	$3,762
2035	$35,574	$426	$487	$855	$1,660	$333	$3,760
2036	$34,294	$452	$462	$895	$1,611	$339	$3,758
2037	$32,947	$474	$435	$946	$1,559	$346	$3,760
2038	$31,527	$505	$406	$991	$1,505	$353	$3,761
2039	$30,030	$532	$375	$1,043	$1,448	$360	$3,758
2040	$28,456	$567	$343	$1,100	$1,388	$367	$3,765
2041	$26,788	$598	$308	$1,157	$1,325	$374	$3,762
2042	$25,033	$634	$271	$1,219	$1,258	$382	$3,765
2043	$23,180	$674	$232	$1,282	$1,188	$390	$3,766
2044	$21,224	$714	$191	$1,350	$1,114	$397	$3,767
2045	$19,160	$754	$147	$1,424	$1,037	$405	$3,768
2046	$16,982	$802	$101	$1,499	$955	$413	$3,770
2047	$14,681	$761	$52	$1,578	$869	$422	$3,681
2048	$12,342	$0	$0	$1,630	$778	$374	$2,781
2049	$10,712	$0	$0	$2,746	$684	$381	$3,812
2050	$7,966	$0	$0	$2,894	$526	$389	$3,810
2051	$5,072	$0	$0	$3,048	$360	$397	$3,805
2052	$2,023	$0	$0	$2,023	$185	$405	$2,613
Total		**$10,824**	**$9,116**	**$32,632**	**$38,071**	**$9,541**	**$100,185**

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3 - The principal and interest amounts represent the estimated debt service requirements of the Phase #2 Reimbursement Agreement and will not increase during the life of the reimbursement agreement. Interest amounts are calculated through the principal payment date of each year.
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Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #2

Lot Type	Lot Type 4 (84 Ft)
Assessment	$55,008
Equivalent Units	1.00

Year[1]	Outstanding Assessment	Phases #2-7 Bond Principal[2]	Phases #2-7 Bond Interest[2]	Phase #2 R.A. Principal[3]	Phase #2 R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$55,008	$325	$809	$7	$3,614	$352	$5,108
2027	$54,675	$348	$818	$7	$3,745	$359	$5,278
2028	$54,320	$365	$799	$772	$2,461	$366	$4,763
2029	$53,183	$387	$777	$808	$2,416	$374	$4,762
2030	$51,988	$404	$754	$844	$2,370	$381	$4,753
2031	$50,740	$432	$730	$887	$2,321	$389	$4,759
2032	$49,421	$455	$704	$930	$2,270	$397	$4,756
2033	$48,036	$483	$676	$981	$2,217	$405	$4,761
2034	$46,573	$511	$648	$1,031	$2,160	$413	$4,763
2035	$45,031	$539	$617	$1,082	$2,101	$421	$4,759
2036	$43,410	$572	$585	$1,132	$2,039	$429	$4,757
2037	$41,705	$600	$550	$1,197	$1,974	$438	$4,760
2038	$39,908	$640	$514	$1,255	$1,905	$447	$4,760
2039	$38,013	$673	$475	$1,320	$1,833	$456	$4,757
2040	$36,020	$718	$434	$1,392	$1,757	$465	$4,766
2041	$33,909	$758	$390	$1,464	$1,677	$474	$4,762
2042	$31,688	$802	$343	$1,543	$1,593	$483	$4,765
2043	$29,342	$853	$294	$1,623	$1,504	$493	$4,767
2044	$26,866	$903	$242	$1,709	$1,411	$503	$4,768
2045	$24,253	$954	$187	$1,803	$1,312	$513	$4,769
2046	$21,496	$1,016	$128	$1,897	$1,209	$523	$4,773
2047	$18,583	$963	$66	$1,998	$1,099	$534	$4,660
2048	$15,623	$0	$0	$2,063	$985	$473	$3,521
2049	$13,560	$0	$0	$3,476	$866	$483	$4,825
2050	$10,084	$0	$0	$3,664	$666	$492	$4,822
2051	$6,420	$0	$0	$3,859	$455	$502	$4,816
2052	$2,561	$0	$0	$2,561	$234	$512	$3,307
Total		**$13,701**	**$11,540**	**$41,306**	**$48,191**	**$12,077**	**$126,816**

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Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #2

Lot Type	Lot Type 5 (40 Ft)
Assessment	$32,455
Equivalent Units	0.59

Year[1]	Outstanding Assessment	Phases #2-7 Bond Principal[2]	Phases #2-7 Bond Interest[2]	Phase #2 R.A. Principal[3]	Phase #2 R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$32,455	$192	$477	$4	$2,132	$208	$3,014
2027	$32,258	$205	$483	$4	$2,210	$212	$3,114
2028	$32,049	$215	$471	$455	$1,452	$216	$2,810
2029	$31,378	$228	$459	$477	$1,426	$221	$2,810
2030	$30,673	$238	$445	$498	$1,398	$225	$2,804
2031	$29,937	$255	$431	$523	$1,370	$229	$2,808
2032	$29,159	$268	$415	$549	$1,339	$234	$2,806
2033	$28,341	$285	$399	$579	$1,308	$239	$2,809
2034	$27,478	$301	$382	$609	$1,275	$243	$2,810
2035	$26,568	$318	$364	$638	$1,240	$248	$2,808
2036	$25,612	$338	$345	$668	$1,203	$253	$2,807
2037	$24,606	$354	$325	$706	$1,164	$258	$2,808
2038	$23,546	$377	$303	$740	$1,124	$264	$2,809
2039	$22,428	$397	$280	$779	$1,081	$269	$2,806
2040	$21,252	$424	$256	$821	$1,037	$274	$2,812
2041	$20,007	$447	$230	$864	$989	$280	$2,810
2042	$18,696	$473	$203	$911	$940	$285	$2,812
2043	$17,312	$503	$174	$957	$887	$291	$2,813
2044	$15,851	$533	$143	$1,009	$832	$297	$2,813
2045	$14,309	$563	$110	$1,064	$774	$303	$2,814
2046	$12,683	$599	$76	$1,119	$713	$309	$2,816
2047	$10,964	$568	$39	$1,179	$649	$315	$2,749
2048	$9,217	$0	$0	$1,217	$581	$279	$2,077
2049	$8,000	$0	$0	$2,051	$511	$285	$2,847
2050	$5,949	$0	$0	$2,162	$393	$291	$2,845
2051	$3,788	$0	$0	$2,277	$269	$296	$2,842
2052	$1,511	$0	$0	$1,511	$138	$302	$1,951
Total		**$8,084**	**$6,808**	**$24,371**	**$28,433**	**$7,126**	**$74,821**

1 - Annual Installment billed by the Collin County Tax Office During Year 2026 will be billed on or around 10/1/2026 and payment is due 1/31/2027.
2 - The principal and interest amounts represent the Phase #2 proportional share of debt service requirements of the Series 2018 Phases #2-7 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the estimated debt service requirements of the Phase #2 Reimbursement Agreement and will not increase during the life of the reimbursement agreement. Interest amounts are calculated through the principal payment date of each year.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at

APPENDIX I-4
PHASE #2 BUDGET – 2026-27

Appendix I-4
Phase #2 2026-27 Budget

	Outstanding PAR
Phase #2 R.A. (Original)	**$5,938,154**
Regular Principal Redemptions	($3,000)
Excess Funds Applied to Principal	($3,380)
Prepayments Applied to Principal	($204,672)
Prepayments Not Applied to Principal	$0
Phase #2 R.A. Outstanding	**$5,727,102**

	Phase #2 Reimbursement Agreement
Interest due on Phase #2 Reimbursement Amount	$501,121
Phase #2 Assessments due	$1,000
Subtotal debt service	*$502,121*
Administrative Expenses	$42,448
Subtotal Expenses	*$544,570*
Available Administrative Expense Account	$0
Subtotal funds available	*$0*
Annual Installments	**$544,570**

	Phase #2 RA
Original Equivalent Units	143.60
Partially Prepaid Equivalent Units	0.00
Fully Prepaid Equivalent Units	4.95
Outstanding Equivalent Units (P&I)	138.65
Outstanding Equivalent Units (Admin)	138.65

Annual P&I per Equivalent Unit	$3,621.50
Principal Per Equivalent Unit	$7.21
Interest per Equivalent Unit	$3,614.29
Admin Expenses per Equivalent Unit	$306.15
Total Annual Installment per Equivalent Unit	**$3,927.66**

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[1,3]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$72,929	$544,175	$31,448	$648,553
2	$1,000	$541,296	$37,465	$579,761
3	$1,000	$537,780	$27,123	$565,903
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	$561,115	$35,767	$53,275	$650,158
Total	**$6,291,045**	**$8,688,252**	**$1,221,266**	**$16,200,564**

[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.
[3]Includes actual principal payments made to the Developer.

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[1,3]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$4	$2,659	$154	$2,816
2	$6	$2,645	$183	$2,834
3	$5	$2,658	$134	$2,797
4	$5	$2,688	$157	$2,850
5	$5	$2,688	$160	$2,853
6	$539	$1,755	$164	$2,458
7	$563	$1,725	$167	$2,455
8	$593	$1,693	$170	$2,456
9	$623	$1,659	$174	$2,456
10	$652	$1,624	$177	$2,454
11	$687	$1,587	$181	$2,455
12	$722	$1,549	$184	$2,455
13	$756	$1,508	$188	$2,452
14	$796	$1,465	$192	$2,453
15	$840	$1,420	$196	$2,456
16	$880	$1,373	$200	$2,452
17	$929	$1,323	$204	$2,456
18	$979	$1,271	$208	$2,457
19	$1,028	$1,215	$212	$2,455
20	$1,082	$1,157	$216	$2,455
21	$1,142	$1,096	$220	$2,458
22	$1,201	$1,031	$225	$2,457
23	$1,265	$964	$229	$2,458
24	$1,334	$892	$234	$2,460
25	$1,404	$817	$238	$2,459
26	$1,478	$737	$243	$2,458
27	$2,669	$654	$248	$3,571
28	$2,812	$503	$253	$3,568
29	$2,965	$344	$258	$3,568
30	$2,773	$177	$263	$3,213
Total	**$30,736**	**$42,877**	**$6,032**	**$79,645**

[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.

[3]Includes actual principal payments made to the Developer.

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[1,3]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$2	$2,308	$133	$2,443
2	$7	$2,296	$159	$2,462
3	$4	$2,307	$116	$2,428
4	$4	$2,334	$137	$2,475
5	$4	$2,333	$139	$2,477
6	$468	$1,524	$142	$2,134
7	$489	$1,497	$145	$2,131
8	$515	$1,470	$148	$2,132
9	$541	$1,441	$151	$2,132
10	$566	$1,410	$154	$2,130
11	$596	$1,378	$157	$2,131
12	$626	$1,344	$160	$2,131
13	$656	$1,309	$163	$2,129
14	$691	$1,272	$167	$2,129
15	$729	$1,233	$170	$2,132
16	$764	$1,192	$173	$2,129
17	$807	$1,149	$177	$2,132
18	$850	$1,103	$180	$2,133
19	$892	$1,055	$184	$2,131
20	$940	$1,005	$188	$2,132
21	$991	$951	$191	$2,134
22	$1,043	$895	$195	$2,133
23	$1,098	$837	$199	$2,134
24	$1,158	$775	$203	$2,136
25	$1,218	$709	$207	$2,135
26	$1,283	$640	$211	$2,134
27	$2,317	$568	$215	$3,100
28	$2,441	$437	$220	$3,098
29	$2,574	$299	$224	$3,097
30	$2,407	$153	$229	$2,789
Total	**$26,683**	**$37,223**	**$5,236**	**$69,142**

[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.

[3]Includes actual principal payments made to the Developer.

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[1,3]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$0	$2,074	$120	$2,194
2	$8	$2,063	$143	$2,214
3	$4	$2,074	$105	$2,182
4	$4	$2,097	$123	$2,224
5	$4	$2,097	$125	$2,226
6	$420	$1,369	$128	$1,918
7	$440	$1,346	$130	$1,916
8	$463	$1,321	$133	$1,917
9	$486	$1,295	$136	$1,916
10	$509	$1,267	$138	$1,915
11	$536	$1,239	$141	$1,916
12	$563	$1,208	$144	$1,915
13	$590	$1,176	$147	$1,913
14	$621	$1,143	$150	$1,914
15	$656	$1,108	$153	$1,916
16	$686	$1,071	$156	$1,913
17	$725	$1,032	$159	$1,916
18	$763	$991	$162	$1,917
19	$802	$948	$165	$1,915
20	$844	$903	$169	$1,916
21	$891	$855	$172	$1,918
22	$937	$805	$175	$1,917
23	$987	$752	$179	$1,918
24	$1,041	$696	$182	$1,920
25	$1,095	$637	$186	$1,918
26	$1,153	$575	$190	$1,918
27	$2,082	$510	$194	$2,786
28	$2,194	$393	$197	$2,784
29	$2,314	$269	$201	$2,784
30	$2,164	$138	$205	$2,507
Total	**$23,981**	**$33,454**	**$4,706**	**$62,141**

[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.

[3]Includes actual principal payments made to the Developer.

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[1,3]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$30,321	$122,587	$7,084	$159,992
2	$1,000	$121,872	$8,435	$131,307
3	$1,000	$119,878	$14,695	$135,573
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	$126,677
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	$65,873	$5,378	$26,638	$97,889
Total	**$1,417,194**	**$1,839,581**	**$592,829**	**$3,849,604**

[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.
[3]Includes actual principal payments made to the Developer.

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[1,3]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$69	$599	$35	$702
2	$6	$595	$41	$643
3	$5	$592	$73	$670
4	$5	$605	$79	$688
5	$5	$604	$80	$689
6	$153	$394	$82	$629
7	$158	$386	$83	$627
8	$163	$377	$85	$625
9	$173	$368	$87	$627
10	$178	$358	$89	$624
11	$188	$348	$90	$626
12	$198	$337	$92	$627
13	$208	$326	$94	$628
14	$217	$314	$96	$628
15	$227	$302	$98	$627
16	$237	$289	$100	$626
17	$247	$276	$102	$625
18	$262	$262	$104	$627
19	$277	$247	$106	$630
20	$287	$231	$108	$626
21	$301	$215	$110	$627
22	$316	$198	$112	$627
23	$336	$180	$115	$631
24	$351	$161	$117	$629
25	$371	$141	$119	$631
26	$385	$120	$122	$628
27	$405	$99	$124	$628
28	$425	$76	$127	$627
29	$445	$52	$129	$626
30	$326	$27	$132	$484
Total	**$6,924**	**$9,078**	**$2,929**	**$18,931**

[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.
[3]Includes actual principal payments made to the Developer.

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[1,3]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$58	$520	$30	$608
2	$7	$517	$36	$560
3	$4	$514	$63	$582
4	$4	$525	$68	$597
5	$4	$524	$70	$598
6	$133	$342	$71	$546
7	$137	$335	$72	$545
8	$142	$327	$74	$543
9	$150	$319	$75	$545
10	$154	$311	$77	$542
11	$163	$302	$78	$543
12	$172	$293	$80	$544
13	$180	$283	$82	$545
14	$189	$273	$83	$545
15	$197	$262	$85	$544
16	$206	$251	$87	$543
17	$215	$239	$88	$542
18	$227	$227	$90	$545
19	$240	$214	$92	$547
20	$249	$201	$94	$543
21	$262	$187	$96	$544
22	$275	$172	$98	$544
23	$292	$156	$99	$548
24	$305	$140	$101	$546
25	$322	$123	$104	$548
26	$335	$105	$106	$545
27	$352	$86	$108	$545
28	$369	$66	$110	$545
29	$386	$45	$112	$543
30	$283	$23	$114	$420
Total	**$6,011**	**$7,881**	**$2,543**	**$16,434**

[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.

[3]Includes actual principal payments made to the Developer.

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[1,3]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$51	$467	$27	$545
2	$8	$465	$32	$504
3	$4	$462	$57	$523
4	$4	$472	$61	$537
5	$4	$471	$63	$538
6	$120	$308	$64	$491
7	$123	$301	$65	$489
8	$127	$294	$66	$488
9	$135	$287	$68	$489
10	$139	$279	$69	$487
11	$147	$271	$71	$488
12	$154	$263	$72	$489
13	$162	$254	$73	$490
14	$170	$245	$75	$490
15	$177	$236	$76	$489
16	$185	$226	$78	$488
17	$193	$215	$79	$487
18	$204	$204	$81	$490
19	$216	$193	$83	$491
20	$224	$180	$84	$488
21	$235	$168	$86	$489
22	$247	$155	$88	$489
23	$262	$141	$89	$492
24	$274	$126	$91	$491
25	$289	$110	$93	$493
26	$301	$94	$95	$490
27	$316	$77	$97	$490
28	$332	$59	$99	$489
29	$347	$40	$101	$488
30	$254	$21	$103	$377
Total	**$5,402**	**$7,083**	**$2,285**	**$14,770**

[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.
[3]Includes actual principal payments made to the Developer.

APPENDIX J-3
PHASE #3 ASSESSMENT ROLL SUMMARY – 2026-27

Appendix J-3
Assessment Roll Summary - Phase #3
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2878901	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878904	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878906	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878907	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878908	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878909	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878910	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878911	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878912	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878913	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878914	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878915	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878917	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878918	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878919				0.36	0.36	$14,658.45	$3.86	$1,267.96	$80.62	$1,352.44
2960431	1	50	3	0.36	0.36	$14,658.45	$3.86	$1,267.96	$80.62	$1,352.44
2878920	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878921	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878922	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878923	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878924	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878925	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878926	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878927	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878928	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878929	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878930	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878931	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878932	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878933	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878934	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878935	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878936	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2878937	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878939	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878940	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878941	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878942	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878943	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878944	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878945	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878946	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878947	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878948	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878949	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878950	1	50	3	0.71	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2878951	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878952	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878953	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878954	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878955	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878956	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878957	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878958	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878959	1	50	3	0.71	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2878960	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878961	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878962	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878963	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2878964	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2878965	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2878967	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2878968	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2878969	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2878970	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2878971	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2878972	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2878973	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2878974	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2878977	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2878978	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2878979	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878980	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878981	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878982	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878983	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878984	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878985	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878986	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878987	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878988	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878989	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878990	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878991	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878992	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878993	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878994	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878995	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878996	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878997	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878998	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2878999	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879000	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879001	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879002	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879003	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879004	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879005	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879006	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879007	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879008	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879009	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879010	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879011	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879014	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879015	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879016	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879017	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879018	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879020	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879021	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879022	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879023	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879024	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879025	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879026	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879027	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879028	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879029	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879030	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879031	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879032	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879033	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879034	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879035	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879037	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879038	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879039	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879040	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879041	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879042	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879043	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879044	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879045	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2879046	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879047	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879048	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879049	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879050	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879051	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879052	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879053	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879054	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879056	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879057	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879058	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879059	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879060	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879061	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879062	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879063	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879064	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879065	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879066	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879067	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879068	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879069	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879070	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879071	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879072	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879073	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879074	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879075	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2879078	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2879079	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2879080	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2879081	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2879082	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2879083	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2879084	1	74	1	0.91	0.91	$37,575.19	$9.88	$3,250.25	$206.67	$3,466.81
2879085	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879087	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879088	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879089	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879090	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879091	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879092	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879093	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879094	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879095	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879096	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879097	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879098	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879099	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879100	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879101	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879102	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879103	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879104	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879105	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879106	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879107	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879108	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879109	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879110	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879111	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879112	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879113	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879114	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879115	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879116	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879117	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879118	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879119	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65

Parcel	Estimated No. of units	Lot Size	Lot Type	Initial Equivalent Units	Outstanding Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2879120	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879121	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879122	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879123	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879124	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879125	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879126	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879127	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879128	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879129	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879130	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879132	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879133	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879134	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879135	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879136	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879137	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879138	1	60	2	0.79	0.79	$32,620.22	$8.58	$2,821.65	$179.42	$3,009.65
2879139	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2879140	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879141	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879142	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879143	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879144	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879145	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879146	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879147	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879148	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879149	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879150	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879151	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879152	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879153	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879154	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879155	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879156	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879157	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879158	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879159	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879160	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879161	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879162	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879163	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879164	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879165	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879166	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879167	1	50	3	0.71	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2879168	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879169	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879170	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879171	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879172	1	50	3	0.71	0.71	$29,316.90	$7.71	$2,535.91	$161.25	$2,704.87
2879173	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	242			**186.26**	**184.13**	**$7,602,988.10**	**$2,000.00**	**$657,658.47**	**$41,818.00**	**$701,476.47**

APPENDIX J-4
PHASE #3 PROJECTED ASSESSMENT SCHEDULE

Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #3

Lot Type	Lot Type 1 (74 Ft)
Assessment	$50,044
Equivalent Units	0.91

Year[1]	Outstanding Assessment	Phases #2-7 MI Bond Principal[2]	Phases #2-7 MI Bond Interest[2]	Phase #3 Direct R.A. Principal[3]	Phase #3 Direct R.A. Interest[3]	Phase #3 Additional MI R.A. Principal[3]	Phase #3 Addition MI R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$50,044	$296	$736	$5	$2,658	$5	$592	$249	$4,541
2027	$49,737	$317	$743	$5	$2,688	$5	$605	$277	$4,639
2028	$49,411	$332	$726	$5	$2,688	$5	$604	$283	$4,642
2029	$49,069	$352	$706	$539	$1,755	$153	$394	$288	$4,188
2030	$48,025	$368	$685	$563	$1,725	$158	$386	$294	$4,179
2031	$46,936	$393	$663	$593	$1,693	$163	$377	$300	$4,182
2032	$45,786	$414	$639	$623	$1,659	$173	$368	$306	$4,181
2033	$44,577	$439	$614	$652	$1,624	$178	$358	$312	$4,178
2034	$43,308	$465	$588	$687	$1,587	$188	$348	$318	$4,181
2035	$41,968	$490	$560	$722	$1,549	$198	$337	$325	$4,180
2036	$40,559	$521	$531	$756	$1,508	$208	$326	$331	$4,180
2037	$39,074	$546	$500	$796	$1,465	$217	$314	$338	$4,176
2038	$37,514	$582	$467	$840	$1,420	$227	$302	$345	$4,183
2039	$35,865	$613	$431	$880	$1,373	$237	$289	$352	$4,174
2040	$34,135	$654	$394	$929	$1,323	$247	$276	$359	$4,181
2041	$32,305	$689	$354	$979	$1,271	$262	$262	$366	$4,182
2042	$30,375	$730	$312	$1,028	$1,215	$277	$247	$373	$4,182
2043	$28,340	$776	$267	$1,082	$1,157	$287	$231	$381	$4,181
2044	$26,195	$822	$220	$1,142	$1,096	$301	$215	$388	$4,184
2045	$23,930	$868	$169	$1,201	$1,031	$316	$198	$396	$4,180
2046	$21,544	$924	$116	$1,265	$964	$336	$180	$404	$4,190
2047	$19,019	$876	$60	$1,334	$892	$351	$161	$412	$4,087
2048	$16,457	$0	$0	$1,404	$817	$371	$141	$355	$3,088
2049	$14,683	$0	$0	$1,478	$737	$385	$120	$362	$3,084
2050	$12,820	$0	$0	$2,669	$654	$405	$99	$370	$4,196
2051	$9,746	$0	$0	$2,812	$503	$425	$76	$377	$4,193
2052	$6,509	$0	$0	$2,965	$344	$445	$52	$385	$4,191
2053	$3,099	$0	$0	$2,773	$177	$326	$27	$392	$3,694
Total		**$12,468**	**$10,480**	**$30,726**	**$37,574**	**$6,849**	**$7,883**	**$9,637**	**$115,619**

1 - Annual Installment billed by the Collin County Tax Office During Year 2026 will be billed on or around 10/1/2026 and payment is due 1/31/2027.
2 - The principal and interest amounts represent the Phase #3 proportional share of debt service requirements of the Series 2018 Phases #2-7 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the estimated debt service requirements of the Phase #3 Reimbursement Agreement and will not increase during the life of the reimbursement agreement. Interest amounts are calculated through the principal payment date of each year.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #3

Lot Type	Lot Type 2 (60 Ft)
Assessment	$43,444
Equivalent Units	0.79

Year[1]	Outstanding Assessment	Phases #2-7 MI Bond Principal[2]	Phases #2-7 MI Bond Interest[2]	Phase #3 Direct R.A. Principal[3]	Phase #3 Direct R.A. Interest[3]	Phase #3 Additional MI R.A. Principal[3]	Phase #3 Addition MI R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$43,444	$257	$639	$4	$2,307	$4	$514	$216	$3,942
2027	$43,179	$275	$645	$4	$2,334	$4	$525	$241	$4,028
2028	$42,895	$288	$630	$4	$2,333	$4	$524	$245	$4,030
2029	$42,598	$306	$613	$468	$1,524	$133	$342	$250	$3,636
2030	$41,692	$319	$594	$489	$1,497	$137	$335	$255	$3,628
2031	$40,746	$341	$575	$515	$1,470	$142	$327	$260	$3,630
2032	$39,749	$359	$555	$541	$1,441	$150	$319	$266	$3,630
2033	$38,699	$381	$533	$566	$1,410	$154	$311	$271	$3,627
2034	$37,597	$403	$510	$596	$1,378	$163	$302	$276	$3,630
2035	$36,434	$426	$486	$626	$1,344	$172	$293	$282	$3,629
2036	$35,210	$452	$461	$656	$1,309	$180	$283	$288	$3,629
2037	$33,921	$474	$434	$691	$1,272	$189	$273	$293	$3,626
2038	$32,567	$505	$405	$729	$1,233	$197	$262	$299	$3,632
2039	$31,135	$532	$374	$764	$1,192	$206	$251	$305	$3,624
2040	$29,634	$567	$342	$807	$1,149	$215	$239	$311	$3,630
2041	$28,045	$598	$307	$850	$1,103	$227	$227	$318	$3,630
2042	$26,370	$634	$271	$892	$1,055	$240	$214	$324	$3,631
2043	$24,603	$674	$232	$940	$1,005	$249	$201	$330	$3,630
2044	$22,741	$714	$191	$991	$951	$262	$187	$337	$3,632
2045	$20,774	$754	$147	$1,043	$895	$275	$172	$344	$3,629
2046	$18,703	$802	$101	$1,098	$837	$292	$156	$351	$3,637
2047	$16,511	$761	$52	$1,158	$775	$305	$140	$358	$3,548
2048	$14,287	$0	$0	$1,218	$709	$322	$123	$309	$2,681
2049	$12,747	$0	$0	$1,283	$640	$335	$105	$315	$2,677
2050	$11,129	$0	$0	$2,317	$568	$352	$86	$321	$3,643
2051	$8,461	$0	$0	$2,441	$437	$369	$66	$327	$3,640
2052	$5,650	$0	$0	$2,574	$299	$386	$45	$334	$3,638
2053	$2,690	$0	$0	$2,407	$153	$283	$23	$341	$3,207
Total		**$10,824**	**$9,098**	**$26,674**	**$32,619**	**$5,946**	**$6,844**	**$8,366**	**$100,372**

1 - Annual Installment billed by the Collin County Tax Office During Year 2026 will be billed on or around 10/1/2026 and payment is due 1/31/2027.
2 - The principal and interest amounts represent the Phase #3 proportional share of debt service requirements of the Series 2018 Phases #2-7 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the estimated debt service requirements of the Phase #3 Reimbursement Agreement and will not increase during the life of the reimbursement agreement. Interest amounts are calculated through the principal payment date of each year.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

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Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #3

Lot Type	Lot Type 3 (50 Ft)
Assessment	$39,045
Equivalent Units	0.71

Year[1]	Outstanding Assessment	Phases #2-7 MI Bond Principal[2]	Phases #2-7 MI Bond Interest[2]	Phase #3 Direct R.A. Principal[3]	Phase #3 Direct R.A. Interest[3]	Phase #3 Additional MI R.A. Principal[3]	Phase #3 Addition MI R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$39,045	$231	$574	$4	$2,074	$4	$462	$194	$3,543
2027	$38,806	$247	$580	$4	$2,097	$4	$472	$216	$3,620
2028	$38,551	$259	$566	$4	$2,097	$4	$471	$221	$3,622
2029	$38,285	$275	$551	$420	$1,369	$120	$308	$225	$3,268
2030	$37,470	$287	$534	$440	$1,346	$123	$301	$230	$3,260
2031	$36,620	$307	$517	$463	$1,321	$127	$294	$234	$3,263
2032	$35,723	$323	$499	$486	$1,295	$135	$287	$239	$3,262
2033	$34,780	$343	$479	$509	$1,267	$139	$279	$244	$3,260
2034	$33,789	$363	$459	$536	$1,239	$147	$271	$248	$3,262
2035	$32,744	$382	$437	$563	$1,208	$154	$263	$253	$3,261
2036	$31,645	$406	$414	$590	$1,176	$162	$254	$258	$3,262
2037	$30,486	$426	$390	$621	$1,143	$170	$245	$264	$3,259
2038	$29,269	$454	$364	$656	$1,108	$177	$236	$269	$3,264
2039	$27,982	$478	$337	$686	$1,071	$185	$226	$274	$3,257
2040	$26,633	$510	$307	$725	$1,032	$193	$215	$280	$3,262
2041	$25,205	$538	$276	$763	$991	$204	$204	$285	$3,263
2042	$23,699	$570	$243	$802	$948	$216	$193	$291	$3,263
2043	$22,112	$606	$208	$844	$903	$224	$180	$297	$3,262
2044	$20,438	$641	$171	$891	$855	$235	$168	$303	$3,265
2045	$18,670	$677	$132	$937	$805	$247	$155	$309	$3,262
2046	$16,809	$721	$91	$987	$752	$262	$141	$315	$3,269
2047	$14,839	$684	$47	$1,041	$696	$274	$126	$321	$3,188
2048	$12,840	$0	$0	$1,095	$637	$289	$110	$277	$2,409
2049	$11,456	$0	$0	$1,153	$575	$301	$94	$283	$2,406
2050	$10,002	$0	$0	$2,082	$510	$316	$77	$288	$3,274
2051	$7,604	$0	$0	$2,194	$393	$332	$59	$294	$3,272
2052	$5,078	$0	$0	$2,314	$269	$347	$40	$300	$3,270
2053	$2,418	$0	$0	$2,164	$138	$254	$21	$306	$2,882
Total		**$9,728**	**$8,177**	**$23,973**	**$29,316**	**$5,344**	**$6,151**	**$7,519**	**$90,208**

1 - Annual Installment billed by the Collin County Tax Office During Year 2026 will be billed on or around 10/1/2026 and payment is due 1/31/2027.
2 - The principal and interest amounts represent the Phase #3 proportional share of debt service requirements of the Series 2018 Phases #2-7 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the estimated debt service requirements of the Phase #3 Reimbursement Agreement and will not increase during the life of the reimbursement agreement. Interest amounts are calculated through the principal payment date of each year.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

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APPENDIX J-5
PHASE #3 BUDGET – 2026-27

Appendix J-5
Phase #3 2026-27 Budget

	Outstanding
Phase #3 R.A. Direct (Original)	**$6,291,045**
Regular Principal Redemptions	($2,000)
Excess Funds Applied to Principal	$0
Prepayments Applied to Principal	($32,286)
Prepayments Not Applied to Principal	($39,643)
Phase #3 R.A. Direct Outstanding	**$6,217,115**

Phase #3 R.A. Additional (Original)	**$1,417,194**
Regular Principal Redemptions	($2,000)
Excess Funds Applied to Principal	($13,118)
Prepayments Applied to Principal	($7,273)
Prepayments Not Applied to Principal	($8,930)
Phase #3 R.A. Direct Outstanding	**$1,385,873**

	Phase #3 Direct Improvements Reimbursement Agreement	Phase #3 Additional Major Improvements Reimbursement Agreement	Total Phase #3 Reimbursement Agreement
Interest due on Phase #3 Reimbursement Amount	$537,780	$119,878	$657,658
Phase #3 Assessments due	$1,000	$1,000	$2,000
Subtotal debt service	*$538,780*	*$120,878*	*$659,658*
Administrative Expenses	$31,212	$15,606	$46,818
Subtotal Expenses	*$569,992*	*$136,484*	*$706,476*
Available Administrative Expense Account	($4,089)	($911)	($5,000)
Subtotal funds available	*($4,089)*	*($911)*	*($5,000)*
Annual Installments	**$565,904**	**$135,573**	**$701,476**

	Direct RA	Additional RA	Total RA
Original Equivalent Units	186.26	186.26	186.26
Partially Prepaid Equivalent Units	0.00	0.00	0.00
Fully Prepaid Equivalent Units	2.13	2.13	2.13
Outstanding Equivalent Units (P&I)	184.13	184.13	184.13
Outstanding Equivalent Units (Admin)	184.13	184.13	184.13
Annual P&I per Equivalent Unit	$2,926.09	$656.48	$3,582.57
Principal Per Equivalent Unit	$5.43	$5.43	$10.86
Interest per Equivalent Unit	$2,920.66	$651.05	$3,571.71
o	$147.31	$79.81	$227.11
Total Annual Installment per Equivalent Unit	$3,073.39	$736.29	$3,809.68

APPENDIX K-1
PHASE #4 ASSESSMENT ROLL – PHASE #4 IMPROVEMENTS

Appendix K-1
Phase #4 Assessment Roll – Phase #4 Improvements

Parcel	**All Parcels**
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	**All Parcels**
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 K-3
PHASE #4 ASSESSMENT ROLL SUMMARY – 2026-27

Appendix K-3
Assessment Roll Summary - Phase #4
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2965053	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965057	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965058	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965059	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965061	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965062	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965063	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965064	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965065	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965066	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965067	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965068	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965069	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965070	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965071	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965072	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965073	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965074	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965075	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965076	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965077	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965078	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965079	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965080	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965081	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965082	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965083	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965084	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965085	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965086	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965087	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965088	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965089	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965090	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965091	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965092	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965093	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965094	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965095	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965096	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965097	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965098	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965099	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965100	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965101	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965102	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965104	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965105	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965106	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965107	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965108	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965109	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965110	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965111	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965112	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965113	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965114	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965116	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965117	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2965118	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965119	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965120	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965121	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965122	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965123	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965124	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965125	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965126	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965127	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965128	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965129	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965130	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965131	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965132	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965133	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965134	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965135	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965136	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965137	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965138	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965139	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965140	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965141	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965142	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965143	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965144	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965145	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965146	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965147	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965148	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965149	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965150	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965151	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965152	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965153	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965154	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965155	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965156	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965157	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965158	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965159	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965160	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965161	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965162	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965163	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965164	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965165	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965166	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965167	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965168	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965169	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965170	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965171	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965172	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965173	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965174	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965175	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965176	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965177	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965178	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965179	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965180	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965181	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965182	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2965183	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965184	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965185	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965186	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965187	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965188	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965189	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965190	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965191	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965192	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965193	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965194	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965195	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965196	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965197	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965198	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965199	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965200	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965201	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965202	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965203	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965204	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965205	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965206	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965207	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965208	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965209	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965210	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965211	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965212	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965213	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965214	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965215	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965216	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965217	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965218	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965219	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965220	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965221	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965222	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965223	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965224	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965225	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965226	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965227	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965228	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965229	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965230	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965231	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965232	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965233	1	50	3	0.71	$43,787.38	$506.89	$2,793.63	$148.32	$3,448.85
2965234	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965235	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965236	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965237	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965238	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965239	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965240	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965241	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965242	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965243	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965244	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965245	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965246	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965247	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2965248	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965249	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965250	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965251	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965252	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965253	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965254	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965255	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965256	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965257	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965258	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965259	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965260	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965261	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965262	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965263	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965264	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965265	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965266	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965267	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965268	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965269	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965270	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965271	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965272	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965273	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965274	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965275	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965276	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965277	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965278	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965279	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965280	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965281	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965282	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965283	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965284	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965285	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965286	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965287	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965288	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965289	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965290	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965291	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965292	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965293	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965294	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965295	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965296	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965297	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965298	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965299	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965300	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965301	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965302	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965303	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965304	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965305	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965306	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965307	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965308	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965309	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965310	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965311	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965312	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2965313	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965314	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965315	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965316	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965317	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965318	1	60	2	0.79	$48,721.17	$564.01	$3,108.41	$165.04	$3,837.46
2965319	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965320	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965321	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965322	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965323	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965324	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965325	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965326	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965327	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965328	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965329	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965330	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965331	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965332	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965333	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965334	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965335	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965336	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965337	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965338	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965339	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965340	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965341	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965342	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965343	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965344	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965345	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965346	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965347	1	74	1	0.91	$56,121.85	$649.68	$3,580.57	$190.10	$4,420.36
2965358	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965360	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965361	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965365	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965367	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965369	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965370	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965372	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965374	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965375	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965376	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965378	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965381	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965385	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965386	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2965388	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**289**			**224.11**	**$13,821,394.00**	**$160,000.00**	**$881,804.94**	**$46,818.00**	**$1,088,622.94**

APPENDIX K-4
PHASE #4 PROJECTED ASSESSMENT SCHEDULE

Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #4

Lot Type	Lot Type 1 (74 Ft)
Assessment	$68,590
Equivalent Units	0.91

Year[1]	Outstanding Assessment	Phases #2-7 MI Bond Principal[2]	Phases #2-7 MI Bond Interest[2]	Phase #4 Direct R.A. Principal[3]	Phase #4 Direct R.A. Interest[3]	Phase #4 Additional MI R.A. Principal[3]	Phase #4 Addition MI R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$68,590	$296	$736	$564	$3,075	$85	$506	$232	$5,495
2027	$67,644	$317	$745	$593	$3,039	$89	$501	$237	$5,519
2028	$66,646	$332	$727	$629	$3,001	$97	$495	$241	$5,523
2029	$65,587	$352	$707	$662	$2,961	$102	$489	$246	$5,518
2030	$64,471	$368	$686	$698	$2,918	$110	$482	$251	$5,513
2031	$63,295	$393	$664	$739	$2,874	$118	$475	$256	$5,519
2032	$62,045	$414	$640	$784	$2,827	$122	$468	$261	$5,515
2033	$60,726	$439	$616	$828	$2,777	$130	$460	$266	$5,516
2034	$59,329	$465	$589	$873	$2,724	$138	$452	$272	$5,512
2035	$57,853	$490	$561	$926	$2,668	$150	$443	$277	$5,516
2036	$56,287	$521	$532	$979	$2,609	$158	$433	$283	$5,515
2037	$54,629	$546	$501	$1,039	$2,547	$166	$423	$288	$5,511
2038	$52,877	$582	$468	$1,100	$2,480	$179	$413	$294	$5,516
2039	$51,015	$613	$432	$1,165	$2,410	$191	$401	$300	$5,513
2040	$49,046	$654	$395	$1,234	$2,336	$203	$389	$306	$5,517
2041	$46,955	$689	$355	$1,307	$2,257	$215	$376	$312	$5,512
2042	$44,743	$730	$312	$1,389	$2,174	$231	$362	$318	$5,517
2043	$42,393	$776	$268	$1,474	$2,085	$244	$348	$325	$5,519
2044	$39,899	$822	$220	$1,563	$1,991	$260	$332	$331	$5,520
2045	$37,254	$868	$170	$1,657	$1,891	$276	$315	$338	$5,515
2046	$34,453	$924	$117	$1,758	$1,785	$296	$298	$345	$5,524
2047	$31,474	$876	$60	$1,864	$1,673	$310	$279	$352	$5,414
2048	$28,424	$0	$0	$2,891	$1,554	$479	$259	$294	$5,478
2049	$25,053	$0	$0	$3,066	$1,370	$508	$228	$300	$5,471
2050	$21,480	$0	$0	$3,257	$1,174	$540	$196	$306	$5,473
2051	$17,684	$0	$0	$3,455	$967	$577	$162	$312	$5,472
2052	$13,651	$0	$0	$3,667	$746	$613	$125	$318	$5,469
2053	$9,372	$0	$0	$3,894	$512	$654	$86	$324	$5,470
2054	$4,824	$0	$0	$4,134	$264	$690	$44	$331	$5,463
Total		**$12,468**	**$10,501**	**$48,190**	**$61,686**	**$7,932**	**$10,238**	**$8,518**	**$159,534**

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Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #4

Lot Type	Lot Type 2 (60 Ft)
Assessment	$59,545
Equivalent Units	0.79

Year[1]	Outstanding Assessment	Phases #2-7 MI Bond Principal[2]	Phases #2-7 MI Bond Interest[2]	Phase #4 Direct R.A. Principal[3]	Phase #4 Direct R.A. Interest[3]	Phase #4 Additional MI R.A. Principal[3]	Phase #4 Addition MI R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$59,545	$257	$639	$490	$2,669	$74	$439	$201	$4,770
2027	$58,724	$275	$646	$515	$2,638	$78	$435	$205	$4,791
2028	$57,857	$288	$631	$546	$2,605	$85	$430	$210	$4,795
2029	$56,938	$306	$614	$575	$2,570	$88	$424	$214	$4,791
2030	$55,969	$319	$596	$606	$2,533	$95	$419	$218	$4,786
2031	$54,949	$341	$576	$642	$2,495	$102	$413	$222	$4,791
2032	$53,864	$359	$556	$680	$2,454	$106	$406	$227	$4,788
2033	$52,718	$381	$534	$719	$2,410	$113	$399	$231	$4,789
2034	$51,505	$403	$512	$758	$2,365	$120	$392	$236	$4,785
2035	$50,224	$426	$487	$804	$2,316	$130	$384	$241	$4,788
2036	$48,864	$452	$462	$850	$2,265	$137	$376	$246	$4,788
2037	$47,425	$474	$435	$902	$2,211	$145	$367	$250	$4,784
2038	$45,904	$505	$406	$955	$2,153	$155	$358	$255	$4,789
2039	$44,288	$532	$375	$1,012	$2,092	$166	$348	$261	$4,786
2040	$42,579	$567	$343	$1,072	$2,028	$176	$338	$266	$4,789
2041	$40,763	$598	$308	$1,135	$1,959	$187	$326	$271	$4,785
2042	$38,843	$634	$271	$1,206	$1,887	$201	$314	$276	$4,790
2043	$36,802	$674	$232	$1,280	$1,810	$212	$302	$282	$4,791
2044	$34,638	$714	$191	$1,357	$1,728	$226	$288	$288	$4,792
2045	$32,341	$754	$147	$1,438	$1,642	$240	$274	$293	$4,788
2046	$29,909	$802	$101	$1,526	$1,550	$257	$258	$299	$4,795
2047	$27,323	$761	$52	$1,618	$1,453	$269	$242	$305	$4,700
2048	$24,675	$0	$0	$2,510	$1,349	$416	$225	$255	$4,755
2049	$21,750	$0	$0	$2,661	$1,189	$441	$198	$260	$4,750
2050	$18,648	$0	$0	$2,827	$1,019	$469	$170	$265	$4,751
2051	$15,352	$0	$0	$3,000	$839	$501	$140	$271	$4,751
2052	$11,851	$0	$0	$3,183	$648	$532	$108	$276	$4,748
2053	$8,136	$0	$0	$3,381	$445	$568	$74	$282	$4,749
2054	$4,188	$0	$0	$3,589	$229	$599	$38	$287	$4,742
Total		**$10,824**	**$9,116**	**$41,835**	**$53,552**	**$6,886**	**$8,888**	**$7,395**	**$138,496**

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Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #4

Lot Type	Lot Type 3 (50 Ft)
Assessment	$53,515
Equivalent Units	0.71

Year[1]	Outstanding Assessment	Phases #2-7 MI Bond Principal[2]	Phases #2-7 MI Bond Interest[2]	Phase #4 Direct R.A. Principal[3]	Phase #4 Direct R.A. Interest[3]	Phase #4 Additional MI R.A. Principal[3]	Phase #4 Addition MI R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$53,515	$231	$574	$440	$2,399	$67	$395	$181	$4,287
2027	$52,777	$247	$581	$463	$2,371	$70	$391	$185	$4,306
2028	$51,998	$259	$567	$491	$2,341	$76	$386	$188	$4,309
2029	$51,172	$275	$552	$516	$2,310	$79	$381	$192	$4,306
2030	$50,302	$287	$535	$545	$2,277	$86	$376	$196	$4,302
2031	$49,384	$307	$518	$577	$2,242	$92	$371	$200	$4,306
2032	$48,409	$323	$500	$611	$2,205	$95	$365	$204	$4,303
2033	$47,380	$343	$480	$646	$2,166	$101	$359	$208	$4,304
2034	$46,289	$363	$460	$681	$2,125	$108	$352	$212	$4,301
2035	$45,138	$382	$438	$722	$2,082	$117	$346	$216	$4,304
2036	$43,916	$406	$415	$764	$2,036	$124	$338	$221	$4,303
2037	$42,623	$426	$391	$811	$1,987	$130	$330	$225	$4,300
2038	$41,255	$454	$365	$859	$1,935	$139	$322	$230	$4,304
2039	$39,803	$478	$337	$909	$1,880	$149	$313	$234	$4,301
2040	$38,267	$510	$308	$963	$1,822	$158	$303	$239	$4,304
2041	$36,635	$538	$277	$1,020	$1,761	$168	$293	$244	$4,301
2042	$34,909	$570	$244	$1,083	$1,696	$181	$283	$248	$4,305
2043	$33,076	$606	$209	$1,150	$1,627	$190	$271	$253	$4,306
2044	$31,130	$641	$172	$1,220	$1,553	$203	$259	$259	$4,307
2045	$29,066	$677	$133	$1,293	$1,476	$215	$246	$264	$4,303
2046	$26,881	$721	$91	$1,372	$1,393	$231	$232	$269	$4,310
2047	$24,556	$684	$47	$1,454	$1,306	$242	$218	$274	$4,224
2048	$22,177	$0	$0	$2,256	$1,213	$374	$202	$229	$4,274
2049	$19,547	$0	$0	$2,392	$1,069	$396	$178	$234	$4,269
2050	$16,759	$0	$0	$2,541	$916	$421	$153	$239	$4,270
2051	$13,797	$0	$0	$2,696	$754	$450	$126	$243	$4,270
2052	$10,651	$0	$0	$2,861	$582	$478	$97	$248	$4,267
2053	$7,312	$0	$0	$3,038	$400	$510	$67	$253	$4,268
2054	$3,764	$0	$0	$3,225	$206	$539	$34	$258	$4,262
Total		**$9,728**	**$8,193**	**$37,599**	**$48,129**	**$6,189**	**$7,988**	**$6,646**	**$124,472**

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APPENDIX K-5
PHASE #4 BUDGET – 2026-27

Appendix K-5
Phase #4 2026-27 Budget

	Outstanding
Phase #4 R.A. Direct (Original)	**$12,000,000**
Regular Principal Redemptions	($132,000)
Excess Funds Applied to Principal	$0
Prepayments Applied to Principal	$0
Prepayments Not Applied to Principal	$0
Phase #4 R.A. Direct Outstanding	**$11,868,000**

Phase #4 R.A. Direct (Original)	**$1,973,394**
Regular Principal Redemptions	($20,000)
Excess Funds Applied to Principal	$0
Prepayments Applied to Principal	$0
Prepayments Not Applied to Principal	$0
Phase #4 R.A. Direct Outstanding	**$1,953,394**

	Phase #4 Direct Improvements Reimbursement Agreement	**Phase #4 Additional Major Improvements Reimbursement Agreement**	**Total Phase #4 Reimbursement Agreement**
Interest due on Phase #4 Reimbursement Amount	$757,178	$124,627	$881,805
Phase #4 Assessments due	$139,000	$21,000	$160,000
Subtotal debt service	*$896,178*	*$145,627*	*$1,041,805*
Administrative Expenses	$36,414	$10,404	$46,818
Subtotal Expenses	*$932,592*	*$156,031*	*$1,088,623*
Available Administrative Expense Account	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*
Annual Installments	**$932,592**	**$156,031**	**$1,088,623**

	Direct RA	**Additional RA**	**Total RA**
Original Equivalent Units	224.11	224.11	224.11
Partially Prepaid Equivalent Units	0.00	0.00	0.00
Fully Prepaid Equivalent Units	0.00	0.00	0.00
Outstanding Equivalent Units (P&I)	224.11	224.11	224.11
Outstanding Equivalent Units (Admin)	224.11	224.11	224.11
Annual P&I per Equivalent Unit	$3,998.83	$649.80	$4,648.63
Principal Per Equivalent Unit	$620.23	$93.70	$713.94
Interest per Equivalent Unit	$3,378.60	$556.10	$3,934.70
Admin Expenses per Equivalent Unit	$162.48	$46.42	$208.91
Total Annual Installment per Equivalent Unit	$4,161.32	$696.22	$4,857.54

APPENDIX L-1
PHASE #5-7 ASSESSMENT ROLL – PHASE #5-7 IMPROVEMENTS

Appendix L-1
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 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
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 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
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 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
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 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
PHASE #5-7 ASSESSMENT ROLL – PHASE #5-7 ADDITIONAL PROJECTS

Appendix L-2
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 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
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 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
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 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
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 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-3
PHASE #5-7 ASSESSMENT ROLL SUMMARY – 2026-27

Appendix L-3
Assessment Roll Summary - Phase #5
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2936561	324	Various	74, 60, 50	250.23	$13,692,560	$155,619	$959,848	$51,921	$1,167,389
2936578	122	Various	74, 60, 50	93.87	$5,136,813	$58,381	$360,091	$19,479	$437,950
Total				**344.10**	**$18,829,373**	**$214,000**	**$1,319,939**	**$71,400**	**$1,605,339**

APPENDIX L-4
PHASE #5-7 PROJECTED ASSESSMENT SCHEDULE

Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #5

Lot Type	Lot Type 1 (74 Ft)
Assessment	$62,264
Equivalent Units	0.91

Year[1]	Outstanding Assessment	Phases #2-7 MI Bond Principal[2]	Phases #2-7 MI Bond Interest[2]	Phase #5 Direct R.A. Principal[3]	Phase #5 Direct R.A. Interest[3]	Phase #5 Additional MI R.A. Principal[3]	Phase #5 Addition MI R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$62,264	$255	$777	$460	$2,913	$106	$578	$231	$5,320
2027	$61,402	$317	$745	$489	$2,880	$111	$571	$234	$5,347
2028	$60,485	$332	$727	$524	$2,846	$116	$563	$239	$5,347
2029	$59,513	$352	$707	$558	$2,809	$122	$555	$244	$5,347
2030	$58,481	$368	$686	$595	$2,770	$130	$546	$249	$5,344
2031	$57,389	$393	$664	$632	$2,728	$135	$537	$254	$5,344
2032	$56,229	$414	$640	$674	$2,684	$143	$528	$259	$5,342
2033	$54,998	$439	$616	$722	$2,637	$151	$518	$264	$5,346
2034	$53,686	$465	$589	$770	$2,586	$159	$507	$269	$5,345
2035	$52,293	$490	$561	$820	$2,532	$169	$496	$275	$5,344
2036	$50,814	$521	$532	$875	$2,475	$177	$484	$280	$5,345
2037	$49,240	$546	$501	$936	$2,414	$188	$472	$286	$5,342
2038	$47,570	$582	$468	$1,000	$2,348	$201	$459	$292	$5,349
2039	$45,787	$613	$432	$1,068	$2,278	$212	$444	$297	$5,345
2040	$43,894	$654	$395	$1,140	$2,203	$225	$430	$303	$5,349
2041	$41,876	$689	$355	$1,219	$2,123	$238	$414	$309	$5,348
2042	$39,730	$730	$312	$1,301	$2,038	$254	$397	$316	$5,348
2043	$37,444	$776	$268	$1,391	$1,946	$270	$379	$322	$5,352
2044	$35,007	$822	$220	$1,486	$1,849	$286	$360	$328	$5,352
2045	$32,413	$868	$170	$1,587	$1,745	$304	$340	$335	$5,349
2046	$29,654	$924	$117	$1,698	$1,633	$323	$319	$342	$5,356
2047	$26,709	$876	$60	$1,814	$1,514	$344	$297	$348	$5,254
2048	$23,675	$0	$0	$1,936	$1,387	$362	$272	$292	$4,250
2049	$21,377	$0	$0	$2,071	$1,252	$415	$247	$298	$4,282
2050	$18,891	$0	$0	$2,214	$1,106	$442	$218	$304	$4,283
2051	$16,236	$0	$0	$2,364	$951	$471	$187	$310	$4,283
2052	$13,401	$0	$0	$2,528	$785	$500	$154	$316	$4,283
2053	$10,373	$0	$0	$2,703	$608	$532	$119	$322	$4,284
2054	$7,139	$0	$0	$2,888	$419	$566	$82	$329	$4,283
2055	$3,685	$0	$0	$3,086	$216	$599	$42	$335	$4,279
Total		**$12,427**	**$10,542**	**$41,549**	**$58,677**	**$8,247**	**$11,515**	**$8,782**	**$151,739**

1 - Annual Installment billed by the Collin County Tax Office During Year 2026 will be billed on or around 10/1/2026 and payment is due 1/31/2027.
2 - The principal and interest amounts represent the Phase #5 proportional share of debt service requirements of the Series 2018 Phases #2-7 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the estimated debt service requirements of the Phase #5 Reimbursement Agreement and will not increase during the life of the reimbursement agreement. Interest amounts are calculated through the principal payment date of each year.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #5

Lot Type	Lot Type 2 (60 Ft)
Assessment	$54,053
Equivalent Units	0.79

Year[1]	Outstanding Assessment	Phases #2-7 MI Bond Principal[2]	Phases #2-7 MI Bond Interest[2]	Phase #5 Direct R.A. Principal[3]	Phase #5 Direct R.A. Interest[3]	Phase #5 Additional MI R.A. Principal[3]	Phase #5 Addition MI R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$54,053	$222	$675	$399	$2,528	$92	$502	$200	$4,618
2027	$53,305	$275	$646	$425	$2,500	$96	$495	$204	$4,642
2028	$52,509	$288	$631	$455	$2,471	$101	$489	$208	$4,642
2029	$51,665	$306	$614	$484	$2,439	$106	$482	$212	$4,642
2030	$50,769	$319	$596	$517	$2,405	$112	$474	$216	$4,639
2031	$49,821	$341	$576	$549	$2,369	$117	$466	$220	$4,639
2032	$48,814	$359	$556	$585	$2,330	$124	$458	$225	$4,638
2033	$47,745	$381	$534	$627	$2,289	$131	$449	$229	$4,641
2034	$46,607	$403	$512	$668	$2,245	$138	$440	$234	$4,640
2035	$45,397	$426	$487	$712	$2,198	$147	$431	$239	$4,639
2036	$44,113	$452	$462	$760	$2,149	$154	$420	$243	$4,640
2037	$42,747	$474	$435	$813	$2,095	$163	$410	$248	$4,638
2038	$41,297	$505	$406	$868	$2,038	$174	$398	$253	$4,643
2039	$39,749	$532	$375	$928	$1,977	$184	$386	$258	$4,640
2040	$38,106	$567	$343	$990	$1,912	$195	$373	$263	$4,644
2041	$36,354	$598	$308	$1,058	$1,843	$207	$359	$269	$4,642
2042	$34,490	$634	$271	$1,130	$1,769	$220	$345	$274	$4,643
2043	$32,507	$674	$232	$1,208	$1,690	$234	$329	$279	$4,647
2044	$30,391	$714	$191	$1,290	$1,605	$248	$313	$285	$4,646
2045	$28,139	$754	$147	$1,378	$1,515	$264	$296	$291	$4,644
2046	$25,744	$802	$101	$1,474	$1,418	$280	$277	$297	$4,649
2047	$23,187	$761	$52	$1,575	$1,315	$298	$257	$302	$4,561
2048	$20,553	$0	$0	$1,681	$1,204	$315	$236	$253	$3,689
2049	$18,558	$0	$0	$1,798	$1,086	$360	$214	$258	$3,718
2050	$16,400	$0	$0	$1,922	$960	$383	$189	$264	$3,718
2051	$14,095	$0	$0	$2,052	$826	$409	$162	$269	$3,718
2052	$11,634	$0	$0	$2,195	$682	$434	$134	$274	$3,719
2053	$9,005	$0	$0	$2,346	$528	$461	$103	$280	$3,719
2054	$6,197	$0	$0	$2,507	$364	$491	$71	$285	$3,718
2055	$3,199	$0	$0	$2,679	$188	$520	$36	$291	$3,714
Total		**$10,789**	**$9,152**	**$36,070**	**$50,939**	**$7,159**	**$9,996**	**$7,624**	**$131,729**

1 - Annual Installment billed by the Collin County Tax Office During Year 2026 will be billed on or around 10/1/2026 and payment is due 1/31/2027.
2 - The principal and interest amounts represent the Phase #5 proportional share of debt service requirements of the Series 2018 Phases #2-7 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves
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Cambridge Crossing Public Improvement District
Summary of Projected Annual Installments
Phase #5

Lot Type	Lot Type 3 (50 Ft)
Assessment	$48,580
Equivalent Units	0.71

Year[1]	Outstanding Assessment	Phases #2-7 MI Bond Principal[2]	Phases #2-7 MI Bond Interest[2]	Phase #5 Direct R.A. Principal[3]	Phase #5 Direct R.A. Interest[3]	Phase #5 Additional MI R.A. Principal[3]	Phase #5 Addition MI R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$48,580	$199	$606	$359	$2,272	$83	$451	$180	$4,151
2027	$47,907	$247	$581	$382	$2,247	$87	$445	$183	$4,172
2028	$47,192	$259	$567	$409	$2,221	$91	$439	$187	$4,172
2029	$46,433	$275	$552	$435	$2,192	$95	$433	$190	$4,172
2030	$45,628	$287	$535	$464	$2,161	$101	$426	$194	$4,169
2031	$44,776	$307	$518	$493	$2,129	$105	$419	$198	$4,169
2032	$43,871	$323	$500	$526	$2,094	$111	$412	$202	$4,168
2033	$42,910	$343	$480	$563	$2,057	$118	$404	$206	$4,171
2034	$41,887	$363	$460	$600	$2,018	$124	$396	$210	$4,170
2035	$40,800	$382	$438	$640	$1,976	$132	$387	$214	$4,169
2036	$39,646	$406	$415	$683	$1,931	$138	$378	$219	$4,170
2037	$38,418	$426	$391	$730	$1,883	$146	$368	$223	$4,168
2038	$37,115	$454	$365	$780	$1,832	$157	$358	$227	$4,173
2039	$35,724	$478	$337	$834	$1,777	$165	$347	$232	$4,170
2040	$34,247	$510	$308	$889	$1,719	$175	$335	$237	$4,173
2041	$32,673	$538	$277	$951	$1,656	$186	$323	$241	$4,172
2042	$30,998	$570	$244	$1,015	$1,590	$198	$310	$246	$4,173
2043	$29,215	$606	$209	$1,085	$1,519	$210	$296	$251	$4,176
2044	$27,313	$641	$172	$1,160	$1,442	$223	$281	$256	$4,176
2045	$25,289	$677	$133	$1,238	$1,361	$237	$266	$261	$4,173
2046	$23,137	$721	$91	$1,325	$1,274	$252	$249	$267	$4,179
2047	$20,839	$684	$47	$1,415	$1,182	$268	$231	$272	$4,099
2048	$18,472	$0	$0	$1,510	$1,082	$283	$213	$228	$3,316
2049	$16,679	$0	$0	$1,616	$976	$324	$193	$232	$3,341
2050	$14,739	$0	$0	$1,727	$863	$345	$170	$237	$3,342
2051	$12,668	$0	$0	$1,845	$742	$367	$146	$242	$3,342
2052	$10,456	$0	$0	$1,973	$613	$390	$120	$247	$3,342
2053	$8,093	$0	$0	$2,109	$475	$415	$93	$251	$3,342
2054	$5,570	$0	$0	$2,253	$327	$442	$64	$256	$3,342
2055	$2,875	$0	$0	$2,408	$169	$467	$33	$262	$3,338
Total		**$9,696**	**$8,225**	**$32,417**	**$45,781**	**$6,434**	**$8,984**	**$6,852**	**$118,390**

1 - Annual Installment billed by the Collin County Tax Office During Year 2026 will be billed on or around 10/1/2026 and payment is due 1/31/2027.
2 - The principal and interest amounts represent the Phase #5 proportional share of debt service requirements of the Series 2018 Phases #2-7 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves
3 - The principal and interest amounts represent the estimated debt service requirements of the Phase #5 Reimbursement Agreement and will not increase during the life of the reimbursement agreement. Interest amounts are calculated through the principal payment date of each year.
4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

APPENDIX L-5
PHASE #5-7 BUDGET – 2026-27

Appendix L-5
Phase #5-7 2026-27 Budget

Description	Amount
Phase #5 R.A. Direct (Original)	**$15,710,922**
Regular Principal Redemptions	$0
Excess Funds Applied to Principal	$0
Prepayments Applied to Principal	$0
Prepayments Not Applied to Principal	$0
Phase #3 R.A. Direct Outstanding	**$15,710,922**
Phase #5 R.A. Additional (Original)	**$3,118,451**
Regular Principal Redemptions	$0
Excess Funds Applied to Principal	$0
Prepayments Applied to Principal	$0
Prepayments Not Applied to Principal	$0
Phase #3 R.A. Direct Outstanding	**$3,118,451**

	Phase #5 Direct Improvements Reimbursement Agreement	Phase #5 Additional Major Improvements Reimbursement Agreement	Total Phase #5 Reimbursement Agreement
Interest due on Phase #5 Reimbursement Amount	$1,101,336	$218,603	$1,319,939
Phase #5 Assessments due	$174,000	$40,000	$214,000
Subtotal debt service	*$1,275,336*	*$258,603*	*$1,533,939*
Administrative Expenses	$35,700	$35,700	$71,400
Subtotal Expenses	*$1,311,036*	*$294,303*	*$1,605,339*
Available Administrative Expense Account	$0	$0	$0
Subtotal funds available	*$0*	*$0*	*$0*
Annual Installments	**$1,311,036**	**$294,303**	**$1,605,339**

	Direct RA	Additional RA	Total RA
Original Equivalent Units	344.10	344.10	344.10
Partially prepaid Equivalent Units	0.00	0.00	0.00
Fully prepaid Equivalent Units	0.00	0.00	0.00
Outstanding Equivalent Units	344.10	344.10	344.10
Annual P&I per Equivalent Unit	$3,706.29	$751.54	$4,457.83
Principal per Equivalent Unit	$505.67	$116.25	$621.91
Interest per Equivalent Unit	$3,200.63	$635.29	$3,835.92
Administrative Expenses per Equivalent Unit	$103.75	$103.75	$207.50
Total Annual Installment per Equivalent Unit	**$3,810.04**	**$855.28**	**$4,665.33**

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-1 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-1 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-1 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-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.

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: 5.01% 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: 5.01% 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.

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: July 14, 2026

Agenda Item:
Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a Service and Assessment Plan and an Improvement Area #2 Assessment Roll for the North Sky Public Improvement District; making a finding of special benefit to the property in Improvement Area #2 of the District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended; and providing penalties and interest on delinquent assessments. (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 and per the Developer's most recent quarterly report, as of March 31, 2026, 215 homes had been sold to end users. The Developer expects to complete construction of the infrastructure for Improvement Area #2 in summer 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.

On June 9, 2026, the City Council adopted a Resolution calling a Public Hearing for July 14, 2026, related to the levy of assessments within Improvement Area #2. 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. City Council also adopted a Resolution for the

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 completed.

There are two agenda items scheduled for the July 14 City Council meeting for consideration.
1. Public Hearing is to consider testimony and act upon an Ordinance accepting and approving a Service and Assessment Plan and an Improvement Area #2 Assessment Roll, and
2. Bond Ordinance to issue the Improvement Area #2 Bonds

Legal Review:
Ordinance and Service and Assessment Plan approved by Bond Counsel.

Supporting Documents:
1. Staff Presentation
2. Ordinance
3. Service & Assessment Plan

Financial Consideration:
The Ordinance 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.



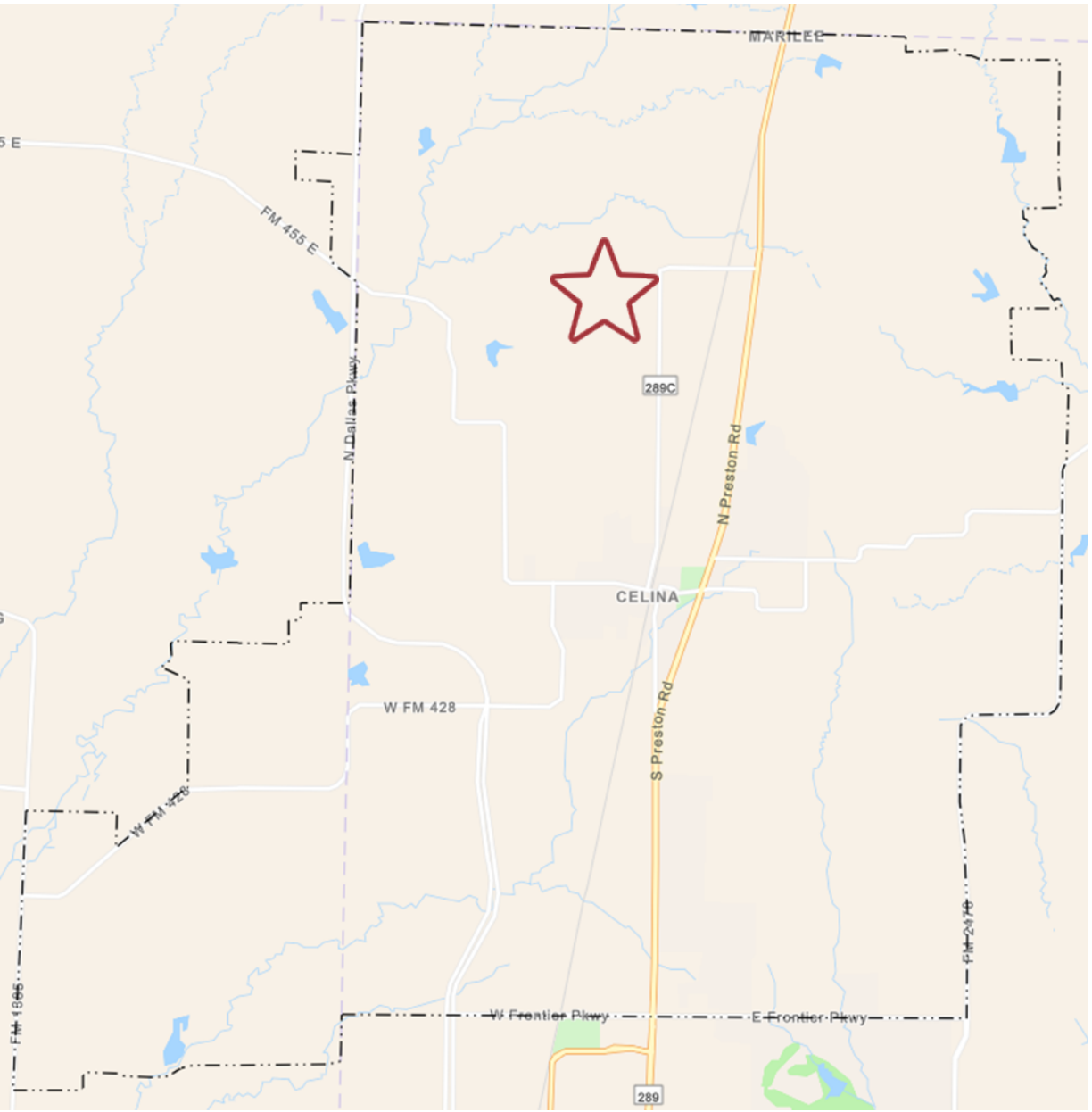
CITY COUNCIL MEETING

NORTH SKY - PID

PUBLIC HEARING AND SERVICE AND ASSESSMENT PLAN

IMPROVEMENT AREA #2

July 14, 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 items on agenda tonight is for
  1. Hold a public hearing to levy assessments for Improvement Area #2 and Approve the Service and Assessment Plan (SAP) ordinance
  2. Bond Sale for Improvement Area #2 - Action item A



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.

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.

North Sky Improvement Area #2 - Timeline



June 9, 2026

PSAP for North Sky Improvement Area #2; call for public hearing on Levying Assessments and Omnibus Reimbursement Agreement.



July 14, 2026 (Part 1)

Public Hearing to Levy Assessments for Improvement Area #2 and approve SAP.



July 14, 2026 (Part 2)

Action item to approve Consideration of Levy Ordinance and Bond Pricing for Improvement Area #2.



Questions?

ORDINANCE NO. 2026-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN AND AN IMPROVEMENT AREA #2 ASSESSMENT ROLL FOR THE NORTH SKY PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY IN IMPROVEMENT AREA #2 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN IMPROVEMENT AREA #2 AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition was submitted and filed with the City Secretary (the "City Secretary") of the City of Celina, Texas (the "City") pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act"), requesting the creation of a public improvement district consisting of certain property located within the extraterritorial jurisdiction of the City; and

WHEREAS, the petition contained the signature of the owner of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District (as defined below), as determined by the then current ad valorem tax rolls of the Collin Central Appraisal District, and the signature of the record owner of taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the District; and

WHEREAS, on June 8, 2021, after due notice, the City Council of the City (the "City Council") held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the PID Act and made the findings required by Section 372.009(b) of the PID Act and, by resolution, adopted by a majority of the members of the City Council, authorized and created the North Sky Public Improvement District (the "District") in accordance with its finding as to the advisability of the Authorized Improvements (as defined in the hereinafter defined Service and Assessment Plan); and

WHEREAS, on June 21, 2021, the City published notice of its authorization of the District in the *Celina Record*, a newspaper of general circulation in the City and in the part of the City's extraterritorial jurisdiction in which the District is located or in which the Authorized Improvements are to be undertaken; and

WHEREAS, no written protests regarding the creation of the District from any owners of record of property within the District were filed with the City Secretary; and

WHEREAS, all of the property within the District is now within the corporate boundaries of the City; and

WHEREAS, on June 9, 2026, the City Council adopted a resolution approving a preliminary service and assessment plan, including a proposed assessment roll for Improvement Area #2 of the District (the "Improvement Area #2 Assessment Roll"); calling for a public hearing to consider an ordinance levying assessments on property within Improvement Area #2 of the District (the "Assessments"); authorizing and directing the City Secretary to file the proposed Improvement Area #2 Assessment Roll and make such assessment roll available for public inspection; authorizing and directing the publication of notice of a public hearing to consider the levying of the Assessments against the property in Improvement Area #2 (the "Levy and Assessment Hearing"); authorizing and directing the mailing of notice of the Levy and Assessment Hearing to owners of property liable for assessment; and directing related action; and

WHEREAS, the City Secretary filed the Improvement Area #2 Assessment Roll and made the same available for public inspection; and

WHEREAS, the City Secretary, pursuant to Section 372.016(b) of the PID Act, published or caused the publication of the notice of the Levy and Assessment Hearing on June 19, 2026 in the *Celina Record*, a newspaper of general circulation in the City; and

WHEREAS, pursuant to Section 372.016(c) of the PID Act, notice of the Levy and Assessment Hearing was mailed to the last known address of the owner of the property liable for the Assessments; and

WHEREAS, the City Council opened the Levy and Assessment Hearing on July 14, 2026, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Improvement Area #2 Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the Actual Costs of the improvements to be undertaken for the benefit of the Improvement Area #2 Assessed Property (as defined in the Service and Assessment Plan) (the "Improvement Area #2 Improvements"), the purposes of the Assessments, the special benefits of the Improvement Area #2 Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the Service and Assessment Plan, when accepted and approved by the City Council, will serve as the Annual Service Plan Update for 2026; and

WHEREAS, the City Council finds and determines that the Improvement Area #2 Assessment Roll and the "North Sky Public Improvement District Service and Assessment Plan", dated July 14, 2026, in a form substantially similar to the attached ***Exhibit A*** (as updated from time to time, the "Service and Assessment Plan"), and which is incorporated herein for all purposes, should be approved and that the Assessments should be levied as provided in this Ordinance, the Service and Assessment Plan and the Improvement Area #2 Assessment Roll attached thereto; and

WHEREAS, the City Council further finds that there were no objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the Actual Costs of the Improvement Area #2 Improvements, the Improvement Area #2 Assessment Roll, or the levy of the Assessments against the Improvement Area #2 Assessed Property; and

WHEREAS, the owner (the "Landowner"), or its representative, of all of the privately-owned and taxable property located in Improvement Area #2, who are the persons to be assessed pursuant to this Ordinance, have indicated their approval and acceptance of the Service and Assessment Plan, approval of the Improvement Area #2 Assessment Roll, approval of this Ordinance, and approval of the levy of the Assessments against their property located within Improvement Area #2, such approval being evidenced by the execution by the Landowner of a "Consent and Agreement and Declaration of Covenants, Conditions and Restrictions of Landowner" (the "Landowner Consent Certificate") in a form presented to the City Council herewith, which Landowner Consent Certificate is hereby ratified and approved by the City Council; and

WHEREAS, the City Council closed the Levy and Assessment Hearing, and, after considering all written and documentary evidence presented at the Levy and Assessment Hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act; and now therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

Section 1. **Terms**.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings.

The findings and determinations set forth in the preambles hereof are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section. The City Council hereby finds, determines, and ordains, as follows:

(a) The apportionment of the Actual Costs of the Improvement Area #2 Improvements, the bond issuance costs and the Administrative Expenses (collectively, the "Improvement Area #2 Authorized Improvements") pursuant to the Service and Assessment Plan is fair and reasonable, reflects an accurate presentation of the special benefit each parcel of Improvement Area #2 Assessed Property will receive from the Improvement Area #2 Authorized Improvements identified in the Service and Assessment Plan, and is hereby approved;

(b) The Service and Assessment Plan (i) covers a period of at least five years, (ii) defines the annual indebtedness and projected costs for the Improvement Area #2 Authorized Improvements, and (iii) includes a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended;

(c) The Service and Assessment Plan apportions the estimated costs of the Improvement Area #2 Authorized Improvements to be assessed against the Improvement Area #2 Assessed Property as Assessments and such apportionment is made on the basis of special benefits accruing to the Improvement Area #2 Assessed Property because of the Improvement Area #2 Authorized Improvements;

(d) All of the real property in Improvement Area #2, which is being assessed in the amounts shown in the Improvement Area #2 Assessment Roll, will be benefited by the Improvement Area #2 Authorized Improvements as described in the Service and Assessment Plan, and each parcel of Improvement Area #2 Assessed Property will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;

(e) The method of apportionment of the estimated costs of the Improvement Area #2 Authorized Improvements set forth in the Service and Assessment Plan results in imposing equal shares of the estimated costs of the Improvement Area #2 Authorized Improvements on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the costs;

(f) The Service and Assessment Plan should be approved as the service plan and assessment plan for the District as described in Sections 372.013 and 372.014 of the PID Act;

(g) The Improvement Area #2 Assessment Roll should be approved as the assessment roll for the Improvement Area #2 Assessed Property of the District;

(h) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of the Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the services and improvements needed and required for Improvement Area #2 of the District; and

(i) A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof have been discussed, considered, and formally acted upon.

Section 3. Service and Assessment Plan.

The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the PID Act as the 2026 Annual Service Plan Update for the District.

Section 4. Improvement Area #2 Assessment Roll.

The Improvement Area #2 Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the assessment roll for Improvement Area #2 of the District.

Section 5. **Levy and Payment of Assessments for Estimated Costs of the Improvement Area #2 Authorized Improvements**.

(a) The City Council hereby levies an assessment on each parcel of Improvement Area #2 Assessed Property, as shown and described in the Service and Assessment Plan and the Improvement Area #2 Assessment Roll, in the respective amounts shown on the Improvement Area #2 Assessment Roll, as a special assessment on the properties set forth in the Improvement Area #2 Assessment Roll.

(b) The levy of the Assessments shall be effective on the date of the adoption of this Ordinance levying the Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the PID Act.

(c) The collection of the Assessments shall be as described in the Service and Assessment Plan and the PID Act.

(d) Each Assessment may be paid in a lump sum at any time or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

(e) Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

(f) Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

(g) The Administrative Expenses for the Improvement Area #2 Assessed Property shall be calculated and collected pursuant to the terms of the Service and Assessment Plan.

Section 6. **Method of Assessment**.

The method of apportioning the estimated costs of the Improvement Area #2 Authorized Improvements is set forth in the Service and Assessment Plan.

Section 7. **Penalties and Interest on Delinquent Assessments**.

Delinquent Assessments shall be subject to the penalties, interest, procedures, and foreclosure sales set forth in the Service and Assessment Plan and as allowed by law.

Section 8. **Prepayments of Assessments**.

As provided in the Service and Assessment Plan, the owner of any Improvement Area #2 Assessed Property subject to an Assessment may prepay the Assessments levied by this Ordinance.

Section 9. **Lien Priority**.

The City Council and the Landowner intend for the obligations, covenants and burdens on the Landowner of each parcel of Improvement Area #2 Assessed Property, including without limitation such Landowner's obligations related to payment of the Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the Landowner, as the owner of each parcel of Improvement Area #2 Assessed Property, and its transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the Service and Assessment Plan and the PID Act.

Section 10. **Appointment of Administrator and Collector of Assessments**.

(a) Appointment of Administrator.

MuniCap, Inc., is hereby appointed and designated to initially serve, or until otherwise determined by the City Council, as the Administrator of the Service and Assessment Plan and of the Assessments levied by this Ordinance. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such service shall constitute an Administrative Expense.

(b) Appointment of Collector.

The Tax Assessor-Collector of Collin County is hereby appointed and designated as the collector of the Assessments.

Section 11. **Applicability of Tax Code**.

To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of the Assessments by the City.

Section 12. **Filing in Land Records**. The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and the Improvement Area #2 Assessment Roll, to be recorded in the real property records of Collin County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

Section 13. **Posting on City Website**.

The City Secretary is directed to post a copy of the Service and Assessment Plan, including a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, on the internet website maintained or used by the City for the purposes of Section

26.18, Texas Tax Code, as amended, not later than the seventh day after the date the City Council adopts the Service and Assessment Plan. The City Secretary is further directed to similarly post each Annual Service Plan Update approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

Section 14. Submission to Appraisal District.

The City Secretary is directed to cause a copy of the Improvement Area #2 Assessment Roll, in the format required by Section 372.017(e) of the PID Act, to be submitted to the Collin Central Appraisal District not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan.

Section 15. Severability.

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity or any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 16. Effective Date.

This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage hereof.

(Signature page follows)

PASSED AND ADOPTED, this the 14th day of July, 2026.

CITY OF CELINA, TEXAS

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, City Secretary

(City Seal)

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2026 by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

Notary Public, State of Texas

(SEAL)

NORTH SKY
PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

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

SERVICE AND ASSESSMENT PLAN

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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-1, Appendix H-1, and Appendix I-1 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-1, Appendix H-1, and Appendix I-1, 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-1.

"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-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.

"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-1.

"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-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.

"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-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.

"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-1, Appendix H-1, and Appendix I-1.

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	$963,989
2027	$0	$0	$0	$321,479
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**	**$2,944,831**

[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	$3,130,063
2027	$0	$0	$0	$969,448
2028	$0	$0	$0	$984,356
2029	$0	$0	$0	$985,868
2030	$0	$0	$0	$984,836
2031	$0	$0	$0	$985,339
2032	$0	$0	$0	$984,819
Total	**$15,440,973**	**$12,765,000**	**$2,675,973**	**$9,024,729**

[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-1, 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-1, 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-1, 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-1, Appendix H-1, and Appendix I-1, 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-1, 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-1, 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-1, 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-1.

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-1.

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 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-1.

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-1.

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-1.

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-1.

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

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

DESCRIPTION	*UNIT*	*UNIT PRICE*	*Phase 1*		*Phase 2*		*Phase 3*				*TOTAL*	
			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

DESCRIPTION	*UNIT*	*UNIT PRICE*	*Phase 1*		*Phase 2*		*Phase 3*				*TOTAL*	
			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

DESCRIPTION	*UNIT*	*UNIT PRICE*	*Phase 1*		*Phase 2*		*Phase 3*				*TOTAL*	
			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**

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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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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
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

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
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.

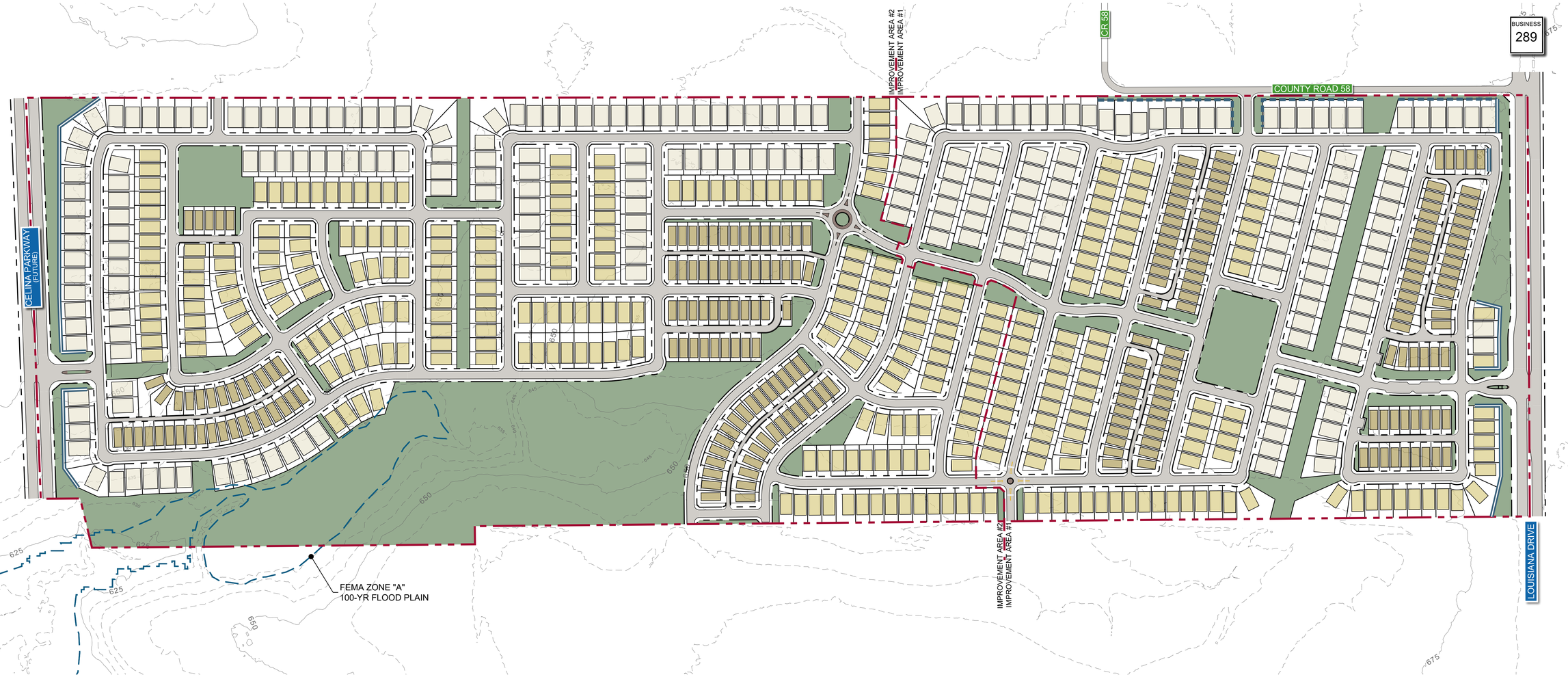
Development Schedule:

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**	

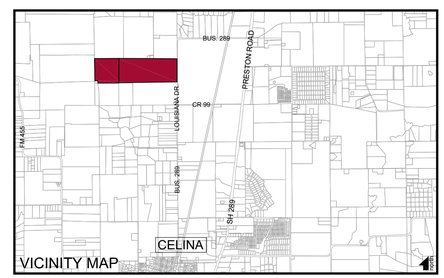


EXHIBIT A SITE PLAN

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	*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

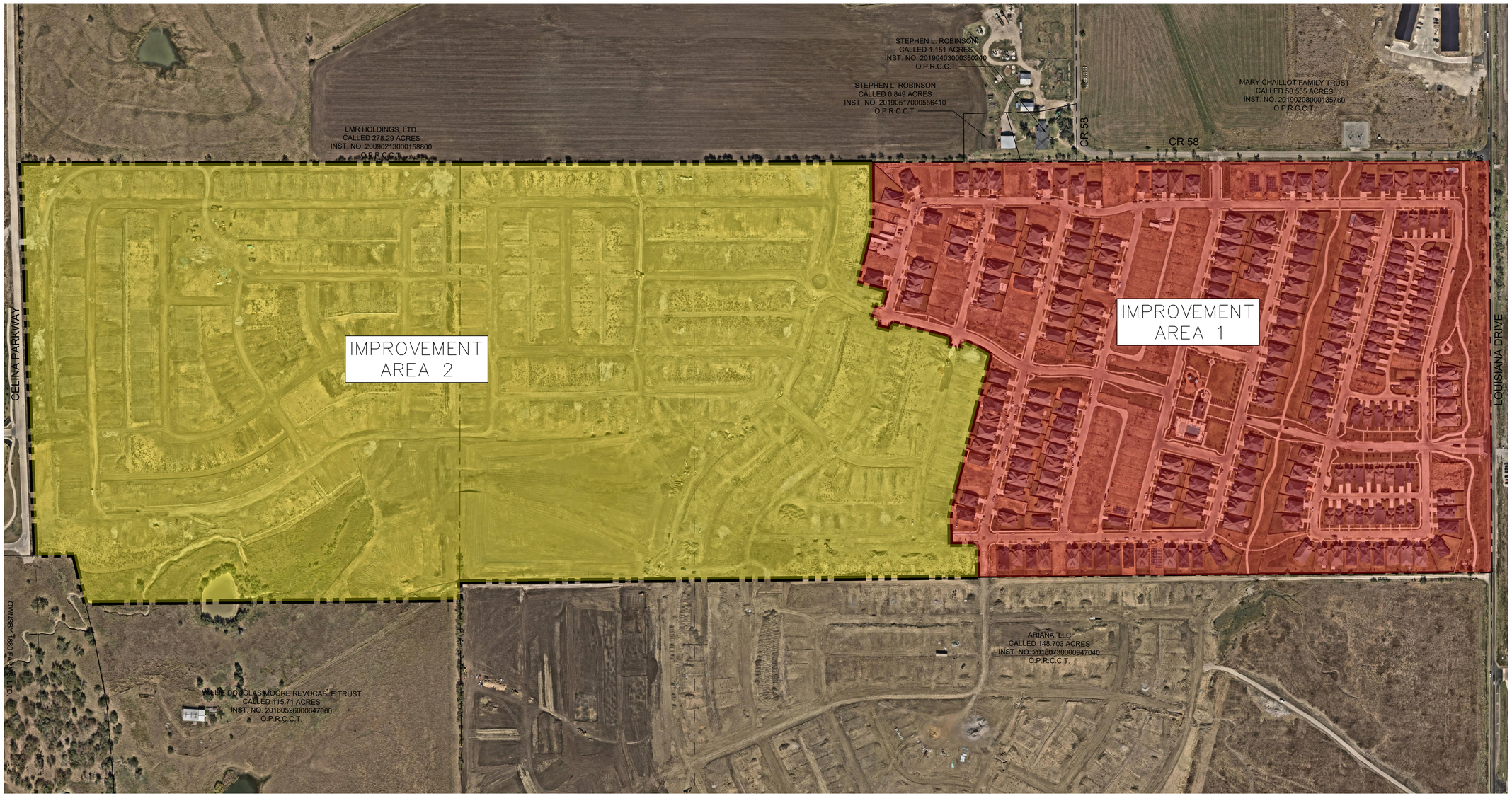
G. REGIONAL DETENTION DAM

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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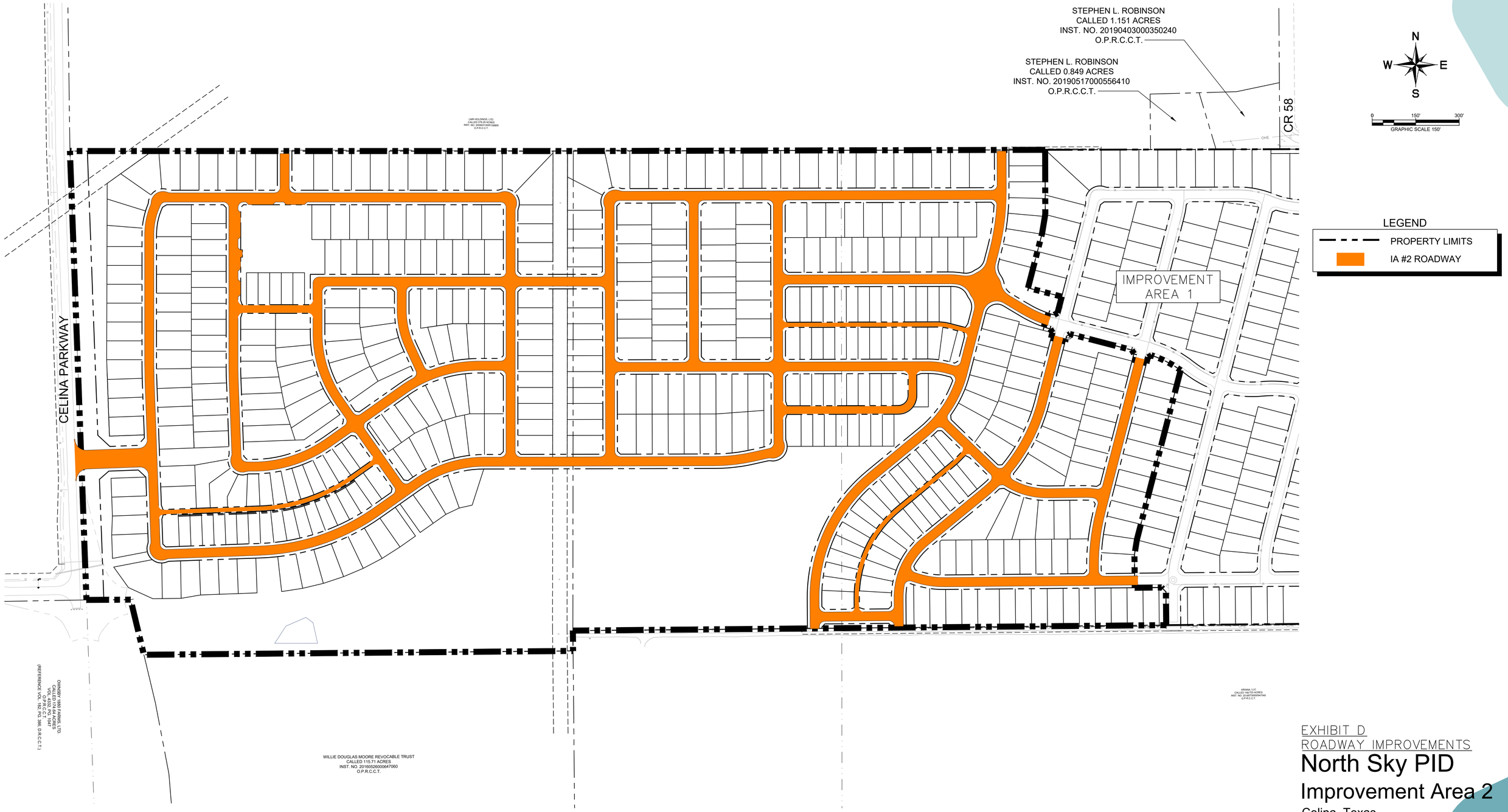

EXHIBIT D
ROADWAY IMPROVEMENTS

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

K:\FRI_Civil\063249700 – North Sky Celina\Cad\Phase 2\Exhibits\PlanSheets\PID\NSC2 PID_Exhibits.dwg

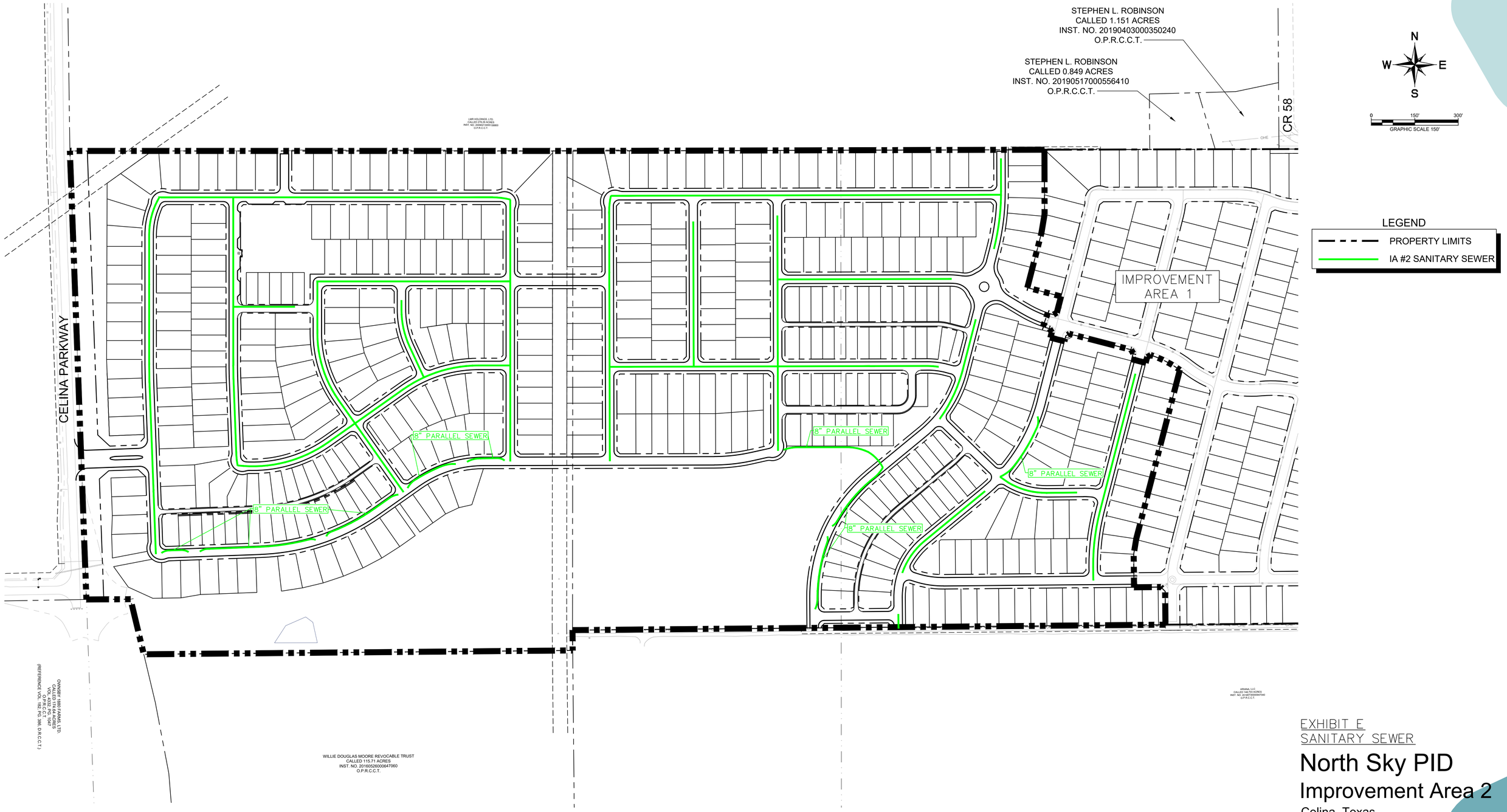

EXHIBIT E
SANITARY SEWER

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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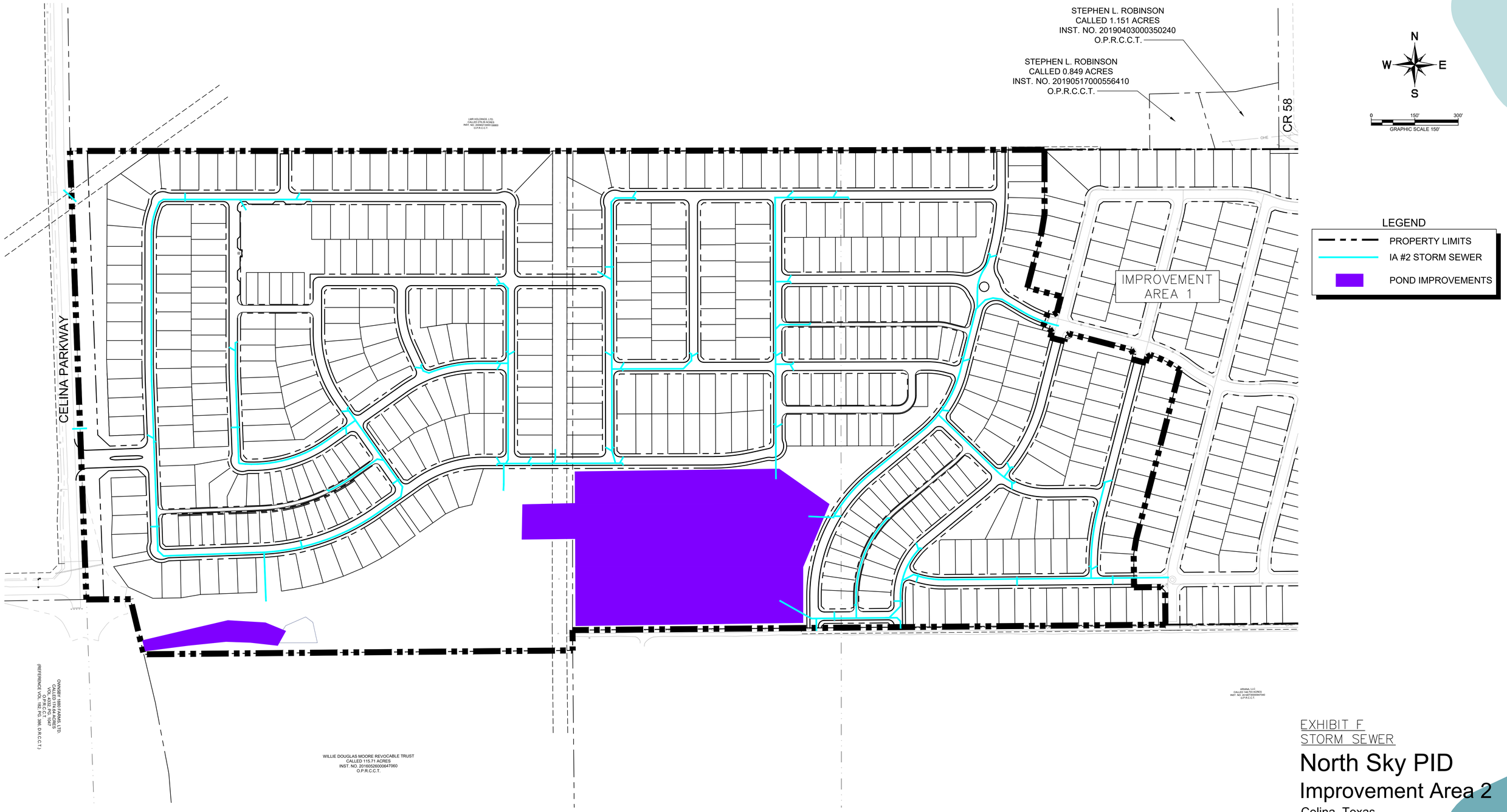

EXHIBIT F
STORM SEWER

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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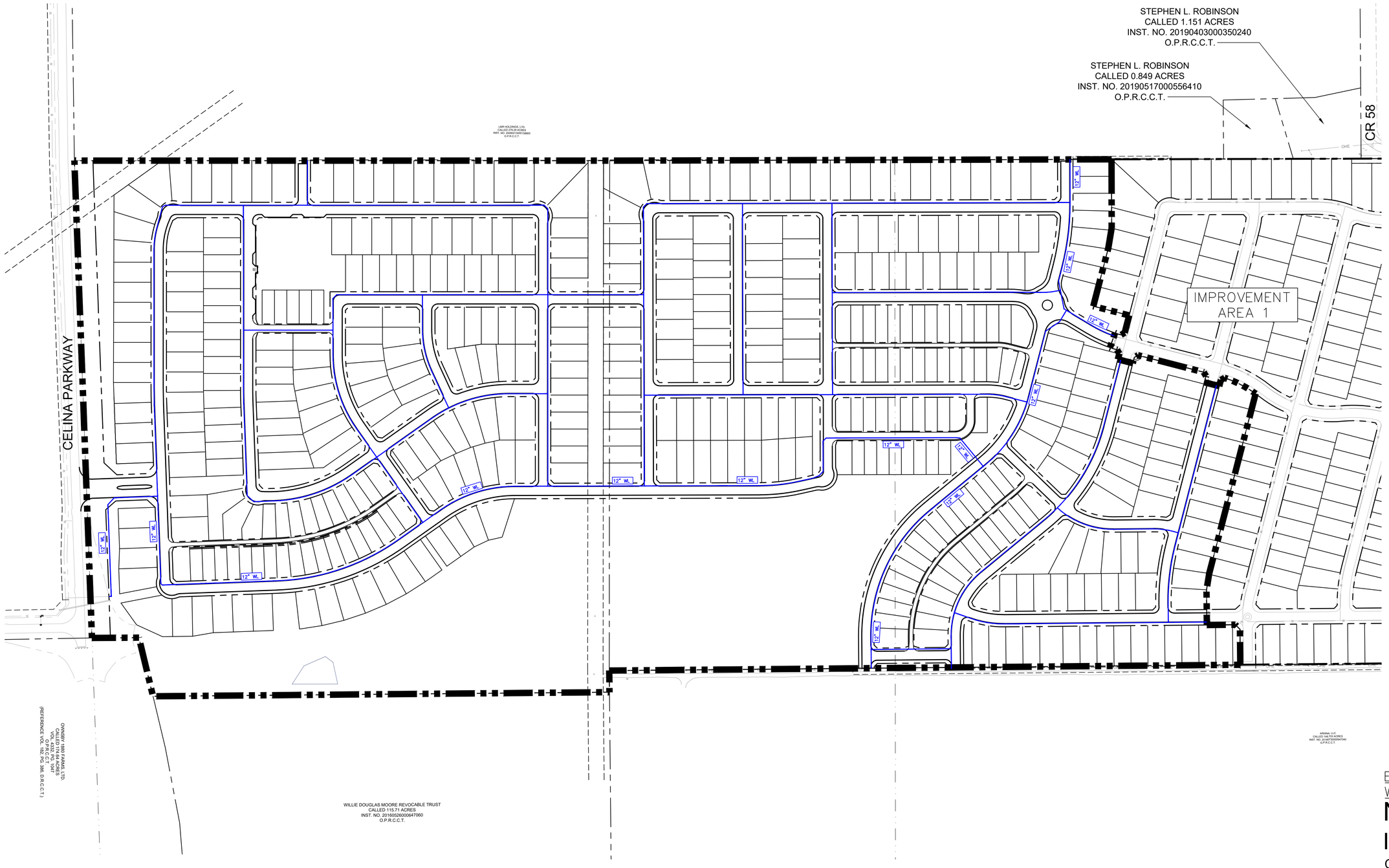

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0 150' 300'
GRAPHIC SCALE 150'

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;

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;

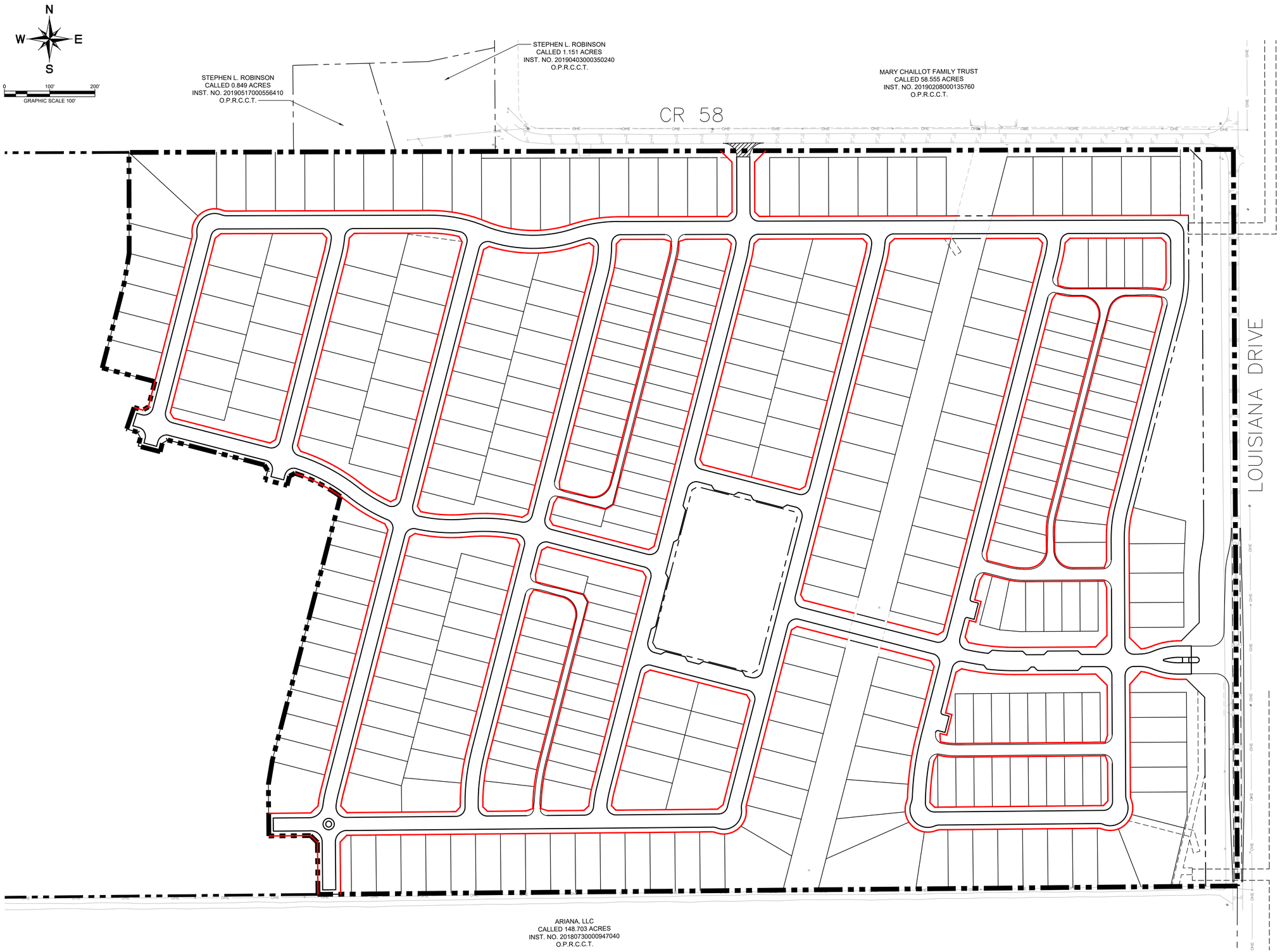
THENCE S 00°31'46" E a distance of 115.00' to a capped 1/2" iron rod stamped "4613" set for corner set in the south line of the said 153.177 acre tract of land;

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 D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS



LEGEND

- PROPERTY LIMITS
- PROPOSED CURLEX EROSION CONTROL

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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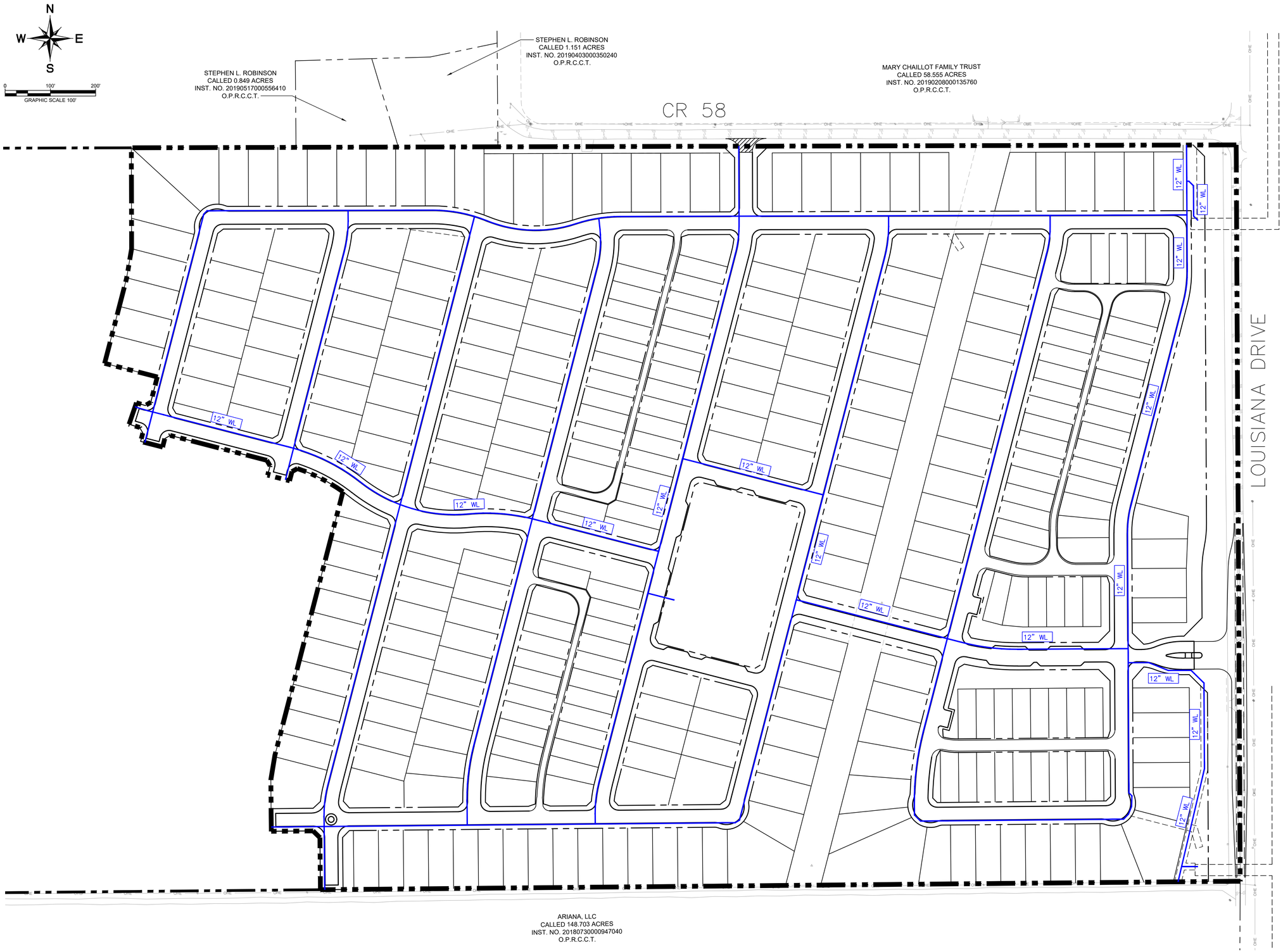

LEGEND

- 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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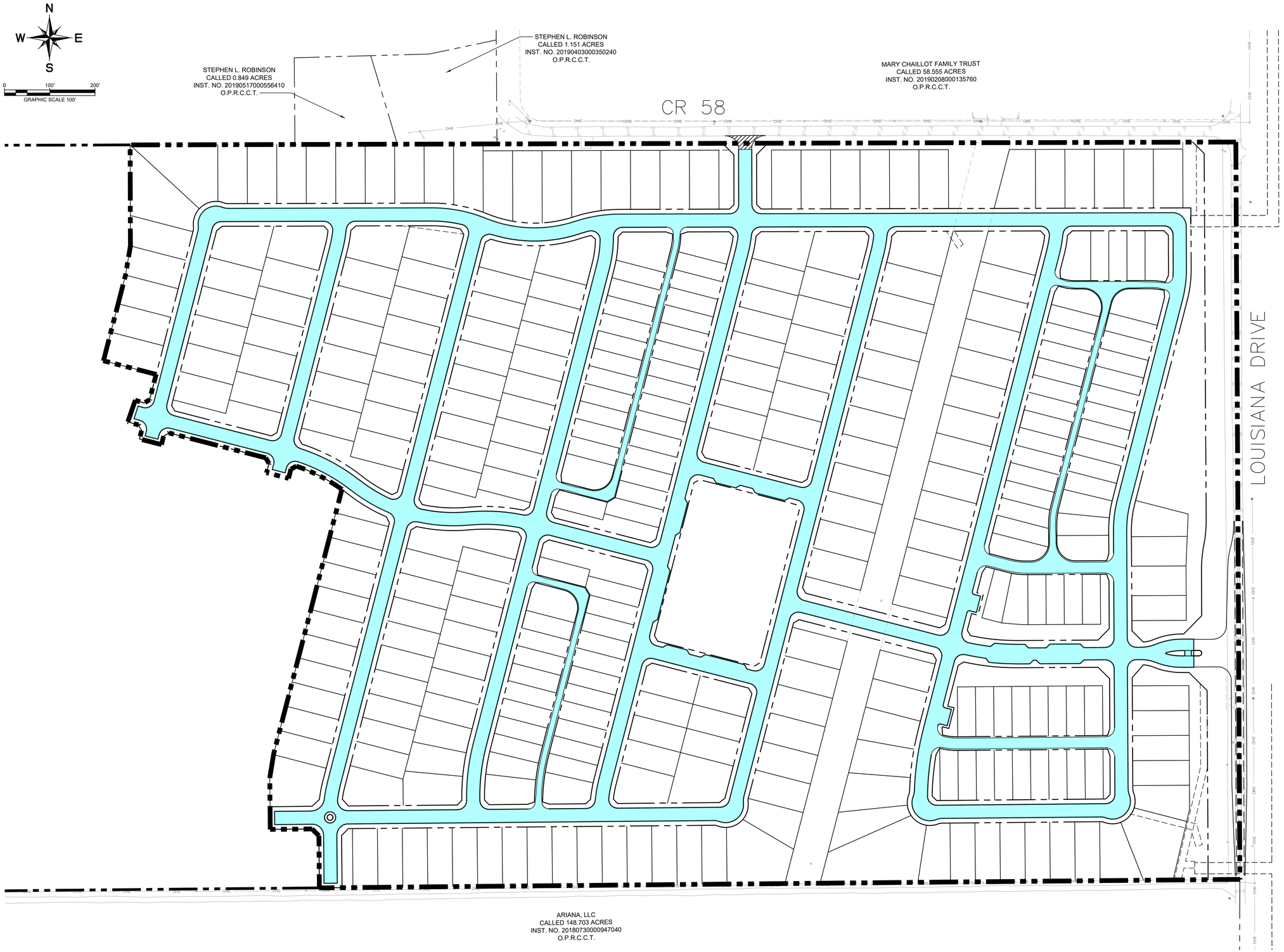

LEGEND

- 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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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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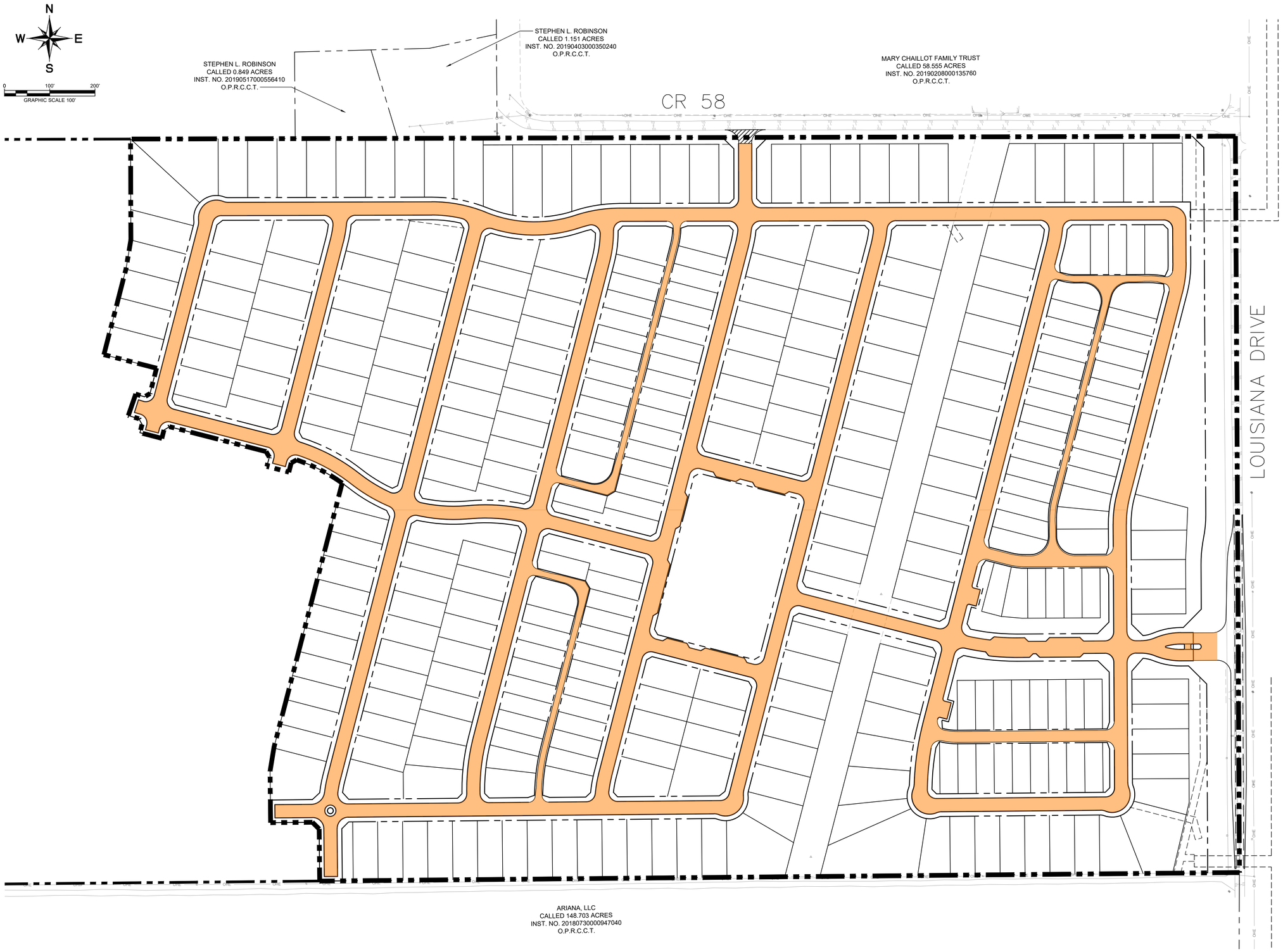

LEGEND

- 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

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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 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.

Pressure Reducing Valve

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.

Pressure Reducing Valve

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

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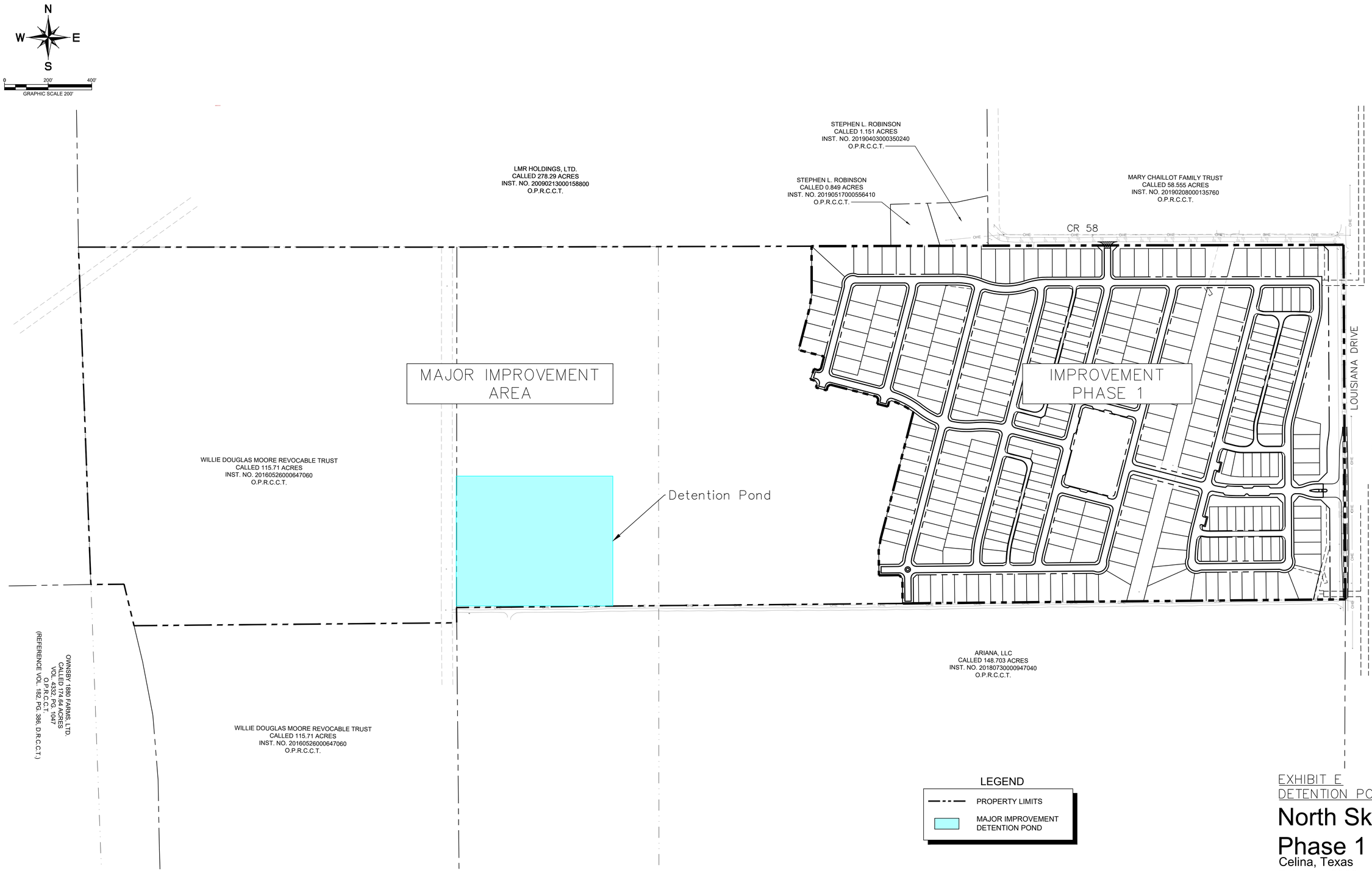

EXHIBIT E
DETENTION POND

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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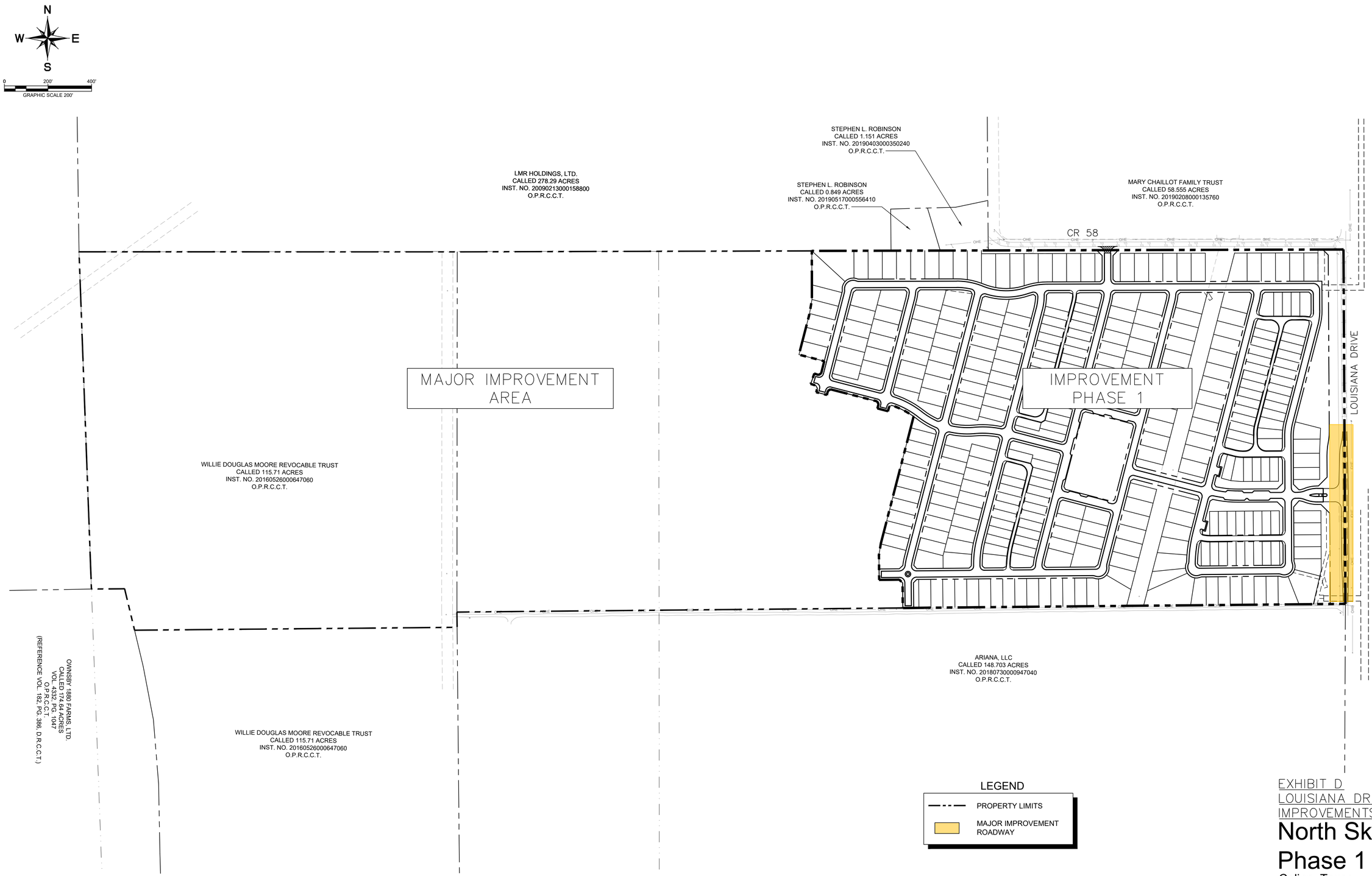

EXHIBIT D
LOUISIANA DRIVE IMPROVEMENTS

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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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

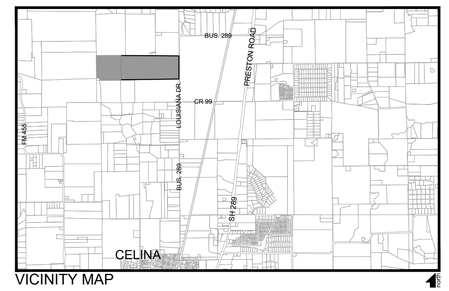
BASE COST (BY DEVELOPER - PID ELIGIBLE)
OVERSIZE COST - BY CITY OF CELINA

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.

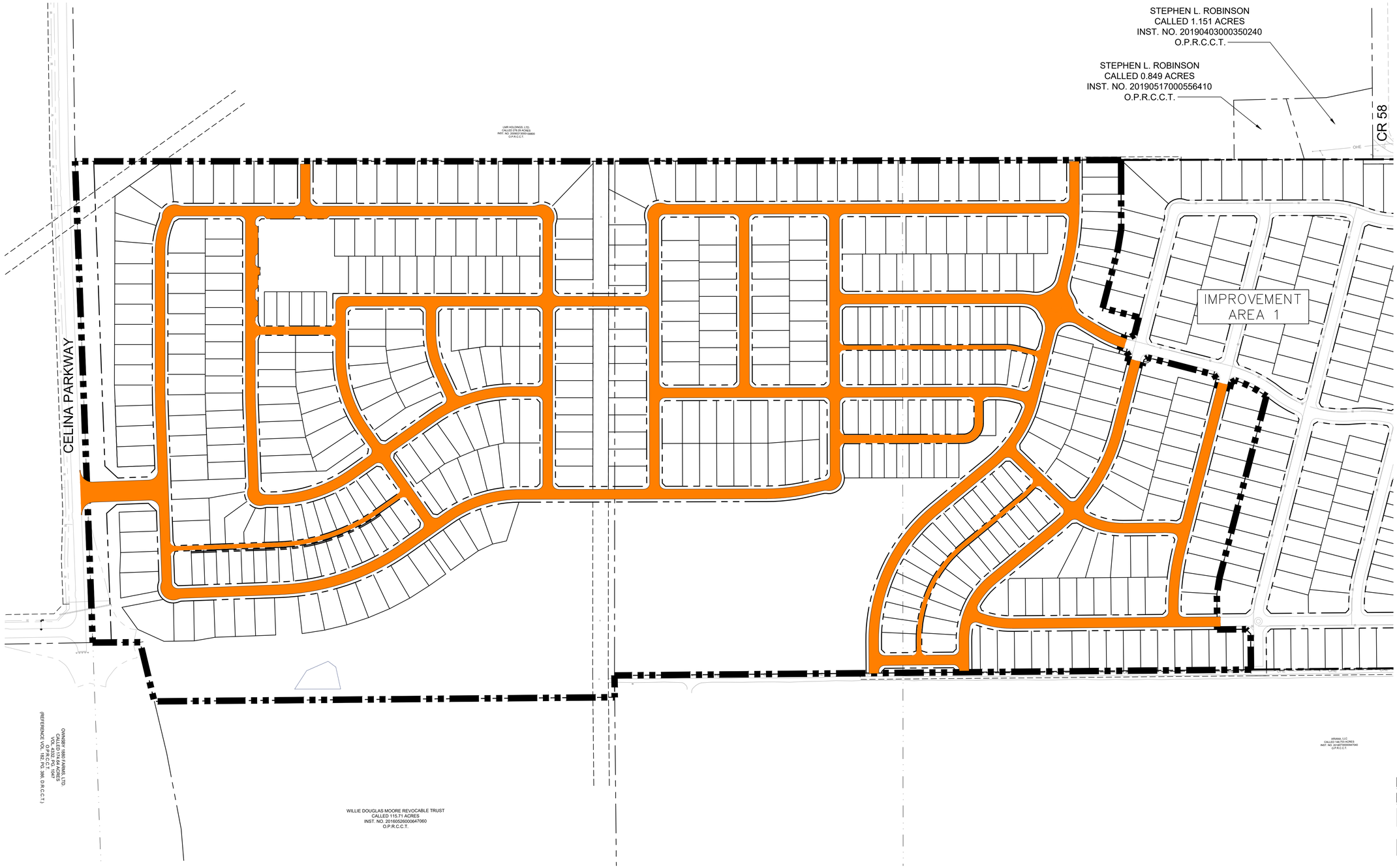


EXHIBIT D
ROADWAY IMPROVEMENTS

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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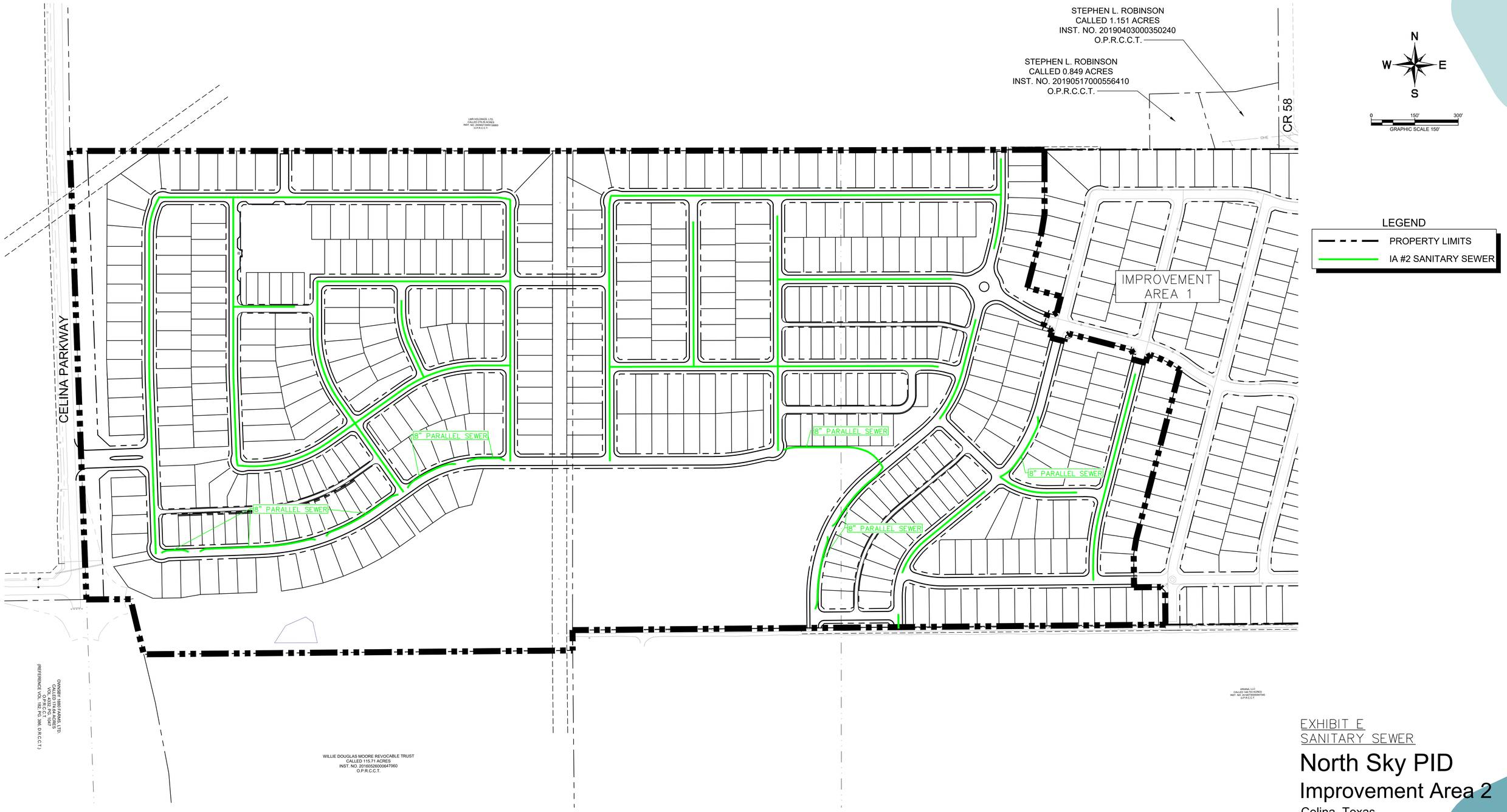

EXHIBIT E
SANITARY SEWER

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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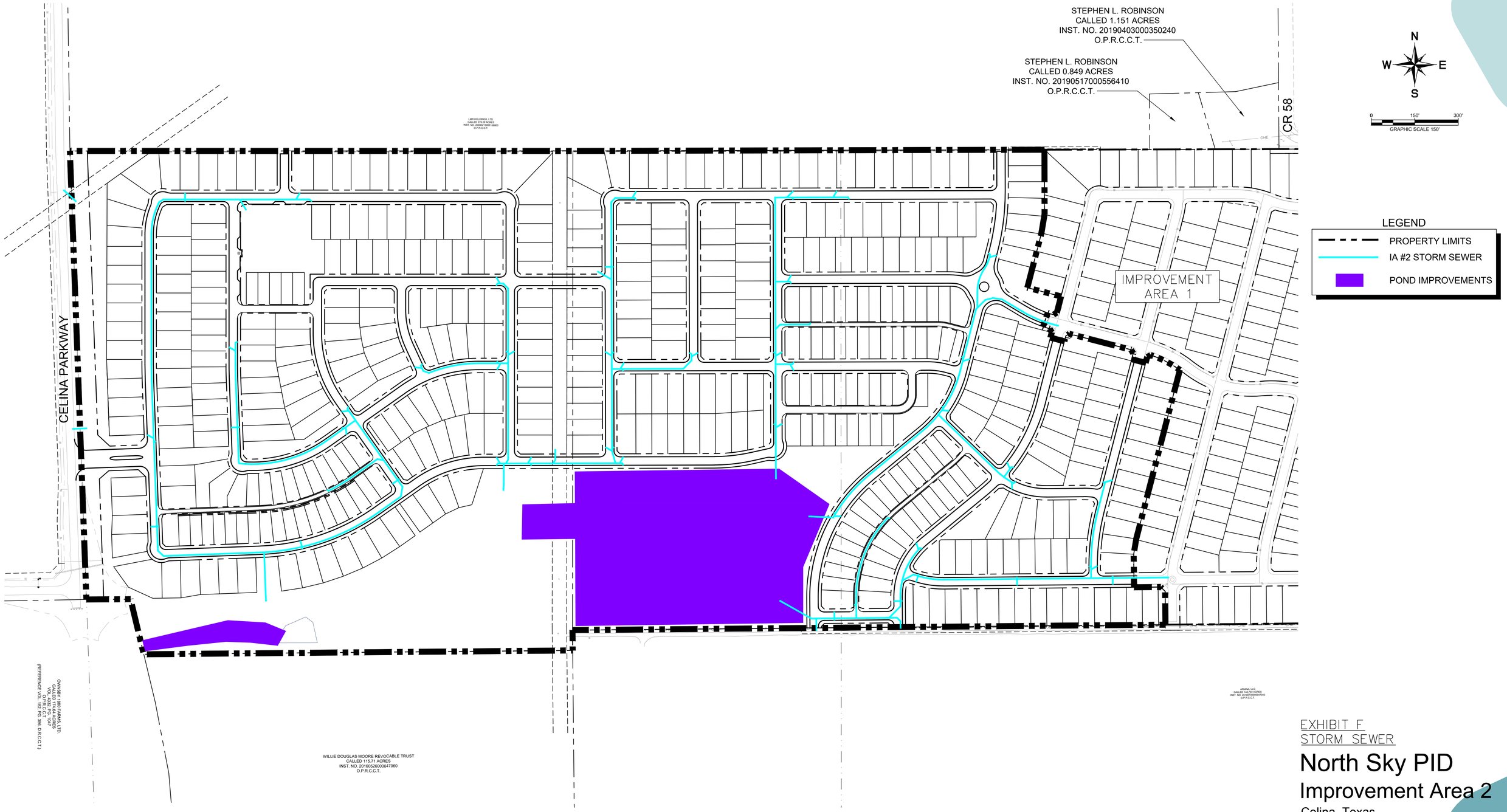

EXHIBIT F
STORM SEWER

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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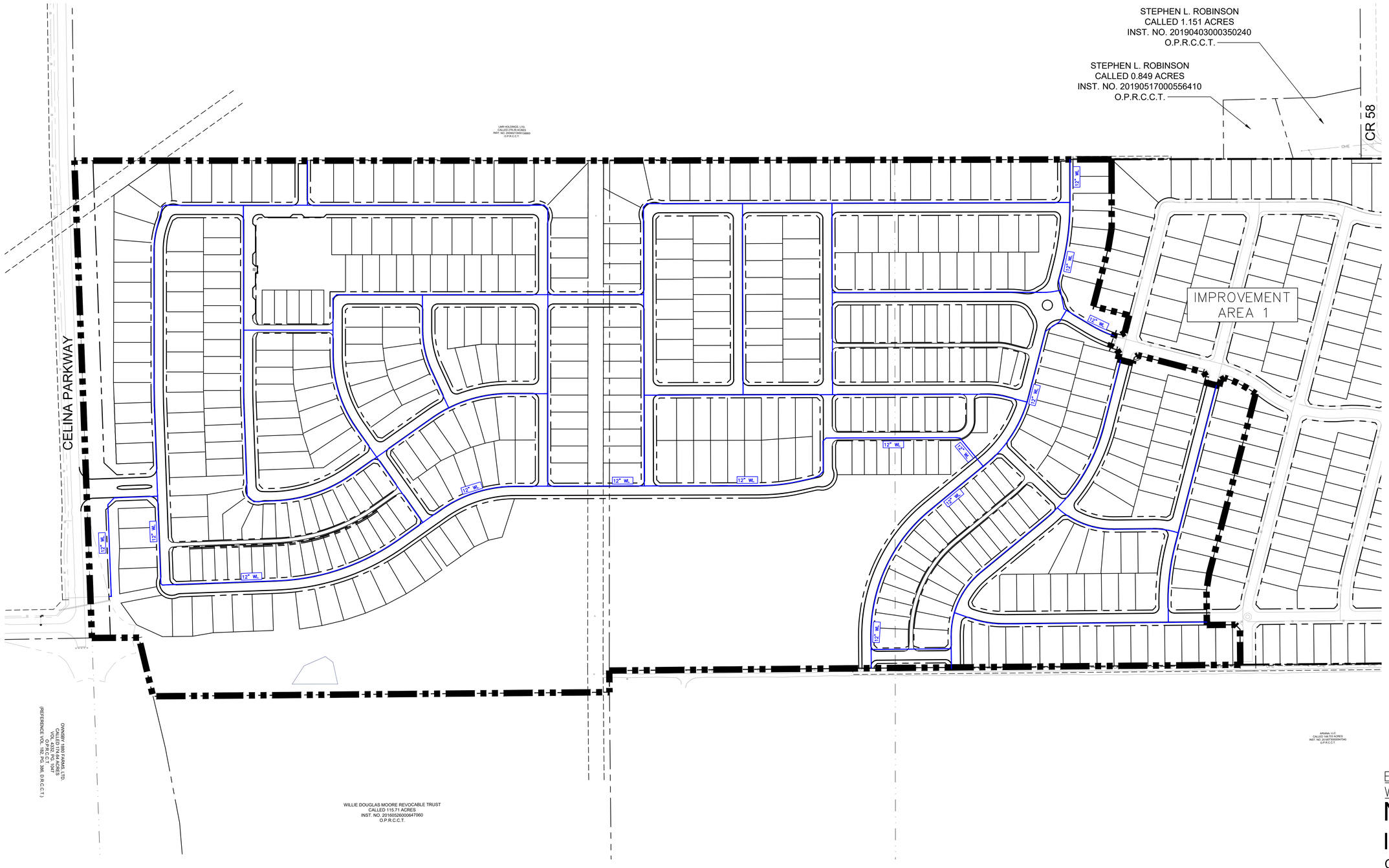

N
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0 150' 300'
GRAPHIC SCALE 150'

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 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-1, 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-1, 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-1
MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Appendix G-1-1
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	$203,987	$51,000	$17,260	$0	$330,247
9/1/25	$60,000	$187,090	$51,932	$16,970	$0	$315,992
9/1/26	$62,000	$196,020	$43,060	$16,670	$0	$317,750
9/1/27	$65,000	$190,998	$49,122	$16,360	$0	$321,479
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**	**$3,262,445**	**$1,817,324**	**$267,520**	**$0**	**$8,619,289**

[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-1-2
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	$497	$124	$42	$0	$805
9/1/25	$146	$456	$127	$41	$0	$771
9/1/26	$151	$478	$105	$41	$0	$775
9/1/27	$158	$466	$120	$40	$0	$784
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**	**$7,955**	**$4,431**	**$652**	**$0**	**$21,018**

[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-1-3
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	$438	$109	$37	$0	$709
9/1/25	$129	$401	$111	$36	$0	$678
9/1/26	$133	$421	$92	$36	$0	$682
9/1/27	$139	$410	$105	$35	$0	$690
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**	**$7,001**	**$3,900**	**$574**	**$0**	**$18,495**

[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-1-4
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	$368	$92	$31	$0	$596
9/1/25	$108	$338	$94	$31	$0	$570
9/1/26	$112	$354	$78	$30	$0	$573
9/1/27	$117	$345	$89	$30	$0	$580
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**	**$5,887**	**$3,279**	**$483**	**$0**	**$15,553**

[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 SUMMARY – 2026-27

Appendix G-2
Assessment Roll Summary - Major Improvement Area
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
1014538	112.00	65,55,40	Various	99.24	$791,790.49	$15,729.33	$46,219.44	$3,958.95	$11,886.93	$77,794.65
1014547	203.00	65,55,40	Various	182.70	$1,457,679.59	$28,957.57	$85,089.60	$7,288.40	$21,883.73	$143,219.30
2120983	152.00	65,55,40	Various	128.16	$1,022,529.92	$20,313.09	$59,688.47	$5,112.65	$15,350.95	$100,465.16
	467			**410.10**	**$3,272,000.00**	**$65,000.00**	**$190,997.50**	**$16,360.00**	**$49,121.61**	**$321,479.11**

APPENDIX G-3
MAJOR IMPROVEMENT AREA BUDGET – 2026-27

Appendix G-3
Major Improvement Area 2026-27 Budget

	PAR
Major Improvement Area Bonds	$3,452,000
Principal Redemptions	($180,000)
Prepayments (Redeemed)	$0
Prepayments (Non-Redeemed)	$0
Outstanding Major Improvement Area Bonds	$3,272,000
Outstanding Assessments	$3,272,000

	Major Improvement Area Bonds
Interest payment on March 1, 2027	$98,499
Interest payment on September 1, 2027	$98,499
Principal payment on September 1, 2027	$65,000
Subtotal debt service on bonds	*$261,998*
Administrative Expenses	$54,122
Excess interest for prepayment and delinquency reserves	$16,360
Subtotal Expenses	$332,479
Available Reserve Fund Income	($6,000)
Available Capitalized Interest Funds	$0
Available Administrative Expense Funds	($5,000)
Subtotal funds available	*($11,000)*
Annual Installments	**$321,479**

	Original Units
Number of Units	410.10
Annual P&I per Unit	$664.12
Principal Per unit	$158.50
Interest per unit	$465.73
Excess interest per unit	$39.89
Admin Expenses	$119.78
Total Annual Installment	$783.90

APPENDIX H-1
IMPROVEMENT AREA #1 ASSESSMENT ROLL

Appendix H-1-1
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	$356,969	$85,000	$554,634	$51,000	$33,575	$0	$1,192,178
9/1/25	$116,000	$327,282	$150,000	$279,553	$52,020	$33,020	$0	$957,875
9/1/26	$121,000	$350,228	$102,000	$292,208	$53,060	$61,515	$0	$980,010
9/1/27	$125,000	$336,501	$107,000	$280,306	$60,242	$60,400	$0	$969,448
9/1/28	$130,000	$339,465	$112,000	$282,765	$61,446	$58,680	$0	$984,356
9/1/29	$136,000	$333,778	$118,000	$277,975	$62,675	$57,440	$0	$985,868
9/1/30	$141,000	$327,828	$123,000	$272,935	$63,929	$56,145	$0	$984,836
9/1/31	$147,000	$321,659	$129,000	$267,678	$65,207	$54,795	$0	$985,339
9/1/32	$154,000	$313,758	$135,000	$262,165	$66,512	$53,385	$0	$984,819
9/1/33	$162,000	$305,480	$142,000	$255,380	$67,842	$51,905	$0	$984,607
9/1/34	$170,000	$296,773	$150,000	$248,240	$69,199	$50,345	$0	$984,556
9/1/35	$179,000	$287,635	$159,000	$240,695	$70,583	$48,700	$0	$985,613
9/1/36	$188,000	$278,014	$167,000	$232,705	$71,994	$46,970	$0	$984,683
9/1/37	$198,000	$267,909	$176,000	$224,310	$73,434	$45,150	$0	$984,803
9/1/38	$208,000	$257,266	$186,000	$215,460	$74,903	$43,230	$0	$984,859
9/1/39	$219,000	$246,086	$196,000	$206,110	$76,401	$41,210	$0	$984,807
9/1/40	$231,000	$234,315	$207,000	$196,255	$77,929	$39,080	$0	$985,579
9/1/41	$243,000	$221,899	$219,000	$185,845	$79,488	$36,830	$0	$986,061
9/1/42	$256,000	$208,838	$231,000	$174,835	$81,077	$34,460	$0	$986,210
9/1/43	$269,000	$195,078	$243,000	$163,225	$82,699	$31,965	$0	$984,966
9/1/44	$284,000	$180,619	$257,000	$151,005	$84,353	$29,335	$0	$986,312
9/1/45	$300,000	$164,644	$271,000	$138,085	$86,040	$26,560	$0	$986,329
9/1/46	$316,000	$147,769	$286,000	$123,783	$87,761	$23,630	$0	$984,942
9/1/47	$334,000	$129,994	$303,000	$108,683	$89,516	$20,535	$0	$985,727
9/1/48	$353,000	$111,206	$320,000	$92,690	$91,306	$17,265	$0	$985,467
9/1/49	$373,000	$91,350	$339,000	$75,795	$93,132	$13,805	$0	$986,082
9/1/50	$394,000	$70,369	$358,000	$57,903	$94,995	$10,150	$0	$985,416
9/1/51	$417,000	$48,206	$379,000	$39,003	$96,895	$6,285	$0	$986,389
9/1/52	$440,000	$24,750	$400,000	$21,000	$98,833	$4,200	$0	$988,783
Total	**$6,715,000**	**$6,947,739**	**$6,050,000**	**$5,921,222**	**$2,184,470**	**$1,090,565**	**($172,076)**	**$28,736,920**

[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-1-2
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	$1,271	$303	$1,974	$182	$120	$0	$4,244
9/1/25	$413	$1,165	$534	$995	$185	$118	$0	$3,410
9/1/26	$431	$1,247	$363	$1,040	$189	$219	$0	$3,489
9/1/27	$445	$1,198	$381	$998	$214	$215	$0	$3,451
9/1/28	$463	$1,208	$399	$1,007	$219	$209	$0	$3,504
9/1/29	$484	$1,188	$420	$990	$223	$204	$0	$3,510
9/1/30	$502	$1,167	$438	$972	$228	$200	$0	$3,506
9/1/31	$523	$1,145	$459	$953	$232	$195	$0	$3,508
9/1/32	$548	$1,117	$481	$933	$237	$190	$0	$3,506
9/1/33	$577	$1,088	$506	$909	$242	$185	$0	$3,505
9/1/34	$605	$1,057	$534	$884	$246	$179	$0	$3,505
9/1/35	$637	$1,024	$566	$857	$251	$173	$0	$3,509
9/1/36	$669	$990	$595	$828	$256	$167	$0	$3,505
9/1/37	$705	$954	$627	$799	$261	$161	$0	$3,506
9/1/38	$740	$916	$662	$767	$267	$154	$0	$3,506
9/1/39	$780	$876	$698	$734	$272	$147	$0	$3,506
9/1/40	$822	$834	$737	$699	$277	$139	$0	$3,509
9/1/41	$865	$790	$780	$662	$283	$131	$0	$3,510
9/1/42	$911	$743	$822	$622	$289	$123	$0	$3,511
9/1/43	$958	$694	$865	$581	$294	$114	$0	$3,506
9/1/44	$1,011	$643	$915	$538	$300	$104	$0	$3,511
9/1/45	$1,068	$586	$965	$492	$306	$95	$0	$3,511
9/1/46	$1,125	$526	$1,018	$441	$312	$84	$0	$3,506
9/1/47	$1,189	$463	$1,079	$387	$319	$73	$0	$3,509
9/1/48	$1,257	$396	$1,139	$330	$325	$61	$0	$3,508
9/1/49	$1,328	$325	$1,207	$270	$332	$49	$0	$3,510
9/1/50	$1,403	$251	$1,274	$206	$338	$36	$0	$3,508
9/1/51	$1,485	$172	$1,349	$139	$345	$22	$0	$3,512
9/1/52	$1,566	$88	$1,424	$75	$352	$15	$0	$3,520
Total	**$22,666**	**$20,439**	**$20,338**	**$17,070**	**$7,221**	**$3,426**	**$0**	**$91,160**

[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-1-4
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	$1,118	$266	$1,738	$160	$105	$0	$3,735
9/1/25	$363	$1,025	$470	$876	$163	$103	$0	$3,001
9/1/26	$379	$1,097	$320	$915	$166	$193	$0	$3,070
9/1/27	$392	$1,054	$335	$878	$189	$189	$0	$3,037
9/1/28	$407	$1,063	$351	$886	$192	$184	$0	$3,084
9/1/29	$426	$1,046	$370	$871	$196	$180	$0	$3,089
9/1/30	$442	$1,027	$385	$855	$200	$176	$0	$3,085
9/1/31	$461	$1,008	$404	$839	$204	$172	$0	$3,087
9/1/32	$482	$983	$423	$821	$208	$167	$0	$3,085
9/1/33	$508	$957	$445	$800	$213	$163	$0	$3,085
9/1/34	$533	$930	$470	$778	$217	$158	$0	$3,084
9/1/35	$561	$901	$498	$754	$221	$153	$0	$3,088
9/1/36	$589	$871	$523	$729	$226	$147	$0	$3,085
9/1/37	$620	$839	$551	$703	$230	$141	$0	$3,085
9/1/38	$652	$806	$583	$675	$235	$135	$0	$3,085
9/1/39	$686	$771	$614	$646	$239	$129	$0	$3,085
9/1/40	$724	$734	$648	$615	$244	$122	$0	$3,088
9/1/41	$761	$695	$686	$582	$249	$115	$0	$3,089
9/1/42	$802	$654	$724	$548	$254	$108	$0	$3,090
9/1/43	$843	$611	$761	$511	$259	$100	$0	$3,086
9/1/44	$890	$566	$805	$473	$264	$92	$0	$3,090
9/1/45	$940	$516	$849	$433	$270	$83	$0	$3,090
9/1/46	$990	$463	$896	$388	$275	$74	$0	$3,086
9/1/47	$1,046	$407	$949	$340	$280	$64	$0	$3,088
9/1/48	$1,106	$348	$1,002	$290	$286	$54	$0	$3,087
9/1/49	$1,169	$286	$1,062	$237	$292	$43	$0	$3,089
9/1/50	$1,234	$220	$1,122	$181	$298	$32	$0	$3,087
9/1/51	$1,306	$151	$1,187	$122	$304	$20	$0	$3,090
9/1/52	$1,378	$78	$1,253	$66	$310	$13	$0	$3,098
Total	**$19,946**	**$17,986**	**$17,898**	**$15,021**	**$6,355**	**$3,015**	**$0**	**$80,221**

[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-1-5
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	$940	$224	$1,461	$134	$88	$0	$3,141
9/1/25	$306	$862	$395	$736	$137	$87	$0	$2,523
9/1/26	$319	$923	$269	$770	$140	$162	$0	$2,582
9/1/27	$329	$886	$282	$738	$159	$159	$0	$2,554
9/1/28	$342	$894	$295	$745	$162	$155	$0	$2,593
9/1/29	$358	$879	$311	$732	$165	$151	$0	$2,597
9/1/30	$371	$864	$324	$719	$168	$148	$0	$2,594
9/1/31	$387	$847	$340	$705	$172	$144	$0	$2,596
9/1/32	$406	$827	$356	$691	$175	$141	$0	$2,594
9/1/33	$427	$805	$374	$673	$179	$137	$0	$2,594
9/1/34	$448	$782	$395	$654	$182	$133	$0	$2,594
9/1/35	$472	$758	$419	$634	$186	$128	$0	$2,596
9/1/36	$495	$732	$440	$613	$190	$124	$0	$2,594
9/1/37	$522	$706	$464	$591	$193	$119	$0	$2,594
9/1/38	$548	$678	$490	$568	$197	$114	$0	$2,595
9/1/39	$577	$648	$516	$543	$201	$109	$0	$2,594
9/1/40	$609	$617	$545	$517	$205	$103	$0	$2,596
9/1/41	$640	$585	$577	$490	$209	$97	$0	$2,598
9/1/42	$674	$550	$609	$461	$214	$91	$0	$2,598
9/1/43	$709	$514	$640	$430	$218	$84	$0	$2,595
9/1/44	$748	$476	$677	$398	$222	$77	$0	$2,598
9/1/45	$790	$434	$714	$364	$227	$70	$0	$2,598
9/1/46	$832	$389	$753	$326	$231	$62	$0	$2,595
9/1/47	$880	$342	$798	$286	$236	$54	$0	$2,597
9/1/48	$930	$293	$843	$244	$241	$45	$0	$2,596
9/1/49	$983	$241	$893	$200	$245	$36	$0	$2,598
9/1/50	$1,038	$185	$943	$153	$250	$27	$0	$2,596
9/1/51	$1,099	$127	$998	$103	$255	$17	$0	$2,599
9/1/52	$1,159	$65	$1,054	$55	$260	$11	$0	$2,605
Total	**$16,773**	**$15,125**	**$15,050**	**$12,631**	**$5,344**	**$2,535**	**$0**	**$67,458**

[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 SUMMARY – 2026-27

Appendix H-2
Assessment Roll Summary - Improvement Area #1
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Bond Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2901880	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901883	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901884	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901885	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901886	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901887	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901888	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901889	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901890	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901891	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901892	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901893	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901894	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901895	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901896	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901897	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2901898	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2901899	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2901900	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2901901	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2901902	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2901903	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2901904	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2901905	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2901906	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2901907	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2901908	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901909	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901910	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901911	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901912	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901913	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901914	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901915	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901916	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901917	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901918	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901919	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901920	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901921	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901922	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901923	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901924	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901925	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901926	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901927	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901928	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901929	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901930	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901931	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901932	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901933	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901934	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901935	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901936	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901937	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901938	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901939	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901940	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901941	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901942	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901943	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901944	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901945	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901946	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901947	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901948	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901949	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901950	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901951	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901952	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901953	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901954	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901955	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901956	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901957	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90

Appendix H-2
Assessment Roll Summary - Improvement Area #1
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Bond Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2901958	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901959	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901960	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901961	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901962	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901963	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901964	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901965	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901966	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901967	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901968	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901969	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901970	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901971	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901972	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901973	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901974	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901975	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901976	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901977	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901978	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901979	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901980	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901981	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901982	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901983	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901984	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901985	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901986	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901987	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901988	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2901989	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901990	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901991	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2901992	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901993	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2901994	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2901995	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2901996	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2901997	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2901998	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2901999	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902000	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902001	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902002	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902003	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902004	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902005	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902006	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902007	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902008	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902009	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902010				0.50	0.50	$21,502.31	$412.96	$1,097.91	$107.51	$107.23	$1,725.61
2951403	1	65	1	0.50	0.50	$21,502.31	$412.96	$1,097.91	$107.51	$107.23	$1,725.61
2902011	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902012	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902013	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902014	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902015	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902016	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902017	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902018	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902019	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902020	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902021	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902022	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902023	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902024	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902025	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902026	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902027	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902028	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902029	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902030	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902031	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22

Appendix H-2
Assessment Roll Summary - Improvement Area #1
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Bond Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2902032	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902033	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902034	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902035	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902036	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902037	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902038	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902039	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902040	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902041	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902042	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902043	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902044	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902045	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902046	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902047	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902049	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902050	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902051	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902052	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902053	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902054	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902055	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902056	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902057	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902058	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902059	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902060	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902061	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902062	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902063	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902064	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902065	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902066	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902067	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902068	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902069	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902070	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902071	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902072	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902073	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902074	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902075	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902076	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902077	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902078	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902079	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902080	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902081	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902082	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902083	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902084	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902085	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902086	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902087	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902088	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902089	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902090	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902091	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902092	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902093	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902094	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902095	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902096	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902097	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902098	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902099	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902100	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902101	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902102	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902103	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902104	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902105	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902106	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902107	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90

Appendix H-2
Assessment Roll Summary - Improvement Area #1
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Bond Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2902108	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902109	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902110	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902111	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902112	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902113	1	40	3	0.74	0.74	$31,823.42	$611.18	$1,624.91	$159.12	$158.70	$2,553.90
2902114	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902115	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902116	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902117	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902118	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902119	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902120	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902121	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902122	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902123	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902124	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902125	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902126	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902127	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902128	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902129	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902130	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902131	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902132	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902133	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902134	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902135	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902136	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902137	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902138	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902139	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902140	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902141	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902142	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902143	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902144	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902145	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902146	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902147	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902148	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902149	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902150	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902151	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902152	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902153	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902154	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902155	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902156	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902157	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902158	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902159	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902160	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902161	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902162	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902163	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902164	1	55	2	0.88	0.88	$37,844.07	$726.81	$1,932.32	$189.22	$188.72	$3,037.07
2902165	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902166	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902167	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902168	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902169	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902170	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902171	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902172	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902173	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902174	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902175	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902176	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902177	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902178	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902179	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902180	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902181	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902182	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22

Appendix H-2
Assessment Roll Summary - Improvement Area #1
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Equivalent Units	Bond Equivalent Units	Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2902183	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902184	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902185	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902186	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902187	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902188	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902189	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902190	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902191	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902192	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902193	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902194	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902195	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902196	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902197	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902198	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902199	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902200	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902201	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902202	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902203	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902204	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902205	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902206	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902207	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902208	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902209	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902210	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902211	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902212	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902213	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902214	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902215	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902216	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902217	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902218	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902219	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902220	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902221	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902222	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902223	1	65	1	1.00	1.00	$43,004.63	$825.92	$2,195.82	$215.02	$214.46	$3,451.22
2902224	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902225	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2902226	0	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	322			**280.90**		**$12,080,000.00**	**$232,000.00**	**$616,806.25**	**$60,400.00**	**$60,241.61**	**$969,447.86**

APPENDIX H-3
IMPROVEMENT AREA #1 PROJECTED ASSESSMENT SCHEDULE

North Sky Public Improvement District
Summary of Projected Annual Installments
Improvement Area #1

Lot Type	Single-Family - 65 Ft
Assessment	$43,005
Equivalent Units	1.00

Year[1]	Outstanding Assessment	Series 2023 Improvement Area #1 Bonds Principal[2]	Series 2023 Improvement Area #1 Bonds Interest[2]	Series 2024 Improvement Area #1 Bonds Principal[3]	Series 2024 Improvement Area #1 Bonds Interest[3]	Additional Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$43,005	$445	$1,198	$381	$998	$215	$214	$3,451
2027	$42,179	$463	$1,208	$399	$1,007	$211	$219	$3,506
2028	$41,317	$484	$1,297	$420	$990	$207	$223	$3,621
2029	$40,413	$502	$1,273	$438	$972	$202	$228	$3,615
2030	$39,473	$523	$1,249	$459	$953	$197	$232	$3,614
2031	$38,491	$548	$1,218	$481	$933	$192	$237	$3,610
2032	$37,462	$577	$1,186	$506	$909	$187	$242	$3,606
2033	$36,379	$605	$1,152	$534	$884	$182	$246	$3,603
2034	$35,240	$637	$1,117	$566	$857	$176	$251	$3,604
2035	$34,037	$669	$1,079	$595	$828	$170	$256	$3,598
2036	$32,773	$705	$1,040	$627	$799	$164	$261	$3,595
2037	$31,442	$740	$998	$662	$767	$157	$267	$3,592
2038	$30,039	$780	$955	$698	$734	$150	$272	$3,588
2039	$28,562	$822	$909	$737	$699	$143	$277	$3,587
2040	$27,002	$865	$861	$780	$662	$135	$283	$3,585
2041	$25,358	$911	$810	$822	$622	$127	$289	$3,582
2042	$23,624	$958	$756	$865	$581	$118	$294	$3,573
2043	$21,801	$1,011	$700	$915	$538	$109	$300	$3,573
2044	$19,875	$1,068	$638	$965	$492	$99	$306	$3,568
2045	$17,843	$1,125	$573	$1,018	$441	$89	$312	$3,558
2046	$15,700	$1,189	$504	$1,079	$387	$78	$319	$3,556
2047	$13,432	$1,257	$431	$1,139	$330	$67	$325	$3,549
2048	$11,036	$1,328	$354	$1,207	$270	$55	$332	$3,545
2049	$8,501	$1,403	$273	$1,274	$206	$43	$338	$3,537
2050	$5,824	$1,485	$187	$1,349	$139	$29	$345	$3,534
2051	$2,990	$1,566	$96	$1,424	$75	$15	$352	$3,528
Total		**$22,666**	**$22,063**	**$20,338**	**$17,070**	**$3,519**	**$7,221**	**$92,877**

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2023 Improvement Area #1 Bonds and will not increase during the life of the bonds. Interest amounts arecalculated through the principal payment date of each year.
3 - The principal and interest amounts represent the final numbers of the Series 2024 Improvement Area #1 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year.
4 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE NORTH SKY ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

North Sky Public Improvement District
Summary of Projected Annual Installments
Improvement Area #1

Lot Type	Single-Family - 55 Ft
Assessment	$37,844
Equivalent Units	0.88

Year[1]	Outstanding Assessment	Series 2023 Improvement Area #1 Bonds Principal[2]	Series 2023 Improvement Area #1 Bonds Interest[2]	Series 2024 Improvement Area #1 Bonds Principal[3]	Series 2024 Improvement Area #1 Bonds Interest[3]	Additional Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$37,844	$392	$1,054	$335	$878	$189	$189	$3,037
2027	$37,117	$407	$1,063	$351	$886	$186	$192	$3,086
2028	$36,359	$426	$1,141	$370	$871	$182	$196	$3,186
2029	$35,563	$442	$1,121	$385	$855	$178	$200	$3,181
2030	$34,736	$461	$1,099	$404	$839	$174	$204	$3,180
2031	$33,872	$482	$1,072	$423	$821	$169	$208	$3,176
2032	$32,966	$508	$1,044	$445	$800	$165	$213	$3,173
2033	$32,014	$533	$1,014	$470	$778	$160	$217	$3,171
2034	$31,011	$561	$983	$498	$754	$155	$221	$3,172
2035	$29,953	$589	$950	$523	$729	$150	$226	$3,166
2036	$28,840	$620	$915	$551	$703	$144	$230	$3,164
2037	$27,669	$652	$879	$583	$675	$138	$235	$3,161
2038	$26,434	$686	$840	$614	$646	$132	$239	$3,158
2039	$25,134	$724	$800	$648	$615	$126	$244	$3,157
2040	$23,762	$761	$757	$686	$582	$119	$249	$3,155
2041	$22,315	$802	$713	$724	$548	$112	$254	$3,152
2042	$20,789	$843	$666	$761	$511	$104	$259	$3,144
2043	$19,185	$890	$616	$805	$473	$96	$264	$3,144
2044	$17,490	$940	$562	$849	$433	$87	$270	$3,140
2045	$15,702	$990	$504	$896	$388	$79	$275	$3,131
2046	$13,816	$1,046	$443	$949	$340	$69	$280	$3,129
2047	$11,820	$1,106	$379	$1,002	$290	$59	$286	$3,123
2048	$9,712	$1,169	$312	$1,062	$237	$49	$292	$3,120
2049	$7,481	$1,234	$240	$1,122	$181	$37	$298	$3,112
2050	$5,125	$1,306	$164	$1,187	$122	$26	$304	$3,110
2051	$2,632	$1,378	$84	$1,253	$66	$13	$310	$3,105
Total		**$19,946**	**$19,416**	**$17,898**	**$15,021**	**$3,097**	**$6,355**	**$81,732**

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2023 Improvement Area #1 Bonds and will not increase during the life of the bonds. Interest amounts arecalculated through the principal payment date of each year.
3 - The principal and interest amounts represent the final numbers of the Series 2024 Improvement Area #1 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year.
4 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE NORTH SKY ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a $500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

North Sky Public Improvement District
Summary of Projected Annual Installments
Improvement Area #1

Lot Type	Single-Family - 40 Ft
Assessment	$31,823
Equivalent Units	0.74

Year[1]	Outstanding Assessment	Series 2023 Improvement Area #1 Bonds Principal[2]	Series 2023 Improvement Area #1 Bonds Interest[2]	Series 2024 Improvement Area #1 Bonds Principal[3]	Series 2024 Improvement Area #1 Bonds Interest[3]	Additional Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$31,823	$329	$886	$282	$738	$159	$159	$2,554
2027	$31,212	$342	$894	$295	$745	$156	$162	$2,595
2028	$30,575	$358	$960	$311	$732	$153	$165	$2,679
2029	$29,906	$371	$942	$324	$719	$150	$168	$2,675
2030	$29,210	$387	$924	$340	$705	$146	$172	$2,674
2031	$28,483	$406	$901	$356	$691	$142	$175	$2,671
2032	$27,722	$427	$878	$374	$673	$139	$179	$2,669
2033	$26,921	$448	$853	$395	$654	$135	$182	$2,666
2034	$26,078	$472	$826	$419	$634	$130	$186	$2,667
2035	$25,187	$495	$799	$440	$613	$126	$190	$2,662
2036	$24,252	$522	$769	$464	$591	$121	$193	$2,660
2037	$23,267	$548	$739	$490	$568	$116	$197	$2,658
2038	$22,229	$577	$707	$516	$543	$111	$201	$2,655
2039	$21,136	$609	$673	$545	$517	$106	$205	$2,655
2040	$19,982	$640	$637	$577	$490	$100	$209	$2,653
2041	$18,765	$674	$599	$609	$461	$94	$214	$2,650
2042	$17,482	$709	$560	$640	$430	$87	$218	$2,644
2043	$16,133	$748	$518	$677	$398	$81	$222	$2,644
2044	$14,708	$790	$472	$714	$364	$74	$227	$2,640
2045	$13,204	$832	$424	$753	$326	$66	$231	$2,633
2046	$11,618	$880	$373	$798	$286	$58	$236	$2,631
2047	$9,940	$930	$319	$843	$244	$50	$241	$2,626
2048	$8,167	$983	$262	$893	$200	$41	$245	$2,624
2049	$6,291	$1,038	$202	$943	$153	$31	$250	$2,617
2050	$4,310	$1,099	$138	$998	$103	$22	$255	$2,615
2051	$2,213	$1,159	$71	$1,054	$55	$11	$260	$2,611
Total		**$16,773**	**$16,327**	**$15,050**	**$12,631**	**$2,604**	**$5,344**	**$68,729**

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3 - The principal and interest amounts represent the final numbers of the Series 2024 Improvement Area #1 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year.
4 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE NORTH SKY ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE, AS THE SAME IS UPDATED EACH YEAR.

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APPENDIX H-4
IMPROVEMENT AREA #1 BUDGET – 2026-27

Appendix H-4
Improvement Area #1 2026-27 Budget

	PAR
Improvement Area #1 Bond	$6,715,000
Principal Redemptions	($348,000)
Prepayments (Redeemed)	$0
Prepayments (Non-Redeemed)	$0
Outstanding Improvemet Area #1 bonds	$6,367,000
Outstanding Assessments	$6,367,000

	PAR
Improvement Area #1B Bonds	$5,965,000
Principal Redemptions	($252,000)
Excess Principal Paid	$0
Prepayments (Redeemed)	$0
Prepayments (Non-Redeemed)	$0
Outstanding Assessments	$5,713,000
Total Assessment	$12,080,000

	Improvement Area #1 Bonds	Improvement Area #1B Bonds	Total
Interest payment on March 1, 2027	$172,467	$143,936	$316,403
Interest payment on September 1, 2027	$172,467	$143,936	$316,403
Principal payment on September 1, 2027	$125,000	$107,000	$232,000
Subtotal debt service on bonds	$469,934	$394,873	$864,806
Administrative Expenses	$31,752	$28,490	$60,242
Excess interest for prepayment and delinquency reserves	$31,835	$28,565	$60,400
Subtotal Expenses	$533,520	$451,928	$985,448
Available Reserve Fund Income	($8,433)	($7,567)	($16,000)
Available Capitalized Interest Funds	$0	$0	$0
Available Administrative Expense Funds	$0	$0	$0
Subtotal funds available	($8,433)	($7,567)	($16,000)
Annual Installments	**$525,087**	**$444,361**	**$969,448**

	Original Units	Prepaid Units	Outstanding Units
Number of Units	280.90	0	280.90
Annual P&I per Unit			$3,236.76
Principal Per unit			$825.92
Interest per unit			$2,195.82
Exess interest per unit			$215.02
Admin Expenses			$214.46
Total Annual Installment			$3,451.22

APPENDIX I-1
IMPROVEMENT AREA #2 ASSESSMENT ROLL

Appendix I-1-I
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 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-1-2
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**

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Appendix I-1-3
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**

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Appendix I-1-4
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**

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APPENDIX I-2
IMPROVEMENT AREA #2 ASSESSMENT ROLL SUMMARY – 2026-27

Appendix I-2
Assessment Roll Summary - Improvement Area #2
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
1014538	112.00	65,55,40	Various	97.36	$3,878,169.30	$29,554.42	$250,141.92	$19,390.85	$12,354.72	$311,441.90
1014547	203.00	65,55,40	Various	180.56	$7,192,299.18	$54,810.45	$463,903.30	$35,961.50	$22,912.57	$577,587.81
2120983	152.00	65,55,40	Various	123.98	$4,938,531.53	$37,635.13	$318,535.28	$24,692.66	$15,732.72	$396,595.79
	467			**401.90**	**$16,009,000.00**	**$122,000.00**	**$1,032,580.50**	**$80,045.00**	**$51,000.00**	**$1,285,625.50**

APPENDIX I-3
IMPROVEMENT AREA #2 PROJECTED ASSESSMENT SCHEDULE

North Sky Public Improvement District
Summary of Projected Annual Installments
Improvement Area #2

Lot Type	Single-Family - 65 Ft
Assessment	$47,812
Equivalent Units	1.00

Year[1]	Outstanding Assessment	Series 2023 Major Improvement Area Bonds Principal[2]	Series 2023 Major Improvement Area Bonds Interest[2]	Series 2026 Improvement Area #2 Bonds Principal[2]	Series 2026 Improvement Area #2 Bonds Interest[2]	Additional Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$47,812	$158	$466	$304	$2,569	$239	$247	$3,983
2027	$47,350	$163	$473	$505	$2,372	$237	$267	$4,016
2028	$46,681	$168	$465	$537	$2,341	$233	$272	$4,017
2029	$45,976	$176	$456	$572	$2,309	$230	$278	$4,021
2030	$45,228	$183	$448	$610	$2,275	$226	$283	$4,025
2031	$44,435	$190	$437	$652	$2,238	$222	$289	$4,028
2032	$43,593	$200	$425	$694	$2,199	$218	$295	$4,031
2033	$42,699	$212	$413	$737	$2,158	$213	$300	$4,033
2034	$41,750	$222	$400	$786	$2,113	$209	$306	$4,037
2035	$40,742	$234	$386	$836	$2,066	$204	$313	$4,039
2036	$39,672	$246	$372	$891	$2,016	$198	$319	$4,042
2037	$38,535	$258	$357	$950	$1,963	$193	$325	$4,046
2038	$37,326	$273	$341	$1,010	$1,906	$187	$332	$4,048
2039	$36,043	$288	$324	$1,077	$1,845	$180	$338	$4,053
2040	$34,678	$305	$307	$1,147	$1,780	$173	$345	$4,057
2041	$33,226	$319	$288	$1,222	$1,711	$166	$352	$4,059
2042	$31,685	$339	$268	$1,301	$1,638	$158	$359	$4,064
2043	$30,044	$356	$248	$1,386	$1,560	$150	$366	$4,066
2044	$28,302	$376	$226	$1,478	$1,477	$142	$374	$4,071
2045	$26,449	$397	$203	$1,573	$1,388	$132	$381	$4,074
2046	$24,479	$419	$178	$1,677	$1,294	$122	$389	$4,080
2047	$22,383	$444	$153	$1,784	$1,193	$112	$396	$4,082
2048	$20,155	$471	$126	$1,898	$1,086	$101	$404	$4,086
2049	$17,786	$497	$97	$2,023	$972	$89	$412	$4,091
2050	$15,265	$527	$66	$2,155	$851	$76	$421	$4,096
2051	$12,584	$556	$34	$2,297	$722	$63	$429	$4,100
2052	$9,731	$0	$0	$3,046	$584	$49	$5,135	$8,813
2053	$6,686	$0	$0	$3,240	$401	$33	$217	$3,891
2054	$3,446	$0	$0	$3,446	$207	$17	$221	$3,891
Total		**$7,979**	**$7,955**	**$39,833**	**$47,236**	**$4,574**	**$14,365**	**$121,941**

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3 - The principal and interest amounts represent the final numbers of the Series 2026 Improvement Area #2 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year.
4 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.

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North Sky Public Improvement District
Summary of Projected Annual Installments
Improvement Area #2

Lot Type	Single-Family - 55 Ft
Assessment	$43,269
Equivalent Units	0.91

Year[1]	Outstanding Assessment	Series 2023 Major Improvement Area Bonds Principal[2]	Series 2023 Major Improvement Area Bonds Interest[2]	Series 2026 Improvement Area #2 Bonds Principal[2]	Series 2026 Improvement Area #2 Bonds Interest[2]	Additional Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$43,269	$139	$410	$276	$2,338	$216	$221	$3,601
2027	$42,854	$144	$416	$460	$2,158	$214	$243	$3,635
2028	$42,250	$148	$409	$489	$2,131	$211	$248	$3,636
2029	$41,613	$154	$402	$521	$2,101	$208	$253	$3,639
2030	$40,938	$161	$394	$555	$2,070	$205	$258	$3,642
2031	$40,222	$167	$384	$593	$2,037	$201	$263	$3,646
2032	$39,462	$176	$374	$632	$2,001	$197	$268	$3,648
2033	$38,654	$187	$363	$670	$1,963	$193	$273	$3,650
2034	$37,797	$195	$352	$716	$1,923	$189	$279	$3,654
2035	$36,886	$206	$340	$761	$1,880	$184	$284	$3,656
2036	$35,919	$217	$327	$811	$1,835	$180	$290	$3,659
2037	$34,892	$227	$314	$865	$1,786	$174	$296	$3,663
2038	$33,800	$240	$300	$919	$1,734	$169	$302	$3,665
2039	$32,640	$253	$285	$980	$1,679	$163	$308	$3,669
2040	$31,406	$268	$270	$1,044	$1,620	$157	$314	$3,673
2041	$30,094	$281	$253	$1,112	$1,557	$150	$320	$3,675
2042	$28,702	$298	$236	$1,184	$1,491	$144	$327	$3,680
2043	$27,219	$313	$218	$1,261	$1,420	$136	$333	$3,681
2044	$25,645	$330	$199	$1,345	$1,344	$128	$340	$3,686
2045	$23,969	$350	$178	$1,431	$1,263	$120	$347	$3,689
2046	$22,188	$369	$157	$1,526	$1,177	$111	$354	$3,694
2047	$20,293	$391	$134	$1,623	$1,086	$101	$361	$3,697
2048	$18,279	$414	$111	$1,728	$988	$91	$368	$3,700
2049	$16,138	$438	$85	$1,841	$885	$81	$375	$3,705
2050	$13,859	$463	$58	$1,961	$774	$69	$383	$3,709
2051	$11,435	$489	$30	$2,090	$657	$57	$390	$3,714
2052	$8,855	$0	$0	$2,771	$531	$44	$4,673	$8,020
2053	$6,084	$0	$0	$2,948	$365	$30	$197	$3,541
2054	$3,136	$0	$0	$3,136	$188	$16	$201	$3,541
Total		**$7,021**	**$7,001**	**$36,248**	**$42,985**	**$4,142**	**$13,068**	**$110,465**

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4 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.

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North Sky Public Improvement District
Summary of Projected Annual Installments
Improvement Area #2

Lot Type	Single-Family - 40 Ft
Assessment	$30,202
Equivalent Units	0.61

Year[1]	Outstanding Assessment	Series 2023 Major Improvement Area Bonds Principal[2]	Series 2023 Major Improvement Area Bonds Interest[2]	Series 2026 Improvement Area #2 Bonds Principal[2]	Series 2026 Improvement Area #2 Bonds Interest[2]	Additional Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$30,202	$117	$345	$185	$1,567	$151	$166	$2,531
2027	$29,900	$121	$350	$308	$1,447	$149	$163	$2,538
2028	$29,471	$125	$344	$328	$1,428	$147	$166	$2,538
2029	$29,019	$130	$338	$349	$1,409	$145	$169	$2,540
2030	$28,540	$135	$331	$372	$1,388	$143	$173	$2,542
2031	$28,032	$141	$323	$398	$1,365	$140	$176	$2,543
2032	$27,494	$148	$315	$423	$1,342	$137	$180	$2,545
2033	$26,923	$157	$305	$449	$1,316	$135	$183	$2,546
2034	$26,316	$164	$296	$480	$1,289	$132	$187	$2,547
2035	$25,672	$173	$286	$510	$1,260	$128	$191	$2,548
2036	$24,989	$182	$275	$543	$1,230	$125	$194	$2,550
2037	$24,264	$191	$264	$580	$1,197	$121	$198	$2,552
2038	$23,493	$202	$252	$616	$1,162	$117	$202	$2,553
2039	$22,674	$213	$240	$657	$1,125	$113	$206	$2,555
2040	$21,804	$226	$227	$700	$1,086	$109	$211	$2,558
2041	$20,879	$236	$213	$745	$1,044	$104	$215	$2,558
2042	$19,897	$251	$199	$794	$999	$99	$219	$2,561
2043	$18,853	$263	$183	$845	$952	$94	$223	$2,561
2044	$17,744	$278	$167	$902	$901	$89	$228	$2,564
2045	$16,564	$294	$150	$959	$847	$83	$232	$2,566
2046	$15,311	$310	$132	$1,023	$789	$77	$237	$2,568
2047	$13,978	$328	$113	$1,088	$728	$70	$242	$2,569
2048	$12,561	$348	$93	$1,158	$663	$63	$247	$2,571
2049	$11,055	$368	$72	$1,234	$593	$55	$252	$2,574
2050	$9,453	$390	$49	$1,314	$519	$47	$257	$2,576
2051	$7,748	$411	$25	$1,401	$440	$39	$262	$2,578
2052	$5,936	$0	$0	$1,858	$356	$30	$3,132	$5,376
2053	$4,078	$0	$0	$1,976	$245	$20	$132	$2,373
2054	$2,102	$0	$0	$2,102	$126	$11	$135	$2,374
Total		**$5,904**	**$5,887**	**$24,298**	**$28,814**	**$2,875**	**$8,778**	**$76,556**

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APPENDIX I-4
IMPROVEMENT AREA #2 BUDGET – 2026-27

Appendix I-4
Improvement Area #2 2026-27 Budget

	PAR
Improvement Area #2 Bonds	$16,009,000
Principal Redemptions	$0
Prepayments (Redeemed)	$0
Prepayments (Non-Redeemed)	$0
Outstanding Major Improvement Area Bonds	$16,009,000
Outstanding Assessments	$16,009,000

	Improvement Area #2 Bonds
Interest payment on March 1, 2027	$516,290
Interest payment on September 1, 2027	$516,290
Principal payment on September 1, 2027	$122,000
Subtotal debt service on bonds	*$1,154,581*
Administrative Expenses	$51,000
Excess interest for prepayment and delinquency reserves	$80,045
Subtotal Expenses	$1,285,626
Available Reserve Fund Income	$0
Available Capitalized Interest Funds	$0
Available Administrative Expense Funds	$0
Subtotal funds available	*$0*
Annual Installments	**$1,285,626**

	Original Units
Number of Units	401.90
Annual P&I per Unit	$3,071.97
Principal Per unit	$303.56
Interest per unit	$2,569.25
Excess interest per unit	$199.17
Admin Expenses	$126.90
Total Annual Installment	$3,198.87

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: July 14, 2026

Agenda Item:
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 (North Sky Public Improvement District Improvement Area #2 Project); and approving and authorizing related agreements. (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 Parkway, 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 and per the Developer's most recent quarterly report, as of March 31, 2026, 215 homes had been sold to end users. The Developer expects to complete construction of the infrastructure for Improvement Area #2 in summer 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.

On June 9, 2026, the City Council adopted a Resolution calling a Public Hearing for July 14, 2026, related to the levy of assessments within Improvement Area #2. 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.

On June 9, 2026, the City Council adopted a Resolution for the 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 completed.

The Public Hearing held earlier on the agenda was to consider testimony and act upon an Ordinance accepting and approving a Service and Assessment Plan and an Improvement Area #2 Assessment Roll.

If the Assessment Ordinance is approved, the City Council will consider this Ordinance authorizing the issuance of the Improvement Area #2 Bonds. The Improvement Area #2 Bonds will be secured by the Assessments.

Legal Review:
Ordinance and Agreements approved by Bond Counsel.

Supporting Documents:
1. Staff Presentation
2. Ordinance
3. Indenture of Trust

Financial Consideration:

The Ordinance does not impact the City's operating funds. This item authorizes the sale of bonds ot fund public improvements within Improvement Area #2 of the North Sky Public Improvement District, which bonds will be secured by Assessments levied within Improvements Area #2.

Staff Recommendation:
Staff recommends approval.



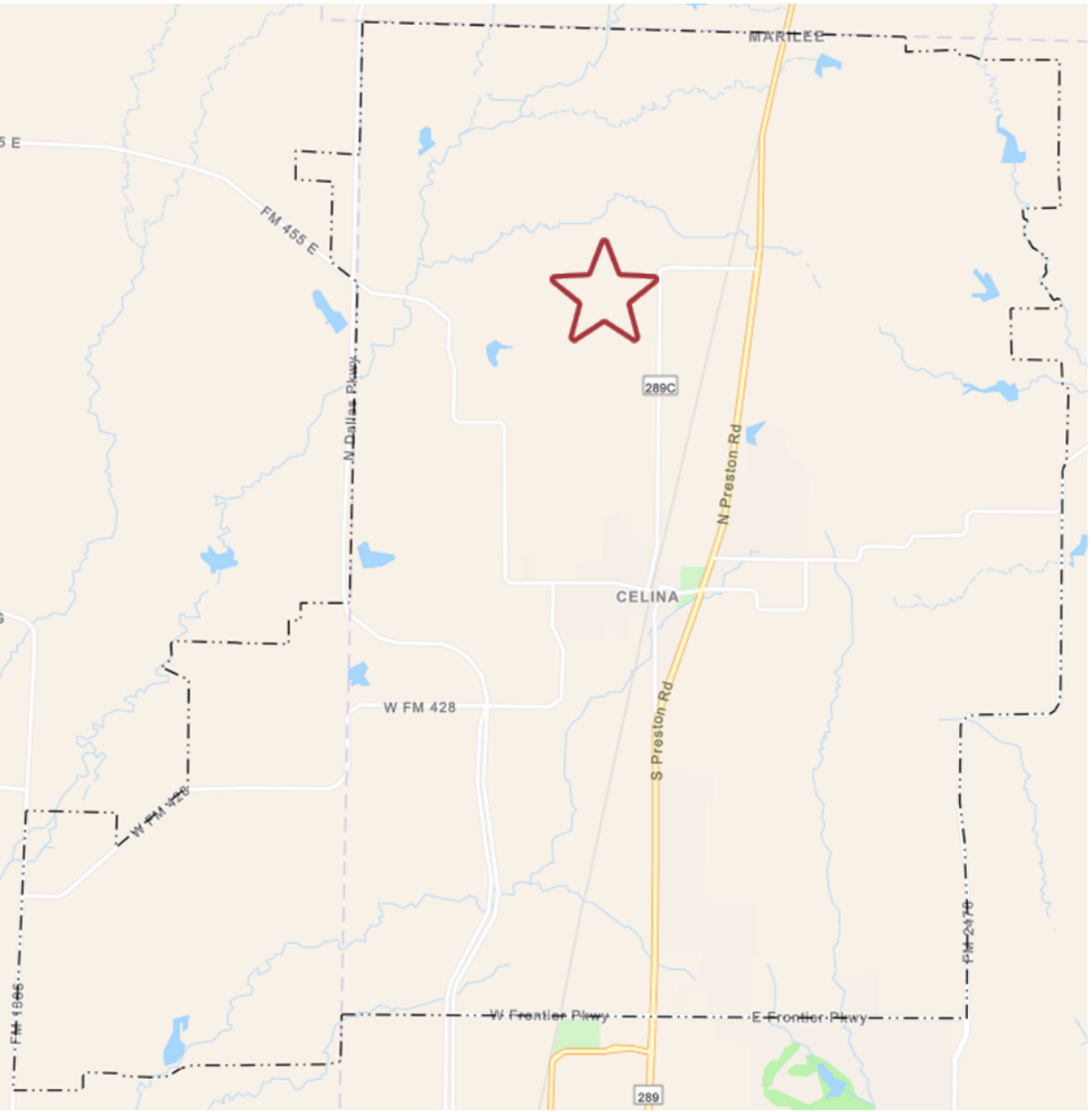
CITY COUNCIL MEETING

NORTH SKY - PID

2026 BOND SALE

IMPROVEMENT AREA #2

July 14, 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 items on agenda tonight is for
  1. ~~Hold a public hearing to levy assessments for Improvement Area #2 and Approve the Service and Assessment Plan (SAP) ordinance - Completed~~
  2. **Bond Sale for Improvement Area #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





BOND PRICING AND DETAILS

- The City's Financial Advisor, Hilltop Securities, will present the details of the Bond pricing.



Questions?

ORDINANCE NO. 2026-___

AN ORDINANCE APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (NORTH SKY PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 PROJECT); AND APPROVING AND AUTHORIZING RELATED AGREEMENTS.

WHEREAS, the City of Celina, Texas (the "City"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act"), has previously established the “North Sky Public Improvement District” (the "District"), pursuant to a resolution adopted by the City Council of the City (the "City Council") on June 8, 2021; and

WHEREAS, capitalized terms used in this Ordinance and not otherwise defined herein shall have the meanings assigned to them in the hereinafter defined Service and Assessment Plan; and

WHEREAS, pursuant to the PID Act, the City Council mailed and published notice of and convened a public hearing on July 14, 2026, regarding the levy of special assessments against benefitted property located within Improvement Area #2 of the District, and, after hearing testimony at such public hearing, the City Council closed the public hearing and adopted an ordinance levying assessments against benefited property within Improvement Area #2 (the “Assessment Ordinance”) on July 14, 2026; and

WHEREAS, in the Assessment Ordinance, the City Council approved and accepted the North Sky Public Improvement District Service and Assessment Plan, dated July 14, 2026 (as updated, amended, and/or restated, the “Service and Assessment Plan”) relating to the District, and levied the Improvement Area #2 Assessments against the Improvement Area #2 Assessed Property as shown on the Improvement Area #2 Assessment Roll that is attached to the Service and Assessment Plan; and

WHEREAS, the City is authorized by the PID Act to issue its revenue bonds payable from the Assessments and other revenues received for the purposes of (i) paying all or a portion of the Actual Costs of the Improvement Area #2 Improvements, (ii) funding a reserve fund for payment of principal and interest on the Bonds, (iii) paying a portion of the costs incidental to the organization and administration of the District, and (iv) paying costs of issuance; and

WHEREAS, the City Council hereby finds and determines that it is in the best interests of the City to issue its bonds to be designated “City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project)” (the “Bonds”), such series to be payable from and secured by the Trust Estate (as defined in the Indenture (defined below)); and

WHEREAS, the City Council hereby finds and determines to (i) approve the issuance of the Bonds to finance all or a portion of the Actual Costs of the Improvement Area #2 Improvements, as identified in the Service and Assessment Plan, (ii) approve the form, terms, and provisions of an Indenture securing the Bonds authorized hereby, (iii) approve the form, terms and provisions of a Bond Purchase Agreement (defined below) between the City and the purchaser of the Bonds, (iv) approve a Preliminary Limited Offering Memorandum (defined below) and a Limited Offering Memorandum (defined below), (v) approve the form, terms and provisions of a Continuing Disclosure Agreement (defined below), and (vi) approve the form, terms, and provisions of a Construction, Funding, and Acquisition Agreement (defined below); and

WHEREAS, the meeting at which this Ordinance is considered was open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. Approval of Issuance of Bonds and Indenture of Trust.

(a) The issuance of the Bonds in the principal amount of $_____ for the purpose of providing funds for (i) paying all or a portion of the Actual Costs of the Improvement Area #2 Improvements, (ii) funding a reserve fund for payment of principal and interest on the Bonds, (iii) paying a portion of the costs incidental to the organization and administration of the District, and (iv) paying costs of issuance, is hereby authorized and approved.

(b) The Bonds shall be issued and secured under that certain Indenture of Trust (the "Indenture") dated as of August 1, 2026, between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), which Indenture is hereby approved in substantially the form attached hereto as **Exhibit A,** which is incorporated herein as a part hereof for all purposes, with such changes or additions thereto as may be approved by the Mayor or Mayor Pro Tem of the City (upon the advice of the City Manager) as evidenced by the execution and delivery thereof. The Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute the Indenture and the City Secretary is hereby authorized and directed to attest such signature of the Mayor or Mayor Pro Tem and such officials are hereby authorized to deliver the Indenture.

(c) The Bonds shall be dated, shall mature on the date or dates and in the principal amounts, shall bear interest, shall be subject to redemption and shall have such other terms and provisions as set forth in the Indenture. The Bonds shall be in substantially the form set forth in the Indenture with such insertions, omissions and modifications as may be required to conform the form of Bond to the actual terms of the Bonds. The Bonds shall be payable from and secured by the Pledged Revenues (as defined in the Indenture) and other assets of the Trust Estate pledged to such Bonds, and shall never be payable from ad valorem taxes.

SECTION 2. Sale of Bonds; Approval of Bond Purchase Agreement. The Bonds shall be sold to FMSbonds, Inc. (the "Underwriter") under that certain Bond Purchase Agreement (the "Bond Purchase Agreement"), dated the date hereof, between the City and the Underwriter, substantially in the form attached hereto as **Exhibit B,** which is incorporated herein as a part hereof for all purposes, which terms of sale are declared to be in the best interests of the City at the price and on the terms and provisions set forth in the Bond Purchase Agreement. The form, terms and provisions of the Bond Purchase Agreement are hereby authorized and approved with such changes as may be necessary or desirable to carry out the intent of this Ordinance and as approved by the City Manager, such approval to be evidenced by the execution and delivery of the Bond Purchase Agreement by the Mayor, Mayor Pro Tem, City Manager, or Assistant City Manager of the City. The Mayor, Mayor Pro Tem, City Manager, or Assistant City Manager of the City is hereby authorized and directed to execute and deliver the Bond Purchase Agreement.

SECTION 3. Preliminary Limited Offering Memorandum and Limited Offering Memorandum. The form and substance of the Preliminary Limited Offering Memorandum for the Bonds and any addenda, supplement or amendment thereto (the "Preliminary Limited Offering Memorandum") and the final Limited Offering Memorandum (the "Limited Offering Memorandum") are hereby in all respects approved and adopted. The Preliminary Limited Offering Memorandum and the Limited Offering Memorandum, as thus approved and delivered, with such appropriate

variations as shall be approved by the Mayor or Mayor Pro Tem of the City and the Underwriter, may be used by the Underwriter in the offering and sale of the Bonds. The City Secretary is hereby authorized and directed to include and maintain a copy of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting. The use and distribution of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum in the offering of the Bonds is hereby ratified, approved and confirmed and the Preliminary Limited Offering Memorandum is hereby deemed "final" as of its date, within the meaning of Rule 15c2-12 of the Securities and Exchange Commission. Notwithstanding the approval and delivery of such Preliminary Limited Offering Memorandum and Limited Offering Memorandum by the Mayor or Mayor Pro Tem, this City Council, including the Mayor and Mayor Pro Tem, are not responsible for and proclaim no specific knowledge of the information contained in the Preliminary Limited Offering Memorandum and Limited Offering Memorandum pertaining to the Development (as defined and described in the Limited Offering Memorandum), the Developer (as hereinafter defined) or its financial ability, or of any builders, any landowners, or the appraisal of the property in the District.

SECTION 4. Continuing Disclosure Agreement. That certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project) Continuing Disclosure Agreement of Issuer" (the "Continuing Disclosure Agreement") among the City, MuniCap, Inc., and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., is hereby authorized and approved in substantially the form attached hereto as **Exhibit C,** which is incorporated herein as a part hereof for all purposes and the City Manager, Assistant City Manager, Mayor, or Mayor Pro Tem of the City is authorized and directed to execute and deliver such Continuing Disclosure Agreement with such changes as may be required to carry out the purpose of this Ordinance and as approved by the City Manager, Assistant City Manager, Mayor or Mayor Pro Tem, such approval to be evidenced by the execution thereof.

SECTION 5. Construction, Funding, and Acquisition Agreement. That certain "North Sky Public Improvement District Improvement Area #2 Construction, Funding, and Acquisition Agreement" (the "Construction, Funding, and Acquisition Agreement") between the City and CCD – North Sky, LLC, a Texas limited liability company (the "Developer"), is hereby authorized and approved in substantially the form attached hereto as **Exhibit D**, which is incorporated herein as a part hereof for all purposes, and the City Manager, Assistant City Manager, Mayor, or Mayor Pro Tem of the City is authorized and directed to execute and deliver such Construction, Funding, and Acquisition Agreement with such changes as may be required to carry out the purpose of this Ordinance and as approved by the City Manager, Assistant City Manager, Mayor, or Mayor Pro Tem, such approval to be evidenced by the execution thereof.

SECTION 6. Additional Actions. The Mayor, the Mayor Pro Tem, the City Manager, the Assistant City Manager, the Finance Director, and the City Secretary are each hereby authorized and directed to take any and all actions on behalf of the City necessary or desirable to carry out the intent and purposes of this Ordinance and to issue the Bonds in accordance with the terms of this Ordinance. The Mayor, the Mayor Pro Tem, the City Manager, the Assistant City Manager, the Finance Director, and the City Secretary are each hereby authorized and directed to execute and deliver any and all certificates, agreements, notices, instruction letters, requisitions, and other documents which may be necessary or advisable in connection with the sale, issuance and delivery of the Bonds and the carrying out of the purposes and intent of this Ordinance or any other certificates, agreements, or other documents subsequent to the delivery of the Bonds which may be necessary or appropriate to carry out or fulfill the purpose and intent

of the Service and Assessment Plan and the acquisition and/or construction of the Improvement Area #2 Improvements.

SECTION 7. Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 8. Effect of Headings. The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 9. Severability. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 10. Construction of Terms. If appropriate in the context of this Ordinance, words of the singular number shall be considered to include the plural, words of the plural number shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.

SECTION 11. Incorporation of Findings and Determinations. The findings and determinations of the City Council contained in the preamble of this Ordinance are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.

SECTION 12. Effective Date. This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

[Remainder of Page Intentionally Left Blank]

PASSED AND ADOPTED, this July 14, 2026.

CITY OF CELINA, TEXAS

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, City Secretary

(City Seal)

INDENTURE OF TRUST

By and Between

CITY OF CELINA, TEXAS

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

DATED AS OF AUGUST 1, 2026

SECURING

$[_____]
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(NORTH SKY PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #2 PROJECT)

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INDENTURE OF TRUST

THIS INDENTURE, dated as of August 1, 2026 is by and between the CITY OF CELINA, TEXAS (the "City"), and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as trustee (together with its successors, the "Trustee"). Capitalized terms used in the preambles and recitals and not otherwise defined shall have the meanings assigned thereto in Article I.

WHEREAS, a petition was submitted and filed with the City Secretary of the City (the "City Secretary") pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID Act"), requesting the creation of a public improvement district located in the extraterritorial jurisdiction of the City to be known as the North Sky Public Improvement District (the "District"); and

WHEREAS, the petition contained the signature of the owner of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Collin Central Appraisal District, and the signature of the record owner who owns taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the District; and

WHEREAS, on June 8, 2021, after due notice, the City Council of the City (the "City Council") held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the petition as required by Section 372.009 of the PID Act, made the findings required by Section 372.009(b) of the PID Act and, by a resolution adopted by a majority of the members of the City Council, authorized the creation of the District in accordance with its findings; and

WHEREAS, on June 21, 2021, the City published notice of its authorization of the District in the *Celina Record*, a newspaper of general circulation in the City and in the part of the City's extraterritorial jurisdiction in which the District was located or in which the Authorized Improvements are to be undertaken; and

WHEREAS, no written protests of the District from any owners of record property within the District were filed with the City Secretary within 20 days after June 21, 2021; and

WHEREAS, the City has previously issued the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023 (North Sky Public Improvement District Major Improvement Area Project) (the "Major Improvement Area Bonds") secured by certain assessments levied against property located within the Major Improvement Area of the District, including property within Improvement Area #2; and

WHEREAS, in the indenture authorizing the Major Improvement Area Bonds (the "MIA Indenture"), the City reserves the right to issue additional obligations secured by separate assessments levied on property within the Major Improvement Area pursuant to other indentures ("Future Improvement Area Bonds"), which are not payable from the pledged revenues securing the Major Improvement Area Bonds, provided that prior to the issuance of such Future Improvement Area Bonds, the requirements set forth in Section 13.2(d) of the MIA Indenture must be satisfied; and

WHEREAS, on June 9, 2026, the City Council by a resolution made findings and determinations relating to the estimated costs of certain Authorized Improvements, received and accepted a preliminary service and assessment plan and a proposed assessment roll for Improvement Area #2 of the District, called a public hearing for July 14, 2026 (the "Assessment Hearing"), and directed City staff to (i) file the proposed assessment roll with the City Secretary and to make it available for public inspection as required by Section 372.016(b) of the PID Act, and (ii) publish and mail notice relating to the Assessment Hearing (the "Assessment Notice") as required by Sections 372.016(b) and (c) of the PID Act; and

WHEREAS, on June 19, 2026, City staff, pursuant to Section 372.016(b) of the PID Act, published the Assessment Notice in the *Celina Record*, a newspaper of general circulation in the City; and

WHEREAS, City staff, pursuant to Section 372.016(c) of the PID Act, mailed the Assessment Notice to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council opened and convened the Assessment Hearing on July 14, 2026 and at the Assessment Hearing all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Service and Assessment Plan, the proposed Improvement Area #2 Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of estimated costs of the Improvement Area #2 Improvements to the Assessed Property within Improvement Area #2 of the District, the purposes of the Assessments, the special benefits of the Improvement Area #2 Improvements, and the penalties and interest on Annual Installments of the Assessments and on delinquent Annual Installments; and

WHEREAS, there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of estimated costs of the Improvement Area #2 Improvements to the Assessed Property, the Improvement Area #2 Assessment Roll, and the levy of the Assessments; and

WHEREAS, on July 14, 2026, the City Council closed the Assessment Hearing, and, after considering all written and documentary evidence presented at the Assessment Hearing, including all written comments and statements filed with the City, the City Council found and determined that the Assessments should be levied as provided in the Service and Assessment Plan, and approved the Assessment Ordinance, which levied the Assessments and approved the Service and Assessment Plan, including the Improvement Area #2 Assessment Roll, in conformity with the requirements of the PID Act; and

WHEREAS, the City filed a copy of the Assessment Ordinance and the Service and Assessment Plan not later than the seventh day after the date the City Council approved the Assessment Ordinance with the county clerk of Collin County; and

WHEREAS, the City Council is authorized by the PID Act to issue its revenue bonds payable from the Assessments for the purposes of (i) paying all or a portion of the Actual Costs of the Improvement Area #2 Improvements, (ii) funding a reserve fund for payment of principal and interest on the Bonds, (iii) paying a portion of the costs incidental to the organization and administration of the District, and (iv) paying costs of issuance; and

WHEREAS, prior to the issuance of the Bonds, evidence satisfactory to the City and its advisors has been presented that the requirements of Section 13.2(d) of the MIA Indenture have been satisfied and that the Bonds may be issued as Future Improvement Area Bonds in accordance with the MIA Indenture; and

WHEREAS, the City Council now desires to issue revenue bonds, in accordance with the PID Act, such bonds to be entitled "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project)" (the "Bonds"), such Bonds being payable solely from the Trust Estate and for the purposes set forth in the preambles of this Indenture; and

WHEREAS, the Trustee has agreed to accept the trusts herein created upon the terms set forth in this Indenture; and

THIS INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Bonds issued and secured hereunder are to be issued, authenticated, and delivered and the Trust Estate hereby created, assigned, and pledged is to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses, and purposes as hereinafter expressed, and the City has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners from time to time of the Bonds as follows:

ARTICLE I

DEFINITIONS, FINDINGS AND INTERPRETATION

Section 1.1. Definitions.

Unless otherwise expressly provided or unless the context clearly requires otherwise in this Indenture, the following terms shall have the meanings specified below:

"Account" means any of the accounts established pursuant to Section 6.1 of this Indenture.

"Actual Costs" mean, with respect to an Improvement Area #2 Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Improvement Area #2 Improvement, as specified in a payment request in a form that has been reviewed and approved by the City. Actual Costs may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Improvement Area #2 Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Improvement Area #2 Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Improvement Area #2 Improvement, (d) the costs for external professional costs associated with such Improvement Area #2 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 Improvement Area #2 Improvement, 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, miscellaneous expenses.

"Additional Interest" means the amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means the 0.50% additional interest rate charged on the Assessments pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve Account" means the Account administered by the City and segregated from other funds of the City in accordance with the provisions of Section 6.7 of this Indenture.

"Additional Interest Reserve Requirement" means an amount equal to [5.50]% of the principal amount of the Outstanding Bonds to be funded from Assessment Revenues to be deposited to the Pledged Revenue Fund and transferred to the Additional Interest Reserve Account.

"Additional Obligations" means any bonds or obligations (including specifically, any installment contracts, reimbursement agreements, temporary notes, or time warrants) secured in whole or in part by an assessment, other than the Assessments securing the Bonds, levied against property within Improvement Area #2 of the District in accordance with the PID Act.

"Administrative Expenses" mean the administrative, organization, maintenance and operation costs and expenses associated with, or incident to, the administration, organization, maintenance and operation of the District, including, but not limited to, the costs of: (i) creating and organizing the District, 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 District, (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 Improvement Area #2 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.

"Administrative Fund" means the Fund established by Section 6.1 and administered pursuant to Section 6.9 hereof.

"Administrator" means the City or an independent firm designated by the City who shall have the responsibilities provided in the Service and Assessment Plan, this Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is MuniCap, Inc.

"Annual Debt Service" means, for each Bond Year, the sum of (i) the interest due on the Outstanding Bonds in such Bond Year, assuming that the Outstanding Bonds are retired as scheduled (including by reason of Sinking Fund Installments), and (ii) the principal amount of the Outstanding Bonds due in such Bond Year (including any Sinking Fund Installments due in such Bond Year).

"Annual Installment" means, with respect to each Assessed Parcel, each annual payment of the Assessments (including both principal of and interest on the Assessments), as shown on the Improvement Area #2 Assessment Roll; which annual payment includes the Administrative Expenses and the Additional Interest collected on each annual payment of the Assessments as described in Section 6.7 herein and as defined and calculated in the Service and Assessment Plan or in any Annual Service Plan Update.

"Annual Service Plan Update" means the annual review and update to the Service and Assessment Plan required by the PID Act and the Service and Assessment Plan.

"Applicable Laws" means the PID Act, and all other laws or statutes, rules, or regulations, and any amendments thereto, of the State of Texas or of the United States, by which the City and its powers, securities, operations, and procedures are, or may be, governed or from which its powers may be derived.

"Assessed Parcel" means each Parcel of land located within Improvement Area #2 against which an Assessment is levied by the Assessment Ordinance in accordance with the Service and Assessment Plan.

"Assessed Property" means, collectively, all Assessed Parcels.

"Assessment Ordinance" means the Ordinance adopted by the City Council on July 14, 2026, which levied the Assessments on the Assessed Property located within Improvement Area #2.

"Assessment Revenue" means monies collected by or on behalf of the City from any one or more of the following: (i) an Assessment levied against an Assessed Parcel, or Annual Installment payment thereof, including any interest on such Assessment or Annual Installment thereof during any period of delinquency, (ii) a Prepayment, and (iii) Foreclosure Proceeds.

"Assessments" means the aggregate assessments shown on the Improvement Area #2 Assessment Roll. The singular of such term means the assessment levied against an Assessed Parcel, as shown on the Improvement Area #2 Assessment Roll, subject to reallocation upon the subdivision of an Assessed Parcel or consolidation of multiple Assessed Parcels, or reduction according to the provisions of the Service and Assessment Plan and the PID Act.

"Authorized Denomination" means $100,000 and any integral multiple of $1,000 in excess thereof; provided, however, that if the total principal amount of any Outstanding Bond is less than $100,000, then the Authorized Denomination of such Outstanding Bond shall be the amount of such Outstanding Bond.

"Authorized Improvements" means the costs and improvements authorized by Section 372.003 of the PID Act, including, but not limited to, the Improvement Area #2 Improvements listed in Section III of the Service and Assessment Plan.

"Bond" means any of the Bonds.

"Bond Counsel" means Norton Rose Fulbright US LLP or any other attorney or firm of attorneys designated by the City that is nationally recognized for expertise in rendering opinions as to the legality and tax-exempt status of securities issued by public entities.

"Bond Fund" means the Fund of such name established pursuant to Section 6.1 and administered as provided in Section 6.4.

"Bond Ordinance" means the Ordinance adopted by the City Council on July 14, 2026, authorizing the issuance of the Bonds pursuant to this Indenture.

"Bond Pledged Revenue Account" means the Account of such name established pursuant to Section 6.1.

"Bond Year" means the one-year period beginning on October 1 in each year and ending on September 30 in the following year.

"Bonds" means the City's bonds authorized to be issued by Section 3.1 of this Indenture entitled "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project)".

"Business Day" means any day other than a Saturday, Sunday or legal holiday in the State of Texas observed as such by the City or the Trustee.

"Certification for Payment" means a certificate substantially in the form of Exhibit B attached to the Construction, Funding, and Acquisition Agreement executed by or on behalf of the Developer, approved by a City Representative and delivered to the Trustee, specifying the amount of work performed related to the Improvement Area #2 Improvements and the Actual Costs thereof, and requesting payment for such Actual Costs from money on deposit in the Improvement Area #2 Improvements Account, as further described in the Construction, Funding, and Acquisition Agreement and Section 6.5 herein.

"City Certificate" means a written certificate signed by a City Representative and delivered to the Trustee.

"City Representative" means any official or agent of the City authorized by the City Council to undertake the actions referenced herein.

"Closing Date" means the date of the initial delivery of and payment for the Bonds, which is August 4, 2026.

"Closing Disbursement Request" means a certificate substantially in the form of Exhibit A attached to the Construction, Funding, and Acquisition Agreement executed by or on behalf of

the Developer, approved by a City Representative and delivered to the Trustee on the Closing Date, specifying the costs incurred in the establishment, administration, and operation of the District or issuing the Bonds, and requesting payment for such costs from money on deposit in the Project Fund, as further described in Section 6.5 herein.

"Code" means the Internal Revenue Code of 1986, as amended, including applicable regulations, published rulings and court decisions.

"Construction, Funding, and Acquisition Agreement" means the "North Sky Public Improvement District Improvement Area #2 Construction, Funding, and Acquisition Agreement" by and between the City and the Developer dated as of July 14, 2026 which provides, in part, for the deposit of proceeds from the issuance and sale of the Bonds, the payment of costs of the Improvement Area #2 Improvements, the use of the funds in the Improvement Area #2 Improvements Account, and other matters related thereto.

"Costs of Issuance Account" means the Account of such name established pursuant to Section 6.1.

"Defeasance Securities" means Investment Securities then authorized by applicable law for the investment of funds to defease public securities.

"Delinquent Collection Costs" means interest, penalties and expenses incurred or imposed with respect to any delinquent Assessment or Annual Installment thereof, in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Designated Payment/Transfer Office" means (i) with respect to the initial Paying Agent/Registrar named in this Indenture, the office located in Irving, Texas, provided, however, that with respect to payments on the Bonds and any exchange, transfer, or surrender of the Bonds, the Designated Payment/Transfer Office shall mean the corporate trust operations office of the Trustee at 111 Fillmore Avenue E, St. Paul, Minnesota 55107-1402, or such other location designated by the Paying Agent/Registrar and (ii) with respect to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the City and such successor.

"Developer" means CCD – North Sky, a Texas limited liability company, and any successors or assigns thereof that intends to develop the property in the District for the ultimate purpose of transferring title to end users.

"District Administration Account" means the Account of such name established pursuant to Section 6.1.

"DTC" shall mean The Depository Trust Company of New York, New York, or any successor securities depository.

"DTC Participant" shall mean brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants.

"Event of Default" shall have the meaning assigned to such term in Section 11.1(a) of this Indenture.

"Foreclosure Proceeds" means the proceeds, including interest and penalty interest, received by the City from the enforcement of the Assessments against any Assessed Parcel(s), whether by foreclosure of lien or otherwise, but excluding and net of all Delinquent Collection Costs.

"Fund" means any of the funds established pursuant to Section 6.1 of this Indenture.

"Improvement Area #2" shall have the meaning given to it in the Service and Assessment Plan.

"Improvement Area #2 Assessment Roll" means the assessment roll attached as Appendix I-1 to the Service and Assessment Plan or any other assessment roll for Improvement Area #2 of the District in an amendment or supplement to the Service and Assessment Plan or in an Annual Service Plan Update, showing the total amount of the Assessments levied against the Assessed Property, and/or the portion of the total Assessment levied against each Assessed Parcel, related to the Bonds and the Improvement Area #2 Improvements, as updated, modified, or amended from time to time in accordance with the terms of the Service and Assessment Plan and the PID Act.

"Improvement Area #2 Improvements" means the Authorized Improvements which only benefit the Assessed Property, as more particularly described in Section III.D of the Service and Assessment Plan.

"Improvement Area #2 Improvements Account" means the Account of such name established pursuant to Section 6.1.

"Indenture" means this Indenture of Trust as originally executed or, as it may be from time to time, supplemented or amended by one or more indentures supplemental hereto and entered into pursuant to the applicable provisions hereof.

"Independent Financial Consultant" means any consultant or firm of such consultants appointed by the City who, or each of whom: (i) is judged by the City, as the case may be, to have experience in matters relating to the issuance and/or administration of the Bonds; (ii) is in fact independent and not under the dominion of the City; (iii) does not have any substantial interest, direct or indirect, with or in the City, or any owner of real property in the District, or any real property in the District; and (iv) is not connected with the City as an officer or employee of the City, but who may be regularly retained to make reports to the City.

"Initial Bond" means the Initial Bond as set forth in Exhibit A to this Indenture.

"Interest Payment Date" means the date or dates upon which interest on the Bonds is scheduled to be paid until their respective dates of maturity or prior redemption, such dates being on March 1 and September 1 of each year, commencing on March 1, 2027.

"Investment Securities" means those authorized investments described in the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended; and provided such

investments are, at the time made, included in and authorized by the City's official investment policy as approved by the City Council from time to time.

"Major Improvement Area" means the property within the District excluding the first improvement area, as further identified and depicted in Appendix A in the Service and Assessment Plan, the boundaries of which are coterminous with Improvement Area #2.

"Maximum Annual Debt Service" means the largest Annual Debt Service for any Bond Year after the calculation is made through the final maturity date of any Outstanding Bonds.

"Minor Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of the Bonds that is less than 10% of the Outstanding principal amount of the Bonds.

"Outstanding" means, as of any particular date when used with reference to the Bonds, all Bonds authenticated and delivered under this Indenture except (i) any Bond that has been canceled by the Trustee (or has been delivered to the Trustee for cancellation) at or before such date, (ii) any Bond for which the payment of the principal or Redemption Price of and interest on such Bond shall have been made as provided in Article IV, and (iii) any Bond in lieu of or in substitution for which a new Bond shall have been authenticated and delivered pursuant to Section 3.10 herein.

"Owner" means the Person who is the registered owner of a Bond or Bonds, as shown in the Register, which shall be Cede & Co., as nominee for DTC, so long as the Bonds are in book-entry only form and held by DTC as securities depository in accordance with Section 3.11 herein.

"Parcel" means a specific property within the District identified by either a tax parcel identification number assigned by the Collin Central Appraisal District for real property tax purposes, by legal description, or by lot and block number in a final subdivision plat recorded in the official public records of Collin County, or by any other means determined by the City.

"Paying Agent/Registrar" means initially the Trustee, or any successor thereto as provided in this Indenture.

"Person" or "Persons" means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organization or government or any agency or political subdivision thereof.

"PID Act" means Texas Local Government Code, Chapter 372, as amended.

"Pledged Funds" means the Pledged Revenue Fund, the Bond Fund, the Project Fund, the Reserve Fund, and the Redemption Fund.

"Pledged Revenue Fund" means the Fund of such name established pursuant to Section 6.1 and administered pursuant to Section 6.3 herein.

"Pledged Revenues" means the sum of (i) Assessment Revenue less the Administrative Expenses and (ii) any additional revenues that the City may pledge to the payment of Bonds.

"Prepayment" means the payment of all or a portion of an Assessment before the due date thereof.

"Principal and Interest Account" means the Account of such name established pursuant to Section 6.1.

"Project Fund" means the Fund of such name established pursuant to Section 6.1 and administered pursuant to Section 6.5 herein.

"Purchaser" means the initial purchaser of the Bonds.

"Rebate Amount" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Rebate Fund" means the Fund of such name established pursuant to Section 6.1 and administered pursuant to Section 6.8 herein.

"Record Date" means the close of business on the fifteenth calendar day (whether or not a Business Day) of the month next preceding an Interest Payment Date.

"Redemption Fund" means the Fund of such name established pursuant to Section 6.1 and administered pursuant to Section 6.6 herein.

"Redemption Price" means, when used with respect to any Bond or portion thereof, the amount of par plus accrued and unpaid interest to the date of redemption.

"Refunding Bonds" means bonds issued pursuant to the PID Act and/or Chapter 1207 of the Texas Government Code or any other applicable law of the State of Texas (each, as amended) to refund all or any portion of the then Outstanding Bonds.

"Register" means the register specified in Article III of this Indenture.

"Reserve Account" means the Account of such name established pursuant to Section 6.1.

"Reserve Account Requirement" means the least of: (i) Maximum Annual Debt Service on the Bonds as of the Closing Date of the Bonds, (ii) 125% of average Annual Debt Service on the Bonds as of the Closing Date of the Bonds, or (iii) 10% of the lesser of the principal amount of the Outstanding Bonds or the original issue price of the Bonds. As of the Closing Date for the Bonds, the Reserve Account Requirement is $[_____] which is an amount equal to the [Maximum Annual Debt Service on the Bonds] as of the Closing Date.

"Reserve Fund" means the Fund of such name established pursuant to Section 6.1 and administered in Section 6.7 herein.

"Service and Assessment Plan" means the "North Sky Public Improvement District Service and Assessment Plan" dated July 14, 2026, including the Improvement Area #2 Assessment Roll, as hereinafter amended, updated, and/or restated by an Annual Service Plan Update or otherwise, a version of which is attached as an exhibit to the Assessment Ordinance.

"Sinking Fund Installment" means the amount of money to redeem or pay at maturity the principal of Bonds payable from such installments at the times and in the amounts provided in Section 4.2 herein.

"Stated Maturity" means the date the Bonds, or any portion of the Bonds, as applicable, are scheduled to mature without regard to any redemption or prepayment.

"Substantial Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of the Bonds that is greater than or equal to 10% of the Outstanding principal amount of the Bonds.

"Supplemental Indenture" means an indenture which has been duly executed by the Trustee and the City Representative pursuant to an ordinance adopted by the City Council and which indenture amends or supplements this Indenture, but only if and to the extent that such indenture is specifically authorized hereunder.

"Tax Certificate" means the Certificate as to Tax Exemption delivered by the City on the Closing Date for the Bonds setting forth the facts, estimates and circumstances in existence on the Closing Date which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the interest on such Bonds to be included in the gross income of the Owners thereof for federal income tax purposes.

"Trust Estate" means the Trust Estate described in Section 2.1 this Indenture.

"Trustee" means U.S. Bank Trust Company, National Association, Irving, Texas and its successors, and any other corporation or association that may at any time be substituted in its place, as provided in Article IX, such entity to serve as Trustee and Paying Agent/Registrar for the Bonds; provided, however, that with respect to payments on the Bonds and any exchange, transfer or other surrender of the Bonds, the Trustee's principal office shall mean the corporate trust operations office of the Trustee at 111 Fillmore Avenue E, St. Paul, Minnesota 55107-1402 or such other office or location designated by the Trustee by written notice.

Section 1.2. Findings.

The declarations, determinations, and findings declared, made and found in the preambles to this Indenture are hereby adopted, restated, and made a part of the operative provisions hereof.

Section 1.3. Table of Contents, Titles and Headings.

The table of contents, titles, and headings of the Articles and Sections of this Indenture have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Indenture or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.4. Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and

words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) Words importing persons include any individual, corporation, limited liability company, partnership, joint venture, association, joint stock company, trust, unincorporated organization or government or agency or political subdivision thereof.

(c) Any reference to a particular Article or Section shall be to such Article or Section of this Indenture unless the context shall require otherwise.

(d) This Indenture and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein to sustain the validity of this Indenture.

ARTICLE II

THE BONDS

Section 2.1. Granting Clauses

(a) In order to secure the payment of debt service on all Bonds, and the performance and observance by the City of all the covenants expressed or implied herein, the City does hereby grant to the Trustee, as good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, a security interest in, mortgage, create a first lien on, and pledge to the Trustee, all of its right, title, and interest, whether now owned or hereafter acquired, in, to, and under the following (the "Trust Estate"):

(i) All Pledged Revenues and all moneys and investments held in the Pledged Funds, including any and all proceeds thereof and any contract or any evidence of indebtedness related thereto or other rights of the City to receive any of such moneys or investments, whether now existing or hereafter coming into existence, and whether now or hereafter acquired; and

(ii) Any and all other property or money of every name and nature which is, from time to time hereafter by delivery or by writing of any kind, conveyed, pledged, assigned or transferred, to the Trustee as additional security hereunder by the City or by anyone on its behalf or with its written consent, and the Trustee is hereby authorized to receive any and all such property or money at any and all times and to hold and apply the same subject to the terms thereof.

(b) The Trustee shall have and hold the Trust Estate, whether now owned or hereafter acquired or received by the Trustee and its successors or assigns, in trust upon the terms and trusts herein set forth for the benefit of all present and future Owners of the Bonds from time to time issued under and secured by this Indenture, and for enforcement of the payment of the Bonds in accordance with their terms, and for the performance of and compliance with the obligations, covenants, and conditions of this Indenture. Provided, however, if the City or its assigns shall well and truly pay, or cause to be paid, the principal or Redemption Price of and the interest on all the Bonds at the times and in the manner stated in the Bonds, according to the true intent and meaning thereof, then this Indenture and the rights hereby granted shall

cease, terminate and be void; otherwise this Indenture is to be and shall remain in full force and effect.

(c) Except as otherwise provided in the remaining provisions of this Indenture, nothing in this Section 2.1 shall prohibit the Trustee from bringing any actions or proceedings for the enforcement of the obligation of the City hereunder except that nothing in this Section shall prejudice the rights of the Trustee under Articles IX and XI hereof; provided further that the priority of payment and the source for the repayment of the debt service on the Bonds shall be subject to the terms as set forth herein, including without limitation Article VI herein; provided further that the right to direct remedies following an Event of Default shall be limited to the Owners of the Bonds to the extent provided as set forth in Articles XI and XV herein.

(d) The Bonds are to be issued, registered, authenticated, and delivered, and the Trust Estate is to be held, dealt with and disposed of by the Trustee, upon and subject to the terms, covenants, conditions, uses, agreements and trusts set forth in this Indenture.

Section 2.2. Security for the Bonds.

The Bonds, as to both principal and interest, are and shall be equally and ratably secured by and payable from a first lien on and pledge of the Trust Estate.

The lien on and pledge of the Trust Estate shall be valid and binding and fully perfected from and after the Closing Date, without physical delivery or transfer of control of the Trust Estate, the filing of this Indenture or any other act; all as provided in Texas Government Code, Chapter 1208, as amended, which applies to the issuance of the Bonds and the pledge of the Trust Estate granted by the City under this Indenture, and such pledge is therefore valid, effective and perfected from and after the Closing Date. If Texas law is amended at any time while the Bonds are Outstanding such that the pledge of the Trust Estate granted by the City under this Indenture is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the registered owners of the Bonds the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur.

Section 2.3. Limited Obligations.

The Bonds are special and limited obligations of the City, payable solely from and secured solely by the Trust Estate, including the Pledged Revenues and the Pledged Funds; and the Bonds shall never be payable out of funds raised or to be raised by taxation or from any other revenues, properties or income of the City.

Section 2.4. Authorization for Indenture.

The terms and provisions of this Indenture and the execution and delivery hereof by the City to the Trustee have been duly authorized by official action of the City Council of the City. The City has ascertained and it is hereby determined and declared that the execution and delivery of this Indenture is necessary to carry out and effectuate the purposes set forth in the preambles of this Indenture and that each and every covenant or agreement herein contained and made is

necessary, useful or convenient in order to better secure the Bonds and is a contract or agreement necessary, useful and convenient to carry out and effectuate the purposes herein described.

Section 2.5. Contract with Owners and Trustee.

(a) The purposes of this Indenture are to establish a lien and the security for, and to prescribe the minimum standards for the authorization, issuance, execution and delivery of, the Bonds and to prescribe the rights of the Owners, and the rights and duties of the City and the Trustee.

(b) In consideration of the purchase and acceptance of any or all of the Bonds by those who shall purchase and hold the same from time to time, the provisions of this Indenture shall be a part of the contract of the City with the Owners, and shall be deemed to be and shall constitute a contract among the City, the Owners, and the Trustee.

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS REGARDING THE BONDS

Section 3.1. Authorization.

The Bonds are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas, including particularly the PID Act, as amended. The Bonds shall be issued in the aggregate principal amount of $[_____] for the purposes of (i) paying all or a portion of the Actual Costs of the Improvement Area #2 Improvements, (ii) funding a reserve fund for payment of principal and interest on the Bonds, (iii) paying a portion of the costs incidental to the organization and administration of the District, and (iv) paying costs of issuance.

Section 3.2. Date, Denomination, Maturities, Numbers and Interest.

(a) The Bonds shall be dated the Closing Date and shall be issued in Authorized Denominations. The Bonds shall be in fully registered form, without coupons, and shall be numbered separately from R-1 upward, except the Initial Bond, which shall be numbered T-1.

(b) Interest shall accrue and be paid on each Bond from the later of the Closing Date or the most recent Interest Payment Date to which interest has been paid or provided for, at the rates per annum set forth below until the principal thereof has been paid on the maturity date specified below or otherwise provided for. Such interest shall be payable semiannually on March 1 and September 1 of each year, commencing March 1, 2027, computed on the basis of a 360-day year of twelve 30-day months.

(c) The Bonds shall mature on September 1 in the years and in the principal amounts and shall bear interest as set forth below:

Year	Principal Amount($)	Interest Rate (%)

Year	Principal Amount($)	Interest Rate (%)

(d) The Bonds shall be subject to mandatory sinking fund redemption, optional redemption, and extraordinary optional redemption prior to maturity as provided in Article IV herein, and shall otherwise have the terms, tenor, denominations, details, and specifications as set forth in the form of Bond set forth in Exhibit A to this Indenture.

Section 3.3. Conditions Precedent to Delivery of Bonds.

(a) The Bonds shall be executed by the City and delivered to the Trustee, whereupon the Trustee shall authenticate the Bonds and, upon payment of the purchase price of the Bonds, shall deliver the Bonds upon the order of the City, but only upon delivery (which delivery may be via electronic mail in portable document (PDF) or similar format) to the Trustee of:

(i) a copy of the executed Assessment Ordinance;

(ii) a copy of the executed Bond Ordinance;

(iii) a copy of the executed Construction, Funding, and Acquisition Agreement;

(iv) a copy of this Indenture executed by the Trustee and the City;

(v) the approving opinion of the Attorney General of the State and the State Comptroller's registration certificate; and

(vi) a City Certificate directing the authentication and delivery of the Bonds, describing the Bonds to be authenticated and delivered, designating the purchasers to whom the Bonds are to be delivered, stating the purchase price of the Bonds and stating that all items required by this Section are therewith delivered to the Trustee in form and substance satisfactory to the City.

Section 3.4. Medium, Method and Place of Payment.

(a) Principal of and interest on the Bonds shall be paid in lawful money of the United States of America, as provided in this Section.

(b) Interest on the Bonds shall be payable to the Owners thereof as shown in the Register at the close of business on the relevant Record Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from or on behalf of the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

(c) Interest on the Bonds shall be paid by check, dated as of the Interest Payment Date, and sent, United States mail, first-class, postage prepaid, by the Paying Agent/Registrar to each Owner at the address of each Owner as such appears in the Register or by such other customary banking arrangement acceptable to the Paying Agent/Registrar and the Owner; provided, however, the Owner shall bear all risk and expense of such other banking arrangement.

(d) The principal of each Bond shall be paid to the Owner of such Bond on the due date thereof, whether at the maturity date or the date of prior redemption thereof, upon presentation and surrender of such Bond at the Designated Payment/Transfer Office of the Paying Agent/Registrar.

(e) If the date for the payment of the principal of or interest on the Bonds shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are required or authorized by law or executive order to close, the date for such payment shall be the next succeeding day that is not a Saturday, Sunday, legal holiday, or day on which such banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the due date thereof as specified in Section 3.2 of this Indenture.

(f) Unclaimed payments of amounts due hereunder shall be segregated in a special account and held in trust, uninvested by the Paying Agent/Registrar, for the account of the Owner of the Bonds to which such unclaimed payments pertain. Subject to any escheat, abandoned property, or similar law of the State of Texas, any such payments remaining unclaimed by the Owners entitled thereto for two years after the applicable payment or redemption date shall be applied to the next payment or payments on such Bonds thereafter coming due and, to the extent any such money remains after the retirement of all Outstanding Bonds, shall be paid to the City to be used for any lawful purpose. Thereafter, none of the City, the Paying Agent/Registrar, or any other Person shall be liable or responsible to any Owners of such Bonds for any further payment of such unclaimed moneys or on account of any such Bonds, subject to any applicable escheat law or similar law of the State of Texas.

Section 3.5. Execution and Registration of Bonds.

(a) The Bonds shall be executed on behalf of the City by the Mayor or Mayor Pro Tem and the City Secretary or the Assistant City Secretary, by their manual or facsimile signatures, and the official seal of the City shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Bonds shall have the same effect as if each of the Bonds had been signed manually and in person by each of said officers, and such facsimile seal on the Bonds shall have the same effect as if the official seal of the City had been manually impressed upon each of the Bonds.

(b) In the event that any officer of the City whose manual or facsimile signature appears on the Bonds ceases to hold such office before the authentication of such Bonds or before the delivery thereof, such manual or facsimile signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Indenture unless and until there appears thereon the Certificate of Trustee substantially in the form provided herein, duly authenticated by manual execution by an officer or duly authorized signatory of the Trustee. It shall not be required that the same officer or authorized signatory of the Trustee sign the Certificate of Trustee on all of the Bonds. In lieu of the executed Certificate of Trustee described above, the Initial Bond delivered at the Closing Date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided herein, manually or electronically executed by the Comptroller of Public Accounts of the State of Texas, or by his or her duly authorized agent, which certificate shall be evidence that the Initial Bond has been duly approved by the Attorney General of the State of Texas, is a valid and binding obligation of the City, and has been registered by the Comptroller of Public Accounts of the State of Texas.

(d) On the Closing Date, one Initial Bond representing the entire principal amount of all Bonds, payable in stated installments to the Purchaser or its designee, executed with the manual or facsimile signatures of the Mayor or Mayor Pro Tem and the City Secretary or Assistant City Secretary, approved by the Attorney General, and registered and manually or electronically signed by the Comptroller of Public Accounts, will be delivered to the Purchaser or its designee. Upon payment for the Initial Bond, the Trustee shall cancel the Initial Bond and deliver to DTC on behalf of the Purchaser of the Bonds one registered definitive Bond for each year of maturity of the Bonds, in the aggregate principal amount of all Bonds for such maturity, registered in the name of Cede & Co., as nominee of DTC.

Section 3.6. Ownership.

(a) The City, the Trustee, the Paying Agent/Registrar and any other Person may treat the Person in whose name any Bond is registered as the absolute owner of such Bond for the purpose of making and receiving payment as provided herein (except interest shall be paid to the Person in whose name such Bond is registered on the relevant Record Date) and for all other purposes, whether or not such Bond is overdue, and neither the City nor the Trustee, nor the Paying Agent/Registrar, shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the Owner of any Bond shall be valid and effectual and shall discharge the liability of the City, the Trustee and the Paying Agent/Registrar upon such Bond to the extent of the sums paid.

Section 3.7. Registration, Transfer and Exchange.

(a) So long as any Bond remains Outstanding, the City shall cause the Paying Agent/Registrar to keep at the Designated Payment/Transfer Office a Register in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with this Indenture. The Paying Agent/Registrar represents and warrants that it will file and maintain a copy of the Register with the City, and shall cause the Register to be current with all registration and transfer information as from time to time may be applicable.

(b) A Bond shall be transferable only upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar with such endorsement or other evidence of transfer, which shall be in the Form of Assignment included in the Form of

Bond attached hereto as Exhibit A and executed by the Owner and accompanied by such additional documentation or certification as may be required by the Paying Agent/Registrar. All transfers are subject to DTC requirements for so long as the Bonds are DTC registered. No transfer of any Bond shall be effective until entered in the Register.

(c) The Bonds shall be exchangeable upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar for a Bond or Bonds of the same maturity and bearing the same interest rate and in any Authorized Denomination and in an aggregate principal amount equal to the unpaid principal amount of the Bond presented for exchange.

(d) The Trustee is hereby authorized to authenticate and deliver Bonds transferred or exchanged for other Bonds in accordance with this Section. A new Bond or Bonds will be delivered by the Paying Agent/Registrar, in lieu of the Bond being transferred or exchanged, at the Designated Payment/Transfer Office, or sent by United States mail, first-class, postage prepaid, to the Owner or his designee. Each transferred Bond delivered by the Paying Agent/Registrar in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such transferred Bond is delivered.

(e) Each exchanged Bond delivered in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such exchanged Bond is delivered.

(f) No service charge shall be made to the Owner for the initial registration, subsequent transfer, or exchange for a different Authorized Denomination of any of the Bonds. The Paying Agent/Registrar, however, may require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer, or exchange of a Bond.

(g) Neither the City nor the Paying Agent/Registrar shall be required to issue, transfer, or exchange any Bond or portion thereof called for redemption prior to maturity within 45 days prior to the date fixed for redemption; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled principal balance of a Bond redeemed in part.

(h) Neither the Paying Agent/Registrar, nor the Trustee shall have any duty or obligation to monitor, investigate, determine or otherwise inquire as to the compliance with any restrictions on transfer imposed under this Indenture or under any applicable law with respect to any transfer of any interest in any Bond, other than as expressly required by this Indenture. Each Owner agrees to indemnify the City, the Paying Agent/Registrar and the Trustee against any liability that may result from any transfer, exchange or assignment of such Owner's Bonds in violation of any provision of this Indenture and/or applicable United States federal or state securities law.

Section 3.8. Cancellation.

All Bonds paid or redeemed before their scheduled maturity in accordance with this Indenture, and all Bonds in lieu of which exchanged Bonds or replacement Bonds are authenticated and delivered in accordance with this Indenture, shall be cancelled, and proper records shall be made regarding such payment, redemption, exchange, or replacement. The Paying Agent/Registrar shall dispose of cancelled Bonds in accordance with the records retention requirements of the Trustee.

Section 3.9. Temporary Bonds.

(a) Following the delivery and registration of the Initial Bond and pending the preparation of definitive Bonds, the proper officers of the City may execute and, upon the City's written request, the Trustee shall authenticate and deliver, one or more temporary Bonds that are printed, lithographed, typewritten, mimeographed or otherwise produced, in any Authorized Denomination, substantially of the tenor of the definitive Bonds in lieu of which they are delivered, without coupons, and with such appropriate insertions, omissions, substitutions and other variations as the officers of the City executing such temporary Bonds may determine, as evidenced by their signing of such temporary Bonds.

(b) Until exchanged for Bonds in definitive form, such Bonds in temporary form shall be entitled to the benefit and security of this Indenture.

(c) The City, without unreasonable delay, shall prepare, execute and deliver to the Trustee the Bonds in definitive form; thereupon, upon the presentation and surrender of the Bond or Bonds in temporary form to the Paying Agent/Registrar, the Paying Agent/Registrar shall cancel the Bonds in temporary form and the Trustee shall authenticate and deliver in exchange therefor a Bond or Bonds of the same maturity and series, in definitive form, in an Authorized Denomination, and in the same aggregate principal amount, as the Bond or Bonds in temporary form surrendered. Such exchange shall be made without the making of any charge therefor to any Owner.

Section 3.10. Replacement Bonds.

(a) Upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond, the Trustee shall authenticate and deliver in exchange therefor a replacement Bond of like tenor and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Owner of such Bond to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(b) In the event that any Bond is lost, apparently destroyed or wrongfully taken, the Trustee, pursuant to the applicable laws of the State of Texas and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Bond of like tenor and principal amount bearing a number not contemporaneously outstanding, provided that the Owner first complies with the following requirements:

(i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction or theft of such Bond;

(ii) furnishes such security or indemnity that is sufficient in the judgment of each of the Paying Agent/Registrar and the Trustee to save and hold harmless each of the Paying Agent/Registrar and the Trustee from any loss that any of them may suffer as a result of the delivery of such replacement Bond;

(iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Trustee and the Paying Agent/Registrar and any tax or other governmental charge that is authorized to be imposed; and

(iv) satisfies any other reasonable requirements imposed by the City and the Trustee.

(c) After the delivery of such replacement Bond, if a bona fide purchaser of the original Bond in lieu of which such replacement Bond was issued presents for payment such original Bond, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Bond from the Person to whom it was delivered or any Person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost, or expense incurred by the City, the Paying Agent/Registrar or the Trustee in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed or wrongfully taken Bond has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, instead of issuing a replacement Bond, may pay such Bond if it has become due and payable or may pay such Bond when it becomes due and payable.

(e) Each replacement Bond delivered in accordance with this Section shall constitute an original additional contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond or Bonds in lieu of which such replacement Bond is delivered.

Section 3.11. Book-Entry Only System.

The Bonds shall initially be issued in book-entry-only form and shall be deposited with DTC, which is hereby appointed to act as the securities depository therefor, in accordance with the letter of representations from the City to DTC. On the Closing Date, the definitive Bonds shall be issued in the form of a single typewritten certificate for each maturity thereof registered in the name of Cede & Co., as nominee for DTC.

With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the City and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any Person on behalf of whom such DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the City and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other Person, other than an Owner, as shown on the Register, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any

DTC Participant or any other Person, other than an Owner, as shown in the Register of any amount with respect to principal of, premium, if any, or interest on the Bonds. Notwithstanding any other provision of this Indenture to the contrary, the City and the Paying Agent/Registrar shall be entitled to treat and consider the Person in whose name each Bond is registered in the Register as the absolute owner of such Bond for the purpose of payment of principal of, premium, if any, and interest on such Bond, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfer with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of, premium, if any, and interest on the Bonds only to or upon the order of the respective Owners as shown in the Register, as provided in this Indenture, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, and interest on the Bonds to the extent of the sum or sums so paid. No Person other than an Owner, as shown in the Register, shall receive a certificate evidencing the obligation of the City to make payments of amounts due pursuant to this Indenture. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Indenture with respect to interest checks or drafts being mailed to the registered owner at the close of business on the relevant Record Date, the words "Cede & Co." in this Indenture shall refer to such new nominee of DTC.

Section 3.12. Successor Securities Depository: Transfer Outside Book-Entry-Only System.

In the event that the City determines that DTC is incapable of discharging its responsibilities described herein and in the letter of representations from the City to DTC, the City shall (i) appoint a successor securities depository, qualified to act as such under Section 17A of the Securities and Exchange Act of 1934, as amended, and notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository; or (ii) notify DTC and DTC Participants of the availability through DTC of certificated Bonds and cause the Paying Agent/Registrar to transfer one or more separate registered Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Indenture.

Section 3.13. Payments to Cede & Co.

Notwithstanding any other provision of this Indenture to the contrary, so long as any Bonds are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Bonds, and all notices with respect to such Bonds shall be made and given, respectively, in the manner provided in the blanket letter of representations from the City to DTC.

ARTICLE IV

REDEMPTION OF BONDS BEFORE MATURITY

Section 4.1. Limitation on Redemption.

The Bonds shall be subject to redemption before their scheduled maturity only as provided in this Article IV.

Section 4.2. Mandatory Sinking Fund Redemption.

(a) The Bonds are subject to mandatory sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at the Redemption Price from moneys available for such purpose in the Principal and Interest Account of the Bond Fund pursuant to Article VI, on the dates and in the respective Sinking Fund Installments as set forth in the following schedule:

Term Bonds Maturing September 1, 20

Redemption Date	Sinking Fund Installment ($)
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20*	

* maturity

Term Bonds Maturing September 1, 20

Redemption Date	Sinking Fund Installment ($)
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20*	

* maturity

Term Bonds Maturing September 1, 20

Redemption Date	Sinking Fund Installment ($)
September 1, 20	
September 1, 20	

September 1, 20
September 1, 20
September 1, 20
September 1, 20
September 1, 20
September 1, 20
September 1, 20
September 1, 20*

* maturity

(b) At least 45 days prior to each mandatory sinking fund redemption date, and subject to any prior reduction authorized by subparagraphs (c) and (d) of this Section 4.2, the Trustee shall select a principal amount of Bonds (in accordance with Section 4.5) of such maturity equal to the Sinking Fund Installment amount of such Bonds to be redeemed, shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in Section 4.6.

(c) The principal amount of Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

(d) The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date, shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Section 4.3. Optional Redemption.

The City reserves the right and option to redeem the Bonds maturing on or after September 1, 20__, before their respective scheduled maturity dates, in whole or in part, on any date on or after September 1, 20__, such redemption date or dates to be fixed by the City, at the Redemption Price, upon written direction from the City, to be provided to the Trustee no fewer than 45 days before the date fixed for redemption (or such shorter time as may be acceptable to the Trustee), directing the Trustee to provide notice of redemption as provided in Section 4.6 hereof.

Section 4.4. Extraordinary Optional Redemption.

Notwithstanding any provision in this Indenture to the contrary, the City reserves the right and option to redeem Bonds before their respective scheduled maturity dates, in whole or in part, and in an amount and on any date specified in a City Certificate, at the Redemption Price of such Bonds, or portions thereof, to be redeemed from amounts on deposit in the Redemption Fund as a result of Prepayments (including related transfers to the Redemption Fund made pursuant to the terms of this Indenture) or any other transfers to the Redemption Fund under the terms of this Indenture, or as a result of unexpended amounts transferred from the Project Fund pursuant to

the terms of this Indenture. No fewer than 45 days before the date fixed for redemption (or such shorter time as may be acceptable to the Trustee), the City will provide the Trustee a City Certificate directing the Bonds to be redeemed pursuant to this Section 4.4 and in accordance with the provisions of Section 4.5 hereof, and directing the Trustee to provide notice of redemption as provided in Section 4.6.

Section 4.5. Partial Redemption.

(a) If less than all of the Bonds are to be redeemed pursuant to Sections 4.2, 4.3, or 4.4, Bonds shall be redeemed in minimum principal amounts of $1,000 or any integral multiple thereof. Each Bond shall be treated as representing the number of Bonds that is obtained by dividing the principal amount of such Bonds by $1,000. No redemption shall result in a Bond in a denomination of less than the Authorized Denomination in effect at that time; provided, however, if the amount of the Outstanding Bond is less than an Authorized Denomination after giving effect to such partial redemption, a Bond in the principal amount equal to the unredeemed portion, but not less than $1,000, may be issued.

(b) In selecting the Bonds to be redeemed pursuant to Section 4.2, the Trustee may select Bonds in any method that results in a random selection.

(c) In selecting the Bonds to be redeemed pursuant to Section 4.3, the Trustee may rely on the directions provided in a City Certificate.

(d) If less than all of the Bonds are called for extraordinary optional redemption pursuant to Section 4.4 hereof, the Bonds or portion of a Bond, as applicable, to be redeemed shall be selected in the following manner:

(i) with respect to a Substantial Amount Redemption, the principal amount called for redemption shall be allocated on a pro rata basis among all Outstanding Bonds; and

(ii) with respect to a Minor Amount Redemption, the Outstanding Bonds shall be redeemed in inverse order of maturity.

(e) Upon surrender of any Bond for redemption in part, the Trustee, in accordance with Section 3.7 of this Indenture, shall authenticate and deliver an exchange Bond or Bonds in an aggregate principal amount equal to the unredeemed portion of the Bond so surrendered, such exchange being without charge.

Section 4.6. Notice of Redemption to Owners.

(a) The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond or portion thereof to be redeemed, at the address shown in the Register. So long as the Bonds are in book-entry-only form and held by DTC as security depository, references to Owner in this Indenture means Cede & Co., as nominee for DTC.

(b) The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Outstanding Bonds

are to be redeemed, and subject to Section 4.5 hereof, an identification of the Bonds or portions thereof to be redeemed, any conditions to such redemption and that on the redemption date, if all conditions, if any, to such redemption have been satisfied, such Bond shall become due and payable.

(c) Any notice given as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

(d) The City has the right to rescind any optional redemption or extraordinary optional redemption described in Sections 4.3 or 4.4 by written notice to the Trustee on or prior to the date fixed for redemption. Any notice of redemption shall be cancelled and annulled if for any reason funds are not available on the date fixed for redemption for the payment in full of the Bonds then called for redemption, and such cancellation shall not constitute an Event of Default under this Indenture. Upon written direction from the City, the Trustee shall mail notice of rescission of redemption in the same manner notice of redemption was originally provided.

(e) With respect to any optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the Redemption Price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

Section 4.7. Payment Upon Redemption.

(a) The Trustee shall make provision for the payment of the Bonds to be redeemed on such date of redemption by setting aside and holding in trust an amount from the Redemption Fund or otherwise received by the Trustee from the City and shall use such funds solely for the purpose of paying the Redemption Price on the Bonds being redeemed.

(b) Upon presentation and surrender of any Bond called for redemption at the Designated Payment/Transfer Office of the Trustee on or after the date fixed for redemption, the Trustee shall pay the Redemption Price on such Bond to the date of redemption from the moneys set aside for such purpose.

Section 4.8. Effect of Redemption.

Notice of redemption having been given as provided in Section 4.6 of this Indenture, the Bonds or portions thereof called for redemption shall become due and payable on the date fixed for redemption provided that funds for the payment of the Redemption Price of such Bonds to the date fixed for redemption are on deposit with the Trustee; thereafter, such Bonds or portions thereof shall cease to bear interest from and after the date fixed for redemption, whether or not such Bonds are presented and surrendered for payment on such date.

ARTICLE V

FORM OF THE BONDS

Section 5.1. Form Generally.

(a) The Bonds, including the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Certificate of the Trustee, and the Assignment to appear on each of the Bonds, (i) shall be substantially in the form set forth in Exhibit A to this Indenture with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Indenture, and (ii) may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel) thereon as, consistently herewith, may be determined by the City or by the officers executing such Bonds, as evidenced by their execution thereof.

(b) Any portion of the text of any Bonds may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Bonds.

(c) The definitive Bonds shall be typewritten, printed, lithographed, or engraved, and may be produced by any combination of these methods or produced in any other similar manner, all as determined by the officers executing such Bonds, as evidenced by their execution thereof.

(d) The Initial Bond submitted to the Attorney General of the State of Texas may be typewritten and photocopied or otherwise reproduced.

Section 5.2. CUSIP Registration.

The City may secure identification numbers through the CUSIP Global Services, managed by FactSet Research Systems on behalf of The American Bankers Association, New York, New York, and may authorize the printing of such numbers on the face of the Bonds. It is expressly provided, however, that the presence or absence of CUSIP numbers on the Bonds shall be of no significance or effect as regards the legality thereof; and none of the City, the Trustee, nor the attorneys approving the Bonds as to legality are to be held responsible for CUSIP numbers incorrectly printed on the Bonds. The Trustee may include in any redemption notice a statement to the effect that the CUSIP numbers on the Bonds have been assigned by an independent service and are included in such notice solely for the convenience of the Owners of the Bonds and that neither the City nor the Trustee shall be liable for any inaccuracies of such numbers.

Section 5.3. Legal Opinion.

The approving legal opinion of Bond Counsel may be printed on or attached to each Bond over the certification of the City Secretary or the Assistant City Secretary of the City, which may be executed in facsimile.

ARTICLE VI

FUNDS AND ACCOUNTS

Section 6.1. Establishment of Funds and Accounts.

(a) Creation of Funds. The following Funds are hereby created and established under this Indenture:

(i) Pledged Revenue Fund;

(ii) Bond Fund;

(iii) Project Fund;

(iv) Reserve Fund;

(v) Redemption Fund;

(vi) Rebate Fund; and

(vii) Administrative Fund.

(b) Creation of Accounts.

(i) The following Account is hereby created and established under the Pledged Revenue Fund:

(A) Bond Pledged Revenue Account.

(ii) The following Account is hereby created and established under the Bond Fund:

(A) Principal and Interest Account.

(iii) The following Accounts are hereby created and established under the Project Fund:

(A) Improvement Area #2 Improvements Account; and

(B) Costs of Issuance Account.

(iv) The following Accounts are hereby created and established under the Reserve Fund:

(A) Reserve Account; and

(B) Additional Interest Reserve Account.

(v) The following Account is hereby created and established under the Administrative Fund:

(A) District Administration Account.

(c) Each Fund and each Account created within such Fund shall be maintained by the Trustee separate and apart from all other funds and accounts of the City. The Trustee may, from time to time, upon written direction from the City pursuant to a City Certificate, create additional Funds or Accounts hereunder as may be necessary The Pledged Funds shall constitute trust funds which shall be held in trust by the Trustee as part of the Trust Estate solely for the benefit of the Owners of the Bonds.

(d) Except as set forth in Section 6.10(f), interest earnings and profit on each respective Fund and Account established by this Indenture shall be applied or withdrawn for the purposes of such Fund or Account as specified below.

Section 6.2. Initial Deposits to Funds and Accounts.

(a) The proceeds from the sale of the Bonds shall be paid to the Trustee and deposited or transferred by the Trustee as follows:

(i) to the Improvement Area #2 Improvements Account of the Project Fund: $_____;

(ii) to the Costs of Issuance Account of the Project Fund: $_____;

(iii) to the Reserve Account of the Reserve Fund: $_____; and

(iv) to the District Administration Account of the Administrative Fund: $_____.

Section 6.3. Pledged Revenue Fund.

(a) On or before February 15 of each year while the Bonds are Outstanding and beginning February 15, 2027, the City shall deposit or cause to be deposited the Pledged Revenues into the Pledged Revenue Fund. From amounts deposited into the Pledged Revenue Fund, the City shall deposit or cause to be deposited Pledged Revenues as follows: (i) first, to the Bond Pledged Revenue Account of the Pledged Revenue Fund in an amount sufficient to pay debt service on the Bonds next coming due in such calendar year, (ii) second, to the Reserve Account of the Reserve Fund in an amount to cause the amount in the Reserve Account to equal the Reserve Account Requirement, in accordance with Section 6.7(a) hereof, (iii) third, to the Additional Interest Reserve Account of the Reserve Fund in an amount equal to the Additional Interest collected, if any, in accordance with Section 6.7(b) hereof, (iv) fourth, to pay Actual Costs of the Improvement Area #2 Improvements, and (v) fifth, to pay other costs permitted by the PID Act.

(b) From time to time as needed to pay the obligations relating to the Bonds, but no later than five Business Days before each Interest Payment Date, the Trustee shall withdraw from the Bond Pledged Revenue Account and transfer to the Principal and Interest Account of

the Bond Fund, an amount, taking into account any amounts then on deposit in such Principal and Interest Account, such that the amount on deposit in the Principal and Interest Account equals the principal (including any Sinking Fund Installments) and interest due on the Bonds on the next Interest Payment Date.

(c) If, after the foregoing transfers and any transfer from the Reserve Fund as provided in Section 6.7 herein, there are insufficient funds to make the payments provided in paragraph (b) above, the Trustee shall apply the available funds in the Principal and Interest Account first, to the payment of interest, and second, to the payment of principal (including any Sinking Fund Installments) on the Bonds, as described in Section 11.4(a) hereof.

(d) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Prepayments to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer such Prepayments to the Redemption Fund.

(e) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Foreclosure Proceeds to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer Foreclosure Proceeds first, to the Reserve Account to restore any transfers from the Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, second, to the Additional Interest Reserve Account to restore any transfers from the Additional Interest Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, and third, to the Redemption Fund.

(f) After satisfaction of the requirement to provide for the payment of the principal and interest on the Bonds and to fund any deficiency that may exist in an account of the Reserve Fund, and the other deposits described in (a) above, the City may direct the Trustee, by City Certificate, to apply Assessments for any lawful purposes permitted by the PID Act for which Assessments may be paid.

(g) Any additional Pledged Revenues remaining after the satisfaction of the foregoing shall be applied by the Trustee, as instructed by the City pursuant to a City Certificate, for any lawful purpose permitted by the PID Act for which such additional Pledged Revenues may be used, including transfers to other Funds and Accounts created pursuant to this Indenture.

Section 6.4. Bond Fund.

(a) On each Interest Payment Date, the Trustee shall withdraw from the Principal and Interest Account and transfer to the Paying Agent/Registrar the principal (including any Sinking Fund Installments) and/or interest then due and payable on the Bonds.

(b) If amounts in the Principal and Interest Account are insufficient for the purposes set forth in paragraph (a) above, the Trustee shall withdraw from the Reserve Fund amounts to cover the amount of such insufficiency in the order described in Section 6.7(f) hereof. Amounts so withdrawn from the Reserve Fund shall be deposited in the Principal and Interest Account and transferred to the Paying Agent/Registrar.

Section 6.5. Project Fund.

(a) Disbursements from the Costs of Issuance Account of the Project Fund shall be made by the Trustee to pay costs of issuance of the Bonds pursuant to either (i) the instructions on the memorandum to be issued by the City's financial advisor (the "Closing Memorandum") as of the Closing Date, (ii) one or more City Certificates or (iii) an executed, completed, and accepted Closing Disbursement Request.

(b) Money on deposit in the Improvement Area #2 Improvements Account shall only be used to pay Actual Costs of the Improvement Area #2 Improvements, except as otherwise provided for herein. Disbursements from the Improvement Area #2 Improvements Account to pay costs related to the creation of the District shall be made by the Trustee pursuant to either (i) the Closing Memorandum, (ii) one or more City Certificates or (iii) an executed, completed, and accepted Closing Disbursement Request. Disbursements from the Improvement Area #2 Improvements Account of the Project Fund to pay all other Actual Costs of the Improvement Area #2 Improvements shall be made by the Trustee upon receipt by the Trustee of either a properly executed and completed Certification for Payment or written direction from the City or its designee approving the disbursement to the Developer or the Developer's designee. The disbursement of funds from the Improvement Area #2 Improvements Account of the Project Fund pursuant to a Closing Memorandum, Closing Disbursement Request or Certification for Payment shall be pursuant to and in accordance with the disbursement procedures described in the Construction, Funding, and Acquisition Agreement or as provided in a Closing Memorandum, Closing Disbursement Request or Certification for Payment, provided that the Trustee may rely solely and conclusively on the Closing Memorandum, a City Certificate, a Closing Disbursement Request, Certification for Payment or other written direction from the City or its designee in making a disbursement from the Improvement Area #2 Improvements Account of the Project Fund. Such provisions and procedures related to such disbursements contained in the Construction, Funding, and Acquisition Agreement, are herein incorporated by reference and deemed set forth herein in full.

(c) If the City Representative determines in his or her sole discretion that amounts then on deposit in the Improvement Area #2 Improvements Account of the Project Fund are not expected to be expended for purposes of the Account due to the abandonment, or constructive abandonment, of the Improvement Area #2 Improvements such that, in the opinion of the City Representative, it is unlikely that the amounts in the Improvement Area #2 Improvements Account of the Project Fund will ever be expended for the purposes of such Account, the City Representative shall file a City Certificate with the Trustee which identifies the amounts then on deposit in the Improvement Area #2 Improvements Account of the Project Fund that are not expected to be used for purposes of such Account. If such City Certificate is so filed, the amounts on deposit in the Improvement Area #2 Improvements Account of the Project Fund shall be transferred to the Redemption Fund to redeem Bonds on the earliest practicable date after notice of redemption has been provided in accordance with this Indenture.

(d) In making any determination pursuant to this Section, the City Representative may conclusively rely upon a certificate of an Independent Financial Consultant.

(e) Upon receipt of a City Certificate stating that all Improvement Area #2 Improvements have been completed and that all Actual Costs of the Improvement Area #2 Improvements have been paid, or that any such Actual Costs of the Improvement Area #2

Improvements are not required to be paid from the Improvement Area #2 Improvements Account of the Project Fund pursuant to a Certification for Payment or written direction from the City or its designee, the Trustee shall transfer the amount, if any, remaining within the Improvement Area #2 Improvements Account of the Project Fund to the Principal and Interest Account of the Bond Fund or to the Redemption Fund to be used to redeem Bonds pursuant to Section 4.4 as directed by the City Representative in a City Certificate filed with the Trustee. Upon such transfer the Improvement Area #2 Improvements Account of the Project Fund shall be closed. If the Improvement Area #2 Improvements Account has been closed as provided above and the Costs of Issuance Account of the Project Fund has been closed pursuant to the provisions of Section 6.5(f), the Project Fund shall be closed.

(f) Not later than six months following the Closing Date, or upon an earlier determination by the City Representative that all costs of issuance of the Bonds have been paid, any amounts remaining in the Costs of Issuance Account shall be transferred first to the Improvement Area #2 Improvements Account of the Project Fund and used to pay Actual Costs, or, if no Actual Costs remain to be funded, then to the Principal and Interest Account of the Bond Fund and used to pay interest on the Bonds, as directed by the City in a City Certificate filed with the Trustee, and the Costs of Issuance Account shall be closed.

(g) Notwithstanding anything to the contrary herein or in the Construction, Funding, and Acquisition Agreement, the Trustee shall not be required to make any investigation into any facts or matters stated in any Certification for Payment, Closing Memorandum, Closing Disbursement Request, City Certificate, or other written direction from the City or its designee provided as described in this Section 6.5 or to review any attachments thereto and shall have no liability on account of any disbursement from the Project Fund (including subaccounts) in accordance with such Certification for Payment, Closing Memorandum, Closing Disbursement Request, City Certificate or other written direction from the City or its designee, provided that it has complied with the procedures required in this Section 6.5 with respect to such Certification for Payment, Closing Memorandum, Closing Disbursement Request, City Certificate or other written direction. The Trustee shall have no responsibility whatsoever to disburse or transfer funds from the Improvement Area #2 Improvements Account of the Project Fund hereunder absent written directions from the City.

Section 6.6. Redemption Fund.

(a) The Trustee shall cause to be deposited to the Redemption Fund from the Bond Pledged Revenue Account of the Pledged Revenue Fund an amount sufficient to redeem Bonds as provided in Sections 4.3 and 4.4 on the dates specified for redemption as provided in Sections 4.3 and 4.4. Amounts on deposit in the Redemption Fund shall be used and withdrawn by the Trustee to redeem Bonds as provided in Article IV.

Section 6.7. Reserve Fund.

(a) The City agrees with the Owners of the Bonds to accumulate from the deposits described in Sections 6.2 and 6.3(a) hereof, and when accumulated, maintain in the Reserve Account of the Reserve Fund, an amount equal to not less than the Reserve Account Requirement, except to the extent such deficiency is due to the application of Section 6.7(d) hereof. All amounts deposited in the Reserve Account of the Reserve Fund shall be used and

withdrawn by the Trustee for the purpose of making transfers to the Principal and Interest Account of the Bond Fund, as provided in this Indenture.

(b) The Trustee, if needed, will transfer from the Pledged Revenue Fund to the Additional Interest Reserve Account on March 1 and September 1 of each year, commencing March 1, 2027, an amount equal to the Additional Interest collected, if any, as shown on the Improvement Area #2 Assessment Roll attached to the Service and Assessment Plan or an Annual Service Plan Update, until the Additional Interest Reserve Requirement has been accumulated in the Additional Interest Reserve Account. If the amount on deposit in the Additional Interest Reserve Account shall at any later time be less than the Additional Interest Reserve Requirement, the Trustee shall notify the City, in writing, of the amount of such shortfall, and the City shall resume collecting the Additional Interest and shall file a City Certificate with the Trustee instructing the Trustee to resume depositing the Additional Interest from the Pledged Revenue Fund into the Additional Interest Reserve Account until the Additional Interest Reserve Requirement has been accumulated in the Additional Interest Reserve Account; provided, however, that the City shall not be required to replenish the Additional Interest Reserve Account in the event funds are transferred from the Additional Interest Reserve Account to the Redemption Fund as a result of an extraordinary optional redemption of Bonds from the proceeds of a Prepayment pursuant to Section 4.4 of this Indenture. If, after such deposits, there is surplus Additional Interest remaining, the Trustee shall transfer such surplus Additional Interest to the Redemption Fund, and shall notify the City of such transfer in writing. In calculating the amounts to be transferred pursuant to this Section, the Trustee may conclusively rely on the Annual Installments as shown on the Improvement Area #2 Assessment Roll in the Service and Assessment Plan or an Annual Service Plan Update unless and until it receives a City Certificate directing that a different amount be used.

(c) Whenever a transfer is made from an Account of the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Trustee shall provide written notice thereof to the City, specifying the amount withdrawn and the source of such funds.

(d) Whenever Bonds are to be redeemed with the proceeds of Prepayments pursuant to Section 4.4, the Trustee shall transfer, on the Business Day prior to the redemption date (or on such other date as agreed to by the City and the Trustee), from the Reserve Account of the Reserve Fund to the Redemption Fund, an amount specified in a City Certificate to be applied to the redemption of the Bonds. The amount so transferred from the Reserve Account of the Reserve Fund shall be equal to the principal amount of Bonds to be redeemed with Prepayments multiplied by the lesser of: (i) the amount required to be in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption, and (ii) the amount actually in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds prior to the redemption. If after such transfer, and after applying investment earnings on the Prepayments toward payment of accrued interest, there are insufficient funds in the Redemption Fund to pay the principal amount plus accrued and unpaid interest to the date fixed for redemption of the Bonds to be redeemed, as identified in a City Certificate as a result of such Prepayments and as a result of the transfer from the Reserve Account under this Section 6.7(d), the Trustee shall transfer an amount equal to the shortfall, and/or any additional amounts necessary to permit the Bonds to be redeemed in minimum principal amounts of $1,000, from the Additional Interest Reserve Account to the Redemption Fund to be applied to the redemption of the Bonds.

(e) Whenever, on any Interest Payment Date, or on any other date at the written request of a City Representative, the amount in the Reserve Account exceeds the Reserve Account Requirement, the Trustee shall provide written notice to the City Representative of the amount of the excess. Such excess shall be transferred to the Principal and Interest Account to be used for the payment of debt service on the Bonds on the next Interest Payment Date in accordance with Section 6.4 hereof, unless within 30 days of such notice to the City Representative, the Trustee receives a City Certificate instructing the Trustee to apply such excess: (i) to pay amounts due under Section 6.8 hereof, (ii) to the Improvement Area #2 Improvements Account of the Project Fund if such application and the expenditure of funds is expected to occur within three years of the Closing Date, or (iii) for such other use specified in such City Certificate if the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such alternate use will not adversely affect the exemption from federal income tax of the interest on any Bond.

(f) Whenever, on any Interest Payment Date, the amount on deposit in the Bond Fund is insufficient to pay the debt service on the Bonds due on such date, the Trustee shall transfer first, from the Additional Interest Reserve Account of the Reserve Fund to the Bond Fund and second, from the Reserve Account of the Reserve Fund to the Bond Fund the amounts necessary to cure such deficiency.

(g) At the final maturity of the Bonds, the amount on deposit in the Reserve Account and in the Additional Interest Reserve Account shall be transferred to the Principal and Interest Account of the Bond Fund and applied to the payment of the principal of the Bonds.

(h) If, after a Reserve Account withdrawal pursuant to Section 6.7(f) hereof, the amount on deposit in the Reserve Account of the Reserve Fund is less than the Reserve Account Requirement, the Trustee shall transfer from the Pledged Revenue Fund to the Reserve Account of the Reserve Fund the amount of such deficiency, in accordance with Section 6.3.

(i) If the amount held in the Reserve Fund together with the amounts held in the Bond Fund and the Redemption Fund are sufficient to pay the principal amount of all Outstanding Bonds on the next Interest Payment Date, together with the unpaid interest accrued on such Outstanding Bonds as of such Interest Payment Date, the moneys shall be transferred to the Redemption Fund and thereafter used to redeem all Outstanding Bonds as of such Interest Payment Date.

Section 6.8. Rebate Fund: Rebate Amount.

(a) There is hereby established a special fund of the City to be designated "City of Celina, Texas, Rebate Fund" (the "Rebate Fund") to be held by the Trustee in accordance with the terms and provisions of this Indenture. Amounts on deposit in the Rebate Fund shall be used solely for the purpose of paying amounts relating to the Bonds due the United States Government in accordance with the Code.

(b) In order to assure that the Rebate Amount is paid to the United States rather than to a third-party, investments of funds on deposit in the Rebate Fund, as directed by the City in a written instruction to the Trustee, shall be made in accordance with the Code and the Tax Certificate.

(c) The Trustee conclusively shall be deemed to have complied with the provisions of this Section and Section 7.5(h) and shall not be liable or responsible if it follows the instructions of the City and shall not be required to take any action under this Section and Section 7.5(h) in the absence of written instructions from the City.

(d) If, on the date of each annual calculation, the amount on deposit in the Rebate Fund exceeds the Rebate Amount, the City may direct the Trustee, pursuant to a City Certificate, to transfer the amount in excess of the Rebate Amount to the Bond Fund.

Section 6.9. Administrative Fund.

(a) The City shall deposit or cause to be deposited to the District Administration Account of the Administrative Fund the amounts collected each year to pay the Administrative Expenses and Delinquent Collection Costs.

(b) Moneys in the District Administration Account of the Administrative Fund shall be held by the Trustee separate and apart from the other Funds and Accounts created and administered hereunder and used as directed by a City Certificate solely for the purposes set forth in the Service and Assessment Plan.

(c) The Administrative Fund shall not be part of the Trust Estate and shall not be security for the Bonds.

Section 6.10. Investment of Funds.

(a) Money in any Fund or Account established pursuant to this Indenture shall be invested by the Trustee, as directed by the City pursuant to a City Certificate filed with the Trustee at least two days in advance of the making of such investment. The money in any Fund or Account shall be invested in time deposits or certificates of deposit secured in the manner required by law for public funds, or be invested in direct obligations of, including obligations the principal and interest on which are unconditionally guaranteed by, the United States of America, in obligations of any agencies or instrumentalities thereof, or in such other investments as are permitted under the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended, or any successor law, as in effect from time to time; provided that all such deposits and investments shall be made in such manner (which may include repurchase agreements for such investment with any primary dealer of such agreements) that the money required to be expended from any Fund will be available at the proper time or times. Notwithstanding the preceding sentence, amounts in the Additional Interest Reserve Account may not be invested above the Yield (as defined in Section 7.5(a) hereof) on the Bonds, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such investment and/or the failure to comply with such yield restriction will not adversely affect the exemption from federal income tax of the interest on any Bond. Investments shall be valued each year in terms of current market value as of September 30. For purposes of maximizing investment returns, to the extent permitted by law, money in such Funds or Accounts may be invested in common investments of the kind described above, or in a common pool of such investment which shall be kept and held at an official depository bank, which shall not be deemed to be or constitute a commingling of such money or funds provided that safekeeping receipts or certificates of participation clearly evidencing the investment or investment pool in which such money is invested and the share thereof purchased with such money or owned by

such Fund or Account are held by or on behalf of each such Fund or Account. If necessary, such investments shall be promptly sold to prevent any default.

(b) Obligations purchased as an investment of moneys in any Fund or Account shall be deemed to be part of such Fund or Account, subject, however, to the requirements of this Indenture for transfer of interest earnings and profits resulting from investment of amounts in Funds and Accounts. Whenever in this Indenture any moneys are required to be transferred by the City to the Trustee, such transfer may be accomplished by transferring a like amount of Investment Securities.

(c) The Trustee and its affiliates may act as sponsor, advisor, depository, principal or agent in the acquisition or disposition of any investment. The Trustee shall have no investment discretion and the Trustee's only responsibility for investments shall be to follow the written instructions contained in any City Certificate. In the absence of any such instructions, all funds shall be held by the Trustee uninvested in cash, yet collateralized. The Trustee shall have no responsibility to ensure that an investment it is directed to purchase is a permitted investment pursuant to the terms of this Indenture. The Trustee shall not incur any liability for losses arising from any investments made pursuant to this Section. The Trustee shall not be required to determine the suitability or legality of any investments and may conclusively rely on the related City Certificate as to such matters. The Trustee shall have no duty to confirm or any responsibility to monitor the ratings of any investments made hereunder.

(d) Investments in any and all Funds and Accounts may be commingled in a separate fund or funds for purposes of making, holding and disposing of investments, notwithstanding provisions herein for transfer to or holding in or to the credit of particular Funds or Accounts of amounts received or held by the Trustee hereunder, provided that the Trustee shall at all times account for such investments strictly in accordance with the Funds and Accounts to which they are credited and otherwise as provided in this Indenture.

(e) The Trustee will furnish the City and the Administrator monthly cash transaction statements which include detail for all investment transactions made by the Trustee hereunder; and, unless the Trustee receives a written request, the Trustee is not required to provide brokerage confirmations so long as the Trustee is providing such monthly cash transaction statements.

(f) If, following an annual calculation of the Rebate Amount in accordance with Sections 6.8 and 7.5(h) hereof, it is determined that a Rebate Amount is owed with respect to the Bonds, the City shall direct the Trustee, pursuant to a City Certificate, to transfer to the Rebate Fund an amount equal to the Rebate Amount owed by the City from investment earnings derived from the investment of the amount on deposit in the Pledged Funds. The City Certificate shall specify the amount to be transferred and identify the Pledged Fund or Pledged Funds from which the investment earnings shall be transferred.

(g) The Trustee may conclusively rely on a City Certificate pursuant to Section 6.10(a) that such an investment will comply with the City's investment policy and with the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended.

Section 6.11. Security of Funds.

All Funds or Accounts heretofore created, to the extent not invested as herein permitted, shall be secured in the manner and to the fullest extent required by law for the security of public funds, and such Funds or Accounts shall be used only for the purposes and in the manner permitted or required by this Indenture.

ARTICLE VII

COVENANTS

Section 7.1. Confirmation of Assessments.

The City hereby confirms, covenants, and agrees that the Assessments to be collected from the Assessed Property are as so reflected in the Service and Assessment Plan (as it may be updated from time to time), and, in accordance with the Assessment Ordinance, it has levied the Assessments against the respective Assessed Parcels from which the Pledged Revenues will be collected and received.

Section 7.2. Collection and Enforcement of Assessments.

(a) For so long as any Bonds are Outstanding, the City covenants, agrees and warrants that it will take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens thereof enforced continuously, in the manner and to the maximum extent permitted by Applicable Laws, and, to the extent permitted by Applicable Laws to cause no reduction, abatement or exemption in the Assessments.

(b) The City will determine or cause to be determined, no later than February 15 of each year, whether or not any Annual Installment is delinquent and, if such delinquencies exist, the City will order and cause to be commenced as soon as practicable any and all appropriate and legally permissible actions to obtain such Annual Installment, and any delinquent charges and interest thereon, including diligently prosecuting an action in district court to foreclose the currently delinquent Annual Installment. Notwithstanding the foregoing, the City shall not be required under any circumstances to purchase or make payment for the purchase of the delinquent Assessment or the corresponding Assessed Parcel. Furthermore, nothing shall obligate the City, the City Attorney, or any appropriate designee to undertake collection or foreclosure actions against delinquent accounts in violation of applicable state law, court order, or existing contractual provisions between the City and its appropriate collections enforcement designees.

Section 7.3. Against Encumbrances.

(a) Other than Refunding Bonds, the City shall not create and, to the extent Pledged Revenues are received, shall not suffer to remain, any lien, encumbrance or charge upon the Trust Estate, other than that specified in Section 9.6 of this Indenture, or upon any other property pledged under this Indenture, except the pledge created for the security of the Bonds, and other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

(b) So long as Bonds are Outstanding hereunder, and except as set forth in Section 13.2 hereof, the City shall not issue any bonds, notes or other evidences of indebtedness other than the Bonds and Refunding Bonds, if any, secured by any pledge of or other lien or charge on the Trust Estate, except for other indebtedness incurred in compliance with Section 13.2 hereof.

Section 7.4. Records, Accounts, Accounting Reports.

The City hereby covenants and agrees that so long as any of the Bonds or interest thereon remain Outstanding and unpaid, it will keep and maintain a proper and complete system of records and accounts pertaining to the Assessments. The Trustee and the Owners of any Bonds or any duly authorized agent or agents of such Owners shall have the right at all reasonable times to inspect all such records, accounts, and data relating thereto, upon written request to the City by the Trustee or duly authorized representative, as applicable. The City shall provide the Trustee or duly authorized representative, as applicable, an opportunity to inspect such books and records relating to the Bonds during the City's regular business hours and on a mutually agreeable date not later than 30 days after the City receives such request.

Section 7.5. Covenants to Maintain Tax-Exempt Status.

(a) Definitions. When used in this Section, the following terms shall have the following meanings:

> "*Closing Date*" means the date on which the Bonds are first authenticated and delivered to the initial purchasers against payment therefor.
>
> *"Code"* means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.
>
> *"Computation Date"* has the meaning set forth in Section 1.148-1(b) of the Regulations.
>
> *"Gross Proceeds"* means any proceeds, as defined in Section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in Section 1.148-1(c) of the Regulations, of the Bonds.
>
> *"Investment"* has the meaning set forth in Section 1.148-1(b) of the Regulations.
>
> *"Nonpurpose Investment"* means any investment property, as defined in Section 148(b) of the Code, in which Gross Proceeds of the Bonds are invested and which is not acquired to carry out the governmental purposes of the Bonds.
>
> *"Regulations"* means any proposed, temporary or final Income Tax Regulations issued pursuant to Sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Bonds. Any reference to any specific

Regulation shall also mean, as appropriate, any proposed, temporary or final Income Tax Regulation designed to supplement, amend or replace the specific Regulation referenced.

"Yield" of (1) any Investment has the meaning set forth in Section 1.148-5 of the Regulations; and (2) the Bonds has the meaning set forth in Section 1.148-4 of the Regulations.

(b) Not to Cause Interest to Become Taxable. The City shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Bond to become includable in the gross income, as defined in Section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Bond, the City shall comply with each of the specific covenants in this Section.

(c) No Private Use or Private Payments. Except as permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall at all times prior to the last Stated Maturity of the Bonds:

(i) exclusively own, operate and possess all property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with Gross Proceeds of the Bonds, and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency, department and instrumentality thereof) other than a state or local government, unless such use is solely as a member of the general public; and

(ii) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Bonds or any property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds, other than taxes of general application within the City or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(d) No Private Loan.

(i) Except to the extent permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall not use Gross Proceeds of the Bonds to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be "loaned" to a person or entity if: (1) property acquired, constructed or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take-or-pay, output or similar contract or

arrangement; or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or any property acquired, constructed or improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

(ii) The City covenants and agrees that the levied Assessments will meet the requirements of the "tax assessment loan exception" within the meaning of Section 1.141-5(d) of the Regulations on the date the Bonds are delivered and will ensure that the Assessments continue to meet such requirements for so long as the Bonds are outstanding hereunder.

(e) Not to Invest at Higher Yield. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the City shall not at any time prior to the final Stated Maturity of the Bonds directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested) if, as a result of such investment, the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of the Bonds.

(f) Not Federally Guaranteed. Except to the extent permitted by Section 149(b) of the Code and the Regulations and rulings thereunder, the City shall not take or omit to take any action which would cause the Bonds to be federally guaranteed within the meaning of Section 149(b) of the Code and the Regulations and rulings thereunder.

(g) Information Report. The City shall timely file the information required by Section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe.

(h) Rebate of Arbitrage Profits. Except to the extent otherwise provided in Section 148(f) of the Code and the Regulations and rulings thereunder:

(i) The City shall account for all Gross Proceeds (including all receipts, expenditures and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures and investments thereof) and shall retain all records of accounting for at least six years after the day on which the last outstanding Bond is discharged. However, to the extent permitted by law, the City may commingle Gross Proceeds of the Bonds with other money of the City, provided that the City separately accounts for each receipt and expenditure of Gross Proceeds and the obligations acquired therewith.

(ii) Not less frequently than each Computation Date, the City shall calculate the Rebate Amount in accordance with rules set forth in Section 148(f) of the Code and the Regulations and rulings thereunder. The City shall maintain such calculations with its official transcript of proceedings relating to the issuance of the Bonds until six years after the final Computation Date.

(iii) As additional consideration for the purchase of the Bonds by the Purchaser and the loan of the money represented thereby and in order to induce such purchase by measures designed to ensure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the City shall, pursuant to a City Certificate, direct the Trustee to transfer to the Rebate Fund from the Funds or

Accounts designated in such City Certificate and direct the Trustee to pay to the United States from the Rebate Fund the amount that when added to the future value of previous rebate payments made for the Bonds equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, 100% of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, 90% of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.

(iv) The City shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (ii) and (iii), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within 180 days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

(i) Not to Divert Arbitrage Profits. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the City shall not, at any time prior to the earlier of the Stated Maturity or final payment of the Bonds, enter into any transaction that reduces the amount required to be paid to the United States pursuant to Subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Yield of the Bonds not been relevant to either party.

(j) Elections. The City hereby directs and authorizes the Mayor, Mayor Pro Tem, City Manager, Assistant City Manager, Director of Finance, the City Secretary or the Assistant City Secretary, individually or jointly, to make elections permitted or required pursuant to the provisions of the Code or the Regulations, as they deem necessary or appropriate in connection with the Bonds, in the Tax Certificate or similar or other appropriate certificate, form or document.

ARTICLE VIII

LIABILITY OF CITY

The City shall not incur any responsibility in respect of the Bonds or this Indenture other than in connection with the duties or obligations explicitly herein or in the Bonds assigned to or imposed upon it. The City shall not be liable in connection with the performance of its duties hereunder, except for its own willful default or act of bad faith. The City shall not be bound to ascertain or inquire as to the performance or observance of any of the terms, conditions, covenants or agreements of the Trustee herein or of any of the documents executed by the Trustee in connection with the Bonds, or as to the existence of a default or Event of Default thereunder.

In the absence of bad faith, the City may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon certificates or opinions furnished to the City and conforming to the requirements of this Indenture. The City shall not be liable for any

error of judgment made in good faith unless it shall be proved that it was negligent in ascertaining the pertinent facts.

No provision of this Indenture, the Bonds, the Bond Ordinance, the Assessment Ordinance, or any agreement, document, instrument, or certificate executed, delivered or approved in connection with the issuance, sale, delivery, or administration of the Bonds (the "Bond Documents"), shall require the City to expend or risk its own general funds or otherwise incur any financial liability (other than with respect to the Trust Estate and the Administrative Expenses) in the performance of any of its obligations hereunder, or in the exercise of any of its rights or powers, if in the judgment of the City there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it.

Neither the Owners nor any other Person shall have any claim against the City or any of its officers, officials, agents, or employees for damages suffered as a result of the City's failure to perform in any respect any covenant, undertaking, or obligation under any Bond Documents or as a result of the incorrectness of any representation in, or omission from, any of the Bond Documents, except to the extent that any such claim relates to an obligation, undertaking, representation, or covenant of the City, in accordance with the Bond Documents and the PID Act. Any such claim shall be payable only from the Trust Estate, the funds available for such payment in any of the Pledged Funds, if any, or the amounts collected to pay Administrative Expenses on deposit in the Administrative Fund. Nothing contained in any of the Bond Documents shall be construed to preclude any action or proceeding in any court or before any governmental body, agency, or instrumentality against the City or any of its officers, officials, agents, or employees to enforce the provisions of any of the Bond Documents or to enforce all rights of the Owners of the Bonds by mandamus or other proceeding at law or in equity.

The City may rely on and shall be protected in acting or refraining from acting upon any notice, resolution, request, consent, order, certificate, report, warrant, bond, or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or proper parties. The City may consult with counsel with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance therewith.

Whenever in the administration of its duties under this Indenture, the City shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of willful misconduct on the part of the City, be deemed to be conclusively proved and established by a certificate of the Trustee, an Independent Financial Consultant, an independent inspector, the City Manager, or other person designated by the City Council to so act on behalf of the City, and such certificate shall be full warrant to the City for any action taken or suffered under the provisions of this Indenture upon the faith thereof, but in its discretion the City may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

In order to perform its duties and obligations hereunder, the City may employ such persons or entities as it deems necessary or advisable. The City shall not be liable for any of the acts or omissions of such persons or entities employed by it in good faith hereunder, and shall be entitled to rely, and shall be fully protected in doing so, upon the opinions, calculations, determinations, and directions of such persons or entities.

ARTICLE IX

THE TRUSTEE

Section 9.1. Trustee as Paying Agent/Registrar.

The Trustee is hereby designated and agrees to act as Paying Agent /Registrar for and in respect to the Bonds.

Section 9.2. Trustee Entitled to Indemnity.

The Trustee shall be under no obligation to spend its own funds, to institute any suit, or to undertake any proceeding under this Indenture, or to enter any appearance or in any way defend in any suit in which it may be made defendant, or to take any steps in the execution of the trusts hereby created or in the enforcement of any rights and powers hereunder, until it shall be indemnified by the Owners, to the extent permitted by law and the provisions of this Indenture, to its satisfaction against any and all costs and expenses, outlays, and counsel fees and other reasonable disbursements, and against all liability except as a consequence of its own negligence or willful misconduct. Nevertheless, the Trustee may begin suit, or appear in and defend suit, or do anything else in its judgment proper to be done by it as the Trustee, without indemnity, and in such case the Trustee may, to the extent permitted pursuant to the provisions of this Indenture, make transfers from the District Administration Account of the Administrative Fund, and to the extent money in the District Administration Account is insufficient, from the Pledged Revenue Fund to pay all costs and expenses, outlays, and counsel fees and other reasonable disbursements properly incurred in connection therewith and shall, to the extent permitted by law, be entitled to a preference therefor over any Bonds Outstanding hereunder.

The Trustee's rights to immunities and protection from liability hereunder will survive its resignation or removal.

Section 9.3. Responsibilities of the Trustee.

The Trustee accepts the trusts imposed upon it by this Indenture, and agrees to observe and perform those trusts, but only upon and subject to the terms and conditions set forth in this Article, to all of which the parties hereto and the Owners agree.

The recitals contained in this Indenture and in the Bonds shall be taken as the statements of the City only and the Trustee assumes no responsibility for and undertakes no duty to verify the correctness of the same. The Trustee makes no representations as to the validity or sufficiency of the offering documents, this Indenture, or the Bonds or with respect to the security afforded by this Indenture, and the Trustee shall incur no liability with respect thereto. Except as otherwise expressly provided in this Indenture, the Trustee shall have no responsibility or duty with respect to: (i) the issuance of Bonds for value; (ii) the application of the proceeds thereof, except to the extent that such proceeds are received by it in its capacity as Trustee; (iii) the application of any moneys paid to the City or others in accordance with this Indenture, except as to the application of any moneys paid to it in its capacity as Trustee; or (iv) any calculation of arbitrage or rebate under the Code. The Trustee has the right to act through agents and attorneys and shall have no liability for the negligence or willful misconduct of the agents and attorneys appointed by it with due care.

The duties and obligations of the Trustee shall be determined by the express provisions of this Indenture, and the Trustee shall not be liable except for the performance of such duties and obligations as are specifically set forth in this Indenture. No implied covenants or obligations shall be read into this Indenture against the Trustee. In case a default or an Event of Default has occurred and is continuing hereunder (of which the Trustee has been notified), the Trustee shall exercise those rights and powers vested in it by this Indenture and shall use the same degree of care and skill in its exercise, as a prudent person would exercise or use under the circumstances in the conduct of his or her own affairs.

The Trustee shall not be liable for any action taken or omitted by it in the performance of its duties under this Indenture, except for its own negligence or willful misconduct, both before and after default by the City.

The Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with any direction of the Owners of the applicable percentage of the Outstanding Bonds permitted to be given by them under this Indenture.

The Trustee shall not be liable for any error in judgment exercised in good faith and expressly authorized or within the discretion or rights or powers conferred upon it by this Indenture.

The Trustee shall not be required to take notice, and shall not be deemed to have notice, of any default or Event of Default hereunder, unless the Trustee shall be notified specifically of the default or Event of Default in a written instrument or document delivered to it by the City or by the Owners of at least a majority of the aggregate principal amount of Bonds then Outstanding. In the absence of delivery of a notice satisfying those requirements, the Trustee may assume conclusively that there is no default or Event of Default.

The rights, privileges, protections, immunities and benefits given to the Trustee including, without limitation, its right to be indemnified, are extended to, and shall be enforceable by, the Trustee in each of its capacities hereunder, and each agent, custodian and person employed to act hereunder.

In no event shall the Trustee be responsible or liable for incidental, special, indirect, punitive or consequential loss or damage of any kind whatsoever (including, but not limited to, loss of profit) irrespective of whether the Trustee has been advised of the likelihood of such loss or damage and regardless of the form of action.

Under no circumstances shall the Trustee be liable in its individual capacity for the obligations evidenced by the Bonds.

Section 9.4. Property Held in Trust.

All moneys and securities held by the Trustee at any time pursuant to the terms of this Indenture shall be held by the Trustee in trust for the purposes and under the terms and conditions of this Indenture.

Section 9.5. Trustee Protected in Relying on Certain Documents.

The Trustee may request and conclusively rely and shall be protected in acting upon any order, notice, request, consent, waiver, certificate, statement, affidavit, requisition, bond, or other document provided to the Trustee in accordance with the terms of this Indenture that it shall in good faith reasonably believe to be genuine and to have been adopted or signed by the proper board or Person or to have been prepared and furnished pursuant to any of the provisions of this Indenture, or upon the written opinion of any counsel, architect, engineer, insurance consultant, management consultant, or accountant believed by the Trustee to be qualified in relation to the subject matter, and the Trustee shall be under no duty to make any investigation or inquiry into any statements contained or matters referred to in any such instrument. The Trustee may consult with counsel, who may or may not be Bond Counsel, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken, suffered, or omitted to be taken by it in good faith and in accordance therewith.

The Trustee may execute any of the trusts or powers hereunder or perform any of its duties hereunder through agents and attorneys and the Trustee shall not be responsible for any misconduct or negligence on the part of any agent or attorney appointed with due care by it hereunder.

Whenever the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action under this Indenture, such matter may be deemed to be conclusively proved and established by a City Certificate, unless other evidence in respect thereof be hereby specifically prescribed. Such City Certificate shall be full warrant for any action taken or suffered in good faith under the provisions hereof, but in its sole discretion the Trustee may in lieu thereof accept other evidence of such fact or matter or may require such further or additional evidence as it may deem reasonable. Except as otherwise expressly provided herein, any request, order, notice, or other direction required or permitted to be furnished pursuant to any provision hereof by the City to the Trustee shall be sufficiently executed if executed in the name of the City by the City Representative.

The Trustee shall not be under any obligation to see to the recording or filing of this Indenture, or otherwise to the giving to any Person of notice of the provisions hereof except as expressly required in Section 9.13 herein.

The Trustee shall have no duty or obligation to monitor the City's compliance with the terms of this Indenture or to ascertain or inquire as to the performance or observance of any covenants, conditions or agreements on the part of the City herein except as may be expressly provided for herein.

The Trustee shall not be required to give any bond or surety in respect of the execution of the trusts and powers established by this Indenture.

The permissive right of the Trustee to do things enumerated in this Indenture shall not be construed as a duty to take such action.

Section 9.6. Compensation.

Unless otherwise provided by contract with the Trustee, the Trustee shall transfer from the District Administration Account of the Administrative Fund, from time to time, reasonable compensation for all services rendered by it hereunder, including its services as Paying Agent/Registrar, together with all its reasonable expenses, charges, and other disbursements and those of its counsel, agents and employees, incurred in and about the administration and execution of the trusts hereby created and the exercise of its powers and the performance of its duties hereunder, subject to any limit on the amount of such compensation or recovery of expenses or other charges as shall be prescribed by specific agreement, and the Trustee shall have a lien therefor on any and all funds at any time held by it in the Administrative Fund and, to the extent moneys in the Administrative Fund are insufficient, then any and all funds at any time held by it hereunder prior to any Bonds Outstanding. None of the provisions contained in this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur financial liability in the performance of any of its duties or in the exercise of any of its rights or powers, if in the judgment of the Trustee there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it. If the City shall fail to make any payment required by this Section, the Trustee may make such payment from any moneys in its possession in the Administrative Fund, and to the extent moneys in the Administrative Fund are insufficient, then from any moneys in its possession in the Pledged Revenue Fund under the provisions of this Indenture and shall be entitled to a preference therefor over any Bonds Outstanding hereunder.

Subject to the provisions of this section, the right of the Trustee to receive compensation, and the City's obligation to make payment, hereunder shall survive the termination of this Indenture, payment in full of the Bonds or the resignation or removal of the Trustee.

TO THE EXTENT AUTHORIZED BY LAW, THE CITY SHALL INDEMNIFY AND HOLD HARMLESS THE TRUSTEE AGAINST ANY AND ALL LOSS, DAMAGE, CLAIMS, EXPENSE AND LIABILITY ARISING OUT OF OR IN CONNECTION WITH THE ACCEPTANCE OF ADMINISTRATION OF THE TRUST OR TRUSTS HEREUNDER, INCLUDING THE COSTS AND EXPENSES OF DEFENDING ITSELF AGAINST ANY CLAIM (WHETHER ASSERTED BY THE CITY, ANY OWNER OR ANY OTHER PERSON) OR LIABILITY IN CONNECTION WITH THE EXERCISE OR PERFORMANCE OF ANY OF ITS POWERS OR DUTIES HEREUNDER EXCEPT TO THE EXTENT THAT SUCH LOSS, DAMAGE, CLAIM, EXPENSE OR LIABILITY IS CAUSED BY TRUSTEE'S NEGLIGENCE OR WILLFUL MISCONDUCT.

The Trustee's immunities and protections from liability and its right to indemnification in connection with the performance of its duties under this Indenture shall extend to the Trustee acting in its capacity as Paying Agent/Registrar and its officers, directors, agents, attorneys and employees.

Section 9.7. Permitted Acts.

The Trustee and its directors, officers, employees, or agents may become the owner of or may in good faith buy, sell, own, hold and deal in Bonds and may join in any action that any Owner of Bonds may be entitled to take as fully and with the same rights as if it were not the Trustee. The Trustee also may engage in or be interested in any financial or other transaction with the City, provided that if the Trustee determines that any such relation is in conflict with its duties

under this Indenture, it shall eliminate the conflict or resign as Trustee in accordance with the provisions of Section 9.8 hereof. So long as no event of default has occurred and is continuing, the Trustee may be a creditor of the City. The Trustee may act as depository, and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, the City or any committee formed to protect the rights of Owners or to effect or aid in any reorganization growing out of the enforcement of the Bonds or this Indenture, whether or not such committee shall represent the Owners of a majority in aggregate outstanding principal amount of the Bonds.

Section 9.8. Resignation of Trustee.

The Trustee may at any time resign and be discharged of its duties and obligations hereunder by giving not fewer than 30 days' written notice, specifying the date when such resignation shall take effect, to the City and each Owner of any Outstanding Bond. Such resignation shall take effect upon the appointment of a successor as provided in Section 9.10 and the acceptance of such appointment by such successor. The resigning Trustee shall not be liable for the actions of the successor trustee.

Section 9.9. Removal of Trustee.

Upon thirty (30) days written notice, the Trustee may be removed at any time by (i) the Owners of at least a majority of the aggregate Outstanding principal of the Bonds by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or by their attorneys-in-fact, duly authorized and delivered to the City, or (ii) the City, so long as the City is not in default under this Indenture. Copies of each such instrument shall be delivered by the City to the Trustee and any successor thereof. The Trustee may also be removed at any time for any breach of trust or for acting or proceeding in violation of, or for failing to act or proceed in accordance with, any provision of this Indenture with respect to the duties and obligations of the Trustee by any court of competent jurisdiction upon the application of the City or the Owners of not less than 10% of the aggregate Outstanding principal of the Bonds.

Section 9.10. Successor Trustee.

If the Trustee shall resign, be removed, be dissolved, or become incapable of acting, or shall be adjudged as bankrupt or insolvent, or if a receiver, liquidator, or conservator of the Trustee or of its property shall be appointed, or if any public officer shall take charge or control of the Trustee or of its property or affairs, the position of the Trustee hereunder shall thereupon become vacant.

If the position of Trustee shall become vacant for any of the foregoing reasons or for any other reason, a successor Trustee may be appointed within one year after any such vacancy shall have occurred by the Owners of at least 25% of the aggregate Outstanding principal of the Bonds by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or their attorneys-in-fact, duly authorized and delivered to such successor Trustee, with notification thereof being given to the predecessor Trustee and the City.

Unless such successor Trustee shall have been appointed by the Owners of the Bonds, the City shall forthwith appoint a Trustee to act hereunder. Copies of any instrument of the City providing for any such appointment shall be delivered by the City to the Trustee so appointed and to the predecessor Trustee. The City shall mail notice of any such appointment to each Owner

of any Outstanding Bonds within 30 days after such appointment. Any appointment of a successor Trustee made by the City immediately and without further act shall be superseded and revoked by an appointment subsequently made by the Owners of Bonds, in accordance with the immediately preceding paragraph.

If in a proper case no appointment of a successor Trustee shall be made within 45 days after the giving by any Trustee of any notice of resignation in accordance with Section 9.8 herein or after the occurrence of any other event requiring or authorizing such appointment, the Trustee or any Owner of Bonds may apply to any court of competent jurisdiction for the appointment of such a successor, and the court may thereupon, after such notice, if any, as the court may deem proper, appoint such successor and the City shall be responsible for the costs of such appointment process.

Any successor Trustee appointed under the provisions of this Section shall be a commercial bank or trust company or national banking association (i) having a capital and surplus and undivided profits aggregating at least $50,000,000, if there be such a commercial bank or trust company or national banking association willing and able to accept the appointment on reasonable and customary terms, and (ii) authorized by law to perform all the duties of the Trustee required by this Indenture.

Each successor Trustee shall mail, in accordance with the provisions of the Bonds, notice of its appointment to the Trustee, any rating agency which, at the time of such appointment, is providing a rating on the Bonds and each of the Owners of the Bonds.

Section 9.11. Transfer of Rights and Property to Successor Trustee.

Any successor Trustee appointed under the provisions of Section 9.10 shall execute, acknowledge, and deliver to its predecessor and the City an instrument in writing accepting such appointment, and thereupon such successor, without any further act, deed, or conveyance, shall become fully vested with all moneys, estates, properties, rights, immunities, powers, duties, obligations, and trusts of its predecessor hereunder, with like effect as if originally appointed as Trustee. However, the Trustee then ceasing to act shall nevertheless, on request of the City or of such successor, execute, acknowledge, and deliver such instruments of conveyance and further assurance and do such other things as may reasonably be required for more fully and certainly vesting and confirming in such successor all the rights, immunities, powers, and trusts of such Trustee and all the right, title, and interest of such Trustee in and to the Trust Estate, and shall pay over, assign, and deliver to such successor any moneys or other properties subject to the trusts and conditions herein set forth. Should any deed, conveyance, or instrument in writing from the City be required by such successor for more fully and certainly vesting in and confirming to it any such moneys, estates, properties, rights, powers, duties, or obligations, any and all such deeds, conveyances, and instruments in writing, on request and so far as may be authorized by law, shall be executed, acknowledged, and delivered by the City.

Section 9.12. Merger, Conversion or Consolidation of Trustee.

Any corporation or association into which the Trustee may be converted or merged or with which it may be consolidated or any corporation or association resulting from any merger, conversion or consolidation to which it shall be a party or any corporation or association to which the Trustee may sell or transfer all or substantially all of its corporate trust business shall be the

successor to such Trustee hereunder, without any further act, deed or conveyance, provided that such corporation or association shall be a commercial bank or trust company or national banking association qualified to be a successor to such Trustee under the provisions of Section 9.10, or a trust company that is a wholly-owned subsidiary of any of the foregoing.

Section 9.13. Trustee to File Continuation Statements.

The Trustee shall have no duty or obligation to file or record any financing statements pursuant to Title 1 of the Texas Business and Commerce Code, commonly referred to as the Texas Uniform Commercial Code, as from time to time in effect (the "UCC"). If necessary and upon receipt of a copy of a filed financing statement the Trustee shall file or cause to be filed, such continuation statements as are delivered to the Trustee by the City, or on behalf of the City, and which may be required by the UCC, in order to continue perfection of the security interest of the Trustee in such items of tangible or intangible personal property and any fixtures as may have been granted to the Trustee pursuant to this Indenture in the time, place and manner required by the UCC. Notwithstanding anything to the contrary contained herein, the Trustee shall not be responsible for any initial filings of any UCC financing statements or the information contained therein (including the exhibits thereto), the perfection of any such security interests, or the accuracy or sufficiency of any description of collateral in such initial filings or for filing any modifications or amendments to the initial filings required by any amendments to Article 9 of the UCC, and unless the Trustee shall have been notified by the City that any such initial filing or description of collateral was or has become defective, the Trustee shall be fully protected in relying on such initial filing and descriptions in filing any continuation statements or modifications thereto pursuant to this Section 9.13 and in filing any continuation statements in the same filing offices as the initial filings were made. All costs of preparation and filing the continuation statements required hereunder will be paid from the District Administration Account of the Administrative Fund.

Section 9.14. Construction of Indenture.

The Trustee may construe any of the provisions of this Indenture insofar as the same may appear to be ambiguous or inconsistent with any other provision hereof, and any construction of any such provisions hereof by the Trustee in good faith shall be binding upon the Owners of the Bonds. Permissive rights of the Trustee are not to be construed as duties.

ARTICLE X

MODIFICATION OR AMENDMENT OF THIS INDENTURE

Section 10.1. Amendments Permitted.

(a) This Indenture and the rights and obligations of the City and of the Owners of the Bonds may be modified or amended at any time by a Supplemental Indenture, executed by both the City and the Trustee, except as provided below, pursuant to the affirmative vote at a meeting of Owners of the Bonds, or with the written consent without a meeting, of the Owners of at least 51% of the aggregate principal amount of the Bonds then Outstanding. No such modification or amendment shall (i) extend the maturity of any Bond or reduce the interest rate thereon, or otherwise alter or impair the obligation of the City to pay the principal of, and the interest and any premium on, any Bond, without the express consent of the Owner of such Bond, (ii) permit the

creation by the City of any pledge or lien upon the Trust Estate superior to or on a parity with the pledge and lien created for the benefit of the Bonds (except as otherwise permitted by Applicable Laws and this Indenture), or (iii) reduce the percentage of Owners of Bonds required for the amendment hereof. Any such amendment may not modify any of the rights, indemnities, immunities or obligations of the Trustee without its written consent, which consent may be evidenced by the Trustee's entering and signing of such Supplemental Indenture.

(b) This Indenture and the rights and obligations of the City and of the Owners may also be modified or amended at any time by a Supplemental Indenture, without the consent of any Owners, only to the extent permitted by law and only for any one or more of the following purposes:

(i) to add to the covenants and agreements of the City in this Indenture contained, other covenants and agreements thereafter to be observed, or to limit or surrender any right or power herein reserved to or conferred upon the City;

(ii) to make modifications not adversely affecting any Outstanding Bonds in any material respect;

(iii) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Indenture, or in regard to questions arising under this Indenture, as the City and the Trustee may deem necessary or desirable and not inconsistent with this Indenture, and that shall not adversely affect the rights of the Owners of the Bonds;

(iv) to provide for the issuance of Refunding Bonds, as set forth in Section 13.2 hereof;

(v) to appoint or accept a successor trustee in accordance with the provisions of Section 9.10 hereof; provided, however in no event shall this provision limit the Owners' ability to appoint a successor trustee pursuant to Section 9.10 hereof; and

(vi) to make such additions, deletions or modifications as may be necessary or desirable to assure exemption from federal income taxation of interest on the Bonds.

(c) Any modification or amendment made pursuant to Section 10.1(b) shall not be subject to the notice procedures specified in Section 10.3 below.

(d) Notwithstanding the above, no Supplemental Indenture under this Section shall be effective unless the City first delivers to the Trustee an opinion of Bond Counsel to the effect that such amendment or supplement: (i) is permitted under Applicable Laws and the provisions of this Indenture in effect after taking into account the proposed amendment or supplement; (ii) will not adversely affect the interests of the Owners in any material respect; provided, however, that an appointment of a successor trustee in accordance with the provisions hereof and/or the issuance of Refunding Bonds in accordance with the provisions of Section 13.2 hereof, are each deemed to not be a material adverse effect for purposes of such opinion; and (iii) will not adversely affect the exclusion of interest on any Bond from gross income for purposes of federal income taxation.

Section 10.2. Owners' Meetings.

The City may at any time call a meeting of the Owners of the Bonds. In such event the City is authorized to fix the time and place of such meeting and to provide for the giving of notice thereof, and to fix and adopt reasonable rules and regulations for said conduct of the meeting.

Section 10.3. Procedure for Amendment with Written Consent of Owners.

The City and the Trustee may at any time adopt a Supplemental Indenture amending the provisions of the Bonds or of this Indenture, to the extent that such amendment is permitted by Section 10.1 herein, to take effect when and as provided in this Section. A copy of such Supplemental Indenture, together with a request to Owners for their consent thereto, shall be mailed by first-class mail, by the Trustee to each Owner of Bonds from whom consent is required under this Indenture, but failure to mail copies of such Supplemental Indenture and request shall not affect the validity of the Supplemental Indenture when assented to as in this Section provided.

Except as set forth in Section 10.1(b), such Supplemental Indenture shall not become effective unless there shall be filed with the Trustee the written consents of the Owners as required by this Indenture and a notice shall have been mailed as hereinafter in this Section provided and the City or Bond Counsel, acting on the City's behalf, has delivered to the Trustee an opinion of Bond Counsel to the effect that such amendment is permitted and will not adversely affect the exclusion of interest on any Bond from gross income for purposes of federal income taxation. Each such consent shall be effective only if accompanied by proof of ownership of the Bonds for which such consent is given, which proof shall be such as is permitted by Section 11.6 herein. Any such consent shall be binding upon the Owner of the Bonds giving such consent and on any subsequent Owner (whether or not such subsequent Owner has notice thereof), unless such consent is revoked in writing by the Owner giving such consent or a subsequent Owner by filing such revocation with the Trustee prior to the date when the notice hereinafter in this Section provided for has been mailed.

After the Owners of the required percentage of Bonds shall have filed their consents to the Supplemental Indenture, the City shall mail a notice to the Owners in the manner hereinbefore provided in this Section for the mailing of the Supplemental Indenture, stating in substance that the Supplemental Indenture has been consented to by the Owners of the required percentage of Bonds and will be effective as provided in this Section (but failure to mail copies of said notice shall not affect the validity of the Supplemental Indenture or consents thereto). Proof of the mailing of such notice shall be filed with the Trustee. A record, consisting of the papers required by this Section 10.3 to be filed with the Trustee, shall be proof of the matters therein stated until the contrary is proved. The Supplemental Indenture shall become effective upon the filing with the Trustee of the proof of mailing of such notice, and the Supplemental Indenture shall be deemed conclusively binding (except as otherwise hereinabove specifically provided in this Article) upon the City and the Owners of all Bonds at the expiration of 60 days after such filing, except in the event of a final decree of a court of competent jurisdiction setting aside such consent in a legal action or equitable proceeding for such purpose commenced within such sixty-day period; provided, however, that the Trustee during such 60 day period and any such further period during which any such action or proceeding may be pending shall be entitled in its sole discretion to take such action, or to refrain from taking such action, with respect to such Supplemental Indenture, as it may deem expedient; provided, further, that the Trustee shall have no obligation

to take or refrain from taking any such action and the Trustee shall have no liability with respect to any action taken or any instance of inaction.

Section 10.4. Effect of Supplemental Indenture.

From and after the time any Supplemental Indenture becomes effective pursuant to this Article X, this Indenture shall be deemed to be modified and amended in accordance therewith, the respective rights, duties, and obligations under this Indenture of the City, the Trustee, and all Owners of Outstanding Bonds shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modifications and amendments, and all the terms and conditions of any such Supplemental Indenture shall be deemed to be part of the terms and conditions of this Indenture for any and all purposes.

Section 10.5. Endorsement or Replacement of Bonds Issued After Amendments.

The City may determine that Bonds issued and delivered after the effective date of any action taken as provided in this Article X shall bear a notation, by endorsement or otherwise, in form approved by the City, as to such action. In that case, upon demand of the Owner of any Bond Outstanding at such effective date and presentation of his Bond for that purpose at the designated office of the Trustee or at such other office as the City may select and designate for that purpose, a suitable notation shall be made on such Bond. The City may determine that new Bonds, so modified as in the opinion of the City is necessary to conform to such Owners' action, shall be prepared, executed, and delivered. In that case, upon demand of the Owner of any Bonds then Outstanding, such new Bonds shall be exchanged at the designated office of the Trustee without cost to any Owner, for Bonds then Outstanding, upon surrender of such Bonds.

Section 10.6. Amendatory Endorsement of Bonds.

The provisions of this Article X shall not prevent any Owner from accepting any amendment as to the particular Bonds held by such Owner, provided that due notation thereof is made on such Bonds.

Section 10.7. Waiver of Default.

Subject to the second and third sentences of Section 10.1 hereof, with the written consent of at least 51% of the Owners in aggregate principal amount of the Bonds then Outstanding, the Owners may waive non-compliance by the City with certain past defaults under this Indenture and their consequences. Any such consent shall be conclusive and binding upon the Owners and upon all future Owners. For the avoidance of doubt, any waiver given pursuant to this Section shall be subject to Section 11.5 hereof.

ARTICLE XI

DEFAULT AND REMEDIES

Section 11.1. Events of Default.

(a) Each of the following occurrences or events shall be and is hereby declared to be an "Event of Default," to wit:

(i) The failure of the City to deposit the Pledged Revenues to the Bond Pledged Revenue Account of the Pledged Revenue Fund;

(ii) The failure of the City to enforce the collection of the Assessments, including the prosecution of foreclosure proceedings;

(iii) The failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable and such failure is not remedied within 30 days; provided, however, that the payments are to be made only from Pledged Revenues or other funds currently available in the Pledged Funds and available to the City to make the payments; and

(iv) Default in the performance or observance of any covenant, agreement or obligation of the City under this Indenture and the continuation thereof for a period of 90 days after written notice to the City by the Trustee, or by the Owners of at least 25% of the aggregate Outstanding principal of the Bonds with a copy to the Trustee, specifying such default and requesting that the failure be remedied.

(b) Nothing in Section 11.1(a) will be an Event of Default if it is in violation of any applicable state law or court order.

Section 11.2. Immediate Remedies for Default.

(a) Subject to Article VIII, upon the happening and continuance of any of the Events of Default described in Section 11.1, the Trustee may, and at the written direction of the Owners of at least 25% of the Bonds then Outstanding and its receipt of indemnity satisfactory to it, shall proceed against the City for the purpose of protecting and enforcing the rights of the Owners under this Indenture, by action seeking mandamus or by other suit, action, or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief to the extent permitted by this Indenture or by Applicable Laws, including, but not limited to, the specific performance of any covenant or agreement contained herein, or injunction; provided, however, that no action for money damages against the City may be sought or shall be permitted; provided further that the Trustee shall only be obligated to exercise such one or more of the rights and powers conferred by this section as so directed if Trustee shall have been indemnified by the Owners as provided herein. Notwithstanding the foregoing, the Trustee may refuse to follow any direction that it believes conflicts with Applicable Laws or this Indenture or that the Trustee determines is unduly prejudicial to the rights of any Owner of Bonds (it being understood that the Trustee does not have any affirmative duty to ascertain whether or not any action or forbearance is unduly prejudicial to such Owner) or that would involve the Trustee in personal liability; provided, however that the Trustee may take any other action deemed proper to the Trustee that is not inconsistent with such direction. Prior to taking any act under this Indenture, the Trustee shall be entitled to indemnification satisfactory to it in its sole discretion against all losses and expenses caused by taking or not takin any such action. The Trustee retains the right to obtain the advice of counsel in its exercise of remedies of default.

(b) THE PRINCIPAL OF THE BONDS SHALL NOT BE SUBJECT TO ACCELERATION UNDER ANY CIRCUMSTANCES.

(c) If the assets of the Trust Estate are sufficient to pay all amounts due with respect to all Outstanding Bonds, in the selection of Trust Estate assets to be used in the payment of Bonds due under this Article, the City shall determine, in its absolute discretion, and shall instruct the Trustee by City Certificate, which Trust Estate assets shall be applied to such payment and shall not be liable to any Owner or other Person by reason of such selection and application. In the event that the City shall fail to deliver to the Trustee such City Certificate, the Trustee shall select and liquidate or sell Trust Estate assets as provided in the following paragraph, and shall not be liable to any Owner, or other Person, or the City by reason of such selection, liquidation or sale.

(d) Whenever moneys are to be applied pursuant to this Article XI, irrespective of whether other remedies authorized under this Indenture shall have been pursued in whole or in part, the Trustee may, but solely upon receipt of indemnity satisfactory in the sole discretion of the Trustee in accordance with Section 9.2 hereof, cause any or all of the assets of the Trust Estate, including Investment Securities, to be sold. The Trustee may so sell the assets of the Trust Estate and all right, title, interest, claim and demand thereto and the right of redemption thereof, in one or more parts, at any such place or places, and at such time or times and upon such notice and terms as the Trustee may deem appropriate and as may be required by law and apply the proceeds thereof in accordance with the provisions of this Section. Upon such sale, the Trustee may make and deliver to the purchaser or purchasers a good and sufficient assignment or conveyance for the same, which sale shall be a perpetual bar both at law and in equity against the City, and all other Persons claiming such properties. No purchaser at any sale shall be bound to see to the application of the purchase money proceeds thereof or to inquire as to the authorization, necessity, expediency, or regularity of any such sale. Nevertheless, if so requested by the Trustee, the City shall ratify and confirm any sale or sales by executing and delivering to the Trustee or to such purchaser or purchasers all such instruments as may be necessary or, in the reasonable judgment of the Trustee, proper for the purpose which may be designated in such request.

Section 11.3. Restriction on Owner's Action.

(a) No Owner shall have any right to institute any action, suit or proceeding at law or in equity for the enforcement of this Indenture or for the execution of any trust thereof or any other remedy hereunder, unless (i) a default has occurred and is continuing of which the Trustee has been notified in writing, (ii) such default has become an Event of Default and the Owners of not less than 25% of the aggregate principal amount of the Bonds then Outstanding have made written request to the Trustee and offered it reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name, (iii) the Owners have furnished to the Trustee indemnity as provided in Section 9.2 herein, (iv) the Trustee has for 90 days after such notice failed or refused to exercise the powers hereinbefore granted, or to institute such action, suit, or proceeding in its own name, (v) no written direction inconsistent with such written request has been given to the Trustee during such 90-day period by the Owners of at least a majority of the aggregate principal amount of the Bonds then Outstanding, and (vi) notice of such action, suit or proceeding is given to the Trustee; however, no one or more Owners of the Bonds shall have any right in any manner whatsoever to affect, disturb, or prejudice this Indenture by its, his, or their action or to enforce any right hereunder except in the manner provided herein, and that all proceedings at law or in equity shall be instituted and maintained in the manner provided herein and for the equal benefit of the Owners of all Bonds then Outstanding. The notification, request and furnishing of indemnity set

forth above shall, at the option of the Trustee, as advised by counsel, be conditions precedent to the execution of the powers and trusts of this Indenture and to any action or cause of action for the enforcement of this Indenture or for any other remedy hereunder.

(b) Subject to Article VIII, nothing in this Indenture shall affect or impair the right of any Owner to enforce, by action at law, payment of any Bond at and after the maturity thereof, or on the date fixed for redemption or the obligation of the City to pay each Bond issued hereunder to the respective Owners thereof at the time and place, from the source and in the manner expressed herein and in the Bonds.

(c) In case the Trustee or any Owners shall have proceeded to enforce any right under this Indenture and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Trustee or any Owners, then and in every such case the City, the Trustee and the Owners shall be restored to their former positions and rights hereunder, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

Section 11.4. Application of Revenues and Other Moneys After Default.

(a) All moneys, securities, funds and Pledged Revenues and other assets of the Trust Estate and the income therefrom received by the Trustee pursuant to any right given or action taken under the provisions of this Article shall, after payment of the costs and expenses of the proceedings resulting in the collection of such amounts, the expenses (including fees and expenses of its counsel and agents), liabilities, and advances owing to or incurred or made by the Trustee, and the fees of the Trustee in carrying out this Indenture, during the continuance of an Event of Default, notwithstanding Section 11.2 hereof, shall be applied by the Trustee, on behalf of the City, to the payment of interest and principal or Redemption Price then due on the Bonds, as follows:

> FIRST: To the payment to the Owners entitled thereto all installments of interest then due in the direct order of maturity of such installments, and, if the amount available shall not be sufficient to pay in full any installment, then to the payment thereof ratably, according to the amounts due on such installment, to the Owners entitled thereto, without any discrimination or preference; and
>
> SECOND: To the payment to the Owners entitled thereto of the unpaid principal of Outstanding Bonds, or Redemption Price of any Bonds which shall have become due, whether at maturity or by call for redemption, in the direct order of their due dates and, if the amounts available shall not be sufficient to pay in full all the Bonds due on any date, then to the payment thereof ratably, according to the amounts of principal due to the Owners entitled thereto, without any discrimination or preference.

Within 10 days of receipt of such good and available funds, the Trustee may fix a record and payment date for any payment to be made to Owners pursuant to this Section 11.4.

(b) In the event funds are not adequate to cure any of the Events of Default described in Section 11.1, the available funds shall be allocated to the Bonds that are Outstanding in

proportion to the quantity of Bonds that are currently due and in default under the terms of this Indenture.

(c) The restoration of the City to its prior position after any and all defaults have been cured, as provided in Section 11.3, shall not extend to or affect any subsequent default under this Indenture or impair any right consequent thereon.

Section 11.5. Effect of Waiver.

No delay or omission of the Trustee, or any Owner, to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given by this Indenture to the Trustee or the Owners, respectively, may be exercised from time to time and as often as may be deemed expedient.

Section 11.6. Evidence of Ownership of Bonds.

(a) Any request, consent, revocation of consent or other instrument which this Indenture may require or permit to be signed and executed by the Owners of Bonds may be in one or more instruments of similar tenor, and shall be signed or executed by such Owners in person or by their attorneys duly appointed in writing. Proof of the execution of any such instrument, or of any instrument appointing any such attorney, or the holding by any Person of the Bonds shall be sufficient for any purpose of this Indenture (except as otherwise herein expressly provided) if made in the following manner:

(i) The fact and date of the execution of such instruments by any Owner of Bonds or the duly appointed attorney authorized to act on behalf of such Owner may be provided by a guarantee of the signature thereon by a bank or trust company or by the certificate of any notary public or other officer authorized to take acknowledgments of deeds, that the Person signing such request or other instrument acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer. Where such execution is by an officer of a corporation or association or a member of a partnership, on behalf of such corporation, association or partnership, such signature guarantee, certificate, or affidavit shall also constitute sufficient proof of his authority.

(ii) The ownership of Bonds and the amount, numbers and other identification and date of holding the same shall be proved by the Register.

(b) Except as otherwise provided in this Indenture with respect to revocation of a consent, any request or consent by an Owner of Bonds shall bind all future Owners of the same Bonds in respect of anything done or suffered to be done by the City or the Trustee in accordance therewith.

Section 11.7. No Acceleration.

In the event of the occurrence of an Event of Default under Section 11.1 hereof, the right of acceleration of any Stated Maturity is not granted as a remedy hereunder and the right of acceleration under this Indenture is expressly denied.

Section 11.8. Mailing of Notice.

Any provision in this Article for the mailing of a notice or other document to Owners shall be fully complied with if it is mailed, first-class, postage prepaid, only to each Owner at the address appearing upon the Register.

Section 11.9. Exclusion of Bonds.

Bonds owned or held by or for the account of the City will not be deemed Outstanding for the purpose of consent or other action or any calculation of Outstanding Bonds provided for in this Indenture, and the City shall not be entitled with respect to such Bonds to give any consent or take any other action provided for in this Indenture.

Section 11.10. Remedies Not Exclusive.

No remedy herein conferred upon or reserved to the Trustee or to the Owners is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to any other remedy given hereunder or now or hereafter existing at law or in equity, by statute or by contract.

Section 11.11. Direction by Owners.

Anything herein to the contrary notwithstanding, the Owners of at least 25% of the aggregate Outstanding principal of the Bonds shall have the right by an instrument in writing executed and delivered to the Trustee, to direct the choice of remedies and the time, method, and place of conducting a proceeding for any remedy available to the Trustee hereunder, under each Supplemental Indenture, or otherwise, or exercising any trust or power conferred upon the Trustee, including the power to direct or withhold directions with respect to any remedy available to the Trustee or the Owners, provided, (i) such direction shall not be otherwise than in accordance with Applicable Laws and the provisions hereof, (ii) that the Trustee may take any other action deemed proper by the Trustee which is not inconsistent with such direction, and (iii) that the Trustee shall have the right to decline to follow any such direction which, in the opinion of the Trustee, would be unjustly prejudicial to Owners not parties to such direction.

ARTICLE XII

GENERAL COVENANTS AND REPRESENTATIONS

Section 12.1. Representations as to Trust Estate.

(a) The City represents and warrants that it is authorized by Applicable Laws to authorize and issue the Bonds, to execute and deliver this Indenture and to pledge the Trust Estate in the manner and to the extent provided in this Indenture, and that the Pledged Revenues and the Trust Estate are and will be and remain free and clear of any pledge, lien, charge, or encumbrance thereon or with respect thereto prior to, or of equal rank with, the pledge and lien created in or authorized by this Indenture except as expressly provided herein.

(b) The City shall at all times, to the extent permitted by Applicable Laws, defend, preserve and protect the pledge of the Trust Estate and all the rights of the Owners and the Trustee, under this Indenture against all claims and demands of all Persons whomsoever.

(c) The City will take all steps reasonably necessary and appropriate, and will direct the Trustee to take all steps reasonably necessary and appropriate, to collect all delinquencies in the collection of the Assessments and any other amounts pledged to the payment of the Bonds to the fullest extent permitted by the PID Act and other Applicable Laws.

(d) To the extent permitted by law, notice of the Annual Installments shall be sent by, or on behalf of the City, to the affected property owners on the same statement or such other mechanism that is used by the City, so that such Annual Installments are collected simultaneously with ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City.

Section 12.2. Accounts, Periodic Reports and Certificates.

The Trustee shall keep or cause to be kept proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the Funds and Accounts established by this Indenture and which shall at all times be subject to inspection by the City and the Owner or Owners of not less than 10% in principal amount of any Bonds then Outstanding or their representatives duly authorized in writing.

Section 12.3. General.

The City shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the City under the provisions of this Indenture.

ARTICLE XIII

SPECIAL COVENANTS

Section 13.1. Further Assurances; Due Performance.

(a) At any and all times the City will duly execute, acknowledge and deliver, or will cause to be done, executed and delivered, all and every such further acts, conveyances, transfers, and assurances in a manner as the Trustee shall reasonably require for better conveying, transferring, pledging, and confirming unto the Trustee, all and singular, the revenues, Funds, Accounts and properties constituting the Pledged Revenues, and the Trust Estate hereby transferred and pledged, or intended so to be transferred and pledged.

(b) The City will duly and punctually keep, observe and perform each and every term, covenant and condition on its part to be kept, observed and performed, contained in this Indenture.

Section 13.2. Additional Obligations or Other Liens.

(a) The City reserves the right, subject to the provisions contained in this Section 13.2, to issue Additional Obligations under other indentures, assessment ordinances, or similar

agreements or other obligations which do not constitute or create a lien on the Trust Estate and are not payable from the Pledged Revenues.

(b) The City reserves the right to issue Refunding Bonds, the proceeds of which would be utilized to refund all or any portion of the Outstanding Bonds or Outstanding Refunding Bonds and to pay all costs incident to the Refunding Bonds, as authorized by the laws of the state of Texas. Other than Refunding Bonds, the City will not create or voluntarily permit to be created any debt, lien or charge on the Trust Estate, and will not do or omit to do or suffer to be or omit to be done any matter or things whatsoever whereby the lien of this Indenture or the priority hereof might or could be lost or impaired.

(c) Additionally, the City has reserved the right to issue bonds or other obligations secured by and payable from the Trust Estate so long as such pledge is subordinate to the pledge of the Trust Estate securing payment of the Bonds.

(d) Notwithstanding anything to the contrary herein, no Refunding Bonds, Additional Obligations, or subordinate obligations may be issued by the City unless: (1) the principal (including sinking fund installments) of such Refunding Bonds, Additional Obligations or subordinate obligations are scheduled to mature on September 1 of the years in which principal is scheduled to mature, and (2) the interest on such Refunding Bonds, Additional Obligations or subordinate obligations must be scheduled to be paid on March 1 and September 1 of the years in which interest is scheduled to be paid.

Section 13.3. Books of Record.

(a) The City shall cause to be kept full and proper books of record and accounts, in which full, true and proper entries will be made of all dealing, business and affairs of the City, which relate to the Pledged Revenues, the Pledged Funds, the Trust Estate, and the Bonds, which books can be inspected by the Trustee during regular business hours of a Business Day upon request.

(b) The Trustee shall have no responsibility with respect to the financial and other information received by it pursuant to this Section 13.3 except to receive and retain the same, subject to the Trustee's document retention policies, and to distribute the same in accordance with the provisions of this Indenture. Specifically, but without limitation, the Trustee shall have no duty to review such information, is not considered to have notice of the contents of such information or a default based on such contents, and has no duty to verify the accuracy of such information.

ARTICLE XIV

PAYMENT AND CANCELLATION OF THE BONDS AND SATISFACTION OF THE INDENTURE

Section 14.1. Trust Irrevocable.

The trust created by the terms and provisions of this Indenture is irrevocable until the Bonds secured hereby are fully paid or provision is made for their payment as provided in this Article.

Section 14.2. Satisfaction of Indenture.

If the City shall pay or cause to be paid, or there shall otherwise be paid to the Owners, principal of and interest on all of the Bonds, at the times and in the manner stipulated in this Indenture, and all amounts due and owing with respect to the Bonds have been paid or provided for, then the pledge of the Trust Estate and all covenants, agreements, and other obligations of the City to the Owners of such Bonds, shall thereupon cease, terminate, and become void and be discharged and satisfied. In such event, the Trustee shall execute and deliver to the City copies of all such documents as it may have evidencing that principal of and interest on all of the Bonds has been paid so that the City may determine if this Indenture is satisfied; if so, the Trustee shall pay over or deliver all moneys held by it in the Funds and Accounts held hereunder to the Person entitled to receive such amounts, or, if no Person is entitled to receive such amounts, then to the City.

Section 14.3. Bonds Deemed Paid.

All Outstanding Bonds shall, prior to the Stated Maturity or redemption date thereof, be deemed to have been paid and to no longer be deemed Outstanding if (i) in case any such Bonds are to be redeemed on any date prior to their Stated Maturity, the Trustee shall have given notice of redemption on said date as provided herein, (ii) there shall have been deposited with the Trustee either moneys in an amount which shall be sufficient, or Defeasance Securities the principal of and the interest on which when due will provide moneys which, together with any moneys deposited with the Trustee for such purpose, shall be sufficient to pay when due the principal of and interest on the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be, (iii) the Trustee shall have received a report by an independent certified public accountant or other qualified third-party selected by the City verifying the sufficiency of the moneys and/or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on the Bonds to become due on the Bonds on and prior to the redemption date or maturity date thereof, as the case may be, and (iv) if the Bonds are then rated, the Trustee shall have received written confirmation from each rating agency then publishing a rating on the Bonds that such deposit will not result in the reduction or withdrawal of the rating on the Bonds. Neither Defeasance Securities nor moneys deposited with the Trustee pursuant to this Section nor principal or interest payments on any such Defeasance Securities shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal of and interest on the Bonds. Any cash received from such principal of and interest on such Defeasance Securities deposited with the Trustee, if not then needed for such purpose, shall, be reinvested in Defeasance Securities as directed in writing by the City maturing at times and in amounts sufficient to pay when due the principal of and interest on the Bonds on and prior to such redemption date or maturity date thereof, as the case may be. Any payment for Defeasance Securities purchased for the purpose of reinvesting cash as aforesaid shall be made only against delivery of such Defeasance Securities.

ARTICLE XV

MISCELLANEOUS

Section 15.1. Benefits of Indenture Limited to Parties.

Nothing in this Indenture, expressed or implied, is intended to give to any Person other than the City, the Trustee and the Owners, any right, remedy, or claim under or by reason of this Indenture. Any covenants, stipulations, promises or agreements in this Indenture by and on behalf of the City shall be for the sole and exclusive benefit of the Owners and the Trustee. This Indenture and the exhibit(s) hereto set forth the entire agreement and understanding of the parties related to this transaction and supersedes all prior agreements and understandings, oral or written.

Section 15.2. Successor is Deemed Included in All References to Predecessor.

Whenever in this Indenture or any Supplemental Indenture either the City or the Trustee is named or referred to, such reference shall be deemed to include the successors or assigns thereof, and all the covenants and agreements in this Indenture contained by or on behalf of the City or the Trustee shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

Section 15.3. Execution of Documents and Proof of Ownership by Owners.

Any request, declaration, or other instrument which this Indenture may require or permit to be executed by Owners may be in one or more instruments of similar tenor, and shall be executed by Owners in person or by their attorneys duly appointed in writing.

Except as otherwise herein expressly provided, the fact and date of the execution by any Owner or his attorney of such request, declaration, or other instrument, or of such writing appointing such attorney, may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state in which he purports to act, that the Person signing such request, declaration, or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer.

Except as otherwise herein expressly provided, the ownership of registered Bonds and the amount, maturity, number, and date of holding the same shall be proved by the Register.

Any request, declaration or other instrument or writing of the Owner of any Bond shall bind all future Owners of such Bond in respect of anything done or suffered to be done by the City or the Trustee in good faith and in accordance therewith.

Section 15.4. Waiver of Personal Liability.

No member, officer, agent, or employee of the City shall be individually or personally liable for the payment of the principal of, or interest or any premium on, the Bonds; but nothing herein contained shall relieve any such member, officer, agent, or employee from the performance of any official duty provided by law.

Section 15.5. Notices to and Demands on City and Trustee.

(a) Except as otherwise expressly provided in this Indenture, all notices or other instruments required or permitted under this Indenture, including any City Certificate, shall be in writing and shall be delivered by hand, mailed by first-class mail, postage prepaid, or transmitted by e-mail and addressed as follows:

If to the City:	City of Celina, Texas 142 North Ohio Street Celina, Texas 75009 Attn: City Manager Email: rranc@celina-tx.gov
If to the Trustee or the Paying Agent/Registrar:	U.S. Bank Trust Company, National Association 1255 Corporate Drive, 6th Floor Irving, Texas 75038 Attention: Global Corporate Trust Email: Misty.Gutierrez@usbank.com With a copy to: U.S. Bank Trust Company, National Association Attention: Bond Operations 111 Fillmore Avenue East St. Paul, Minnesota 55107-1402

Any such notice, demand, or request may also be transmitted to the appropriate party by telephone and shall be deemed to be properly given or made at the time of such transmission if, and only if, such transmission of notice shall be confirmed in writing and sent as specified above.

Any of such addresses may be changed at any time upon written notice of such change given to the other party by the party effecting the change. Notices and consents given by mail in accordance with this Section shall be deemed to have been given five Business Days after the date of dispatch; notices and consents given by any other means shall be deemed to have been given when received.

(b) The Trustee shall mail to each Owner of a Bond notice of (i) any substitution of the Trustee; or (ii) the redemption or defeasance of all Bonds Outstanding.

(c) The Trustee shall have the right to accept and act upon instructions or directions, including funds transfer instructions, pursuant to this Indenture by Electronic Means (as hereinafter defined); provided, however, that the City shall provide to the Trustee an incumbency certificate listing designated persons authorized to provide such instructions ("Authorized Officers"), which incumbency certificate shall be amended whenever a person is to be added or deleted from the listing. As used in this paragraph, "Electronic Means" means a portable document format ("pdf") or other replicating image attached to an unsecured email, facsimile transmission, secure electronic transmission (containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee), or another method or system specified by the Trustee as available for use in connection with its services hereunder. If the City

elects to give the Trustee instructions by Electronic Means and the Trustee in its discretion elects to act upon such instructions, the Trustee's understanding of such instructions shall be deemed controlling. The City and the Authorized Officers are responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and authentication keys provided by the Trustee, if any.

Section 15.6. Partial Invalidity.

If any Section, paragraph, sentence, clause, or phrase of this Indenture shall for any reason be held illegal or unenforceable, such holding shall not affect the validity of the remaining portions of this Indenture. The City hereby declares that it would have adopted this Indenture and each and every other Section, paragraph, sentence, clause, or phrase hereof and authorized the issue of the Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Indenture may be held illegal, invalid, or unenforceable.

Section 15.7. Applicable Laws.

This Indenture shall be governed by and enforced in accordance with the laws of the State of Texas applicable to contracts made and performed in the State of Texas. With respect to this Indenture and any conflicts arising therefrom, the parties hereby (i) irrevocably submit to the exclusive jurisdiction of any federal district or state district court with jurisdiction in Collin County, Texas, (ii) waive any objection to laying of venue in any such action or proceeding in such courts, and (iii) waive any objection that such courts are an inconvenient forum or do not have jurisdiction over any party.

Section 15.8. Payment on Business Day.

In any case where the date of the maturity of interest or of principal (and premium, if any) of the Bonds or the date fixed for redemption of any Bonds or the date any action is to be taken pursuant to this Indenture is other than a Business Day, the payment of interest or principal (and premium, if any) or the action need not be made on such date but may be made on the next succeeding day that is a Business Day with the same force and effect as if made on the date required and no interest shall accrue for the period from and after such date.

Section 15.9. Counterparts.

This Indenture may be executed in counterparts, each of which shall be deemed an original. The City and the Trustee agree that electronic signatures to this Indenture may be regarded as original signatures.

Section 15.10. Statutory Verifications.

The Trustee makes the following representation and verifications pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Indenture. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Trustee within the meaning of Securities and Exchange Commission Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Indenture shall survive until

barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Indenture, notwithstanding anything in this Indenture to the contrary.

(a) Not a Sanctioned Company. The Trustee represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Trustee and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Indenture. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Indenture. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Indenture. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

Section 15.11. Dispute Resolution.

If any conflict, disagreement or dispute arises between, among, or involving any of the parties hereto concerning the meaning or validity of any provision hereunder or concerning any other matter relating to this Indenture, or the Trustee is in doubt as to the action to be taken hereunder, the Trustee may, at its option, after sending written notice of the same to the City, refuse to act until such time as it (a) receives a final non-appealable order of a court of competent jurisdiction directing it as to such matter or (b) receives a written instruction, executed by each of the parties involved in such disagreement or dispute, in a form reasonably acceptable to the Trustee, directing it as to such matter. The Trustee will be entitled to act on any such written instruction or final, non-appealable order of a court of competent jurisdiction without further question, inquiry or consent. The Trustee may file an interpleader action in a state or federal court, and upon the filing thereof, the Trustee will be relieved of all liability as to the assets deposited with the court and will be entitled to recover reasonable and documented out-of-pocket attorneys' fees, expenses and other costs incurred in commencing and maintaining any such interpleader action.

[*Remainder of Page Intentionally Left Blank*]

IN WITNESS WHEREOF, the City and the Trustee have caused this Indenture of Trust to be executed all as of the date hereof.

CITY OF CELINA, TEXAS

By: _____
Mayor

ATTEST:

_____
City Secretary

[CITY SEAL]

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

By: _____
Authorized Officer

EXHIBIT A

(a) Form of Bond.

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE STATE OF TEXAS, THE CITY, OR ANY OTHER POLITICAL CORPORATION, SUBDIVISION OR AGENCY THEREOF, IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND.

REGISTERED
No. _____

REGISTERED
$_____

United States of America
State of Texas

CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE BOND, SERIES 2026
(NORTH SKY PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #2 PROJECT)

INTEREST RATE	MATURITY DATE	DATE OF DELIVERY	CUSIP NUMBER
_____%	September 1, 20__	August 4, 2026	_____

The City of Celina, Texas (the "City"), for value received, hereby promises to pay, solely from the Trust Estate, to

_____

or registered assigns, on the Maturity Date, as specified above, the sum of

_____ DOLLARS

unless this Bond shall have been sooner called for redemption and the payment of the principal hereof shall have been paid or provision for such payment shall have been made, and to pay interest on the unpaid principal amount hereof from the later of the Date of Delivery, as specified above, or the most recent Interest Payment Date to which interest has been paid or provided for until such principal amount shall have been paid or provided for, at the per annum rate of interest specified above, computed on the basis of a 360-day year of twelve 30-day months, such interest to be paid semiannually on March 1 and September 1 of each year, commencing March 1, 2027, until maturity or prior redemption.

Capitalized terms appearing herein that are defined terms in the Indenture defined below, have the meanings assigned to them in the Indenture. Reference is made to the Indenture for such definitions and for all other purposes.

The principal of this Bond shall be payable without exchange or collection charges in lawful money of the United States of America upon presentation and surrender of this Bond at the corporate trust operations office at 111 Fillmore Avenue E, St. Paul, Minnesota 55107-1402 (the "Designated Payment/Transfer Office"), of U.S. Bank Trust Company, National Association, as trustee and paying agent/registrar (the "Trustee", which term includes any successor trustee under the Indenture), or, with respect to a successor trustee and paying agent/registrar, at the

Designated Payment/Transfer Office of such successor. Interest on this Bond is payable by check dated as of the Interest Payment Date, mailed by the Trustee to the registered owner at the address shown on the registration books kept by the Trustee or by such other customary banking arrangements acceptable to the Trustee, requested by, and at the risk and expense of, the Person to whom interest is to be paid. For the purpose of the payment of interest on this Bond, the registered owner shall be the Person in whose name this Bond is registered at the close of business on the "Record Date," which shall be the fifteenth calendar day of the month next preceding such Interest Payment Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

If a date for the payment of the principal of or interest on the Bonds is a Saturday, Sunday, legal holiday, or a day on which banking institutions in the city in which the Designated Payment/Transfer Office is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding Business Day, and payment on such date shall have the same force and effect as if made on the original date payment was due.

This Bond is one of a duly authorized issue of assessment revenue bonds of the City having the designation specified in its title (herein referred to as the "Bonds"), dated August 4, 2026, and issued in the aggregate principal amount of $[_____] and issued, with the limitations described herein, pursuant to an Indenture of Trust, dated as of August 1, 2026 (the "Indenture"), by and between the City and the Trustee, to which Indenture reference is hereby made for a description of the amounts thereby pledged and assigned, the nature and extent of the lien and security, the respective rights thereunder to the holders of the Bonds, the Trustee, and the City, and the terms upon which the Bonds are, and are to be, authenticated and delivered and by this reference to the terms of which each holder of this Bond hereby consents. All Bonds issued under the Indenture are equally and ratably secured by the amounts thereby pledged and assigned. The Bonds are being issued for the purposes of (i) paying all or a portion of the Actual Costs of the Improvement Area #2 Improvements, (ii) funding a reserve fund for payment of principal and interest on the Bonds, (iii) paying a portion of the costs incidental to the organization and administration of the District, and (iv) paying costs of issuance.

The Bonds are special, limited obligations of the City payable solely from the Trust Estate as defined in the Indenture. Reference is hereby made to the Indenture, copies of which are on file with and available upon request from the Trustee, for the provisions, among others, with respect to the nature and extent of the duties and obligations of the City, the Trustee and the Owners. The Owner of this Bond, by the acceptance hereof, is deemed to have agreed and consented to the terms, conditions and provisions of the Indenture.

Notwithstanding any provision hereof, the Indenture may be released and the obligation of the City to make money available to pay this Bond may be defeased by the deposit of money and/or certain direct or indirect Defeasance Securities sufficient for such purpose as described in the Indenture.

The Bonds are issuable as fully registered bonds only in Authorized Denominations, subject to the provisions of the Indenture authorizing redemption in denominations of $100,000 and any multiple of $1,000 in excess thereof.

The Bonds are subject to mandatory sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at the Redemption Price from moneys available for such purpose in the Principal and Interest Account of the Bond Fund pursuant to Article VI of the Indenture, on the dates and in the respective Sinking Fund Installment as set forth in the following schedule:

Term Bonds Maturing September 1, 20

Redemption Date	Sinking Fund Installment ($)
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20*	

* maturity

Term Bonds Maturing September 1, 20

Redemption Date	Sinking Fund Installment ($)
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20*	

* maturity

Term Bonds Maturing September 1, 20

Redemption Date	Sinking Fund Installment ($)
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20*	

* maturity

At least 45 days prior to each mandatory sinking fund redemption date, and subject to any prior reduction authorized by the Indenture, the Trustee shall select for redemption, pursuant to the provisions of the Indenture, a principal amount of Bonds of such maturity equal to the Sinking Fund Installments of such Bonds to be redeemed, shall call such Bonds for redemption on such

scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in the Indenture.

The principal amount of Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least 45 days prior to the mandatory sinking fund redemption date shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions of the Indenture and not previously credited to a mandatory sinking fund redemption.

The City reserves the right and option to redeem the Bonds maturing on and after September 1, 20__ before their scheduled maturity dates, in whole or in part, on any date on or after September 1, 20__, such redemption date or dates to be fixed by the City, at the Redemption Price.

The Bonds are subject to extraordinary optional redemption prior to maturity in whole or in part, in an amount and on any date specified in a City Certificate, at the Redemption Price, pursuant to the provisions of the Indenture, from amounts on deposit in the Redemption Fund as a result of Prepayments, other transfers to the Redemption Fund pursuant to the Indenture, or as a result of unexpended amounts transferred from the Project Fund as provided in the Indenture.

The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond (or part thereof) to be redeemed, at the address shown on the Register. The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds Outstanding are to be redeemed, an identification of the Bonds or portions thereof to be redeemed. Any notice so given shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

With respect to any optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the redemption price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

The Indenture permits, with certain exceptions as therein provided, the amendment thereof and the modification of the rights and obligations of the City and the rights of the holders of the Bonds under the Indenture at any time Outstanding affected by such modification. The

Indenture also contains provisions permitting the holders of specified percentages in aggregate principal amount of the Bonds at the time Outstanding, on behalf of the holders of all the Bonds, to waive compliance by the City with certain past defaults under the Bond Ordinance or the Indenture and their consequences. Any such consent or waiver by the holder of this Bond or any predecessor Bond evidencing the same debt shall be conclusive and binding upon such holder and upon all future holders thereof and of any Bond issued upon the transfer thereof or in exchange therefor or in lieu thereof, whether or not notation of such consent or waiver is made upon this Bond.

As provided in the Indenture, this Bond is transferable upon surrender of this Bond for transfer at the Designated Payment/Transfer Office, with such endorsement or other evidence of transfer as is acceptable to the Trustee, and upon delivery to the Trustee of such certifications and/or opinion of counsel as may be required under the Indenture for the transfer of this Bond. Upon satisfaction of such requirements, one or more new fully registered Bonds of the same Stated Maturity, of Authorized Denominations, bearing the same rate of interest, and for the same aggregate principal amount will be issued to the designated transferee or transferees.

Neither the City nor the Trustee shall be required to issue, transfer or exchange any Bond called for redemption where such redemption is scheduled to occur within 45 calendar days of the transfer or exchange date; provided, however, such limitation shall not be applicable to an exchange by the registered owner of the uncalled principal balance of a Bond redeemed in part.

The City, the Trustee, and any other Person may treat the Person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except interest shall be paid to the Person in whose name this Bond is registered on the Record Date or Special Record Date, as applicable) and for all other purposes, whether or not this Bond be overdue, and neither the City nor the Trustee shall be affected by notice to the contrary.

The City has reserved the right to issue Additional Obligations on the terms and conditions specified in the Indenture.

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY OF CELINA, TEXAS, THE STATE OF TEXAS, OR ANY POLITICAL SUBDIVISION THEREOF, IS PLEDGED TO THE PAYMENT OF THE BONDS.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of this Bond and the series of which it is a part is duly authorized by law; that all acts, conditions and things required to be done precedent to and in the issuance of the Bonds have been properly done and performed and have happened in regular and due time, form and manner, as required by law; and that the total indebtedness of the City, including the Bonds, does not exceed any Constitutional or statutory limitation.

IN WITNESS WHEREOF, the City Council of the City has caused this Bond to be executed under the official seal of the City.

_____
Mayor, City of Celina, Texas

_____
City Secretary, City of Celina, Texas

[City Seal]

(b) Form of Comptroller's Registration Certificate.

The following Registration Certificate of Comptroller of Public Accounts shall appear on the Initial Bond:

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER	§	
OF PUBLIC ACCOUNTS	§	REGISTER NO._____
	§	
THE STATE OF TEXAS	§	

I HEREBY CERTIFY THAT there is on file and of record in my office an opinion to the effect that the Attorney General of the State of Texas has approved this Bond, and that this Bond has been registered this day by me.

WITNESS MY SIGNATURE AND SEAL OF OFFICE this _____

_____
Acting Comptroller of Public Accounts
of the State of Texas

[SEAL]

(c) Form of Certificate of Trustee.

CERTIFICATE OF TRUSTEE

It is hereby certified that this is one of the Bonds of the series of Bonds referred to in the within mentioned Indenture.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

DATED: _____

By:_____
Authorized Signatory

(d) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto (print or typewrite name, address and zip code of transferee):

_____
_____
_____

(Social Security or other identifying number: _____) the within Bond and all rights hereunder and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration hereof, with full power of substitution in the premises.

Date: _____ _____

Signature Guaranteed By:

_____

_____

Authorized Signatory

NOTICE: The signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular and must be guaranteed in a manner acceptable to the Trustee.

(e) The Initial Bond shall be in the form set forth in paragraphs (a), (b) and (d) of this Exhibit A, except for the following alterations:

(i) immediately under the name of the Bond the heading "INTEREST RATE" and "MATURITY DATE" shall both be completed with the expression "As Shown Below," and the reference to the "CUSIP NUMBER" shall be deleted;

(ii) in the first paragraph of the Bond, the words "on the Maturity Date, as specified above, the sum of _____ DOLLARS" shall be deleted and the following will be inserted: "on September 1 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

Years Principal Amount ($) Interest Rate (%)"

(Information to be inserted from Section 3.2(c) hereof); and

(iii) the Initial Bond shall be numbered T-1.

EXHIBIT B

BOND PURCHASE AGREEMENT

$16,009,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(NORTH SKY PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #2 PROJECT)

BOND PURCHASE AGREEMENT

July 14, 2026

City of Celina, Texas
142 N. Ohio St.
Celina, Texas 75009

Ladies and Gentlemen:

The undersigned, FMSbonds, Inc. (the "Underwriter"), offers to enter into this Bond Purchase Agreement (this "Agreement") with the City of Celina, Texas (the "City"), which will be binding upon the City and the Underwriter upon the acceptance of this Agreement by the City. This offer is made subject to its acceptance by the City by execution of this Agreement and its delivery to the Underwriter on or before 10:00 p.m., Central Time, on the date hereof and, if not so accepted, will be subject to withdrawal by the Underwriter upon written notice delivered to the City at any time prior to the acceptance hereof by the City.

All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Indenture (defined herein), between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), authorizing the issuance of the Bonds (defined herein), and the Limited Offering Memorandum (defined herein).

1. Purchase and Sale of Bonds. Upon the terms and conditions and upon the basis of representations, warranties, and agreements hereinafter set forth, the Underwriter hereby agrees to purchase from the City, and the City hereby agrees to sell to the Underwriter, all (but not less than all) of the $16,009,000 aggregate principal amount of the "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project)" (the "Bonds"), at a purchase price of $_____ (representing the aggregate principal amount of the Bonds, less an original issue discount of $_____, and less an Underwriter's discount of $_____).

Inasmuch as this purchase and sale represents a negotiated transaction, the City understands, and hereby confirms, that the Underwriter is not acting as a municipal advisor or fiduciary of the City (including, without limitation, a "municipal advisor" (as such term is defined in Section 975(e) of the Dodd Frank Wall Street Reform and Consumer Protection Act)), but rather is acting solely in its capacity as Underwriter for its own account. The City acknowledges and agrees that (i) the purchase and sale of the Bonds pursuant to this Agreement is an arm's length

commercial transaction between the City and the Underwriter, (ii) in connection with the discussions, undertakings, and procedures leading up to the consummation of this transaction, the Underwriter is and has been acting solely as a principal and is not acting as the agent, municipal advisor, financial advisor, or fiduciary of the City, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the City with respect to the offering described herein or the discussions, undertakings, and procedures leading thereto (regardless of whether the Underwriter has provided other services or is currently providing other services to the City on other matters) and the Underwriter has no obligation to the City with respect to the offering described herein except the obligations expressly set forth in this Agreement, (iv) the City has consulted its own legal, financial, and other advisors to the extent it has deemed appropriate, (v) the Underwriter has financial and other interests that differ from those of the City, and (vi) the Underwriter has provided to the City prior disclosures under Rule G-17 of the Municipal Securities Rulemaking Board ("MSRB"), which have been received by the City. The City further acknowledges and agrees that following the issuance and delivery of the Bonds, the Underwriter has indicated that it may have periodic discussions with the City regarding the expenditure of proceeds of the Bonds and the construction of the Improvement Area #2 Improvements financed with the Bonds and, in connection with such discussions, the Underwriter shall be acting solely as a principal and will not be acting as the agent or fiduciary, and will not be assuming an advisory or fiduciary responsibility in favor, of the City.

The Bonds shall be dated as of the Closing Date, and shall have the maturities and redemption features, if any, and bear interest at the rates per annum shown on Schedule I hereto. Payment for and delivery of the Bonds, and the other actions described herein, shall take place on the Closing Date (or such other date as may be agreed to by the City and the Underwriter).

2. Authorization Instruments and Law. The Bonds were authorized by the Bond Ordinance enacted by the City Council of the City (the "City Council") on July 14, 2026, and shall be issued pursuant to the provisions of the PID Act, and the Indenture of Trust, dated as of August 1, 2026, between the City and the Trustee (the "Indenture"). The Bonds shall be substantially in the form described in, and shall be secured under the provisions of, the Indenture.

The Bonds and interest thereon shall be secured by the Trust Estate, consisting primarily of the Assessments levied pursuant to the Assessment Ordinance against the Assessed Property, all to the extent and upon the conditions described in the Indenture. The District was established by a resolution (the "Creation Resolution"), enacted by the City Council on June 8, 2021, in accordance with the PID Act. The Creation Resolution, the Assessment Ordinance, the Bond Ordinance, and the Indenture are collectively referred to herein as the "Authorizing Documents."

The Bonds shall be as described in Schedule I attached hereto, the Indenture, and the Limited Offering Memorandum. The proceeds of the Bonds shall be used for the purposes described in the Limited Offering Memorandum under "PLAN OF FINANCE – The Bonds" and shall be generally applied as described in the Limited Offering Memorandum under "SOURCES AND USES OF FUNDS."

3. Initial Offering. The Underwriter agrees to make an initial offering of all of the Bonds in accordance with Section 4 hereof and to limit the initial offering of the Bonds to persons that qualify as "Accredited Investors" (as defined in Rule 501 of Regulation D under the Securities

Act of 1933, as amended and as then in effect (the "Securities Act")) or "Qualified Institutional Buyers" (within the meaning of Rule 144A under the Securities Act). On or before the third (3rd) Business Day prior to the Closing Date, the Underwriter shall execute and deliver to Bond Counsel the Issue Price Certificate (defined herein), in substantially the form attached hereto as Appendix B.

4. Establishment of Issue Price.

a. The Underwriter agrees to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City on or before the third (3rd) Business Day prior to the Closing Date an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix B (the "Issue Price Certificate"), with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the City and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds. All actions to be taken by the City under this Section to establish the issue price of the Bonds may be taken on behalf of the City by the City's Municipal Advisor (defined herein) and any notice or report to be provided to the City may be provided to the Municipal Advisor or to Bond Counsel.

b. The Underwriter confirms that it has offered all the Bonds of each maturity to the public on or before the date of this Agreement at the respective offering price (the "initial offering price"), or at the corresponding yield or yields, set forth in Schedule I attached hereto, except as otherwise set forth therein. The City will treat the first price at which 10% of each maturity of the Bonds is sold to the public as of the sale date as the issue price of that maturity (the "10% test"). At or promptly after the execution of this Agreement, the Underwriter shall report to the City on Schedule A to the Issue Price Certificate the first price at which the Underwriter has sold to the public each maturity of Bonds and shall identify to the City on Schedule A to the Issue Price Certificate those maturities of the Bonds for which the 10% test has not been satisfied. If different interest coupons apply within a maturity, each separate CUSIP number within that maturity will be treated as a separate maturity for this purpose.

c. The City and the Underwriter agree that the restrictions set forth in the next sentence shall apply to those maturities of the Bonds for which the 10% test has not been met as of the date of this Agreement, which will allow the City to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(i) the close of the fifth (5th) Business Day after the sale date; or

(ii) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter shall promptly advise the City when the Underwriter has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if such sale occurs prior to the close of the fifth (5th) Business Day after the sale date.

d. The Underwriter confirms that any selling group agreement and each third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable, to (A) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter and as set forth in the related pricing wires, (B) promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public, and (C) acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public. The City acknowledges that, in making the representation set forth in this subsection, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, if applicable, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, if applicable, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Bonds.

e. The Underwriter acknowledges that sales of any Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this Section. Further, for purposes of this Section:

(i) "public" means any person other than an underwriter or a related party to an underwriter;

(ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public

(including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public);

(iii) a purchaser of any of the Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

(iv) "sale date" means the date of execution of this Agreement by all parties.

5. Limited Offering Memorandum.

a. Delivery of Limited Offering Memorandum. The City previously has delivered, or caused to be delivered, to the Underwriter the Preliminary Limited Offering Memorandum for the Bonds dated June 24, 2026 (the "Preliminary Limited Offering Memorandum"), in a "designated electronic format," as defined in the MSRB Rule G-32 ("Rule G-32"). The City will prepare, or cause to be prepared, a final Limited Offering Memorandum relating to the Bonds (as more particularly defined below, the "Limited Offering Memorandum") which will be (i) dated the date of this Agreement, (ii) complete within the meaning of the United States Securities and Exchange Commission's Rule 15c2-12, as amended ("Rule 15c2-12"), (iii) in a "designated electronic format," and (iv) substantially in the form of the most recent version of the Preliminary Limited Offering Memorandum provided to the Underwriter before the execution hereof, except for the inclusion of the information permitted to be excluded from the Preliminary Limited Offering Memorandum by Section (b)(1) of Rule 15c2-12. The Limited Offering Memorandum, including the cover page thereto, all exhibits, schedules, appendices, maps, charts, pictures, diagrams, reports, and statements included or incorporated therein or attached thereto, and all amendments and supplements thereto that may be authorized for use with respect to the Bonds are collectively referred to herein as the "Limited Offering Memorandum." Until the Limited Offering Memorandum has been prepared and is available for distribution, the City shall provide to the Underwriter, upon request, sufficient quantities (which may be in electronic format) of the Preliminary Limited Offering Memorandum as the Underwriter reasonably deems necessary to satisfy the obligation of the Underwriter under Rule 15c2-12 with respect to distribution to each potential customer.

b. Preliminary Limited Offering Memorandum Deemed Final. The Preliminary Limited Offering Memorandum has been prepared for use by the Underwriter in connection with the public offering, sale, and distribution of the Bonds.

The City hereby represents and warrants that the Preliminary Limited Offering Memorandum has been deemed "final" by the City as of its date, except for the omission of such information which is dependent upon the final pricing of the Bonds for completion, all as permitted to be excluded by Section (b)(1) of Rule 15c2-12.

c. Use of Limited Offering Memorandum in Offering and Sale. The City hereby authorizes the Limited Offering Memorandum and the information therein contained to be used by the Underwriter in connection with the public offering and the sale of the Bonds. The City consents to the use by the Underwriter prior to the date hereof of the Preliminary Limited Offering Memorandum in connection with the public offering of the Bonds. The City shall provide, or cause to be provided, to the Underwriter as soon as practicable after the date of the City's acceptance of this Agreement (but, in any event, not later than the earlier of the Closing Date or seven (7) Business Days after the City's acceptance of this Agreement) copies of the Limited Offering Memorandum which is complete as of the date of its delivery to the Underwriter. The City shall provide the Limited Offering Memorandum, or cause the Limited Offering Memorandum to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32, and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

d. Updating of Limited Offering Memorandum. If, after the date of this Agreement, up to and including the date the Underwriter is no longer required to provide a Limited Offering Memorandum to potential customers who request the same pursuant to Rule 15c2-12 (the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in Rule 15c2-12) and (ii) the time when the Limited Offering Memorandum is available to any person from the MSRB, but in no case less than the twenty-fifth (25th) day after the "end of the underwriting period" for the Bonds), the City becomes aware of any fact or event which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, or if it is necessary to amend or supplement the Limited Offering Memorandum to comply with law, the City will promptly notify the Underwriter (and for the purposes of this clause provide the Underwriter with such information as it may from time to time reasonably request), and if, in the reasonable judgment of the Underwriter, such fact or event requires preparation and publication of a supplement or amendment to the Limited Offering Memorandum, the City will forthwith prepare and furnish, at no expense to the Underwriter (in a form and manner approved by the Underwriter), either an amendment or a supplement to the Limited Offering Memorandum so that the statements therein as so amended and supplemented will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading or so that the Limited Offering Memorandum will comply with law; provided, however, that for all purposes of this Agreement and any certificate delivered by the City in accordance herewith, the City makes no representations with respect to the following information (collectively, the

"Non-City Disclosures") (i) the descriptions in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum of The Depository Trust Company, New York, New York ("DTC"), or its book-entry-only system, and (ii) the information in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum in the maps therein or under the captions and subcaptions "PLAN OF FINANCE" (except for the information under the subcaptions "– Series 2023 Major Improvement Area Bonds" and "– The Bonds"), "LIMITATIONS APPLICABLE TO INITIAL PURCHASERS," "BOOK-ENTRY ONLY SYSTEM," "OVERLAPPING TAXES AND DEBT – Homeowners' Association Dues," "THE IMPROVEMENT AREA #2 IMPROVEMENTS," "THE DEVELOPMENT," "THE DEVELOPER," "THE ADMINISTRATOR," "APPRAISAL," "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Improvement Area #2 Improvements, and the Development (as defined in the Limited Offering Memorandum)), "LEGAL MATTERS – Litigation – The Developer," "CONTINUING DISCLOSURE – The Developer" and "– The Developer's Compliance with Prior Undertakings," "INFORMATION RELATING TO THE TRUSTEE," "SOURCES OF INFORMATION – Source of Certain Information," "APPENDIX E-2," "APPENDIX G," "APPENDIX H," and "APPENDIX I." If such notification shall be subsequent to the Closing (defined herein), the City, at no expense to the Underwriter, shall furnish such legal opinions, certificates, instruments, and other documents as the Underwriter may reasonably deem necessary to evidence the truth and accuracy of such supplement or amendment to the Limited Offering Memorandum. The City shall provide any such amendment or supplement or cause any such amendment or supplement to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

e. Filing with MSRB. The Underwriter hereby agrees to timely file the Limited Offering Memorandum with the MSRB through its Electronic Municipal Market Access ("EMMA") system within one (1) Business Day after receipt but no later than the Closing Date. Unless otherwise notified in writing by the Underwriter, the City can assume that the "end of the underwriting period" for purposes of Rule 15c2-12 is the Closing Date.

f. Limited Offering. The Underwriter hereby represents, warrants, and covenants that the Bonds were initially sold pursuant to a limited offering. The Bonds were sold to not more than thirty-five (35) persons that qualify as "Accredited Investors" (as defined in Rule 501 of Regulation D under the Securities Act) or "Qualified Institutional Buyers" (within the meaning of Rule 144A under the Securities Act).

6. City Representations, Warranties and Covenants. The City represents, warrants, and covenants that:

a. Due Organization, Existence and Authority. The City is a political subdivision of the State of Texas (the "State"), and has, and at the Closing Date will have, full legal right, power, and authority:

(i) to enter into and perform its duties and obligations under:

(1) this Agreement;

(2) the Indenture;

(3) the Development Agreement by and between the City and a prior owner, approved by the City on February 9, 2021, as assigned to and assumed by the Developer effective as of March 24, 2021, as amended by the First Amendment to Development Agreement by and between the City and the Developer effective March 15, 2022 (the "Development Agreement");

(4) the Construction, Funding, and Acquisition Agreement; and

(5) the Continuing Disclosure Agreement of Issuer with respect to the Bonds, dated as of August 1, 2026 (the "Continuing Disclosure Agreement of Issuer"), executed and delivered by the City, the Administrator, and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., as Dissemination Agent (the "Dissemination Agent");

(ii) to issue, sell, and deliver the Bonds to the Underwriter as provided herein; and

(iii) to carry out and consummate the transactions on its part described in (1) the Authorizing Documents, (2) this Agreement, (3) the Development Agreement, (4) the Construction, Funding, and Acquisition Agreement, (5) the Continuing Disclosure Agreement of Issuer, (6) the Limited Offering Memorandum, and (7) any other documents and certificates described in any of the foregoing (the documents described by subclauses (1) through (7) being referred to collectively herein as the "City Documents").

b. Due Authorization and Approval of City. By all necessary official action of the City, the City has duly authorized and approved the adoption or execution and delivery by the City of, and the performance by the City of the obligations on its part contained in, the City Documents and, as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified, or rescinded, except as may have been approved by the Underwriter. When validly executed and delivered by the other parties thereto, the City Documents will constitute the legally valid and binding obligations of the City enforceable upon the City in accordance with their respective terms, except insofar as enforcement may be limited by principles of sovereign immunity, bankruptcy, insolvency, reorganization, moratorium, or similar laws or equitable principles relating to or affecting creditors' rights generally. The City has complied, and will at the Closing be in compliance, in all material respects, with the obligations on its part to be performed on or prior to the Closing Date under the City Documents.

c. Due Authorization for Issuance of the Bonds. The City has duly authorized the issuance and sale of the Bonds pursuant to the Bond Ordinance, the Indenture, and the PID Act. The City has, and at the Closing will have, full legal right, power, and authority (i) to enter into, execute, deliver, and perform its obligations under this Agreement and the other City Documents, (ii) to issue, sell, and deliver the Bonds to the Underwriter pursuant to the Indenture, the Bond Ordinance, the PID Act, and as provided herein, and (iii) to carry out, give effect to, and consummate the transactions on the part of the City described by the Bond Ordinance and the other City Documents.

d. No Breach or Default. As of the time of acceptance hereof, and to its knowledge, the City is not, and as of the Closing Date the City will not be, in breach of or default in any material respect under any applicable constitutional provision, law, or administrative rule or regulation of the State or the United States, or any applicable judgment or decree or any trust agreement, loan agreement, bond, note, resolution, ordinance, agreement, or other instrument related to the Bonds and to which the City is a party or is otherwise subject, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument which breach, default, or event of default could have a material adverse effect on the City's ability to perform its obligations under the Bonds or the City Documents; and, as of such times, the authorization, execution, and delivery of the Bonds and the City Documents and compliance by the City with the obligations on its part to be performed in each of such agreements or instruments does not and will not conflict with or constitute a material breach of or material default under any applicable constitutional provision, law, or any administrative rule or regulation of the State or the United States, or any applicable judgment, decree, license, permit, trust agreement, loan agreement, bond, note, resolution, ordinance, agreement, or other instrument to which the City (or any of its officers in their respective capacities as such) is subject, or by which it or any of its properties are bound, nor will any such authorization, execution, delivery, or compliance result in the creation or imposition of any lien, charge, or other security interest or encumbrance of any nature whatsoever upon any portion of the Trust Estate or under the terms of any such law, regulation, or instrument, except as may be permitted by the City Documents.

e. No Litigation. At the time of acceptance hereof there is no action, suit, proceeding, inquiry, or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an "Action") pending against the City with respect to which the City has been served with process, nor to the knowledge of the City is any Action threatened against the City, in which any such Action (i) in any way questions the existence of the City or the rights of the members of the City Council to hold their respective positions, (ii) in any way questions the formation or existence of the District, (iii) affects, contests, or seeks to prohibit, restrain, or enjoin the issuance or delivery of any of the Bonds, or the payment or collection of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the City Documents or the consummation of the transactions on the part of the City described therein, or contests the exclusion of the interest on the Bonds from federal income taxation, or (iv) adversely affects, in a material manner, the financial condition of the City to pay the principal of or interest on the Bonds;

and, as of the time of acceptance hereof, to the City's knowledge, there is no basis for any action, suit, proceeding, inquiry, or investigation of the nature described in clauses (i) through (iv) of this sentence.

f. Bonds Issued Pursuant to Indenture. The City represents that the Bonds, when issued, executed, and delivered in accordance with the Indenture and sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the City subject to the terms of the Indenture, entitled to the benefits of the Indenture and the security of a first lien on and pledge of the proceeds of the Trust Estate, all to the extent provided for in the Indenture. The Indenture creates a valid first lien on and pledge of the Trust Estate, consisting of certain revenues and the monies in certain funds and accounts established pursuant to the Indenture to the extent provided for in the Indenture, including the investments thereof, subject in all cases to the provisions of the Indenture permitting the application thereof for the purposes and on the terms and conditions set forth therein.

g. Assessments. The Assessments constituting the security for the Bonds have been levied by the City in accordance with the PID Act on those parcels of land identified in the Improvement Area #2 Assessment Roll. According to the PID Act, such Assessments constitute a valid and legally binding first and prior lien against the Assessed Property, superior to all other liens and claims, except liens or claims for state, county, school district, or municipality ad valorem taxes.

h. Consents and Approvals. All authorizations, approvals, licenses, permits, consents, elections, and orders of or filings with any governmental authority, legislative body, board, agency, or commission having jurisdiction in the matters which are required by the Closing Date for the due authorization of, which would constitute a condition precedent to, or the absence of which would adversely affect the due performance by the City of its obligations in connection with the City Documents have been duly obtained or made and are in full force and effect, except the approval of the Bonds by the Attorney General of the State, registration of the Bonds by the Comptroller of Public Accounts of the State, and the approvals, consents, and orders as may be required under Blue Sky or securities laws of any jurisdiction.

i. Public Debt. Prior to the Closing, the City will not offer or issue any bonds, notes, or other obligations for borrowed money or incur any material liabilities, direct or contingent, payable from or secured by a lien on and pledge of the Trust Estate which secures the Bonds without the prior approval of the Underwriter.

j. Preliminary Limited Offering Memorandum. The information contained in the Preliminary Limited Offering Memorandum is true and correct in all material respects, and such information does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that the City makes no representations with respect to the Non-City Disclosures.

k. Limited Offering Memorandum. At the time of the City's acceptance hereof and (unless the Limited Offering Memorandum is amended or supplemented pursuant to paragraph (d) of Section 5 of this Agreement) at all times subsequent thereto during the period up to and including the twenty-fifth (25th) day subsequent to the "end of the underwriting period," the information contained in the Limited Offering Memorandum does not and will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that the City makes no representations with respect to the Non-City Disclosures; and further provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 5(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Limited Offering Memorandum, then the Limited Offering Memorandum in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

l. Supplements or Amendments to Limited Offering Memorandum. If the Limited Offering Memorandum is supplemented or amended pursuant to paragraph (d) of Section 5 of this Agreement, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such paragraph) at all times subsequent thereto during the period up to and including the twenty-fifth (25th) day subsequent to the "end of the underwriting period," the Limited Offering Memorandum as so supplemented or amended will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 5(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Limited Offering Memorandum, then the Limited Offering Memorandum in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

m. Compliance with Rule 15c2-12. During the past five (5) years, the City has complied in all material respects with its previous continuing disclosure undertakings made by it in accordance with Rule 15c2-12, except as described in the Limited Offering Memorandum.

n. Use of Bond Proceeds. The City will apply, or cause to be applied, the proceeds from the sale of the Bonds as provided in and subject to all of the terms and provisions of the Indenture and will not take or omit to take any action which action or omission will adversely affect the exclusion from gross income for federal income tax purposes of the interest on the Bonds.

o. Blue Sky and Securities Laws and Regulations. The City will furnish such information and execute such instruments and take such action in cooperation with the Underwriter as the Underwriter may reasonably request, at no expense to the City, (i) to (y) qualify the Bonds for offer and sale under the Blue Sky or other securities laws and

regulations of such states and other jurisdictions in the United States as the Underwriter may designate, and (z) determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions, and (ii) to continue such qualifications in effect so long as required for the initial distribution of the Bonds by the Underwriter (provided, however, that the City will not be required to qualify as a foreign corporation or to file any general or special consents to service of process under the laws of any jurisdiction) and will advise the Underwriter immediately of receipt by the City of any notification with respect to the suspension of the qualification of the Bonds for sale in any jurisdiction or the initiation or threat of any proceeding for that purpose.

p. Certificates of the City. Any certificate signed by any official of the City authorized to do so in connection with the transactions described in this Agreement shall be deemed a representation and/or warranty, as applicable in the legal context, by the City to the Underwriter as to the statements made therein and can be relied upon by the Underwriter as to the statements made therein.

q. Intentional Actions Regarding Representations and Warranties. The City covenants that between the date hereof and the Closing Date it will not intentionally take actions which will cause the representations and warranties made in this Section to be untrue as of the Closing Date.

r. Municipal Advisor. The City has engaged Hilltop Securities Inc. as its municipal advisor (the "Municipal Advisor") in connection with its offering and issuance of the Bonds.

By delivering the Limited Offering Memorandum to the Underwriter, the City shall be deemed to have reaffirmed, with respect to the Limited Offering Memorandum, the representations, warranties, and covenants set forth above.

7. Developer's Letter of Representations. At the signing of this Agreement, the City and Underwriter shall receive from the Developer an executed Developer's Letter of Representations (the "Developer's Letter of Representations") in the form of Appendix A hereto, and at the Closing, a certificate signed by the Developer as described in Section 10(e) hereof and set forth in Appendix E (the "Developer's Closing Certificate").

8. The Closing. At 10:00 a.m., Central time, on the Closing Date, or at such other time or on such earlier or later Business Day as shall have been mutually agreed upon by the City and the Underwriter, (i) the City will deliver or cause to be delivered to DTC through its "FAST" System the Bonds in the form of one fully registered Bond for each maturity, registered in the name of Cede & Co., as nominee for DTC, duly executed by the City and authenticated by the Trustee as provided in the Indenture, and (ii) the City will deliver the closing documents hereinafter mentioned to Bond Counsel, or a place to be mutually agreed upon by the City and the Underwriter. Settlement will be through the facilities of DTC. The Underwriter will accept delivery and pay the purchase price of the Bonds as set forth in Section 1 hereof by wire transfer in federal funds payable to the order of the City or its designee. These payments and deliveries, together with the delivery of the aforementioned documents, are herein called the "Closing." The

Bonds will be made available to the Underwriter or Underwriter's Counsel (defined herein) for inspection not less than twenty-four (24) hours prior to the Closing.

9. Underwriter's Closing Conditions. The Underwriter has entered into this Agreement in reliance upon the representations and covenants herein and in the Developer's Letter of Representations and the performance by the City of its obligations under this Agreement, both as of the date hereof and as of the Closing Date. Accordingly, the Underwriter's obligations under this Agreement to purchase, accept delivery of, and pay for the Bonds shall be conditioned upon the performance by the City of its obligations to be performed hereunder at or prior to Closing and shall also be subject to the following additional conditions:

a. Bring-Down Representations of the City. The representations and covenants of the City contained in this Agreement shall be true and correct in all material respects as of the date hereof and at the time of the Closing, as if made on the Closing Date.

b. Executed Agreements and Performance Thereunder. At the time of the Closing:

(i) the City Documents shall be in full force and effect, and shall not have been amended, modified, or supplemented except with the written consent of the Underwriter;

(ii) the Authorizing Documents shall be in full force and effect;

(iii) there shall be in full force and effect such other ordinances, resolutions, or actions of the City as, in the opinion of Bond Counsel and Underwriter's Counsel, shall be necessary on or prior to the Closing Date in connection with the transactions on the part of the City described in this Agreement and the City Documents;

(iv) there shall be in full force and effect such other resolutions or actions of the Developer as, in the opinion of Greenberg Traurig, LLP ("Developer's Counsel"), shall be necessary on or prior to the Closing Date in connection with the transactions on the part of the Developer described in the Developer's Letter of Representations, the Development Agreement, the Construction, Funding, and Acquisition Agreement, the Consent and Agreement and Declaration of Covenants, Conditions, and Restrictions of Landowner executed by the Developer (the "Landowner Consent"), and the Continuing Disclosure Agreement of Developer with respect to the Bonds, dated as of August 1, 2026, executed and delivered by the Developer, the Administrator, and the Dissemination Agent (the "Continuing Disclosure Agreement of Developer" and, together with the Developer's Letter of Representations, the Development Agreement, the Construction, Funding, and Acquisition Agreement, and the Landowner Consent (the "Developer Documents"); and

(v) the City shall perform or have performed its obligations required or specified in the City Documents to be performed at or prior to Closing.

c. No Default. At the time of the Closing, no default shall have occurred or be existing and no circumstances or occurrences that, with the passage of time or giving of notice, shall constitute an event of default under this Agreement, the Indenture, the City Documents, the Developer Documents, or other documents relating to the financing and construction of the Improvement Area #2 Improvements and the Development (as defined in the Limited Offering Memorandum), and the Developer shall not be in default in the payment of principal of or interest on any of its indebtedness which default shall materially adversely impact the ability of the Developer to pay the Assessments when due or to complete the Improvement Area #2 Improvements.

d. Closing Documents. At or prior to the Closing, the Underwriter or Underwriter's Counsel shall have received each of the documents required under Section 10 below.

e. Termination Events. The Underwriter shall have the right to cancel its obligation to purchase the Bonds and to terminate this Agreement without liability therefor by written notification to the City if, between the date of this Agreement and the Closing, in the Underwriter's sole and reasonable judgment, any of the following shall have occurred:

(i) the market price or marketability of the Bonds, or the ability of the Underwriter to enforce contracts for the sale of the Bonds, shall be materially adversely affected by the occurrence of any of the following:

(1) legislation shall have been introduced in or enacted by the Congress of the United States or adopted by either chamber thereof, or legislation pending in the Congress of the United States shall have been amended, or legislation shall have been recommended to the Congress of the United States or otherwise endorsed for passage (by press release, other form of notice, or otherwise) by the President of the United States, the Treasury Department of the United States, or the Internal Revenue Service or legislation shall have been proposed for consideration by either the U.S. Senate Committee on Finance or the U.S. House of Representatives Committee on Ways and Means or legislation shall have been favorably reported for passage to either chamber of the Congress of the United States by a Committee of such chamber to which such legislation has been referred for consideration, or a decision by a court of the United States or the Tax Court of the United States shall be rendered or a ruling, regulation, or official statement (final, temporary, or proposed) by or on behalf of the Treasury Department of the United States, the Internal Revenue Service, or other federal agency shall be made, which would result in federal taxation of revenues or other income of the general character expected to be derived by the City or upon interest on securities of the general character of the Bonds or which would have the effect of changing, directly or indirectly, the federal income tax consequences of receipt of interest on securities of the general character of the Bonds in the hands of the holders thereof, and which in either case, makes it, in the reasonable judgment of

the Underwriter, impracticable or inadvisable to proceed with the offer, sale, or delivery of the Bonds on the terms and in the manner described in the Limited Offering Memorandum; or

(2) legislation shall be enacted by the Congress of the United States, or a decision by a court of the United States shall be rendered, or a stop order, ruling, regulation or official statement by, or on behalf of, the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall be issued or made to the effect that the issuance, offering or sale of obligations of the general character of the Bonds, or the issuance, offering or sale of the Bonds, including all underlying obligations, as described herein or by the Limited Offering Memorandum, is in violation or would be in violation of, or that obligations of the general character of the Bonds, or the Bonds, are not exempt from registration under, any provision of the federal securities laws, including the Securities Act, or that the Indenture needs to be qualified under the Trust Indenture Act of 1939, as amended and as then in effect (the "Trust Indenture Act"); or

(3) a general suspension of trading in securities on the New York Stock Exchange, the establishment of minimum prices on such exchange, the establishment of material restrictions (not in force as of the date hereof) upon trading securities generally by any governmental authority or any national securities exchange, a general banking moratorium declared by federal, State of New York, or State officials authorized to do so; provided, however that such suspension in trading or any disruption in securities settlement, payment or clearance services is not in force on the date hereof; or

(4) there shall have occurred (whether or not foreseeable) (i) any outbreak of hostilities (including, without limitation, an act of terrorism) including, but not limited to, an escalation of hostilities that existed prior to the date hereof, (ii) national or international calamity or crisis, including, but not limited to, an escalation in the scope or magnitude of any pandemic or natural disaster, or (iii) material financial crisis or adverse change in the financial or economic conditions affecting the United States government or the securities markets in the United States; or

(5) there shall have occurred since the date of this Agreement any materially adverse change in the affairs or financial condition of the City, except as disclosed or described in the Limited Offering Memorandum; or

(6) any state blue sky or securities commission or other governmental agency or body in any state in which more than ten percent (10%) of the Bonds have been offered and sold shall have withheld registration, exemption or clearance of the offering of the Bonds as

described herein, or issued a stop order or similar ruling relating thereto; or

(7) any amendment to the federal or State Constitution or action by any federal or state court, legislative body, regulatory body, or other authority materially adversely affecting the tax status of the City, its property, income, securities (or interest thereon), or the validity or enforceability of the Assessments and the liens created thereby, such Assessments being the primary asset of the Trust Estate pledged to pay principal of and interest on the Bonds; or

(ii) the New York Stock Exchange or other national securities exchange or any governmental authority shall impose, as to the Bonds or as to obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of, the Underwriter; or

(iii) any event occurring, or information becoming known which, in the reasonable judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Limited Offering Memorandum, or has the effect that the Limited Offering Memorandum contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, which change shall occur subsequent to the date of this Agreement and shall not be due to the malfeasance, misfeasance or nonfeasance of the Underwriter; or

(iv) any fact or event shall exist or have existed that, in the Underwriter's reasonable judgment, requires or has required an amendment of or supplement to the Limited Offering Memorandum; or

(v) a general banking moratorium shall have been declared by federal or State authorities having jurisdiction and shall be in force; or

(vi) a material disruption in securities settlement, payment or clearance services shall have occurred; or

(vii) a decision by a court of the United States shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds, including the underlying obligations as described in this Agreement or in the Limited Offering Memorandum, or any document relating to the issuance, offering or sale of the Bonds, is or would be in violation of any provision of the federal securities laws on the Closing Date, including the Securities Act, the Securities Exchange Act of 1934 and the Trust Indenture Act; or

(viii) the purchase of and payment for the Bonds by the Underwriter, or the resale of the Bonds by the Underwriter, on the terms and conditions herein provided shall be prohibited by any applicable law, governmental authority, board, agency or commission, which prohibition shall occur subsequent to the date hereof and shall not be due to the malfeasance, misfeasance, or nonfeasance of the Underwriter.

With respect to the conditions described in subparagraphs (ii), (vii) and (viii) above, the Underwriter is not aware of any current, pending, or proposed law or government inquiry or investigation as of the date of execution of this Agreement which would permit the Underwriter to invoke its termination rights hereunder.

10. Closing Documents. At or prior to the Closing, the Underwriter (or Underwriter's Counsel on behalf of the Underwriter) shall receive the following documents:

a. Bond Opinion. The opinion of Bond Counsel, dated the Closing Date and substantially in the form included as Appendix D to the Limited Offering Memorandum, together with a reliance letter from Bond Counsel, dated the Closing Date and addressed to the Underwriter, which may be included in the supplemental opinion required by Section 10(b) hereof, to the effect that the foregoing opinion may be relied upon by the Underwriter to the same extent as if such opinion were addressed to it.

b. Supplemental Opinion. A supplemental opinion of Bond Counsel dated the Closing Date and addressed to the City and the Underwriter, in form and substance acceptable to Underwriter's Counsel, to the following effect:

(i) Except to the extent noted therein, Bond Counsel has not verified and is not passing upon, and does not assume any responsibility for, the accuracy, completeness, or fairness of the statements and information contained in the Preliminary Limited Offering Memorandum and in the Limited Offering Memorandum, but that such firm has reviewed the statements and information appearing in the Preliminary Limited Offering Memorandum and in the Limited Offering Memorandum under the captions and subcaptions "PLAN OF FINANCE – The Bonds" (except for the final paragraph thereunder), "DESCRIPTION OF THE BONDS," "SECURITY FOR THE BONDS," "ASSESSMENT PROCEDURES" (except for the subcaptions "Assessment Methodology" and "Assessment Amounts"), "THE DISTRICT" (except for the subcaptions "Collection and Delinquency History in the District," "Prepayment History," and "Foreclosure History"), "TAX MATTERS," "LEGAL MATTERS – Legal Proceedings" (first paragraph only), and "– Legal Opinions," "CONTINUING DISCLOSURE – The City," "REGISTRATION AND QUALIFICATION OF BONDS FOR SALE," "LEGAL INVESTMENTS AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS," "APPENDIX B – Form of Indenture," and "APPENDIX D – Form of Opinion of Bond Counsel" and Bond Counsel is of the opinion that the information relating to the Bonds, the Bond Ordinance, the Assessment Ordinance, and the Indenture contained therein fairly and accurately describes the laws and legal issues addressed therein and, with respect to the Bonds, such information conforms to the Bond Ordinance, the Assessment Ordinance, and the Indenture;

(ii) The Bonds are not subject to the registration requirements of the Securities Act, and the Indenture is exempt from qualification pursuant to the Trust Indenture Act;

(iii) The City has or at the time of the adoption thereof had full power and authority to adopt the Creation Resolution, the Assessment Ordinance (including approving the updated Service and Assessment Plan), and the Bond Ordinance (collectively, the foregoing documents are referred to herein as the "City Actions") and perform its obligations thereunder and the City Actions have been duly adopted, are in full force and effect and have not been modified, amended, or rescinded; and

(iv) The Indenture, the Development Agreement, the Construction, Funding, and Acquisition Agreement, the Continuing Disclosure Agreement of Issuer, and this Agreement have been duly authorized, executed, and delivered by the City and, assuming the due authorization, execution, and delivery of such instruments, documents, and agreements by the other parties thereto, constitute the legal, valid, and binding agreements of the City, enforceable in accordance with their respective terms, except as enforcement thereof may be limited by bankruptcy, insolvency, or other laws affecting enforcement of creditors' rights, or by the application of equitable principles if equitable remedies are sought and to the application of State law relating to governmental immunity applicable to governmental entities.

c. City Legal Opinion. An opinion of Messer Fort, PLLC ("Attorney for the City"), dated the Closing Date and addressed to the Underwriter, the City, Bond Counsel, Developer's Counsel, and the Trustee, with respect to matters relating to the City, substantially in the form of Appendix C hereto or in form otherwise agreed upon by the Underwriter.

d. Opinions of Developer's Counsel. The opinion of Developer's Counsel, substantially in the form of Appendix D hereto, dated the Closing Date, addressed to the City, Bond Counsel, the Attorney for the City, the Underwriter, and the Trustee; or in a form otherwise agreed upon by the City and the Underwriter.

e. Developer's Closing Certificate. The Developer's Closing Certificate dated as of the Closing Date, signed by authorized officers of the Developer in substantially the form of Appendix E hereto.

f. City Closing Certificate. A certificate of the City, dated the Closing Date, signed by an appropriate City Representative, to the effect that:

(i) the representations and warranties of the City contained herein and in the City Documents are true and correct in all material respects on and as of the Closing Date as if made on the date thereof;

(ii) the Authorizing Documents and all other City Documents are in full force and effect and have not been amended, modified, or supplemented;

(iii) except as disclosed in the Limited Offering Memorandum, no litigation or proceeding against the City is pending or, to the knowledge of such person, threatened in any court or administrative body nor is there a basis for litigation which would (a) contest the right of the members or officials of the City to hold and exercise their respective positions, (b) contest the due organization and valid existence of the City or the establishment of the District, (c) contest the validity, due authorization, and execution of the Bonds or the City Documents, or (d) attempt to limit, enjoin, or otherwise restrict or prevent the City from levying and collecting the Assessments pledged to pay the principal of and interest on the Bonds, or the pledge thereof; and

(iv) the City has, to such person's knowledge, complied with all agreements and covenants and satisfied all conditions set forth in the City Documents on its part to be complied with or satisfied hereunder at or prior to the Closing.

g. Trustee's Counsel Opinion. An opinion of counsel to the Trustee, substantially in the form of Appendix H hereto, dated the Closing Date and addressed to the Underwriter, the City, and Bond Counsel, or in a form otherwise agreed upon by the City, Bond Counsel, and the Underwriter.

h. Trustee's Certificate. A customary authorization and incumbency certificate dated prior to the Closing Date, signed by authorized officers of the Trustee in form and substance acceptable to the Underwriter, Underwriter's Counsel, and Bond Counsel.

i. Underwriter Counsel's Opinion. An opinion, dated the Closing Date and addressed to the Underwriter, of Orrick, Herrington & Sutcliffe LLP ("Underwriter's Counsel"), to the effect that:

(i) The Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Indenture is exempt from qualification pursuant to the Trust Indenture Act of 1939, as amended;

(ii) The Continuing Disclosure Agreement of Issuer, together with Section 10(o) hereof and Section 4 of the Bond Ordinance, satisfies the requirements contained in Rule 15c2-12(b)(5) of the Securities and Exchange Commission for an undertaking by the City for the benefit of the holders of the Bonds to provide the information at the times and in the manner required by said Rule; provided that, for purposes of this opinion, such counsel is not expressing any view regarding the content of the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum that is not expressly stated in numbered paragraph (iii) below; and

(iii) Such counsel is not passing upon and does not assume any responsibility for the accuracy, completeness, or fairness of any of the statements contained in the Preliminary Limited Offering Memorandum or in the Limited Offering Memorandum and makes no representation that it has independently

verified the accuracy, completeness, or fairness of any such statements. In its capacity as counsel to the Underwriter, to assist the Underwriter in part of its responsibility with respect to the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum, such counsel has participated in conferences with representatives of the Underwriter, representatives of the City, and its counsel, Norton Rose Fulbright US LLP, as bond counsel, Hilltop Securities Inc., as Municipal Advisor, the Administrator, the Developer, Developer's Counsel, and the Developer's engineer and consultants, and others, during which the contents of the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum and related matters were discussed. Based on such counsel's participation in the above-mentioned conferences (which, with respect to the Preliminary Limited Offering Memorandum, did not extend beyond the date of this Agreement), and in reliance thereon, on oral and written statements and representations of the City, the Developer, and others and on the records, documents, certificates, opinions, and matters herein mentioned, such counsel advises the Underwriter as a matter of fact and not opinion that, during the course of such counsel's representation of the Underwriter on this matter, (a) no facts had come to the attention of the attorneys in such counsel's firm rendering legal services to the Underwriter in connection with the Preliminary Limited Offering Memorandum which caused such counsel to believe, as of the date of the Preliminary Limited Offering Memorandum and as of the date of this Agreement, based on the documents, drafts, and facts in existence and received as of those dates, that the Preliminary Limited Offering Memorandum contained any untrue statement of a material fact or omitted to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading (except any information marked as preliminary or subject to change, any information permitted to be omitted by Securities and Exchange Commission ("SEC") Rule 15c2-12 or otherwise left blank, and any other differences with the information in the Limited Offering Memorandum), and (b) no facts had come to the attention of the attorneys in such counsel's firm rendering legal service to the Underwriter in connection with the Limited Offering Memorandum which caused such counsel to believe that the Limited Offering Memorandum contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided that such counsel expressly excludes from the scope of this paragraph and expresses no view or opinion with respect to both the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum about any CUSIP numbers, financial, accounting, statistical, economic, engineering or demographic data or forecasts, numbers, charts, tables, graphs, estimates, projections, assumptions or expressions of opinion, any information about verification, feasibility, valuation, appraisals, absorption, real estate or environmental matters, relationship among the parties, Appendices, or any information about book-entry, DTC, Cede & Co., limitations applicable to initial purchasers, financial advisor, trustee, tax exemption, underwriters, municipal advisors, or underwriting included or referred to therein or omitted therefrom. No responsibility is undertaken or view expressed with respect to any other disclosure

document, materials or activity, or as to any information from another document or source referred to by or incorporated by reference in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum.

j. Limited Offering Memorandum. The Limited Offering Memorandum and each supplement or amendment, if any, thereto.

k. Delivery of City Documents and Developer Documents. The City Documents and the Developer Documents shall have been executed and delivered in form and content satisfactory to the Underwriter.

l. Form 8038-G. Evidence that the federal tax information form 8038-G has been prepared by Bond Counsel for filing.

m. Federal Tax Certificate. A certificate of the City in form and substance satisfactory to Bond Counsel and Underwriter's Counsel setting forth the facts, estimates and circumstances in existence on the Closing Date which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and any applicable regulations (whether final, temporary, or proposed), issued pursuant to the Code.

n. Attorney General Opinion and Comptroller Registration. The approving opinion of the Attorney General of the State regarding the Bonds and the Comptroller of the State's Certificate of Registration for the Initial Bond.

o. Continuing Disclosure Agreements. The Continuing Disclosure Agreement of Issuer and the Continuing Disclosure Agreement of Developer shall have been executed by the parties thereto in substantially the forms attached to the Limited Offering Memorandum as Appendix E-1 and Appendix E-2.

p. Letter of Representation of the Appraiser. (i) The Letter of Representation of the Appraiser, substantially in the form of Appendix F hereto, addressed to the City, Bond Counsel, the Underwriter, and the Trustee, or in form otherwise agreed upon by the Underwriter, and (ii) a copy of the real estate appraisal of the property in Improvement Area #2 dated March 30, 2026.

q. Letter of Representation of Administrator. The Letter of Representation of Administrator, substantially in the form of Appendix G hereto, addressed to the City, Bond Counsel, the Underwriter, and the Trustee, or in form otherwise agreed upon by the Underwriter.

r. Evidence of Filing of Assessment Ordinance and Updated Service and Assessment Plan and Landowner Consent; Posting of Service and Assessment Plan. Evidence that (i) (A) the Assessment Ordinance, including the legal description of the property within Improvement Area #2 of the District and the Service and Assessment Plan as updated in connection with the issuance of the Bonds (including the Improvement Area #2 Assessment Roll), and (B) the Landowner Consent, have been filed of record in

the real property records of Collin County, Texas, and (ii) the Service and Assessment Plan, including a copy of the notice form required by Section 5.014 Texas Property Code, as amended, was posted on the City's website not later than the seventh day after the date of approval of the Assessment Ordinance.

s. Lender Consent Certificate. A Lender Consent Certificate of each holder of a lien, if any, on land in Improvement Area #2 of the District on the Closing Date, consenting to and acknowledging the creation of the District, the adoption of the Assessment Ordinance, the levy of the Assessments, and the subordination of their respective liens to the lien created by the Assessments in a form acceptable to the Underwriter. In the event that there are no such lienholders, the Developer shall provide such certifications as may be reasonably requested by the Underwriter to confirm that no such liens exist as of the Closing Date.

t. Developer Organizational and Verification Documents. The Developer shall have delivered to the Underwriter and the City, which may be attached to a certificate of the Developer delivered on the Closing Date, (i) fully executed copies of the Developer's organizational documents, (ii) a Certificate of Status from the Texas Secretary of State dated within 10 days of the Closing Date, (iii) verification of franchise tax account status from the Texas Comptroller of Public Accounts for the Developer dated within 10 days of the Closing Date, and (iv) a copy of its Standing Letter to the Attorney General of Texas in compliance with the All Bond Counsel Letter dated September 22, 2021, or evidence of an exception to such requirement.

u. Rule 15c2-12 Certification. A resolution, an ordinance (including the Bond Ordinance), or a certificate of the City whereby the City has deemed the Preliminary Limited Offering Memorandum final as of its date, except for permitted omissions, as contemplated by Section (b)(1) of Rule 15c2-12 in connection with the offering of the Bonds, which action may be based on the approval of the release of the Preliminary Limited Offering Memorandum by an authorized City official (if such official has been duly authorized to take such action by the City Council), or certification, if made in the form of a certificate, may be included in the City Certificate required by Section 10(f) hereof.

v. Dissemination Agent. Evidence acceptable to the Underwriter in its sole discretion that the City and the Developer have engaged a dissemination agent acceptable to the Underwriter for the Bonds, with the execution of the Continuing Disclosure Agreement of Issuer and the Continuing Disclosure Agreement of Developer by other parties thereto being conclusive evidence of such acceptance by the Underwriter.

w. Reserved.

x. Additional Documents. Such additional legal opinions, certificates, instruments, and other documents as the Underwriter or Underwriter's Counsel may reasonably deem necessary.

11. City's Closing Conditions. The obligation of the City hereunder to deliver the Bonds shall be subject to receipt on or before the Closing Date of the purchase price set forth in Section 1 hereof, the Attorney General Opinion, the opinion of Bond Counsel described in Section 10(a) hereof, and all documents required to be delivered by the Developer.

12. Consequences of Termination. If the City shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, accept delivery of, and pay for the Bonds contained in this Agreement (unless waived by the Underwriter in its sole discretion) or if the obligations of the Underwriter shall be terminated for any reason permitted by this Agreement, this Agreement shall terminate and the Underwriter and the City shall have no further obligation hereunder, except as further set forth in Sections 13, 14, 16, and 22 hereof.

13. Term of Agreement. Except for surviving representations, warranties, and indemnities of the parties to this Agreement, the term of this Agreement terminates upon the "end of the underwriting period" (as defined in Rule 15c2-12) or, if earlier, exercise of a termination right (which may not be based on an existing or incipient breach of a verification).

14. Costs and Expenses.

a. The Underwriter shall be under no obligation to pay, and the City shall cause to be paid from proceeds of the Bonds the following expenses incident to the issuance of the Bonds and performance of the City's obligations hereunder: (i) the costs of the preparation and printing of the Bonds; (ii) the costs of preparation, printing, and mailing of the Preliminary Limited Offering Memorandum, the final Limited Offering Memorandum, and any supplements and amendments thereto; (iii) the fees and disbursements of the City's legal counsel and Municipal Advisor, the Trustee's counsel, Bond Counsel, Developer's Counsel, and the Trustee relating to the issuance of the Bonds; (iv) the Attorney General's review fees; (v) the fees and disbursements of accountants, advisers, and any other experts or consultants retained by the City or for the benefit of the City, including but not limited to the fees and expenses of the Administrator; and (vi) the expenses incurred by or on behalf of City employees and representatives that are incidental to the issuance of the Bonds and the performance by the City of its obligations under this Agreement.

b. The Underwriter shall pay the following expenses: (i) all advertising expenses in connection with the limited offering of the Bonds; (ii) fees of Underwriter's Counsel; and (iii) all other expenses, including CUSIP fees (including out-of-pocket expenses and related regulatory expenses), incurred by it in connection with its public offering and distribution of the Bonds, except as noted in subsection 14(a) above.

c. The City acknowledges that the Underwriter will pay from the Underwriter's expense allocation of the underwriting discount the applicable per bond assessment charged by the Municipal Advisory Council of Texas, a nonprofit corporation, whose purpose is to collect, maintain and distribute information relating to issuing entities of municipal securities.

15. Notice. Any notice or other communication to be given to the City under this Agreement may be given by delivering the same in writing to: City of Celina, Texas, 142 North Ohio Street, Celina, Texas 75009, Attention: City Manager.

Any notice or other communication to be given to the Underwriter under this Agreement may be given by delivering the same in writing to: FMSbonds, Inc., 5 Cowboys Way, Suite 300-25, Frisco, Texas 75034, Attention: Mr. R.R. "Tripp" Davenport, III, Director.

16. Parties in Interest; Survival of City Representations. This Agreement is made solely for the benefit of the City and the Underwriter (including their respective successors and assigns), and no other person shall acquire or have any right hereunder or by virtue hereof. All of the City's representations, warranties, and covenants contained in this Agreement shall remain operative and in full force and effect and survive delivery of and payment for the Bonds and any termination, regardless of any investigations made by or on behalf of the Underwriter.

17. Survival of Representations and Warranties of Third Parties. All representations and warranties of the parties, other than the City and the Underwriter, made in, pursuant to, or in connection with this Agreement shall survive the execution and delivery of this Agreement, notwithstanding any investigation by the parties. All statements contained in any certificate, instrument, or other writing delivered by a party to this Agreement or in connection with the transactions described in or by this Agreement constitute representations and warranties by such party under this Agreement to the extent such statement is set forth as a representation and warranty in the instrument in question.

18. Severability. In case any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof.

19. State Law Governs. The validity, interpretation, and performance of this Agreement shall be governed by the laws of the State.

20. No Assignment. The rights and obligations created by this Agreement shall not be subject to assignment by the Underwriter or the City without the prior written consent of the other party hereto.

21. No Personal Liability. None of the members of the City Council, nor any officer, representative, agent, or employee of the City, shall be charged personally by the Underwriter with any liability, or be held liable to the Underwriter under any term or provision of this Agreement, or because of execution or attempted execution, or because of any breach or attempted or alleged breach of this Agreement.

22. Statutory Verifications. The Underwriter makes the following representation and covenants 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 Underwriter within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall

survive until barred by the applicable statute of limitations and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

a. *Not a Sanctioned Company.* The Underwriter represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Underwriter and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

b. *No Boycott of Israel.* The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

c. *No Discrimination Against Firearm Entities.* The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

d. *No Boycott of Energy Companies.* The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

23. Form 1295. Submitted herewith (or on a date prior hereto) is a completed Form 1295 in connection with the Underwriter's participation in the execution of this Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Underwriter, and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the thirtieth (30th) day after the receipt of such form. The Underwriter and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Underwriter; and, neither the City nor its consultants have verified such information.

24. Underwriter Standing Letter and Bringdown Verification. The Underwriter represents that it has, or will have prior to the date of Closing, on file with the Texas Attorney General a standing letter addressing the representation and verifications contained in Section 22 of this Agreement in a form accepted by the Texas Attorney General. In addition, if the Underwriter or the parent company, a wholly- or majority-owned subsidiary or another affiliate of the Underwriter receives or has received a letter from the Texas Comptroller of Public Accounts pursuant to Chapter 809, Texas Government Code seeking written verification that it does not boycott energy companies (a "Comptroller Request Letter"), the Underwriter shall promptly notify the City and Bond Counsel (if it has not already done so) and provide to the City or Bond Counsel, two Business Days prior to Closing and additionally upon request by the City or Bond Counsel, written verification to the effect that its standing letter described in the preceding sentence remains in effect and may be relied upon by the City and the Texas Attorney General (the "Bringdown Verification"). The Bringdown Verification shall also confirm that the Underwriter (or the parent company, a wholly- or majority-owned subsidiary or other affiliate of the Underwriter that received the Comptroller Request Letter) intends to timely respond or has timely responded to the Comptroller Request Letter. The Bringdown Verification may be in the form of an e-mail.

25. Counterparts. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument. The City and the Underwriter agree that electronic signatures to this Agreement may be regarded as original signatures.

Signature pages follow.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first set forth above.

FMSbonds, Inc.,
as Underwriter

By: _____
Name: Theodore A. Swinarski
Title: Senior Vice President - Trading

Accepted at _____ a.m./p.m. central time on the date first stated above.

City of Celina, Texas

By: _____
City Manager

SCHEDULE I

$16,009,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(NORTH SKY PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #2 PROJECT)

Interest Accrues From: Closing Date

$_____ _____% Term Bonds, Due September 1, 20___, Priced to Yield _____% [(a)(b)(c)(d)]

(a) The initial reoffering prices or yields of the Bonds have been determined in accordance with the 10% test.

(b) The Bonds maturing on and after September 1, 20__,may be redeemed before their scheduled maturity date, in whole or in part, on any date on or after September 1, 20__, such redemption date or dates to be fixed by the City, at the redemption price equal to the principal amount of the Bonds to be redeemed, plus accrued and unpaid interest to the date fixed for redemption.

(c) The Bonds are also subject to extraordinary optional redemption as described in the Limited Offering Memorandum under "DESCRIPTION OF THE BONDS – Redemption Provisions."

(d) The Bonds are also subject to mandatory sinking fund redemption on the dates and in the respective Sinking Fund Installments as set forth in the following schedules.

$_____ Term Bonds maturing September 1, 20__

Redemption Date	Sinking Fund Installment Amount
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20	
September 1, 20 †	

† Stated maturity.

APPENDIX A

FORM OF DEVELOPER'S LETTER OF REPRESENTATIONS

$16,009,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(NORTH SKY PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #2 PROJECT)

DEVELOPER'S LETTER OF REPRESENTATIONS

July 14, 2026

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Ladies and Gentlemen:

This letter is being delivered to the City of Celina, Texas (the "City") and FMSbonds, Inc. (the "Underwriter"), in consideration for your entering into the Bond Purchase Agreement dated the date hereof (the "Bond Purchase Agreement") for the sale and purchase of the $16,009,000 "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project)" (the "Bonds"). Pursuant to the Bond Purchase Agreement, the Underwriter has agreed to purchase from the City, and the City has agreed to sell to the Underwriter, the Bonds. In order to induce the City to enter into the Bond Purchase Agreement and as consideration for the execution, delivery, and sale of the Bonds by the City and the purchase of them by the Underwriter, CCD – North Sky, LLC, a Texas limited liability company (the "Developer"), makes the representations, warranties, and covenants contained in this Developer's Letter of Representations. Unless the context clearly indicates otherwise, each capitalized term used in this Developer's Letter of Representations will have the meaning set forth in the Bond Purchase Agreement.

1. Purchase and Sale of Bonds. Inasmuch as the purchase and sale of the Bonds represents a negotiated transaction, the Developer understands, and hereby confirms, that the Underwriter is not acting as a fiduciary of the Developer, but rather is acting solely in its capacity as Underwriter of the Bonds for its own account.

2. Updating of the Limited Offering Memorandum. If, after the date of this Developer's Letter of Representations up to and including the date the Underwriter is no longer

required to provide a Limited Offering Memorandum to potential customers who request the same pursuant to Rule 15c2-12 (the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in Rule 15c2-12) and (ii) the time when the Limited Offering Memorandum is available to any person from the MSRB, but in no case less than twenty-five (25) days after the "end of the underwriting period" for the Bonds), the Developer becomes aware of any fact or event which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, or if it is necessary to amend or supplement the Limited Offering Memorandum to comply with law, the Developer will notify the Underwriter (and for the purposes of this clause provide the Underwriter with such information as it may from time to time request); however, that for the purposes of this Developer's Letter of Representations and any certificate delivered by the Developer in accordance with the Bond Purchase Agreement, the Developer makes no representations with respect to the information appearing in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum except for the information set forth in all maps included therein and under the captions and subcaptions "PLAN OF FINANCE" (except for the subcaptions "– Series 2023 Major Improvement Area Bonds" and "– The Bonds"), "OVERLAPPING TAXES AND DEBT – Homeowners' Association Dues," "THE IMPROVEMENT AREA #2 IMPROVEMENTS," "THE DEVELOPMENT," and "THE DEVELOPER" and, to the Developer's knowledge after due inquiry, under the captions "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Improvement Area #2 Improvements, and the Development (as defined in the Limited Offering Memorandum)), "LEGAL MATTERS – Litigation – The Developer," "CONTINUING DISCLOSURE – The Developer" and "– The Developer's Compliance with Prior Undertakings," "SOURCES OF INFORMATION – Source of Certain Information," "APPENDIX E-2," "APPENDIX F," "APPENDIX G," and "APPENDIX H" (collectively, the "Developer Disclosures") in accordance with subsection 4(f) herein.

3. Developer Documents. The Developer has executed and delivered each of the below listed documents (individually, a "Developer Document" and collectively, the "Developer Documents") in the capacity provided for in each such Developer Document, and each such Developer Document constitutes a valid and binding obligation of the Developer, enforceable against the Developer in accordance with its terms:

a. this Developer's Letter of Representations;

b. the Development Agreement;

c. the Construction, Funding, and Acquisition Agreement;

d. the Landowner Consent; and

e. the Continuing Disclosure Agreement of Developer.

The Developer has complied in all material respects with all of the Developer's agreements and covenants and satisfied all conditions required to be complied with or satisfied by the Developer under the Developer Documents on or prior to the date hereof.

The representations and warranties of the Developer contained in the Developer Documents are true and correct in all material respects on and as of the date hereof.

4. Developer Representations, Warranties and Covenants. The Developer represents, warrants, and covenants to the City and the Underwriter that:

a. Due Organization and Existence. The Developer is duly organized and validly existing as a limited liability company under the laws of the State of Texas.

b. Organizational Documents. The copies of the organizational documents of the Developer provided by the Developer (the "Developer Organizational Documents") to the City and the Underwriter are fully executed, true, correct, and complete copies of such documents and such documents have not been amended or supplemented since delivery to the City and the Underwriter and are in full force and effect as of the date hereof.

c. No Breach. The execution and delivery of the Developer Documents by the Developer does not violate any judgment, order, writ, injunction, or decree binding on the Developer or any indenture, agreement, or other instrument to which the Developer is a party.

d. No Litigation. There are no proceedings pending or threatened in writing before any court or administrative agency against the Developer that are either not covered by insurance or which singularly or collectively would have a material, adverse effect on the ability of the Developer to perform its obligations under the Developer Documents in all material respects or that would reasonably be expected to prevent or prohibit the development of the District in accordance with the description thereof in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum.

e. Information. The information prepared and submitted by the Developer to the City or the Underwriter in connection with the preparation of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum was, and is as of this date, true and correct in all material respects.

f. Preliminary Limited Offering Memorandum and Limited Offering Memorandum. The Developer represents and warrants that the information set forth in the Developer's Disclosures in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum is true and correct and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading. The Developer agrees to provide a certificate dated the Closing Date affirming, as of such date, the representations contained in this subsection (f) with respect to the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum.

g. Events of Default. No "Event of Default" or "event of default" by the Developer under any of the Developer Documents, any documents to which the Developer is a party described in the Limited Offering Memorandum, or under any material documents relating to the financing and construction of the Improvement Area #2 Improvements to which the Developer is a party, or event that, with the passage of time or the giving of notice or both, would constitute such "Event of Default" or "event of default" by the Developer has occurred and is continuing.

5. Indemnification.

a. The Developer will indemnify and hold harmless the City and the Underwriter and each of their officers, directors, employees, and agents against any losses, claims, damages or liabilities to which any of them may become subject, under the Securities Act of 1933 or otherwise, insofar as such losses, claims, damages or liabilities (or actions in respect thereof) arise out of or are based upon an untrue statement or alleged untrue statement of a material fact contained or incorporated by reference in the Developer's Disclosures in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum, or any amendment or supplement to the Limited Offering Memorandum amending or supplementing the information contained under the aforementioned captions (as qualified above), or arise out of or are based upon the omission, untrue statement, or alleged untrue statement or omission to state therein a material fact necessary to make the statements under the aforementioned captions (as qualified above) not misleading under the circumstances under which they were made and will reimburse any indemnified party for any reasonable legal or other expenses reasonably incurred by them in connection with investigating or defending any such action or claim as such expenses are incurred.

b. Promptly after receipt by an indemnified party under subsection (a) above of notice of the commencement of any action, such indemnified party shall, if a claim in respect thereof is to be made against the indemnifying party under such subsection, notify the indemnifying party in writing of the commencement thereof; but the omission so to notify the indemnifying party shall not relieve the indemnifying party from any liability which it may have to the indemnified party otherwise than under such subsection, unless such indemnifying party was prejudiced by such delay or lack of notice. In case any such action shall be brought against an indemnified party, it shall promptly notify the indemnifying party of the commencement thereof, the indemnifying party shall be entitled to participate therein and, to the extent that it shall wish, to assume the defense thereof, with counsel reasonably satisfactory to such indemnified party (who shall not, except with the consent of the indemnified party, be counsel to the indemnifying party), and, after notice from the indemnifying party to such indemnified party of its election so to assume the defense thereof, the indemnifying party shall not be liable to such indemnified party under such subsection for any legal expenses of other counsel or any other expenses, in each case subsequently incurred by such indemnified party, in connection with the defense thereof other than reasonable costs of investigation. The indemnifying party shall not be liable for any settlement of any such action effected without its consent, but if settled with the consent of the indemnifying party or if there is a final judgment for the plaintiff in any such action, the indemnifying party will indemnify and hold harmless any indemnified party from and against any loss or liability by reason of such settlement or judgment. The indemnity herein shall survive delivery of the Bonds and shall survive any investigation made by or on behalf of the City, the Developer, or the Underwriter.

6. Survival of Representations, Warranties and Covenants. All representations, warranties, and agreements in this Developer's Letter of Representations will survive regardless of (a) any investigation or any statement in respect thereof made by or on behalf of the Underwriter, (b) delivery of any payment by the Underwriter for the Bonds, and (c) any termination of the Bond Purchase Agreement.

7. Binding on Successors and Assigns. This Developer's Letter of Representations will be binding upon the Developer and its successors and assigns and inure solely to the benefit of the Underwriter and the City, and no other person or firm or entity will acquire or have any right under or by virtue of this Developer's Letter of Representations.

Signature page follows.

Dated: July 14, 2026

CCD – NORTH SKY, LLC,
a Texas limited liability company

By:_____
Name:_____
Title: Co-President

APPENDIX B

$16,009,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(NORTH SKY PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #2 PROJECT)

ISSUE PRICE CERTIFICATE

The undersigned, on behalf of FMSbonds, Inc. ("FMS"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds") of the City of Celina, Texas (the "Issuer").

1. ***Sale of the General Rule Maturities***. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities***.

(a) FMS offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement for the Bonds, FMS has agreed in writing on or prior to the Sale Date that (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail or other third-party distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail or other third-party distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Defined Terms***.

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth Business Day after the Sale Date, or (ii) the date on which FMS sold at least 10% of such Hold-the-Offering-

Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(e) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is July 14, 2026.

(h) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail or other third-party distribution agreement participating in the initial sale of the Bonds to the Public).

The remainder of this page is left blank intentionally.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents FMS's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Certificate as to Tax Exemption with respect to the Bonds and with respect to compliance with the federal income tax rules affecting the Bonds, and by Norton Rose Fulbright US LLP, Bond Counsel, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

EXECUTED and DELIVERED as of this _____, 2026.

FMSbonds, Inc.,
as Underwriter

By:_____
Name: Theodore A. Swinarski
Title: Senior Vice President – Trading

SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES AND
INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES

(*Attached*)

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

(*Attached*)

APPENDIX C

LETTERHEAD OF MESSER FORT, PLLC

August 4, 2026

City of Celina
142 North Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Norton Rose Fulbright US LLP
2200 Ross Avenue,
Suite 3600
Dallas, Texas 75201-7932

U.S. Bank Trust Company, National Association, as Trustee
111 Filmore Avenue East
St. Paul, Minnesota 55107
Attn: Bond Operations

Greenberg Traurig, LLP
2200 Ross Avenue, Suite 5200
Dallas, Texas 75201

$16,009,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(NORTH SKY PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 PROJECT)

Ladies and Gentlemen:

We are the Attorney for the City of Celina, Texas (the "City"), and are rendering this opinion in connection with the issuance and sale of $16,009,000 "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project)" (the "Bonds"), by the City, a political subdivision of the State of Texas.

The Bonds are authorized pursuant to Ordinance No. _____ and enacted by the City Council of the City (the "City Council") on July 14, 2026 (the "Bond Ordinance"), and shall be issued pursuant to the provisions of Subchapter A of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "Act"), the Indenture of Trust, dated as of August 1, 2026 (the "Indenture"), by and between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"). The Bonds are being sold to FMSbonds, Inc. pursuant to the Bond Purchase Agreement dated July 14, 2026, between the City and FMSbonds Inc. (the "Bond Purchase Agreement"). Capitalized terms not defined herein shall have the same meanings as in the Indenture, unless otherwise stated herein.

In our capacity as City Attorney, and for the purpose of rendering opinions set forth herein, we have reviewed the following:

(a) Resolution No. 2021-39R enacted by the City Council on June 8, 2021 (the "Creation Resolution");

(b) The Assessment Ordinance;

(c) The Bond Ordinance;

(d) The Indenture;

(e) the Development Agreement by and between the City and a prior owner, approved by the City on February 9, 2021, as assigned to and assumed by the Developer effective as of March 24, 2021, as amended by the First Amendment to Development Agreement by and between the City and the Developer effective March 15, 2022;

(f) the Construction, Funding, and Acquisition Agreement; and

(g) That certain Continuing Disclosure Agreement of Issuer with respect to the Bonds, dated as of August 1, 2026, executed and delivered by the City, MuniCap, Inc., as Administrator (the "Administrator"), and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc., as Dissemination Agent.

The Creation Resolution, the Assessment Ordinance, and the Bond Ordinance shall hereinafter be referred to as the "Authorizing Documents" and the remaining documents shall hereinafter be collectively referred to as the "Reviewed Documents."

In rendering the opinions expressed below, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following assumptions: (a) the due authorization, execution, and delivery of each of the Reviewed Documents by all parties thereto other than the City; (b) the genuineness of all signatures to the Reviewed Documents; (c) the correctness and truthfulness of all the statements of fact contained in the Reviewed Documents; (d) the authenticity of the Reviewed Documents; (e) the conformity to original documents of the Reviewed Documents submitted to us as copies; and (f) the additional assumptions set forth on **Exhibit A** attached to this letter and the exclusions set forth on **Exhibit B** attached to this letter. Our opinions are limited to matters expressly stated herein and no opinion is to be inferred or may be implied beyond the matters expressly stated.

In rendering the opinions set forth below, we have also relied upon: (a) the representations and warranties contained in the Reviewed Documents; (b) the resolutions and other documents of the parties to the Reviewed Documents authorizing or approving the Reviewed Documents; (c) the Developer's Closing Certificate delivered pursuant to the Bond Purchase Agreement; (d) the Developer's Letter of Representations delivered pursuant to the Bond Purchase Agreement; (e) the legal opinion delivered pursuant to the Bond Purchase Agreement by Greenberg Traurig, LLP ("Developer's Counsel"); (f) the Appraiser's Letter of Representations and the Administrator's Letter of Representations, both delivered pursuant to the Bond Purchase Agreement (collectively, the "Reliance Materials"). We have not made any independent or other investigation, review,

analysis, or inquiry as to any of the facts, matters, circumstances, or legal opinions or conclusions contained in the Reviewed Documents or Reliance Materials or the accuracy or completeness thereof. Additionally, we have assumed that none of the Reviewed Documents or Reliance Materials contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements made, in the light of the circumstances in which they are made, not misleading. We have not made any examination of any accounting or financial matters, and we express no opinion with respect thereto.

The opinions expressed herein are subject to the correctness in understanding that no beneficiary to this opinion letter may rely on this opinion letter to the extent that such beneficiary or its counsel has actual knowledge of any: (a) applicable laws, facts, or circumstances which would make any opinion expressed herein incorrect, subject to question, or require further investigation of any laws, facts, or circumstances; and (b) judicial decision which would make the opinions set forth herein incorrect.

Whenever our opinion or advice with respect to the existence or absence of facts is indicated to be based on our knowledge, we are referring to the actual knowledge of the Messer Fort, PLLC attorneys who have given substantive attention to matters concerning the City during the course of our representation of the City in connection with the Reviewed Documents, which knowledge has been obtained by such attorneys in their capacity as such. In particular, our response does not include matters known to any attorney of our firm in a capacity other than as counsel to the City. In basing the opinions and other matters set forth herein on "our knowledge," the words "our knowledge," "our actual knowledge" and similar expressions signify that, in the course of our representation of the City the principal attorneys in this firm involved in the current actual transaction do not have actual knowledge or actual notice that any such opinions or other matters are not accurate or that any of the documents, certificates, reports and information on which we have relied are not accurate and complete. Further, the words "our knowledge," "our actual knowledge" and similar expressions used in this opinion letter are intended to be limited to the actual knowledge of the attorneys within our firm who have been directly involved in preparation of the Reviewed Documents in representation of the City. We have not undertaken any independent investigation to determine the existence or absence of such facts, and no inference as to our knowledge concerning such facts should be drawn from the fact that such limited representation has been undertaken by us.

Based upon and subject to the foregoing and the additional qualifications and assumptions set forth herein, we are of the opinion that:

1. The City is a Texas political subdivision and has all necessary power and authority to enter into and perform its obligations under the Authorizing Documents and the Reviewed Documents. The City has taken or obtained all actions, approvals, consents, and authorizations required of it by applicable laws in connection with the execution of the Authorizing Documents and the Reviewed Documents and the performance of its obligations thereunder.

2. To the best of our knowledge, there is no action, suit, proceeding, inquiry, or investigation at law or in equity, before or by any court, public board or body, pending, or threatened against the City: (a) affecting the existence of the City or the titles of its officers to their respective offices, (b) in any way questioning the formation or existence of the District, (c)

affecting, contesting, or seeking to prohibit, restrain, or enjoin the delivery of any of the Bonds, or the payment, collection, or application of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, including the Assessments in Improvement Area #2 of the District pursuant to the provisions of the Assessment Ordinance, and the Service and Assessment Plan referenced therein, (d) contesting or affecting the validity or enforceability or the City's performance of the Reviewed Documents, (e) contesting the exclusion of the interest on the Bonds from federal income taxation, or (f) which may result in any material adverse change relating to the financial condition of the City.

3. The Authorizing Documents were duly enacted by the City and remain in full force and effect on the date hereof.

4. The Reviewed Documents have been duly authorized, executed and delivered by the City and remain legal, valid, and binding obligations of the City enforceable against the City in accordance with their terms. However, the enforceability of the obligations of the City under such Reviewed Documents may be limited or otherwise affected by (a) bankruptcy, insolvency, reorganization, moratorium, and other laws affecting the rights of creditors generally, (b) principles of equity, whether considered at law or in equity, and (c) the application of Texas law relating to action by future councils and relating to governmental immunity applicable to governmental entities.

5. The performance by the City of the obligations under the Authorizing Documents and the Reviewed Documents will not violate any provision of any Federal or Texas constitutional or statutory provision.

6. Based upon our limited participation in the preparation of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum (collectively, the "Limited Offering Memorandum"), the statements and information contained in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum with respect to the City under the captions and subcaptions "ASSESSMENT PROCEDURES – Assessment Methodology" (first paragraph only), "THE CITY – Background" and "– City Government," "THE DISTRICT – General" and "– Powers and Authority of the City," "LEGAL MATTERS – Litigation – The City" are a fair and accurate summary of the laws and the documents and facts summarized therein.

7. No further consent, approval, authorization, or order of any court or governmental agency or body or official is required to be obtained by the City as a condition precedent to the performance by the City of its obligations under the Authorizing Documents and the Reviewed Documents.

8. The adoption of the Authorizing Documents and the execution and delivery of the Reviewed Documents and the compliance with the provisions of the Authorizing Documents and the Reviewed Documents under the circumstances contemplated thereby, to the best of our knowledge: (a) do not and will not in any material respect conflict with or constitute on the part of the City a breach of or default under any agreement to which the City is a party or by which it is bound, and (b) do not and will not in any material respect conflict with or constitute on the part of the City a violation, breach of or default under any existing law, regulation, court order, or consent decree to which the City is subject.

The foregoing opinions are, with your concurrence, predicated on, limited by, and qualified in their entirety by the following:

(a) The foregoing opinions are based on and limited to the laws of the State of Texas, and we render no opinion with respect to the federal laws of the United States or to the laws of any other jurisdiction.

(b) We express no opinion with respect to the enforceability of provisions of the Reviewed Documents that relate to (i) mediation or arbitration; (ii) limitations or restrictions on, or waiver of, legal or equitable remedies; (iii) indemnity or release; (iv) limitations or restrictions on assignment or transfer of rights, interests or property; (v) the rights or obligations of third parties; (vi) evidentiary standards; (vii) waiver of rights to notice or the obligations of good faith, fair, dealing, diligence or reasonableness; (viii) self-help, subrogation, delay or omission to enforce rights or remedies, contribution or severability; (ix) the availability of specific performance, injunctive relief or any other equitable remedy (regardless of whether such question is considered in a proceeding in equity or at law); (x) fixed, stipulated or liquidated damages; (xi) the making of determinations in the sole and absolute (or similarly described) discretion of a party to the Reviewed Documents; (xii) authorizing any party to exercise any rights other than in accordance with applicable law; (xiii) liability of any party for payment of any amount payable under the Reviewed Documents to the extent such amounts (A) accrue, or are attributable to any period of time, after the termination of any of the Reviewed Documents, (B) allow any other party to recover more than the "benefit of its bargain" or (C) exceed the amount of any party's actual damages; (xiv) rendering inapplicable any otherwise applicable law (other than those laws which by their terms may be rendered inapplicable); (xv) requiring all amendments, waivers and terminations be in writing or requiring disregard of any course of dealing between the parties; (xvi) establishing any obligation of the parties as absolute or unconditional regardless of the occurrence or non-occurrence or existence or non-existence of any event or other state of facts; (xvii) obligations of the parties by reference to and/or incorporation of any provision of any agreement other than the Reviewed Documents, or that consist of or employ provisions (whether operative or definitional) contained in any such other agreement; (xviii) obligating any party to take action it has no legal right to take, or to take or not take an action if taking or failing to take the same would constitute, or aid or abet, a violation of applicable law; (xix) certain agreements of non-signatories, or obligations of signatories with respect to non-signatories or other persons or entities, whether or not signatories, not under the control of such signatories; (xx) selection of venue; (xxi) modifying the time at which any applicable statute of limitation begins to run or at which any cause of action begins to accrue; (xxii) an exemption from any sales or other taxes; (xxiii) disclaiming or limiting warranties implied by or required pursuant to law; (xxiv) waiving the defense that an adequate remedy at law exists; and (xxv) waiving any suretyship defenses.

(c) The validity, binding effect, and enforceability of the Reviewed Documents may be limited by (i) applicable bankruptcy, insolvency, reorganization, receivership, moratorium, liquidation, redemption, conservatorship, rearrangement, fraudulent conveyance, or other similar statutes, regulations or laws affecting creditor's rights and remedies generally; (ii) general principles of equity; (iii) judicial discretion; (iv) the

exercise by political subdivisions or governmental authorities or corporations acting on their behalf of sovereign or governmental immunity, legislative or governmental powers, police powers, taxing powers, or rights of appropriation; and (v) applicable court decisions relating to a duty or obligation to mitigate damages.

(d) We express no opinion regarding the effect of the laws of usury or similar laws regarding interest rate limitations on the provisions of the Reviewed Documents.

(e) We express no opinion with respect to the matters described on Exhibit B attached to this letter.

(f) The opinions set forth herein are also subject to the qualification that enforceability of the Reviewed Documents may be limited by (i) the provisions of Section 130.002 of the Texas Civil Practice and Remedies Code regarding limitations on indemnifications; (ii) Section 28 of the Texas Property Code regarding prompt payment to contractors and subcontractors; (iii) Section 16.071 of the Texas Civil Practice and Remedies Code regarding the time period for a claimant to give notice of a claim for damages as a condition precedent to the right to sue on a contract; (iv) Section 16.070 of the Texas Civil Practice and Remedies Code regarding permitted contractual limitations on when a claimant may bring suit on a contract; (v) Section 38.02 of the Texas Civil Practice and Remedies Code providing for the notice time period in order for a claimant to recover attorneys' fees; (vi) the "express negligence" and "clear and conspicuous" rules adopted by the Texas Supreme Court, as applied to any indemnity or release provisions in the Reviewed Documents; (vii) Section 35.52 of the Texas Business and Commerce Code; (viii) Section 162.001 et seq. of the Texas Property Code; (ix) Section 302.002 of the Texas Finance Code; (x) Section 28.009 of the Texas Property Code; and (xi) claims of sovereign or governmental immunity by political subdivisions or governmental authorities or corporations acting on their behalf.

We express no opinion as to the laws of any jurisdiction other than the laws of Texas and the laws of the United States of America. The opinions expressed above concern only the effect of the laws (excluding the principles of conflict of laws) of Texas and the United States of America as currently in effect.

We assume there are no material misstatements in the legal opinions delivered by the other parties and entities to this transaction; and further specifically rely upon Bond Counsel to the City with regard to the Bond Ordinance, Indenture, Continuing Disclosure Agreement of Issuer, bond purchase agreement or other documents prepared, delivered or executed in connection with the Bonds and Bond documents, and the Attorney General's review and approval of the transaction.

This opinion letter has been rendered solely for the benefit of the addressees named above in connection with the transactions described therein, and may not be used, circulated, quoted, relied upon or otherwise referred to for any other purpose or by any other person without our prior written consent. This opinion letter does not constitute a warranty or guarantee or an opinion as to matters of fact and should not be construed or relied upon as such. This opinion letter is as of the date hereof only, and we undertake no, and hereby disclaim any, obligation to advise you of any change in any matter set forth herein.

Very truly yours,

MESSER FORT, PLLC

By: Julie Fort
City Attorney

EXHIBIT A TO OPINION LETTER

ADDITIONAL ASSUMPTIONS

In addition to the assumptions contained in the letter to which this Exhibit A is attached, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following additional assumptions:

1. The legal capacity of all natural persons executing the Reviewed Documents;

2. No undue influence, duress, fraud, or deceit exists with respect to the transactions described in the Reviewed Documents, and there has not been any mutual mistake of fact or misunderstanding with respect to the same;

3. The conduct of the parties to the Reviewed Documents has complied, and will comply, with any requirement of good faith, fair dealing, and conscionability;

4. There are no agreements or understandings, written or oral, among the parties to the Reviewed Documents, and there is no usage or trade or course of prior dealing among the parties to the Reviewed Documents that would, in either case, define, supplement, or qualify the terms of the Reviewed Documents;

5. All parties to the Reviewed Documents have complied with all legal requirements that are applicable to them to the extent necessary to authorize such parties to enter into the Reviewed Documents and, except as to the City, the Reviewed Documents are enforceable against the other parties thereto;

6. There has been no modification of any provision of the Reviewed Documents, and no waiver or release of any right or remedy thereunder;

7. All parties to the Reviewed Documents will act in accordance with, and will refrain from taking any action that is forbidden by, the terms and conditions of the Reviewed Documents;

8. All parties to the Reviewed Documents will obtain all permits and governmental approvals required in the future, and take all actions similarly required, relevant to subsequent consummation of the transactions evidenced by the Reviewed Documents or performance of the Reviewed Documents;

9. There are no material misstatements in the legal opinions delivered pursuant to the Bond Purchase Agreement by: (i) Norton Rose Fulbright US LLP, Bond Counsel to the City; and (ii) Greenberg Traurig, LLP, Developer's Counsel;

10. There are no material misstatements in the Letters of Representations delivered pursuant to the Bond Purchase Agreement by Municap, Inc., Administrator, and Integra Realty Resources – Dallas, Appraiser;

11. None of the parties to the Reviewed Documents (other than the City) is a party to any court or regulatory proceeding relating to or otherwise affecting the Reviewed Documents or is subject to any order, writ, injunction, or decree of any court or federal, state, or local governmental agency or commission that would prohibit the execution and delivery of the Reviewed Documents, or the consummation of the transactions therein contemplated in the manner therein provided, or impair the validity or enforceability thereof; and

12. All statutes and ordinances enacted by an official legislative body were validly enacted and are constitutional, and all rules and regulations promulgated or issued by an administrative body and not adjudicated invalid or unenforceable are valid and enforceable.

EXHIBIT B TO OPINION LETTER

ADDITIONAL EXCLUSIONS

None of the opinions expressed in the letter to which this Exhibit B is attached include any implied opinion unless such implied opinion is both (a) essential to the legal conclusion reached by the express opinions set forth in this letter and (b) based upon prevailing norms and expectations among experienced lawyers in the State of Texas, reasonable in the circumstances. Moreover, unless explicitly addressed in the letter to which this Exhibit B is attached, our opinions do not address any of the following legal issues or the effects thereof on the transactions evidenced by the Bond Purchase Agreement or any other documents prepared, delivered, or executed in connection with the Bonds (the "***Bond Documents***"), and we specifically express no opinion with respect to the Bond Documents:

1. Federal and State securities laws and regulations administered by the Securities and Exchange Commission and state "***Blue Sky***" laws and regulations.

2. The compliance or noncompliance by the Underwriter, the Trustee, the Developer, any party to the Bond Documents, or the purchasers of the Bonds with any federal and state laws or regulations applicable to the transactions evidenced by the Bond Documents;

3. Compliance with fiduciary duty requirements;

4. Decisions, orders, rules, policies, and regulations of any political subdivision, department, agency, organization, or entity of any kind created under or pursuant to federal law and judicial decisions to the extent they deal with any of the foregoing.

5. Title to any asset or property described or referred to in the Bond Documents or the accuracy or sufficiency of its description;

6. The creation, attachment, perfection, priority or enforcement of any lien, security interest or right of offset purported to be granted under the Bond Documents or created by operation of law;

7. The recordation or filing of any Bond Documents or related documents;

8. Federal and state environmental laws and regulations;

9. Federal and state land use and subdivision laws and regulations;

10. Federal and state tax laws and regulations;

11. Federal patent, copyright and trademark, state trademark, and other federal and state intellectual property laws and regulations;

12. Federal and state racketeering laws and regulations (e.g., RICO);

13. Federal and state health and safety laws and regulations (e.g., OSHA);

14. Federal and state labor laws and regulations;

15. Federal and state laws, regulations and policies concerning (i) national and local emergency, (ii) possible judicial deference to acts of sovereign states, and (iii) criminal and civil forfeiture laws; and

16. Other federal and state statutes of general application to the extent they provide for criminal prosecution (e.g., mail fraud and wire fraud statutes).

APPENDIX D

LETTERHEAD OF GREENBERG TRAURIG, LLP

August 4, 2026

City of Celina
142 North Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Norton Rose Fulbright US LLP
2200 Ross Avenue,
Suite 3600
Dallas, Texas 75201-7932

U.S. Bank Trust Company National Association,
as Trustee
Attn: Bond Operations
111 Filmore Avenue East
St. Paul, Minnesota 55107

Messer Fort, PLLC
6371 Preston Rd., Suite 200
Frisco, Texas 75034

$16,009,000
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(NORTH SKY PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #2 PROJECT)

Ladies and Gentlemen:

I. Introduction

We have acted as special counsel to CCD – North Sky, LLC, a Texas limited liability company (the "Developer"), in connection with the issuance and sale by the City of Celina, Texas (the "City"), of $16,009,000 City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project) (the "Bonds"), pursuant to the Indenture of Trust, dated as of August 1, 2026 (the "Indenture"), by and between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"). Proceeds from the sale of the Bonds will be used, in part, to fund certain public infrastructure improvements in the development known as "North Sky" (the "Development") located within the corporate boundaries of the City.

The Bonds are being sold by FMSbonds, Inc. (the "Underwriter"), pursuant to that certain Bond Purchase Agreement, dated July 14, 2026 (the "Bond Purchase Agreement"), between the

City and the Underwriter. All capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Bond Purchase Agreement.

In our capacity as special counsel to the Developer, and for purposes of rendering the opinions set forth herein, we have examined originals or copies, certified or otherwise identified to our satisfaction, of:

(a) The following documents (collectively, the "Material Documents"):

(1) the Development Agreement;

(2) the Construction, Funding, and Acquisition Agreement;

(3) the Landowner Consent;

(4) the Continuing Disclosure Agreement of Developer;

(5) the Developer's Letter of Representations;

(6) the Developer's Closing Certificate; and

(7) the General Certificate of the Developer with respect to the Bonds, dated as of August 4, 2026 (the "Developer Certificate").

(b) The Preliminary Limited Offering Memorandum, dated June 24, 2026, relating to the issuance of the Bonds (the "Preliminary Limited Offering Memorandum");

(c) The final Limited Offering Memorandum, dated July 14, 2026, relating to the issuance of the Bonds (the "Limited Offering Memorandum"); and

(d) Such other documents, records, agreements, and certificates of the Developer as we have deemed necessary or appropriate to render the opinions expressed below.

In basing the opinions and other matters set forth herein on "our knowledge," the words "our knowledge" signify that, in the course of our representation of the Developer the principal attorneys in this firm involved in the current actual transaction do not have actual knowledge or actual notice that any such opinions or other matters are not accurate or that any of the documents, certificates, reports and information on which we have relied are not accurate and complete. Except as otherwise stated herein, we have undertaken no independent investigation or certification of such matters. The words "our knowledge" and similar language used herein are intended to be limited to the knowledge of the attorneys within our firm who have worked on the matters contemplated by our representation as special counsel.

In rendering the opinions set forth herein, we have assumed, without independent investigation (other than the Developer), that: (i) the due authorization, execution, and delivery of each of the documents referred to in this opinion letter by all parties thereto (other than the authorization, execution, and delivery by the Developer) and that each such document constitutes a valid, binding, and enforceable obligation of each party (other than the Developer) thereto, (ii) all of the parties to the documents referred to in this opinion letter are duly organized, validly existing, in good standing and have the requisite power, authority (corporate, limited liability company, partnership or other) and legal right to execute, deliver, and perform its obligations under

such documents (except to the extent set forth in our opinions set forth herein regarding valid existence and power and authority of the Developer to execute, deliver, and perform its obligations under the Material Documents), (iii) each certificate from governmental officials reviewed by us is accurate, complete, and authentic, and all official public records are accurate and complete, (iv) the legal capacity of all natural persons, (v) the genuineness of all signatures (other than those of the Developer in respect of the Material Documents), (vi) the authenticity and accuracy of all documents submitted to us as originals, (vii) the conformity to original documents of all documents submitted to us as photostatic or certified copies, (viii) that no laws or judicial, administrative, or other action of any governmental entity of any jurisdiction not expressly opined to herein would adversely affect the opinions set forth herein, and (ix) that the execution and delivery by each party of, and performance of its agreements in, the Material Documents do not breach or result in a default under any existing obligation of such party under any agreements, contracts or instruments to which such party is a party to or otherwise subject to or any order, writ, injunction, or decree of any court applicable to such party.

In addition, we have assumed that the Material Documents accurately reflect the complete understanding of the parties with respect to the transactions contemplated thereby and the rights and obligations of the parties thereunder. We have also assumed that the terms and conditions of the transaction as reflected in the Material Documents have not been amended, modified, or supplemented, directly or indirectly, by any other agreement or understanding of the parties or waiver of any of the material provisions of the Material Documents.

We assume that none of the parties to the Material Documents (other than the Developer) is a party to any court or regulatory proceeding relating to or otherwise affecting the Material Documents or is subject to any order, writ, injunction, or decree of any court or federal, state, or local governmental agency or commission that would prohibit the execution and delivery of the Material Documents, or the consummation of the transactions therein contemplated in the manner therein provided, or impair the validity or enforceability thereof. We assume that each of the parties to the Material Documents (other than the Developer) has full authority to close this transaction in accordance with the terms and provisions of the Material Documents.

We assume that neither the Underwriter nor the City nor their respective counsel has any current actual knowledge of any facts not known to us or any law or judicial decision which would make the opinions set forth herein incorrect, and that no party upon whom we have relied for purposes of this opinion letter has perpetrated a fraud.

We have only been engaged by our clients in connection with the Material Documents (and the transactions contemplated in the Material Documents) and do not represent these clients generally.

II. Opinions and Assurances

Based solely upon the foregoing, and subject to the assumptions and limitations set forth herein, we are of the opinion that:

(a) The Developer is a limited liability company formed under the laws of the State of Texas and qualified to transact business as a limited liability company, and in good standing under the laws of the State of Texas.

(b) The Developer has the power and authority to execute and deliver the Material Documents to which it is a party, and to perform its obligations thereunder.

(c) The execution and delivery by the Developer of the Material Documents to which it is a party, and the performance by the Developer of its obligations under the Material Documents will not (i) violate any applicable law; or (ii) conflict with or result in the breach of any court decree or order of any governmental body identified in the Developer Certificate or otherwise actually known to the lawyers who have provided substantive attention to the representation reflected in this opinion binding upon or affecting the Developer, the conflict with which or breach of which would have a material, adverse effect on the ability of the Developer to perform its obligations under the Material Documents to which it is a party.

(d) To our knowledge, no governmental approval which has not been obtained is required to be obtained by the Developer on or before the date hereof as a condition to the performance by the Developer of its obligations under the Material Documents to which it is a party, except for governmental approvals that may be required to comply with certain covenants contained in the Material Documents (including, without limitation, covenants to comply with applicable laws).

(e) Based solely on the Developer Certificate, the Developer has duly executed and delivered each of the Material Documents to which it is a party, and each of the Material Documents constitute the legal, valid, and binding obligations of the Developer, enforceable against the Developer in accordance with their respective terms, subject to the following qualifications: (i) the effect of applicable bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting the rights of creditors generally, (ii) the effect of the exercise of judicial discretion in accordance with general principles of equity (whether applied by a court of law or of equity), and (iii) the effect that enforceability of the indemnification provisions therein may be limited, in whole or in part. The execution, delivery, and performance by the Developer of its obligations under the Material Documents do not violate any existing laws of the State of Texas applicable to the Developer.

(f) To our knowledge, there are no actions, suits, or proceedings pending or threatened against the Developer identified in the Developer Certificate, or otherwise actually known to the lawyers who have provided substantive attention to the representation reflected in this opinion in any court of law or equity, or before or by any governmental instrumentality with respect to: (i) its organization or existence or qualification to do business in the State of Texas; (ii) its authority to execute or deliver the Material Documents to which it is a party; (iii) the titles of the parties executing the Material Documents; (iv) the execution, delivery, validity, or enforceability of the Material Documents on behalf of the Developer; (v) the operations or financial condition of the Developer that would materially adversely affect those operations or the financial condition of the

Developer; or (vi) the acquisition and construction of the property and improvements identified in the Limited Offering Memorandum the cost of which is to be funded or reimbursed, in whole or in part, by proceeds of the Bonds.

(g) Based solely on the Developer Certificate, the execution and delivery of the Material Documents do not, and the transactions described therein may be consummated and the terms and conditions thereof may be observed and performed in a manner that does not, conflict with or constitute a breach of or default under any loan agreement, indenture, bond note, resolution, agreement, or other instrument to which the Developer is a party or is otherwise subject and which have been identified in the Developer Certificate, which violation, breach, or default would materially adversely affect the Developer or its performance of its respective obligations under the transactions described in the Material Documents; nor will any such execution, delivery, adoption, fulfillment, or compliance result in the creation or imposition of any lien, charge, or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the Developer, except as expressly described in the Material Documents (a) under applicable law, or (b) under any such loan agreement, indenture, bond note, resolution, agreement, or other instrument.

(h) The information set forth in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum under the captions "PLAN OF FINANCE" (except for the subcaptions "– Series 2023 Major Improvement Area Bonds" and "– The Bonds"), "OVERLAPPING TAXES AND DEBT – Homeowners' Association Dues," "THE IMPROVEMENT AREA #2 IMPROVEMENTS," "THE DEVELOPMENT," "THE DEVELOPER," "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Improvement Area #2 Improvements, and the Development (as defined in the Limited Offering Memorandum))," "LEGAL MATTERS – Litigation – The Developer," and "CONTINUING DISCLOSURE – The Developer," and "– The Developer's Compliance with Prior Undertakings" adequately and fairly describe the information summarized under such captions and are correct as to matters of law.

(i) Subject to the below qualifications and based upon our participation in the preparation of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and our participation at conferences with representatives of the Underwriter and its counsel, of the City and its counsel, and with representatives of the Developer at which the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and related matters were discussed, and although we have not independently verified the information in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and are not passing upon and do not assume any responsibility for the accuracy, completeness or fairness of the statements contained in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and any amendment or supplement thereto, no facts have come to our attention that lead us to believe that the information set forth under the captions referenced in the preceding paragraph with respect to the Preliminary Limited Offering Memorandum, as of the date of the Preliminary Limited Offering Memorandum and as of July 14, 2026, and with respect to the Limited Offering Memorandum, as of the date of the Limited Offering Memorandum and the date hereof, contained or contains any untrue statement of a material fact, or omitted or omits to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

III. Qualifications

In addition to any assumptions, qualifications, and other matters set forth elsewhere herein, the opinions set forth above are subject to the following assumptions and qualifications:

(a) We have not examined any court dockets, agency files or other public records regarding the entry of any judgments, writs, decrees, or orders or the pendency of any actions, proceedings, investigations, or litigation.

(b) We have relied upon the Developer Certificate, as well as the representations of the Developer contained in the Material Documents, with respect to certain facts material to our opinion. Except as otherwise specifically indicated herein, we have made no independent investigation regarding any of the foregoing documents, or the representations contained therein. With respect to our opinion in II(a) relating to the Developer's good standing, we have relied solely on a Certificate of Fact being issued by the Secretary of State of Texas with respect to the Developer and an online search of the Franchise Tax Account Status page of the website of the Texas Comptroller of Public Accounts which indicated the right of the Developer to do business in the State of Texas is intact.

(c) Our opinion is subject to the effect of any applicable bankruptcy, insolvency, reorganization, fraudulent conveyance, moratorium or other laws affecting creditors' rights generally and to the effect of general principles of equity, including (without limitation) remedies of specific performance and injunctive relief and concepts of materiality, reasonableness, good faith, and fair dealing (regardless of whether considered in a proceeding in equity or at law).

(d) Except for the Material Documents, we have not reviewed, and express no opinion as to, any other contracts or agreements to which the Developer is a party or by which the Developer is or may be bound.

(e) The opinions expressed herein are based upon and limited to the applicable laws of the State of Texas and the laws of the United States of America, excluding the principles of conflicts of laws thereof, as in effect as of the date hereof, and our knowledge of the facts relevant to such opinions on such date. In this regard, we note that we are members of the Bar of the State of Texas, we do not express any opinion herein as to matters governed by the laws of any other jurisdiction, except the United States of America, we do not purport to be experts in any other laws, and we can accept no responsibility for the applicability or effect of any such laws. In addition, we assume no obligation to supplement the opinions expressed herein if any applicable laws change after the date hereof, or if we become aware of any facts or circumstances that affect the opinions expressed herein.

(f) This letter is strictly limited to the matters expressly set forth herein and no statements or opinions should be inferred beyond such matters.

(g) Notwithstanding anything contained herein to the contrary, we express no opinion whatsoever concerning the status of title to any real or personal property.

(h) The opinions expressed herein regarding the enforceability of the Material Documents are subject to the qualification that certain of the remedial, waiver or other provisions thereof may not be enforceable; but such unenforceability will not, in our judgment, render the

Material Documents invalid as a whole or substantially interfere with the practical realization of the principal legal benefits provided in the Material Documents, except to the extent of any economic consequences of any procedural delays which may result therefrom.

(i) The opinion expressed herein as to the enforceability of the Material Documents is specifically subject to the qualification that enforceability of the Material Documents is limited by the following: (i) the rights of the United States under the Federal Tax Lien Act of 1966, as amended; (ii) principles of equity, public policy and unconscionability which may limit the availability of certain remedies; (iii) bankruptcy, insolvency, reorganization, fraudulent conveyance, liquidation, probate, conservatorship, and other laws applicable to creditors' rights or the collection of debtors' obligations generally; and (iv) requirements of due process under the United States Constitution, the Constitution of the State of Texas, and other laws or court decisions limiting the rights of creditors to repossess, foreclose, or otherwise realize upon the property of a debtor without appropriate notice or hearing or both.

(j) We express no opinion as to whether a court would grant specific performance or any other equitable remedy with respect to the enforcement of the Material Documents.

(k) We express no opinion as to the validity, binding effect, or enforceability of: (i) provisions which purport to waive rights or notices, including rights to trial by jury, counterclaims or defenses, jurisdiction, or venue; (ii) provisions relating to consent judgments, waivers of defenses or the benefits of statutes of limitations, marshaling of assets, the transferability of any assets which by their nature are nontransferable, sales in inverse order of alienation, or severance; (iii) provisions purporting to waive the benefits of present or of future laws relating to exemptions, appraisement, valuation, stay of execution, redemption, extension of time for payment, setoff, and similar debtor protection laws; or (iv) provisions requiring a party to pay fees and expenses regardless of the circumstances giving rise to such fees or expenses or the reasonableness thereof.

(l) The opinions expressed herein are subject to the effect of generally applicable rules of law that provide that forum selection clauses in contracts are not necessarily binding on the court(s) in the forum selected.

(m) We express no opinion as to the enforceability of any provisions in the Material Documents purporting to entitle a party to indemnification in respect of any matters arising in whole or in part by reason of any negligent, illegal, or wrongful act or omission of such party.

This opinion is furnished to those parties addressed in this letter solely in connection with the transactions, for the purposes and on the terms described above and may not be relied upon for any other purpose or by any other person in any manner or for any purpose.

Very truly yours,

APPENDIX E

DEVELOPER'S CLOSING CERTIFICATE

CCD – North Sky, LLC, a Texas limited liability company (the "Developer"), DOES HEREBY CERTIFY the following as of the date hereof. All capitalized terms not otherwise defined herein shall have the meaning given to such term in the Limited Offering Memorandum.

1. The Developer is a Texas limited liability company organized, validly existing, and in good standing under the laws of the State of Texas.

2. Representatives of the Developer have provided information to the City of Celina, Texas (the "City"), and FMSbonds, Inc. (the "Underwriter") to be used in connection with the offering by the City of its $16,009,000 aggregate principal amount of Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project) (the "Bonds"), pursuant to the Preliminary Limited Offering Memorandum, dated June 24, 2026 (the "Preliminary Limited Offering Memorandum"), and Limited Offering Memorandum dated July 14, 2026 (the "Limited Offering Memorandum").

3. The Developer has delivered to the Underwriter and the City true, correct, complete, and fully executed copies of the Developer's organizational documents, and such documents have not been amended or supplemented since delivery to the Underwriter and the City and are in full force and effect as of the date hereof.

4. The Developer has delivered to the Underwriter and the City a (i) Certificate of Status from the Texas Secretary of State, and (ii) verification of franchise tax account status from the Texas Comptroller of Public Accounts for the Developer, both dated within 10 days of the date hereof.

5. The Developer has executed and delivered each of the below listed documents (individually, a "Developer Document" and collectively, the "Developer Documents") in the capacity provided for in each such Developer Document, and each such Developer Document constitutes a valid and binding obligation of the Developer, enforceable against the Developer in accordance with its terms, except as the enforcement thereof may be limited by any applicable bankruptcy, insolvency, moratorium, reorganization or similar laws or equitable principles affecting the rights of creditors generally:

(a) the Developer's Letter of Representations, dated July 14, 2026;

(b) the Development Agreement;

(c) the Construction, Funding, and Acquisition Agreement;

(d) the Consent and Agreement and Declaration of Covenants, Conditions, and Restrictions of Landowner executed by the Developer as of July 14, 2026; and

(e) the Continuing Disclosure Agreement of Developer with respect to the Bonds, dated as of August 1, 2026, executed and delivered by the Developer, MuniCap, Inc., as Administrator, and HTS Continuing Disclosure, a division of Hilltop Securities Inc., as Dissemination Agent.

6. The Developer owned all of the Assessed Property located in Improvement Area #2 of the District on the date that the Assessment Ordinance was adopted and is not an entity that may claim a homestead right under Texas law.

7. The representations and warranties of the Developer contained in the Developer Documents are true and correct in all material respects on and as of the date hereof.

8. The Developer has complied in all material respects with all of the Developer's agreements and covenants and satisfied all conditions required to be complied with or satisfied by the Developer under the Developer Documents on or prior to the date hereof.

9. The execution and delivery of the Developer Documents by the Developer do not, and the transactions described therein may be consummated and the terms and conditions thereof may be observed and performed in a manner that does not, conflict with or constitute a breach of or default under any loan agreement, indenture, bond, note, resolution, agreement, or other instrument to which the Developer is a party or is otherwise subject which violation, breach, or default would materially adversely affect the Developer or its performance of its obligations under the transactions described in the Developer Documents; nor will any such execution, delivery, adoption, fulfillment, or compliance result in the creation or imposition of any lien, charge, or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the Developer, except as expressly described in the Developer Documents under (i) applicable law, or (ii) any such loan agreement, indenture, bond, note, resolution, agreement, or other instrument.

10. The execution and delivery of the Developer Documents by the Developer do not violate any judgment, order, writ, injunction or decree binding on the Developer or any indenture, agreement, or other instrument to which the Developer is a party. Except as described in the Limited Offering Memorandum, there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory body, public board or body pending, or, to the best knowledge of the Developer, threatened against or affecting the Developer wherein an unfavorable decision, ruling or finding would have a material adverse effect on the financial condition or operations of the Developer or its general partner or would adversely affect (A) (i) the ability of the Developer to perform its obligations under the Developer Documents in all material respects, (ii) the transactions contemplated by, or the validity or enforceability of, the Bonds, the Indenture, the Bond Ordinance, the Assessment Ordinance, the Service and Assessment Plan, the Developer Documents, or otherwise described in the Limited Offering Memorandum, or (iii) the tax-exempt status of interest on the Bonds or (B) that would reasonably be expected to prevent or prohibit the development of the District in accordance with the description thereof in the Limited Offering Memorandum.

11. The Developer has reviewed and approved the information contained in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum in the maps therein and under the captions and subcaptions "PLAN OF FINANCE" (except for the subcaptions "– Series 2023 Major Improvement Area Bonds" and "– The Bonds"), "OVERLAPPING TAXES

AND DEBT – Homeowner's Association Dues," "THE IMPROVEMENT AREA #2 IMPROVEMENTS," "THE DEVELOPMENT," and "THE DEVELOPER" and, to the Developer's knowledge after due inquiry, under the captions "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Improvement Area #2 Improvements, and the Development (as defined in the Limited Offering Memorandum)), "LEGAL MATTERS – Litigation – The Developer," "CONTINUING DISCLOSURE – The Developer" and "– The Developer's Compliance with Prior Undertakings," "SOURCES OF INFORMATION – Source of Certain Information," "APPENDIX E-2," "APPENDIX F," "APPENDIX G," and "APPENDIX H" (collectively, the "Developer Disclosures") and certifies that the information contained in the Developer Disclosures is true and correct and does not contain any untrue statement of a material fact or omit to state any material fact necessary in order to make the statements made therein, in the light of the circumstances under which they are made, not misleading, as of the date of the Preliminary Limited Offering Memorandum, and as of the date of the Limited Offering Memorandum; provided, however, that the foregoing certification is not a certification as to the accuracy, completeness or fairness of any of the other statements contained in the Preliminary Limited Offering Memorandum.

12. The Developer has reviewed and approved the information contained in the Developer Disclosures in the Limited Offering Memorandum and certifies that the same is true and correct and does not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made therein, in the light of the circumstances under which they are made, not misleading, as of the date of the Limited Offering Memorandum and as of the date hereof; provided, however, that the foregoing certification is not a certification as to the accuracy, completeness or fairness of any of the other statements contained in the Limited Offering Memorandum.

13. To the Developer's knowledge, the Developer is in compliance in all material respects with all provisions of applicable law relating to the Developer in connection with the Development. Except as otherwise described in the Limited Offering Memorandum: (a) to the Developer's knowledge, there is no default of any zoning condition, land use permit or development agreement binding upon the Developer or any portion of the Development that would materially and adversely affect the Developer's ability to complete or cause to be completed the development of the property within Improvement Area #2 of the District as described in the Limited Offering Memorandum; and (b) the Developer has no reason to believe that any additional permits, consents and licenses required to complete the development of the property within Improvement Area #2 of the District as and in the manner described in the Limited Offering Memorandum will not be reasonably obtainable in due course.

14. The Developer is not insolvent and has not made an assignment for the benefit of creditors, filed, or consented to a petition in bankruptcy, petitioned or applied (or consented to any third-party petition or application) to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction.

15. The levy of the Assessments on property in the District owned by the Developer will not conflict with or constitute a breach of or default under any agreement, mortgage, deed of trust, indenture, or other instrument to which the Developer is a party or to which the Developer or any of its property or assets is subject.

16. The Developer is not in default under any mortgage, trust indenture, lease, or other instrument to which it or any of its assets is subject, which default would have a material and adverse effect on the Bonds or the Developer's ability to perform its obligations under the Developer Documents.

17. The Developer has no knowledge of any physical condition of the Development owned or to be developed by the Developer that currently requires or currently is reasonably expected to require in the process of development investigation or remediation under any applicable federal, state, or local governmental laws or regulations relating to the environment in any material and adverse respect.

18. Other than the liens of Inwood National Bank in connection with the Inwood Loan and the Inwood LOC and the Homebuilders in connection with the Earnest Money Deposits, no liens exist on land in Improvement Area #2 of the District on the date hereof.

Signature page follows.

Dated: August 4, 2026

DEVELOPER:

CCD – NORTH SKY, LLC,
a Texas limited liability company

By:_____
Name:_____
Title: Co-President

APPENDIX F

LETTERHEAD OF INTEGRA REALTY RESOURCES – DALLAS

_____, 2026

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Norton Rose Fulbright US LLP
2200 Ross Avenue, Suite 3600
Dallas, Texas 75201-2784

U.S. Bank Trust Company, National Association
111 Filmore Avenue East
St. Paul, Minnesota 55107

Re: City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project) (the "Bonds")

Ladies and Gentlemen:

The undersigned, an authorized representative of Integra Realty Resources – Dallas (the "Appraiser"), the appraiser of the undeveloped property contained in North Sky Public Improvement District (the "District"), does hereby represent the following:

1. The Appraiser has supplied certain information contained in the Preliminary Limited Offering Memorandum for the Bonds, dated June 24, 2026, and the Limited Offering Memorandum for the Bonds, dated July 14, 2026 (together, the "Limited Offering Memorandum"), relating to the issuance of the Bonds by the City of Celina, Texas, as described above. The information the Appraiser provided for the Limited Offering Memorandum is the real estate appraisal of the property in the District, located in APPENDIX I to the Limited Offering Memorandum, and the description thereof, set forth under the caption "APPRAISAL."

2. To the best of my professional knowledge and belief, as of the date of my appraisal report, the portion of the Limited Offering Memorandum described above does not contain an untrue statement of a material fact as to the information and data set forth therein and does not omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

3. Appraiser agrees to the inclusion of the Appraisal in the Limited Offering Memorandum and the use of its name in the Limited Offering Memorandum for the Bonds.

4. Appraiser agrees that, to the best of its ability, it will inform you immediately should it learn of any event(s) or information of which you are not aware subsequent to the date of this letter and prior to the actual time of delivery of the Bonds (anticipated to occur on or about August 4, 2026) which would render any such information in the Limited Offering Memorandum untrue, incomplete, or incorrect, in any material fact or render any statement in the Appraisal materially misleading.

5. The undersigned hereby represents that he or she has been duly authorized to execute this letter of representations.

Sincerely yours,

INTEGRA REALTY RESOURCES – DALLAS

By: _____
Its: _____

EXHIBIT G

LETTERHEAD OF MUNICAP, INC.

August __, 2026

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Norton Rose Fulbright US LLP
2200 Ross Avenue, Suite 3600
Dallas, Texas 75201-2784

U.S. Bank Trust Company, National Association
111 Filmore Avenue East
St. Paul, Minnesota 55107

Re: City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project) (the "Bonds")

Ladies and Gentlemen:

The undersigned, an authorized representative of MuniCap, Inc. ("MuniCap," "we," or "our"), consultant in connection with the creation by the City of Celina, Texas (the "City"), of North Sky Public Improvement District (the "District"), does hereby represent the following:

1. MuniCap has supplied certain information contained in the Preliminary Limited Offering Memorandum for the Bonds, dated June 24, 2026, and the final Limited Offering Memorandum for the Bonds, dated July 14, 2026 (together, the "Limited Offering Memorandum"), relating to the issuance of the Bonds by the City, as described above. The information MuniCap provided for the Limited Offering Memorandum is located (a) under the captions "ASSESSMENT PROCEDURES," "THE DISTRICT – Collection and Delinquency History in the District," "– Prepayment History," "– Foreclosure History," and "THE ADMINISTRATOR" and (b) in the Service and Assessment Plan (the "SAP") for the City located in APPENDIX C to the Limited Offering Memorandum.

2. At the request of the City, MuniCap has prepared the SAP and acknowledges and agrees that the SAP will be included in the Limited Offering Memorandum for the Bonds.

3. To our professional knowledge and belief, the portions of the Limited Offering Memorandum described in paragraph 1 above do not contain an untrue statement of a material fact as to the information and data set forth therein and do not omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

4. We agree to the inclusion of the SAP in the Limited Offering Memorandum and to the use of our name in the Limited Offering Memorandum for the Bonds.

5. We agree that, to the best of our ability, we will inform you immediately should we learn of any event(s) or information of which you are not aware subsequent to the date of this letter and prior to the actual time of delivery of the Bonds (anticipated to occur on or about August 4,

2026) which would render any such information in the Limited Offering Memorandum untrue, incomplete, or incorrect, in any material fact or render any such information materially misleading.

6. The undersigned hereby represents that he or she has been duly authorized to execute this letter of representations.

Sincerely yours,

MUNICAP, INC.

By: _____

Its: _____

APPENDIX H

FORM OF OPINION OF COUNSEL TO THE TRUSTEE

[Letterhead of Bracewell]

_____, 2026

U.S. Bank Trust Company, National Association,
as Trustee
Irving, Texas

FMSbonds, Inc.
Frisco, Texas

City of Celina, Texas
Celina, Texas

Norton Rose Fulbright US LLP
Dallas, Texas

Ladies and Gentlemen:

This opinion is being rendered to you, pursuant to Section 10(g) of the Bond Purchase Agreement dated July 14, 2026 (the "Purchase Contract") between the City of Celina, Texas (the "Issuer") and the underwriter named therein, in connection with the execution and delivery by U.S. Bank Trust Company, National Association (the "Bank"), of that certain Indenture of Trust, dated as of August 1, 2026 (the "Indenture") relating to the Issuer's Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project) (the "Bonds"). Capitalized terms not otherwise defined herein have the meanings assigned to them in the Indenture.

We have acted as special counsel to the Bank in connection with the issuance of the Bonds by the Issuer. In connection therewith, we have examined (a) an executed copy of the Indenture; (b) the Articles of Association of the Bank effective June 11, 1997; (c) the Amended and Restated Bylaws of the Bank effective November 6, 2025; (d) a Certificate of Corporate Existence dated as of February 2, 2026, with respect to the Bank issued by the Acting Comptroller of the Currency, United States Department of the Treasury (the "Certificate of Corporate Existence"); and (e) such other documents as we have deemed necessary or advisable as a basis for the opinions herein expressed (items (b)-(d) are hereinafter referred to as the "Qualification Documents").

In our examination, we have assumed, with your permission and without independent verification, (a) the genuineness of all signatures, the authenticity of all documents submitted to us as originals, the conformity to original documents of all documents submitted to us as copies and the accuracy and completeness of the statements contained in such documents, and (b) that the execution, delivery and performance of the documents referred to above by parties other than the Bank have been duly and validly authorized by all necessary action and each of the parties thereto has duly and validly executed and delivered each such document, and the obligations of each of the parties to such documents other than the Bank are legal, valid and binding obligations of each

such party, enforceable against such party in accordance with their respective terms. As to matters of fact relative to the opinions herein expressed, we have relied, with your permission and without further investigation, upon the Qualification Documents and the representations and warranties of the Bank contained in the Indenture. We have no reason to believe, however, that any statements of fact contained therein are incorrect.

Based on the foregoing, and subject to the assumptions, qualifications and limitations set forth herein, we are of the opinion that under existing law:

1. The Bank is organized and validly existing and in good standing as a national banking association under the laws of the United States of America, with full corporate and other authority to conduct its business and affairs as Trustee.

2. The Bank has full right, power, and authority to enter into the Indenture and to perform its obligations under, and to carry out and consummate all of the transactions involving the Bank, as Trustee, contemplated by the Indenture.

3. The Indenture has been authorized and executed and delivered by the Bank and is valid and enforceable against the Bank in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization, liquidation, moratorium, readjustment of debt or other similar laws affecting the enforcement of creditors' rights generally as such laws may be applied in the event of a bankruptcy, insolvency, reorganization or liquidation of, or similar occurrence with respect to the Bank or in the event of any moratorium or similar occurrence affecting the Bank, and by general principles of equity.

Our opinion in paragraph 1 above as to the existence and good standing of the Bank with the Comptroller of the Currency is based solely upon the Certificate of Corporate Existence, without further investigation as to the criteria for such existence and good standing of the Bank under the laws of the United States of America or any related legal issues.

We express no opinion as to whether a court would grant specific performance or any other equitable remedy with respect to enforcement of any provision contained in the Indenture.

We express no opinion as to the legality, validity, enforceability or binding effect of any provisions of the Indenture (a) restricting access to courts or to legal or equitable remedies or purporting to affect the jurisdiction or venue as to courts, (b) purporting to establish evidentiary standards or affect rights to notices or to waive defenses, benefits or statutes of limitations or other benefits bestowed by operation of law, (c) relating to subrogation rights, delay or omission to enforce rights or remedies, exculpation clauses, indemnification, waiver or ratification of future acts, severability, transferability of properties which by their nature are non-transferable or any clauses purported to waive unmatured rights, or (d) relating to claims of other parties for damages or other remedies for trespass, conversion, negligence, failure to comply with the requirements concerning notices, disposition of collateral or otherwise waiving rights or defenses of such persons under applicable law.

In addition, we express no opinion as to (a) the status of the Bonds or the Indenture under (1) any federal securities law, including, but not limited to, the Securities Act of 1933, as amended, the Securities Exchange Act of 1934, as amended, the Trust Indenture Act of 1939, as amended,

or any state securities or "blue sky" law, (2) any federal, state, or local tax law, or (3) any usury law; (b) the state of title to any property or other collateral; (c) the priority or perfection of any lien or security interest created or to be created by the Indenture or any other document executed in connection therewith, (d) the compliance of any document referred to herein with any applicable usury laws or similar statutes, or (e) any matters that are not expressly set forth herein, and no such opinion is or may be inferred herefrom.

The opinions expressed in this letter are further qualified to the extent that any bank regulatory authority or other entity with jurisdiction over the Bank may limit or suspend any rights, power, or authority of the Bank.

Our opinions set forth herein are limited solely to matters governed by the laws of the State of Texas and the federal law of the United States of America, and we express no opinion as to questions concerning the laws of any other jurisdiction.

We express no opinion and make no comment with respect to the adequacy or sufficiency of the security for or the marketability of the Bonds, and we express no opinion with respect to the applicability of any state or federal securities laws.

Our opinions are based on existing law and our knowledge of facts as of the date hereof and may be affected by certain actions that may be taken or omitted on a later date. We do not undertake and assume no duty to update or supplement these opinions, and this opinion letter may not be relied upon in connection with any changes to the law or facts, or actions taken or omitted, after the date hereof.

This letter is delivered at the request of, and solely to, the addressees hereof. The opinions set forth above speak only as of the date of this letter and only in connection with the Bonds and may not be applied to any other transaction. The opinions expressed herein are for the sole benefit of, and may be relied upon only by, the addressees named above, and this opinion letter may not otherwise be used, circulated, quoted, or referred to, in whole or in part, without the prior written consent of the undersigned in each and every instance. We observe that we are engaged solely to represent the Bank in this matter.

Very truly yours,

EXHIBIT C

CONTINUING DISCLOSURE AGREEMENT

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(NORTH SKY PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #2 PROJECT)

CONTINUING DISCLOSURE AGREEMENT OF ISSUER

This Continuing Disclosure Agreement of Issuer, dated as of August 1, 2026 (this "Disclosure Agreement"), is executed and delivered by and among the City of Celina, Texas (the "Issuer"), MuniCap, Inc. (the "Administrator"), and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., acting solely in its capacity as dissemination agent (the "Dissemination Agent"), with respect to the Issuer's "Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project)" (the "Bonds"). The Issuer, the Administrator, and the Dissemination Agent covenant and agree as follows:

SECTION 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Issuer, the Administrator, and the Dissemination Agent for the benefit of the Owners (defined below) and beneficial owners of the Bonds. Unless and until a different filing location is designated by the MSRB (defined below) or the SEC (defined below), all filings made by the Dissemination Agent pursuant to this Disclosure Agreement shall be filed with the MSRB through EMMA (defined below).

SECTION 2. Definitions. In addition to the definitions set forth above and in the Indenture of Trust dated as of August 1, 2026, relating to the Bonds (the "Indenture"), which apply to any capitalized term used in this Disclosure Agreement, including the Exhibits hereto, the following capitalized terms shall have the following meanings:

"Annual Collections Report" shall mean any Annual Collections Report provided by the Issuer pursuant to, and as described in, Section 5 of this Disclosure Agreement.

"Annual Collections Report Filing Date" shall mean, for each Fiscal Year succeeding the reporting Fiscal Year, the date that is three (3) months after the Final Assessment Payment Date, which Annual Collections Report Filing Date is currently April 30.

"Annual Financial Information" shall mean annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in subsection 4(a) of this Disclosure Agreement.

"Annual Financial Statements" shall mean audited or unaudited financial statements of the Issuer prepared in accordance with generally accepted accounting principles for governmental units as prescribed by the Government Accounting Standards Board from time to time, or such other accounting principles as the Issuer may be required to employ from time to time pursuant to state law or regulation.

"Annual Financials Filing Date" shall mean, for each Fiscal Year, the date on which the Annual Financial Statements must be filed with the MSRB, which date is twelve (12) months after the end of the Issuer's Fiscal Year. The Annual Financials Filing Date is currently September 30.

"Annual Information Filing Date" shall mean, for each Fiscal Year, the date on which the Annual Financial Information must be filed with the MSRB, which date is six (6) months after the end of the Issuer's Fiscal Year. The Annual Information Filing Date is currently March 31.

"Collections Reporting Date" shall mean, for each Tax Year, the date that is one (1) month after the Delinquency Date, which Collections Reporting Date is currently March 1.

"Delinquency Date" shall mean February 1 of the year following the year in which the Assessments were billed or as may be otherwise defined in Section 31.02 of the Texas Tax Code, as amended.

"Disclosure Agreement of Developer" shall mean the Continuing Disclosure Agreement of Developer relating to the Bonds, dated as of August 1, 2026, executed and delivered by the Developer, the Administrator, and the Dissemination Agent.

"Disclosure Representative" shall mean the Director of Finance or City Manager of the Issuer or his or her designee or such other officer or employee as the Issuer may designate in writing to the Dissemination Agent from time to time.

"Dissemination Agent" shall mean HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., acting solely in its capacity as dissemination agent, or any successor Dissemination Agent designated in writing by the Issuer and which has filed with the Trustee a written acceptance of such designation.

"EMMA" shall mean the Electronic Municipal Market Access service currently available on the internet at http://emma.msrb.org.

"Filing Date" means any one or all of the Annual Financials Filing Date, Annual Information Filing Date, and Annual Collections Report Filing Date.

"Final Assessment Payment Date" shall mean the calendar day preceding the Delinquency Date.

"Financial Obligation" shall mean a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the Issuer's fiscal year, currently the twelve-month period from October 1 through September 30.

"Listed Events" shall mean any of the events listed in subsection 6(a) of this Disclosure Agreement.

"MSRB" shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the SEC to receive continuing disclosure reports pursuant to the Rule.

"Participating Underwriter" shall mean FMSbonds, Inc., and its successors and assigns.

"Rule" shall mean Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"SEC" shall mean the United States Securities and Exchange Commission.

"Tax Year" means the calendar year, or as may be otherwise defined in Section 1.04 of the Texas Tax Code, as amended.

SECTION 3. Provision of Annual Financial Information and Annual Financial Statements.

(a) For each Fiscal Year, commencing with the Fiscal Year ending September 30, 2026, the Issuer shall cause, pursuant to written direction, and hereby directs the Dissemination Agent to provide or cause to be provided to the MSRB, in the electronic or other format required by the MSRB, the Annual Financial Information and the Annual Financial Statements, as follows:

(i) The Issuer shall provide or cause to be provided the Annual Financial Information to the MSRB not later than the Annual Information Filing Date; and

(ii) The Issuer shall provide or cause to be provided audited Annual Financial Statements to the MSRB not later than the Annual Financials Filing Date, or if audited Annual Financial Statements are not available by the Annual Financials Filing Date, unaudited Annual Financial Statements, provided to the Dissemination Agent which is consistent with the requirements specified in Section 4 of this Disclosure Agreement.

In each case, the Annual Financial Information and Annual Financial Statements may include by reference other information as provided in Section 4 of this Disclosure Agreement. If the Issuer's Fiscal Year changes, it shall file notice of such change (including the date of the new Fiscal Year) with the MSRB prior to the next Annual Information Filing Date. All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

(b) Not later than ten days prior to the applicable Filing Date, the Issuer shall provide the Annual Financial Information or Annual Financial Statements, as the case may be, to the Dissemination Agent together with written direction to file such with the MSRB. The Dissemination Agent shall provide such Annual Financial Information or Annual Financial Statements to the MSRB not later than ten days from receipt of such from the Issuer, but in no event later than the applicable Filing Date for such Fiscal Year.

If by the fifth (5th) day before the applicable Filing Date, the Dissemination Agent has not received a copy of the Annual Financial Information or Annual Financial Statements, as applicable, the Dissemination Agent shall contact the Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the applicable Annual Financial Information or Annual Financial Statements pursuant to subsection (a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Financial Information or Annual Financial Statements, as applicable, no later than two Business Days prior to the applicable Filing Date; or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to provide the Annual Financial Information by the Annual Information Filing Date or the Annual

Financial Statements by the Annual Financials Filing Date, as applicable, state the date by which the Annual Financial Information or Annual Financial Statements for such year will be provided and instruct the Dissemination Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit A; provided, however, that in the event the Disclosure Representative is required to act under either (i) or (ii) described above, the Dissemination Agent still must file the Annual Financial Information, Annual Financial Statements, or the notice of failure to file, as applicable, to the MSRB, no later than the applicable Filing Date; provided further, that in the event the Disclosure Representative fails to act under either (i) or (ii) described above, the Dissemination Agent shall file a notice of failure to file no later than the applicable Filing Date.

(c) The Dissemination Agent, pursuant to written direction, shall:

(i) determine the filing address or other filing location of the MSRB each year prior to filing the Annual Financial Information and the Annual Financial Statements on the dates required in subsection (a);

(ii) on behalf of the Issuer, file the Annual Financial Information and the Annual Financial Statements containing or incorporating by reference the information set forth in Section 4 hereof; and

(iii) if the Issuer has provided the Dissemination Agent with the completed Annual Financial Information and the Annual Financial Statements, as applicable, and the Dissemination Agent has filed such Annual Financial Information or Annual Financial Statements with the MSRB, then the Dissemination Agent shall file a report with the Issuer certifying that the Annual Financial Information or Annual Financial Statements has been provided pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB, which report shall include a filing receipt from the MSRB.

SECTION 4. Content and Timing of Annual Financial Information and Annual Financial Statements.

(a) *Annual Financial Information*. The Annual Financial Information for the Bonds shall contain or incorporate by reference, and the Issuer agrees to provide or cause to be provided to the Dissemination Agent to file by the Annual Information Filing Date, the following Annual Financial Information (any or all of which may be unaudited):

(i) Information regarding the Bonds and the Trust Estate in substantially similar form to that shown in the tables provided under Section 4(a)(i) of Exhibit B attached hereto. Such information shall be provided as of the end of the Fiscal Year to which the information being reported relates.

(ii) Financial information and operating data with respect to the Issuer of the general type and in substantially similar form to that shown in the tables provided under Section 4(a)(ii) of Exhibit B attached hereto. Such information shall be provided as of the end of the Fiscal Year to which the information being reported relates.

(iii) Any updates to the Service and Assessment Plan, including the Annual Service Plan Update.

(iv) A description of any amendment to this Disclosure Agreement and a copy of any restatements to the Issuer's audited financial statements during such Fiscal Year.

(b) *Annual Financial Statements*. The Issuer agrees to provide or cause to be provided to the Dissemination Agent to file by the Annual Financials Filing Date the audited Annual Financial Statements of the Issuer for the most recently ended Fiscal Year, prepared in accordance with generally accepted accounting principles applicable from time to time to the Issuer. If the audited Annual Financial Statements of the Issuer are not available by the Annual Financials Filing Date, the Issuer shall provide unaudited Annual Financial Statements of the Issuer no later than the Annual Financials Filing Date and audited Annual Financial Statements when and if available.

(c) The Issuer has designated MuniCap, Inc. as the initial Administrator. The Administrator, and if no Administrator is designated, Issuer's staff, shall prepare the Annual Financial Information. In all cases, the Issuer shall have the sole responsibility for the content, design and other elements comprising substantive contents of the Annual Financial Information under this Section 4.

Any or all of the items listed above may be included by specific reference to other documents, including disclosure documents of debt issues of the Issuer, which have been submitted to and are publicly accessible from the MSRB. If the document included by reference is a final offering document, it must be available from the MSRB. The Issuer shall clearly identify each such other document so included by reference. The Dissemination Agent has no duty or obligation to determine whether or not the information contained in any completed forms containing financial information and operating data as shown in Exhibit B provided to it has been accurately completed and shall only be required to file the forms as completed and provided to it by either the Administrator or the Issuer.

SECTION 5. Annual Collections Report.

(a) For each Fiscal Year succeeding the reporting Fiscal Year, the Issuer shall cause, pursuant to written direction, and hereby directs the Dissemination Agent to provide or cause to be provided to the MSRB, in the electronic or other format required by the MSRB, not later than the Annual Collections Report Filing Date, an Annual Collections Report provided to the Dissemination Agent which complies with the requirements specified in this Section 5; provided that the Issuer may provide the Annual Collections Report as part of the Annual Financial Information, if such Annual Collections Report is available when the Annual Financial Information is provided to the MSRB. All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

Not later than ten (10) days prior to the Annual Collections Report Filing Date, the Issuer shall provide the Annual Collections Report to the Dissemination Agent together with written direction to file such Annual Collections Report with the MSRB. The Dissemination Agent shall provide such Annual Collections Report to the MSRB not later than ten (10) days from receipt of such Annual Collections Report from the Issuer, but in no event later than the Annual Collections Report Filing Date.

If by the fifth (5th) day before the Annual Collections Report Filing Date the Dissemination Agent has not received a copy of the Annual Collections Report, the Dissemination Agent shall contact the Disclosure Representative in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the applicable Annual Collections Report pursuant to this subsection (a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy

of the Annual Collections Report no later than two (2) Business Days prior to the Annual Collections Report Filing Date, or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to provide the Annual Collections Report by the Annual Collections Report Filing Date, state the date by which the Annual Collections Report for such year will be provided, and instruct the Dissemination Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit A hereto; provided, however, that in the event the Disclosure Representative is required to act under either (i) or (ii) described above, the Dissemination Agent still must file the Annual Collections Report or the notice of failure to file, as applicable, to the MSRB no later than the Annual Collections Report Filing Date; provided further, however, that in the event the Disclosure Representative fails to act under either (i) or (ii) described above, the Dissemination Agent shall file a notice of failure to file no later than the Annual Collections Report Filing Date; or the Issuer will notify the Dissemination Agent in writing that the Issuer will provide or cause to be provided the Annual Collections Report to the MSRB through alternate means. If the Issuer so notifies the Dissemination Agent, the Issuer will provide the Dissemination Agent with a written report certifying that the Annual Collections Report has been provided to the MSRB pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB prior to the second (2nd) Business Day prior to the Annual Collections Report Filing Date. In the event the Issuer fails to provide the Dissemination Agent with such a report, the Dissemination Agent shall file a notice of failure to file no later than the applicable Annual Collections Report Filing Date.

(b) The Annual Collections Report for the Bonds shall contain, and the Issuer agrees to provide or cause to be provided to the Dissemination Agent to file by the Annual Collections Report Filing Date, certain financial information and operating data with respect to collection of the Assessments of the general type and in substantially similar form to that shown in the tables provided in Exhibit C attached hereto. Such information shall cover the period beginning the first (1st) day of the Fiscal Year succeeding the reporting Fiscal Year through the Collections Reporting Date. If the State Legislature amends the definition of Delinquency Date or Tax Year, the Issuer shall file notice of such change or changes with the MSRB prior to the next Annual Collections Report Filing Date. The Administrator, and if no Administrator is designated, Issuer's staff, shall prepare the Annual Collections Report. In all cases, the Issuer shall have the sole responsibility for the content, design, and other elements comprising substantive contents of the Annual Collections Report under this Section 5.

SECTION 6. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 6, each of the following is a Listed Event with respect to the Bonds:

1. Principal and interest payment delinquencies.

2. Non-payment related defaults, if material.

3. Unscheduled draws on debt service reserves reflecting financial difficulties.

4. Unscheduled draws on credit enhancements reflecting financial difficulties.

5. Substitution of credit or liquidity providers, or their failure to perform.

6. Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or

determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.

7. Modifications to rights of Owners, if material.

8. Bond calls, if material, and tender offers.

9. Defeasances.

10. Release, substitution, or sale of property securing repayment of the Bonds, if material.

11. Rating changes.

12. Bankruptcy, insolvency, receivership or similar event of the Issuer.

13. The consummation of a merger, consolidation, or acquisition of the Issuer, or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

14. Appointment of a successor or additional trustee under the Indenture or the change of name of a trustee, if material.

15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material.

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

Any sale by the Developer of real property within Improvement Area #2 in the ordinary course of the Developer's business will not constitute a Listed Event for the purposes of paragraph (10) above.

For these purposes, any event described in paragraph (12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Issuer in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

The Issuer intends the words used in paragraphs (15) and (16) above and the definition of Financial Obligation to have the same meanings as when they are used in the Rule, as evidenced by SEC Release No. 34-83885, dated August 20, 2018. For the avoidance of doubt, the incurrence of Refunding Bonds without the filing of a corresponding official statement with the MSRB will constitute the

incurrence of a material Financial Obligation for which a notice of a Listed Event in accordance with this Section 6 must be filed with the MSRB.

Upon the occurrence of a Listed Event, the Issuer shall promptly notify the Dissemination Agent in writing and the Issuer shall direct the Dissemination Agent to file a notice of such occurrence with the MSRB. The Dissemination Agent shall file such notice no later than one Business Day immediately following the day on which it receives written notice of such occurrence from the Issuer. Any such notice is required to be filed within ten (10) Business Days of the occurrence of such Listed Event; provided, however, the failure of the Issuer to provide timely written notice to the Dissemination Agent in accordance with this paragraph shall not constitute a failure of the Dissemination Agent to comply with the MSRB's ten (10) Business Day filing requirement.

Any notice under the preceding paragraphs shall be accompanied with the text of the disclosure that the Issuer desires to make, the written authorization of the Issuer for the Dissemination Agent to disseminate such information as provided herein, and the date the Issuer desires for the Dissemination Agent to disseminate the information.

In all cases, the Issuer shall have the sole responsibility for the content, design and other elements comprising substantive contents of all disclosures made under this Section 6. In addition, the Issuer shall have the sole responsibility to ensure that any notice required to be filed under this Section 6 is filed within ten (10) Business Days of the occurrence of the Listed Event.

(b) The Dissemination Agent shall, promptly, and not more than five (5) Business Days after obtaining actual knowledge of the occurrence of any Listed Event with respect to the Bonds, notify the Disclosure Representative in writing of such Listed Event. The Dissemination Agent shall not be required to file a notice of the occurrence of such Listed Event with the MSRB unless and until it receives written instructions from the Disclosure Representative to do so. If the Dissemination Agent has been instructed in writing by the Disclosure Representative on behalf of the Issuer to report the occurrence of a Listed Event under this subsection (b), the Dissemination Agent shall file a notice of such occurrence with the MSRB no later than one (1) Business Day following the day on which it receives such written instructions. It is agreed and understood that the duty to make or cause to be made the disclosures herein is that of the Issuer and not that of the Dissemination Agent. It is agreed and understood that the Dissemination Agent has agreed to give the foregoing notice to the Issuer as an accommodation to assist it in monitoring the occurrence of such event, but is under no obligation to investigate whether any such event has occurred. As used above, "actual knowledge" means the actual fact or statement of knowing, without a duty to make any investigation with respect thereto. In no event shall the Dissemination Agent be liable in damages or in tort to the Issuer, the Participating Underwriter, the Trustee, any Owner or beneficial owner of any interests in the Bonds, or any other party as a result of its failure to give the foregoing notice or to give such notice in a timely fashion.

(c) If in response to a notice from the Dissemination Agent under subsection (b), the Issuer determines that the Listed Event under number 2, 7, 8 (as to Bond calls only), 10, 13, 14, or 15 of subparagraph (a) above is <u>not</u> material under applicable federal securities laws, the Issuer shall promptly, but in no case more than five (5) Business Days after the occurrence of the event, notify the Dissemination Agent and the Trustee (if the Dissemination Agent is not the Trustee) in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (b).

SECTION 7. Termination of Reporting Obligations. The obligations of the Issuer, the Administrator, and the Dissemination Agent under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds, when the Issuer is no longer an obligated person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Dissemination Agent and the Administrator of an opinion of nationally recognized bond counsel to the effect that continuing disclosure is no longer required. So long as any of the Bonds remain Outstanding, the Administrator and the Dissemination Agent may assume that the Issuer is an obligated person with respect to the Bonds until they receive written notice from the Disclosure Representative stating that the Issuer is no longer an obligated person with respect to the Bonds, and the Dissemination Agent and the Administrator may conclusively rely upon such written notice with no duty to make investigation or inquiry into any statements contained or matters referred to in such written notice. If such termination occurs prior to the final maturity of the Bonds, the Issuer shall give notice of such termination in the same manner as for a Listed Event with respect to the Bonds under Section 6(a).

SECTION 8. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent or successor Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge such Dissemination Agent, with or without appointing a successor Dissemination Agent. If the Issuer discharges the Dissemination Agent without appointing a successor Dissemination Agent, the Issuer shall use best efforts to appoint a successor Dissemination Agent within 30 days of such discharge. The Dissemination Agent may resign at any time with 30 days' written notice to the Issuer. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent.

SECTION 9. Amendment; Waiver. Notwithstanding any other provisions of this Disclosure Agreement, the Issuer, the Administrator, and the Dissemination Agent may amend this Disclosure Agreement (and the Dissemination Agent shall not unreasonably withhold its consent to any amendment so requested in writing by the Issuer or the Administrator), and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4, 5, or 6(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the delivery of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Owners or beneficial owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer shall describe such amendment in the next related Annual Financial Information, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type

(or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(a), and (ii) the Annual Financial Information for the Fiscal Year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. No amendment which adversely affects the Dissemination Agent may be made without its prior written consent (which consent will not be unreasonably withheld or delayed).

SECTION 10. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Financial Information, Annual Financial Statements, Annual Collections Report, or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Financial Information, Annual Financial Statements, Annual Collections Report, or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Financial Information, Annual Financial Statements, Annual Collections Report, or notice of occurrence of a Listed Event.

SECTION 11. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Agreement, the Dissemination Agent or any Owner or beneficial owner of the Bonds may, and the Dissemination Agent (at the written request of any Participating Underwriter or the Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds and upon being indemnified to its satisfaction) shall, take such actions as may be necessary and appropriate to cause the Issuer to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Indenture with respect to the Bonds, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer to comply with this Disclosure Agreement shall be an action for mandamus or specific performance. A default under this Disclosure Agreement shall not be deemed a default under the Disclosure Agreement of Developer and a default under the Disclosure Agreement of Developer shall not be deemed a default under this Disclosure Agreement.

SECTION 12. Duties, Immunities and Liabilities of Dissemination Agent and Administrator.

(a) The Dissemination Agent shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Dissemination Agent. To the extent permitted by law, the Issuer agrees to indemnify and hold harmless the Dissemination Agent, its officers, directors, employees and agents, but only from Administrative Expenses collected from the owners of Assessed Property in Improvement Area #2, against any losses, expenses, and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding (i) liabilities due to the Dissemination Agent's negligence or willful misconduct, and (ii) liabilities resulting from claims

made by the Issuer against the Dissemination Agent; provided, however, that nothing herein shall be construed to require the Issuer to indemnify and hold harmless the Dissemination Agent for losses, expenses or liabilities arising from information provided to the Dissemination Agent by the Developer or the failure of the Developer to provide information to the Dissemination Agent as and when required under the Disclosure Agreement of Developer. The obligations of the Issuer under this Section shall survive termination of this Disclosure Agreement, resignation or removal of the Dissemination Agent, and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Dissemination Agent is an "obligated person" under the Rule. If the Issuer does not provide the Dissemination Agent with the Annual Financial Information or Annual Financial Statements in accordance with subsection 3(a) or the Annual Collections Report in accordance with subsection 5(a), the Dissemination Agent shall not be responsible for the failure to submit Annual Financial Information, Annual Financial Statements, or an Annual Collections Report, as applicable, to the MSRB. The Dissemination Agent is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder.

The Dissemination Agent may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or its duties hereunder, and the Dissemination Agent shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel. The Issuer, the Administrator, and the Dissemination Agent agree that the legal expenses of the Dissemination Agent which it is expressly entitled to be paid pursuant to this subsection 12(a) constitute Administrative Expenses.

(b) The Administrator shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Administrator shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Administrator. To the extent permitted by law, the Issuer agrees to indemnify and hold harmless the Administrator, its officers, directors, employees and agents, but only from Administrative Expenses collected from the owners of Assessed Property in Improvement Area #2, against any losses, expenses, and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability, but excluding (i) liabilities due to the Administrator's negligence or willful misconduct, and (ii) liabilities resulting from claims made by the Issuer against the Administrator; provided, however, that nothing herein shall be construed to require the Issuer to indemnify and hold harmless the Administrator for losses, expenses or liabilities arising from information provided to the Administrator by third parties, or the failure of any third party to provide information to the Administrator as and when required under this Disclosure Agreement, or the failure of the Developer to provide information to the Administrator as and when required under the Disclosure Agreement of Developer. The obligations of the Issuer under this Section shall survive resignation or removal of the Administrator and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Administrator is an "obligated person" under the Rule. The Administrator is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The Administrator shall not in any event incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of legal counsel given with respect to any question relating to duties and responsibilities of the Administrator hereunder, or (ii) any action taken or omitted to be taken in reliance upon any document delivered to the Administrator and believed to be genuine and to have been signed or presented by the proper party or parties.

The Administrator may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or its duties hereunder, and the Administrator shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel. The Issuer, the Administrator, and the Dissemination Agent agree that the legal expenses of the Administrator which it is expressly entitled to be paid pursuant to this subsection 12(b) constitute Administrative Expenses.

(c) UNDER NO CIRCUMSTANCES SHALL THE DISSEMINATION AGENT, THE ADMINISTRATOR, OR THE ISSUER BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY ANY PARTY TO THIS DISCLOSURE AGREEMENT, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS DISCLOSURE AGREEMENT, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE. EXCEPT AS DESCRIBED IN SECTION 11 WITH RESPECT TO THE DISSEMINATION AGENT, NEITHER THE DISSEMINATION AGENT NOR THE ADMINISTRATOR ARE UNDER ANY OBLIGATION TO BRING SUCH AN ACTION.

SECTION 13. Assessment Timeline. The basic expected timeline for the collection of Assessments and the anticipated procedures for pursuing the collection of delinquent Assessments is set forth in Exhibit D which is intended to illustrate the general procedures expected to be followed in enforcing the payment of delinquent Assessments. Failure to adhere to such expected timeline shall not constitute a default by the Issuer under this Disclosure Agreement, the Indenture, the Bonds, or any other document related to the Bonds.

SECTION 14. No Personal Liability. No covenant, stipulation, obligation or agreement of the Issuer, the Administrator, or the Dissemination Agent contained in this Disclosure Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future council members, officer, agent or employee of the Issuer, the Administrator, or the Dissemination Agent in other than that person's official capacity.

SECTION 15. Severability. In case any section or provision of this Disclosure Agreement, or any covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder or any application thereof, is for any reasons held to be illegal or invalid, such illegality or invalidity shall not affect the remainder thereof or any other section or provision thereof or any other covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder (except to the extent that such remainder or section or provision or other covenant, stipulation, obligation, agreement, act or action, or part thereof is wholly dependent for its operation on the provision determined to be invalid), which shall be construed and enforced as if such illegal or invalid portion were not contained therein, nor shall such illegality or invalidity of any application thereof affect any legal and valid application thereof, and each such section, provision, covenant, stipulation, obligation, agreement, act or action, or part thereof shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

SECTION 16. Sovereign Immunity. The Dissemination Agent and the Administrator agree that nothing in this Disclosure Agreement shall constitute or be construed as a waiver of the Issuer's sovereign or governmental immunities regarding liability or suit.

SECTION 17. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Administrator, the Dissemination Agent, the Participating Underwriter, and the Owners and the beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity. Nothing in this Disclosure Agreement is intended or shall act to disclaim, waive or otherwise limit the duties of the Issuer under federal and state securities laws.

SECTION 18. Dissemination Agent and Administrator Compensation. The fees and expenses incurred by the Dissemination Agent and the Administrator for their respective services rendered in accordance with this Disclosure Agreement constitute Administrative Expenses and will be included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Issuer shall pay or reimburse the Dissemination Agent and the Administrator, but only with funds to be provided from the Administrative Expenses component of the Annual Installments collected from the property owners in Improvement Area #2, for the fees and expenses for their respective services rendered in accordance with this Disclosure Agreement.

SECTION 19. Statutory Verifications. The Dissemination Agent and the Administrator, each individually, make the following representation and verifications pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Disclosure Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Dissemination Agent or the Administrator, as the case may be, within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Disclosure Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Disclosure Agreement, notwithstanding anything in this Disclosure Agreement to the contrary.

(a) *Not a Sanctioned Company*. The Dissemination Agent and the Administrator, each individually, represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Dissemination Agent and the Administrator and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) *No Boycott of Israel*. The Dissemination Agent and the Administrator, each individually, hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) *No Discrimination Against Firearm Entities*. The Dissemination Agent and the Administrator, each individually, hereby verifies that it and its parent company, wholly- or majority-

owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Disclosure Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) *No Boycott of Energy Companies*. The Dissemination Agent and the Administrator, each individually, hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

SECTION 20. Disclosure of Interested Parties. Pursuant to Section 2252.908(c)(4), Texas Government Code, as amended, the Dissemination Agent hereby certifies it is a publicly traded business entity and is not required to file a Certificate of Interested Parties Form 1295 related to this Disclosure Agreement. Submitted herewith is a completed Form 1295 in connection with the Administrator's participation in the execution of this Disclosure Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The Issuer hereby confirms receipt of the Form 1295 from the Administrator, and the Issuer agrees to acknowledge such form with the TEC through its electronic filing application not later than the thirtieth (30th) day after the receipt of such form. The Administrator and the Issuer understand and agree that, with the exception of information identifying the Issuer and the contract identification number, neither the Issuer nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Administrator; and, neither the Issuer nor its consultants have verified such information.

SECTION 21. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Texas.

SECTION 22. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. The Issuer, the Administrator, and the Dissemination Agent agree that electronic signatures to this Disclosure Agreement may be regarded as original signatures.

Signature pages follow.

CITY OF CELINA, TEXAS

By: _____
City Manager

HTS Continuing Disclosure Services, a division of
Hilltop Securities Inc.
(as Dissemination Agent)

By: _____
Authorized Officer

MuniCap, Inc.
(as Administrator)

By: _____
Authorized Officer

EXHIBIT A

NOTICE TO MSRB OF FAILURE TO FILE [ANNUAL FINANCIAL INFORMATION][ANNUAL FINANCIAL STATEMENTS][ANNUAL COLLECTIONS REPORT]

Name of Issuer:	City of Celina, Texas
Name of Bond Issue:	Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project) (the "Bonds")
CUSIP Nos.	[insert CUSIP Nos.]
Date of Delivery:	_____, 20__

NOTICE IS HEREBY GIVEN that the City of Celina, Texas (the "Issuer"), has not provided the [Annual Financial Information][Annual Financial Statements][Annual Collections Report] with respect to the Bonds as required by the Continuing Disclosure Agreement of Issuer dated as of August 1, 2026, by and among the Issuer, MuniCap, Inc., as "Administrator," and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., as "Dissemination Agent." The Issuer anticipates that the [Annual Financial Information][Annual Financial Statements][Annual Collections Report] will be filed by _____.

Dated: _____

HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., on behalf of the City of Celina, Texas
(as Dissemination Agent)

By: _____

Title: _____

cc: City of Celina, Texas

EXHIBIT B

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(NORTH SKY PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #2 PROJECT)

ANNUAL FINANCIAL INFORMATION*

Delivery Date: _____, 20__

CUSIP Nos: [insert CUSIP Nos.]

DISSEMINATION AGENT

Name: HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.
Address: [_____]
City: [_]
Telephone: (___) ___-____
Contact Person: Attn: _____

Section 4(a)(i)

BONDS OUTSTANDING

Maturity Date	Interest Rate	Original Principal Amount	Outstanding Principal Amount	Outstanding Interest Amount
				–
				–
		Total		

INVESTMENTS

Fund/ Account Name	Investment Description	Par Value(1)	Book Value(1)	Market Value(1)

(1) As such information is provided by the Trustee.

*Excluding audited financial statements of the Issuer

ASSETS AND LIABILITIES OF TRUST ESTATE

Cash Position of Trust Estate for statements dated September 30, 20[__]		
[List of Funds/Accounts Held Under Indenture]	Amount In the Fund	
Total		A
Bond Principal Amount Outstanding		B
Outstanding Assessment Amount to be collected		C
Net Position of Trust Estate and Outstanding Bonds and Assessments		A-B+C

September 30, 20[__] Trust Statements: □ Audited □ Unaudited

Accounting Type: □ Cash □ Accrual □ Modified Accrual

Section 4(a)(ii)

FINANCIAL INFORMATION AND OPERATING DATA WITH RESPECT TO THE ISSUER OF THE GENERAL TYPE AND IN SUBSTANTIALLY SIMILAR FORM PROVIDED IN THE FOLLOWING TABLES AS OF THE END OF THE FISCAL YEAR

Debt Service Requirements on the Bonds

Year Ending (September 30)	Principal	Interest	Total

Top [Five] Assessment Payers in Improvement Area #2 (1)

Property Owner	No. of Parcels/Lots	Percentage of Parcels/Lots	Outstanding Assessments	Percentage of Total Assessments

(1) Does not include those owing less than one percent (1%) of total Assessments.

Assessed Value of Improvement Area #2 of the District

The [YEAR] certified total assessed value for the Assessed Property in Improvement Area #2 of the District is approximately $[AMOUNT] according to the Collin Central Appraisal District.

Foreclosure History Related to the Assessments for the Past Five Fiscal Years

Fiscal Year Ended (9/30)	Delinquent Assessment Amount not in Foreclosure Proceedings	Parcels in Foreclosure Proceedings	Delinquent Assessment Amount in Foreclosure Proceedings	Foreclosure Sales	Foreclosure Proceeds Received
20__	$		$		$
20__					
20__					
20__					
20__					

[insert any necessary footnotes]

Collection and Delinquency History of Annual Installments for the Past Five Fiscal Years

Fiscal Year Ended (9/30)	Total Annual Installment Billed	Parcels Levied[1]	Delinquent Amount as of 3/1	Delinquent % as of 3/1	Delinquent Amount as of [9/1]	Delinquent % as of [9/1]	Total Annual Installments Collected[2]
20__	$		$	%	$	%	$
20__							
20__							
20__							
20__							

[1] Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.

[2] [Does/does not] include interest and penalties.

Parcel Numbers for Delinquencies Equaling or Exceeding 10% of Annual Installments Due

For the past five Fiscal Years, if the total amount of delinquencies as of September 1 equals or exceeds ten percent (10%) of the amount of Annual Installments due, a list of parcel numbers for which the Annual Installments are delinquent.

Fiscal Year Ended (9/30)	Delinquent % as of 9/1	Parcel Numbers
20__	%	
20__		

History of Prepayment of Assessments for the Past Five Fiscal Years

Fiscal Year Ended (9/30)	Number of Prepayments	Amount of Prepayments	Bond Call Date	Amount of Bonds Redeemed
		$		$
20__				
20__				
20__				
20__				
20__				

[insert any necessary footnotes]

ITEMS REQUIRED BY SECTION 4(a)(iii) - (iv)

[Insert a line item for each applicable listing]

EXHIBIT C

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(NORTH SKY PUBLIC IMPROVEMENT DISTRICT
IMPROVEMENT AREA #2 PROJECT)

ANNUAL COLLECTIONS REPORT

Delivery Date: _____, 20__

CUSIP Nos: [insert CUSIP Nos.]

DISSEMINATION AGENT

Name: HTS Continuing Disclosure Services, a division of Hilltop Securities Inc.
Address: [_____]
City: [_____, Texas _____]
Telephone: (___) ___-____
Contact Person: Attn: _____

SELECT FINANCIAL INFORMATION AND OPERATING DATA WITH RESPECT TO THE COLLECTION OF ASSESSMENTS COVERING THE PERIOD BEGINNING WITH THE FIRST DAY OF THE FISCAL YEAR SUCCEEDING THE REPORTING FISCAL YEAR THROUGH THE COLLECTIONS REPORTING DATE PROVIDED IN COMPLIANCE WITH SUBSECTION 5(A) OF THE ISSUER'S DISCLOSURE AGREEMENT

Foreclosure History Related To The Annual Installments[(1)]

Succeeding Fiscal Year	Delinquent Annual Installment Amount not in Foreclosure Proceedings	Parcels in Foreclosure Proceedings	Delinquent Annual Installment Amount in Foreclosure Proceedings	Foreclosure Sales	Foreclosure Proceeds Received
20__	$		$		$

(i) Period covered includes October 1, 20__ through March 1, 20__.

Collection and Delinquency of Annual Installments [1]

Succeeding Fiscal Year	Total Annual Installments Levied	Parcels Levied[2]	Delinquent Amount as of 3/1	Delinquent % as of 3/1	Total Annual Installments Collected[3]
20__	$		$	%	$

[1] Period covered includes October 1, 20__ through March 1, 20__.

[2] Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.

[3] [Does/does not] include interest and penalties.

Prepayment of Assessments[1]

Succeeding Fiscal Year	Number of Prepayments	Amount of Prepayments	Bond Call Date	Amount of Bonds Redeemed
		$		$

[1] Period covered includes October 1, 20__ through March 1, 20__.

EXHIBIT D

BASIC EXPECTED TIMELINE FOR ASSESSMENT COLLECTIONS AND PURSUIT OF DELINQUENCIES[1]

Date	Delinquency Clock (Days)	Activity
January 31		Assessments are due.
February 1	1	Assessments are delinquent if not received.
February 15	15	Immediately upon receipt, but in no event later than February 15, Issuer forwards payment to Trustee for all collections received, along with detailed breakdown. Subsequent payments and relevant details will follow monthly thereafter. Issuer and/or Administrator should be aware of actual and specific delinquencies. Administrator should be aware if Reserve Fund needs to be utilized for debt service payments during the corresponding Fiscal Year. Issuer and Administrator should determine if previously collected surplus funds, if any, plus actual Annual Installment collections will be fully adequate for debt service in the corresponding March and September.
March 1	29/30	Trustee pays bond interest payments to Owners. Issuer, or the Trustee on behalf of the Issuer, to notify Dissemination Agent in writing of the occurrence of draw on the Reserve Fund and, following receipt of such notice, Dissemination Agent to notify MSRB of such draw on the Reserve Fund.
April 1	59/60	At this point, if total delinquencies are under 5% and if there is adequate funding in the Pledged Revenue Fund for transfer to the Principal and Interest Account for full September payments, no further action is anticipated for collection of Assessments except that the Issuer or Administrator, working with the City Attorney or an appropriate designee, will begin process to cure deficiency.

[1] Illustrates anticipated dates and procedures for pursuing the collection of delinquent Annual Installments of Assessments, which dates and procedures shall be in accordance with Chapters 31, 32, 33, and 34, Texas Tax Code, as amended (the "Code"), and the Tax/Assessor Collector's procedures, and are subject to adjustment by the Issuer. If the collection and delinquency procedures under the Code are subsequently modified, whether due to an executive order of the Governor of Texas, an amendment to the Code, or otherwise, such modifications shall control.

July 1	**152/153**	**Issuer, or the Administrator on behalf of the Issuer, determines whether or not any Annual Installments are delinquent and, if such delinquencies exist, the Issuer commences as soon as practicably appropriate and legally permissible actions to obtain such delinquent Annual Installments, in accordance with the County Tax Assessor/Collector procedures.** **Preliminary Foreclosure activity commences in accordance with Tax Assessor/Collector's procedures.** If Dissemination Agent has not received Foreclosure Schedule and Plan of Collections, Dissemination Agent to request same from the Issuer. If the Issuer has not provided the Dissemination Agent with Foreclosure Schedule and Plan of Collections, Dissemination Agent requests that the Issuer commence foreclosure or provide plan for collection.
August 15	197/198	The designated lawyers or law firm will be preparing the formal foreclosure documents and will provide periodic updates to the Dissemination Agent and the Trustee. The goal for the foreclosure actions is a filing by no later than August 15 (day 197/198). **Foreclosure action to be filed with the court as soon as practicable, in accordance with the Tax Assessor/Collector's procedures**. **Issuer notifies Trustee and Dissemination Agent of Foreclosure filing status in writing**.

A committee of not less than twenty-five percent (25%) of the Owners may request a meeting with the Issuer to discuss the Issuer's actions in pursuing the repayment of any delinquencies. This would also occur after day thirty (30) if it is apparent that a Reserve Fund draw is required. Further, if delinquencies exceed five percent (5%), Owners may also request a meeting with the Issuer at any time to discuss the Issuer's plan and progress on collection and foreclosure activity. If the Issuer is not diligently proceeding with the foreclosure process, the Owners may seek an action for mandamus or specific performance to direct the Issuer to pursue the collections of delinquent Annual Installments of Assessments.

EXHIBIT D

CONSTRUCTION, FUNDING, AND ACQUISITION AGREEMENT

NORTH SKY PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 CONSTRUCTION, FUNDING, AND ACQUISITION AGREEMENT

THIS NORTH SKY PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 CONSTRUCTION, FUNDING, AND ACQUISITION AGREEMENT (this "Agreement"), dated as of July 14, 2026, is by and between the **CITY OF CELINA, TEXAS**, a home-rule municipality of the State of Texas (the "City"), and **CCD – NORTH SKY, LLC**, a Texas limited liability company (the "Developer").

ARTICLE I
DEFINITIONS

The following terms shall have the meanings ascribed to them in this Article I for purposes of this Agreement. Unless otherwise indicated, any other terms, capitalized or not, when used herein shall have the meanings ascribed to them in the Indenture (as hereinafter defined).

"Act" means the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended.

"Actual Costs" means the costs of the Improvement Area #2 Improvements actually paid or incurred for construction and installation of the Improvement Area #2 Improvements in accordance with the Service and Assessment Plan.

"Administrator" means, initially, MuniCap, Inc., or any other individual or entity designated by the City to administer the District.

"Annual Service Plan Update" means the annual update to the Service and Assessment Plan conducted by the Administrator pursuant to the Service and Assessment Plan and approved by ordinance adopted by the City.

"**Assessments**" shall have the meaning ascribed to it in the Indenture.

"Authorized Improvements" means improvements authorized by Section 372.003(b) of the Act.

"Bond Ordinance" means the ordinance adopted by the City Council on July 14, 2026 authorizing the issuance of the Bonds pursuant to the Indenture.

"Bonds" means the City's bonds designated "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (North Sky Public Improvement District Improvement Area #2 Project)".

"Budgeted Costs" means the anticipated, agreed upon costs of the Improvement Area #2 Improvements as shown in Section III of the Service and Assessment Plan.

"Certification for Payment" means a certificate, substantially in the form of **Exhibit B** hereto or such other form agreed to by the Developer, the Administrator and the City Representative, executed by or on behalf of the Developer, approved by a City Representative and delivered to a City Representative and the Trustee, specifying the amount of work performed and the amount charged for that work, including materials and labor costs, presented to the Trustee to request payment for Actual Costs of Improvement Area #2 Improvements under the Indenture.

"City Inspector" means an individual employed by or an agent of the City whose job is, in part or in whole, to inspect infrastructure to be owned by the City for compliance with all rules and regulations applicable to the development and the infrastructure inspected.

"City Manager" means the City Manager of the City, or its designee.

"City Representative" means the City Manager, or any other official or agent of the City later authorized by the City to undertake the action referenced herein.

"Closing Disbursement Request" means the certificate, substantially in the form of **Exhibit A** hereto or such other form agreed to by the Developer, Administrator, and City Representative, executed by or on behalf of the Developer, approved by a City Representative and delivered to a City Representative and the Trustee, specifying the amounts to be disbursed for the costs related to the creation of the District and the costs of issuance of the Bonds.

"Construction Contracts" means the contracts for the construction of an Improvement Area #2 Improvement. "Construction Contract" means any one of the Construction Contracts.

"Costs" means the Budgeted Costs or the Actual Costs of an Improvement Area #2 Improvement as reflected in a Construction Contract, if different than the Budgeted Costs.

"Costs of Issuance Account" means the account of such name in the Project Fund created under Section 6.1 of the Indenture.

"Cost Overrun" means, with respect to each Improvement Area #2 Improvement, the Actual Cost, as appropriate, of such Improvement Area #2 Improvement in excess of the Budgeted Cost.

"Cost Underrun" has the meaning assigned such term in Section 4.04 hereof

"Development Agreement" means that certain 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 as the same may be amended from time to time.

"District" shall mean the North Sky Public Improvement District created June 8, 2021.

"Final Completion" means completion of an Improvement Area #2 Improvement in compliance with existing City standards for dedication under the City's ordinances and the Development Agreement.

"Improvement Area #2" means the second improvement area to be developed and generally shown in Appendix A and described in Appendix C-4 to the Service and Assessment Plan.

"Improvement Area #2 Improvements" mean the Authorized Improvements described in Section III.D of the Service and Assessment Plan.

"Improvement Area #2 Improvements Account" means the account of such name in the Project Fund created under Section 6.1 of the Indenture.

"Indenture" means that certain Indenture of Trust between the City and U.S. Bank Trust Company, National Association, as trustee, dated as of August 1, 2026 relating to the Bonds.

"Plans" means the plans, specifications, schedules and related construction contracts for the Improvement Area #2 Improvements, respectively, approved pursuant to the applicable standards, ordinances, procedures, policies and directives of the City, the Development Agreement, and any other applicable governmental entity.

"Project Fund" means the fund, including the accounts created and established under such fund, where monies from the proceeds of the sale of the Bonds, excluding those deposited in other funds in accordance with the Indenture, shall be deposited, and the fund by such name created under the Indenture.

"Service and Assessment Plan" means the North Sky Public Improvement District Service and Assessment Plan adopted by a City ordinance on July 14, 2026 by the City Council, prepared pursuant to the Act.

"Substantial Completion" means the time at which the construction of an Improvement Area #2 Improvement (or specified segment, section or part thereof) has progressed to the point where such Improvement Area #2 Improvement (or a specified segment, section or part thereof) is sufficiently complete in accordance with the Construction Contracts related thereto so that such Improvement Area #2 Improvement (or a specified segment, section or part thereof) can be utilized for the purposes for which it is intended.

ARTICLE II
RECITALS

Section 2.01. The District and the Improvement Area #2 Improvements.

(a) The City has created the District under the Act for the financing of, among other things, the acquisition, construction and installation of the Improvement Area #2 Improvements.

(b) The City has authorized the issuance of the Bonds in accordance with the provisions of the Act, the Bond Ordinance and the Indenture, the proceeds of which Bonds shall be used, in part, to finance a portion of the Improvement Area #2 Improvements in accordance with the terms and limitations of the Indenture, the Development Agreement, this Agreement, and the Service and Assessment Plan.

(c) All Improvement Area #2 Improvements are eligible to be financed with proceeds of the Bonds to the extent specified herein.

(d) The Developer will undertake, oversee, or ensure the construction and development of the Improvement Area #2 Improvements for acquisition and acceptance by the City, in accordance with the terms and conditions contained in the Development Agreement and this Agreement.

(e) As of the Closing Date of the Bonds, the Developer shall have expended not less than the difference between the Budgeted Costs of the Improvement Area #2 Improvements, as set forth in the Service and Assessment Plan, and the amount of Bond proceeds available to reimburse the Developer for the costs of the Improvement Area #2 Improvements.

Section 2.02. Agreements. In consideration of the mutual promises and covenants set forth herein, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Developer agree that the foregoing recitals, as applicable to each, are true and correct and further make the agreements set forth herein.

ARTICLE III
FUNDING

Section 3.01. Bonds.

(a) The City, in connection with this Agreement, is proceeding with the issuance and delivery of the Bonds.

(b) The projects to be financed in part with the proceeds of the Bonds are the Improvement Area #2 Improvements. The payment of Costs from the proceeds of the Bonds for such Improvement Area #2 Improvements shall be made from the Improvement Area #2 Improvements Account of the Project Fund established under the Indenture.

(c) The City's obligation with respect to the payment of the Costs of the Improvement Area #2 Improvements shall be limited to the lesser of the Actual Costs or Budgeted Costs, and shall be payable solely from amounts on deposit for the payment of such Costs as provided herein and in the Indenture. The Developer agrees and acknowledges that it is responsible for all Cost

Overruns and all expenses related to the Improvement Area #2 Improvements, qualified, however, by the distribution of Cost Underrun monies, as detailed in Section 4.04.

(d) The City shall have no responsibility whatsoever to the Developer with respect to the investment of any funds held in the Project Fund by the Trustee under the provisions of the Indenture, including any loss of all or a portion of the principal invested or any penalty for liquidation of an investment.

(e) The proceeds from the issuance and sale of the Bonds shall be deposited in accordance with the Indenture.

(f) The Developer acknowledges that any lack of availability of amounts in the funds or accounts established in the Indenture to pay the Costs of the Improvement Area #2 Improvements shall in no way diminish any obligation of the Developer with respect to the construction of or contributions for the Improvement Area #2 Improvements required by this Agreement, the Development Agreement, or any other agreement to which the Developer is a party or any governmental approval to which the Developer or any land within the District is subject.

Section 3.02 Funds and Accounts. All disbursements from the Improvement Area #2 Improvements Account of the Project Fund shall be made by the City in accordance with provisions of the Development Agreement, the Service and Assessment Plan, this Agreement, and the Indenture.

ARTICLE IV
CONSTRUCTION OF THE IMPROVEMENT AREA #2 IMPROVEMENTS

Section 4.01. Duty of Developer to Construct.

(a) All Improvement Area #2 Improvements shall be constructed by or at the direction of the Developer in accordance with the Plans and in accordance with this Agreement and the Development Agreement. The Developer shall perform, or cause to be performed, all of its obligations and shall conduct, or cause to be conducted, all operations with respect to the construction of Improvement Area #2 Improvements in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their commercially reasonable efforts in the performance of comparable work and in accordance with generally accepted practices appropriate to the activities undertaken. The Developer shall employ at all times adequate staff or consultants with the requisite experience necessary to administer and coordinate all work related to the design, engineering, acquisition, construction and installation of all Improvement Area #2 Improvements, to be acquired and accepted by the City, from the Developer as provided in this Agreement.

(b) The Developer shall not be relieved of its obligation to construct or cause to be constructed each Improvement Area #2 Improvement and, upon completion, inspection, and acceptance, convey each such Improvement Area #2 Improvement to the City, in accordance with

the terms hereof, even if there are insufficient funds in the Project Fund or other funds or account created under the Indenture to pay the Actual Costs thereof. In any event, this Agreement shall not affect any obligation of the Developer under any other agreement to which the Developer is a party or any governmental approval to which the Developer or any land within the District is subject, with respect to the Improvement Area #2 Improvements required in connection with the development of the land within Improvement Area #2 of the District.

Section 4.02. No Competitive Bidding. The Improvement Area #2 Improvements shall not require competitive bidding pursuant to Section 252.022(a)(9) of the Texas Local Government Code, as amended.

Section 4.03. Independent Contractor. In performing this Agreement, the Developer is an independent contractor and not the agent or employee of the City with respect to the Improvement Area #2 Improvements.

Section 4.04. Remaining Funds After Completion of an Improvement Area #2 Improvement. Upon the Final Completion of an Improvement Area #2 Improvement and payment of all outstanding invoices for such Improvement Area #2 Improvement, if the Actual Cost of such Improvement Area #2 Improvement is less than the Budgeted Cost of such Improvement Area #2 Improvement (a "Cost Underrun"), any remaining Budgeted Cost may be made available to pay Cost Overruns on any other Improvement Area #2 Improvement. The City or the Administrator on behalf of the City shall promptly confirm that such remaining amounts are available to pay such Cost Overruns, and the Developer, the Administrator and the City Representative will agree how to use such moneys to secure the payment and performance of the work for other Improvement Area #2 Improvements and shall include this update in the next Annual Service Plan Update. Any Cost Underrun for any Improvement Area #2 Improvement is available to pay Cost Overruns on any other Improvement Area #2 Improvement.

Section 4.05. Contracts and Change Orders. The Developer shall be responsible for entering into all contracts and any supplemental agreements (herein referred to as "change orders") required for the construction of the Improvement Area #2 Improvements. Developer or its contractors may approve and implement any change orders, even if such change order would increase the Cost of an Improvement Area #2 Improvement, but the Developer shall be solely responsible for payment of any Cost Overruns resulting from such change orders except to the extent amounts are available pursuant to Section 4.04. If any change order is for work that requires changes to be made by an engineer to the construction and design documents and plans previously approved under Section 4.01, then such revisions made by an engineer must be submitted to the City for approval by the City's engineer prior to execution of the change order.

ARTICLE V
ACQUISITION, CONSTRUCTION, AND PAYMENT

Section 5.01. Payment Requests for Disbursements at Closing. In order to receive the disbursement from the Costs of Issuance Account of the Project Fund or the Improvement Area #2 Improvements Account of the Project Fund, as applicable, at closing of the Bonds, related to costs of issuance of such bonds or costs incurred in the creation of the District, the Developer shall execute a Closing Disbursement Request, substantially in the form of **Exhibit A** hereto or otherwise acceptable and agreed to by the City, to be delivered to the City no less than five (5) business days prior to the scheduled Closing Date for the Bonds, for payment in accordance with the provisions of the Indenture. In order to receive the disbursement for an Improvement Area #2 Improvement, other than for legal fees, costs incurred by the Developer in connection with the issuance of the Bonds or in the creation of the District as described above, from the Improvement Area #2 Improvements Account of the Project Fund at closing of the Bonds, the Developer shall execute a Certification for Payment, substantially in the form of **Exhibit B** hereto or otherwise agreed to by the City, to be delivered to the City no later than fifteen (15) business days prior to the scheduled Closing Date for the Bonds, for payment in accordance with the provisions of the Indenture and Section 5.02 herein. Upon approval by the City, the City shall submit to the Trustee either (i) a Closing Disbursement Request and/or a Certification for Payment, as applicable, or (ii) the closing memorandum to be issued by the City's financial advisor directing the Trustee to make disbursement from the Costs of Issuance Account of the Project Fund or the Improvement Area #2 Improvements Account of the Project Fund, as applicable.

Section 5.02. Certification for Payment for an Improvement Area #2 Improvement.

(a) No payment hereunder shall be made from the Project Fund to the Developer for work on an Improvement Area #2 Improvement, except as provided above with respect to legal fees, costs incurred by the Developer in connection with the issuance of the Bonds or in the creation of the District as described above, until a Certification for Payment is received from the Developer. Upon receipt of a Certification for Payment substantially in the form of **Exhibit B** hereto (and all accompanying documentation required by the City) from the Developer, the City Inspector shall conduct a review in order to confirm that such request is complete, that the work with respect to such Improvement Area #2 Improvement identified therein for which payment is requested was completed in accordance with all applicable governmental laws, rules and regulations and applicable Plans therefor and with the terms of this Agreement, the Development Agreement, and to verify and approve the Actual Cost of such work specified in such Certification for Payment (collectively, the "Developer Compliance Requirements"). The City Inspector and/or the City Representative shall also conduct such review as is required in his discretion to confirm the matters certified in the Certification for Payment. The Developer agrees to cooperate with the City Inspector and/or City Representative in conducting each such review and to provide the City Inspector and/or City Representative with such additional information and documentation as is reasonably necessary for the City Inspector and/or City Representative to conclude each such review.

(b) Within fifteen (15) business days of receipt of any Certification for Payment, the City Representative shall either (i) approve and execute the Certification for Payment and forward the same to the Administrator for approval and delivery to the Trustee for payment to the Developer in accordance with Section 5.03(a) hereof or (ii) in the event the City Representative disapproves the Certification for Payment, give written notification to the Developer of the City Representative's disapproval, in whole or in part, of such Certification for Payment, specifying the reasons for such disapproval and the additional requirements to be satisfied for approval of such Certification for Payment. If a Certification for Payment seeking reimbursement is approved only in part, the City Representative shall specify the extent to which the Certification for Payment is approved and shall deliver such partially approved Certification for Payment to the Administrator for approval in accordance with Section 5.03 hereof and delivery to the Developer in accordance with Section 5.02(c) hereof, and any such partial work shall be processed for payment under Section 5.03 notwithstanding such partial denial.

(c) If the City Representative denies the Certification for Payment, the denial must be in writing, stating the reason(s) for denial. The denial may be appealed to the City Council by the Developer in writing within thirty (30) days of being denied by the City Representative. Denial of the Certification for Payment by the City Council shall be attempted to be resolved by half-day mediation between the parties in the event an agreement is not otherwise reached by the parties, with the mediator's fee being paid by Developer. The Certification for Payment shall not be forwarded to the Trustee for payment until the dispute is resolved by the City and the Developer.

(d) The Developer shall deliver the approved or partially approved Certification for Payment to the Trustee for payment and the City shall direct the Trustee to make such payment from the Project Fund in accordance with Section 5.03 below.

Section 5.03. Payment for Improvement Area #2 Improvement.

(a) Upon receipt of a reviewed and approved Certification for Payment, the Trustee shall make payment from the Improvement Area #2 Improvements Account of the Project Fund pursuant to the terms of the Certification for Payment and the Indenture in an amount not to exceed the Budgeted Cost for the particular Improvement Area #2 Improvement, unless a Cost Overrun amount has been approved for a particular Improvement Area #2 Improvement. If a Cost Overrun amount has been approved, then the amount reimbursed shall not exceed the Budgeted Amount plus the approved Cost Overrun amount.

(b) Approved Certifications for Payment that await reimbursement shall not accrue interest.

(c) Notwithstanding any other provisions of this Agreement, when payment is made, the City shall direct the Trustee to make payment directly to the general contractor or supplier of materials or services or jointly to Developer (or any permitted assignee of such Developer) and

the general contractor or supplier of materials or services, as indicated in an approved Certification for Payment, out of available and appropriate funds in the Project Fund. If the request for payment results in ninety percent (90%) or more of the Budgeted Costs for such Improvement Area #2 Improvement identified in such request for payment being paid, then the City shall direct the Trustee to hold the payment until work with respect to that Improvement Area #2 Improvement has been completed and accepted by the City. If an unconditional lien release related to the items referenced in the Certification for Payment is attached to such Certification for Payment, the City shall direct the Trustee to make such payment to the Developer or any permitted assignee of the Developer. In the event the Developer provides a general contractor's or supplier of materials' unconditional lien release for a portion of the work covered by a Certification for Payment, the City shall direct the Trustee to make such payment directly to the Developer or any permitted assignee of the Developer to the extent of such lien release.

(d) Notwithstanding any other provisions of this Agreement, except for amounts submitted on a Closing Disbursement Request for payment of legal fees, costs of creation of the District and other costs of issuance incurred by the Developer, no payment from the Improvement Area #2 Improvements Account of the Project Fund shall be made for the first $_____ in monies spent on the Improvement Area #2 Improvements (the "Prior Expended Funds") for the Actual Costs of the Improvement Area #2 Improvements submitted pursuant to a Certification for Payment, which Certification for Payment (or portion thereof) shall be submitted to evidence the Prior Expended Funds. The Developer may be reimbursed for the Actual Costs of the Improvement Area #2 Improvements submitted pursuant to a Certification for Payment in excess of the Expended Funds.

(e) Withholding Payments.

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, including the withholding of any payment that may be associated with the exercise of such remedy, so long as such delay in performance shall not subject the Improvement Area #2 Improvement to foreclosure, forfeiture, or sale. In the event that any such mechanics or materialman's lien and/or judgment with respect to any Improvement Area #2 Improvement is contested, the Developer shall post or cause delivery of a surety bond in the amount determined by the City or City may decline to accept the Improvement Area #2 Improvements until such mechanics or materialman's lien and/or judgment is satisfied.

ARTICLE VI
OWNERSHIP AND TRANSFER OF IMPROVEMENT AREA #2 IMPROVEMENT

Section 6.01. Improvement Area #2 Improvement to be Owned by the City– Title Evidence. If required by the City, the Developer shall furnish to the City a preliminary title report

for land with respect to an Improvement Area #2 Improvement to be acquired and accepted by the City from the Developer and not previously dedicated or otherwise conveyed to the City for review and approval at least thirty (30) calendar days prior to the transfer of title of an Improvement Area #2 Improvement to the City. The City shall approve the preliminary title report unless it reveals a matter which, in the reasonable judgment of the City, could materially affect the City's clean title or use and enjoyment of any part of the property or easement covered by the preliminary title report. In the event the City does not approve the preliminary title report, the City shall not be obligated to accept title to the Improvement Area #2 Improvement until the Developer has cured such objections to title to the satisfaction of the City.

Section 6.02. Improvement Area #2 Improvement Constructed on City Land or Developer Land. If the Improvement Area #2 Improvement is 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 Improvement Area #2 Improvement. If the Improvement Area #2 Improvement is on land owned by the Developer, the Developer hereby grants to the City an easement to enter upon such land for purposes related to inspection and maintenance (pending acquisition and acceptance) of the Improvement Area #2 Improvement. The grant of the permanent easement shall not relieve the Developer of any obligation to grant the City title to property and/or easements related to the Improvement Area #2 Improvement as required by the Development Agreement or as should in the City's reasonable judgment be granted to provide for convenient access to and routine and emergency maintenance of such Improvement Area #2 Improvement. The provisions for inspection and acceptance of such Improvement Area #2 Improvement otherwise provided herein shall apply.

ARTICLE VII
REPRESENTATIONS, WARRANTIES AND COVENANTS

Section 7.01. Representations, Covenants and Warranties of the Developer. The Developer represents and warrants for the benefit of the City as follows:

(a) Organization. The Developer is a limited liability company duly formed, organized and validly existing under the laws of the State of Texas, is in compliance with the laws of the State of Texas, and has the power and authority to own its properties and assets and to fulfill its obligations in this Agreement and the Development Agreement and to carry on its business in the State of Texas as now being conducted as hereby contemplated.

(b) Authority. The Developer has the power and authority to enter into this Agreement and has taken all action necessary to cause this Agreement to be executed and delivered, and this Agreement has been duly and validly executed and delivered by the Developer.

(c) Binding Obligation. This Agreement is a legal, valid and binding obligation of the Developer, enforceable against the Developer in accordance with its terms, subject to bankruptcy and other equitable principles.

(d) Compliance with Law. The Developer shall not commit, suffer or permit any act to be done in, upon or to the lands in the District or the Improvement Area #2 Improvements in violation of any law, ordinance, rule, regulation or order of any governmental authority or any covenant, condition or restriction now or hereafter affecting the lands in the District or the Improvement Area #2 Improvements.

(e) Requests for Payment. The Developer represents and warrants that (i) it will not request payment from the Project Fund for the acquisition construction or installation of any improvements that are not part of the Costs associated with the Improvement Area #2 Improvements, and (ii) it will diligently follow all procedures set forth in this Agreement with respect to the Certifications for Payment.

(f) Financial Records. For a period of two years after completion of the Improvement Area #2 Improvements, the Developer covenants to maintain proper books of record and account for the construction of the Improvement Area #2 Improvements and all Costs related thereto. Such accounting books shall be maintained in accordance with generally accepted accounting principles, and shall be available for inspection by the City or its agents at any reasonable time during regular business hours on reasonable notice.

(g) Plans. The Developer represents that it has obtained or will obtain approval of the Plans from all appropriate departments of the City and from any other public entity or public utility from which such approval must be obtained. The Developer further agrees that, subject to the terms hereof, the Improvement Area #2 Improvements have been or will be constructed in full compliance with such Plans and any change orders thereto consistent with the Act, this Agreement and the Development Agreement. Developer shall provide as-built plans for all Improvement Area #2 Improvements to the City.

(h) Additional Information. The Developer agrees to cooperate with all reasonable written requests for nonproprietary information by the initial purchaser of the Bonds, the City Manager and the City Representative related to the status of construction of the Improvement Area #2 Improvements within the District, the anticipated completion dates for future improvements and any other matter that the initial purchaser of the Bonds or City Representative deems material to the investment quality of the Bonds.

(i) Continuing Disclosure Agreement. The Developer agrees to provide the information required pursuant to the Continuing Disclosure Agreement of the Developer executed by the Developer in connection with the Bonds.

(j) Tax Certificate. The City will deliver a certificate relating to the Bonds (such certificate, as it may be amended and supplemented from time to time, being referred to herein as the "Tax Certificate") containing covenants and agreements designed to satisfy the requirements of 26 U.S. Code Sections 103 and 141 through 150, inclusive, and the federal income tax regulations issued thereunder relating to the use of the proceeds of the Bonds or of any monies, securities or other obligations on deposit to the credit of any of the funds and accounts created by the Indenture or this Agreement or otherwise that may be deemed to be proceeds of the Bonds within the meaning of 26 U.S. Code Section 148 (collectively, "Bond Proceeds").

The Developer covenants to provide, or cause to be provided, such facts and estimates as the City reasonably considers necessary to enable it to execute and deliver its Tax Certificate. The Developer further covenants that (i) such facts and estimates will be based on its reasonable expectations on the date of issuance of the Bonds and will be, to the best of the knowledge of the officers of the Developer providing such facts and estimates, true, correct and complete as of that date, and (ii) the Developer will make reasonable inquires to ensure such truth, correctness and completeness. The Developer covenants that it will not make, or (to the extent that it exercises control or direction) permit to be made, any use or investment of the Bond Proceeds (including, but not limited to, the use of the Improvement Area #2 Improvements) that would cause any of the covenants or agreements of the City contained in the Tax Certificate to be violated or that would otherwise have an adverse effect on the tax-exempt status of the interest payable on the Bonds for federal income tax purposes.

(k) Financial Resources. The Developer represents and warrants that it has the financial resources, or the ability to obtain sufficient financial resources, to meet its obligations under this Agreement, the Service and Assessment Plan and the Development Agreement.

Section 7.02. Indemnification and Hold Harmless. THE DEVELOPER SHALL INDEMNIFY AND HOLD HARMLESS THE CITY INSPECTOR, THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN "INDEMNIFIED PARTY"), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE DEVELOPER; (II) THE NEGLIGENT DESIGN, ENGINEERING, AND/OR CONSTRUCTION BY THE DEVELOPER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY THE DEVELOPER OF ANY OF THE IMPROVEMENT AREA #2 IMPROVEMENTS ACQUIRED FROM THE DEVELOPER HEREUNDER; (III) THE DEVELOPER'S NONPAYMENT UNDER CONTRACTS BETWEEN THE DEVELOPER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION OF THE IMPROVEMENT AREA #2 IMPROVEMENTS; (IV) ANY CLAIMS OF PERSONS EMPLOYED BY THE DEVELOPER OR ITS AGENTS TO CONSTRUCT THE IMPROVEMENT AREA #2 IMPROVEMENTS; OR (V) ANY CLAIMS AND SUITS OF

THIRD PARTIES, INCLUDING BUT NOT LIMITED TO DEVELOPER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES AND/OR TRUSTEES, REGARDING OR RELATED TO THE IMPROVEMENT AREA #2 IMPROVEMENTS OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE IMPROVEMENT AREA #2 IMPROVEMENTS, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE SOLE OR PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE "CLAIMS"). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OF ANY INDEMNIFIED PARTY, DEVELOPER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST DEVELOPER IN PROVIDING SUCH DEFENSE.

IN ITS REASONABLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY DEVELOPER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF DEVELOPER'S OBLIGATION TO DEFEND INDEMNIFIED PARTIES OR AS A WAIVER OF DEVELOPER'S OBLIGATION TO INDEMNIFY INDEMNIFIED PARTIES, PURSUANT TO THIS AGREEMENT. DEVELOPER SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF DEVELOPER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF, AND DEVELOPER SHALL BE LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES.

THIS SECTION 7.02 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT AND THE EXPRESS NEGLIGENCE TEST, AND IS VALID AND ENFORCEABLE AGAINST THE DEVELOPER.

Section 7.03. Use of Monies by City; Changes to Indenture. The City agrees not to take any action or direct the Trustee to take any action to expend, disburse or encumber the monies held

in the Project Fund and any monies to be transferred thereto for any purpose other than the purposes permitted by the Indenture. Prior to the acceptance of all the Improvement Area #2 Improvements, the City agrees not to modify or supplement the Indenture without the approval of the Developer if as a result or as a consequence of such modification or supplement: (a) the amount of monies that would otherwise have been available under the Indenture for disbursement for the Costs of the Improvement Area #2 Improvements is reduced, delayed or deferred, (b) the obligations or liabilities of the Developer is or may be substantially increased or otherwise adversely affected in any manner, or (c) the rights of the Developer is or may be modified, limited, restricted or otherwise substantially adversely affected in any manner.

Section 7.04. No Reduction of Assessments. The Developer agrees not to take any action or actions to reduce the total amount of such Assessments to be levied as of the effective date of this Agreement.

ARTICLE VIII
TERMINATION

Section 8.01. Mutual Consent. This Agreement may be terminated by the mutual, written consent of the City and the Developer, in which event the City may either execute contracts for or perform any remaining work related to the Improvement Area #2 Improvements not accepted by the City or other appropriate entity and use all or any portion of funds on deposit in the Project Fund or other amounts transferred to the Project Fund under the terms of the Indenture to pay for same, and the Developer shall have no claim or right to any further payments for the Costs of an Improvement Area #2 Improvement hereunder, except as otherwise may be provided in such written consent.

Section 8.02. City's Election for Cause.

(a) The City, upon notice to Developer and the passage of the cure period identified in subsection (b) below, may terminate this Agreement, without the consent of the Developer if the Developer shall breach any material covenant or default in the performance of any material obligation hereunder.

(b) If any such event described in Section 8.02(a) occurs, the City shall give written notice of its knowledge of such event to the Developer, and the Developer agrees to promptly meet and confer with the City Inspector and other appropriate City staff and consultants as to options available to assure timely completion, subject to the terms of this Agreement, of the Improvement Area #2 Improvements. Such options may include, but not be limited to, the termination of this Agreement by the City. If the City elects to terminate this Agreement, the City shall first notify the Developer (and any mortgagee or trust deed beneficiary specified in writing by the Developer to the City to receive such notice) of the grounds for such termination and allow the Developer a minimum of 45 days to eliminate or to mitigate to the satisfaction of the City the grounds for such termination. Such period may be extended, at the sole discretion of the City, if the Developer, to

the reasonable satisfaction of the City, is proceeding with diligence to eliminate or mitigate such grounds for termination. If at the end of such period (and any extension thereof), as determined reasonably by the City, the Developer has not eliminated or completely mitigated such grounds to the satisfaction of the City, the City may then terminate this Agreement. In the event of the termination of this Agreement, the Developer is entitled to payment for work accepted by the City related to an Improvement Area #2 Improvement only as provided for under the terms of the Indenture and this Agreement prior to the termination date of this Agreement. Notwithstanding the foregoing, so long as the Developer has breached any material covenant or defaulted in the performance of any material obligation hereunder, notice of which has been given by the City to the Developer, and such event has not been cured or otherwise eliminated by the Developer, the City may in its discretion cause the Trustee to cease making payments for the Actual Costs of Improvement Area #2 Improvements, provided that the Developer shall receive payment of the Actual Costs of any Improvement Area #2 Improvements that were accepted by the City at the time of the occurrence of such breach or default by the Developer upon submission of the documents and compliance with the other applicable requirements of this Agreement.

(c) If this Agreement is terminated by the City for cause, the City may either execute contracts for or perform any remaining work related to the Improvement Area #2 Improvements not accepted by the City and use all or any portion of the funds on deposit in the Project Fund or other amounts transferred to the Project Fund and the Developer shall have no claim or right to any further payments for the Improvement Area #2 Improvements hereunder, except as otherwise may be provided upon the mutual written consent of the City and the Developer. The City shall have no obligation to perform any work related to an Improvement Area #2 Improvement or to incur any expense or cost in excess of the remaining balance of the Project Fund.

Section 8.03. Termination Upon Redemption or Defeasance of Bonds. This Agreement will terminate automatically and with no further action by the City or the Developer upon the redemption or defeasance of all outstanding Bonds (including any refunding bonds issued to refund the Bonds) issued under the Indenture.

Section 8.04. Construction of the Improvement Area #2 Improvements Upon Termination of this Agreement. Notwithstanding anything to the contrary contained herein, upon the termination of this Agreement pursuant to this Article VIII, the Developer shall perform its obligations with respect to the Improvement Area #2 Improvements in accordance with this Agreement and the Development Agreement.

Section 8.05. Force Majeure. Whenever performance is required of a party hereunder, that party shall use all due diligence and take all necessary measures in good faith to perform, but if completion of performance is delayed by reasons of floods, earthquakes or other acts of God, war, civil commotion, riots, strikes, picketing or other labor disputes, damage to work in progress by casualty or by other cause beyond the reasonable control of the party (financial inability excepted) ("Force Majeure"), then the specified time for performance shall be extended by the

amount of the delay actually so caused. The extension of time to perform allowed by this Section 8.05 shall not apply unless, upon the occurrence of an event of Force Majeure, the party needing additional time to perform notifies the other party of the event of Force Majeure and the amount of additional time reasonably required within ten (10) business days of the occurrence of the event of Force Majeure.

ARTICLE IX
MISCELLANEOUS

Section 9.01. Limited Liability of City. The Developer agrees that any and all obligations of the City arising out of or related to this Agreement are special obligations of the City, and the City's obligations to make any payments hereunder are restricted entirely to the moneys, if any, in the Project Fund and from no other source. Neither the City, the City Inspector, City Representative nor any other City employee, officer, official or agent shall incur any liability hereunder to the Developer or any other party in their individual capacities by reason of their actions hereunder or execution hereof.

Section 9.02. Audit. The City Inspector, City Representative or a finance officer of the City shall have the right, during normal business hours and upon the giving of three business days' prior written notice to a Developer, to review all books and records of the Developer pertaining to costs and expenses incurred by the Developer with respect to any of the Improvement Area #2 Improvements and any bids taken or received for the construction thereof or materials therefor.

Section 9.03. Notices. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to any party shall be deemed to have been received when personally delivered 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

To the City: Attn: City Manager
City of Celina, Texas
142 N. Ohio
Celina, Texas 75009

With a copy to: Attn: Julie Fort
Messer Fort PLLC
6371 Preston Road, Suite 200
Frisco, TX 75034

And to: Attn: Bond Counsel
Robert Dransfield
Norton Rose Fulbright US LLP
2200 Ross Avenue, Suite 3600
Dallas, Texas 75201-7932

To the Developer: Attn: Larry Corson and Brian Cramer
CCD – North Sky, LLC
8222 Douglas Avenue, Suite 530
Dallas, Texas 75225

With a copy to: Attn: Drew Slone
Greenberg Traurig, LLP
2021 McKinney Avenue
Suite 2000
Dallas, Texas 75201

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

The City shall advise the Developer of the name and address of any person who is to receive any notice or other communication pursuant to this Agreement.

Section 9.04. Severability. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent possible.

Section 9.05. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto. Any receivables due under this Agreement may be assigned by the Developer without the consent of, but upon written notice to the City pursuant to Section 9.03 of this Agreement. The obligations, requirements, or covenants of this Agreement shall be able to be assigned to an affiliate or related entity of the Developer, or any lien holder on the Property, without prior written consent of the City. The obligations, requirements, or covenants of this Agreement shall not be assigned by the Developer to a non-affiliate or non-related entity of the Developer without prior written consent of the City Manager, except pursuant to a collateral assignment to any person or entity providing construction financing to the Developer for an Improvement Area #2 Improvement, provided such person or entity expressly agrees to assume all obligations of the Developer hereunder if there is a default under such financing and such Person elects to complete the Improvement Area #2 Improvement. No such assignment shall be made by the Developer or any successor or assignee of the Developer that results in the City being an "obligated person" within the meaning of Rule 15c2-12 of the United States Securities and Exchange Commission without the express written consent of the City. In connection with any consent of the City, the City may condition its consent upon the acceptability of the financial condition of the proposed assignee, upon the assignee's express assumption of all obligations of the Developer hereunder and/or upon any other reasonable factor which the City deems relevant in the circumstances. In any event, any such assignment shall be in writing, shall clearly identify the scope of the rights and/or obligations assigned. The City may

assign by a separate writing certain rights as described in this Agreement and in the Indenture, to the Trustee and the Developer hereby consents to such assignment.

Section 9.06. Other Agreements. The obligations of the Developer hereunder shall be those of a party hereto and not as an owner of property in the District. Nothing herein shall be construed as affecting the City's or the Developer's rights or duties to perform their respective obligations under other agreements, use regulations, ordinances or subdivision requirements relating to the development of the lands in the District, including the applicable Construction Contracts and the Development Agreement. To the extent there is a conflict between this Agreement and the Development Agreement, the Development Agreement shall control. To the extent there is a conflict between this Agreement and the Indenture, the Indenture shall control.

Section 9.07. Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by any other party, or the failure by a party to exercise its rights upon the default of any other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by such other party with the terms of this Agreement thereafter.

Section 9.08. Merger. No other agreement, statement or promise made by any party or any employee, officer or agent of any party with respect to any matters covered hereby that is not in writing and signed by all the parties to this Agreement shall be binding.

Section 9.09. Parties in Interest. Nothing in this Agreement, expressed or implied, is intended to or shall be construed to confer upon or to give to any person or entity other than the City and the Developer any rights, remedies or claims under or by reason of this Agreement or any covenants, conditions or stipulations hereof, and all covenants, conditions, promises and agreements in this Agreement contained by or on behalf of the City or the Developer shall be for the sole and exclusive benefit of the City and the Developer.

Section 9.10. Amendment. This Agreement may be amended upon agreement of the parties, from time to time in a manner consistent with the Act, the Indenture, and the Bond Ordinance by written supplement hereto and executed in counterparts, each of which shall be deemed an original.

Section 9.11. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

Section 9.12. Effective Date. This Agreement has been dated as of the date first above written solely for the purpose of convenience of reference and shall become effective upon its execution and delivery, on the Closing Date of the Bonds, by the parties hereto. All representations and warranties set forth therein shall be deemed to have been made on the Closing Date of the Bonds.

Section 9.13. Term. The term of this Agreement, other than the provisions contained in Section 7.02, which shall survive the termination of this Agreement, shall be thirty (30) years or upon redemption or defeasance of the Bonds (including any refunding bonds issued to refund the Bonds) issued under the Indenture. If the Developer defaults under this Agreement or the Development Agreement, this Agreement and the Development Agreement shall not terminate with respect to the Costs of the Improvement Area #2 Improvements that have been approved by the City pursuant to a Certification for Payment prior to the date of default.

Section 9.14 No Waiver of Powers or Immunity. The City does not waive or surrender any of its governmental powers, immunities, or rights except as necessary to allow Developer to enforce its remedies under this Agreement.

Section 9.15. 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 Securities and Exchange Commission 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.

Section 9.16 Form 1295. Submitted herewith is a completed Form 1295 in connection with the Developer's participation in the execution of this Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Administrator and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the thirtieth (30th) day after the receipt of such form. The Developer and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Developer; and, neither the City nor its consultants have verified such information.

[signatures to follow]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of July 14, 2026.

CITY OF CELINA, TEXAS

By: _____
Assistant City Manager

ATTEST:

_____
Name: Ashley Owens
Title: City Secretary

(City Seal)

DEVELOPER:

CCD – NORTH SKY, LLC,
a Texas limited liability company

By:_____
Name:_____
Title: _____

Exhibit A

FORM OF CLOSING DISBURSEMENT REQUEST

The undersigned is an agent for CCD – North Sky, LLC (the "Developer") and requests payment from:

[the Costs of Issuance Account of the Project Fund][the Improvement Area #2 Improvements Account of the Project Fund] (as defined in the North Sky Public Improvement District Improvement Area #2 Construction, Funding, and Acquisition Agreement) from U.S. Bank Trust Company, National Association, (the "Trustee") in the amount of _____ DOLLARS ($_____) for costs incurred in the establishment, administration, and operation of the North Sky Public Improvement District (the "District"), as follows:

Closing Costs Description	Cost	PID Allocated Cost
TOTAL		

In connection to the above referenced payments, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this Closing Disbursement Request on behalf of the Developer, and is knowledgeable as to the matters set forth herein.

2. The payment requested for the above referenced establishment, administration, and operation of the District at the time of the delivery of the Bonds has not been the subject of any prior payment request submitted to the City.

3. The amount listed for the above itemized costs is a true and accurate representation of the Actual Costs incurred by Developer with the establishment of the District at the time of the delivery of the Bonds, and such costs are in compliance with the Service and Assessment Plan.

4. The Developer is in compliance with the terms and provisions of the North Sky Public Improvement District Improvement Area #2 Construction, Funding, and Acquisition Agreement, the Development Agreement, and the Service and Assessment Plan.

5. All conditions set forth in the Indenture (as defined in the North Sky Public Improvement District Improvement Area #2 Construction, Funding, and Acquisition Agreement) for the payment hereby requested have been satisfied.

6. The Developer agrees to cooperate with the City in conducting its review of the requested payment, and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

7. Amounts requested for payment from the Project Fund in this Closing Disbursement Request are for either (i) legal fees, costs of creating the District and other costs of issuance incurred by the Developer or (ii) costs incurred in excess of the Prior Expended Funds.

Payments requested hereunder shall be made as directed below:

a. X amount to Person or Account Y for Z goods or services.

b. Etc.

I hereby declare that the above representations and warranties are true and correct.

CCD – NORTH SKY, LLC

By: _____

Name: _____

Title: _____

Date: _____

APPROVAL OF REQUEST BY CITY

The City is in receipt of the attached Closing Disbursement Request. After reviewing the Closing Disbursement Request, the City approves the Closing Disbursement Request and shall include said payments in the City Certificate submitted to the Trustee directing payments to be made from the Costs of Issuance Account of the Project Fund, the Improvement Area #2 Improvements Account of the Project Fund, as applicable, upon delivery of the Bonds. The City's approval of the Closing Disbursement Request shall not have the effect of estopping or preventing the City from asserting claims under the North Sky Public Improvement District Improvement Area #2 Construction, Funding and Acquisition Agreement, the Development Agreement, the Service and Assessment Plan, any other agreement between the parties or that there is a defect in an Improvement Area #2 Improvement.

CITY OF CELINA, TEXAS

By: _____

Name: _____
Title: _____
Date: _____

Exhibit B

CERTIFICATION FOR PAYMENT FORM – IMPROVEMENT AREA #2 IMPROVEMENTS

CERTIFICATION FOR PAYMENT NO. _____

The undersigned is a lawfully authorized representative for CCD – North Sky, LLC (the "Developer") and requests payment from the Improvement Area #2 Improvements Account of the Project Fund from U.S. Bank Trust Company, National Association (the "Trustee") in the amount of _____ for labor, materials, fees, and/or other general costs related to the construction and installation of the following Improvement Area #2 Improvements related to the North Sky Public Improvement District:

[insert specific Improvement Area #2 Improvement this request is for here]

Unless otherwise defined, any capitalized terms used herein shall have the meanings ascribed to them in the North Sky Public Improvement District Improvement Area #2 Construction, Funding, and Acquisition Agreement.

In connection with this Certification for Payment, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this Certification for Payment on behalf of the Developer, and is knowledgeable as to the matters set forth herein.

2. The payment requested herein for the Improvement Area #2 Improvement(s) has not been the subject of any prior payment request submitted for the same work to the City or, if previously requested, no disbursement was made with respect thereto.

3. The itemized amounts listed for the Improvement Area #2 Improvement(s) below are a true and accurate representation of the Actual Costs incurred by Developer with the construction and installation of said Improvement Area #2 Improvement(s) identified above, and such costs are (i) in compliance with the North Sky Public Improvement District Improvement Area #2 Construction, Funding, and Acquisition Agreement, and (ii) consistent with the Service and Assessment Plan.

4. The Developer is in compliance with the terms and provisions of the North Sky Public Improvement District Improvement Area #2 Construction, Funding, and Acquisition Agreement, the Development Agreement, and the Service and Assessment Plan.

5. All conditions set forth in the Indenture for the payment hereby requested have been satisfied.

6. The work with respect to the Improvement Area #2 Improvement(s) identified above (or its completed segment, portion or segment) has been completed and the City has inspected or may begin inspection of the Improvement Area #2 Improvement(s). If this request for payment results in ninety percent (90%) or more of the Budgeted Costs for the Improvement Area #2 Improvement(s) identified above being paid, then the work with respect to the Improvement Area #2 Improvement(s) have been completed and the City has inspected AND accepted the Improvement Area #2 Improvement(s).

7. The Developer agrees to cooperate with the City in conducting its review of the requested payment, and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

8. Amounts requested for payment from the Project Fund in this Certification for Payment are for costs incurred in excess of the Prior Expended Funds.

Payments requested are as follows:

[FOR EXPENDITURES SUBMITTED TO PROVE UP PRIOR EXPENDED FUNDS, AMOUNT TO BE PAID FROM PROJECT FUND SHALL = $0]

Payee / Description of Improvement Area #2 Improvement	**Total Cost of Improvement Area #2 Improvement**	**Budgeted Cost of Improvement Area #2 Improvement**	**Amount to be paid from Improvement Area #2 Improvements Account the Project Fund**

Attached hereto, are receipts, purchase orders, change orders, and similar instruments which support and validate the above requested payments or Actual Costs incurred.

Pursuant to the North Sky Public Improvement District Improvement Area #2 Construction, Funding, and Acquisition Agreement, after receiving this Certification for Payment, the City is authorized to inspect the Improvement Area #2 Improvement (or completed segment, portion or segment) and confirm that said work has been completed in accordance with all applicable governmental laws, rules, and Plans.

I hereby declare that the above representations and warranties are true and correct.

CCD – NORTH SKY, LLC,
a Texas limited liability company

By:_____
Name:_____
Title: _____

APPROVAL OF REQUEST BY CITY

The City is in receipt of the attached Certification for Payment. After reviewing the Certification for Payment, the City approves the Certification for Payment and shall include said payments in the City Certificate submitted to the Trustee directing payments to be made from the appropriate Project Fund account. The City's approval of the Certification for Payment shall not have the effect of estopping or preventing the City from asserting claims under the North Sky Public Improvement District Improvement Area #2 Construction, Funding, and Acquisition Agreement, the Development Agreement, the Service and Assessment Plan, any other agreement between the parties or that there is a defect in the Improvement Area #2 Improvements.

CITY OF CELINA, TEXAS

By: _____

Name: _____
Title: _____
Date: _____

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: July 14, 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 Improvement Area #1 of the Celina 241 Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #1 Assessment Roll; directing the filing of the proposed Improvement Area #1 Assessment Roll with the City Secretary to make available for public inspection; calling a Public Hearing for August 11, 2026, to consider an Ordinance leyving assessments on property located within the Celina 241 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 Celina 241 Public Improvement District was created by the City Council pursuant to the PID Act and by Resolution approved on March 11, 2025. The PID is located approximately at the Northwest corner of N Preston Rd & E GA Moore Pkwy. The PID is approximately 240.754 acres and anticipated to contain an estimated 758 single-family residential units. The PID is expected to be developed in four phases or improvement areas.

Currently under construction and expected to feature approximately 285 single-family residential units, Improvement Area #1 is slated for completion in the first quarter of 2027 along with the majority of the project's major improvements. To finance this development and its allocable share of those major improvements, the Developer is requesting that the City levy property assessments within the area. While the total estimated project costs, including administrative expenses and bond issuance, amount to approximately $18,025,387, the proposed assessments to be levied to help fund these costs total $13,862,000.

This Resolution approves the Preliminary Service and Assessment Plan, which identifies the costs for projects within Improvement Area #1 to be funded by property assessments. Additionally, it

schedules a public hearing for August 11, 2026, to consider an ordinance levying these assessments and directs the necessary public notification. If City Council approves the preliminary SAP (on July 14, 2026), staff will place the call for Public Hearing and the assessment Ordinances on the agenda for consideration on August 11, 2026. Staff also anticipates including a bond Ordinance to issue the Improvement Area #1 Bonds on the August 11, 2026 agenda. The Bonds will be secured by the Assessments.

Legal Review:
PSAP and Resolution approved by Bond Counsel.

Supporting Documents:
1. Staff Presentation
2. Resolution
3. Preliminary Service & Assessment Plan

Financial Consideration:
The Resolution does not impact the City's operating funds. It establishes Assessments on property owners within Improvement Area #1 within the Celina 241 Public Improvement District to finance the identified public improvements.

Staff Recommendation:
Staff recommends approval.



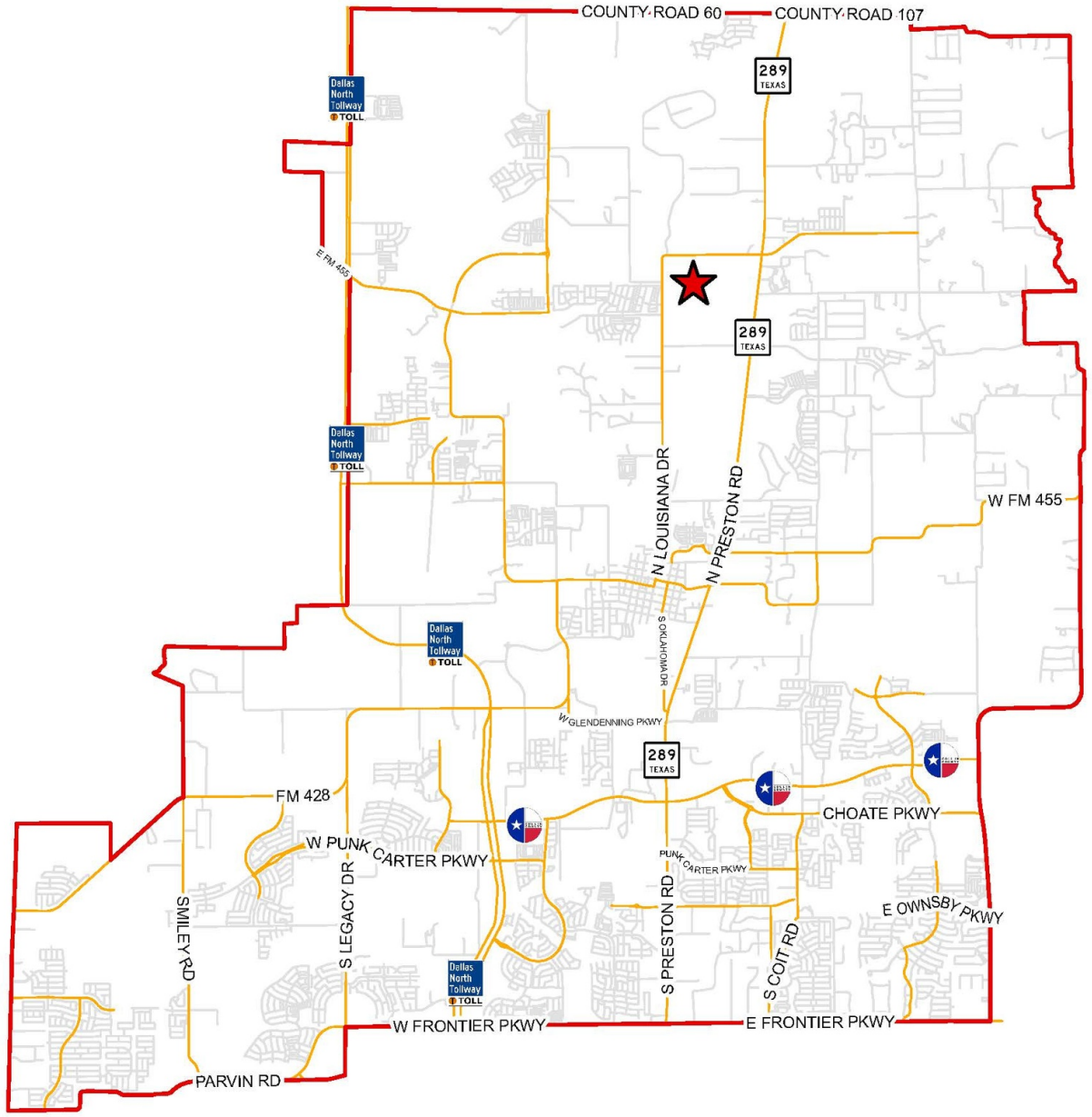
CITY COUNCIL MEETING

CELINA 241 PID

PRELIMINARY SAP

IMPROVEMENT AREA #1

July 14, 2026



Celina 241 PID

- Established on March 11, 2025
- PID is generally located at the Northwest corner of N Preston Rd & E GA Moore Pkwy
- Approximately 240.754 acres
- Action item tonight is for
  - Approve the Preliminary Service and Agreement Plan and call for public hearing to levy assessments for Improvement Area #1 and allocable Major Improvements within Improvement Area #1



Celina 241 PID - IA # 1

- Improvement Area #1
  - Includes approximately 105.04 acres
  - 285 single family lots
  - Construction estimated to be complete by the first quarter of 2027
- Estimated Authorized Improvement Cost: $18,025,387
- Estimated PID Assessment: $13,862,000
- The Assessments, when levied, will secure a single series of PID Bonds to be issued following the levy.

Improvement Area #1 PID Assessment

Lot Size	Assessment per Unit	Average Annual Installment per Unit
60 ft Lot	$57,328	$4,729
55 ft Lot	$50,449	$4,161
40 ft Lot	$41,850	$3,452

*Estimated and subject to change as actual interest rates are determined at the time of levy.

Tax Rate Analysis

Tax Rate Analysis	Tax Rate (Per $100/AV)		
	60' lot	55' lot	40' lot
Tax Rate Equivalent for Improvement Area #1 Assessments to be levied	$0.788	$0.793	$0.785
FYE 2026 Overlapping Tax Rates	$2.016	$2.016	$2.016
Estimated Total Overlapping Tax Rate	$2.804	$2.809	$2.801

*Estimated and subject to change as actual interest rates are determined at the time of levy.

Celina 241 PID - Timeline

Key Milestones for Improvement Areas and Major Improvements



July 14, 2026

Introduction of PSAP for Celina 241 Improvement Area #1 and call for public hearing on Levying Assessments.



August 11, 2026

Hold a Public Hearing to Levy Assessments for Improvement Area #1 and consideration of Ordinance to approve SAP and levy.



August 11, 2026

Action Item for consideration of Bond Ordinance for Improvement Area #1 that will be secured by the Assessments.



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 IMPROVEMENT AREA #1 OF THE CELINA 241 PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING A PROPOSED IMPROVEMENT AREA #1 ASSESSMENT ROLL; DIRECTING THE FILING OF THE PROPOSED IMPROVEMENT AREA #1 ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; CALLING A PUBLIC HEARING FOR AUGUST 11, 2026 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE CELINA 241 PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SUCH PUBLIC HEARING; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

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 limits and/or the extraterritorial jurisdiction of the City; and

WHEREAS, on March 11, 2025, 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 located within the corporate limits of the City; and

WHEREAS, following the public hearing, the City Council adopted a resolution (the "Authorization Resolution") authorizing, establishing, and creating the "Celina 241 Public Improvement District" (the "District"); and

WHEREAS, the City Council and the City staff have been presented a "Celina 241 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 #1" of the District, (ii) identifies the costs of the Improvement Area #1 Authorized Improvements (as defined in the Preliminary SAP), and (iii) sets forth the proposed assessment roll for Improvement Area #1 (the "Proposed Improvement Area #1 Assessment Roll"); and

WHEREAS, the Proposed Improvement Area #1 Assessment Roll states the assessments proposed to be levied against each benefitted parcel of land in Improvement Area #1 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 Improvement Area #1 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 the proposed assessments to be levied against the benefitted property within Improvement Area #1 of the District and related to the Improvement Area #1 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 property owners liable for 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 THAT:

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 Improvement Area #1 Assessment Roll, in a form substantially similar to the attached **Exhibit A,** 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 #1 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 #1 Authorized Improvements, or any portion thereof, shall be subject to and contingent upon the City Council's approval of a final, updated Service and Assessment Plan, which will include a final Improvement Area #1 Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. The Proposed Improvement Area #1 Assessment Roll states the assessments and the projected annual installments proposed to be levied against each assessable parcel of land in Improvement Area #1 of the District that benefits from the Improvement Area #1 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 Improvement Area #1 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 the Assessment Hearing to be held on **August 11, 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 #1 that benefits from the Improvement Area #1 Authorized Improvements (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 30, 2026**, as required by Section 372.016(b) of the Act.

SECTION 9. When the Proposed Improvement Area #1 Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary, on or before **July 30, 2026**, to mail to the owners of property liable for the proposed assessments notice of the Assessment Hearing, in substantially the form attached hereto as **Exhibit B**, 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 **August 11, 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 14th day of July, 2026.

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

CELINA 241
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

PRELIMINARY SERVICE AND ASSESSMENT PLAN

July 14, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

CELINA 241
PUBLIC IMPROVEMENT DISTRICT

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On March 11, 2025, the City Council of the City of Celina, Texas (the "City") passed and approved Resolution No. 2025-18R approving and authorizing the creation of the Celina 241 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 corporate limits of the City.

The property in the PID is proposed to be developed in four Improvement Areas, and the PID will finance Authorized Improvements for each Improvement Area as each Improvement Area is developed. Assessments will be imposed on the property in each Improvement Area that receives a special benefit from the Authorized Improvements to be financed within that Improvement Area.

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. This Celina 241 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 F.

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 Improvement Area #1 Assessment Roll is included as Appendix G of this Service and Assessment Plan. The Assessments as shown on the 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. Actual Costs 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 and 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 taxes (property and franchise), (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen 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, 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 amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means the up to 0.50% additional interest rate charged on Assessments securing Bonds pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve" has the meaning set forth in Section V.G. of this Service and Assessment Plan.

"Administrative Expenses" means the administrative, organization, maintenance and operational 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, 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) Paying Agent/Registrar and Trustee's fees and expenses relating to the Bonds,

including their respective legal counsel, (ix) fees and expenses of 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 City, or the person or independent firm designated by the City, who shall have the responsibility provided in this Service and Assessment Plan, any Trust Indenture or any other agreement or document approved by the City related to the duties and responsibility of the administration of the PID.

"Annual Installment" means, with respect to each Assessed Property, each annual payment of: (i) the Assessments, including both principal and interest, as shown on the Assessment Roll attached hereto as Appendix G, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest designated for the Additional Interest Reserve described in Section V of this Service and Assessment Plan, if applicable, and (iii) the Administrative Expenses.

"Annual Service Plan Update" means an update to this Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Assessed Property" means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in the Assessment Roll, as the Assessment Roll is updated each year by the Annual Service Plan Update.

"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 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" means money collected by or on behalf of the City from any one or more of the following: (i) an Assessment levied against an Assessed Property, or Annual Installment payment thereof (including any interest on such Assessment or Annual Installment thereof during any period of delinquency), (ii) a Prepayment, and (iii) Foreclosure Proceeds.

"Assessment Roll" means, as applicable, the Improvement Area #1 Assessment Roll included in this Service and Assessment Plan as shown in Appendix G, 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" means the 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" means 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, as shown in Tables III-A and III-B.

"Certification for Payment" means the certificate to be provided by the Developer, or its 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" means interest, penalties and expenses incurred or imposed with respect to any delinquent Assessment or Annual Installment thereof in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment or Annual Installment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means Forestar (USA) Real Estate Group Inc., a Delaware corporation.

"Development Agreement" means that certain "Development Agreement" by and between the City and the trustees of the Moses and Mary Jane Hubbard Trust, effective August 25, 2022, as partially assigned to the Developer with respect to the land in 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 E attached hereto.

"Future Improvement Area" means Improvement Areas that are fully developed after Improvement Area #1, as such areas are generally depicted in Appendix A. The Future Improvement Area is subject to adjustment and are shown only as an example.

"Homeowner's Association" or "HOA" means a homeowner's association or property owners' association established for the benefit of property owners within the boundaries of the PID.

"Homeowner's Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner's Association.

"Improvement Area" 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 phase 1, as specifically depicted and described as the sum of all Parcels shown in Appendix G.

"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 Improvement Area #1 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 Improvement Area #1 Assessments levied against Improvement Area #1 Assessed Property, or the Annual Installments thereof, for Improvement Area #1 Projects.

"Improvement Area #1 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix G**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with any Annual Service Plan Update.

"Improvement Area #1 Series 2026 Bonds" mean those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (Celina 241 Public Improvement District Improvement Area #1 Project) that are secured 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 Improvement Area #1 Assessment per unit related to the Improvement Area #1 Projects for each applicable Lot Type as follows:

Lot Type 1 - $57,328.37
Lot Type 2 - $50,448.97
Lot Type 3 - $41,849.71

"Improvement Area #1 Projects" means (i) the pro rata portion of the Major Improvements allocable to Improvement Area #1 and (ii) the Improvement Area #1 Improvements.

"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. 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" means the Authorized Improvements which benefit the Improvement Area #1 Assessed Property and the Future Improvement Area within the PID and is described in Section III.B.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, which may include Homeowner's 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.C.

"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, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the real property records of the 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, as amended.

"PID Assessment Notice" means the form of notice required by the PID Act and Section 5.014 of the Texas Property Code, as amended. A copy of the PID Assessment Notice is attached as Appendix F.

"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.

"Service and Assessment Plan" or **"SAP"** 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.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is located within the corporate limits of the City and contains approximately 240.7 acres of land. A map of the property within the PID is shown on Appendix A and described in Appendix C to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 758 single family residential units and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as follows:

Table II-A
Proposed Development - PID

Proposed Development	Quantity	Measurement
Lot Type 1 (60 Ft Lot)	108	Units
Lot Type 2 (55 Ft Lot)	344	Units
Lot Type 3 (40 Ft Lot)	306	Units
Total	**758**	

B. PROPERTY INCLUDED IN IMPROVEMENT AREA #1

Improvement Area #1 consists of approximately 105.036 acres and is projected to consist of 285 single family residential units, to be developed as Improvement Area #1 as further described in Section III. A map of the property within Improvement Area #1 and depicting the boundaries is shown in Appendix A

Table II-B
Proposed Development – Improvement Area #1

Proposed Development	Quantity	Measurement
Lot Type 1 (60 Ft Lot)	40	Units
Lot Type 2 (55 Ft Lot)	153	Units
Lot Type 3 (40 Ft Lot)	92	Units
Total	**285**	

C. PROPERTY INCLUDED IN THE FUTURE IMPROVEMENT AREA

The Future Improvement Area will consist of approximately 135.708 acres and is projected to consist of 472 single family residential units, to be developed after Improvement Area #1 as further

described in Section III. A map of the property within the Future Improvement Area and depicting the boundaries is shown in Appendix A.

Table II-C
Proposed Development – Future Improvement Area

Proposed Development	Quantity	Measurement
Lot Type 1 (60 Ft Lot)	68	Units
Lot Type 2 (55 Ft Lot)	191	Units
Lot Type 3 (40 Ft Lot)	214	Units
Total	**473**	

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing.

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B. and III.C shown in the opinion of probable costs included as 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 OF THE MAJOR IMPROVEMENTS

The Major Improvement descriptions are presented below as provided by the project engineer and are expected to be constructed solely by the Developer. The Budgeted Costs of the Major Improvements are shown in Table III-A and may be revised in Annual Service Plan Updates, including updating such Budgeted Costs in connection with such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Major Improvements is as follows:

Road Improvements

The roadway improvements portion of the Major Improvements include subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, sidewalks, barricades, traffic control, platting, staking, and streetlights. All related earthwork, excavation, erosion control, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each lot within the PID. The improvements will be built to City standards and specifications and will be owned and operated by the City, with certain improvements that lie within the right of way owned by the Texas Department of Transportation ("TxDOT") to be owned by TxDOT.

Sanitary Sewer Improvements

The sanitary sewer improvements portion of the Major Improvements consist of a gravity collection system improvement including construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to all lots in the PID. The sanitary sewer improvements will be designed and constructed in accordance with Texas Commission on Environmental Quality and City standards and specifications and will be owned and operated by the City.

Soft and Miscellaneous Costs

Certain soft and miscellaneous costs include costs related to designing, constructing, and installing the Major Improvements including land planning and design, City fees, engineering, soil testing, surveying, appraisal fees, district formation fees, contingency, and other soft and miscellaneous costs.

Table III-A
Estimated Major Improvement Costs[1]

Authorized Improvements	Improvement Area #1 Allocable Share[2]	Future Improvement Area Allocable Share[2]	Estimated Major Improvements[3]
Road Improvements	$852,185	$1,382,597	$2,234,782
Sanitary Sewer Improvements	$355,505	$576,776	$932,281
Soft and Miscellaneous Costs	$241,538	$391,875	$633,413
Total	**$1,449,227**	**$2,351,248**	**$3,800,476**

[1] The above shown estimated costs are provided by Kimley-Horn and Associates. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvements cost amount does not change.
[2]See Table V-A for the allocation breakdown.
[3]See Appendix B for details.

C. Descriptions of the Improvement Area #1 Improvements

The Improvement Area #1 Improvement descriptions are presented below as provided by the project engineer and are expected to be constructed solely by the Developer. The Budgeted Costs of the Improvement Area #1 Improvements are shown in Table III-B and may be revised in Annual Service Plan Updates, including updating such Budgeted Costs in connection with such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Improvement Area #1 Improvements is as follows

Road Improvements

The roadway improvements portion of the Improvement Area #1 Improvements include subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, sidewalks, barricades, traffic control, platting, staking, and streetlights. All related earthwork, excavation, erosion control, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each lot within Improvement Area #1 of the PID. The improvements will be built to 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 consist of trench excavation and embedment, trench safety, PVC piping, valves, fire hydrants, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide water service to all Lots within Improvement Area #1 of the PID. The improvements will be built to City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvements portion of the Improvement Area #1 Improvements consist of a gravity collection system improvement including construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to all lots in Improvement Area #1 of the PID. The sanitary sewer improvements will be designed and constructed in accordance with Texas Commission on Environmental Quality and City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvements portion of the Improvement Area #1 Improvements consist of earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, detention ponds, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #1 of the PID. The improvements will be built to City standards and specifications and will be owned and operated by the City.

Soft and Miscellaneous Costs

Certain soft and miscellaneous costs include costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, surveying, appraisal fees, district formation fees, contingency, and other soft and miscellaneous costs.

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Table III-B
Estimated Improvement Area #1 Projects[1]

Description	Improvement Area #1 Improvements	Improvement Area #1's Allocable Share of Major Improvements[2]	Improvement Area #1 Project Costs[3]
Road Improvements	$5,778,812	$852,185	$6,630,997
Water Improvements	$1,759,232	$0	$1,759,232
Sanitary Sewer Improvements	$1,570,874	$355,505	$1,926,379
Storm Drainage Improvements	$2,574,433	$0	$2,574,433
Soft and Miscellaneous Costs	$2,559,448	$241,538	$2,800,986
Total	**$14,242,799**	**$1,449,227**	**$15,692,027**

[1] The above shown estimated costs are provided by Kimley-Horn and Associates. The figures shown in Table III-B may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvements cost amount does not change.
[2]See Table V-A for the allocation breakdown.
[3]See Appendix B for details.

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IV. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. The Improvement Area #1 Improvements and the majority of the Major Improvements to be financed with the Improvement Area #1 Series 2026 Bonds are anticipated to be completed and accepted by the City in the first quarter of 2027. The remaining Major Improvements are anticipated to be completed and accepted by the City in the third quarter of 2029.

The Budgeted Costs for the Improvement Area #1 Projects and payment of expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, including issuance related costs of the Improvement Area #1 Series 2026 Bonds, are $18,025,387 as shown in Table IV-A. 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, and updating the Assessment Roll(s).

The Improvement Area #1 Series 2026 Bonds are being issued in 2026 and are being used to finance a portion of the Actual Costs of the Improvement Area #1 Projects, plus Improvement Area #1's allocable share of the costs to establish, administer and operate the PID and costs to issue the Improvement Area #1 Series 2026 Bonds, as shown in Table IV-A.

As the Future Improvement Area is developed in connection with the issuance of Bonds, this Service and Assessment Plan will be amended (e.g. Table IV-B will be added for the second Improvement Area).

Table IV-A shows the projected sources and uses of funds for the Improvement Area #1 Projects, expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, and issuance related costs of the Improvement Area #1 Series 2026 Bonds. Tables included in this Section may be rounded to the nearest whole dollar.

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Table IV-A
Estimated Sources and Uses - Improvement Area #1

Sources of Funds	Improvement Area #1 Series 2026 Bonds
Bond Par	$13,862,000
Other funding sources	$4,163,387
Total Sources	**$18,025,387**
Uses of Funds	
Major Improvements	
Roadway Improvements	$852,185
Sanitary Sewer Improvements	$355,505
Soft and miscellaneous costs	$241,538
Subtotal Major Improvements[1]	*$1,449,227*
Improvement Area #1 Improvements	
Road Improvements	*$5,778,812*
Water Improvements	*$1,759,232*
Sanitary Sewer Improvements	*$1,570,874*
Storm Drainage Improvements	*$2,574,433*
Soft and Miscellaneous Costs	*$2,559,448*
Subtotal Improvement Area #1 Improvements[1]	*$14,242,799*
Estimated Bond Issuance Costs	
Costs of Issuance	*$831,720*
Administrative expenses	*$65,000*
Underwriter's discount	*$415,860*
Reserve fund	*$1,020,780*
Subtotal Estimated Bond Issuance Costs	*$2,333,360*
Total Uses	**$18,025,387**

[1]See Appendix B for details.

B. FIVE-YEAR SERVICE AND ASSESSMENT PLAN

The annual projected costs and annual projected indebtedness for Improvement Area #1 are shown by Table IV-B. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-B
Annual Projected Costs and Annual Projected Indebtedness – Improvement Area #1

Year	Annual Projected Cost	Annual Projected Indebtedness	Sources other than Assessments	Projected Annual Installments
2026	$17,213,363	$13,862,000	$3,351,363	$0
2027	$0	$0	$0	$1,143,330
2028	$0	$0	$0	$1,143,216
2029	$812,024	$0	$812,024	$1,143,479
2030	$0	$0	$0	$1,143,053
2031	$0	$0	$0	$1,143,940
2032	$0	$0	$0	$1,143,011
Total	**$18,025,387**	**$13,862,000**	**$4,163,387**	**$6,860,028**

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Improvement Area #1 Projects, expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, and issuance related costs of the Improvement Area #1 Series 2026 Bonds 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 without reimbursement by the City.

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 F 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 Authorized Improvement program anticipates a Bond financing and/or reimbursement obligations that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the issuance of the Improvement Area #1 Series 2026 Bonds, subsequent reimbursement obligations and/or Bond financings may be incurred or issued in the future as the subsequent Future Improvement Area is gradually constructed

The purpose of this gradual issuance of Bonds in phases is to mirror the actual private development of the Authorized Improvements. The levy of Assessment and related execution of a reimbursement agreement and/or issuance of Bonds 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 and/or execute the reimbursement agreement when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Authorized Improvements shall be allocated as described below:

1. The costs of the Major Improvements are proportionally allocated to the Improvement Area #1 Assessed Property and the Future Improvement Area on the basis of Equivalent Units calculated using the average home price of each Lot Type within the Improvement Area #1 Assessed Property and the Future Improvement Area. At this time the City is not levying Assessments for the costs of the Major Improvements allocable to the Future Improvement Area. In the future, the City may levy Assessments, issue Bonds and/or enter into a reimbursement obligation to finance such costs and this Service and Assessment Plan will be updated accordingly.

2. The costs of the Improvement Area #1 Projects shall be allocated on the basis of

Equivalent Units calculated using the average home price of each Lot Type once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Improvement Area #1 Projects to Parcels similarly benefitted.

3. 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 Improvement Area #1 Projects. In determining the relative values of Parcels, the City Council has taken into consideration (i) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (ii) current and projected home prices provided by the Developer, (iii) the Improvement Area #1 Projects to be provided and the estimated costs, and (iv) the ability of different property types to utilize and benefit from the Improvement Area #1 Projects. The Improvement Area #1 Assessed Property is classified into different Lot Types as described in Appendix E based on the type and size of proposed development on each Parcel.

4. Equivalent Units are calculated for each Lot Type based on the relative average home value of each Lot Type.

When any given Future Improvement Area is developed, and Assessments for that Future Improvement Area are being levied, this Service and Assessment Plan will be amended to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefitted within that Future Improvement Area.

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 Authorized Improvements, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments that are being levied on the Assessed Property, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Authorized 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 issuing the Improvement Area #1 Series 2026 Bonds and Improvement Area #1's allocable share of costs incurred in the establishment, administration and operation of the PID shown in Table IV-A are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Improvement Area #1 Assessed Property has acknowledged that the Improvement Area #1 Projects confer a special benefit on the Improvement Area #1 Assessed Property and has consented to the imposition of the Improvement Area #1 Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its own interest in consenting to this apportionment and levying of the Improvement Area #1 Assessments because the special benefit conferred upon the Improvement Area #1 Assessed Property by the Improvement Area #1 Projects, expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, and issuance related costs of the Improvement Area #1 Series 2026 Bonds equals or exceeds the amount of the Improvement Area #1 Assessments.

The Improvement Area #1 Projects provide a special benefit to the Improvement Area #1 Assessed Property as a result of the close proximity of these improvements to the Improvement Area #1 Assessed Property and the specific purpose of these improvements of providing infrastructure for the Improvement Area #1 Assessed Property. In other words, the Improvement Area #1 Assessed Property could not be used in the manner proposed without the construction of the Improvement Area #1 Projects. The Improvement Area #1 Projects are being provided specifically to meet the needs of the Improvement Area #1 Assessed Property as required for the proposed use of such Improvement Area #1 Assessed Property.

The Improvement Area #1 Assessments are being levied to provide the Improvement Area #1 Projects that are required for the highest and best use of the Improvement Area #1 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 Improvement Area #1 Projects are expected to be required for the proposed use of the Improvement Area #1 Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the Improvement Area #1 Assessed Property and has determined that the highest and best use of such property is the use intended and the legal use for such property as described in Section II of this Service and Assessment Plan. The use of the Improvement Area #1 Assessed Property as described herein will require the construction of the Improvement Area #1 Projects.

The Improvement Area #1 Assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the Improvement Area #1 Projects 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), Bonds that are tax-exempt will have a lower interest rate than debt that is not tax-exempt. The Bonds also have fixed rates of interest through final maturity and 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 Actual Costs of Improvement Area #1 Projects.

Each owner of the Improvement Area #1 Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and findings by the City Council as to the special benefits described in this Service and Assessment Plan and the applicable Assessment Ordinance; (ii) the Service and Assessment Plan; and (iii) the levying of Improvement Area #1 Assessments on the Improvement Area #1 Assessed Property. Use of the Improvement Area #1 Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Improvement Area #1 Projects be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Improvement Area #1 Projects through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Improvement Area #1 Projects result in a special benefit to the Improvement Area #1 Assessed Property, and this special benefit equals or exceeds the amount of the Improvement Area #1 Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Improvement Area #1 Projects result in a special benefit to the Improvement Area #1 Assessed Property for the following reasons:

1. The Improvement Area #1 Projects are being provided specifically for the use of the Improvement Area #1 Assessed Property, are necessary for the proposed "highest and best use" of the property and provide a special benefit to the Improvement Area #1 Assessed Property as a result;

2. The Developer and each owner of Improvement Area #1 Assessed Property have consented to the imposition of the Improvement Area #1 Assessments for the purpose of providing the Improvement Area #1 Projects and each of the Developer and each owner of Improvement Area #1 Assessed Property is acting in its interest by consenting to this imposition;

3. The highest and best use of the Improvement Area #1 Assessed Property is the use of the Improvement Area #1 Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

4. Financing of the Actual Costs of the Improvement Area #1 Projects through the PID is determined to be the most beneficial means of providing for the Improvement Area #1 Projects; and,

5. As a result, the special benefits to the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects, expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, and issuance related costs of the Improvement Area #1 Series 2026 Bonds will be equal to or greater than the Improvement Area #1 Assessments.

C. Assessment Methodology

The Actual Costs of the Improvement Area #1 Projects, expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, and issuance related costs of the Improvement Area #1 Series 2026 Bonds may be assessed by the City Council against

the Improvement Area #1 Assessed Property, so long as the special benefit conferred upon the Improvement Area #1 Assessed Property by such Authorized Improvements equals or exceeds the Improvement Area #1 Assessments. The Actual Costs of the Improvement Area #1 Projects, expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, and issuance related costs of the Improvement Area #1 Series 2026 Bonds may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs of such Authorized Improvements on Improvement Area #1 Assessed Property similarly benefited.

For the purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Improvement Area #1 Projects, expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, and issuance related costs of the Improvement Area #1 Series 2026 Bonds to be financed with the Improvement Area #1 Series 2026 Bonds shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Improvement Area #1 Assessment across the Parcels based on the estimated number of Equivalent Units anticipated to be developed on each Parcel within Improvement Area #1 Assessed Property.

Based on the Budgeted Costs of the Improvement Area #1 Projects, expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, and issuance related costs of the Improvement Area #1 Series 2026 Bonds as set forth in Table IV-A, the City Council has determined that the benefit to the Improvement Area #1 Assessed Property of such Authorized Improvements is at least equal to the Improvement Area #1 Assessments levied on the Improvement Area #1 Assessed Property.

Upon subsequent divisions of any Parcel, the Improvement Area #1 Assessment applicable to such divided Parcel 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, Improvement Area #1 Assessments will be apportioned proportionally 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 Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Improvement Area #1 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 G, and no Improvement Area #1 Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

D. ASSESSMENTS

The Improvement Area #1 Assessments for the Improvement Area #1 Series 2026 Bonds will be levied on each Parcel or Lot according to the Improvement Area #1 Assessment Roll, as shown in Appendix G. The Annual Installments for the Improvement Area #1 Series 2026 Bonds will be collected on the dates and in the amounts shown on the Improvement Area #1 Assessment Roll

subject to revisions made during an Annual Service Plan Update. Non-Benefited Property will not be subject to any Assessments.

See Appendix E for Assessment per Equivalent Unit, leverage, and estimated tax rate equivalent calculation details.

E. Allocation of Costs to Assessed Property

The Major Improvements will provide a special benefit to all property in the PID other than Non-Benefited Property. Accordingly, the Budgeted Costs of the Major Improvements must be allocated throughout all property in the PID other than Non-Benefited Property. Table V-A on the following page summarizes the allocation of Actual Costs for each type of Major Improvements to Improvement Area #1 and the Future Improvement Area. The Budgeted Costs shown in Table V-A are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Improvement Area #1 is projected to contain 285 single family residential units, and the Future Improvement Area is projected to contain 473 single family residential units. As shown in Appendix E, the total projected number of Equivalent Units for Improvement Area #1 is calculated as 241.80, and the total projected number of Equivalent Units for the Future Improvement Area is calculated as 392.30. The entire PID has a projected 634.10 Equivalent Units. As a result, 38.13 percent of the Budgeted Costs of the Major Improvements (i.e. 241.80 ÷ 634.10 = 38.13%) are allocated to the Improvement Area #1 Assessed Property, and 61.87 percent of the Budgeted Costs of the Major Improvements (i.e., 392.30 ÷ 634.10 = 61.87%) are allocated to the Future Improvement Area. One hundred percent (100%) of the Improvement Area #1 Improvements are allocated to the Improvement Area #1 Assessed Property. The Improvement Area #1 Series 2026 Bonds will fund a portion of the Budgeted Costs of the Improvement Area #1 Projects.

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Table V-A
Allocation of the Budgeted Costs of the Major Improvements

Authorized Improvement	Estimated Costs
Road Improvements	$2,234,782
Sanitary Sewer Improvements	$932,281
Soft and Miscellaneous Costs	$633,413
Total Major Improvements	**$3,800,476**
Improvement Area #1[1]	
Projected Equivalent Units	241.80
% of total units	38.13%
Proportionate share of costs	**$1,449,227**
Future Improvement Area[1]	
Projected Equivalent Units	392.30
% of total units	61.87%
Proportionate share of costs	**$2,351,248**

[1]See Table III-A for 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 the Improvement Area #1 Assessment Roll, attached as Appendix G, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

G. Additional Interest Reserve

Pursuant to the PID Act, the interest rate for Assessments securing Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than the Additional Interest Rate. The interest rate used to determine the Assessments that secure Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with the Additional Interest allocated to fund a reserve to be used for paying interest associated with an Assessment prepayment and to offset any possible Assessment 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 portion of the Annual Installments as provided in the applicable Trust Indenture.

VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENT AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #1

The Improvement Area #1 Assessment and Annual Installments for each Improvement Area #1 Assessed Property located within the PID are shown on the Improvement Area #1 Assessment Roll, attached as Appendix G, and no Improvement Area #1 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 to (i) pay principal and interest on the Improvement Area #1 Series 2026 Bonds, (ii) fund the Additional Interest Reserve described in Section V.G., and (iii) 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.

B. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel of Assessed Property, 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 (based on anticipated use).

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.

C. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessment 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 and Delinquent Collection Costs, if any, prior to any such transfer or act.

2. If at any time the Improvement Area #1 Assessment per Equivalent Unit on a Parcel exceeds the applicable Improvement Area #1 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 Improvement Area #1 Assessment per Equivalent Unit for the Parcel exceeds the applicable Improvement Area #1 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.

D. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or reimbursement obligation have been completed and Actual Costs for such Authorized Improvements are less than the Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or reimbursement obligation, resulting in excess Bond proceeds or Assessments being available to redeem Bonds of such series and/or reduce the reimbursement obligation, respectively, and such excess Bond proceeds shall be applied to redeem Bonds and/or the reimbursement obligation may be reduced as provided in the applicable Trust Indenture or the terms of the related

reimbursement agreement, then the Assessment securing such series of Bonds and/or reimbursement obligation 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 or as otherwise provided in the applicable Trust Indenture. The Assessments shall not be reduced to an amount less than the principal amount of the related outstanding series of Bonds. If all of the Authorized Improvements are not completed, the City may reduce the Assessments by 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 reimbursement obligation, and such excess Bond proceeds shall be applied to redeem Bonds as provided in the applicable Trust Indenture and/or reduce the reimbursement obligation in accordance with the applicable reimbursement agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds and/or repay obligations under 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, 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 the applicable interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under a reimbursement agreement is equal to the outstanding principal amount of the Bonds and/or reimbursement obligation.

E. PAYMENT OF ASSESSMENTS

1. Payment in Part or Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all 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(s); whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the applicable Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Reserve, if applicable. Payment of the Annual Installments shall commence with tax bills mailed after the issuance of the Bonds secured by Assessments.

The Improvement Area #1 Assessment shall be paid with interest at the actual interest rate of the Improvement Area #1 Series 2026 Bonds (plus Additional Interest) as shown in the Improvement Area #1 Assessment Roll. Interest on the Improvement Area #1 Series 2026 Bonds is based on an estimated interest rate of 6.00% for years 1 through 30. Furthermore, the Annual Installments may not exceed the amounts shown on the Improvement Area #1 Assessment Roll. The Improvement Area #1 Assessment Roll is shown as Appendix G.

The Annual Installments shall be reduced to equal the Actual Costs of repaying the Improvement Area #1 Series 2026 Bonds, and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the Trust Indenture authorizing and securing such refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

F. 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 an updated Assessment Roll 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 or on the City's behalf 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.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be due when billed and delinquent if not paid prior to February 1 of the following year. Collection of the initial Annual Installments relating to the Improvement Area #1 Series 2026 Bonds will be due when billed and will be delinquent if not paid prior to February 1, 2027.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

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VII. THE ASSESSMENT ROLL

A. 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's Association Property, 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 #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, the costs of the PID formation, and the issuance costs related to the Improvement Area #1 Series 2026 Bonds. Table VII-A summarizes the $18,025,387 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 issuance costs related to the Improvement Area #1 Series 2026 Bonds. The amount of the Improvement Area #1 Series 2026 Bonds is $13,862,000, which is greater than the benefit received by the Improvement Area #1 Assessed Property. The Improvement Area #1 Assessment for each Improvement Area #1 Assessed Property is calculated based on the allocation methodology described in Section V.C. The Improvement Area #1 Assessment Roll is attached hereto as Appendix G.

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Table VII-A
Special Benefit Summary - Improvement Area #1

Special Benefit	Total Cost
Total Improvements Area #1 Projects[1]	$15,692,027
Improvement Area #1 Bond Issuance Costs:	
Costs of Issuance	$831,720
Administrative Expenses	$65,000
Underwriter's Discount	$415,860
Reserve Fund	$1,020,780
Subtotal Estimated Improvement Area #1 Bond Issuance Costs	$2,333,360
Total Special Benefit	**$18,025,387**
Special Benefit:	
Total Special Benefit	$18,025,387
Projected Assessment	$13,862,000
Excess Benefit	**$4,163,387**

[1]See Table III-B for details.

B. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the 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 Annual Installments); and (iv) payments of the Assessment, if any, as provided by Section VI.E of this Service and Assessment Plan.

The Annual Service Plan Update shall reflect the actual interest on the Improvement Area #1 Series 2026 Bonds on which the Annual Installments of the Improvement Area #1 Assessments shall be paid, any reduction in the Improvement Area #1 Assessments, and any revisions in the Budgeted Costs to be funded by the Improvement Area #1 Series 2026 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 the Developer in writing at least thirty (30) days in advance before appointing a third-party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll 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, Prepayment Costs, and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments, Prepayment Costs, 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, Delinquent Collection Costs, and other charges imposed by this 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(s), 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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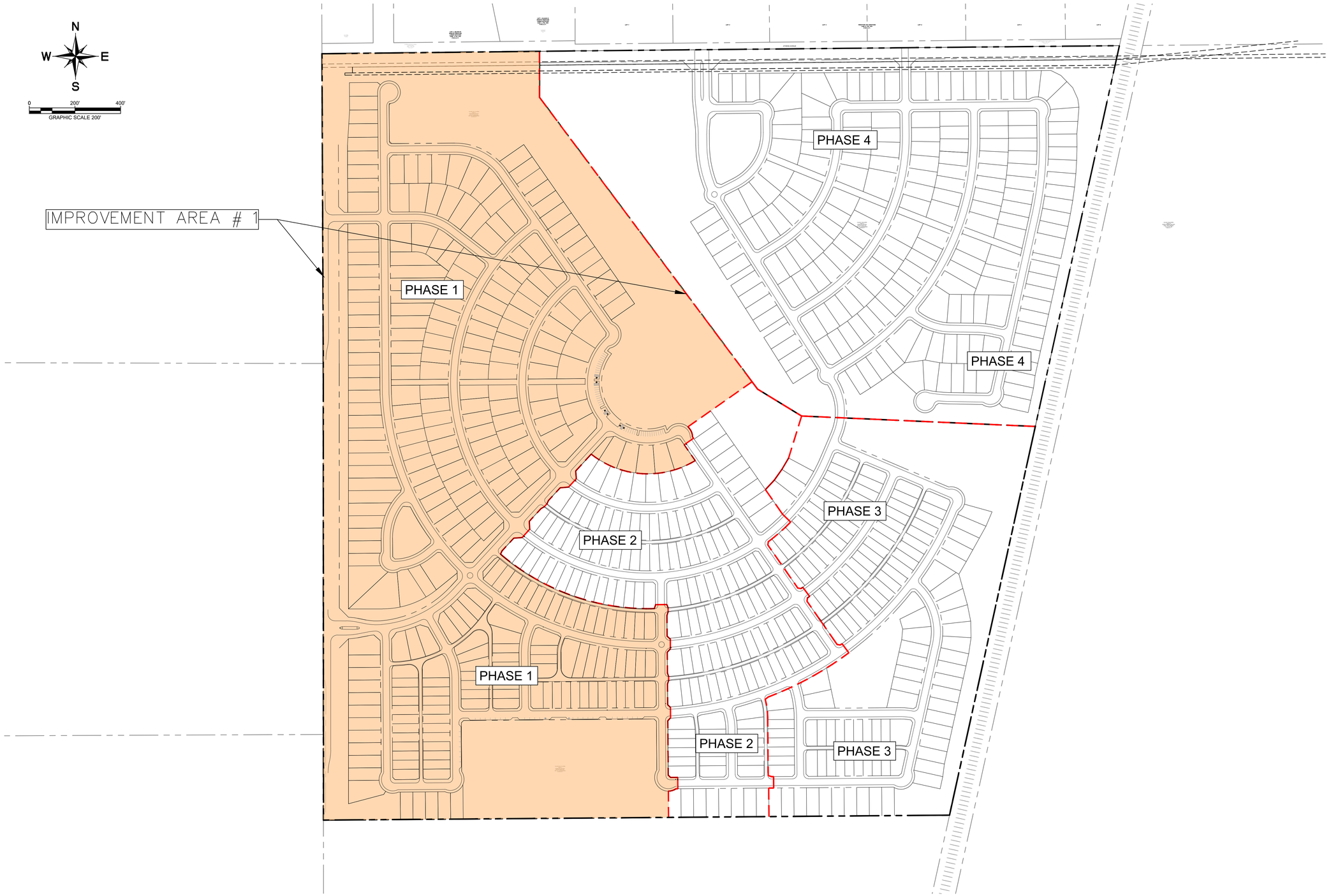
APPENDIX A
PID MAP



Phase 1 Lot Count
40's = 92
55's = 153
60's = 40
Total = 285

Phase 2 Lot Count
40's = 126
55's = 16
60's = 9
Total = 151

Phase 3 Lot Count
40's = 88
55's = 41
60's = 3
Total = 132

Phase 4 Lot Count
40's = 0
55's = 134
60's = 56
Total = 190

Wildhorse

Celina, Texas
May 2026

DWG NAME K:\CEL_CIVIL\069108011-WILDHORSE\CAD\EXHIBITS\PLANSHEETS\PHASE-LOT COUNT EXHIBIT.DWG
LAST SAVED 5/29/2026 11:30 AM

Kimley»Horn
400 N. Oklahoma Dr.
Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

APPENDIX B
ESTIMATED COSTS OF AUTHORIZED IMPROVEMENTS

WILDHORSE SUMMARY

OPINION OF PROBABLE COST

Kimley»Horn

PROJECT NAME:	***Wildhorse***	LOT CT	758	DATE	6/22/26
CITY:	***City of Celina***	GROSS ACRES	240.86	CREATED BY:	TWM
				CHECKED BY:	AML
JOB NUMBER:	***69108011***			REVISED BY:	AML

PUBLIC IMPROVEMENTS - DIRECT PID IMPROVEMENTS

SUMMARY		PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTALS	PER LOT
A. EXCAVATION		$ 849,520.80	$ 412,149.40	$155,966.20	$ 540,952.80	**$ 1,958,589.20**	$ 2,583.89
B. SANITARY SEWER SYSTEM		$ 1,570,873.79	$ 738,016.92	$587,466.20	$ 1,381,854.83	**$ 4,278,211.74**	$ 5,644.08
D. STORM SEWER SYSTEM		$ 2,574,432.88	$ 950,282.28	$820,633.86	$ 2,184,855.94	**$ 6,530,204.97**	$ 8,615.05
E. WATER DISTRIBUTION SYSTEM		$ 1,759,232.41	$ 693,196.19	$645,252.77	$ 1,167,076.87	**$ 4,264,758.24**	$ 5,626.33
F. STREET PAVING		$ 4,929,291.62	$ 2,079,947.69	$1,831,126.58	$ 2,976,161.96	**$ 11,816,527.85**	$ 15,589.09
H. MISCELLANEOUS ITEMS		$ 202,525.00	$ 117,415.00	$114,280.00	$ 148,350.00	**$ 582,570.00**	$ 768.56
I. LANDSCAPE/HARDSCAPE/AMENITIES		$ -	$ -	$0.00	$ -	**$ -**	$ -
SUB-TOTAL:		$ 11,885,876.51	$ 4,991,007.48	$ 4,154,725.61	$ 8,399,252.40	**$ 29,430,861.99**	$ 38,826.99
ENTITLEMENT, ENGINEERING , LA & STAKING: (SECT. A, B, D, E, & F)	10%	$ 1,168,335.15	$ 487,359.25	$ 404,044.56	$ 825,090.24	**$ 2,884,829.20**	$ 3,805.84
CONTINGENCIES (10%): (SECT. A, B, D, E, F, H & I)	10%	$ 1,188,587.65	$ 499,100.75	$ 415,472.56	$ 839,925.24	**$ 2,943,086.20**	$ 3,882.70
		$ 14,242,799.31	$ 5,977,467.48	$ 4,974,242.73	$ 10,064,267.88		

PUBLIC IMPROVEMENTS - MAJOR PID IMPROVEMENTS

$ 35,258,777.39 $ 46,515.54

SUMMARY							
C. MAJOR SANITARY SEWER SYSTEM		$ 932,281.05	$ -	$0.00	$ -	**$ 932,281.05**	$ 1,229.92
G. MAJOR STREET PAVING		$ 1,422,758.12	$ -	$0.00	$ 812,023.98	**$ 2,234,782.10**	$ 2,948.26
SUB-TOTAL:		$ 2,355,039.17	$ -	$ -	$ 812,023.98	**$ 3,167,063.15**	
ENTITLEMENT, ENGINEERING , LA & STAKING: (SECT. C & G)	10%	$ 235,503.92	$ -	$ -	$ 81,202.40		
CONTINGENCIES (10%): (SECT. C & G)	10%	$ 235,503.92	$ -	$ -	$ 81,202.40		
		$ 2,826,047.00	$ -	$ -	$ 974,428.78		

DEVELOPER (PRIVATE) IMPROVEMENTS

SUMMARY		PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTALS	PER LOT
A. EXCAVATION		$ 1,226,499.10	$ 561,745.00	$ 558,005.00	$ 793,610.00	**$ 3,139,859.10**	$ 4,142.29
B. RETAINING WALLS		$ 24,000.00	$ 68,770.00	$ 43,680.00	$ 293,750.00	**$ 430,200.00**	$ 567.55
C. MISCELLANEOUS ITEMS		$ 876,750.00	$ 446,050.00	$ 399,840.00	$ 578,020.00	**$ 2,300,660.00**	$ 3,035.17
D. LANDSCAPE/HARDSCAPE/AMENITIES		$ 453,410.00	$ -	$ -	$ 428,040.00	**$ 881,450.00**	$ 1,162.86
SUB-TOTAL:		$ 2,580,659.10	$ 1,076,565.00	$ 1,001,525.00	$ 2,093,420.00	**$ 6,752,169.10**	$ 8,907.87
ENTITLEMENT, ENGINEERING , MUD ENGR., LA & STAKING: (SECT. A,B & D)	10%	$ 170,390.91	$ 63,051.50	$ 60,168.50	$ 151,540.00	**$ 445,150.91**	$ 587.27
CONTINGENCIES (10%): (SECT. A-D)	10%	$ 258,065.91	$ 107,656.50	$ 100,152.50	$ 209,342.00	**$ 675,216.91**	$ 890.79
		$ 3,009,115.92	$ 1,247,273.00	$ 1,161,846.00	$ 2,454,302.00	**$ 7,872,536.92**	$ 10,385.93

PUBLIC IMPROVEMENT - DIRECT PID SUBTOTAL:	$ 14,242,799.31	$ 5,977,467.48	$ 4,974,242.73	$ 10,064,267.88	**$ 35,258,777.39**	$ 46,515.54
PUBLIC IMPROVEMENT - MAJOR PID SUBTOTAL:	$ 2,826,047.00	$ -	$ -	$ 974,428.78	**$ 5,827,915.40**	$ 7,688.54
DEVELOPER (PRIVATE) IMPROVEMENT SUBTOTAL:	$ 3,009,115.92	$ 1,247,273.00	$ 1,161,846.00	$ 2,454,302.00	**$ 7,872,536.92**	$ 10,385.93
GRAND TOTAL CONSTRUCTION COSTS:	**$ 20,077,962.23**	**$ 7,224,740.48**	**$ 6,136,088.73**	**$ 13,492,998.66**	**$ 48,959,229.71**	$ 64,590.01
COST PER LOT	**$ 70,448.99**	**$ 47,845.96**	**$ 46,485.52**	**$ 71,015.78**	**$ 64,590.01**	
LOT COUNTS	**285**	**151**	**132**	**190**	**758**	

WILDHORSE **PUBLIC IMPROVEMENTS**

PID PROJECTS

Kimley»Horn

OPINION OF PROBABLE COST

COST DESC:	***DETAILED LAYOUTS***	LOT CT	758	DATE	6/22/26
LOCATION:	***City of Celina***	GROSS ACRES	240.86	CREATED BY:	TWM
				CHECKED BY:	AML
JOB NUMBER:	***69108011***			REVISED BY:	

				PHASE 1		PHASE 2		PHASE 3		PHASE 4	
				LOTS	ACRES	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES
				285	105.00	151	29.29	132	35.58	190	70.99
A. CLEARING & EXCAVATION											
ITEM DESCRIPTION	*UNIT*	*OPC UNIT PRICE*	*PH1 BID UNIT PRICE*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*
CLEARING AND GRUBBING	ACRE	$ 1,200.00	$ 840.00	105.0	$ 88,200.00	58.2	$ 69,840.00	-	$ -	58.2	$ 69,840.00
MASS EXCAVATION	CY	$ 3.10	$ 2.70	221,010	$ 596,727.00	23,500	$ 72,850.00	-	$ -	60,000	$ 186,000.00
PROCESSING EXISTING STOCKPILES & PROPOSED SPOILS	CY	$ 3.10	$ -	-	$ -	37,500	$ 116,250.00	40,600	$ 125,860.00	60,000	$ 186,000.00
FUTURE PHASE MASS GRADING	CY	$ 3.10	$ -	-	$ -	15,000	$ 46,500.00	-	$ -	-	$ -
SILT FENCE	LF	$ 2.20	$ 2.20	-	$ -	5,550	$ 12,210.00	3,090	$ 6,798.00	4,055	$ 8,921.00
SEDIEMENT PONDS	EA	$ 45,000.00	$ 45,000.00	-	$ -	1	$ 45,000.00	-	$ -	1	$ 45,000.00
DEMUCK EXISTING PONDS	EA	$ 15,000.00	$ 23,500.00	1	$ 23,500.00	1	$ 15,000.00	-	$ -	-	$ -
DEMO EXISTING STRUCTURES	LS	$ -	$ 15,000.00	1	$ 15,000.00	-	$ -	-	$ -	-	$ -
REMOVE EXISTING CONCRETE PAD	SF	$ -	$ 2.25	1,300	$ 2,925.00	-	$ -	-	$ -	-	$ -
REMOVE ASPHALT PAVEMENT	SF	$ -	$ 2.00	700	$ 1,400.00	-	$ -	-	$ -	-	$ -
REMOVE SILOS	EA	$ -	$ 3,000.00	2	$ 6,000.00	-	$ -	-	$ -	-	$ -
CONSTRUCTION ENTRANCE	EA	$ 3,270.00	$ 3,270.00	1	$ 3,270.00	1	$ 3,270.00	1	$ 3,270.00	1	$ 3,270.00
TESTING	CY	$ 0.30	$ 0.30	221,010	$ 66,303.00	23,500	$ 7,050.00	-	$ -	60,000	$ 18,000.00
CURLEX ALONG ROADWAY	LF	$ 1.40	$ 1.40	32,997	$ 46,195.80	17,271	$ 24,179.40	14,313	$ 20,038.20	17,087	$ 23,921.80
SUB - EXCAVATION COST					**$ 849,520.80**		**$ 412,149.40**		**$ 155,966.20**		**$ 540,952.80**
			PER LOT	**PER LOT**	**$ 2,980.77**		**$ 2,729.47**		**$ 1,181.56**		**$ 2,847.12**
B. SANITARY SEWER SYSTEM											
ITEM DESCRIPTION	*UNIT*	*UNIT PRICE*	*UNIT PRICE*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*
8" SDR-35 PVC PIPE (including parallel pipe)	LF	$ 60.00	$ 57.74	11,698	$ 675,442.52	3,922	$ 235,320.00	3,000	$ 180,000.00	4,000	$ 240,000.00
8" SDR-26 PVC PIPE (including parallel pipe)	LF	$ 80.00	$ 60.94	2,499	$ 152,289.06	1,331	$ 106,480.00	1,200	$ 96,000.00	4,950	$ 396,000.00
150 PSI CASING PIPE	LF	$ 155.00	$ -	-	$ -	160	$ 24,800.00	80	$ 12,400.00	60	$ 9,300.00
CONCRETE ENCASEMENT (AT WATER CROSSINGS)	LF	$ 120.00	$ 121.61	360	$ 43,779.60	-	$ -	-	$ -	200	$ 24,000.00
5' DIAMETER DROP MANHOLE	EA	$ 17,000.00	$ 14,428.07	-	$ -	-	$ -	-	$ -	3	$ 51,000.00
CONVERT 5' DIAMETER TO DROP MANHOLE	EA	$ 7,500.00	$ -	4	$ 30,000.00	-	$ -	-	$ -	-	$ -
5' DIAMETER MANHOLE	EA	$ 12,500.00	$ 13,215.57	2	$ 26,431.14	-	$ -	-	$ -	-	$ -
4' DIAMETER MANHOLE	EA	$ 8,500.00	$ 6,897.20	47	$ 324,168.40	17	$ 144,500.00	13	$ 110,500.00	41	$ 348,500.00
8" PLUG	EA	$ 1,100.00	$ 481.61	6	$ 2,889.66	5	$ 5,500.00	-	$ -	-	$ -
REMOVE PLUG & CONNECT TO EXISTING	EA	$ 1,000.00	$ 542.23	-	$ -	6	$ 6,000.00	5	$ 5,000.00	-	$ -
4" SERVICE LINES	EA	$ 1,000.00	$ 571.80	292	$ 166,965.60	147	$ 147,000.00	129	$ 129,000.00	190	$ 190,000.00
6" SERVICE LINES	EA	$ 3,000.00	$ 2,985.45	1	$ 2,985.45	-	$ -	-	$ -	-	$ -
TRENCH SAFETY	LF	$ 0.70	$ 0.13	14,197	$ 1,845.61	5,253	$ 3,677.10	4,200	$ 2,940.00	8,950	$ 6,265.00
TV TESTING	LF	$ 4.00	$ 3.38	14,197	$ 47,985.86	5,253	$ 21,012.00	4,200	$ 16,800.00	8,950	$ 35,800.00
TESTING (GEOTECH)	LF	$ 1.00	$ 1.00	14,197	$ 14,197.00	5,253	$ 5,253.00	4,200	$ 4,200.00	8,950	$ 8,950.00
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	2.0%	1,488,980	$ 29,779.60	699,542	$ 13,990.84	556,840	$ 11,136.80	1,309,815	$ 26,196.30
INSPECTION FEE	PERCENT	3.5%	3.5%	1,488,980	$ 52,114.30	699,542	$ 24,483.97	556,840	$ 19,489.40	1,309,815	$ 45,843.53
SUB - SANITARY SEWER SYSTEM					**$ 1,570,873.79**		**$ 738,016.92**		**$ 587,466.20**		**$ 1,381,854.83**

WILDHORSE **PUBLIC IMPROVEMENTS**

PID PROJECTS

Kimley»Horn

OPINION OF PROBABLE COST

COST DESC:	***DETAILED LAYOUTS***	LOT CT	758	DATE	6/22/26
LOCATION:	***City of Celina***	GROSS ACRES	240.86	CREATED BY:	TWM
				CHECKED BY:	AML
JOB NUMBER:	***69108011***			REVISED BY:	

					PHASE 1		PHASE 2		PHASE 3		PHASE 4	
					LOTS	ACRES	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES
					285	105.00	151	29.29	132	35.58	190	70.99
			PER LOT	**PER LOT**		**$ 5,511.84**		**$ 4,887.53**		**$ 4,450.50**		**$ 7,272.92**
C. MAJOR SANITARY SEWER SYSTEM												
ITEM DESCRIPTION	*UNIT*	*UNIT PRICE*	*UNIT PRICE*		*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*
18" SDR-26 PVC PIPE	LF	$ -	$ 108.67		4,964	$ 539,437.88	-	$0.00	-	$0.00	-	$0.00
24" STEEL ENCASEMENT BY BORE (N LOUISIANA DR)	LF	$ -	$ 628.62		142	$ 89,264.04	-	$0.00	-	$0.00	-	$0.00
CONCRETE ENCASEMENT (AT WATER CROSSINGS)	LF	$ -	$ 121.61		140	$ 17,025.40	-	$0.00	-	$0.00	-	$0.00
5' DIAMETER MANHOLE BOLTED & SEALED	EA	$ -	$ 13,900.57		5	$ 69,502.85	-	$0.00	-	$0.00	-	$0.00
5' DIAMETER MANHOLE	EA	$ -	$ 13,215.57		11	$ 145,371.27	-	$0.00	-	$0.00	-	$0.00
5' DIAMETER MANHOLE BOLTED & SEALED & VENTED	EA	$ -	$ -		1	$ -	-	$0.00	-	$0.00	-	$0.00
18" SSWR PLUG	EA	$ -	$ 689.64		1	$ 689.64	-	$0.00	-	$0.00	-	$0.00
TRENCH SAFETY	LF	$ -	$ 0.13		4,964	$ 645.32	-	$0.00	-	$0.00	-	$0.00
TV TESTING	LF	$ -	$ 3.38		4,964	$ 16,778.32	-	$0.00	-	$0.00	-	$0.00
TESTING (GEOTECH)	LF	$ -	$ 1.00		4,964	$ 4,964.00	-	$0.00	-	$0.00	-	$0.00
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	2.0%		883,679	$ 17,673.57	-	$0.00	-	$0.00	-	$0.00
INSPECTION FEE	PERCENT	3.5%	3.5%		883,679	$ 30,928.76	-	$0.00	-	$0.00	-	$0.00
SUB - OFF-PHASE SANITARY SEWER SYSTEM						**$ 932,281.05**		**$ -**		**$ -**		**$ -**
			PER LOT	**PER LOT**		**$ 3,271.16**		**$ -**		**$ -**		**$ -**

WILDHORSE **PUBLIC IMPROVEMENTS**

PID PROJECTS

Kimley»Horn

OPINION OF PROBABLE COST

COST DESC:	***DETAILED LAYOUTS***	LOT CT	758	DATE	6/22/26
LOCATION:	***City of Celina***	GROSS ACRES	240.86	CREATED BY:	TWM
				CHECKED BY:	AML
JOB NUMBER:	***69108011***			REVISED BY:	

					PHASE 1		PHASE 2		PHASE 3		PHASE 4	
					LOTS	ACRES	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES
					285	105.00	151	29.29	132	35.58	190	70.99
D. STORM SEWER SYSTEM												
ITEM DESCRIPTION	*UNIT*	*UNIT PRICE*	*UNIT PRICE*		*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*
18" R.C.P.	LF	$ 70.00	$ 71.85		751	$ 53,959.35	669	$ 46,830.00	1,150	$ 80,500.00	1,662	$ 116,340.00
21" R.C.P.	LF	$ 75.00	$ 76.35		93	$ 7,100.55	355	$ 26,625.00	394	$ 29,550.00	733	$ 54,975.00
24" R.C.P.	LF	$ 90.00	$ 87.23		1,665	$ 145,237.95	86	$ 7,740.00	484	$ 43,560.00	1,465	$ 131,850.00
27" R.C.P.	LF	$ 100.00	$ -		-	$ -	48	$ 4,800.00	-	$ -	312	$ 31,200.00
30" R.C.P.	LF	$ 110.00	$ 111.80		1,437	$ 160,656.60	322	$ 35,420.00	335	$ 36,850.00	1,058	$ 116,380.00
36" R.C.P.	LF	$ 135.00	$ 137.78		2,673	$ 368,285.94	484	$ 65,340.00	290	$ 39,150.00	868	$ 117,180.00
42" R.C.P.	LF	$ 175.00	$ 170.63		561	$ 95,723.43	59	$ 10,325.00	131	$ 22,925.00	475	$ 83,125.00
48" R.C.P.	LF	$ 210.00	$ 205.66		657	$ 135,118.62	527	$ 110,670.00	-	$ -	939	$ 197,190.00
60" R.C.P.	LF	$ 300.00	$ 290.75		2,365	$ 687,623.75	-	$ -	-	$ -	-	$ -
4'x4' R.C.B	LF	$ 300.00	$ -		-	$ -	353	$ 105,900.00	-	$ -	300	$ 90,000.00
5'x4' R.C.B	LF	$ 350.00	$ -		-	$ -	-	$ -	-	$ -	348	$ 121,800.00
6'x4' R.C.B	LF	$ 425.00	$ -		-	$ -	250	$ 106,250.00	-	$ -	-	$ -
6x5' R.C.B	LF	$ 475.00	$ -		100	$ 47,500.00	-	$ -	-	$ -	-	$ -
7'x4' R.C.B	LF	$ 510.00	$ -		-	$ -	-	$ -	-	$ -	357	$ 182,070.00
8'x7' R.C.B	LF	$ 700.00	$ -		-	$ -	-	$ -	210	$ 147,000.00	-	$ -
10' INLET	EA	$ 7,700.00	$ 4,585.14		46	$ 210,916.44	23	$ 177,100.00	23	$ 177,100.00	50	$ 385,000.00
15' INLET	EA	$ 9,500.00	$ -		2	$ 19,000.00	4	$ 38,000.00	-	$ -	-	$ -
20' INLET	EA	$ 11,000.00	$ -		1	$ 11,000.00	-	$ -	-	$ -	-	$ -
4' STORM SEWER MANHOLE	EA	$ 7,250.00	$ 5,064.78		18	$ 91,166.04	4	$ 29,000.00	5	$ 36,250.00	8	$ 58,000.00
5' STORM SEWER MANHOLE	EA	$ 7,800.00	$ 5,548.93		1	$ 5,548.93	3	$ 23,400.00	2	$ 15,600.00	5	$ 39,000.00
6' STORM SEWER MANHOLE	EA	$ 8,500.00	$ 6,154.33		8	$ 49,234.64	-	$ -	-	$ -	3	$ 25,500.00
6'X10' DEBRIS SEPARATOR	EA		$ 105,658.87		1	$ 105,658.87	-	$ -	-	$ -	-	$ -
7'X10' DEBRIS SEPARATOR	EA		$ 107,275.49		1	$ 107,275.49	-	$ -	-	$ -	-	$ -
10'X10' POND OUTFALL JUNCTION STRUCTURE	EA		$ 14,171.17		1	$ 14,171.17	-	$ -	-	$ -	-	$ -
4'X4' WYE INLET	EA	$ 8,000.00	$ -		5	$ 40,000.00	3	$ 24,000.00	1	$ 8,000.00	2	$ 16,000.00
DETENTION POND	LS	$ 100,000.00	$ 100,000.00		-	$ -	-	$ -	-	$ -	1	$ 100,000.00
GABIONS	SY	$ 100.00	$ 100.00			$ -	35	$ 3,500.00	50	$ 5,000.00	150	$ 15,000.00
FLEXAMAT	SY	$ 100.00	$ 72.75		196	$ 14,259.00	65	$ 6,500.00	-	$ -	-	$ -
DEMO & DISPOSE OF 4'X4' WYE INLET	EA	$ 1,500.00	$ -		-	$ -	2	$ 3,000.00	2	$ 3,000.00	-	$ -
27" HEADWALL	EA	$ 5,500.00	$ -		-	$ -	-	$ -	-	$ -	1	$ 5,500.00
36" HEADWALL	EA	$ 6,500.00	$ -		-	$ -	-	$ -	-	$ -	4	$ 26,000.00
42" HEADWALL	EA	$ 6,900.00	$ -		-	$ -	-	$ -	1	$ 6,900.00	-	$ -
60" HEADWALL	EA	$ -	$ 8,022.63		1	$ 8,022.63	-	$ -	-	$ -	-	$ -
6'x5' HEADWALL	EA	$ 9,500.00	$ -		1	$ 9,500.00	-	$ -	-	$ -	-	$ -
6'x4' HEADWALL	EA	$ 9,000.00	$ -		-	$ -	1	$ 9,000.00	-	$ -	-	$ -
7'x4' HEADWALL	EA	$ 12,000.00	$ -		-	$ -	-	$ -	-	$ -	1	$ 12,000.00

WILDHORSE **PUBLIC IMPROVEMENTS**

PID PROJECTS

Kimley»Horn

OPINION OF PROBABLE COST

COST DESC:	***DETAILED LAYOUTS***	LOT CT	758	DATE	6/22/26
LOCATION:	***City of Celina***	GROSS ACRES	240.86	CREATED BY:	TWM
				CHECKED BY:	AML
JOB NUMBER:	***69108011***			REVISED BY:	

				PHASE 1		PHASE 2		PHASE 3		PHASE 4	
				LOTS	ACRES	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES
				285	105.00	151	29.29	132	35.58	190	70.99
3 - 8'x7' HEADWALL	EA	$ 30,000.00	$ -	-	$ -	-	$ -	2	$ 60,000.00	-	$ -
LARGE DEBRIS SEPARATOR	EA	$ 50,000.00	$ -		$ -	1	$ 50,000.00	1	$ 50,000.00	2	$ 100,000.00
TRENCH SAFETY	LF	$ 0.50	$ 0.13	10,302	$ 1,339.26	3,153	$ 1,576.50	2,994	$ 1,497.00	8,517	$ 4,258.50
TESTING (GEOTECH)	LF	$ 1.00	$ 1.00	10,302	$ 10,302.00	3,153	$ 3,153.00	2,994	$ 2,994.00	8,517	$ 8,517.00
TV TESTING	LF	$ 4.00	$ 4.04	10,302	$ 41,620.08	3,153	$ 12,612.00	2,994	$ 11,976.00	8,517	$ 34,068.00
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	2.0%	2,440,221	$ 48,804.41	900,742	$ 18,014.83	777,852	$ 15,557.04	2,070,954	$ 41,419.07
INSPECTION FEE	PERCENT	3.5%	3.5%	2,440,221	$ 85,407.73	900,742	$ 31,525.95	777,852	$ 27,224.82	2,070,954	$ 72,483.37
SUB - STORM SEWER SYSTEM					**$ 2,574,432.88**		**$ 950,282.28**		**$ 820,633.86**		**$ 2,184,855.94**
			PER LOT		**$ 9,033.10**		**$ 6,293.26**		**$ 6,216.92**		**$ 11,499.24**
E. WATER DISTRIBUTION SYSTEM											
ITEM DESCRIPTION	*UNIT*	*UNIT PRICE*	*UNIT PRICE*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*
8" P.V.C. WATERLINE	LF	$ 48.00	$ 47.43	14,363	$ 681,237.09	5,329	$ 255,792.00	5,132	$ 246,336.00	9,092	$ 436,416.00
8" GATE VALVE & BOX	EA	$ 2,500.00	$ 2,500.97	66	$ 165,064.02	18	$ 45,000.00	18	$ 45,000.00	32	$ 80,000.00
15" STEEL ENCASEMENT	LF	$ 250.00	$ -	-	$ -	-	$ -	-	$ -	50	$ 12,500.00
FIRE HYDRANT ASSEMBLY (INCLUDING TEES, FITTINGS & VALVES)	EA	$ 7,000.00	$ 7,936.88	35	$ 277,790.80	11	$ 77,000.00	11	$ 77,000.00	20	$ 140,000.00
POST HYDRANT FLUSH VALVE	EA	$ 4,500.00	$ 3,953.65	5	$ 19,768.25	-	$ -	-	$ -	-	$ -
1" SINGLE WATER SERVICE	EA	$ 1,500.00	$ 1,300.19	285	$ 370,554.15	151	$ 226,500.00	132	$ 198,000.00	190	$ 285,000.00
INSTALL 1" SINGLE WATER SERVICE ON EXISTING LINE	EA	$ 2,250.00	$ 1,300.19	-	$ -	6	$ 13,500.00	2	$ 4,500.00	-	$ -
2" DOMESTIC SERVICE FOR AMENITY CENTER	EA	$ -	$ 2,492.49	1	$ 2,492.49	-	$ -	-	$ -	-	$ -
1" IRRIGATION SERVICE & METER	EA	$ 1,500.00	$ -	3	$ 4,500.00	1	$ 1,500.00	-	$ -	-	$ -
1.5" IRRIGATION SERVICE & METER	EA	$ 2,000.00	$ -	1	$ 2,000.00	-	$ -	-	$ -	-	$ -
2" IRRIGATION SERVICE & METER	EA	$ 2,500.00	$ 2,492.49	2	$ 4,984.98	-	$ -	2	$ 5,000.00	4	$ 10,000.00
4" IRRIGATION SLEEVE	LF	$ 22.00	$ 20.63	686	$ 15,092.00	158		250	$ 5,500.00	750	$ 16,500.00
6" IRRIGATION SLEEVE	LF	$ 27.00	$ 25.92	238	$ 6,426.00			250		750	$ 20,250.00
8" IRRIGATION SLEEVE	LF	$ 30.00	$ 28.62	448	$ 13,440.00					250	$ 7,500.00
CONNECT TO EXISTING 12" WATER LINE	EA	$ 25,000.00	$ 26,388.52	1	$ 26,388.52	-	$ -	-	$ -	-	$ -
CONNECT TO EXISTING 18" WATER LINE	EA	$ 30,000.00	$ -	1	$ 30,000.00	-	$ -	-	$ -	2	$ 60,000.00
8" PLUG	EA	$ 1,250.00	$ 901.62	6	$ 5,409.72	5	$ 6,250.00	1	$ 1,250.00	-	$ -
REMOVE PLUG & CONNECT TO EXISTING WATERLINE	EA	$ 1,700.00	$ -	-	$ -	6	$ 10,200.00	5	$ 8,500.00	1	$ 1,700.00
TRENCH SAFETY	LF	$ 0.50	$ 0.13	14,363	$ 1,867.19	5,329	$ 2,664.50	5,132	$ 2,566.00	9,092	$ 4,546.00
TESTING (EXCLUDING GEOTECH)	LF	$ 2.50	$ 1.82	14,363	$ 26,140.66	5,329	$ 13,322.50	5,132	$ 12,830.00	9,092	$ 22,730.00
TESTING (GEOTECH)	LF	$ 1.00	$ 1.00	14,363	$ 14,363.00	5,329	$ 5,329.00	5,132	$ 5,132.00	9,092	$ 9,092.00
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	2.0%	1,667,519	$ 33,350.38	657,058	$ 13,141.16	611,614	$ 12,232.28	1,106,234	$ 22,124.68
INSPECTION FEE	PERCENT	3.5%	3.5%	1,667,519	$ 58,363.16	657,058	$ 22,997.03	611,614	$ 21,406.49	1,106,234	$ 38,718.19
SUB - WATER DISTRIBUTION SYSTEM					**$ 1,759,232.41**		**$ 693,196.19**		**$ 645,252.77**		**$ 1,167,076.87**
			PER LOT		**$ 6,172.75**		**$ 4,590.70**		**$ 4,888.28**		**$ 6,142.51**
F. STREET PAVING											
ITEM DESCRIPTION	*UNIT*	*UNIT PRICE*	*UNIT PRICE*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*
7" REINF. CONCRETE ALLEY PAVEMENT (12' B-B)	SY	$ 75.00	$ 78.60	4,886	$ 384,039.60	3,824	$ 286,800.00	2,560	$ 192,000.00	-	$ -

WILDHORSE **PUBLIC IMPROVEMENTS**

PID PROJECTS

Kimley»Horn

OPINION OF PROBABLE COST

COST DESC:	***DETAILED LAYOUTS***	LOT CT	758	DATE	6/22/26
LOCATION:	***City of Celina***	GROSS ACRES	240.86	CREATED BY:	TWM
				CHECKED BY:	AML
JOB NUMBER:	***69108011***			REVISED BY:	

				PHASE 1		PHASE 2		PHASE 3		PHASE 4	
				LOTS	ACRES	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES
				285	105.00	151	29.29	132	35.58	190	70.99
7" REINF. CONCRETE STREET PAVEMENT (29' B-B)	SY	$ 55.00	$ 55.30	45,300	$ 2,505,090.00	17,873	$ 983,015.00	16,500	$ 907,500.00	28,100	$ 1,545,500.00
6" SUBGRADE PREP	SY	$ 3.60	$ 3.60	58,216	$ 209,576.74	25,224	$ 90,806.40	22,000	$ 79,200.00	31,894	$ 114,816.60
HYDRATED LIME (42#/SY)	TON	$ 325.00	$ 318.00	1,223	$ 388,914.00	530	$ 172,250.00	462	$ 150,150.00	670	$ 217,750.00
6' DEEP MOISTURE CONDITIONING	CY	$ 4.00	$ 4.25	128,077	$ 544,327.25	57,474	$ 229,896.00	50,000	$ 200,000.00	71,000	$ 284,000.00
10 MIL MOISTURE BARRIER	SF	$ 5.00	$ 5.00	13,854	$ 69,270.00	7,040	$ 35,200.00	5,910	$ 29,550.00	7,500	$ 37,500.00
3" MOUNTABLE CURB	LF	$ -	$ 4.00	850	$ 3,400.00	-	$ -	-	$ -	-	$ -
STAMPED CONCRETE ROUNDABOUT PAVEMENT	SF	$ 45.00	$ 36.00	982	$ 35,352.00	-	$ -	-	$ -	-	$ -
STAMPED CONCRETE ROUNDABOUT CROSSWALK	SF	$ 45.00	$ 36.00	960	$ 34,560.00	-	$ -	-	$ -	-	$ -
15' WIDE WELCOME MAT	EA	$ 8,500.00	$ 6,500.00	1	$ 6,500.00	-	$ -	-	$ -	2	$ 17,000.00
5' CONCRETE SIDEWALK	SF	$ 7.00	$ 6.75	20,585	$ 138,948.75	3,575	$ 25,025.00	9,240	$ 64,680.00	14,720	$ 103,040.00
REMOVE BARRICADE & CONNECT TO EXISTING STREET	EA	$ 1,200.00	$ -	-	$ -	10	$ 12,000.00	5	$ 6,000.00	1	$ 1,200.00
STREET BARRICADE	EA	$ 2,000.00	$ 1,660.00	10	$ 16,600.00	5	$ 10,000.00	1	$ 2,000.00	-	$ -
LEFT TURN LANE	EA	$ 200,000.00	$ 150,000.00	-	$ -	-	$ -	-	$ -	1	$ 200,000.00
RIGHT TURN LANE	EA	$ 150,000.00	$ 150,000.00	-	$ -	-	$ -	-	$ -	1	$ 150,000.00
PAVEMENT HEADER	LF	$ 25.00	$ 25.00	254	$ 6,350.00	145	$ 3,625.00	29	$ 725.00	-	$ -
TEMPORARY TURNAROUND	EA	$ 17,500.00	$ 17,500.00	1	$ 17,500.00	-	$ -	-	$ -	-	$ -
REMOVAL AND DISPOSAL OF TEMPORARY TURN AROUND	EA	$ 5,000.00	$ 5,000.00	1	$ 5,000.00	-	$ -	-	$ -	-	$ -
5' WIDE BI-DIRECTIONAL BARRIER FREE RAMPS	EA	$ 3,250.00	$ 3,000.00	40	$ 120,000.00	16	$ 52,000.00	16	$ 52,000.00	26	$ 84,500.00
8' WIDE RADIUS BARRIER FREE RAMPS	EA	$ 4,750.00	$ 3,200.00	-	$ -	-	$ -	-	$ -	-	$ -
5' WIDE DIRECTIONAL BARRIER FREE RAMPS	EA	$ 2,500.00	$ -	14	$ 35,000.00	-	$ -	-	$ -	-	$ -
8' WIDE DIRECTIONAL BARRIER FREE RAMPS	EA	$ 4,500.00	$ -	4	$ 18,000.00	-	$ -	-	$ -	-	$ -
ROUNDABOUT SIGN	EA	$ 3,500.00	$ -	6	$ 21,000.00	1	$ 3,500.00	-	$ -	-	$ -
STREET SIGN	EA	$ 2,400.00	$ 2,400.00	-	$ -	3	$ 7,200.00	2	$ 4,800.00	4	$ 9,600.00
STOP SIGN WITH STREET NAME BLADES ON DECORATIVE POST	EA	$ 3,500.00	$ 3,135.00	20	$ 62,700.00	11	$ 38,500.00	8	$ 28,000.00	8	$ 28,000.00
TESTING (GEOTECH)	SY	$ 1.00	$ 1.00	50,186	$ 50,186.00	21,697	$ 21,697.00	19,060	$ 19,060.00	28,100	$ 28,100.00
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	2.0%	4,672,314	$ 93,446.29	1,971,514	$ 39,430.29	1,735,665	$ 34,713.30	2,821,007	$ 56,420.13
INSPECTION FEE	PERCENT	3.5%	3.5%	4,672,314	$ 163,531.00	1,971,514	$ 69,003.00	1,735,665	$ 60,748.28	2,821,007	$ 98,735.23
SUB - STREET PAVING					**$ 4,929,291.62**		**$ 2,079,947.69**		**$ 1,831,126.58**		**$ 2,976,161.96**
		PER LOT	**PER LOT**		**$ 17,295.76**		**$ 13,774.49**		**$ 13,872.17**		**$ 15,664.01**
G. MAJOR STREET PAVING											
ITEM DESCRIPTION	*UNIT*	*UNIT PRICE*	*UNIT PRICE*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*
9" REINF. CONCRETE STREET PAVEMENT (37' B-B)	SY	$ 61.00	$ 61.00	-	$ -	-	$ -	-	$ -	1,763	$ 107,543.00
9" REINF. CONCRETE STREET PAVEMENT (27' B-B)	SY	$ 88.00	$ 88.00	5,223	$ 459,624.00	-	$ -	-	$ -	-	$ -
7" REINF. CONCRETE STREET PAVEMENT (25' B-B)	SY	$ 52.00	$ 52.00	-	$ -	-	$ -	-	$ -	1,241	$ 64,532.00
6" SUBGRADE PREP	SY	$ 4.60	$ 4.60	5,850	$ 26,908.90	-	$ -	-	$ -	1,975	$ 9,082.98
HYDRATED LIME (42#/SY)	TON	$ 325.00	$ 318.00	123	$ 39,114.00	-	$ -	-	$ -	42	$ 13,650.00
6' DEEP MOISTURE CONDITIONING	CY	$ 4.00	$ 4.25	13,248	$ 56,304.00	-	$ -	-	$ -	7,470	$ 29,880.00
10 MIL MOISTURE BARRIER	LF	$ 5.00	$ 5.00	1,401	$ 7,005.00	-	$ -	-	$ -	731	$ 3,655.00

WILDHORSE **PUBLIC IMPROVEMENTS**

PID PROJECTS

Kimley»Horn

OPINION OF PROBABLE COST

COST DESC:	***DETAILED LAYOUTS***	LOT CT	758	DATE	6/22/26
LOCATION:	***City of Celina***	GROSS ACRES	240.86	CREATED BY:	TWM
				CHECKED BY:	AML
JOB NUMBER:	***69108011***			REVISED BY:	

				PHASE 1		PHASE 2		PHASE 3		PHASE 4	
				LOTS	ACRES	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES
				285	105.00	151	29.29	132	35.58	190	70.99
8' CONCRETE SIDEWALK	LF	$ 8.00	$ 7.00	19,350	$ 135,450.00	-	$ -	-	$ -	17,968	$ 143,744.00
STOP/STREET SIGN COMBO	EA	$ 2,800.00	$ 2,800.00	6	$ 16,800.00	-	$ -	-	$ -	2	$ 5,600.00
ROUNDABOUT SIGN	EA	$ 3,500.00	$ -	8	$ 28,000.00	-	$ -	-	$ -	1	$ 3,500.00
SPEED LIMIT SIGN	EA	$ 3,500.00	$ -	2	$ 7,000.00	-	$ -	-	$ -	-	$ -
BARRIER FREE RAMP	EA	$ 3,250.00	$ 3,000.00	20	$ 60,000.00	-	$ -	-	$ -	6	$ 19,500.00
LEFT TURN LANE	EA	$ 200,000.00	$ 150,000.00	1	$ 150,000.00	-	$ -	-	$ -	1	$ 200,000.00
RIGHT TURN LANE	EA	$ 150,000.00	$ 150,000.00	-	$ -	-	$ -	-	$ -	1	$ 150,000.00
2" TYPE C HMAC	SY	$ -	$ 23.00	2,239	$ 51,497.00	-	$ -	-	$ -	-	$ -
6" TYPE B HMAC	SY	$ -	$ 64.50	2,085	$ 134,482.50	-	$ -	-	$ -	-	$ -
10" FLEXBASE SUBGRADE (TXDOT TURN LANES)	SY	$ -	$ 44.50	2,085	$ 92,782.50	-	$ -	-	$ -	-	$ -
EXCAVATION AND EMBANKMENT FOR TXDOT TURN LANES	SY	$ -	$ 9.00	2,085	$ 18,765.00	-	$ -	-	$ -	-	$ -
CONNECT TO EXISTING HMAC PAVEMENT	LF	$ -	$ 15.00	1,386	$ 20,790.00	-	$ -	-	$ -	-	$ -
TURN LANE STRIPING	EA	$ -	$ 8,720.00	2	$ 17,440.00	-	$ -	-	$ -	-	$ -
CONCRETE MEDIAN NOSE	EA	$ -	$ 4,700.00	2	$ 9,400.00	-	$ -	-	$ -	-	$ -
TRAFFIC CONTROL	MO	$ 4,000.00	$ 3,000.00	4	$ 12,000.00	-	$ -	-	$ -	4	$ 16,000.00
TESTING (GEOTECH)	SY	$ 1.00	$ 1.00	5,223	$ 5,223.00	-	$ -	-	$ -	3,004	$ 3,004.00
BONDS (PAYMENT, PERFORMANCE & MAINTENANCE)	PERCENT	2.0%	2.0%	1,348,586	$ 26,971.72	-	$ -	-	$ -	769,691	$ 15,393.82
INSPECTION FEE	PERCENT	3.5%	3.5%	1,348,586	$ 47,200.51	-	$ -	-	$ -	769,691	$ 26,939.18
SUB - COLLECTOR STREET PAVING					**$ 1,422,758.12**		**$ -**		**$ -**		**$ 812,023.98**
		PER LOT	**PER LOT**		**$ 4,992.13**		**$ -**		**$ -**		**$ 4,273.81**
H. MISCELLANEOUS ITEMS											
ITEM DESCRIPTION	*UNIT*	*UNIT PRICE*	*UNIT PRICE*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*
14' STREET LIGHT	EA	$ 3,500.00	$ 3,500.00	9	$ 31,500.00	-	$ -	-	$ -	2	$ 7,000.00
12' STREET LIGHT	EA	$ 3,500.00	$ 3,500.00	21	$ 73,500.00	12	$ 42,000.00	12	$ 42,000.00	17	$ 59,500.00
PRELIMINARY GEOTECH REPORT (ASSUMED COST)	LS	$ 50,000.00	$ 50,000.00	1	$ 50,000.00	1	$ 50,000.00	1	$ 50,000.00	1	$ 50,000.00
FINAL GEOTECH REPORT	LOT	$ 150.00	$ 150.00	285	$ 42,750.00	151	$ 22,650.00	132	$ 19,800.00	190	$ 28,500.00
CITY OF CELINA - FINAL PLAT FEES	LOT	$ 15.00	$ 15.00	285	$ 4,775.00	151	$ 2,765.00	132	$ 2,480.00	190	$ 3,350.00
SUB - MISCELLANEOUS ITEMS					**$ 202,525.00**		**$ 117,415.00**		**$ 114,280.00**		**$ 148,350.00**
		PER LOT	**PER LOT**		**$ 710.61**		**$ 777.58**		**$ 865.76**		**$ 780.79**
I. LANDSCAPE/HARDSCAPE/AMENITIES											
ITEM DESCRIPTION	*UNIT*	*UNIT PRICE*	*UNIT PRICE*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*
COST	LS	$1.00	$1.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00
SUB - LANDSCAPE/HARDSCAPE/AMENITIES					**$0.00**		**$0.00**		**$0.00**		**$0.00**
		PER LOT	**PER LOT**		**$0.00**		**$0.00**		**$0.00**		**$0.00**
TOTAL COST					**$14,240,915.68**		**$4,991,007.48**		**$4,154,725.61**		**$9,211,276.38**
COST PER LOT					**$ 49,968.13**		**$ 33,053.03**		**$ 31,475.19**		**$ 48,480.40**

WILDHORSE PUBLIC IMPROVEMENTS

PID PROJECTS

Kimley»Horn

OPINION OF PROBABLE COST

COST DESC:	***DETAILED LAYOUTS***	LOT CT	758	DATE	6/22/26
LOCATION:	***City of Celina***	GROSS ACRES	240.86	CREATED BY:	TWM
				CHECKED BY:	AML
JOB NUMBER:	***69108011***			REVISED BY:	

	PHASE 1		PHASE 2		PHASE 3		PHASE 4	
	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES
	285	105.00	151	29.29	132	35.58	190	70.99
INTERNAL SUMMARY - PRODUCT A	PHASE 1		PHASE 2		PHASE 3		PHASE 4	
A. EXCAVATION	**$ 849,520.80**		**$ 412,149.40**		**$ 155,966.20**		**$ 540,952.80**	
B. SANITARY SEWER SYSTEM	**$ 1,570,873.79**		**$ 738,016.92**		**$ 587,466.20**		**$ 1,381,854.83**	
D. STORM SEWER SYSTEM	**$ 2,574,432.88**		**$ 950,282.28**		**$ 820,633.86**		**$ 2,184,855.94**	
E. WATER DISTRIBUTION SYSTEM	**$ 1,759,232.41**		**$ 693,196.19**		**$ 645,252.77**		**$ 1,167,076.87**	
F. STREET PAVING	**$ 4,929,291.62**		**$ 2,079,947.69**		**$ 1,831,126.58**		**$ 2,976,161.96**	
H. MISCELLANEOUS ITEMS	**$ 202,525.00**		**$ 117,415.00**		**$ 114,280.00**		**$ 148,350.00**	
I. LANDSCAPE/HARDSCAPE/AMENITIES	**$ -**		**$ -**		**$ -**		**$ -**	
INTERNAL SUB-TOTAL:	**$ 11,885,876.51**		**$ 4,991,007.48**		**$ 4,154,725.61**		**$ 8,399,252.40**	
ENTITLEMENT, ENGINEERING, MUD ENGR, LA & STAKING (Estimated): (SECT. A, B, D, E, & F)	$ 1,168,335.15		$ 487,359.25		$ 404,044.56		$ 825,090.24	
CONTINGENCIES (10%): (SECT. A, B, D, E, F, H & I)	$ 1,188,587.65		$ 499,100.75		$ 415,472.56		$ 839,925.24	
INTERNAL SUB-TOTAL:	**$ 14,242,799.31**		**$ 5,977,467.48**		**$ 4,974,242.73**		**$ 10,064,267.88**	
MAJOR SUMMARY - PRODUCT A	PHASE 1		PHASE 2		PHASE 3		PHASE 4	
C. MAJOR SANITARY SEWER SYSTEM	**$ 932,281.05**		**$ -**		**$ -**		**$ -**	
G. MAJOR STREET PAVING	**$ 1,422,758.12**		**$ -**		**$ -**		**$ 812,023.98**	
MAJOR SUB-TOTAL:	**$ 2,355,039.17**		**$ -**		**$ -**		**$ 812,023.98**	
ENTITLEMENT, ENGINEERING, MUD ENGR, LA & STAKING (Estimated): (SECT. C & G)	$ 235,503.92		$ -		$ -		$ 81,202.40	
CONTINGENCIES (10%): (SECT. C & G)	$ 235,503.92		$ -		$ -		$ 81,202.40	
MAJOR SUB-TOTAL:	**$ 2,826,047.00**		**$ -**		**$ -**		**$ 974,428.78**	
OVERALL DIRECT SUB-TOTAL	**$ 14,240,915.68**		**$ 4,991,007.48**		**$ 4,154,725.61**		**$ 9,211,276.38**	
ENTITLEMENT, ENGINEERING, MUD ENGR, LA & STAKING (Estimated): (SECT. A-K)	$ 1,168,335.15		$ 487,359.25		$ 404,044.56		$ 825,090.24	
CONTINGENCIES (10%): (SECT. A-M)	$ 1,424,091.57		$ 499,100.75		$ 415,472.56		$ 921,127.64	
TOTAL CONSTRUCTION COSTS:	**$ 16,833,342.40**		**$ 5,977,467.48**		**$ 4,974,242.73**		**$ 10,957,494.26**	

WILDHORSE **PRIVATE IMPROVEMENTS**

DEVELOPER PROJECTS

Kimley»Horn

OPINION OF PROBABLE COST

COST DESC:	***DETAILED LAYOUTS***	LOT CT	758	DATE	6/22/26
LOCATION:	***City of Celina***	GROSS ACRES	240.86	CREATED BY:	TWM
				CHECKED BY	AML
JOB NUMBER:	***69108011***			REVISED BY:	

			PHASE 1		PHASE 2		PHASE 3		PHASE 4	
			LOTS	ACRES	LOTS	ACRES	LOTS	ACRES	LOTS	ACRES
			285	105.00	151	29.29	132	35.58	190	70.99
A. CLEARING & EXCAVATION										
ITEM DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*
INSTALL SEDIMENTATION BASIN STRUCTURES	LS	$ 17,500.00	1.0	$ 17,500.00	-	$ -	-	$ -	-	$ -
GRADING REVISED SIDEWALK TRAIL	LS	$ 15,148.70	1.0	$ 15,148.70	-	$ -	-	$ -	-	$ -
AMENITY CENTER PAD PREPARATION	LS	$ 93,990.40	1.0	$ 93,990.40	-	$ -	-	$ -	-	$ -
BERM ADJACENT TO RAILROAD	CY	$ 13.00	-	$ -	-	$ -	4,500.0	$ 58,500.00	4,500.0	$ 58,500.00
REVEGATATE DISTURBED LAND	ACRE	$ 850.00	93.6	$ 79,560.00	24.9	$ 21,165.00	31.7	$ 26,945.00	64.6	$ 54,910.00
MOISTURE CONDITIONING & POLY PADS (ASSUMED 7' DEPTH FOR ALL PADS'	LOT	$ 2,700.00	285.0	$ 769,500.00	151.0	$ 407,700.00	132.0	$ 356,400.00	190.0	$ 513,000.00
ROUGH LOT GRADING	LOT	$ 340.00	285.0	$ 96,900.00	151.0	$ 51,340.00	132.0	$ 44,880.00	190.0	$ 64,600.00
FINAL LOT GRADING	LOT	$ 240.00	285.0	$ 68,400.00	151.0	$ 36,240.00	132.0	$ 31,680.00	190.0	$ 45,600.00
EROSION CONTROL	LOT	$ 300.00	285.0	$ 85,500.00	151.0	$ 45,300.00	132.0	$ 39,600.00	190.0	$ 57,000.00
TESTING	CY	$ 0.30	-	$ -	-	$ -	-	$ -	-	$ -
SUB - EXCAVATION COST				**$ 1,226,499.10**		**$ 561,745.00**		**$ 558,005.00**		**$ 793,610.00**
		PER LOT		**$ 4,303.51**		**$ 3,720.17**		**$ 4,227.31**		**$ 4,176.89**
B. RETAINING WALLS										
ITEM DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*
2' RETAINING WALL	LF	$ 65.00	-	$ -	215.0	$ 13,975.00	672.0	$ 43,680.00	2,500.0	$ 162,500.00
3' RETAINING WALL	LF	$ 80.00	300.0	$ 24,000.00	489.0	$ 39,120.00	-	$ -	750.0	$ 60,000.00
4' RETAINING WALL	LF	$ 95.00	-	$ -	165.0	$ 15,675.00	-	$ -	750.0	$ 71,250.00
SUB - RETAINING WALLS				**$ 24,000.00**		**$ 68,770.00**		**$ 43,680.00**		**$ 293,750.00**
		PER LOT		**$ 84.21**		**$ 455.43**		**$ 330.91**		**$ 1,546.05**
C. MISCELLANEOUS ITEMS										
ITEM DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*
CONDUIT CROSSINGS	LF	$ 30.00	1,200.0	$ 36,000.00	20.0	$ 600.00	348.0	$ 10,440.00	584.0	$ 17,520.00
MAILBOX CLUSTERS	LOT	$ 350.00	285.0	$ 99,750.00	151.0	$ 52,850.00	132.0	$ 46,200.00	190.0	$ 66,500.00
FINAL GEOTECH TESTING	LOT	$ 100.00	285.0	$ 28,500.00	151.0	$ 15,100.00	132.0	$ 13,200.00	190.0	$ 19,000.00
FRANCHISE ELECTRIC (ASSUMED NO COST FOR GAS, IF SERVED BY SI ENER	LOT	$ 2,500.00	285.0	$ 712,500.00	151.0	$ 377,500.00	132.0	$ 330,000.00	190.0	$ 475,000.00
SUB - MISCELLANEOUS ITEMS				**$ 876,750.00**		**$ 446,050.00**		**$ 399,840.00**		**$ 578,020.00**
		PER LOT		**$ 3,076.32**		**$ 2,953.97**		**$ 3,029.09**		**$ 3,042.21**

D. LANDSCAPE/HARDSCAPE/AMENITIES ITEMS										
ITEM DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*	*QUANTITY*	*ITEM COST*
7' MASONRY SCREENING WALL WITH COLLUMNS EVERY 100' (PERI. ROADS)	LF	$ 145.00	3,058.0	$ 443,410.00	-	$ -	-	$ -	2,952.0	$ 428,040.00
PARKING STALL STRIPING	LS	$ 10,000.00	1.0	$ 10,000.00	-	$ -	-	$ -	-	$ -
OPEN GREEN SPACES	SF	$ 1.50	-	$ -	-	$ -	-	$ -	-	$ -
POCKET PARK	LS	$ -	-	$ -	-	$ -	-	$ -	-	$ -
PRIMARY ENTRY FEATURE	LS	$ -	1.0	$ -	-	$ -	-	$ -	-	$ -
SECONDARY ENTRY FEATURE	LS	$ -	1.0	$ -	-	$ -	-	$ -	-	$ -
AMENITY CENTER - PRIMARY	LS	$ -	1.0	$ -	-	$ -	-	$ -	-	$ -
SUB - LANDSCAPE/HARDSCAPE/AMENITIES ITEMS				**$ 453,410.00**		**$ -**		**$ -**		**$ 428,040.00**
		PER LOT		**$ 1,590.91**		**$ -**		**$ -**		**$ 2,252.84**
TOTAL COST				**$ 2,580,659.10**		**$ 1,076,565.00**		**$ 1,001,525.00**		**$ 2,093,420.00**
COST PER LOT				**$ 9,054.94**		**$ 7,129.57**		**$ 7,587.31**		**$ 11,018.00**

SUMMARY - PRODUCT A		**TOTALS**	**PER LOT**
A. EXCAVATION		**$3,139,859.10**	**$4,142.29**
B. RETAINING WALLS		**$430,200.00**	**$567.55**
C. MISCELLANEOUS ITEMS		**$2,300,660.00**	**$3,035.17**
D. LANDSCAPE/HARDSCAPE/AMENITIES		**$881,450.00**	**$1,162.86**
SUB-TOTAL:		**$6,752,169.10**	**$8,907.87**
ENTITLEMENT, ENGINEERING, MUD ENG, LA & STAKING (Estimated):	(SECT. A, B & D)	$445,150.91	**$587.27**
MISCELLANEOUS & CONTINGENCIES (10%):	(SECT. A-D)	$675,216.91	**$890.79**
TOTAL CONSTRUCTION COSTS:		**$7,872,536.92**	**$10,385.93**

APPENDIX C-1
LEGAL DESCRIPTION - PID

Tract 1:

169.754 ACRES

BEING all that certain tract of land situated in the W. H. Rattan Survey, Abstract No. 753, Collin County, Texas, and being a portion of a called 238.55 acre tract of land described as Tract A, described in deed to Moses Hubbard and wife, Mary Jane Hubbard, recorded in Volume 29, Page 486, 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 with plastic cap stamped "RPLS 6677" set (hereinafter referred to as a capped iron rod set) at the northwest corner of said 238.55 acre tract, in the center of Carthage Road (Spur 483/Business 289), in the south line of a 30-foot wide right-of-way dedication recorded in Cabinet C, Page 425, Plat Records of Collin County, Texas, from which a 1/2-inch iron rod found at the southwest corner of Lot , 1, Block A, North Preston Lakes Estates, recorded in Cabinet J, Page 559, said Plat Records, bears North 00° 15' 48" West, a distance of 45.00 feet;

THENCE North 89° 21' 38" East, with the north line of said 238.55 acre tract and the south line of said 30-foot wide right-of-way dedication, a distance of 953.37 feet to a Mag Nail found for corner;

THENCE severing said 238.55 acre tract, the following courses and distances:

1. South 00° 00' 00" West, a distance of 201.92 feet to a capped iron rod set;

2. South 36° 46' 00" East, a distance of 1596.54 feet to a capped iron rod set;

3. South 58° 36' 00" East, a distance of 226.26 feet to a capped iron rod set;

4. South 87° 26' 34" East, a distance of 1025.42 feet to a capped iron rod set in the east line of said 238.55 acre tract and the west right-of-way line of Burlington Northern Santa Fe Railroad right-of-way;

THENCE South 12° 26' 51" West, with the east line of said 238.55 acre tract and the west right-of-way line of Burlington Northern Santa Fe Railroad right-of-way, a distance of 1744.96 feet to a capped iron rod set;

THENCE South 89° 32' 48" West, with the south line of said 238.55 acre tract and the north line of a tract described in deed to Celina ISD, recorded in Instrument No. 20210208000267470, said Official Public Records, a distance of 2743.91 feet to a capped iron rod set for corner;

THENCE with the west line of said 238.55 acre tract, the following courses and distances:

1. North 00° 01' 24" West, a distance of 2001.59 feet to 1/2-inch iron rod found at an angle point, at the northeast corner of a called 153.177 acre tract of land, described as Tract 1,

in deed to CCD-North Sky, LLC, recorded in Instrument No. 20210325000596630, said Official Public Records, and at the southeast corner of a called 58.684 acre tract of land, described in deed to Celina 58, LP, recorded in Instrument No. 20210909001833390, said Official Public Records;

2. North 00° 14' 25" West, a distance of 1357.94 feet to the POINT OF BEGINNING and enclosing 169.754 acres (7,394,476 square feet) of land, more or less.

Tract 2:

71.000 ACRES

BEING all that certain tract of land situated in the W. H. Rattan Survey, Abstract No. 753, Collin County, Texas, and being a portion of a called 238.55 acre tract of land described as Tract A, described in deed to Moses Hubbard and wife, Mary Jane Hubbard, recorded in Volume 29, Page 486, Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag nail found in the center of Carthage Road (Spur 483/Business 289), in the south line of a 30-foot wide right-of-way dedication recorded in Cabinet C, Page 425, Plat Records of Collin County, Texas, in the west line of Burlington Northern Santa Fe Railroad right-of-way;

THENCE South 12° 26' 51" West, with the east line of said 238.55 acre tract and the west line of Burlington Northern Santa Fe Railroad right-of-way, a distance of 1709.43 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 6677" set for corner (hereinafter referred to as a capped iron rod set);

THENCE severing said 238.55 acre tract, the following courses and distances:

1. North 87° 26' 34" West, a distance of 1025.42 feet to a capped iron rod set for corner;

2. North 58° 36' 00" West, a distance of 226.26 feet to a capped iron rod set for corner;

3. North 36° 46' 00" West, a distance of 1596.54 feet to a capped iron rod set for corner;

4. North 00° 00' 00" East, a distance of 201.92 feet to a mag nail set for corner in the center of Carthage Road (Spur 483/Business 289) and in the south line of said 30-foot wide right-of-way dedication;

THENCE with the center of Carthage Road (Spur 483/Business 289) and the south line of said 30-foot wide right-of-way dedication, the following courses and distances:

1. North 89° 21' 38" East, a distance of 156.10 feet to a Mag nail found for an angle point;

2. North 89° 26' 52" East, a distance of 2385.62 feet to the POINT OF BEGINNING and enclosing 71.000 acres (3,093,045 square feet) of land, more or less.

APPENDIX C-2
LEGAL DESCRIPTION – IMPROVEMENT AREA #1

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §
WHEREAS FORESTAR USA REAL ESTATE GROUP INC., is the owner of that certain tract of land situated in the W. H. Rattan Survey, Abstract No. 753, Collin County, Texas, and being a portion of a called 153.177 acre tract of land described as Tract 1, in deed to Forestar USA Real Estate Group Inc., recorded in Instrument No. 2024000092335, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2-inch iron rod with plastic cap stamped "RPLS 6677" set (hereinafter referred to as a capped iron rod set) at the northwest corner of said 153.177 acre tract, in the center of Carthage Road (Spur 483/Business 289), in the south line of a 30-foot wide right-of-way dedication recorded in Cabinet C, Page 425, Plat Records of Collin County, Texas, from which a 1/2-inch iron rod found at the southwest corner of Lot , 1, Block A, North Preston Lakes Estates, recorded in Cabinet J, Page 559, said Plat Records, bears North 00° 15' 48" West, a distance of 45.00 feet;
THENCE North 89° 21' 38" East, with the north line of said 153.177 acre tract and the south line of said 30-foot wide right-of-way dedication, a distance of 953.37 feet to a Mag nail found for the northeast corner of said 153.177 acre tract and the northwest corner of a called 71.000 acre tract described as Tract II, in deed to said Forestar USA Real Estate Group Inc.;
THENCE with the common line of said 153.177 acre tract and said 71.000 acre tract, the following courses and distances:
1. South 00° 00' 00" West, a distance of 201.92 feet to a 1/2-inch iron rod found for corner;
2. South 36° 46' 00" East, a distance of 1556.27 feet;
THENCE over and across said 153.177 acre tract, the following courses and distances:
1. South 54° 53' 59" West, a distance of 343.68 feet to the beginning of a non-tangential curve to the right;
2. THENCE with said curve to the right, having a radius of 60.00 feet, a central angle of 47° 25' 52", an arc length of 49.67 feet, a chord that bears South 24° 59' 55" East, a distance of 48.26 feet to a point at the end of said curve;
3. South 34° 50' 26" East, a distance of 7.61 feet;
4. South 55° 09' 34" West, a distance of 50.00 feet;
5. South 34° 50' 26" East, a distance of 84.58 feet to the beginning of a non-tangential curve to the right;
6. THENCE with said curve to the right, having a radius of 400.00 feet, a central angle of 69° 37' 05", an arc length of 486.03 feet, a chord that bears North 86° 26' 53" West, a distance of 456.67 feet to a point at the end of said curve;
7. South 42° 39' 44" West, a distance of 100.27 feet;
8. South 04° 39' 28" East, a distance of 33.90 feet;
9. South 42° 38' 48" West, a distance of 50.25 feet;
10. South 85° 32' 39" West, a distance of 36.64 feet;
11. South 42° 39' 44" West, a distance of 76.35 feet;
12. South 23° 42' 38" West, a distance of 15.38 feet;

13. South 42° 39' 42" West, a distance of 18.02 feet;
14. South 60° 34' 39" West, a distance of 16.24 feet;
15. South 42° 39' 44" West, a distance of 75.87 feet;
16. South 03° 48' 50" East, a distance of 34.43 feet;
17. South 42° 39' 29" West, a distance of 50.10 feet;
18. South 86° 16' 14" West, a distance of 36.20 feet;
19. South 42° 39' 44" West, a distance of 76.06 feet;
20. South 24° 02' 49" West, a distance of 15.66 feet to the beginning of a non-tangential curve to the left;
21. THENCE with said curve to the left, having a radius of 991.00 feet, a central angle of 42° 17' 06", an arc length of 731.37 feet, a chord that bears South 70° 30' 15" East, a distance of 714.89 feet to a point at the end of said curve;
22. North 18° 37' 12" East, a distance of 18.20 feet;
23. North 89° 32' 48" East, a distance of 49.39 feet;
24. South 19° 50' 55" East, a distance of 14.95 feet;
25. South 00° 00' 00" East, a distance of 17.47 feet;
26. South 16° 43' 23" West, a distance of 16.88 feet;
27. South 00° 27' 12" East, a distance of 91.16 feet;
28. South 47° 30' 46" East, a distance of 19.08 feet;
29. South 00° 00' 00" East, a distance of 42.51 feet;
30. South 42° 34' 30" West, a distance of 19.98 feet;
31. South 00° 27' 12" East, a distance of 91.17 feet;
32. South 19° 11' 55" East, a distance of 15.53 feet;
33. South 00° 00' 00" East, a distance of 18.48 feet;
34. South 17° 37' 47" West, a distance of 15.61 feet;
35. South 00° 27' 12" East, a distance of 91.19 feet;
36. South 47° 00' 26" East, a distance of 16.51 feet;
37. South 00° 27' 16" East, a distance of 46.08 feet;
38. South 43° 02' 44" West, a distance of 17.41 feet;
39. South 00° 27' 12" East, a distance of 238.58 feet;
40. South 45° 27' 12" East, a distance of 14.14 feet;
41. North 89° 32' 48" East, a distance of 31.67 feet;
42. South 00° 27' 12" East, a distance of 50.00 feet;
43. South 89° 32' 48" West, a distance of 8.50 feet to the beginning of a non-tangential curve to the right;
44. THENCE with said curve to the right, having a radius of 60.00 feet, a central angle of 33° 33' 26", an arc length of 35.14 feet, a chord that bears South 72° 46' 05" West, a distance of 34.64 feet to a point at the end of said curve;
45. South 00° 27' 12" East, a distance of 115.09 feet to the south line of said 153.77 acre tract and the north line of a tract of land described in deed to Celina ISD, recorded in Instrument No. 20210208000267470, said Official Public Records;
THENCE South 89° 33' 00" West, with the south line of said 153.77 acre tract and the north line of said Celina ISD tract, a distance of 1512.56 feet to a mag nail found;
THENCE with the west line of said 153.77 acre tract, the following courses and distances:
1. North 00° 01' 24" West, a distance of 2001.59 feet to 1/2-inch iron rod found at an angle point, at the northeast corner of a called 153.177 acre tract of land, described as Tract 1, in deed to CCD-North Sky, LLC, recorded in Instrument No. 20210325000596630, said Official Public Records, and at the southeast corner of a called 58.684 acre tract of land, described

in deed to Celina 58, LP, recorded in Instrument No. 20210909001833390, said Official Public Records;
2. North 00° 14' 25" West, a distance of 1357.94 feet to the POINT OF BEGINNING and enclosing 105.036 acres (4,575,383 square feet) of land, more or less.

APPENDIX C-3
LEGAL DESCRIPTION – FUTURE IMPROVEMENT AREA

BEING a 135.708 acre tract of land situated in the W.H. Ratton Survey, Abstract No. 753, City of Celina, Collin County, Texas and being a portion of a called 169.754 acre tract of land designated as "Tract I" and all of a called 71.000 acre tract of land designated as "Tract II" in the Special Warranty Deed to Forestar (USA) Real Estate Group Inc., recorded in Document No. 2024000092335, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "Spooner" found for the southeast corner of said 169.754 acre tract, same being the northeast corner of a called 75.3364 acre tract of land described in the Gift Deed to Celina Independent School District, recorded in Document No. 20210208000267470, O.P.R.C.C.T., and being in the west line of Burlington Northern Santa Fe Railroad (100-foot wide railroad right-of-way);

THENCE South 89°33'00" West, with the south line of said 169.754 acre tract, same being the north line of said 75.3364 acre tract, a distance of 1,230.93 feet to a point;

THENCE over said 169.754 acre tract the following courses:

North 00°27'12" West, a distance of 115.09 feet to a point at the beginning of a non-tangent curve to the left with a radius of 60.00 feet, a central angle of 33°33'26", and a chord bearing and distance of North 72°46'05" East, 34.64 feet;

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 35.14 feet to a point;

North 89°32'48" East, a distance of 8.50 feet to a point;

North 00°27'12" West, a distance of 50.00 feet to a point;

South 89°32'48" West, a distance of 31.67 feet to a point;

North 45°27'12" West, a distance of 14.14 feet to a point;

North 00°27'12" West, a distance of 238.58 feet to a point;

North 43°02'44" East, a distance of 17.41 feet to a point;

North 00°27'16" West, a distance of 46.08 feet to a point;

North 47°00'26" West, a distance of 16.51 feet to a point;

North 00°27'12" West, a distance of 91.19 feet to a point;

North 17°37'47" East, a distance of 15.61 feet to a point;

North 00°00'00" East, a distance of 18.48 feet to a point;

North 19°11'55" West, a distance of 15.53 feet to a point;

North 00°27'12" West, a distance of 91.17 feet to a point;

North 42°34'30" East, a distance of 19.98 feet to a point;

North 00°00'00" East, a distance of 42.51 feet to a point;

North 47°30'46" West, a distance of 19.08 feet to a point;

North 00°27'12" West, a distance of 91.16 feet to a point;

North 16°43'23" East, a distance of 16.88 feet to a point;

North 00°00'00" East, a distance of 17.47 feet to a point;

North 19°50'55" West, a distance of 14.95 feet to a point;

South 89°32'48" West, a distance of 49.39 feet to a point;

South 18°37'12" West, a distance of 18.20 feet to a point at the beginning of a non-tangent curve to the right with a radius of 991.00 feet, a central angle of 42°17'06", and a chord bearing and distance of North 70°30'15" West, 714.89 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 731.37 feet to a point;

North 24°02'49" East, a distance of 15.66 feet to a point;

North 42°39'44" East, a distance of 76.06 feet to a point;

North 86°16'14" East, a distance of 36.20 feet to a point;

North 42°39'29" East, a distance of 50.10 feet to a point;

North 03°48'50" West, a distance of 34.43 feet to a point;

North 42°39'44" East, a distance of 75.87 feet to a point;

North 60°34'39" East, a distance of 16.24 feet to a point;

North 42°39'42" East, a distance of 18.02 feet to a point;

North 23°42'38" East, a distance of 15.38 feet to a point;

North 42°39'44" East, a distance of 76.35 feet to a point;

North 85°32'39" East, a distance of 36.64 feet to a point;

North 42°38'48" East, a distance of 50.25 feet to a point;

North 04°39'28" West, a distance of 33.90 feet to a point;

North 42°39'44" East, a distance of 100.27 feet to a point at the beginning of a non-tangent curve to the left with a radius of 400.00 feet, a central angle of 69°37'05", and a chord bearing and distance of South 86°26'53" East, 456.67 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 486.03 feet to a point;

North 34°50'26" West, a distance of 84.58 feet to a point;

North 55°09'34" East, a distance of 50.00 feet to a point;

North 34°50'26" West, a distance of 7.61 feet to a point at the beginning of a non-tangent curve to the left with a radius of 60.00 feet, a central angle of 47°25'52", and a chord bearing and distance of North 24°59'55" West, 48.26 feet;

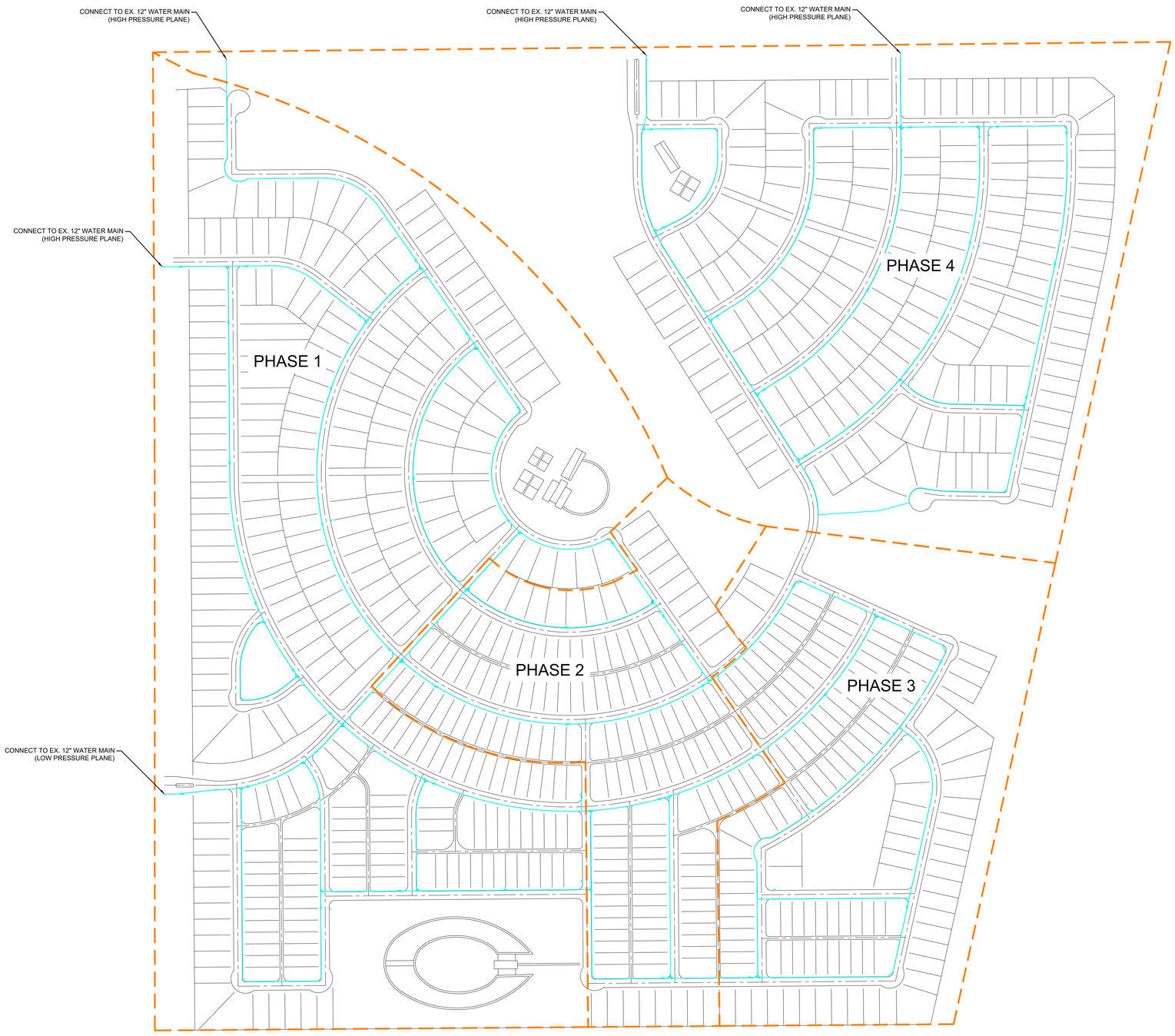
In a northerly direction, with said non-tangent curve to the left, an arc distance of 49.67 feet to a point;

North 54°53'59" East, a distance of 343.68 feet to a point in the southwesterly line of the aforementioned "Tract II", from which a 1/2-inch iron rod with blue plastic cap stamped "RPLS 6677" found for an angle point in the northeastern line of said "Tract I", same being common with the southwestern line of said "Tract II" bears South 36°46'00" East, a distance of 40.26 feet;
THENCE with said common line the following courses:

North 36°46'00" West, a distance of 1,556.27 feet to a 1/2-inch iron rod with blue plastic cap stamped "RPLS 6677" found;
North 00°00'00" East, a distance of 201.92 feet to a point at the northeast corner of said "Tract I" same being the northwest corner of said "Tract II" in the approximate centerline of Carthage Road (variable width public right-of-way, also being known as Spur 483/Business 289), and being from which a Mag nail found bears South 89°09'57" West, a distance of 1.46 feet;
THENCE with the north line of said "Tract II" and the approximate centerline of said Carthage Road the following courses:
North 89°21'38" East, a distance of 156.10 feet to a Mag nail found;

North 89°26'52" East, a distance of 2,385.62 feet to a Mag nail found for the northeast corner of said "Tract II" and in the west line of said Burlington Northern Santa Fe Railroad right-of-way;
THENCE South 12°27'14" West, passing at a distance of 1,709.46 feet a 1/2-inch iron rod found with cap stamped "6677" for the southeast corner of said "Tract II", same being a northeast corner of said "Tract I", and continuing for a total distance of 3,454.63 feet to the POINT OF BEGINNING and containing 5,911,422 square feet or 135.708 acres of land.

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS



WATER OPC LEGEND

PROPOSED

W8" WATER LINE

WATER VALVE

FIRE HYDRANT

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

HUBBARD TRUST

CELINA, TEXAS

TITLE

WATER OPC

OVERALL

CLIENT

CENTURION AMERICAN

FARMERS BRANCH, TEXAS

N

0 100 200 400

SCALE 1" = 200'

PROJECT NUMBER:
01000X00X

DRAWN BY:
KMS

DATE:
2024/07/10

SHEET:
OVERALL WTR

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CONNECT TO EX. 12" WATER MAIN
(LOW PRESSURE PLANE)

CONNECT TO EX. 12" WATER MAIN
(HIGH PRESSURE PLANE

CONNECT TO EX. 12" WATER MAIN
(HIGH PRESSURE PLANE)

PHASE 1

PHASE 2

PHASE 3

PHASE 4

WATER OPC LEGEND

PROPOSED

W8" WATER LINE

WATER VALVE

FIRE HYDRANT

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD
SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

HUBBARD TRUST

CELINA, TEXAS

TITLE

WATER OPC

PHASE 1

CLIENT

CENTURION AMERICAN

FARMERS BRANCH, TEXAS

N

0 60 120 240

SCALE 1"=120'

PROJECT NUMBER:
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KMS

DATE:
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PHASE 1

PHASE 2

PHASE 3

PHASE 4

WATER OPC LEGEND

PROPOSED

W8" WATER LINE

WATER VALVE

FIRE HYDRANT

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

HUBBARD TRUST

CELINA, TEXAS

TITLE

WATER OPC

PHASE 2

CLIENT

CENTURION AMERICAN

FARMERS BRANCH, TEXAS

N

0 50 100 200

SCALE 1" = 100'

PROJECT NUMBER:
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2024/07/10

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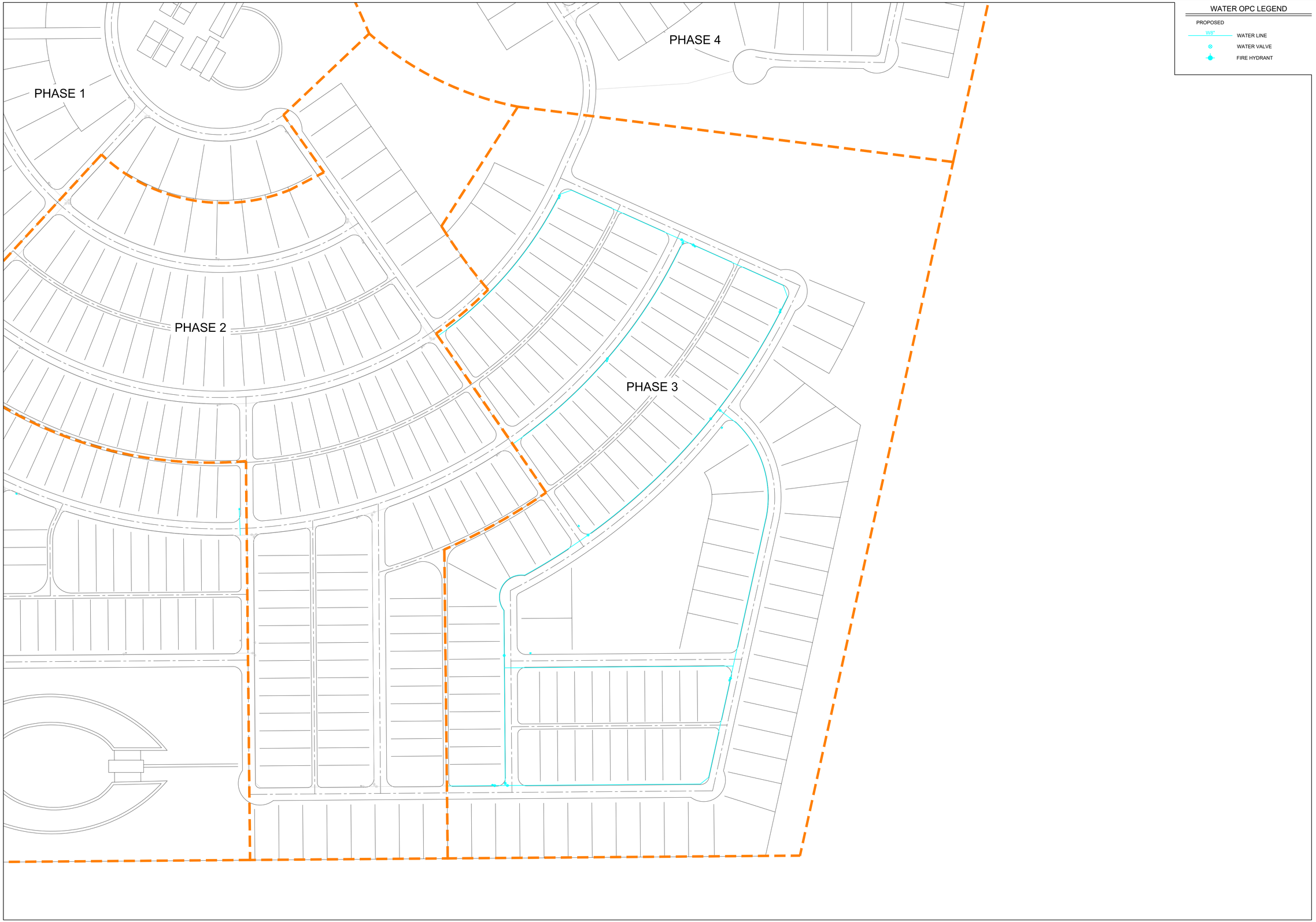

WATER OPC LEGEND

PROPOSED

W8" WATER LINE

WATER VALVE

FIRE HYDRANT

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

HUBBARD TRUST

CELINA, TEXAS

TITLE

WATER OPC

PHASE 3

CLIENT

CENTURION AMERICAN

FARMERS BRANCH, TEXAS

N

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SCALE 1" = 100'

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(HIGH PRESSURE PLANE

CONNECT TO EX. 12" WATER MAIN
(HIGH PRESSURE PLANE

PHASE 4

WATER OPC LEGEND

PROPOSED

W8" WATER LINE

WATER VALVE

FIRE HYDRANT

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

HUBBARD TRUST

CELINA, TEXAS

TITLE

WATER OPC

PHASE 4

CLIENT

CENTURION AMERICAN

FARMERS BRANCH, TEXAS

N

0 40 80 160

SCALE 1" = 80'

PROJECT NUMBER:
01000X00X

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KMS

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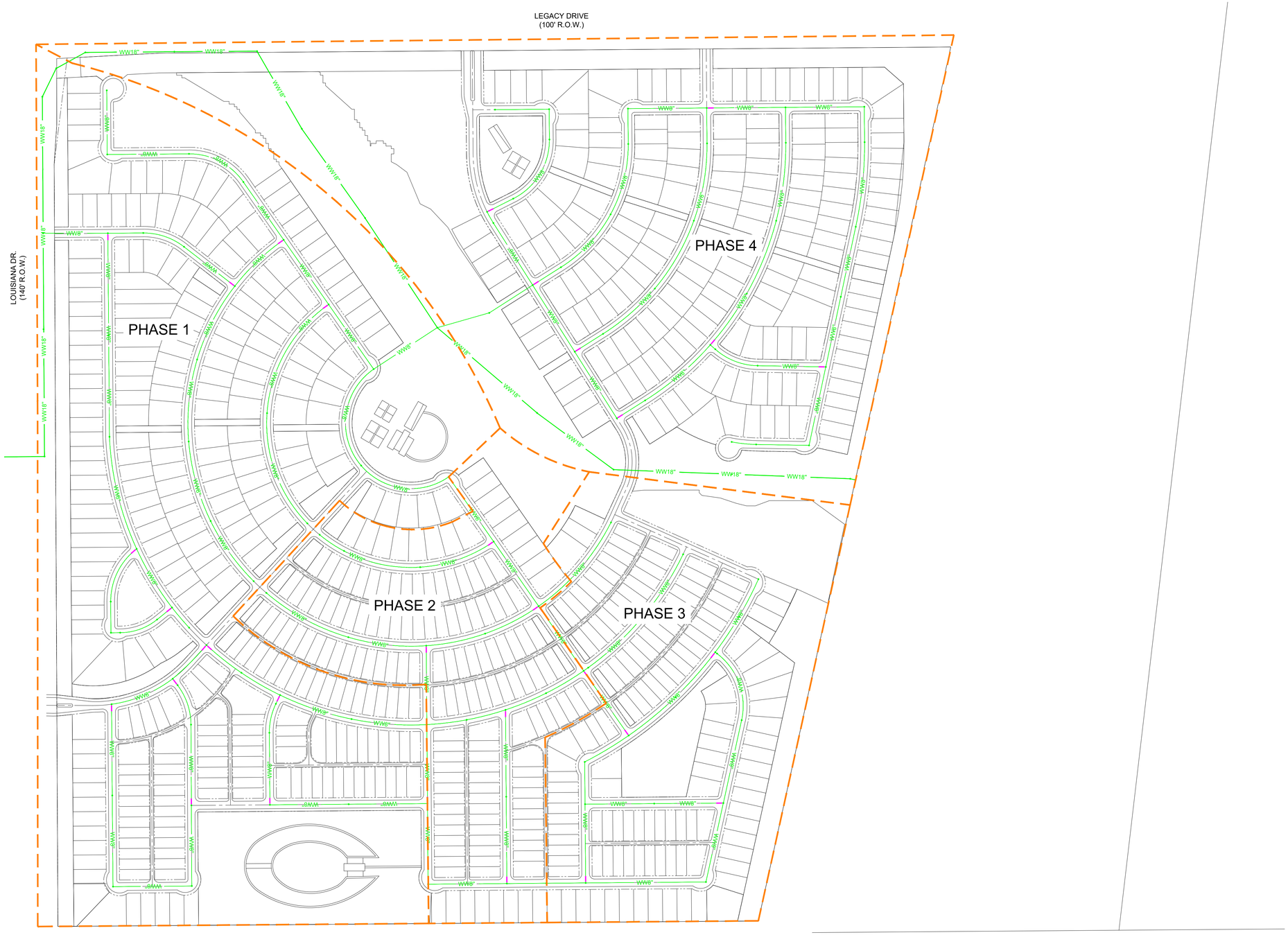

WASTEWATER OPC LEGEND

PROPOSED

- WW — WASTEWATER LINE
- WASTEWATER MANHOLE
- WATER CROSSING

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD
SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

HUBBARD TRUST

CELINA, TEXAS

TITLE

WASTEWATER OPC
OVERALL

CLIENT

CENTURION AMERICAN

FARMERS BRANCH, TEXAS

N

0 100 200 400

SCALE 1" = 200'

PROJECT NUMBER:
01000X00X

DRAWN BY:
KMS

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2024/07/10

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OVERALL WW

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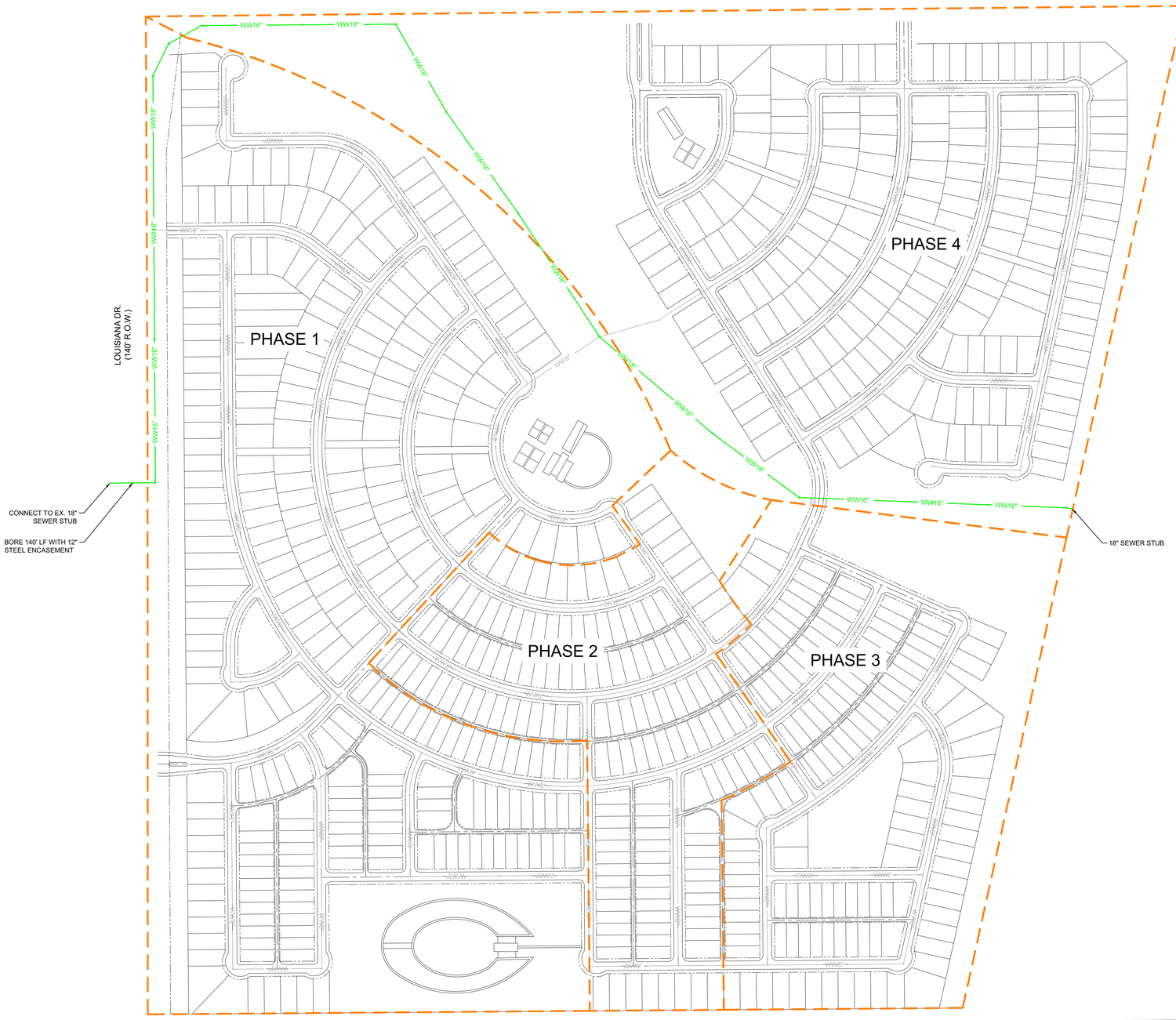
WASTEWATER OPC LEGEND

PROPOSED

WW — WASTEWATER LINE

WASTEWATER MANHOLE

WATER CROSSING



KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD
SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

HUBBARD TRUST

CELINA, TEXAS

TITLE

WASTEWATER OPC

OFFSITE INFRASTRUCTURE

CLIENT

CENTURION AMERICAN

FARMERS BRANCH, TEXAS

N

0 100 200 400

SCALE 1" = 200'

PROJECT NUMBER:
01000X00X

DRAWN BY:
KMS

DATE:
2024/07/10

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OFFSITE WW

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WASTEWATER OPC LEGEND

PROPOSED

WW — WASTEWATER LINE

WASTEWATER MANHOLE

WATER CROSSING

LEGACY DRIVE
(100' R.O.W.)

PHASE 1

PHASE 2

PHASE 3

PHASE 4

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD
SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

HUBBARD TRUST

CELINA, TEXAS

TITLE

WASTEWATER OPC

PHASE 1

CLIENT

CENTURION AMERICAN

FARMERS BRANCH, TEXAS

N

0 60 120 240

SCALE 1"=120'

PROJECT NUMBER:
01000X00X

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2024/07/10

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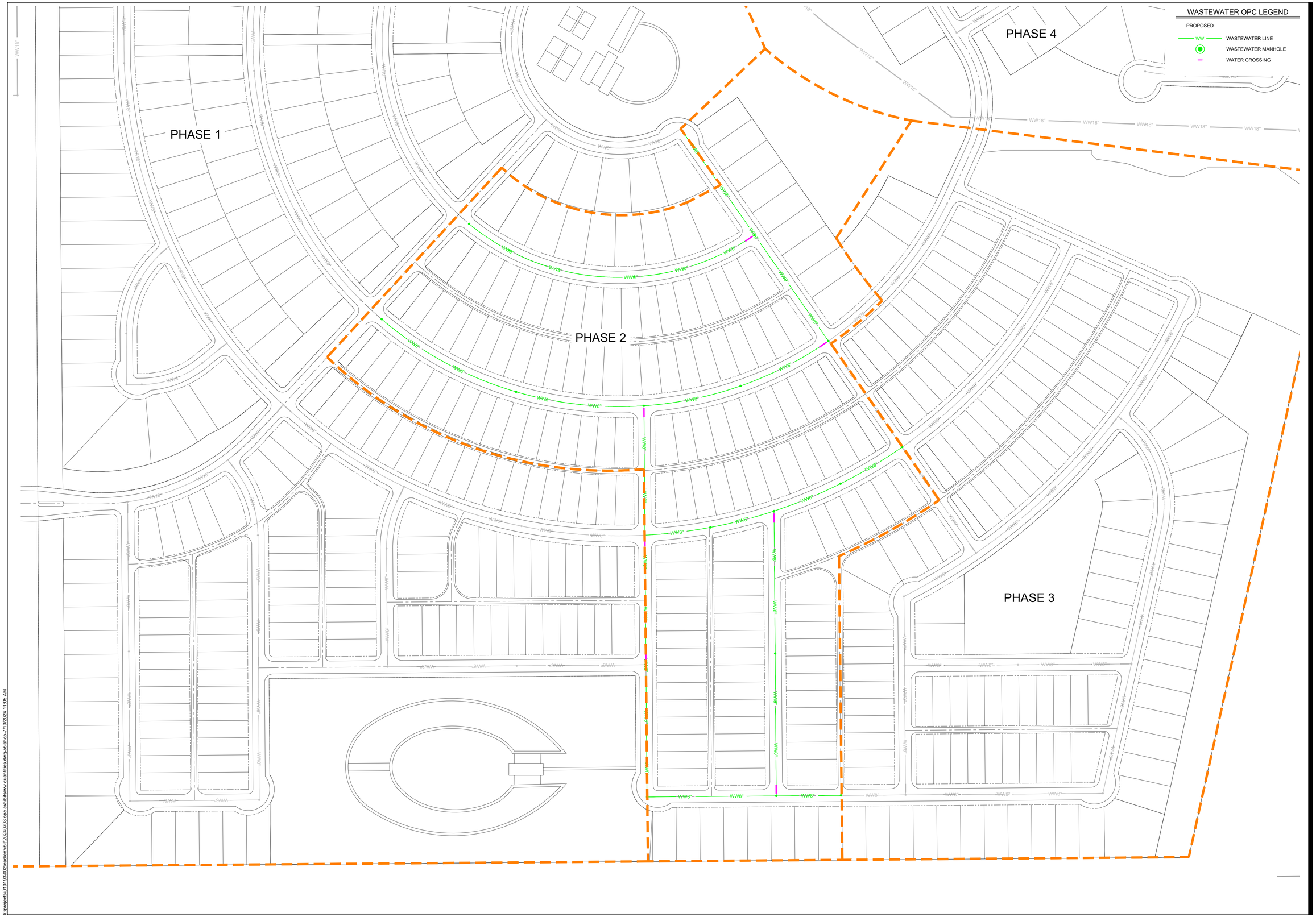

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD
SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

HUBBARD TRUST

CELINA, TEXAS

TITLE

WASTEWATER OPC

PHASE 2

CLIENT

CENTURION AMERICAN

FARMERS BRANCH, TEXAS

N

0 50 100 200

SCALE 1" = 100'

PROJECT NUMBER:
01000X00X

DRAWN BY:
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DATE:
2024/07/10

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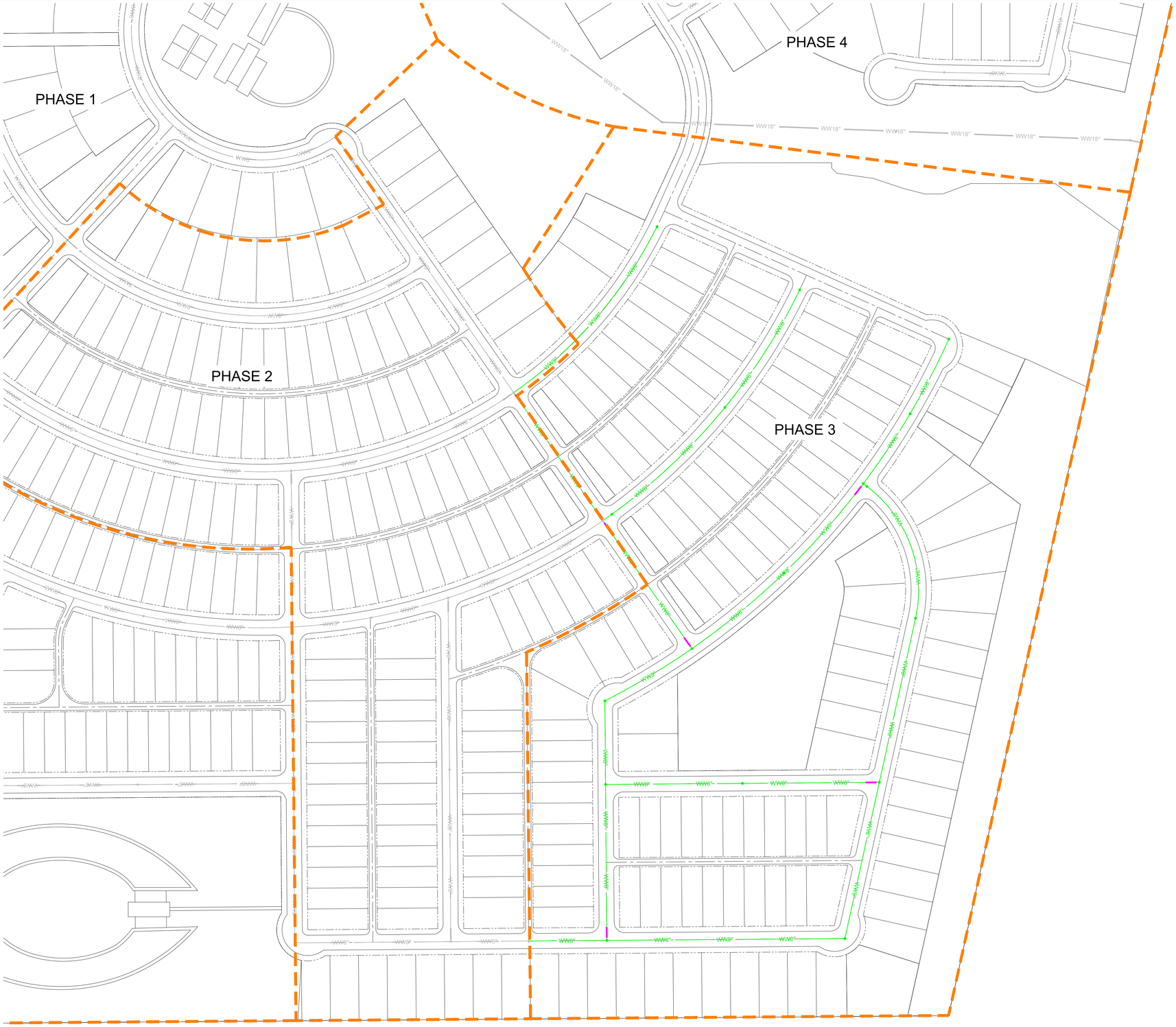

WASTEWATER OPC LEGEND

PROPOSED

- WW — WASTEWATER LINE
- WASTEWATER MANHOLE
- WATER CROSSING

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD
SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

HUBBARD TRUST

CELINA, TEXAS

TITLE

WASTEWATER OPC
PHASE 3

CLIENT

CENTURION AMERICAN

FARMERS BRANCH, TEXAS

N

0 50 100 200

SCALE 1" = 100'

PROJECT NUMBER:
01000X00X

DRAWN BY:
KMS

DATE:
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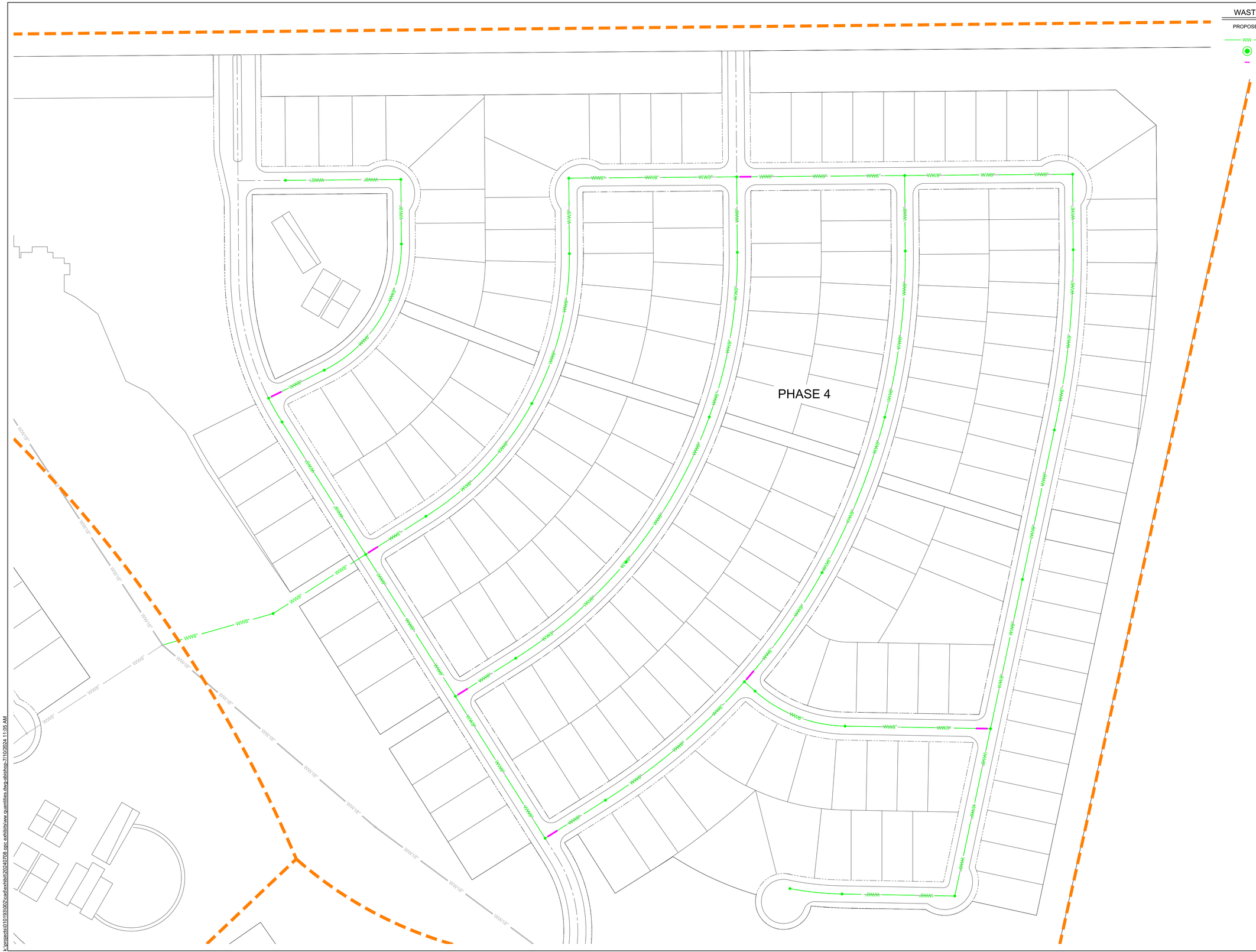

WASTEWATER OPC LEGEND

PROPOSED

WW — WASTEWATER LINE

WASTEWATER MANHOLE

WATER CROSSING

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD
SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

HUBBARD TRUST

CELINA, TEXAS

TITLE

WASTEWATER OPC

PHASE 4

CLIENT

CENTURION AMERICAN

FARMERS BRANCH, TEXAS

N

0 40 80 160

SCALE 1" = 80'

PROJECT NUMBER:
01000X00X

DRAWN BY:
KMS

DATE:
2024/07/10

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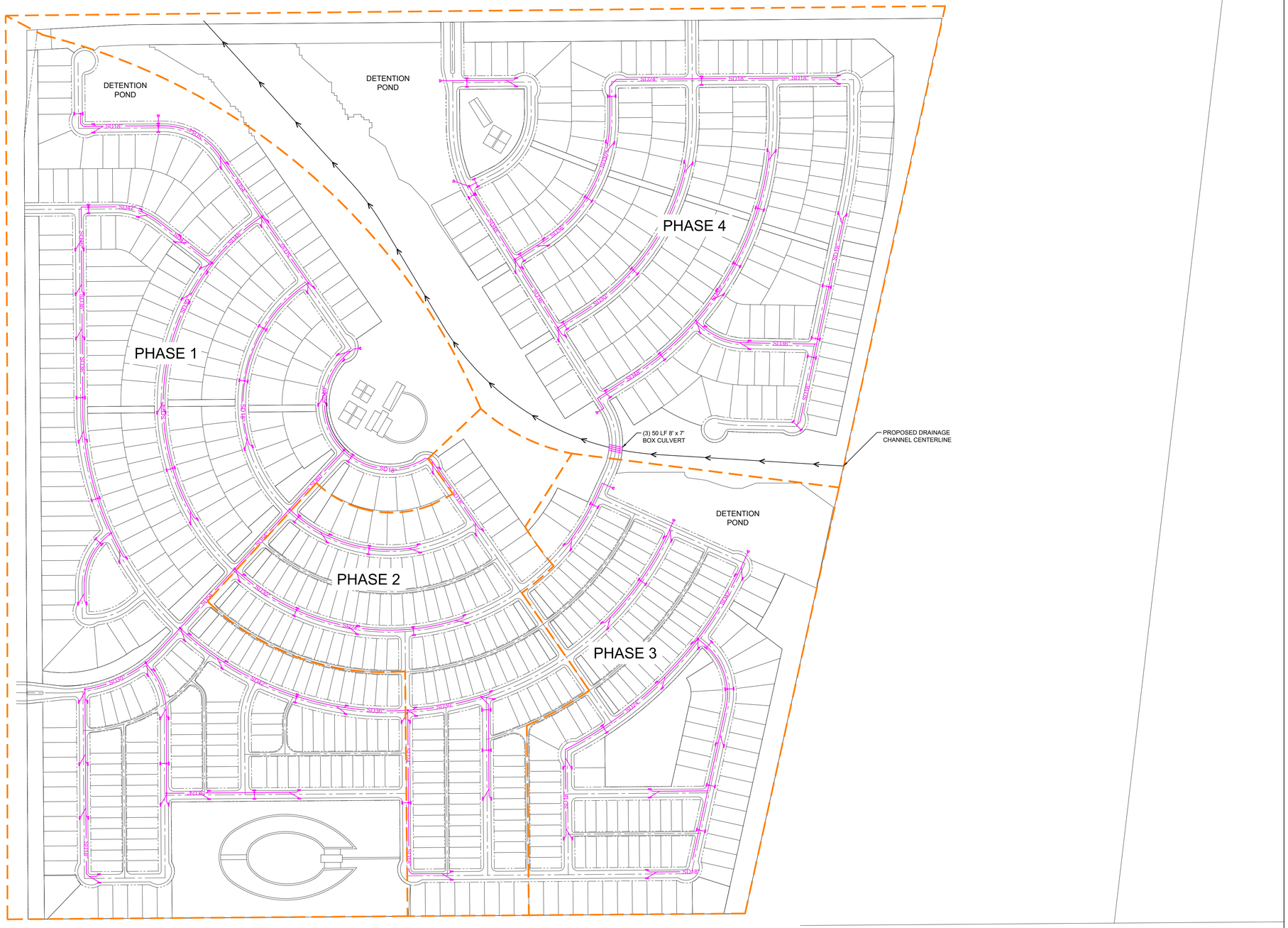
STORM OPC LEGEND

SD36"	PROPOSED STORM LINE
	PROPOSED MANHOLE
	PROPOSED CURB INLET



KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT
HUBBARD TRUST
CELINA, TEXAS

TITLE
STORM OPC
OVERALL

CLIENT
CENTURION AMERICAN
FARMERS BRANCH, TEXAS

N

0 100 200 400
SCALE 1" = 200'

PROJECT NUMBER:
01000X00X

DRAWN BY:
KMS

DATE:
2024/07/10

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OVERALL STM

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PHASE 1

PHASE 2

PHASE 3

PHASE 4

NOTE: ALL LATERALS ARE ASSUMED TO BE 18" RCP.

STORM OPC LEGEND

- PROPOSED STORM LINE
- PROPOSED MANHOLE
- PROPOSED CURB INLET

N

0 60 120 240

1"=120'

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD
SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

HUBBARD TRUST

CELINA, TEXAS

TITLE

STORM OPC

PHASE 1

CLIENT

CENTURION AMERICAN

FARMERS BRANCH, TEXAS

PROJECT NUMBER: 01000X00X

DRAWN BY: SCB

DATE: 2024/07/10

SHEET: PH. 1 STM

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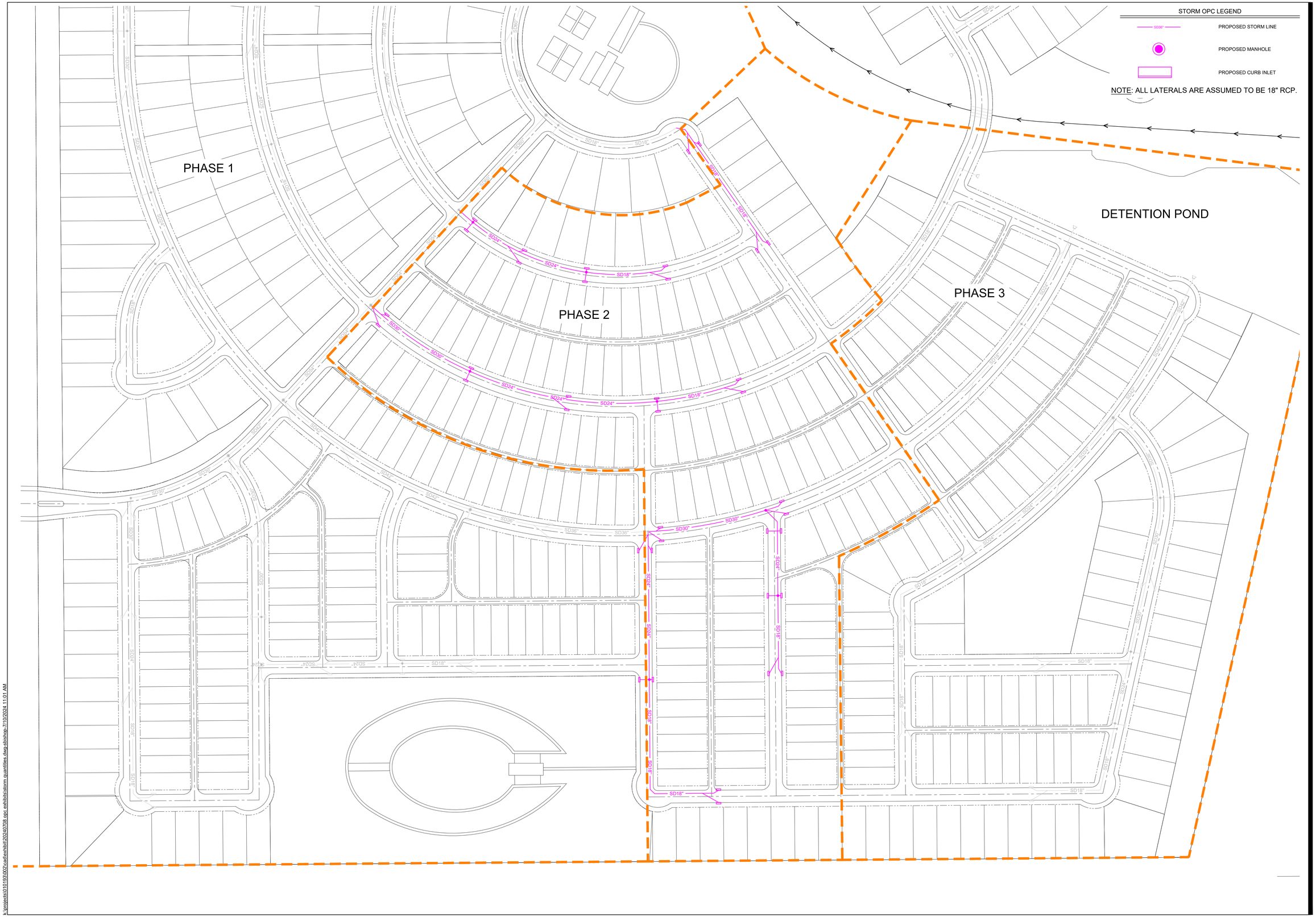

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD
SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

HUBBARD TRUST

CELINA, TEXAS

TITLE

STORM OPC

PHASE 2

CLIENT

CENTURION AMERICAN

FARMERS BRANCH, TEXAS

N

0 50 100 200

SCALE 1" = 100'

PROJECT NUMBER:
010000X00X

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PHASE 1

PHASE 2

PHASE 3

DETENTION POND

STORM OPC LEGEND

- PROPOSED STORM LINE
- PROPOSED MANHOLE
- PROPOSED CURB INLET

NOTE: ALL LATERALS ARE ASSUMED TO BE 18" RCP.

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD
SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

HUBBARD TRUST

CELINA, TEXAS

TITLE

STORM OPC

PHASE 3

CLIENT

CENTURION AMERICAN

FARMERS BRANCH, TEXAS

N

0 50 100 200

SCALE 1" = 100'

PROJECT NUMBER:
01000X00X

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DETENTION POND

PHASE 4

SD24" SD18" SD24" SD24" SD24" SD18" SD18" SD18" SD18" SD18" SD24" SD30" SD30" SD30" SD24" SD18" SD18" SD18" SD24" SD18" SD24" SD24" SD30" SD30" SD30" SD30" SD30" SD36" SD36" SD36

APPENDIX E
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS

Appendix E

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of two Lot Types.

"Lot Type 1" means Lots identified as such on an Assessment Roll, typically single-family Lots with a width of approximately 60 feet.

"Lot Type 2" means Lots identified as such on an Assessment Roll, typically single-family Lots with a width of approximately 55 feet.

"Lot Type 3" means Lots identified as such on an Assessment Roll, typically single-family Lots with a width of approximately 40 feet.

A) Proposed Development

Table E-1 shows the proposed Lot Types to be developed within the PID.

Table E-1
Proposed Development within the PID

Proposed Development	Quantity	Measurement
Lot Type 1 (60 Ft Lot)	108	Units
Lot Type 2 (55 Ft Lot)	344	Units
Lot Type 3 (40 Ft Lot)	306	Units
Total	**758**	

Table E-2 shows the proposed Lot Types to be developed within Improvement Area #1.

Table E-2
Proposed Development within Improvement Area #1

Proposed Development	Quantity	Measurement
Lot Type 1 (60 Ft Lot)	40	Units
Lot Type 2 (55 Ft Lot)	153	Units
Lot Type 3 (40 Ft Lot)	92	Units
Total	**285**	

Table E-3 shows the proposed Lot Types to be developed within the Future Improvement Area.

Table E-3
Proposed Development within the Future Improvement Area

Proposed Development	Quantity	Measurement
Lot Type 1 (60 Ft Lot)	68	Units
Lot Type 2 (55 Ft Lot)	191	Units
Lot Type 3 (40 Ft Lot)	214	Units
Total	**473**	

B) Calculation of Equivalent Units

As explained under Section V, for purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Improvement Area #1 Projects to be financed with the Improvement Area #1 Series 2026 Bonds shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Improvement Area #1 Assessment across the Parcels of Improvement Area #1 Assessed Property based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Improvement Area #1 Assessments shall be allocated to the Improvement Area #1 Assessed Property on the basis of the average value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Improvement Area #1 Assessments on Parcels similarly benefited. In determining the average value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 60 Ft Lots, 55 Ft Lots, etc.); (ii) current and projected values; (iii) the costs of the Authorized Improvements; and (iv) the ability of different property types to proportionally utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Improvement Area #1 Assessments among Parcels based on average value is best accomplished by creating classifications of benefited Parcels based on the Lot Types. These classifications from Lot Type 1 (60 Ft Lot) representing the highest value to Lot Type 3 (40 Ft Lot) representing the lowest value for Lots are set forth in Table E-4. Improvement Area #1 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 (60 Ft Lot) to 1.0, the Equivalent Unit factor for Lot Type 2 (55 Ft Lot) to 0.88, and the Equivalent Unit factor for Lot Type 3 (40 Ft Lot) to 0.73.

Table E-4
Equivalent Unit Factors

Lot Type	Estimated Average Value[1]	Equivalent Unit Factor	
Lot Type 1 (60 Ft Lot)	$600,000	1.00	per dwelling unit
Lot Type 2 (55 Ft Lot)	$525,000	0.88	per dwelling unit
Lot Type 3 (40 Ft Lot)	$440,000	0.73	per dwelling unit

[1]Average values provided by the Developer.

The total Equivalent Units for the PID are shown in Table E-5 as calculated based on the Equivalent Unit factors shown in Table E-4, estimated Lot Types and number of units estimated to be built within the PID.

Table E-5
Equivalent Units – PID

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (60 Ft Lot)	108	1.00	108.00
Lot Type 2 (55 Ft Lot)	344	0.88	302.72
Lot Type 3 (40 Ft Lot)	306	0.73	223.38
Total	**758**		**634.10**

The total Equivalent Units for Improvement Area #1 are shown in Table E-6 as calculated based on the Equivalent Unit factors shown in Table E-4, estimated Lot Types and number of units estimated to be built within Improvement Area #1.

Table E-6
Equivalent Units – Improvement Area #1

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (60 Ft Lot)	40	1.00	40.00
Lot Type 2 (55 Ft Lot)	153	0.88	134.64
Lot Type 3 (40 Ft Lot)	92	0.73	67.16
Total	**285**		**241.80**

The total Equivalent Units for the Future Improvement Area are shown in Table E-7 as calculated based on the Equivalent Unit factors shown in Table E-4, estimated Lot Types and number of units estimated to be built within the Future Improvement Area.

Table E-7
Equivalent Units – Future Improvement Area

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (60 Ft Lot)	68	1.00	68.00
Lot Type 2 (55 Ft Lot)	191	0.88	168.08
Lot Type 3 (40 Ft Lot)	214	0.73	156.22
Total	**473**		**392.30**

C) Allocation of Assessments to Lots within Improvement Area #1

The total amount of the Improvement Area #1 Series 2026 Bonds, which represents the total Improvement Area #1 Assessment to be allocated on all Parcels within Improvement Area #1 is $13,862,000. As shown in Table E-6, there are a total of 241.80 Equivalent Units in Improvement Area #1, resulting in an Improvement Area #1 Assessment per Equivalent Unit of $57,328.37 (i.e., $13,862,000 ÷ 241.80 = $57,328.37).

Table E-8 sets forth the Improvement Area #1 Assessment per dwelling unit within Improvement Area #1.

Table E-8

Assessment Per Unit - Improvement Area #1

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Equivalent Unit		Total Assessments
Lot Type 1 (60 Ft Lot)	40	$57,328.37	1.00	$57,328.37	per dwelling unit	$2,293,135
Lot Type 2 (55 Ft Lot)	153	$57,328.37	0.88	$50,448.97	per dwelling unit	$7,718,692
Lot Type 3 (40 Ft Lot)	92	$57,328.37	0.73	$41,849.71	per dwelling unit	$3,850,173
Total	**285**					**$13,862,000**

The projected leverage is calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table E-9.

Table E-9
Projected Leverage – Improvement Area #1

Lot Type	Planned No. of Units	Estimated Finished Lot Value per Unit	Projected Value per Unit	Assessment per Equivalent Unit	Leverage (Lot Value)	Leverage (Value per Unit)
Lot Type 1 (60 Ft Lot)	40	$147,000	$600,000	$57,328.37	2.56	10.47
Lot Type 2 (55 Ft Lot)	153	$137,500	$525,000	$50,448.97	2.73	10.41
Lot Type 3 (40 Ft Lot)	92	$102,000	$440,000	$41,849.71	2.44	10.51

The projected tax rate equivalent is calculated based on the estimated finished lot values and projected average value per unit is shown in Table E-10.

Table E-10
Estimated Tax Rate Equivalents – Improvement Area #1

Lot Type	Planned No. of Units	Estimated Finished Lot Value per Unit	Projected Value per Unit	Projected Average Annual Installment per Equivalent Unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Value)
Lot Type 1 (60 Ft Lot)	40	$147,000	$600,000	$4,729	$3.22	$0.788
Lot Type 2 (55 Ft Lot)	153	$137,500	$525,000	$4,161	$3.03	$0.793
Lot Type 3 (40 Ft Lot)	92	$102,000	$440,000	$3,452	$3.38	$0.785

The Improvement Area #1 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 G, and no Improvement Area #1 Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX F
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

_____
PROPERTY 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 *Celina 241 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 G
PROPOSED IMPROVEMENT AREA #1 ASSESSMENT ROLL

Appendix G-1
Proposed Improvement Area #1 Assessment Roll

Parcel	**All Parcels**
Assessment	**$13,862,000**
Equivalent Units	**241.80**

Year[1]	Principal[2]	Interest[2]	Capitalized Interest	Additional Interest	Administrative Expenses[3]	Total Annual Installment
9/30/2027	$176,000	$831,720	$0	$69,310	$66,300	$1,143,330
9/30/2028	$186,000	$821,160	$0	$68,430	$67,626	$1,143,216
9/30/2029	$197,000	$810,000	$0	$67,500	$68,979	$1,143,479
9/30/2030	$208,000	$798,180	$0	$66,515	$70,358	$1,143,053
9/30/2031	$221,000	$785,700	$0	$65,475	$71,765	$1,143,940
9/30/2032	$233,000	$772,440	$0	$64,370	$73,201	$1,143,011
9/30/2033	$247,000	$758,460	$0	$63,205	$74,665	$1,143,330
9/30/2034	$262,000	$743,640	$0	$61,970	$76,158	$1,143,768
9/30/2035	$277,000	$727,920	$0	$60,660	$77,681	$1,143,261
9/30/2036	$294,000	$711,300	$0	$59,275	$79,235	$1,143,810
9/30/2037	$311,000	$693,660	$0	$57,805	$80,819	$1,143,284
9/30/2038	$330,000	$675,000	$0	$56,250	$82,436	$1,143,686
9/30/2039	$350,000	$655,200	$0	$54,600	$84,084	$1,143,884
9/30/2040	$371,000	$634,200	$0	$52,850	$85,766	$1,143,816
9/30/2041	$393,000	$611,940	$0	$50,995	$87,481	$1,143,416
9/30/2042	$417,000	$588,360	$0	$49,030	$89,231	$1,143,621
9/30/2043	$442,000	$563,340	$0	$46,945	$91,016	$1,143,301
9/30/2044	$469,000	$536,820	$0	$44,735	$92,836	$1,143,391
9/30/2045	$498,000	$508,680	$0	$42,390	$94,693	$1,143,763
9/30/2046	$528,000	$478,800	$0	$39,900	$96,587	$1,143,287
9/30/2047	$561,000	$447,120	$0	$37,260	$98,518	$1,143,898
9/30/2048	$595,000	$413,460	$0	$34,455	$100,489	$1,143,404
9/30/2049	$632,000	$377,760	$0	$31,480	$102,498	$1,143,738
9/30/2050	$671,000	$339,840	$0	$28,320	$104,548	$1,143,708
9/30/2051	$712,000	$299,580	$0	$24,965	$106,639	$1,143,184
9/30/2052	$756,000	$256,860	$0	$21,405	$108,772	$1,143,037
9/30/2053	$803,000	$211,500	$0	$17,625	$110,948	$1,143,073
9/30/2054	$853,000	$163,320	$0	$13,610	$113,167	$1,143,097
9/30/2055	$906,000	$112,140	$0	$9,345	$115,430	$1,142,915
9/30/2056	$963,000	$57,780	$0	$4,815	$117,739	$1,143,334
Total	**$13,862,000**	**$16,385,880**	**$0**	**$1,365,490**	**$2,689,664**	**$34,303,034**

1 – The 9/30/XX dates represent the fiscal year end for the Improvement Area #1 Series 2026 Bonds. Annual Installments can be prorated in the same manner as property taxes.
2- Represents the principal and interest on the Improvement Area #1 Series 2026 Bonds. Interest is calculated assuming an estimated interest rate of 6.00%.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Administrative Expenses for 2026 will be financed with proceeds of the Improvement Area #1 Series 2026 Bonds. Assumes a 2% increase per year.

Appendix G-2
Proposed Assessment Roll by Lot Type

Lot Type	**Lot Type 1 (60 Ft Lot)**
Assessment	**$57,328**
Equivalent Units	**1.00**

Year[1]	Principal[2]	Interest[2]	Capitalized Interest	Additional Interest	Administrative Expenses[3]	Total Annual Installment
9/30/2027	$728	$3,440	$0	$287	$274	$4,728
9/30/2028	$769	$3,396	$0	$283	$280	$4,728
9/30/2029	$815	$3,350	$0	$279	$285	$4,729
9/30/2030	$860	$3,301	$0	$275	$291	$4,727
9/30/2031	$914	$3,249	$0	$271	$297	$4,731
9/30/2032	$964	$3,195	$0	$266	$303	$4,727
9/30/2033	$1,022	$3,137	$0	$261	$309	$4,728
9/30/2034	$1,084	$3,075	$0	$256	$315	$4,730
9/30/2035	$1,146	$3,010	$0	$251	$321	$4,728
9/30/2036	$1,216	$2,942	$0	$245	$328	$4,730
9/30/2037	$1,286	$2,869	$0	$239	$334	$4,728
9/30/2038	$1,365	$2,792	$0	$233	$341	$4,730
9/30/2039	$1,447	$2,710	$0	$226	$348	$4,731
9/30/2040	$1,534	$2,623	$0	$219	$355	$4,730
9/30/2041	$1,625	$2,531	$0	$211	$362	$4,729
9/30/2042	$1,725	$2,433	$0	$203	$369	$4,730
9/30/2043	$1,828	$2,330	$0	$194	$376	$4,728
9/30/2044	$1,940	$2,220	$0	$185	$384	$4,729
9/30/2045	$2,060	$2,104	$0	$175	$392	$4,730
9/30/2046	$2,184	$1,980	$0	$165	$399	$4,728
9/30/2047	$2,320	$1,849	$0	$154	$407	$4,731
9/30/2048	$2,461	$1,710	$0	$142	$416	$4,729
9/30/2049	$2,614	$1,562	$0	$130	$424	$4,730
9/30/2050	$2,775	$1,405	$0	$117	$432	$4,730
9/30/2051	$2,945	$1,239	$0	$103	$441	$4,728
9/30/2052	$3,127	$1,062	$0	$89	$450	$4,727
9/30/2053	$3,321	$875	$0	$73	$459	$4,727
9/30/2054	$3,528	$675	$0	$56	$468	$4,727
9/30/2055	$3,747	$464	$0	$39	$477	$4,727
9/30/2056	$3,983	$239	$0	$20	$487	$4,728
Total	**$57,328**	**$67,766**	**$0**	**$5,647**	**$11,124**	**$141,865**

1 – The 9/30/XX dates represent the fiscal year end for the Improvement Area #1 Series 2026 Bonds. Annual Installments can be prorated in the same manner as property taxes.

2- Represents the principal and interest on the Improvement Area #1 Series 2026 Bonds. Interest is calculated assuming an estimated interest rate of 6.00%.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Administrative Expenses for 2026 will be financed with proceeds of the Improvement Area #1 Series 2026 Bonds. Assumes a 2% increase per year.

Appendix G-3

Proposed Assessment Roll by Lot Type

Lot Type	**Lot Type 2 (55 Ft Lot)**
Assessment	**$50,449**
Equivalent Units	**0.88**

Year[1]	Principal[2]	Interest[2]	Capitalized Interest	Additional Interest	Administrative Expenses[3]	Total Annual Installment
9/30/2027	$641	$3,027	$0	$252	$241	$4,161
9/30/2028	$677	$2,989	$0	$249	$246	$4,161
9/30/2029	$717	$2,948	$0	$246	$251	$4,162
9/30/2030	$757	$2,905	$0	$242	$256	$4,160
9/30/2031	$804	$2,859	$0	$238	$261	$4,163
9/30/2032	$848	$2,811	$0	$234	$266	$4,160
9/30/2033	$899	$2,760	$0	$230	$272	$4,161
9/30/2034	$954	$2,706	$0	$226	$277	$4,163
9/30/2035	$1,008	$2,649	$0	$221	$283	$4,161
9/30/2036	$1,070	$2,589	$0	$216	$288	$4,163
9/30/2037	$1,132	$2,524	$0	$210	$294	$4,161
9/30/2038	$1,201	$2,457	$0	$205	$300	$4,162
9/30/2039	$1,274	$2,385	$0	$199	$306	$4,163
9/30/2040	$1,350	$2,308	$0	$192	$312	$4,163
9/30/2041	$1,430	$2,227	$0	$186	$318	$4,161
9/30/2042	$1,518	$2,141	$0	$178	$325	$4,162
9/30/2043	$1,609	$2,050	$0	$171	$331	$4,161
9/30/2044	$1,707	$1,954	$0	$163	$338	$4,161
9/30/2045	$1,812	$1,851	$0	$154	$345	$4,163
9/30/2046	$1,922	$1,743	$0	$145	$352	$4,161
9/30/2047	$2,042	$1,627	$0	$136	$359	$4,163
9/30/2048	$2,165	$1,505	$0	$125	$366	$4,161
9/30/2049	$2,300	$1,375	$0	$115	$373	$4,162
9/30/2050	$2,442	$1,237	$0	$103	$380	$4,162
9/30/2051	$2,591	$1,090	$0	$91	$388	$4,160
9/30/2052	$2,751	$935	$0	$78	$396	$4,160
9/30/2053	$2,922	$770	$0	$64	$404	$4,160
9/30/2054	$3,104	$594	$0	$50	$412	$4,160
9/30/2055	$3,297	$408	$0	$34	$420	$4,159
9/30/2056	$3,505	$210	$0	$18	$428	$4,161
Total	**$50,449**	**$59,634**	**$0**	**$4,970**	**$9,789**	**$124,841**

1 – The 9/30/XX dates represent the fiscal year end for the Improvement Area #1 Series 2026 Bonds. Annual Installments can be prorated in the same manner as property taxes.

2- Represents the principal and interest on the Improvement Area #1 Series 2026 Bonds. Interest is calculated assuming an estimated interest rate of 6.00%.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Administrative Expenses for 2026 will be financed with proceeds of the Improvement Area #1 Series 2026 Bonds. Assumes a 2% increase per year.

Appendix G-4
Proposed Assessment Roll by Lot Type

Lot Type	**Lot Type 3 (40 Ft Lot)**
Assessment	**$41,850**
Equivalent Units	**0.78**

Year[1]	Principal[2]	Interest[2]	Capitalized Interest	Additional Interest	Administrative Expenses[3]	Total Annual Installment
9/30/2027	$531	$2,511	$0	$209	$200	$3,452
9/30/2028	$562	$2,479	$0	$207	$204	$3,451
9/30/2029	$595	$2,445	$0	$204	$208	$3,452
9/30/2030	$628	$2,410	$0	$201	$212	$3,451
9/30/2031	$667	$2,372	$0	$198	$217	$3,454
9/30/2032	$703	$2,332	$0	$194	$221	$3,451
9/30/2033	$746	$2,290	$0	$191	$225	$3,452
9/30/2034	$791	$2,245	$0	$187	$230	$3,453
9/30/2035	$836	$2,198	$0	$183	$235	$3,452
9/30/2036	$888	$2,147	$0	$179	$239	$3,453
9/30/2037	$939	$2,094	$0	$175	$244	$3,452
9/30/2038	$996	$2,038	$0	$170	$249	$3,453
9/30/2039	$1,057	$1,978	$0	$165	$254	$3,453
9/30/2040	$1,120	$1,915	$0	$160	$259	$3,453
9/30/2041	$1,186	$1,847	$0	$154	$264	$3,452
9/30/2042	$1,259	$1,776	$0	$148	$269	$3,453
9/30/2043	$1,334	$1,701	$0	$142	$275	$3,452
9/30/2044	$1,416	$1,621	$0	$135	$280	$3,452
9/30/2045	$1,503	$1,536	$0	$128	$286	$3,453
9/30/2046	$1,594	$1,446	$0	$120	$292	$3,452
9/30/2047	$1,694	$1,350	$0	$112	$297	$3,453
9/30/2048	$1,796	$1,248	$0	$104	$303	$3,452
9/30/2049	$1,908	$1,140	$0	$95	$309	$3,453
9/30/2050	$2,026	$1,026	$0	$85	$316	$3,453
9/30/2051	$2,150	$904	$0	$75	$322	$3,451
9/30/2052	$2,282	$775	$0	$65	$328	$3,451
9/30/2053	$2,424	$639	$0	$53	$335	$3,451
9/30/2054	$2,575	$493	$0	$41	$342	$3,451
9/30/2055	$2,735	$339	$0	$28	$348	$3,450
9/30/2056	$2,907	$174	$0	$15	$355	$3,452
Total	**$41,850**	**$49,469**	**$0**	**$4,122**	**$8,120**	**$103,562**

1 – The 9/30/XX dates represent the fiscal year end for the Improvement Area #1 Series 2026 Bonds. Annual Installments can be prorated in the same manner as property taxes.

2- Represents the principal and interest on the Improvement Area #1 Series 2026 Bonds. Interest is calculated assuming an estimated interest rate of 6.00%.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Administrative Expenses for 2026 will be financed with proceeds of the Improvement Area #1 Series 2026 Bonds. Assumes a 2% increase per year.

Appendix G-5
Improvement Area #1 2026-27 Budget

Description	Amount
Phase #1 Bonds (Original)	**$13,862,000**
Principal Redemptions	$0
Prepayments (Redeemed)	$0
Prepayments (Non-Redeemed)	$0
Phase #1 Bonds (Outstanding)	**$13,862,000**
Phase #1 Assessments (Outstanding)	**$13,862,000**
Effective Interest Rate	6.00%

	Improvement Area #1 Bonds
Interest payment on March 1, 2027	$415,860
Interest payment on September 1, 2027	$415,860
Principal payment on September 1, 2027	$176,000
Subtotal debt service on bonds	*$1,007,720*
Excess Interest for Additional Interest Reserves	$69,310
Administrative Expenses	$66,300
Subtotal Expenses	*$1,143,330*
Available Reserve Fund Income	$0
Available Administrative Expense Account	$0
Available Capitalized Interest	$0
Subtotal funds available	*$0*
Annual Installments	**$1,143,330**

	Improvement Area #1 Bonds
Original Equivalent Units	241.80
Partially prepaid Equivalent Units	0.00
Fully prepaid Equivalent Units	0.00
Outstanding Equivalent Units	241.80
Principal per Equivalent Unit	$727.87
Interest per Equivalent Unit	$3,439.70
Additional interest per Equivalent Unit	$286.64
Administrative Expenses per Equivalent Unit	$274.19
Total Annual Installment per Equivalent Unit	**$4,728.41**

Assessment Roll Summary 2026-27

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	Annual Installment
2124038	N/A	N/A	Various	241.80	$13,862,000	$176,000	$831,720	$69,310	$66,300	$1,143,330
Total				**241.80**	**$13,862,000**	**$176,000**	**$831,720**	**$69,310**	**$66,300**	**$1,143,330**

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 Celina, Texas on August 11, 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 #1 of the Celina 241 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 #1 within the District (the "Improvement Area #1 Projects") include water, sanitary sewer, storm drainage, sidewalks, streets, and roadways improvements, related soft and miscellaneous costs, and district formation costs. The current estimated costs of the Improvement Area #1 Projects are approximately $15,692,027. The total cost of the Improvement Area #1 Projects, 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 #1 Authorized Improvements") is expected to be approximately $18,025,387. The exact amount will be provided in the approved service and assessment plan.

The boundaries of the District include approximately 240.754 acres of property generally located east of North Louisiana Drive, south of Carthage Road/Spur 483, west of State Hwy 289, and north of County Road 99, and 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 #1 will be considered at the public hearing.

A copy of the proposed Improvement Area #1 Assessment Roll, which includes the assessments proposed to be levied against each parcel of land within Improvement Area #1 that benefits from the Improvement Area #1 Authorized Improvements, is available for public inspection at the office of the City Secretary, 142 N. Ohio Street, Celina, Texas 75009.

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: July 14, 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 Improvement Area #1 of the Creekbend Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #1 Assessment Roll; directing the filing of the proposed Improvement Area #1 Assessment Roll with the City Secretary to make available for public inspection; calling a Public Hearing for August 11, 2026, to consider an Ordinance levying assessments on property located within the Creekbend 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 Creekbend Public Improvement District was created by the City Council pursuant to the PID Act and by Resolution on October 14, 2025. The PID is located approximately west of S Dallas Parkway, east of S Legacy Drive, south of W Punk Carter Parkway and north of County Road 5. The PID is anticipated to contain an estimated 322 residential units on approximately 90.975 acres within two phases. Improvement Area #1 is currently under construction and the Developer expects to complete construction by September 2026. Improvement Area #1 is expected to include approximately 159 single-family lots.

The Developer is requesting that the City levy assessments within Improvement Area #1 to finance its specific costs and its allocable share of the Major Improvements. To accomplish this, the Resolution identifies approximately $9,764,000 in estimated costs, which include administrative and bond issuance expenses, to be funded by an equivalent amount in assessments while also approving a Preliminary Service and Assessment Plan. Finally, the Resolution directs the publication and mailing of notices for a Public Hearing scheduled for August 11, 2026, where an Ordinance to formally levy these assessments on properties within Improvement Area #1 will be considered.

If City Council approves the preliminary SAP on July 14, 2026, staff will place the call for Public Hearing and the assessment Ordinances on the agenda for consideration on August 11, 2026.

Staff also anticipates including a bond Ordinance to issue the Improvement Area #1 Bonds on the August 11, 2026, agenda. The Improvement Area #1 Bonds will be secured by the Assessments.

Legal Review:
PSAP and Resolution approved by Bond Counsel.

Supporting Documents:
1. Staff Presentation
2. Resolution
3. Preliminary Service & Assessment Plan

Financial Consideration:
The Resolution does not impact the City's operating funds. It establishes Assessments on property owners within Improvement Area #1 within the Creekbend Public Improvement District to finance the identified public improvements.

Staff Recommendation:
Staff recommends approval.



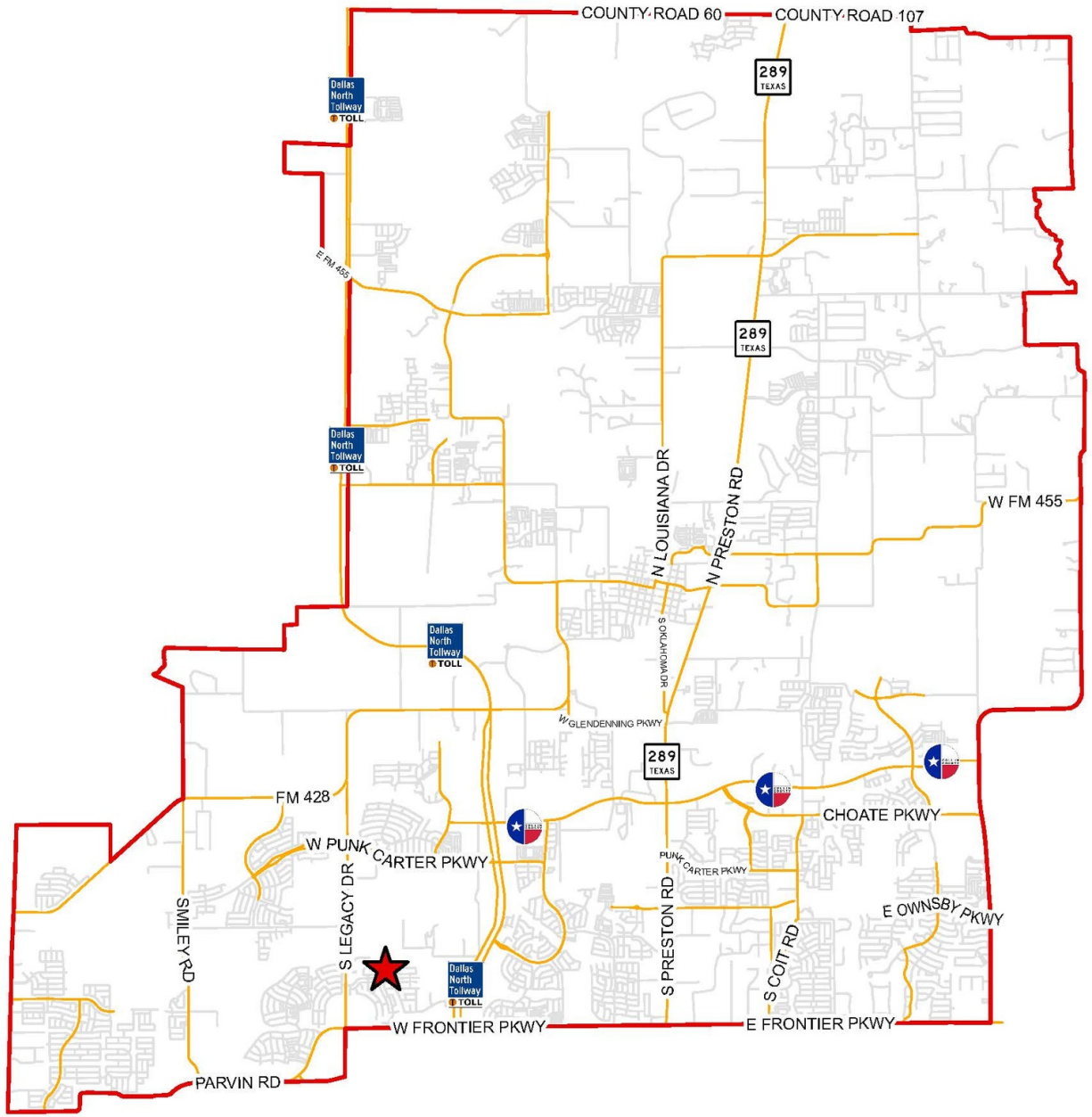
CITY COUNCIL MEETING

CREEKBEND PID

PRELIMINARY SAP

IMPROVEMENT AREA #1

July 14, 2026



Creekbend PID

- Established on October 14, 2025
- PID is generally located east of S Legacy Dr and north of County Road 5
- Approximately 90.975 acres
- Action item tonight is for
  - Approve the Preliminary Service and Agreement Plan and call for public hearing to levy assessments for Improvement Area #1 and allocable Major Improvements within Improvement Area #1



Creekbend PID - IA #1

- Improvement Area #1
  - Includes approximately 36.907 acres
  - 159 single family lots
  - Construction estimated to be complete by September 2026
- Estimated Authorized Improvement Cost: $9,764,000
- Estimated PID Assessment: $9,764,000
- The Assessments, when levied, will secure a single series of PID Bonds to be issued following the levy.

Improvement Area #1 PID Assessment

Lot Size	Assessment per Unit	Average Annual Installment per Unit
60 ft Lot	$68,018	$5,772
50 ft Lot	$57,815	$4,906

*Estimated and subject to change as actual interest rates are determined at the time of levy.

Tax Rate Analysis

Tax Rate Analysis	Tax Rate (Per $100/AV)	
	60' lot	50' lot
Tax Rate Equivalent for Improvement Area #1 Assessments to be levied	$0.614	$0.614
FYE 2026 Overlapping Tax Rates	$2.016	$2.016
Estimated Total Overlapping Tax Rate	$2.630	$2.630

*Estimated and subject to change as actual interest rates are determined at the time of levy.

Creekbend PID Timeline

Key Project Milestones and Approvals

July 14, 2026

PSAP for Creekbend Improvement Area #1 and call for public hearing on Levying Assessments.

August 11, 2026 (Levy Ordinance)

Hold a Public Hearing and act to approve the Levy of Assessments for Improvement Area #1 and approve SAP.

August 11, 2026 (Bond Ordinance)

Action Item to approve Consideration of Bond Ordinance for Improvement Area #1.



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 IMPROVEMENT AREA #1 OF THE CREEKBEND PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING A PROPOSED IMPROVEMENT AREA #1 ASSESSMENT ROLL; DIRECTING THE FILING OF THE PROPOSED IMPROVEMENT AREA #1 ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; CALLING A PUBLIC HEARING FOR AUGUST 11, 2026 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE CREEKBEND PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SUCH PUBLIC HEARING; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

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 limits and/or the extraterritorial jurisdiction ("ETJ") of the City; and

WHEREAS, on October 14, 2025, 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 located partially within the corporate limits of the City and partially within the ETJ of the City; and

WHEREAS, following the public hearing, the City Council adopted a resolution (the "Authorization Resolution") authorizing, establishing, and creating the "Creekbend Public Improvement District" (the "District"); and

WHEREAS, the City Council and the City staff have been presented a "Creekbend 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 #1" of the District, (ii) identifies the costs of the Improvement Area #1 Authorized Improvements (as defined in the Preliminary SAP), and (iii) sets forth the proposed assessment roll for Improvement Area #1 (the "Proposed Improvement Area #1 Assessment Roll"); and

WHEREAS, the Proposed Improvement Area #1 Assessment Roll states the assessments proposed to be levied against each benefitted parcel of land in Improvement Area #1 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 Improvement Area #1 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 the proposed assessments to be levied against the benefitted property within Improvement Area #1 of the District and related to the Improvement Area #1 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 property owners liable for assessment and published in a newspaper of general circulation in the City and in the ETJ of the City in which the District is to be located or in which the Authorized Improvements are to be undertaken 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 THAT:

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 Improvement Area #1 Assessment Roll, in a form substantially similar to the attached **Exhibit A,** 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 #1 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 #1 Authorized Improvements, or any portion thereof, shall be subject to and contingent upon the City Council's approval of a final, updated Service and Assessment Plan,

which will include a final Improvement Area #1 Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. The Proposed Improvement Area #1 Assessment Roll states the assessments and the projected annual installments proposed to be levied against each assessable parcel of land in Improvement Area #1 of the District that benefits from the Improvement Area #1 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 Improvement Area #1 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 the Assessment Hearing to be held on **August 11, 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 #1 that benefits from the Improvement Area #1 Authorized Improvements (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 and in the portion of the City's ETJ in which the District is located or in which the Improvement Area #1 Authorized Improvements are to be undertaken, on or before **July 30, 2026**, as required by Section 372.016(b) of the Act.

SECTION 9. When the Proposed Improvement Area #1 Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary, on or before **July 30, 2026**, to mail to the owners of property liable for the proposed assessments notice of the Assessment Hearing, in substantially the form attached hereto as **Exhibit B**, 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 **August 11, 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 14th day of July, 2026.

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

CREEKBEND
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

PRELIMINARY SERVICE AND ASSESSMENT PLAN

July 14, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

CREEKBEND
PUBLIC IMPROVEMENT DISTRICT

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On October 14, 2025, the City Council of the City of Celina, Texas (the "City") passed and approved Resolution No. 2025-72R approving and authorizing the creation of the Creekbend Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which is located within the corporate limits of the City.

The property in the PID is proposed to be developed in two Improvement Areas, and the PID will finance Authorized Improvements for each Improvement Area as each Improvement Area is developed. Assessments will be imposed on the property in each Improvement Area that receives a special benefit from the Authorized Improvements to be financed within that Improvement Area.

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. This Creekbend 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 F.

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 Roll for Improvement Area #1 of the PID is included as Appendix G of this Service and Assessment Plan. The Assessments as shown on the 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. Actual Costs 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 and 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 taxes (property and franchise), (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen 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, 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 amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means the up to 0.50% additional interest rate charged on Assessments securing Bonds pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve" has the meaning set forth in Section V.G. of this Service and Assessment Plan.

"Administrative Expenses" means the administrative, organization, maintenance and operational 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, 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 paying agent/registrar's and Trustee's 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 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 City, or the person or independent firm designated by the City, who shall have the responsibility provided in this Service and Assessment Plan, any Trust Indenture or any other agreement or document approved by the City related to the duties and responsibility of the administration of the PID.

"Annual Installment" means, with respect to each Assessed Property, each annual payment of: (i) the Assessments, including both principal and interest, as shown on the Assessment Roll attached hereto as Appendix G, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest designated for the Additional Interest Reserve described in Section V of this Service and Assessment Plan, if applicable, and (iii) the Administrative Expenses.

"Annual Service Plan Update" means an update to this Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Assessed Property" means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in the Assessment Roll, as the Assessment Roll is updated each year by the Annual Service Plan Update.

"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 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" means money collected by or on behalf of the City from any one or more of the following: (i) an Assessment levied against an Assessed Property, or Annual Installment payment thereof (including any interest on such Assessment or Annual Installment thereof during any period of delinquency), (ii) a prepayment, and (iii) foreclosure proceeds.

"Assessment Roll" means, as applicable, the Improvement Area #1 Assessment Roll included in this Service and Assessment Plan as shown in Appendix G, 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 the 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, as shown in Table III-A and III-B.

"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 Assessment or Annual Installment thereof in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment or Annual Installment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means Toll Southwest LLC, a Delaware limited liability company.

"Development Agreement" means that certain "Legacy Branch Development Agreement" by and between the City and OMA Celina, LLC, a Texas limited liability company, effective August 18, 2024, as assigned to the Developer, 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 E attached hereto.

"Future Improvement Area" means Improvement Areas that are fully developed after Improvement Area #1, as such areas are generally depicted in Appendix A. The Future Improvement Area is subject to adjustment and is shown only as an example.

"Homeowner's Association" means a homeowner's association or property owners' association established for the benefit of property owners within the boundaries of the PID.

"Homeowner's Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner's Association.

"Improvement Area" 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 G.

"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 Improvement Area #1 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 the Improvement Area #1 Assessments levied against Improvement Area #1 Assessed Property, or the Annual Installments thereof, for Improvement Area #1 Projects.

"Improvement Area #1 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix G**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with any Annual Service Plan Update.

"Improvement Area #1 Series 2026 Bonds" mean those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (Creekbend Public Improvement District Improvement Area #1 Project) that are secured 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 Improvement Area #1 Assessment per unit related to the Improvement Area #1 Projects for each applicable Lot Type as follows:

Lot Type 1 - $68,018.11
Lot Type 2 - $57,815.40

"Improvement Area #1 Projects" means (i) the pro rata portion of the Major Improvements allocable to Improvement Area #1 and (ii) the Improvement Area #1 Improvements.

"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. 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" means the Authorized Improvements which benefit the Improvement Area #1 Assessed Property and the Future Improvement Area 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's 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.C.

"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, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the real property records of the 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, as amended.

"PID Assessment Notice" means the form of notice required by the PID Act and Section 5.014 of the Texas Property Code, as amended. A copy of the PID Assessment Notice is attached as Appendix F.

"Prepayment Costs" mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

"Public Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Service and Assessment Plan" or **"SAP"** 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.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 90.975 acres of land. A map of the property within the PID is shown on Appendix A and described in Appendix C to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 322 single family residential units and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as follows:

Table II-A
Proposed Development - PID

Proposed Development	Quantity	Measurement
Lot Type 1 (60 Ft Lot)	126	Units
Lot Type 2 (50 Ft Lot)	196	Units
Total	**322**	

B. PROPERTY INCLUDED IN IMPROVEMENT AREA #1

Improvement Area #1 consists of approximately 36.880 acres and is projected to consist of 159 single family residential units, to be developed as Improvement Area #1 as further described in Section III. A map of the property within Improvement Area #1 (labeled as Phase 1) and depicting the boundaries is shown in Appendix A.

Table II-B
Proposed Development – Improvement Area #1

Proposed Development	Quantity	Measurement
Lot Type 1 (60 Ft Lot)	56	Units
Lot Type 2 (50 Ft Lot)	103	Units
Total	**159**	

C. PROPERTY INCLUDED IN THE FUTURE IMPROVEMENT AREA

The Future Improvement Area consists of approximately 54.095 acres and is projected to consist of 163 single family residential units. A map of the property within the Future Improvement Area (labeled as Phase 2) and depicting the boundaries is shown in Appendix A.

Table II-C
Proposed Development – Future Improvement Area

Proposed Development	Quantity	Measurement
Lot Type 1 (60 Ft Lot)	70	Units
Lot Type 2 (50 Ft Lot)	93	Units
Total	**163**	

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing.

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B and III.C. and shown in the opinion of probable costs included as 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 OF THE MAJOR IMPROVEMENTS

The Major Improvement descriptions are presented below as provided by the project engineer and are expected to be constructed solely by the Developer. The Budgeted Costs of the Major Improvements are shown in Table III-A and may be revised in Annual Service Plan Updates, including updating such Budgeted Costs in connection with such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Major Improvements are as follows:

Road Improvements

The roadway improvements portion of the Major Improvements include subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, sidewalks, barricades, traffic control, platting, staking, and streetlights. All related earthwork, excavation, erosion control, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each lot within the PID. The improvements will be built to City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Major Improvements consist of trench excavation and embedment, trench safety, PVC piping, valves, fire hydrants, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide water service to all Lots within the PID. The improvements will be built to City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvements portion of the Major Improvements consist of a gravity collection system improvement including construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to all lots in the PID. The sanitary sewer improvements will be designed and constructed in accordance with Texas Commission on Environmental Quality and City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvements portion of the Major Improvements consist of earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, detention ponds, concrete outfalls, and testing as well as all related earthwork, excavation, erosion

control and all necessary appurtenances required to provide storm drainage for all Lots within the PID. The improvements will be built to City standards and specifications and will be owned and operated by the City.

Soft and Miscellaneous Costs

Certain soft and miscellaneous costs include costs related to designing, constructing, and installing the Major Improvements including land planning and design, City fees, engineering, soil testing, surveying, appraisal fees, district formation fees, contingency, and other soft and miscellaneous costs.

Table III-A
Estimated Major Improvement Costs[1]

Authorized Improvements	Improvement Area #1 Allocable Share[2]	Future Improvement Area Allocable Share[2]	Estimated Major Improvements[3]
Road Improvements	$1,620,306	$1,682,387	$3,302,693
Water Improvements	$371,778	$386,022	$757,800
Sanitary Sewer Improvements	$171,700	$178,279	$349,979
Storm Drainage Improvements	$502,946	$522,216	$1,025,162
Soft and Miscellaneous Costs	$300,316	$311,822	$612,138
Total	**$2,967,046**	**$3,080,726**	**$6,047,772**

[1] The above shown estimated costs are provided by KFM Engineering & Design. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvements cost amount does not change.
[2]See Table V-A for the allocation breakdown.
[3]See Appendix B for details.

C. Descriptions of Improvement Area #1 Improvements

The Improvement Area #1 Improvement descriptions are presented below as provided by the project engineer and are expected to be constructed solely by the Developer. The Budgeted Costs of the Improvement Area #1 Improvements are shown in Table III-B and may be revised in Annual Service Plan Updates, including updating such Budgeted Costs in connection with such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Improvement Area #1 Improvements are as follows:

Road Improvements

The roadway improvements portion of the Improvement Area #1 Improvements include subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, sidewalks, barricades, traffic control, platting, staking, and streetlights. All related earthwork, excavation,

erosion control, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each lot within Improvement Area #1 of the PID. The improvements will be built to City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Improvement Area #1 Improvements consist of trench excavation and embedment, trench safety, PVC piping, valves, fire hydrants, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide water service to all Lots within Improvement Area #1 of the PID. The improvements will be built to City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvements portion of the Improvement Area #1 Improvements consist of a gravity collection system improvement including construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to all lots in Improvement Area #1 of the PID. The sanitary sewer improvements will be designed and constructed in accordance with Texas Commission on Environmental Quality and City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvements portion of the Improvement Area #1 Improvements consist of earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, detention ponds, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #1 of the PID. The improvements will be built to City standards and specifications and will be owned and operated by the City.

Soft and Miscellaneous Costs

Certain soft and miscellaneous costs include costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, surveying, appraisal fees, district formation fees, contingency, and other soft and miscellaneous costs.

Table III-B
Estimated Improvement Area #1 Projects[1]

Description	Improvement Area #1 Improvements	Improvement Area #1's Allocable Share of Major Improvements[2]	Improvement Area #1 Project Costs[2]
Road Improvements	$2,251,456	$1,620,306	$3,871,762
Water Improvements	$725,113	$371,778	$1,096,890
Sanitary Sewer Improvements	$679,780	$171,700	$851,480
Storm Drainage Improvements	$831,551	$502,946	$1,334,497
Soft and Miscellaneous Costs	$627,372	$300,316	$927,688
Total	**$5,115,271**	**$2,967,046**	**$8,082,317**

[1] The above shown estimated costs are provided by KFM Engineering & Design. The figures shown in Table III-B may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvements cost amount does not change.
[2]See Appendix B for details.

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IV. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. The Improvement Area #1 Projects to be financed with the Improvement Area #1 Series 2026 Bonds are anticipated to be completed and accepted by the City in the third quarter of 2026.

The Budgeted Costs for the Improvement Area #1 Projects and payment of expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, including issuance related costs of the Improvement Area #1 Series 2026 Bonds, are $9,764,000 as shown in Table IV-A. 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, and updating the Assessment Roll(s).

The Improvement Area #1 Series 2026 Bonds are being issued in 2026 and are being used to finance all of the Actual Costs of the Improvement Area #1 Projects, plus Improvement Area #1's allocable share of the costs to establish, administer and operate the PID and costs to issue the Improvement Area #1 Series 2026 Bonds, as shown in Table IV-A.

As Future Improvement Areas are developed in connection with the issuance of Bonds, this Service and Assessment Plan will be amended (e.g. Table IV-B will be added for Improvement Area #2, etc.).

Table IV-A shows the projected sources and uses of funds for the Improvement Area #1 Projects, expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, and issuance related costs of the Improvement Area #1 Series 2026 Bonds. Tables included in this Section may be rounded to the nearest whole dollar.

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Table IV-A
Estimated Sources and Uses - Improvement Area #1

Sources of Funds	Improvement Area #1 Series 2026 Bonds
Bond Par	$9,764,000
Other funding sources	$0
Total Sources	**$9,764,000**
Uses of Funds	
Major Improvements	
Road Improvements	$1,620,306
Water Improvements	$371,778
Sanitary Sewer Improvements	$171,700
Storm Drainage Improvements	$502,946
Soft and Miscellaneous Costs	$300,316
Subtotal Major Improvements[1]	*$2,967,046*
Improvement Area #1 Improvements	
Road Improvements	*$2,251,456*
Water Improvements	*$725,113*
Sanitary Sewer Improvements	*$679,780*
Storm Drainage Improvements	*$831,551*
Soft and Miscellaneous Costs	*$627,372*
Subtotal Improvement Area #1 Improvements[1]	*$5,115,271*
Estimated Bond Issuance Costs	
Costs of Issuance	*$610,443*
Administrative expenses	*$65,000*
Underwriter's discount	*$292,920*
Reserve fund	*$713,320*
Subtotal Estimated Bond Issuance Costs	*$1,681,683*
Total Uses	**$9,764,000**

[1]See Appendix B for details.

B. FIVE-YEAR SERVICE AND ASSESSMENT PLAN

The annual projected costs and annual projected indebtedness for Improvement Area #1 are shown by Table IV-B. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-B
Annual Projected Costs and Annual Projected Indebtedness – Improvement Area #1

Year	Annual Projected Cost	Annual Projected Indebtedness	Sources other than Assessments	Projected Annual Installments
2026	$9,764,000	$9,764,000	$0	$0
2027	$0	$0	$0	$828,314
2028	$0	$0	$0	$829,056
2029	$0	$0	$0	$828,569
2030	$0	$0	$0	$828,653
2031	$0	$0	$0	$828,245
2032	$0	$0	$0	$828,346
Total	**$9,764,000**	**$9,764,000**	**$0**	**$4,971,182**

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Improvement Area #1 Projects, expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, and issuance related costs of the Improvement Area #1 Series 2026 Bonds 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.

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 F 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 Authorized Improvement program anticipates a Bond financing and/or reimbursement obligations that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the issuance of the Improvement Area #1 Series 2026 Bonds, subsequent reimbursement obligations and/or Bond financings may be incurred or issued in the future as the subsequent Future Improvement Area is gradually constructed

The purpose of this gradual issuance of Bonds in phases is to mirror the actual private development of the Authorized Improvements. The levy of Assessment and related execution of a reimbursement agreement and/or issuance of Bonds 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 and/or execute the reimbursement agreement when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Authorized Improvements shall be allocated as described below:

1. The costs of the Major Improvements are proportionally allocated to the Improvement Area #1 Assessed Property and the Future Improvement Area on the basis of Equivalent Units calculated using the average home price of each Lot Type within the Improvement Area #1 Assessed Property and the Future Improvement Area. At this time the City is not levying Assessments for the costs of the Major Improvements allocable to the Future Improvement Area. In the future, the City may levy Assessments, issue Bonds and/or enter into a reimbursement obligation to finance such costs.

2. The costs of the Improvement Area #1 Projects shall be allocated on the basis of Equivalent Units calculated using the average home price of each Lot Type once such

property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Improvement Area #1 Projects to Parcels similarly benefited.

3. 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 Improvement Area #1 Projects. In determining the relative values of Parcels, the City Council has taken into consideration (i) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (ii) current and projected home prices provided by the Developer, (iii) the Improvement Area #1 Projects to be provided and the estimated costs, and (iv) the ability of different property types to utilize and benefit from the Improvement Area #1 Projects. The Improvement Area #1 Assessed Property is classified into different Lot Types as described in Appendix E based on the type and size of proposed development on each Parcel.

4. Equivalent Units are calculated for each Lot Type based on the relative average home value of each Lot Type.

When any given Future Improvement Area is developed, and Assessments for that Future Improvement Area are being levied, this Service and Assessment Plan will be amended to determine the assessment methodology that result in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within that Improvement Area.

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 Authorized Improvements, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments that are being levied on the Assessed Property, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Authorized 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 issuing the Improvement Area #1 Series 2026 Bonds and Improvement Area #1's allocable share of costs incurred in the establishment, administration and operation of the PID shown in Table IV-A are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Improvement Area #1 Assessed Property has acknowledged that the Improvement Area #1 Projects confer a special benefit on the Improvement Area #1 Assessed

Property and has consented to the imposition of the Improvement Area #1 Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its own interest in consenting to this apportionment and levying of the Improvement Area #1 Assessments because the special benefit conferred upon the Improvement Area #1 Assessed Property by the Improvement Area #1 Projects, expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, and issuance related costs of the Improvement Area #1 Series 2026 Bonds equals or exceeds the amount of the Improvement Area #1 Assessments.

The Improvement Area #1 Projects provide a special benefit to the Improvement Area #1 Assessed Property as a result of the close proximity of these improvements to the Improvement Area #1 Assessed Property and the specific purpose of these improvements of providing infrastructure for the Improvement Area #1 Assessed Property. In other words, the Improvement Area #1 Assessed Property could not be used in the manner proposed without the construction of the Improvement Area #1 Projects. The Improvement Area #1 Projects are being provided specifically to meet the needs of the Improvement Area #1 Assessed Property as required for the proposed use of such Improvement Area #1 Assessed Property.

The Improvement Area #1 Assessments are being levied to provide the Improvement Area #1 Projects that are required for the highest and best use of the Improvement Area #1 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 Improvement Area #1 Projects are expected to be required for the proposed use of the Improvement Area #1 Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the Improvement Area #1 Assessed Property and has determined that the highest and best use of such property is the use intended and the legal use for such property as described in Section II of this Service and Assessment Plan. The use of the Improvement Area #1 Assessed Property as described herein will require the construction of the Improvement Area #1 Projects.

The Improvement Area #1 Assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the Improvement Area #1 Projects 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), Bonds that are tax-exempt will have a lower interest rate than debt that is not tax-exempt. The Bonds also have fixed rates of interest through final maturity and 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 Actual Costs of Improvement Area #1 Projects.

Each owner of the Improvement Area #1 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 applicable Assessment Ordinance; (ii) the Service and Assessment Plan; and (iii) the levying of Improvement Area #1 Assessments on the Improvement Area #1 Assessed Property. Use of the Improvement Area #1 Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Improvement Area #1 Projects be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Improvement Area #1 Projects through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Improvement Area #1 Projects result in a special benefit to the Improvement Area #1 Assessed Property, and this special benefit equals or exceeds the amount of the Improvement Area #1 Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Improvement Area #1 Projects result in a special benefit to the Improvement Area #1 Assessed Property for the following reasons:

1. The Improvement Area #1 Projects are being provided specifically for the use of the Improvement Area #1 Assessed Property, are necessary for the proposed "highest and best use" of the property and provide a special benefit to the Improvement Area #1 Assessed Property as a result;

2. The Developer and each owner of Improvement Area #1 Assessed Property have consented to the imposition of the Improvement Area #1 Assessments for the purpose of providing the Improvement Area #1 Projects and the Developer and each owner of Improvement Area #1 Assessed Property is acting in its interest by consenting to this imposition;

3. The highest and best use of the Improvement Area #1 Assessed Property is the use of the Improvement Area #1 Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

4. Financing of the Actual Costs of the Improvement Area #1 Projects through the PID is determined to be the most beneficial means of providing for the Improvement Area #1 Projects; and,

5. As a result, the special benefits to the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects, expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, and issuance related costs of the Improvement Area #1 Series 2026 Bonds will be equal to or greater than the Improvement Area #1 Assessments.

C. ASSESSMENT METHODOLOGY

The Actual Costs of the Improvement Area #1 Projects, expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, and issuance related costs of the Improvement Area #1 Series 2026 Bonds may be assessed by the City Council against the Improvement Area #1 Assessed Property, so long as the special benefit conferred upon the Improvement Area #1 Assessed Property by such Authorized Improvements equals or exceeds

the Improvement Area #1 Assessments. The Actual Costs of the Improvement Area #1 Projects, expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, and issuance related costs of the Improvement Area #1 Series 2026 Bonds may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs of such Authorized Improvements on Improvement Area #1 Assessed Property similarly benefited.

For the purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Improvement Area #1 Projects, expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, and issuance related costs of the Improvement Area #1 Series 2026 Bonds to be financed with the Improvement Area #1 Series 2026 Bonds shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Improvement Area #1 Assessment across the Parcels based on the estimated number of Equivalent Units anticipated to be developed on each Parcel within Improvement Area #1 Assessed Property.

Based on the Budgeted Costs of the Improvement Area #1 Projects, expenses incurred for Improvement Area #1's portion of the establishment, administration and operation of the PID, and issuance related costs of the Improvement Area #1 Series 2026 Bonds as set forth in Table IV-A, the City Council has determined that the benefit to the Improvement Area #1 Assessed Property of such Authorized Improvements is at least equal to the Improvement Area #1 Assessments levied on the Improvement Area #1 Assessed Property.

Upon subsequent divisions of any Parcel, the Improvement Area #1 Assessment applicable to such divided Parcel 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, Improvement Area #1 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 Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Improvement Area #1 Assessment and Annual Installments for each Parcel or Lot located within the Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as Appendix G, and no Improvement Area #1 Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

D. ASSESSMENTS

The Improvement Area #1 Assessments for the Improvement Area #1 Series 2026 Bonds will be levied on each Parcel or Lot according to the Improvement Area #1 Assessment Roll, as shown in Appendix G. The Annual Installments for the Improvement Area #1 Series 2026 Bonds will be collected on the dates and in the amounts shown on the Improvement Area #1 Assessment Roll subject to revisions made during an Annual Service Plan Update. Non-Benefited Property will not be subject to any Assessments.

See Appendix E for Assessment per Equivalent Unit, leverage, and estimated tax rate equivalent calculation details.

E. Allocation of Costs to Assessed Property

The Major Improvements will provide a special benefit to all property in the PID other than Non-Benefited Property. Accordingly, the Budgeted Costs of the Major Improvements must be allocated throughout all property in the PID other than Non-Benefited Property. Table V-A on the following page summarizes the allocation of Actual Costs for each type of Major Improvements to Improvement Area #1 and the Future Improvement Area. The Budgeted Costs shown in Table V-A are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Improvement Area #1 is projected to contain 159 single family residential units, and the Future Improvement Area is projected to contain 163 single family residential units. As shown in Appendix E, the total projected number of Equivalent Units for Improvement Area #1 is calculated as 143.55, and the total projected number of Equivalent Units for the Future Improvement Area is calculated as 149.05. The entire PID has a projected 292.60 Equivalent Units. As a result, 49.06 percent of the Budgeted Costs of the Major Improvements (i.e. 143.55 ÷ 292.60 = 49.06%) are allocated to the Improvement Area #1 Assessed Property, and 50.94 percent of the Budgeted Costs of the Major Improvements (i.e., 149.05 ÷ 292.60 = 50.94%) are allocated to the Future Improvement Area. One hundred percent (100%) of the Improvement Area #1 Improvements are allocated to the Improvement Area #1 Assessed Property. The Improvement Area #1 Series 2026 Bonds will fund all or a portion of the Budgeted Costs of the Improvement Area #1 Projects.

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Table V-A
Allocation of the Budgeted Costs of the Major Improvements

Authorized Improvement	Estimated Costs
Road Improvements	$3,302,693
Water Improvements	$757,800
Sanitary Sewer Improvements	$349,979
Storm Drainage Improvements	$1,025,162
Soft and Miscellaneous Costs	$612,138
Total Major Improvements	**$6,047,772**
Improvement Area #1[1]	
Projected Equivalent Units	143.55
% of total units	49.06%
Proportionate share of costs	**$2,967,046**
Future Improvement Area[1]	
Projected Equivalent Units	149.05
% of total units	50.94%
Proportionate share of costs	**$3,080,726**

[1]See Table III-A for 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 the Improvement Area #1 Assessment Roll, attached as Appendix G, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

G. Additional Interest Reserve

Pursuant to the PID Act, the interest rate for Assessments securing Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than the Additional Interest Rate. The interest rate used to determine the Assessments that secure Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with the Additional Interest allocated to fund a reserve to be used for paying interest associated with an Assessment prepayment and to offset any possible Assessment 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 portion of the Annual Installments as provided in the applicable Trust Indenture.

VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENT AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #1

The Improvement Area #1 Assessment and Annual Installments for each Improvement Area #1 Assessed Property located within the PID are shown on the Improvement Area #1 Assessment Roll, attached as Appendix G, and no Improvement Area #1 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 to (i) pay principal and interest on the Improvement Area #1 Series 2026 Bonds, (ii) fund the Additional Interest Reserve described in Section V.G., and (iii) pay Administrative Expenses related to the Improvement Area #1. The Annual Installment for each Parcel in the Improvement Area #1 shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

B. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel of Assessed Property, 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 (based on anticipated use).

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.

C. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessment 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 and Delinquent Collection Costs, if any, prior to any such transfer or act.

2. If at any time the Improvement Area #1 Assessment per Equivalent Unit on a Parcel exceeds the applicable Improvement Area #1 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 Improvement Area #1 Assessment per Equivalent Unit for the Parcel exceeds the applicable Improvement Area #1 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.

D. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or reimbursement obligation have been completed and Actual Costs for such Authorized Improvements are less than the Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or reimbursement obligation, resulting in excess Bond proceeds or Assessments being available to redeem Bonds of such series and/or reduce the reimbursement obligation, respectively, and such excess Bond proceeds shall be applied to redeem Bonds and/or the reimbursement obligation may be reduced as provided in the applicable Trust Indenture or the terms of the related

reimbursement agreement, then the Assessment securing such series of Bonds and/or reimbursement obligation 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 or as otherwise provided in the applicable Trust Indenture. The Assessments shall not be reduced to an amount less than the principal amount of the related outstanding series of Bonds. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed 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 reimbursement obligation, and such excess Bond proceeds shall be applied to redeem Bonds as provided in the applicable Trust Indenture and/or reduce the reimbursement obligation in accordance with the applicable reimbursement agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds and/or repay obligations under 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, 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 the applicable interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under a reimbursement agreement is equal to the outstanding principal amount of the Bonds and/or reimbursement obligation.

E. PAYMENT OF ASSESSMENTS

1. Payment in Part or Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all 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(s); whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the applicable Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Reserve, if applicable. Payment of the Annual Installments shall commence with tax bills mailed after the issuance of the Bonds secured by Assessments.

The Improvement Area #1 Assessment shall be paid with interest at the actual interest rate of the Improvement Area #1 Series 2026 Bonds (plus Additional Interest) as shown in the Improvement Area #1 Assessment Roll. Interest on the Improvement Area #1 Series 2026 Bonds is based on an estimated interest rate of 6.00% for years 1 through 30. Furthermore, the Annual Installments may not exceed the amounts shown on the Improvement Area #1 Assessment Roll. The Improvement Area #1 Assessment Roll is shown as Appendix G.

The Annual Installments shall be reduced to equal the Actual Costs of repaying the Improvement Area #1 Series 2026 Bonds and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the Trust Indenture authorizing and securing such refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

F. 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 an updated Assessment Roll 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 or on the City's behalf 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.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be due when billed and delinquent if not paid prior to February 1 of the following year. Collection of the initial Annual Installments relating to the Improvement Area #1 Series 2026 Bonds will be due when billed and will be delinquent if not paid prior to February 1, 2027.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

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VII. THE ASSESSMENT ROLL

A. 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's Association Property, 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 #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, the costs of the PID formation, and the issuance costs related to the Improvement Area #1 Series 2026 Bonds. Table VII-A summarizes the $9,764,000 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 issuance costs related to the Improvement Area #1 Series 2026 Bonds. The amount of the Improvement Area #1 Series 2026 Bonds is $9,764,000 which is equal to the benefit received by the Improvement Area #1 Assessed Property. The Improvement Area #1 Assessment for each Improvement Area #1 Assessed Property is calculated based on the allocation methodology described in Section V.C. The Improvement Area #1 Assessment Roll is attached hereto as Appendix G.

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Table VII-A
Special Benefit Summary - Improvement Area #1

Special Benefit	Total Cost
Total Improvements Area #1 Projects[1]	$8,082,317
Improvement Area #1 Bond Issuance Costs:	
Costs of Issuance	$610,443
Administrative Expenses	$65,000
Underwriter's Discount	$292,920
Reserve Fund	$713,320
Subtotal Estimated Improvement Area #1 Bond Issuance Costs	$1,681,683
Total Special Benefit	**$9,764,000**
Special Benefit:	
Total Special Benefit	$9,764,000
Projected Assessment	$9,764,000
Excess Benefit	**$0**

[1]See Table III-B for details.

B. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the 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 Annual Installments); and (iv) payments of the Assessment, if any, as provided by Section VI.E of this Service and Assessment Plan.

The Annual Service Plan Update shall reflect the actual interest on the Improvement Area #1 Series 2026 Bonds on which the Annual Installments of the Improvement Area #1 Assessments shall be paid, any reduction in the Improvement Area #1 Assessments, and any revisions in the Budgeted Costs to be funded by the Improvement Area #1 Series 2026 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 the Developer in writing at least thirty (30) days in advance before appointing a third-party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll 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, Prepayment Costs, and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments, Prepayment Costs, 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, Delinquent Collection Costs, and other charges imposed by this 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(s), 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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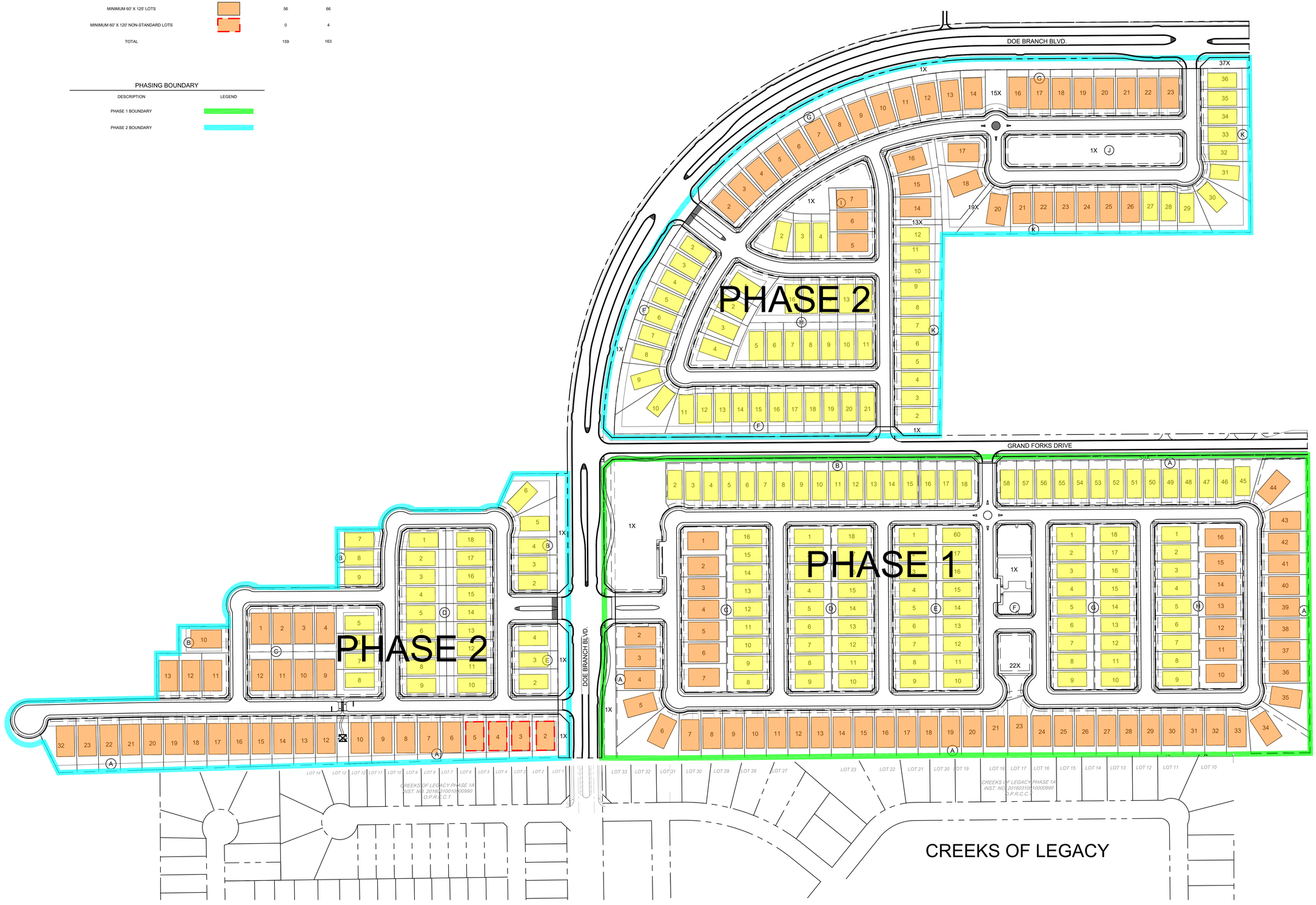
APPENDIX A
PID MAP

LOT TABLE

DESCRIPTION	LEGEND	LOT COUNT PHASE 1	LOT COUNT PHASE 2
MINIMUM 50' X 120' LOTS		103	93
MINIMUM 60' X 125' LOTS		56	66
MINIMUM 60' X 120' NON-STANDARD LOTS		0	4
TOTAL		159	163

PHASING BOUNDARY

DESCRIPTION	LEGEND
PHASE 1 BOUNDARY	
PHASE 2 BOUNDARY	



KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT

CREEKBEND
CELINA, TEXAS

TITLE

PHASING/ LOT EXHIBIT

CLIENT

TOLL BROTHERS

N

0 60 120 240

1"=120'

PROJECT NUMBER: 010217002

DRAWN BY:

DATE: 2025/12/16

SHEET: EXH 01

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APPENDIX B
ESTIMATED COSTS OF AUTHORIZED IMPROVEMENTS

Project Name: Creekbend SF 4/20/26
Client Name: Toll Brothers 01.0217.003
City: Celina
County: Collin

CONSTRUCTION COST SUMMARY - CREEKBEND SF

	MI	Phase 1 PID	Phase 1 Private	Phase 2 PID	Phase 2 Private	Total
Lots	-	159		163		**322**
Water	$ 757,800	$ 725,113	$ 7,497	$ 804,622	$ -	**$ 2,295,031**
Wastewater	$ 349,979	$ 679,780	$ 1,552	$ 685,940	$ -	**$ 1,717,251**
Storm Drain	$ 1,025,162	$ 831,551	$ -	$ 700,630	$ -	**$ 2,557,343**
Dry Utility	$ 470,779	$ -	$ 204,570	$ -	$ -	**$ 675,349**
Paving	$ 2,719,498	$ 1,823,143	$ 47,991	$ 3,071,008	$ -	**$ 7,661,638**
Earthwork	$ 324,081	$ 320,426	$ 853,523	$ 497,259	$ 976,933	**$ 2,972,220**
Erosion Control	$ 55,000	$ 55,000	$ -	$ -	$ -	**$ 110,000**
Retaining Walls	$ -	$ -	$ 150,150	$ -	$ -	**$ 150,150**
Landscape	$ -	$ -	$ 1,171,257	$ -	$ 1,246,600	**$ 2,417,857**
Total Cost w/ Contingency & Fees	**$ 6,314,436**	**$ 5,059,210**	**$ 2,895,242**	**$ 7,196,516**	**$ 2,969,808**	**$ 24,435,212**
Total Cost/Lot	**-**	**$ 31,819**	**$ 18,209**	**$ 44,150**	**$ 18,220**	**$ 75,886**

Assumptions:

- The Public Improvements detailed in this OPC include work within the existing and proposed public right-of-way. Private improvements include items related to individual lot costs related to pad preparation for builder.

- The MI and Phase 1 OPCs are based on current bids as of the date of this OPC. The Phase 2 OPCs are based on current plans as of the date of this OPC. The OPC should be updated as additional information and designs are available.

This Engineer's opinion of probable cost is made on the basis of the Engineer's experience and best judgment as a design professional. This opinion of probable cost does not include city fees; such as easement acquisition, permits, and application fees among others. It must be recognized that any evaluation of work to be performed to construct this project must be by necessity and is speculative in nature until completion of its actual detailed design. In addition the Engineer has no control over the cost of labor, materials or services to be furnished by others or over market conditions. Accordingly, Knight, Fowler & Millsap, LLC. cannot guarantee that actual costs will not vary from the opinions expressed herein.

Project Name: Creekbend SF
Client Name: Toll Brothers
City: Celina
County: Collin

Date: *April 20, 2026*
Project Number: *01.0217.003*

CONSTRUCTION COST ESTIMATE - MASTER INFRASTRUCTURE

Public Water System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
8" P.V.C. WATER LINE (INCL. FITTINGS)	LF	3,247	$52.67	$171,019.49
12" P.V.C. WATER LINE (INCL. FITTINGS)	LF	3,637	$75.71	$275,357.27
8" GATE VALVE & BOX	EA	15	$2,294.90	$34,423.50
12" GATE VALVE & BOX	EA	12	$4,259.11	$51,109.32
REMOVE & REPLACE CONC. PVMT.	SY	67	$182.43	$12,222.81
16" STEEL ENCASEMENT	LF	404	$155.11	$62,664.44
20" STEEL ENCASEMENT	LF	89	$251.16	$22,353.24
CONNECT TO EX. WATER 8"	EA	1	$6,043.05	$6,043.05
FIRE HYDRANT ASSEMBLY	EA	12	$6,548.34	$78,580.08
PROCESS WET UTILITY SPOILS	CY	3,902	$3.42	$13,344.84
1.5" IRRIGATION METER	EA	2	$1,781.40	$3,562.80
4" SLEEVE	LF	1,315	$8.53	$11,216.95
TESTING (EXCLUDING GEOTECH.)	LF	6,884	$2.07	$14,249.88
TRENCH SAFETY	LF	6,884	$0.24	$1,652.16
			SUB-TOTAL	**$757,799.83**

Public Wastewater System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
8" P.V.C. PIPE SDR 35 (0'-10' DEEP)	LF	1,665	$46.00	$76,590.00
8" P.V.C. PIPE SDR 26 (10'+ DEEP)	LF	1,085	$58.32	$63,277.20
4' DIA. WW MANHOLE	EA	6	$8,921.79	$53,530.74
5' DIA. WW MANHOLE	EA	2	$20,028.54	$40,057.08
5' DIA. WW MANHOLE BOLTED & GASKETED	EA	1	$16,415.20	$16,415.20
CONCRETE ENCASEMENT	LF	20	$77.95	$1,559.00
8" PLUG	EA	5	$47.27	$236.35
15" STEEL ENCASEMENT	LF	160	$162.91	$26,065.60
CONNECT TO EX. WW MH	LF	1	$2,520.04	$2,520.04
CLEARING & GRUBBING FOR OFFSITE SEWER	SY	2,024	$9.47	$19,167.28
BORE UNDER EXISTING CREEK	LF	57	$552.00	$31,464.00
WASTEWATER SERVICES	EA	10	$862.52	$8,625.20
EXTRA DEPTH FOR 5' SSMH (WW B-MI @ STA. 5+22.76)	VF	6	$726.05	$4,356.30
ADD DROP CONNECTION TO 5' SSMH	EA	1	$1,467.40	$1,467.40
TESTING (EXCLUDING GEOTECH.)	LF	2,750	$1.05	$2,887.50
TRENCH SAFETY	LF	2,750	$0.64	$1,760.00
			SUB-TOTAL	**$349,978.89**

Public Storm Drain System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
18" CL III STORM	LF	1,584	$58.17	$92,141.28
24" CL III STORM	LF	1,648	$72.85	$120,056.80
30" CL III STORM	LF	693	$94.57	$65,537.01
36" CL III STORM	LF	168	$123.83	$20,803.44
42" CL III STORM	LF	103	$161.46	$16,630.38
48" CL III STORM	LF	119	$196.37	$23,368.03
60" CL III STORM	LF	704	$283.90	$199,865.60
4' X 4' STORM MANHOLE	EA	7	$5,777.75	$40,444.25
6' X 6' STORM MANHOLE	EA	1	$9,612.08	$9,612.08
LARGE DEBRIS SEPARATOR	EA	3	$36,426.09	$109,278.27
20' CURB INLET	EA	3	$11,555.50	$34,666.50
15' CURB INLET	EA	1	$9,717.13	$9,717.13
10' RECESSED CURB INLET	EA	22	$7,090.88	$155,999.36
4' X 4' AREA INLET	EA	1	$7,616.13	$7,616.13
60" STAMPED AND STAINED SLOPED HEADWALL	EA	2	$10,767.63	$21,535.26
48" STAMPED AND STAINED SLOPED HEADWALL	EA	1	$8,824.20	$8,824.20
42" STAMPED AND STAINED SLOPED HEADWALL	EA	1	$8,399.50	$8,399.50
FLEX-A-MAT AT OUTFALL	SY	401	$112.42	$45,080.42
TESTING & TV INSPECTION	LF	5,018	$1.58	$7,928.44
TRENCH SAFETY	LF	5,018	$0.44	$2,207.92
MAINTENANCE BOND	LS	1	$25,450.00	$25,450.00
			SUB-TOTAL	**$1,025,162.00**

Public Dry Utility Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
TRENCH AND INSTALL CONDUIT	LF	4,100	$6.51	$26,691.00
INSTALL NEW PULL BOX	EA	24	$326.51	$7,836.24
POUR / SET CONCRETE BASE	EA	20	$1,516.51	$30,330.20
ASSEMBLE AND INSTALL DECORATIVE POLE & HEADS	EA	20	$1,500.00	$30,000.00
INSTALL CABLE AND TERMINATION	EA	15,200	$2.16	$32,832.00
CONTROLLER INSTALL - TXDOT STYLE W/POUR IN PLACE FOUNDATION	LS	1	$4,516.24	$4,516.24
MOBILIZATION, CLEAN UP, MATERIAL HANDLING	LS	1	$6,557.16	$6,557.16
ELECTRICIAN AND PERMITTING	LS	1	$4,500.00	$4,500.00
MATERIAL CELINA - 30 FT TWIN ARM POLE, ARM,FIXTURES, AND PHOTO CONTROLS PER CELINA SPEC	EA	20	$9,865.32	$197,306.40
5 FT X 24(IN) PRE-POURED CONCRETE STREET LIGHT FOUNDATION FOR MEDIAN LIGHTING	EA	20	$2,690.63	$53,812.60
24X24 UNDERGOUND VAULTS AND ENCLOSURES	LS	1	$651.16	$651.16
12"X12" VAULT (HANDHOLES)	EA	24	$253.51	$6,084.24
PVC PIPE FOR CONSTRUCTION	EA	4,100	$3.26	$13,366.00
PVC FITTINGS AND BENDS	LS	1	$3,500.00	$3,500.00
STREET LIGHT CONTROLLER - TXDOT STYLE WITH CONCRETE FOUNDATION AND METER SOCKET	LS	1	$4,527.44	$4,527.44
STYLE WITH CONCRETE FOUNDATION AND METER SOCKE	EA	12,500	$3.51	$43,875.00
STREET LIGHT WIRE #12 (FOR ONE HEAD ONLY)	EA	2,700	$0.32	$864.00
TERMINATION MATERIAL	LS	1	$3,529.16	$3,529.16
			SUB-TOTAL	**$470,778.84**

Public Roadway and Paving Cost

ITEM	UNIT		UNIT PRICE	TOTAL
10" REINFORCED CONCRETE STREET PVMT.	SY	22,084	$65.75	$1,452,023.00
8" LIME-STABILIZED SUBGRADE (INCL. LIME)	SY	24,944	$3.95	$98,528.80
8" LIME-STABILIZED SUBGRADE (DOUBLE APPLICATION FPR LIME STABLIZATION(SULFATES)	SY	24,944	$1.21	$30,182.24
9" REINFORCED CONCRETE STREET PVMT.	SY	6,197	$61.00	$378,017.00
6" LIME-STABILIZED SUBGRADE (INCL. LIME)	SY	7,061	$3.95	$27,890.95
6" LIME-STABILIZED SUBGRADE (DOUBLE APPLICATION FPR LIME STABLIZATION(SULFATES)	SY	7,061	$1.21	$8,543.81
LIME (36 LBS/SY)	TON	576	$306.00	$176,256.00
LIME (36 LBS/SY TO 41LBS/SY)	TON	18	$306.00	$5,508.00
LIME (48 LBS/SY)	TON	151	$306.00	$46,206.00
LIME (48 LBS/SY TO 54LBS/SY)	TON	75	$306.00	$22,950.00
9" NON-REINFORCED CONCRETE STREET PVMT.	SY	242	$61.00	$14,762.00
STAMPED/COLORED MEDIAN NOSES	EA	8	$8,050.00	$64,400.00
30" STOP SIGN (EXCLUDES POST)	EA	1	$1,570.00	$1,570.00
SIGN ASSEMBLIES ON BREAKAWAY POST (PER CITY)	EA	1	$1,230.00	$1,230.00
SIDEWALK (4" THICK)	SY	2,551	$70.55	$179,973.05
6" REINFORCED DRIVEWAY CONNECTION	SY	211	$81.00	$17,091.00
STREET HEADER	LF	313	$15.00	$4,695.00
CONNECT TO EXISTING CONCRETE PVMT	LF	68	$28.40	$1,931.20
TYPE III BARRICADE	EA	8	$3,460.00	$27,680.00
BARRIER FREE RAMPS	EA	5	$3,360.00	$16,800.00
SPEED LIMIT 30 MPH TRAFFIC SIGN (WITH POST)	EA	3	$1,650.00	$4,950.00
REVERSE CURVE WITH 15 MPH SPEED LIMIT SIGN (WITH POST)	EA	1	$1,900.00	$1,900.00
LANE DROP CROSSHATCH STRIPING	LF	4,931	$14.00	$69,034.00
THERMOPLASTIC 8' TURN ARROW	EA	5	$190.00	$950.00
TURN LANE BAY STRIPING	LF	577	$3.50	$2,019.50
RAISED PAVEMENT MARKER	EA	121	$8.20	$992.20
DOUBLE YELLOW LINE STRIPING	LF	1,929	$3.50	$6,751.50
STOP BAR (WHITE STRIPE)	LF	12	$12.00	$144.00
STRIPING - 4" STRIPE	LF	10,331	$1.75	$18,079.25
POLY FOR MOISTURE CONDITIONED SUBGRADE	SY	7,141	$2.05	$14,639.05
2-YEAR MAINTENANCE BOND	LS	1	$23,800.00	$23,800.00
			SUB-TOTAL	**$2,719,497.55**

Public Earthwork and E&S Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
CLEARING AND GRUBBING	ACRE	21.0	$1,900.00	$39,900.00
DEMUCKING POND	EA	1	$10,000.00	$10,000.00
STREET AND RIGHT-OF-WAY EXCAVATION	CY	44,924	$2.90	$130,279.60
MOISTURE CONDITIONED SUBGRADE (5' DEEP)	SY	31,978	$4.50	$143,901.00
			SUB-TOTAL	**$324,080.60**

Public Erosion Control

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
EROSION CONTROL	LS	1	$40,000.00	$40,000.00
MOWING	LS	1	$15,000.00	$15,000.00
			SUB-TOTAL	**$55,000.00**

SUMMARY

SUM OF CONSTRUCTION COSTS		$5,702,297.71
CONTINGENCY	0.0%	$0.00
SUB-TOTAL		**$5,702,297.71**
ENGINEER & SURVEY FEES		$270,000.00
CM/PM, & GEOTECH FEES	3%	$171,068.93
INSPECTION FEE, BONDS, ETC.	3%	$171,068.93
TOTAL CONSTRUCTION COST		**$6,314,435.57**

Project Name: Creekbend SF
Client Name: Toll Brothers
City: Celina
County: Collin

Date: *April 20, 2026*
Project Number: *01.0217.003*

Lots: *159*

CONSTRUCTION COST ESTIMATE - PHASE 1 PID

Public Water System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
8" P.V.C. WATER LINE (INCL. FITTINGS)	LF	6,870	$50.11	$344,255.70
8" GATE VALVE & BOX	EA	30	$2,288.77	$68,663.10
1" SINGLE WATER SERVICE	EA	159	$1,101.82	$175,189.38
FIRE HYDRANT ASSEMBLY	EA	16	$6,544.52	$104,712.32
16" STEEL ENCASEMENT	LF	18	$172.38	$3,102.84
PROCESS WET UTILITY SPOILS	CY	4,678	$3.42	$15,998.76
TESTING (EXCLUDING GEOTECH.)	LF	6,870	$1.65	$11,335.50
TRENCH SAFETY	LF	6,870	$0.27	$1,854.90
			SUB-TOTAL	**$725,112.50**

Public Wastewater System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
8" P.V.C. PIPE SDR 35 (0'-10' DEEP)	LF	7,067	$43.82	$309,675.94
4' DIA. WW MANHOLE	EA	21	$9,544.43	$200,433.03
4" SERVICE LINES	EA	159	$862.52	$137,140.68
CONCRETE ENCASEMENT	LF	240	$69.29	$16,629.60
TESTING (EXCLUDING GEOTECH.)	LF	7,067	$1.64	$11,589.88
TRENCH SAFETY	LF	7,067	$0.61	$4,310.87
			SUB-TOTAL	**$679,780.00**

Public Storm Drain System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
18" CL III STORM	LF	1,260	$58.08	$73,180.80
24" CL III STORM	LF	983	$74.48	$73,213.84
30" CL III STORM	LF	547	$95.23	$52,090.81
36" CL III STORM	LF	195	$127.16	$24,796.20
42" CL III STORM	LF	1,054	$161.46	$170,178.84
48" CL III STORM	LF	423	$196.29	$83,030.67
60" CL III STORM	LF	193	$274.68	$53,013.24
4' X 4' JUNCTION BOX	EA	5	$5,777.75	$28,888.75
5' X 5' JUNCTION BOX	EA	3	$7,353.50	$22,060.50
6' x 6' JUNCTION BOX	EA	1	$9,296.93	$9,296.93
10' CURB INLET	EA	30	$6,828.25	$204,847.50
TESTING & TV INSPECTION	LF	4,655	$1.58	$7,354.90
TRENCH SAFETY	LF	4,655	$0.44	$2,048.20
MAINTENANCE BOND	LS	1	$27,550.00	$27,550.00
			SUB-TOTAL	**$831,551.18**

Public Roadway and Paving Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
7" REINFORCED CONCRETE STREET PVMT.	SY	23,746	$52.95	$1,257,350.70
6" LIME-STABILIZED SUBGRADE (INCL. LIME)	SY	26,765	$3.95	$105,721.75
LIME (36 LBS/SY)	TON	482	$306.00	$147,492.00
5' SIDEWALK (4" THICK, 3500 PSI)	SF	6,000	$7.25	$43,500.00
MINI ROUNDABOUT SIGNAGE & STRIPING	LS	1	$26,150.00	$26,150.00
STAMPED DECORATIVE CONCRETE	SF	1,496	$45.00	$67,320.00
STAMPED/COLORED MEDIAN NOSES	EA	2	$7,260.00	$14,520.00
SPEED LIMIT 30 MPH TRAFFIC SIGN (WITH POST)	EA	2	$1,660.00	$3,320.00
30" STOP SIGN (EXCLUDES POST)	EA	13	$570.00	$7,410.00
30" STOP SIGN (WITH POST)	EA	1	$2,100.00	$2,100.00
SIGN ASSEMBLIES ON BREAKAWAY POST (PER CITY)	EA	19	$2,100.00	$39,900.00
ROUNDABOUT SIGNAGE (WITH POST)	EA	3	$1,800.00	$5,400.00
ROUNDABOUT SIGNAGE (EXCLUDING POST)	EA	1	$670.00	$670.00
STOP BAR (WHITE STRIPE)	LF	38	$12.00	$456.00
BARRIER FREE RAMPS	EA	24	$3,000.00	$72,000.00
POLY FOR MOISTURE CONDITIONED SUBGRADE	SY	6,162	$2.05	$12,632.10
2-YEAR MAINTENANCE BOND	LS	1	$17,200.00	$17,200.00
			SUB-TOTAL	**$1,823,142.55**

Public Earthwork and E&S Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
CLEARING AND GRUBBING	ACRE	37.0	$1,900.00	$70,300.00
MASS GRADING - UNCLASSIFIED EXCAVATION	CY	44,560	$2.90	$129,224.00
MOISTURE CONDITIONED SUBGRADE (5' DEEP)	SY	26,867	$4.50	$120,901.50
			SUB-TOTAL	**$320,425.50**

Public Erosion Control

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
EROSION CONTROL	LS	1	$40,000.00	$40,000.00
MOWING	LS	1	$15,000.00	$15,000.00
			SUB-TOTAL	**$55,000.00**

SUMMARY

SUM OF CONSTRUCTION COSTS		$4,435,011.73
CONTINGENCY	0.0%	$0.00
SUB-TOTAL		**$4,435,011.73**
ENGINEER & SURVEY FEES		$358,098.00
CM/PM, & GEOTECH FEES	3%	$133,050.35
INSPECTION FEE, BONDS, ETC.	3%	$133,050.35
TOTAL CONSTRUCTION COST		**$5,059,210.43**
TOTAL COST/LOT		**$31,818.93**

Project Name: Creekbend SF
Client Name: Toll Brothers
City: Celina
County: Collin

Date: *April 20, 2026*
Project Number: *01.0217.003*

Lots: *159*

CONSTRUCTION COST ESTIMATE - PHASE 1 PRIVATE

Private Earthwork and E&S Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
ROUGH LOT GRADING	LOT	159	$400.00	$63,600.00
MOISTURE CONDITIONED PADS (7' DEEP)	LOT	76	$3,250.00	$247,000.00
MOISTURE CONDITIONED PADS (10' DEEP)	LOT	74	$4,750.00	$351,500.00
POLY FOR MOISTURE CONDITIONED LOTS	LOT	150	$575.00	$86,250.00
FINAL LOT GRADING	LOT	159	$400.00	$63,600.00
PRIVATE - MC AMENITY CENTER 15' DEEP FROM F GRADE ELE. 611 (NO GRADING PLAN AVAILABLE) SELECT FILL DONE BY OTHERS	LOT	1	$30,750.00	$30,750.00
PRIVATE - INSTALL 10 MIL POLY AT BOTOM OF FUTURE SELECT FILL ON AMENITY CENTER MC LIMITS	SY	1,614	$1.30	$2,098.20
PRIVATE - INSTALL 6 MILL POLY	LOT	9	$575.00	$5,175.00
HAUL OFF CONCRETE	LDS	2	$275.00	$550.00
HAUL OFF TRASH	LDS	2	$1,500.00	$3,000.00
			SUB-TOTAL	**$853,523.20**

Private Hardscape Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
ENTRY SIGN FEATURE	EA	3	$64,367.35	$193,102.05
SIGN LIGHTING TO INCLUDE (4) SIGN LIGHTS ON EACH ENTRY SIGN MONUMENT (12 LIGHTS TOTAL)	LS	1	$10,183.75	$10,183.75
8'-0" HT. BRICK THINWALL	LF	2,148	$155.19	$333,348.12
9'-0" HT. STONE COLUMN	EA	21	$4,639.56	$97,430.76
9'-0" HT. STONE COLUMN ATOP RETAINING WALL	EA	2	$5,257.41	$10,514.82
8'-0" HT. BRICK THINWALL ATOP RETAINING WALL	LF	932	$194.17	$180,966.44
18" HT. RAISED FIRE PIT	EA	2	$3,880.10	$7,760.20
4'-0" HT. ORNAMENTAL METAL FENCE	LF	372	$37.28	$13,868.16
6" CONCRETE EDGING	89	89	$8.12	$722.68
CONCRETE PAVING WITH 4" WIDTH ARTIFICIAL TURF JOINTS	SF	1,417	$13.04	$18,477.68
18" HT. STONE SEAT WALL	LF	80	$242.36	$19,388.80
PLAYGROUND INFRASTRUCTURE TO INCLUDE BORDER, ADA RAMP, AND DRAINAGE	LS	1	$35,397.84	$35,397.84
PARK TABLE	EA	3	$120.00	$360.00
TRASH RECEPTACLE	EA	1	$45.00	$45.00
PET WASTE STATION	EA	1	$90.00	$90.00
6'-0" HT. ORNAMENTAL METAL FENCE	LF	1,755	$44.48	$78,062.40
6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL	LF	161	$44.48	$7,161.28
METAL SHADE STRUCTURE	EA	1	$112,179.45	$112,179.45
4" THICK CONCRETE PAD FOR SHADE STRUCTURE	SF	1,019	$8.71	$8,875.49
ELECTRIC PEDESTAL INSTALL AND IRRIGATION CONTROLLER CONNECTIONS FOR THE (5) SERVICES	LS	1	$34,027.91	$34,027.91
HAUL-OFF OF ALL SPOILS, CONSTRUCTION DEBRIS, EXTRA SOIL, AND ANY OTHER EXTRANEOUS MATERIAL GENERATED BY HARDSCAPE CONTRACTOR	LS	1	$3,500.00	$3,500.00
PERMIT FEES FOR SCREENING WALLS	LS	1	$5,794.12	$5,794.12
			SUB-TOTAL	**$1,171,256.95**

Public Dry Utility Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
UG INFRASTRUCTURE SERVING 159 LOTS(ELECTRICAL)	LS	1	$204,570.00	$204,570.00
			SUB-TOTAL	**$204,570.00**

Private Water Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
1.5" DOMESTIC METER	EA	1	$1,861.23	$1,861.23
1.5" IRRIGATION METER	EA	2	$1,781.40	$3,562.80
4" SLEEVES	LF	243	$8.53	$2,072.79
			SUB-TOTAL	**$7,496.82**

Private Wastewater Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
6" SEWER SERVICE LINE	EA	1	$1,552.24	$1,552.24
			SUB-TOTAL	**$1,552.24**

Private Paving Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
5' SIDEWALK (4" THICK, 3500 PSI)	SF	4,185	$7.25	$30,341.25
BARRIER FREE RAMPS	EA	4	$3,000.00	$12,000.00
HANDICAPPED RESERVED PARKING SIGN (WITH POST)	EA	2	$1,320.00	$2,640.00
WHEEL STOP	EA	4	$95.00	$380.00
ADA ACCESSIBLE STALL CROSSHATCH STRIPING	SF	200	$2.70	$540.00
THERMOPLASTIC HANDICAPPED SYMBOL STRIPING	EA	2	$350.00	$700.00
PARKING STALL STRIPING	LF	220	$2.50	$550.00
PARKING LOT EXCAVATION	CY	73	$11.50	$839.50
			SUB-TOTAL	**$47,990.75**

Private Retaining wall Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
STONE GRAVITY RETAINING WALLS	LS	1	$150,150.00	$150,150.00
			SUB-TOTAL	**$150,150.00**

SUMMARY

SUM OF CONSTRUCTION COSTS		$2,436,539.96
CONTINGENCY	5%	$121,827.00
SUB-TOTAL		**$2,558,366.96**
ENGINEER, SURVEY & LANDSCAPE FEES		**$183,373.00**
CM/PM, & GEOTECH FEES	3%	$76,751.01
INSPECTION FEE, BONDS, ETC.	3%	$76,751.01
TOTAL CONSTRUCTION COST		**$2,895,241.98**
TOTAL COST/LOT		**$18,209.07**

Project Name: Creekbend SF
Client Name: Toll Brothers
City: Celina
County: Collin

Date: *April 20, 2026*
Project Number: *01.0217.003*

Lots: *163*

CONSTRUCTION COST ESTIMATE - PHASE 2 PID

Public Water System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
8" P.V.C. WATER LINE	LF	8,429	$50.11	$422,377.19
8" GATE VALVE & BOX	EA	30	$2,288.77	$68,663.10
1" SINGLE WATER SERVICE	EA	163	$1,101.82	$179,596.66
FIRE HYDRANT ASSEMBLY	EA	18	$6,544.52	$117,801.36
TESTING (EXCLUDING GEOTECH.)	LF	8,429	$1.65	$13,907.85
TRENCH SAFETY	LF	8,429	$0.27	$2,275.83
			SUB-TOTAL	**$804,621.99**

Public Wastewater System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
8" P.V.C. PIPE SDR 35 (0'-10' DEEP)	LF	7,674	$43.82	$336,274.68
4' DIA. WW MANHOLE	EA	21	$9,544.43	$200,433.03
4" SERVICE LINES	EA	153	$862.52	$131,965.56
TESTING (EXCLUDING GEOTECH.)	LF	7,674	$1.64	$12,585.36
TRENCH SAFETY	LF	7,674	$0.61	$4,681.14
			SUB-TOTAL	**$685,939.77**

Public Storm Drain System Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
18" CL III STORM	LF	1,106	$58.08	$64,236.48
24" CL III STORM	LF	325	$72.85	$23,676.25
30" CL III STORM	LF	412	$94.57	$38,962.84
36" CL III STORM	LF	884	$123.83	$109,465.72
48" CL III STORM	LF	158	$196.37	$31,026.46
4' X 4' JUNCTION BOX	EA	6	$5,777.75	$34,666.50
5' X 5' JUNCTION BOX	EA	1	$7,353.50	$7,353.50
LARGE DEBRIS SEPARATOR	LF	3	$36,426.09	$109,278.27
10' CURB INLET	EA	31	$6,828.25	$211,675.75
4' X 4' AREA INLET	EA	1	$7,616.13	$7,616.13
24" SLOPED HEADWALL	EA	2	$6,500.00	$13,000.00
36" SLOPED HEADWALL	EA	1	$7,300.98	$7,300.98
FLEX-A-MAT AT OUTFALL	SY	80	$112.42	$8,993.60
MAINTENANCE BOND	LS	1	$27,550.00	$27,550.00
TESTING & TV INSPECTION	LF	2,885	$1.58	$4,558.30
TRENCH SAFETY	LF	2,885	$0.44	$1,269.40
			SUB-TOTAL	**$700,630.18**

Public Roadway and Paving Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
7" REINFORCED CONCRETE STREET PVMT.	SY	28,380	$52.95	$1,502,721.00
6" LIME-STABILIZED SUBGRADE (INCL. LIME)	SY	32,270	$3.95	$127,466.50
LIME (36 LBS/SY)	TON	580	$306.00	$177,480.00
5' SIDEWALK (4" THICK, 3000 PSI)	SF	10,300	$7.25	$74,675.00
TRAIL (6" THICK, 3000 PSI)	SY	9,900	$70.55	$698,445.00
MINI ROUNDABOUT SIGNAGE & STRIPING	LS	1	$26,150.00	$26,150.00
STAMPED DECORATIVE CONCRETE	SF	2,412	$45.00	$108,540.00
SPEED LIMIT 30 MPH TRAFFIC SIGN (WITH POST)	EA	5	$1,660.00	$8,300.00
30" STOP SIGN (EXCLUDES POST)	EA	18	$570.00	$10,260.00
SIGN ASSEMBLIES ON BREAKAWAY POST (PER CITY)	EA	23	$2,100.00	$48,300.00
ROUNDABOUT SIGNAGE (WITH POST)	EA	5	$1,800.00	$9,000.00
ROUNDABOUT SIGNAGE (EXCLUDING POST)	EA	1	$670.00	$670.00
STOP BAR (WHITE STRIPE)	LF	56	$3,000.00	$168,000.00
BARRIER FREE RAMPS	EA	37	$3,000.00	$111,000.00
			SUB-TOTAL	**$3,071,007.50**

Public Earthwork and E&S Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
CLEARING AND GRUBBING	ACRE	43.2	$1,900.00	$82,080.00
MASS GRADING - UNCLASSIFIED EXCAVATION	cy	76,710	$2.90	$222,459.00
MOISTURE CONDITIONED SUBGRADE (5' DEEP)	SY	32,270	$4.50	$145,215.00
POLY FOR MOISTURE CONDITIONED SUBGRADE	SY	3,890	$2.05	$7,974.50
PROCESS WET UTILITY SPOILS	CY	4,500	$3.42	$15,390.00
CONSTRUCTION ENTRANCE	EA	2	$5,000.00	$10,000.00
INLET PROTECTION	EA	36	$130.00	$4,680.00
ROCK CHECK DAM	EA	3	$120.00	$360.00
SILT FENCE	LF	5,200	$1.75	$9,100.00
			SUB-TOTAL	**$497,258.50**

SUMMARY

SUM OF CONSTRUCTION COSTS		$5,759,457.94
CONTINGENCY	10%	$575,945.79
SUB-TOTAL		**$6,335,403.73**
ENGINEER, SURVEY, CM/PM, & GEOTECH FEES		$354,280.00
CM/PM & GEOTECH FEES	3%	$190,062.11
INSPECTION FEE, BONDS, ETC.	5%	$316,770.19
TOTAL CONSTRUCTION COST		**$7,196,516.03**
TOTAL COST/LOT		**$44,150.41**

KFM ENGINEERING & DESIGN

OPINION OF PROBABLE COST
CREEKBEND SF - PHASE 2

Project Name: Creekbend SF
Client Name: Toll Brothers
City: Celina
County: Collin

Date: *April 20, 2026*
Project Number: *01.0217.003*

Lots: *163*

CONSTRUCTION COST ESTIMATE - PHASE 2 PRIVATE

Private Earthwork and E&S Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
ROUGH LOT GRADING	LOT	163	$400.00	$65,200.00
MOISTURE CONDITIONED PADS (7' DEEP)	LOT	163	$3,250.00	$529,750.00
POLY FOR MOISTURE CONDITIONED LOTS	LOT	163	$575.00	$93,725.00
ROCK GRAVITY WALL (0'-6' HIGH)	SF	13,788	$12.04	$166,007.52
FINAL LOT GRADING	LOT	163	$400.00	$65,200.00
EROSION CONTROL	LOT	163	$350.00	$57,050.00
			SUB-TOTAL	**$976,932.52**

Private Landscape Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
BRICK/STONE MASONRY WALL	LF	4,510	$160.00	$721,600.00
LANDSCAPE ENHANCED AREA (HIGH INTENSITY)	SY	7,000	$25.00	$175,000.00
MAIN ENTRY	EA	2	$100,000.00	$200,000.00
SECONDARY ENTRY	EA	3	$50,000.00	$150,000.00
			SUB-TOTAL	**$1,246,600.00**

Public Dry Utility Cost

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
DRY UTILITIES	LOT	162	$1,000.00	$162,000.00
			SUB-TOTAL	**$162,000.00**

SUMMARY

SUM OF CONSTRUCTION COSTS		$2,385,532.52
CONTINGENCY	10%	$238,553.25
SUB-TOTAL		**$2,624,085.77**
ENGINEER, SURVEY & LANDSCAPE FEES		$135,795.00
CM/PM & GEOTECH FEES	3%	$78,722.57
INSPECTION FEE, BONDS, ETC.	5%	$131,204.29
TOTAL CONSTRUCTION COST		**$2,969,807.63**
TOTAL COST/LOT		**$18,219.68**

APPENDIX C-1
LEGAL DESCRIPTION - PID

Metes and Bounds Description

LEGAL DESCRIPTION

BEING A PORTION OF THAT TRACT OF LAND SITUATED IN THE P.F. HUTCHERSON SURVEY, ABSTRACT NO. 408, AND BEING A PORTION OF A CALLED 90.975 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN THE DEED TO KL LB BUY 4, LLC, RECORDED IN INSTRUMENT NO. 2024000138176, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD SET STAMPED “KFM” (HEREIN CALLED CAPPED IRON ROD SET) IN THE WEST LINE A CALLED 41.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KARLA TROUT MCKENZIE AND JAMES BLAIR LATHROP, CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST UNDER THE KARLA TROUT MCKENZIE SPOUSAL LIFETIME TRUST, DATED DECEMBER 18, 2024, RECORDED IN INSTRUMENT NO.2025000124582, O.P.R.C.C.T, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 15.396 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CITY OF CELINA, RECORDED IN INSTRUMENT NO. 2024000138173, O.P.R.C.C.T., BEARS NORTH 00°16'58" WEST, A DISTANCE OF 263.04 FEET;

THENCE SOUTH 00° 16' 59" EAST WITH THE EAST LINE OF SAID 90.975 ACRES SAME BEING THE WEST LINE OF SAID 41.00 ACRE TRACT, A DISTANCE OF 128.68 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "KFM" SET (HEREINAFTER REFERRED TO AS A CAPPED IRON ROD SET);

THENCE CROSSING THROUGH SAID 90.975 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 89°37'56" WEST, A DISTANCE OF 742.49 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
2. ALONG A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 1020.00 FEET, AN ARC LENGTH OF 1592.25 FEET, A DELTA ANGLE OF 89°26'26", A CHORD WHICH BEARS SOUTH 44°54'43" WEST, A DISTANCE OF 1435.44 FEET TO A CAPPED IRON ROD SET;
3. NORTH 89°37'24" EAST, A DISTANCE OF 699.93 FEET TO A CAPPED IRON ROD SET;
4. NORTH 44°37'24" EAST, A DISTANCE OF 35.36 FEET TO A CAPPED IRON ROD SET;
5. NORTH 89°37'24" EAST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD SET;
6. SOUTH 45°22'36" EAST, A DISTANCE OF 35.36 FEET TO A CAPPED IRON ROD SET;
7. NORTH 89°37'24" EAST, PASSING AT A DISTANCE OF 100.00 FEET, A1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 10.98 ACRES TRACT OF LAND DESCRIBED IN THE DEED TO THE MAYFIELD FAMILY IRREVOCABLE TRUST RECORDED IN INSTRUMENT NO. 202202210000287240, O.P.R.C.C.T., AND CONTINUING FOR A TOTAL DISTANCE OF 1116.40 FEET TO A 1/2-INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID 41.00 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 5.169 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DAVID TITTLE, RECORDED IN INSTRUMENT NO. 20001002001067160, O.P.R.C.C.T.;

THENCE SOUTH 00°33' 13" EAST, WITH THE EAST LINE OF SAID 90.975 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 5.169 ACRE TRACT, A DISTANCE OF 60.00 FEET TO A CAPPED IRON ROD SET;

THENCE CROSSING THROUGH SAID 90.975 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 89°37' 24" WEST, A DISTANCE OF 842.70 FEET TO A CAPPED IRON ROD SET;
2. SOUTH 44°37'24" WEST, A DISTANCE OF 24.75 FEET TO A CAPPED IRON ROD SET;

3. SOUTH 89°37'24" WEST, A DISTANCE OF 50.00 FEET TO A CAPPED IRON ROD SET;
4. NORTH 45°22'36" WEST, A DISTANCE OF 24.75 FEET TO A CAPPED IRON ROD SET;
5. SOUTH 89°37'24" WEST, A DISTANCE OF 993.87 FEET TO A CAPPED IRON ROD SET;
6. SOUTH 44°37' 24" WEST, A DISTANCE OF 35.36 FEET TO A CAPPED IRON ROD SET;
7. SOUTH 00°22'36" EAST, A DISTANCE OF 318.63 FEET TO A CAPPED IRON ROD SET;
8. SOUTH 45°22'36" EAST, A DISTANCE OF 35.36 FEET TO A CAPPED IRON ROD SET;
9. NORTH 89°37'24" EAST, A DISTANCE OF 5.00 FEET TO A CAPPED IRON ROD SET;
10.SOUTH 00°22'36" EAST, A DISTANCE OF 85.00 FEET TO A CAPPED IRON ROD SET;
11.SOUTH 89°37'24" WEST, A DISTANCE OF 5.00 FEET TO A CAPPED IRON ROD SET;
12.SOUTH 44°37' 24" WEST, A DISTANCE OF 35.36 FEET TO A CAPPED IRON ROD SET;

13. SOUTH 00°22'36" EAST, A DISTANCE OF 63.00 FEET TO A CAPPED IRON ROD SET FOR CORNER;
14. SOUTH 03°26'15" WEST, A DISTANCE OF 150.33 FEET TO A CAPPED IRON ROD SET FOR CORNER;
15. SOUTH 00°22'36" EAST, A DISTANCE OF 134.06 FEET TO A CAPPED IRON ROD SET IN THE SOUTH LINE OF SAID 90.975 ACRE TRACT, SAME BEING
THE NORTHWEST CORNER OF LOT 2X, BLOCK K, CREEK OF LEGACY PHASE 1A, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2016, PAGE 168 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.);
THENCE WITH THE SOUTH LINE OF SAID 90.975 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID CREEK OF LEGACY PHASE 1A THE FOLLOWING COURSES AND DISTANCES:
1. SOUTH 89°57'41" WEST, A DISTANCE OF 90.00 FEET TO A CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF LOT 1X, BLOCK P OF SAID CREEK OF LEGACY PHASE 1A;
2. NORTH 89°18'55" WEST, A DISTANCE OF 30.01 FEET TO A CAPPED IRON ROD SET IN THE NORTH LINE OF LOT 1, BLOCK P OF SAID CREEK OF LEGACY PHASE 1A, FROM WHICH A 1-INCH IRON ROD FOUND BEARS NORTH 89°37'46" WEST A DISTANCE OF 39.99 FEET;
THENCE NORTH 00°22'36" WEST, CROSSING THROUGH SAID 90.975 ACRE TRACT, A DISTANCE OF 786.11 FEET TO A CAPPED IRON ROD SET IN THE SOUTH LINE OF SAID 15.396 ACRE TRACT;
THENCE WITH THE WEST LINE OF SAID 90.975 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 15.396 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:
1. NORTH 89°37'24" EAST, A DISTANCE OF 30.00 FEET TO A CAPPED IRON ROD SET;
2. NORTH 00°22'36" WEST, A DISTANCE OF 88.37 FEET TO A CAPPED IRON ROD SET FOR A POINT OF CURVATURE;
3. ALONG A TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 1150.00 FEET, AN ARC LENGTH OF 1806.59 FEET, A DELTA ANGLE OF 90°00'32",
AND A CHORD WHICH BEARS NORTH 44°37'40" EAST A DISTANCE OF 1626.47 FEET TO A CAPPED IRON ROD SET AT A POINT OF TANGENCY;
4. NORTH 89°37'56" EAST, A DISTANCE OF 409.57 FEET TO A CAPPED IRON ROD SET;
5. NORTH 89°51'31" EAST, A DISTANCE OF 333.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.625 ACRES (549,963 SQUARE FEET) OF LAND, MORE OR LESS.

APPENDIX C-2
LEGAL DESCRIPTION – IMPROVEMENT AREA #1

PROPERTY DESCRIPTION

BEING all of that tract of land situated in the P.F. Hutcherson Survey, Abstract No. 408, and being a portion of a called 90.975 acre tract of land described as Tract 1 in the deed to KL LB BUY 4, L.L.C., recorded in Instrument No. 2024000138176, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a cap (illegible) found for the southeast corner of said 90.975 acre tract, same being in the north line of a called 117.4541 acre tract of land described in the deed to 117 Farm on Tollway LTD, recorded in Instrument No. 20050701000885120, O.P.R.C.C.T., and being the southwest corner of a called 5.169 acre tract of land described in the deed to David Tittle, recorded in Instrument No. 20001002001067160, O.P.R.C.C.T.;

THENCE with the south line of said 90.975 acre tract, the following courses and distances:

1. South 89°08'39" West, with the north line of said 117.4541 acre tract, a distance of 211.93 feet to a 1/2-inch iron rod found for the northeast corner Lot 10, Block K, Creeks of Legacy, Phase 1A, an addition to the City of Celina, Texas, according to the plat thereof recorded in Instrument No. 2016-168, Plat Records of Collin County, Texas (P.R.C.C.T.);
2. South 89°46'06" West, with the north line of said Creeks of Legacy, Phase 1A, a distance of 804.96 feet to a 1/2-inch iron rod with a cap (illegible) found;
3. South 89°26'03" West, continuing with the north line of said Creeks of Legacy, Phase 1A, a distance of 753.64 feet to a 5/8-inch iron rod set with red plastic cap stamped "KFM" (herein called capped iron rod set);
4. North 89°51'34" West, continuing with the north line of said Creeks of Legacy, Phase 1A, a distance of 188.61 feet to a capped iron rod set;

THENCE crossing through said 90.975 acre tract, the following courses and distances:

1. North 00°22'36" West, a distance of 134.06 feet to a capped iron rod set;
2. North 03°26'15" East, a distance of 150.33 feet to a capped iron rod set;
3. North 00°22'36" West, a distance of 63.00 feet to a capped iron rod set;
4. North 44°37'24" East, a distance of 35.36 feet to a capped iron rod set;
5. North 89°37'24" East, a distance of 5.00 feet to a capped iron rod set;
6. North 00°22'36" West, a distance of 85.00 feet to a capped iron rod set;
7. South 89°37'24" West, a distance of 5.00 feet to a capped iron rod set;
8. North 45°22'36" West, a distance of 35.36 feet to a capped iron rod set;
9. North 00°22'36" West, a distance of 318.63 feet to a capped iron rod set;
10. North 44°37'24" East, a distance of 35.36 feet to a capped iron rod set, from which a 1/2-inch iron rod found in the west line of said 90.975 acre tract, same being in the east line of a called 39.965 acre tract of land described in the deed to City Of Celina, recorded in Instrument No. 20201123002091340, O.P.R.C.C.T., bears North 73°10'26" West, a distance 205.62 feet ;
11. North 89°37'30" East, a distance of 993.87 feet to a capped iron rod set;
12. South 45°22'36" East, a distance of 24.75 feet to a capped iron rod set;
13. North 89°37'24" East, a distance of 50.00 feet to a capped iron rod set;
14. North 44°37'24" East, a distance of 24.75 feet to a capped iron rod set;
15. North 89°37'24" East, a distance of 842.70 feet to a capped iron rod set in the east line of said 90.975 acre tract, same being in the west line of said 5.169 acre tract, and being in the south line of a 60' wide access and utility easement recorded in instrument no. 2024000136828, and instrument no. 2024000136749, O.P.R.C.C.T. ;

THENCE South 00°33'13" East, with the east line of said 90.975 acre tract and the west line of said 5.169 acre tract, a distance of 825.17 feet to the POINT OF BEGINNING and containing 36.880 acres (1,606,500 square feet) of land, more or less.

APPENDIX C-2
LEGAL DESCRIPTION – FUTURE IMPROVEMENT AREA

BEING all of tract of land situated in the William Davenport Survey, Abstract No. 262 and the P.F. Hutcherson Survey, Abstract No. 408, City of Celina, Collin County, Texas, being a portion of a called 39.965 acre tract of land described in the deed to City of Celina, recorded in Instrument No. 20201123002091340, Official Public Records of Collin County, Texas, a portion of a called 6.000 acre tract of land described as Tract 1 in the deed to Maram 10.28 acre tract of land described in the deed to Sri Lakshmi Ganapathi Venrtures LLC, recorded in Instrument No. 2022000169876, said Official Public Records, a portion of a called 10.26 acre tract of land described as Tract 1 in the deed to Jaimaruthi Ventures LLC, recorded in Instrument No. 20210603001131110, said Official Public Records, a portion of a called 5.492 acre tract of land described in the deed to Jaimaruthi Ventures, recorded in Instrument No. 20210604001133580, said Official Public Records, all of a called 4.997 acre tract of land described in the deed to Jaimaruthi Ventures, LLC, recorded in Instrument No. 20211116002341380, said Official Public Records, a portion of a called 11.18 acre tract of land described in the deed to DoeBranch2DNT LLC, recorded in Instrument No. 20210708001376160, said Official Public Records, all of a called 3.721 acre tract of land described in the deed to Srianjaneya LLC, recorded in Instrument No. 2022000133149, said Official Public Records, all of a called 3.728 acre tract of land escribed in the deed to Srianjaneya LLC, recorded in Instrument No. 20210210000284450, said Official Public Records, all of a called 3.731 acre tract of land described in the deed to Srianjaneya LLC, recorded in Instrument No. 20210210000284500, said Official Public Records, all of a called 10.31 acre tract of land described in the deed to Srianjaneya LLC, recorded in Instrument No. 20210209000282540, said Official Public Records and all of a called 10.34 acre tract of land described in the deed to Srianjaneya LLC, recorded in Instrument No. 20210210000283420, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch rod with a cap found in the northerly line of a called 117.4541 acre tract described in the deed to 117 Farm on Tollway LTD, recorded in Instrument No. 20050701000885120, said Official Public Records, for the southeast corner of said 10.34 acre tract, common to the southwest corner of a called 5.169 acre tract of land described in the deed to David Tittle, recorded in Instrument No. 20001002001067160, said Official Public Records;

THENCE South 89°08'39" West, with the southerly line of said 10.34 acre tract and the northerly line of said 117.4541 acre tract, a distance of 211.93 feet to a 1/2-inch iron rod found for an angle point in the southerly line of said 10.34 acre tract, common to the northwest corner of said 117.4541 acre tract and the northeast corner of Creeks of Legacy, Phase 1A, an addition to the City of Celina, Texas, according to the plat thereof recorded in Instrument No. 20160310010000990, Plat Records of Collin County, Texas;

THENCE South 89°46'06" West, with the southerly lines of said 10.34 acre tract, said 10.31 acre tract and the northerly line of said Creeks of Legacy, Phase 1A, a distance of 804.96 feet to a 1/2-iron rod with a cap found for the southwest corner of said 10.31 acre tract, common to the southeast corner of said 3.728 acre tract and an angle point in the northerly line of said Creeks of Legacy, Phase 1A;

THENCE South 89°26'03" West, with the southerly line of said 3.728 acre tract and continuing with the northerly line of said Creeks of Legacy, Phase 1A, passing a 1/2-inch iron rod found for the southwest corner of said 3.728 acre tract, common to the southeast corner of said 3.731 acre tract at a distance of 145.65 feet, continuing on said course with the southerly line of said 3.731 acre tract, a total distance of 753.64 feet to a 1/2-inch iron rod with a cap stamped “RPLS 6677” (hereinafter referred to as capped iron rod set) for an angle point in the southerly line of said 3.731 acre tract, common to an angle point in northerly line of said Creeks of Legacy, Phase 1A;

THENCE North 89°51'34" West, with the southerly lines of said 3.731 acre tract and said 11.18 acre tract, a distance of 348.60 feet to a 1-inch iron rod found for the southwest corner of said 11.18 acre tract, common to the southeast corner of said 39.965 acre tract and an angle point in the northerly line of said Creeks of Legacy, Phase 1A;

THENCE South 88°14'33" West, with the southerly line of said 39.965 acre tract and continuing with the northerly line of said Creeks of Legacy, Phase 1A, passing a 5/8-inch iron rod found for the northwest corner of said Creeks of Legacy, Phase 1A, common to the northeast corner of a called 10.27 acre tract of land described in the deed to Carl P. Parrish and Dale Parrish, recorded in Instrument No. 20030114000082680, said Official Public Records, at a distance of 1,062.31 feet, continuing on said course, a total distance of 1,342.47 feet to a capped iron rod set for corner;

THENCE severing said 39.965 acre tract, said 11.18 acre tract, said 5.492 acre tract, said 10.26 acre tract, said 6.000 acre tract, the following courses:

1. North 25°59'39" West, a distance of 100.66 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;

2. Northerly along said curve having a radius of 60.00 feet, a delta angle of 217°33’30”, an arc length of 227.83 feet, a chord bearing North 20°05’51” West and chord distance of 113.61 feet to a capped iron rod set at the end of said curve;

3. North 88°40'54" East, a distance of 367.73 feet to a capped iron rod set for corner;

4. North 01°19'06" West, a distance of 125.00 feet to a capped iron rod set for corner;

5. North 88°40'54" East, a distance of 60.00 feet to a capped iron rod set for corner;

6. North 01°19'06" West, a distance of 60.00 feet to a capped iron rod set for corner;

7. North 88°40'54" East, a distance of 130.00 feet to a capped iron rod set for corner;

8. North 01°19'06" West, a distance of 33.18 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;

9. Northeasterly along said curve having a radius of 60.00 feet, a delta angle of 158°25’59”, an arc length of 165.91 feet, a chord bearing of North 44°20’27” East and chord distance of 117.88 feet to a capped iron rod set at the end of said curve;

10. North 90°00'00" East, a distance of 218.20 feet to a capped iron rod set for corner;

11. North 00°00'00" East, a distance of 190.89 feet to a capped iron rod set for corner;

12. South 79°53'40" East, a distance of 122.06 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;

13. Northeasterly along said curve having a radius of 60.00 feet, a delta angle of 119°16’52”, a chord bearing of North 63°55’01” East and chord distance of 103.54 feet to a capped iron rod set at the end of said curve;

14. North 90°00'00" East, a distance of 183.67 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;

15. Easterly along said curve having a radius of 60.00 feet, a delta angle of 47°52’15”, an arc length of 50.13 feet, a chord bearing of North 80°22’41” East and chord distance of 48.68 feet to a capped iron rod set at the end of said curve;

16. North 24°21'42" East, a distance of 104.44 feet to a capped iron rod set for corner;

17. South 88°16'51" East, a distance of 117.14 feet to a capped iron rod set for corner;

18. North 90°00'00" East, a distance of 30.00 feet to a capped iron rod set for corner;

19. North 00°00'00" East, a distance of 97.54 feet to the beginning of a tangential curve to the right;

20. Northeasterly along said curve having a radius of 1,150.00 feet, a delta angle of 89°51’31”, an arc length of 1,803.58 feet, a chord bearing of North 44°55’45” East and a chord distance of 1,624.34 feet to a capped iron rod set at the end of said curve;

21. North 89°51'31" East, a distance of 739.28 feet to a capped iron rod set in the easterly line of said 6.000 acre tract and the westerly line of a called 41.00 acre tract of land described in the deed to Don McKenzie and wife, Karla McKenzie, recorded in Instrument No. 19950321000190820, said Official Public Records;

THENCE South 00°06'34" West, with the easterly line of said 6.000 acre tract and the westerly line of said 41.00 acre tract, a distance of 48.69 feet to a 1/2-inch iron rod found for the southeast corner of said 6.000 acre tract, common to the northeast corner of said 10.368 acre tract;

THENCE South 00°30'44" East, with the easterly line of said 10.368 acre tract and continuing with the westerly line of said 41.00 acre tract, a distance of 534.08 feet to a 1/2-inch iron rod found for the southeast corner of said 10.368 acre tract, common to the northeast corner of a called 10.96 acre tract of land described in the deed to The Mayfield Family Revocable Trust, recorded in Instrument No. 20220221000287240, said Official Pubic Records;

THENCE South 89°37'46" West, with the southerly line of said 10.368 acre tract and the northerly line of said 10.96 acre tract, passing a 1/2-inch iron rod found on the easterly side of Private Road 5156 at a distance of 821.64 feet, continuing on said course, a total distance of 852.20 feet to a capped iron rod set in said Private Road 5156 and in the easterly line of said 10.26 acre tract for the southwest corner of said 10.368 acre tract, common to the northwest corner of said 10.96 acre tract;

THENCE South 00°49'36" West, in said Private Road 5156 with the easterly line of said 10.26 acre tract and the westerly line of said 10.96 acre tract, a distance of 142.36 feet to a 5/8-inch iron rod

found for the southeast corner of said 10.26 acre tract, common to the northeast corner of said 4.997 acre tract;

THENCE South 00°48'31" West, continuing in said Private Road 5156 with the easterly line of said 4.997 acre tract and continuing with the westerly line of said 10.96 acre tract, a distance of 413.54 feet to a 1/2-inch iron rod with a cap found at the intersection of said Private Road 5156 and Private Road 5155 for the southeast corner of said 4.997 acre tract, common to the northeast corner of said 3.721 acre tract, the northwest corner of said 10.31 acre tract and the southwest corner of said 10.96 acre tract;

THENCE North 89°37'24" East, in said Private Road 5155 with the northerly lines of said 10.31 acre tract and said 10.34 acre tract, a distance of 1,016.40 feet to a 1/2-inch iron rod found for the northeast corner of said 10.34 acre tract;

THENCE South 00°33'13" East, with the easterly line of said 10.34 acre tract, a distance of 885.17 feet to the POINT OF BEGINNING and enclosing 90.975 acres (3,962,858 square feet) of land, more or less.

SAVE & EXCEPT

BEING all of that tract of land situated in the P.F. Hutcherson Survey, Abstract No. 408, and being a portion of a called 90.975 acre tract of land described as Tract 1 in the deed to KL LB BUY 4, L.L.C., recorded in Instrument No. 2024000138176, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a cap (illegible) found for the southeast corner of said 90.975 acre tract, same being in the north line of a called 117.4541 acre tract of land described in the deed to 117 Farm on Tollway LTD, recorded in Instrument No. 20050701000885120, O.P.R.C.C.T., and being the southwest corner of a called 5.169 acre tract of land described in the deed to David Tittle, recorded in Instrument No. 20001002001067160, O.P.R.C.C.T.;

THENCE with the south line of said 90.975 acre tract, the following courses and distances:

1. South 89°08'39" West, with the north line of said 117.4541 acre tract, a distance of 211.93 feet to a 1/2-inch iron rod found for the northeast corner Lot 10, Block K, Creeks of Legacy, Phase 1A, an addition to the City of Celina, Texas, according to the plat thereof recorded in Instrument No. 2016-168, Plat Records of Collin County, Texas (P.R.C.C.T.);

2. South 89°46'06" West, with the north line of said Creeks of Legacy, Phase 1A, a distance of 804.96 feet to a 1/2-inch iron rod with a cap (illegible) found;

3. South 89°26'03" West, continuing with the north line of said Creeks of Legacy, Phase 1A, a distance of 753.64 feet to a 5/8-inch iron rod set with red plastic cap stamped "KFM" (herein called capped iron rod set);

4. North 89°51'34" West, continuing with the north line of said Creeks of Legacy, Phase 1A, a distance of 188.61 feet to a capped iron rod set;

THENCE crossing through said 90.975 acre tract, the following courses and distances:

1. North 00°22'36" West, a distance of 134.06 feet to a capped iron rod set;

2. North 03°26'15" East, a distance of 150.33 feet to a capped iron rod set;

3. North 00°22'36" West, a distance of 63.00 feet to a capped iron rod set;

4. North 44°37'24" East, a distance of 35.36 feet to a capped iron rod set;

5. North 89°37'24" East, a distance of 5.00 feet to a capped iron rod set;

6. North 00°22'36" West, a distance of 85.00 feet to a capped iron rod set;

7. South 89°37'24" West, a distance of 5.00 feet to a capped iron rod set;

8. North 45°22'36" West, a distance of 35.36 feet to a capped iron rod set;

9. North 00°22'36" West, a distance of 318.63 feet to a capped iron rod set;

10. North 44°37'24" East, a distance of 35.36 feet to a capped iron rod set, from which a 1/2-inch iron rod found in the west line of said 90.975 acre tract, same being in the east line of a called 39.965 acre tract of land described in the deed to City Of Celina, recorded in Instrument No. 20201123002091340, O.P.R.C.C.T., bears North 73°10'26" West, a distance 205.62 feet ;

11. North 89°37'30" East, a distance of 993.87 feet to a capped iron rod set;

12. South 45°22'36" East, a distance of 24.75 feet to a capped iron rod set;

13. North 89°37'24" East, a distance of 50.00 feet to a capped iron rod set;

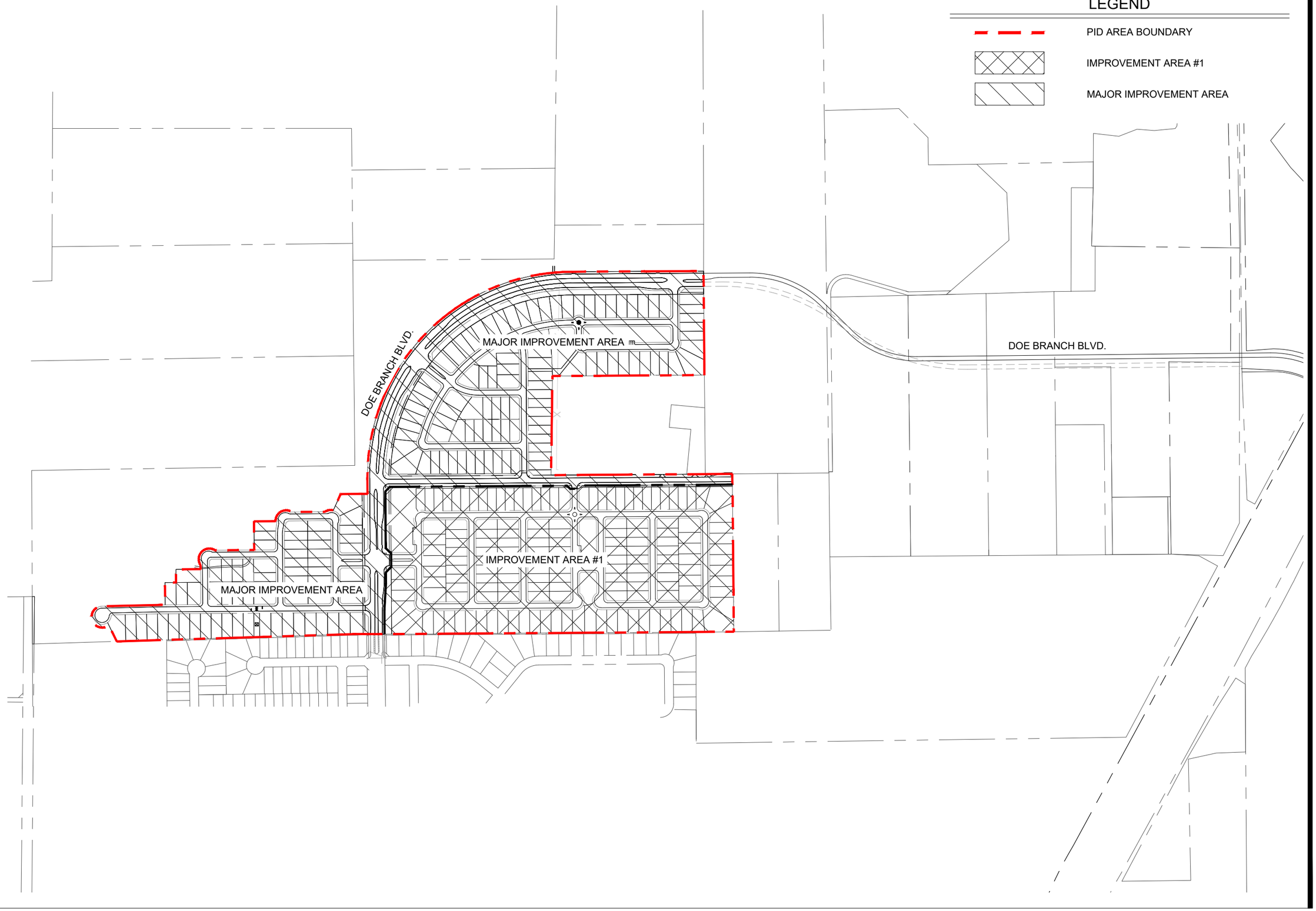
14. North 44°37'24" East, a distance of 24.75 feet to a capped iron rod set;

15. North 89°37'24" East, a distance of 842.70 feet to a capped iron rod set in the east line of said 90.975 acre tract, same being in the west line of said 5.169 acre tract, and being in the south line of a 60' wide access and utility easement recorded in instrument no. 2024000136828, and instrument no. 2024000136749, O.P.R.C.C.T. ;

THENCE South 00°33'13" East, with the east line of said 90.975 acre tract and the west line of said 5.169 acre tract, a distance of 825.17 feet to the POINT OF BEGINNING and containing 36.880 acres (1,606,500 square feet) of land, more or less.

THE ABOVE DESCRIPTION CONTAINS 90.975 ACRES OF LAND SAVE & EXCEPT 36.880 ACRES OF LAND, LEAVING A NET ACREAGE OF 54.095 ACRES OF LAND, MORE OR LESS.

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS



KFM ENGINEERING & DESIGN
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TBPE #: F-20821
TBPELS #: 10194934

PROJECT
CREEKBEND
CELINA, TX

TITLE
IMPROVEMENT AREA BOUNDARY
PID EXHIBIT

CLIENT
TOLL BROTHERS

N

0 250 500
SCALE 1" = 500'

PROJECT NUMBER:
010217003

DATE:
2026/05/06

SHEET:
EXH 01

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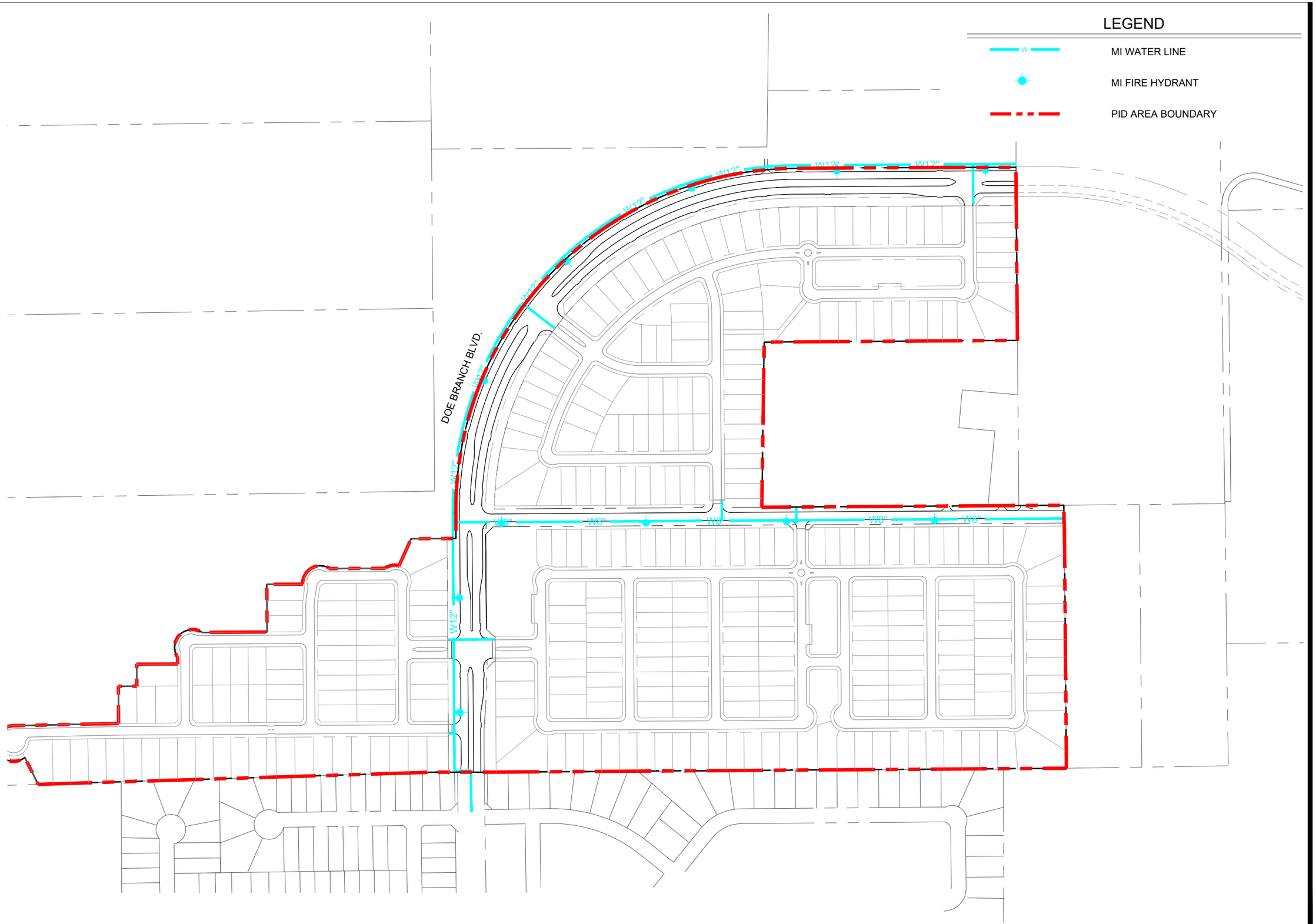

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TBPE #: F-20821
TBPELS #: 10194934

PROJECT
CREEKBEND
CELINA, TX

TITLE
MASTER INFRASTRUCTURE WATER
PID EXHIBIT

CLIENT
TOLL BROTHERS

N

0 150 300
SCALE 1" = 300'

PROJECT NUMBER:
010217002

DATE:
2026/05/06

SHEET:

EXH 02

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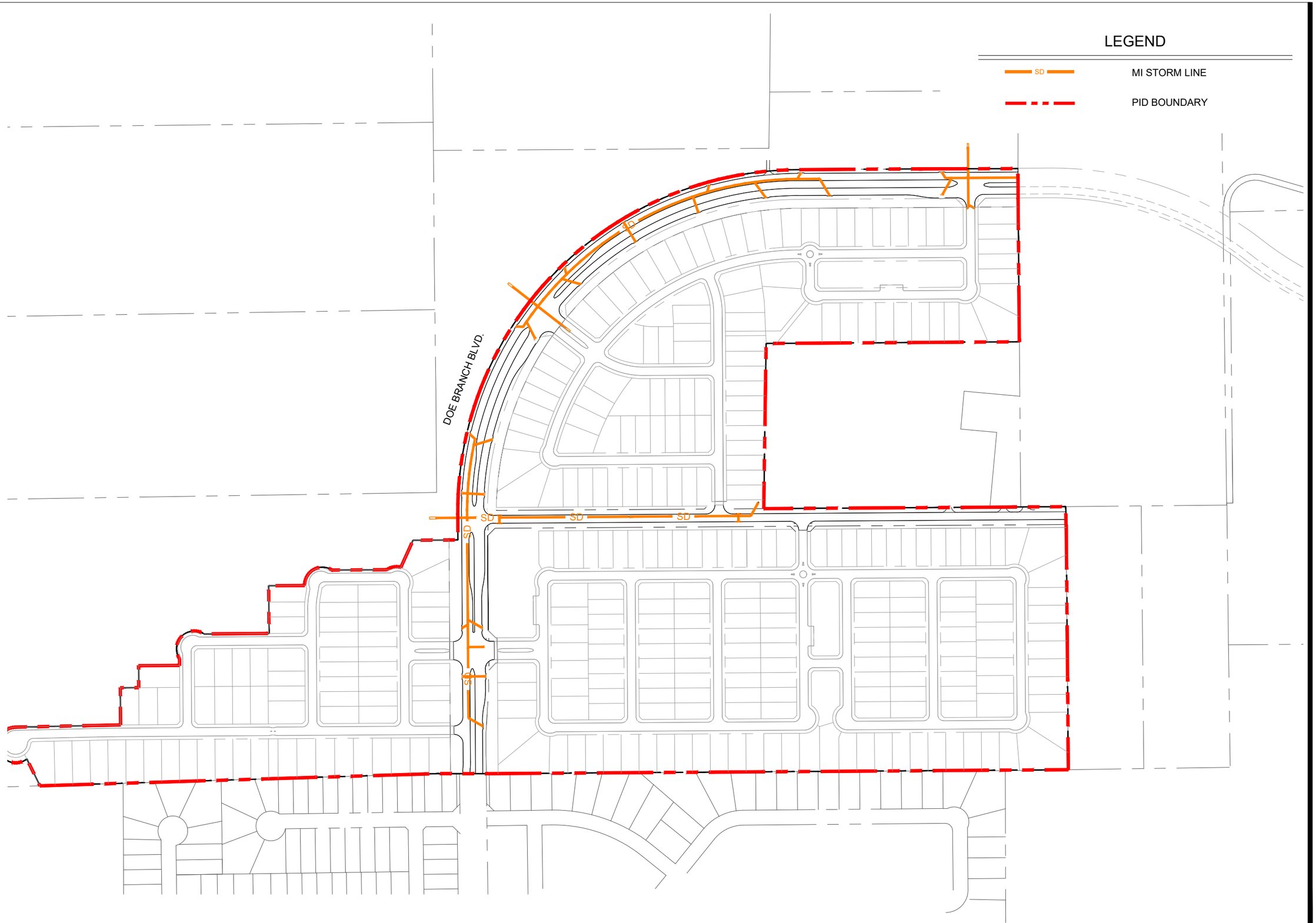

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

PROJECT

CREEKBEND

CELINA, TX

TITLE

MASTER INFRASTRUCTURE STORM

PID EXHIBIT

CLIENT

TOLL BROTHERS

N

0 150 300

SCALE 1" = 300'

PROJECT NUMBER:
010217002

DATE:
2026/05/06

SHEET:

EXH 03

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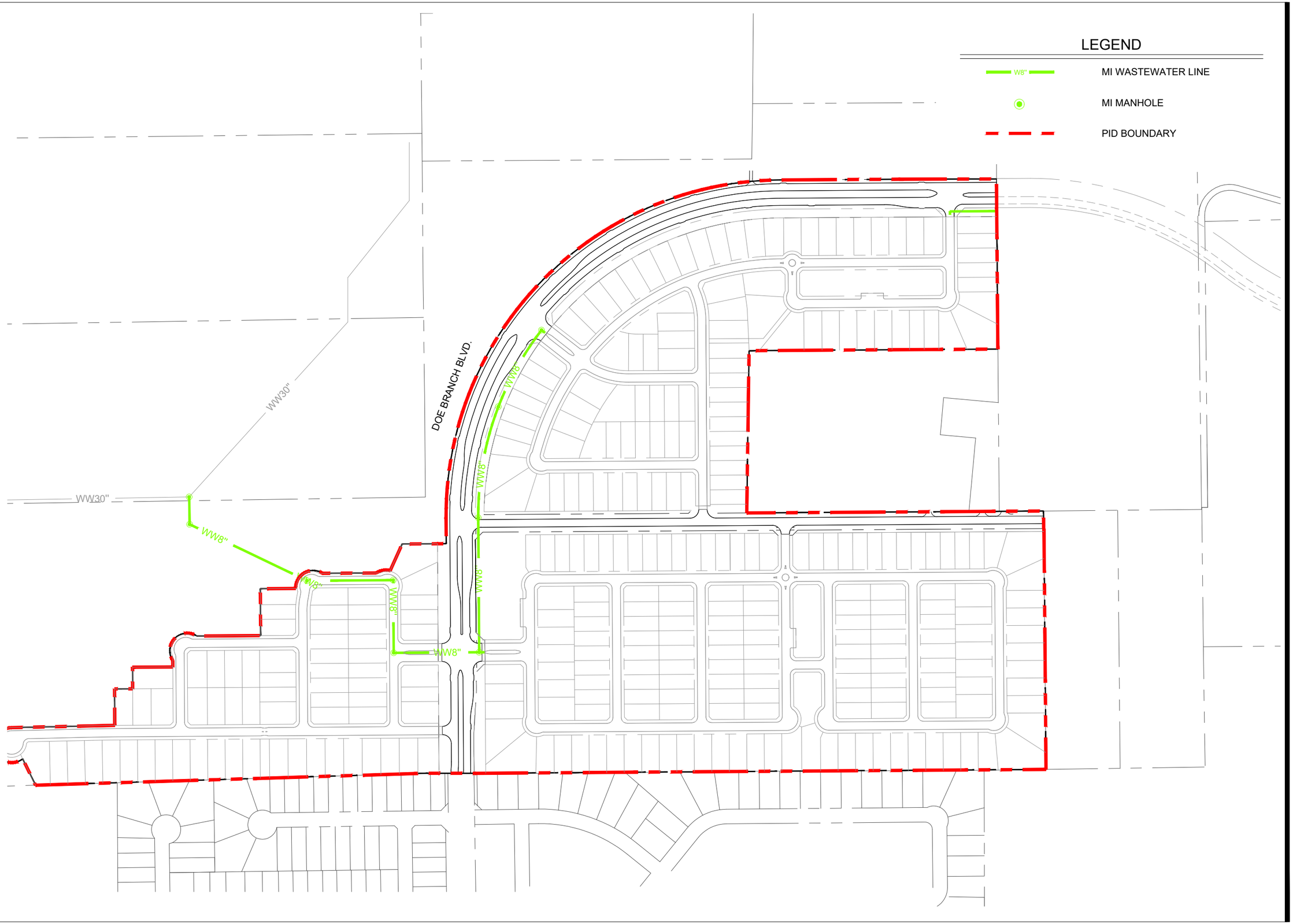

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3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

PROJECT
CREEKBEND
CELINA, TX

TITLE
MASTER INFRASTRUCTURE WASTEWATER
PID EXHIBIT

CLIENT
TOLL BROTHERS

N
0 150 300
SCALE 1" = 300'

PROJECT NUMBER:
010217002
DATE:
2026/05/06
SHEET:
EXH 04

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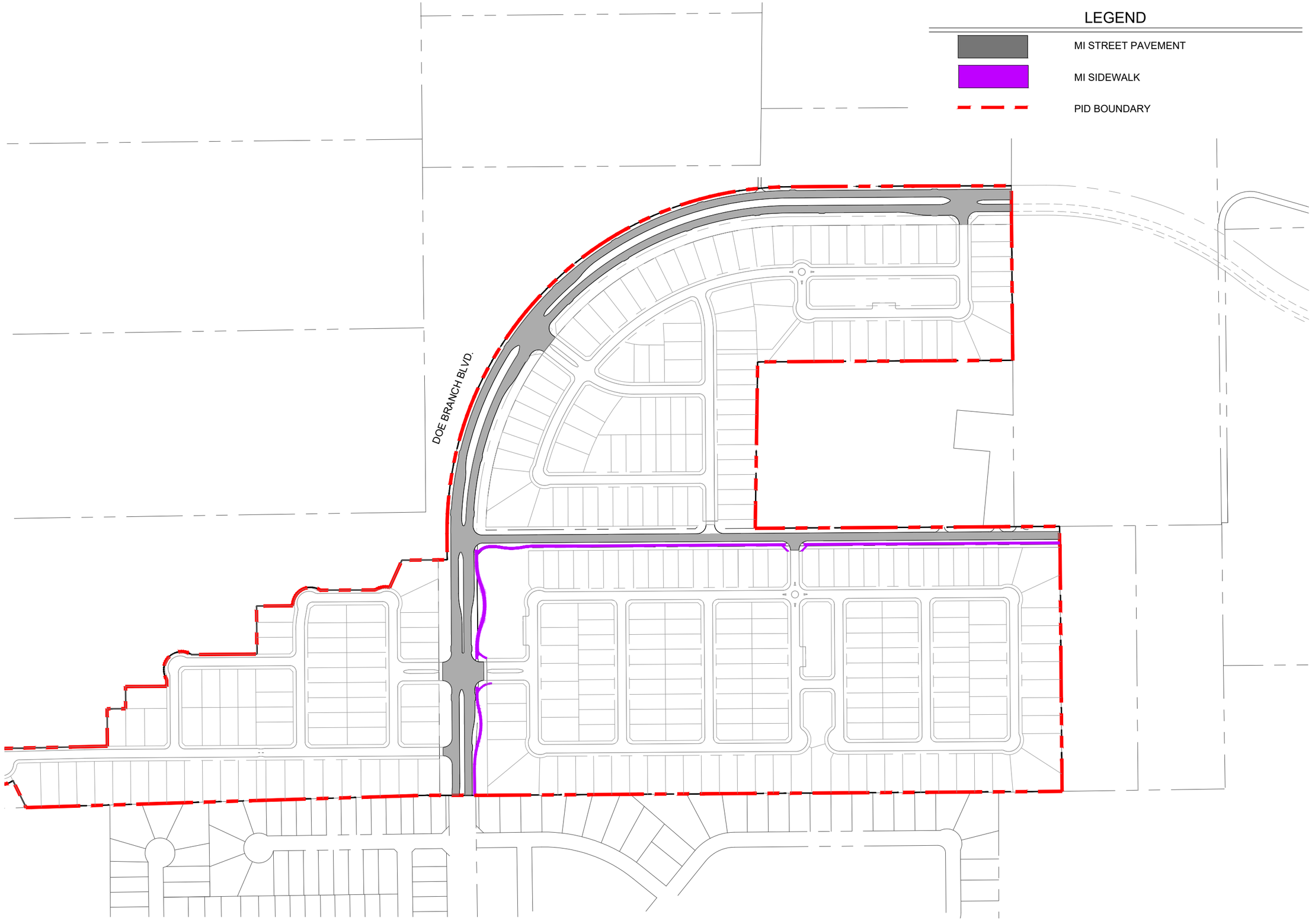

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

PROJECT
CREEKBEND
CELINA, TX

TITLE
MASTER INFRASTRUCTURE PAVING
PID EXHIBIT

CLIENT
TOLL BROTHERS

N

0 150 300
SCALE 1" = 300'

PROJECT NUMBER:
010217002

DATE:
2026/05/06

SHEET:
EXH 05

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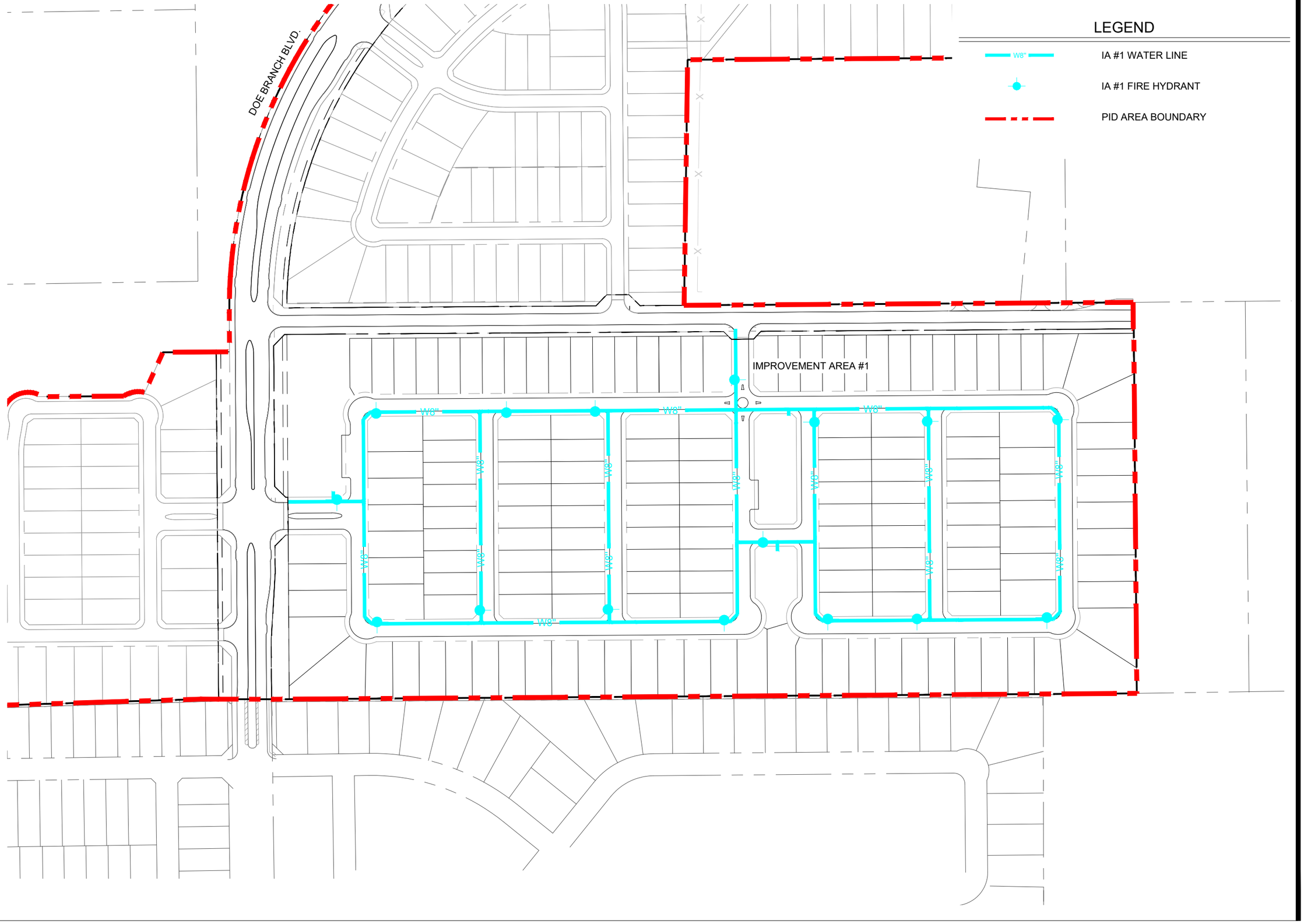

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

PROJECT
CREEKBEND
CELINA, TX

TITLE
IMPROVEMENT AREA #1 WATER
PID EXHIBIT

CLIENT
TOLL BROTHERS

N

0 100 200
SCALE 1" = 200'

PROJECT NUMBER:
010217003

DATE:
2026/05/06

SHEET:

EXH 06

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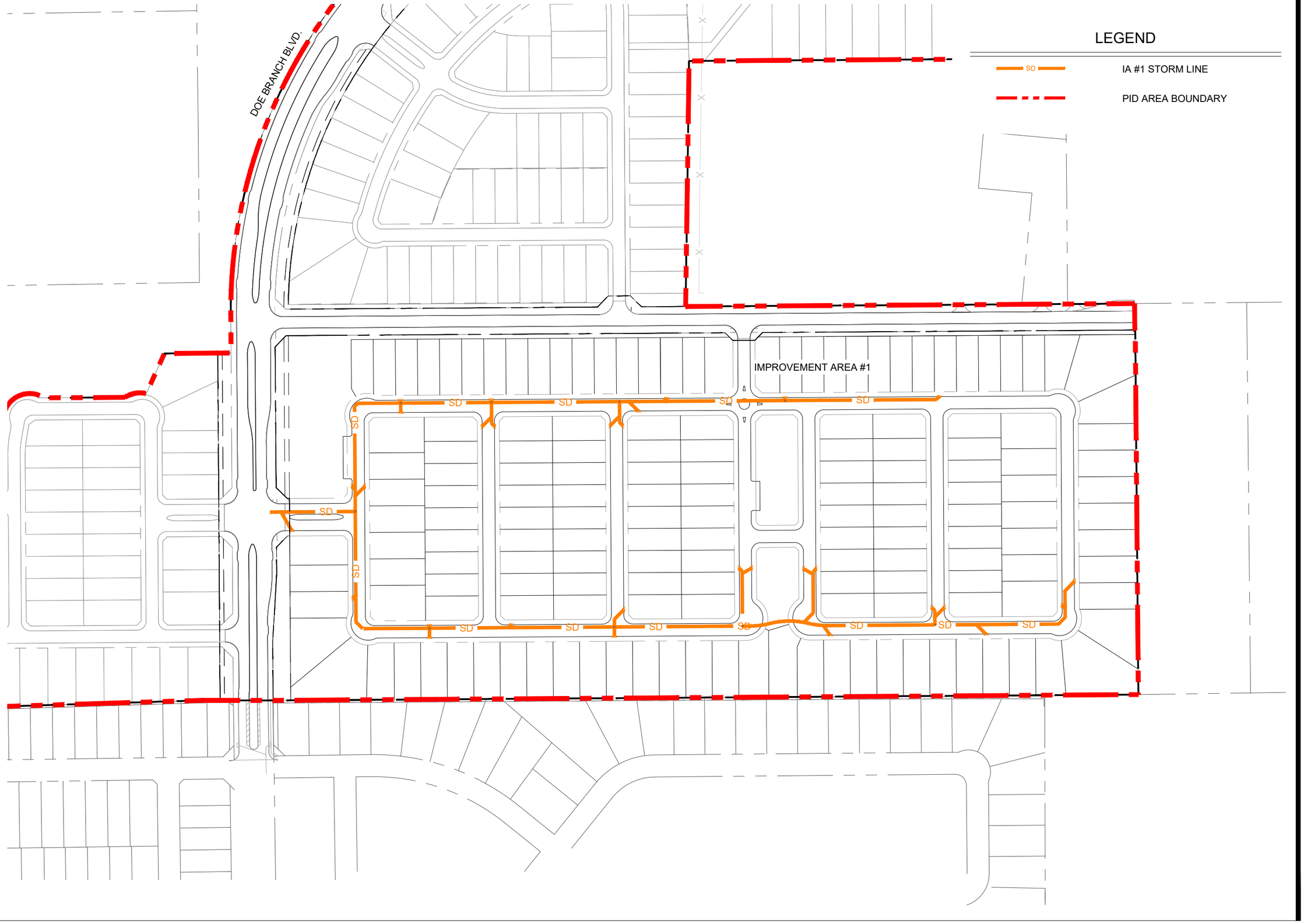

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

PROJECT
CREEKBEND
CELINA, TX

TITLE
IMPROVEMENT AREA #1 STORM
PID EXHIBIT

CLIENT
TOLL BROTHERS

N

0 100 200
SCALE 1" = 200'

PROJECT NUMBER:
010217003

DATE:
2026/05/06

SHEET:

EXH 07

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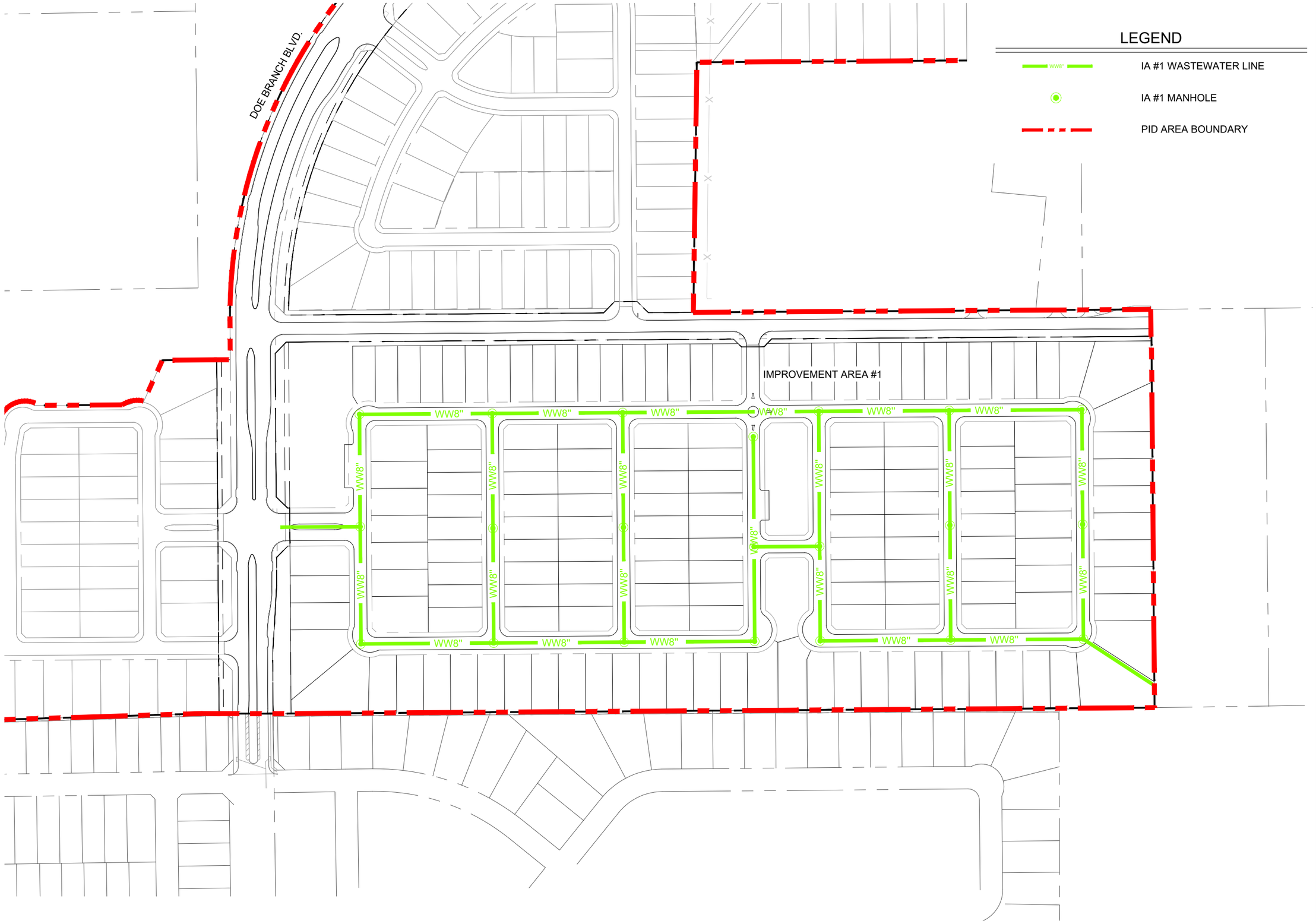

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

PROJECT
CREEKBEND
CELINA, TX

TITLE
IMPROVEMENT AREA #1 WASTEWATER
PID EXHIBIT

CLIENT
TOLL BROTHERS

N

0 100 200
SCALE 1" = 200'

PROJECT NUMBER:
010217003

DATE:
2026/05/06

SHEET:
EXH 08

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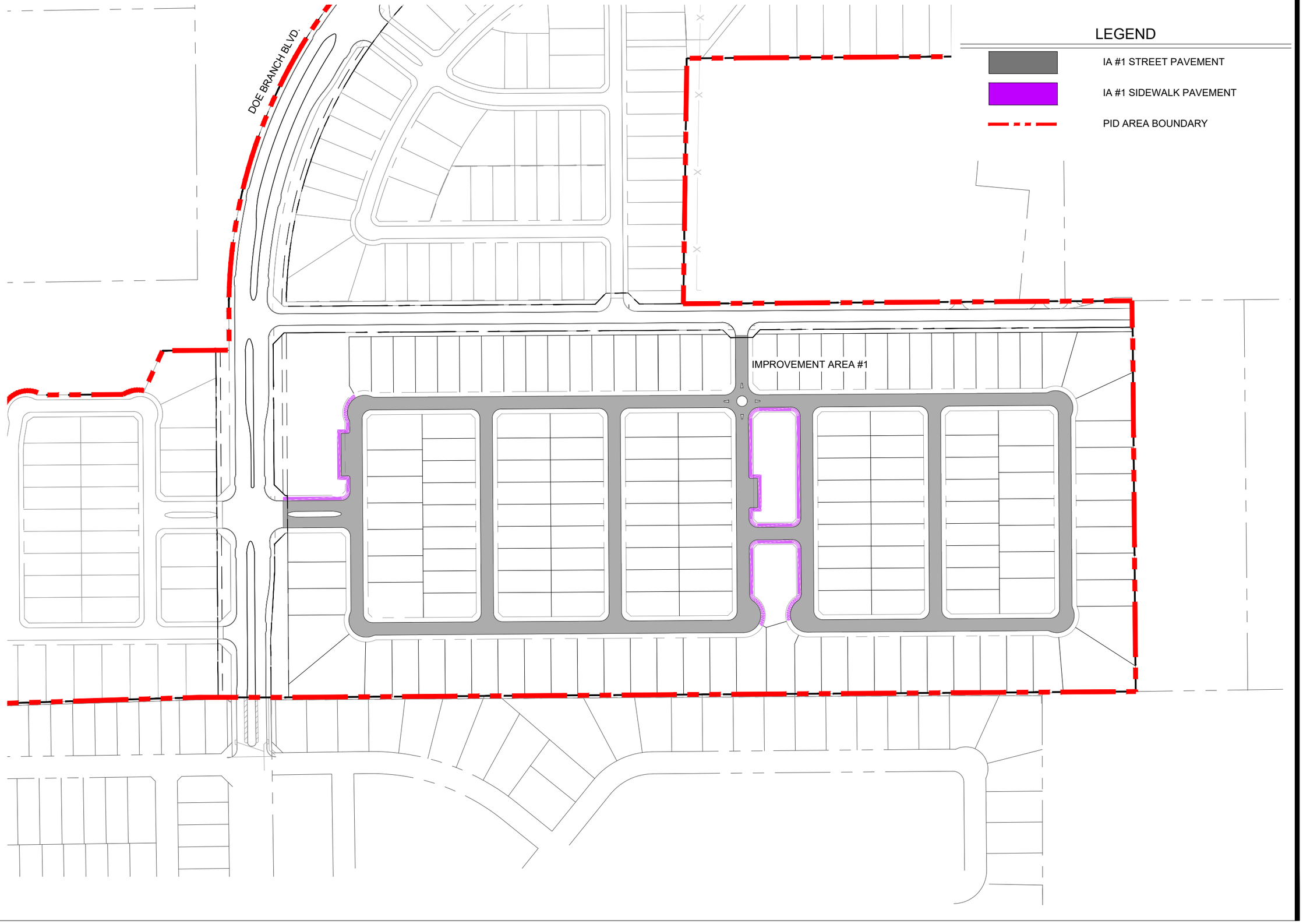

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DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

PROJECT
CREEKBEND
CELINA, TX

TITLE
IMPROVEMENT AREA #1 PAVING
PID EXHIBIT

CLIENT
TOLL BROTHERS

N

0 100 200
SCALE 1" = 200'

PROJECT NUMBER:
010217003

DATE:
2026/05/06

SHEET:

EXH 09

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APPENDIX E
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS

Appendix E

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of two Lot Types.

"Lot Type 1" means Lots identified as such on an Assessment Roll, typically single-family Lots typically with a width of approximately 60 feet.

"Lot Type 2" means Lots identified as such on an Assessment Roll, typically single-family Lots typically with a width of approximately 50 feet.

A) Proposed Development

Table E-1 shows the proposed Lot Types to be developed within the PID.

Table E-1
Proposed Development within the PID

Proposed Development	Quantity	Measurement
Lot Type 1 (60 Ft Lot)	126	Units
Lot Type 2 (50 Ft Lot)	196	Units
Total	**322**	**Units**

Table E-2 shows the proposed Lot Types to be developed within Improvement Area #1.

Table E-2
Proposed Development within Improvement Area #1

Proposed Development	Quantity	Measurement
Lot Type 1 (60 Ft Lot)	56	Units
Lot Type 2 (50 Ft Lot)	103	Units
Total	**159**	**Units**

Table E-3 shows the proposed Lot Types to be developed within the Future Improvement Area.

Table E-3
Proposed Development within the Future Improvement Area

Proposed Development	Quantity	Measurement
Lot Type 1 (60 Ft)	70	Units
Lot Type 2 (50 Ft)	93	Units
Total	**163**	**Units**

B) Calculation of Equivalent Units

As explained under Section V, for purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Improvement Area #1 Projects to be financed with the Improvement Area #1 Series 2026 Bonds shall be allocated to the Improvement Area #1 Assessed

Property by spreading the entire Improvement Area #1 Assessment across the Parcels of Improvement Area #1 Assessed Property based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Improvement Area #1 Assessments shall be allocated to the Improvement Area #1 Assessed Property on the basis of the average value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Improvement Area #1 Assessments on Parcels similarly benefited. In determining the average value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 60 Ft Lots, 50 Ft Lots, etc.); (ii) current and projected values; (iii) the costs of the Authorized Improvements; and (iv) the ability of different property types to proportionally utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Improvement Area #1 Assessments among Parcels based on average value is best accomplished by creating classifications of benefited Parcels based on the Lot Types. These classifications from Lot Type 1 (60 Ft Lot) representing the highest value to Lot Type 2 (50 Ft Lot) representing the lowest value for Lots are set forth in Table E-4. Improvement Area #1 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 (60 Ft) to 1.0 and the Equivalent Unit factor for Lot Type 2 (50 Ft) to 0.85.

Table E-4
Equivalent Unit Factors

Lot Type	Estimated Average Value[1]	Equivalent Unit Factor	
Lot Type 1 (60 Ft Lot)	$940,000	1.00	per dwelling unit
Lot Type 2 (50 Ft Lot)	$800,000	0.85	per dwelling unit

[1]Lot Type 1 and Lot Type 2 average values provided by the Developer.

The total Equivalent Units for the PID are shown in Table E-5 as calculated based on the Equivalent Unit factors shown in Table E-4, estimated Lot Types and number of units estimated to be built within the PID.

Table E-5
Equivalent Units – PID

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (60 Ft Lot)	126	1.00	126.00
Lot Type 2 (50 Ft Lot)	196	0.85	166.60
Total	**322**		**292.60**

The total Equivalent Units for Improvement Area #1 are shown in Table E-6 as calculated based on the Equivalent Unit factors shown in Table E-4, estimated Lot Types and number of units estimated to be built within the PID.

Table E-6
Equivalent Units – Improvement Area #1

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (60 Ft Lot)	56	1.00	56.00
Lot Type 2 (50 Ft Lot)	103	0.85	87.55
Total	**159**		**143.55**

The total Equivalent Units for the Future Improvement Area is shown in Table E-7 as calculated based on the Equivalent Unit factors shown in Table E-4, estimated Lot Types and number of units estimated to be built within the PID.

Table E-7
Equivalent Units – Future Improvement Area

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (60 Ft Lot)	70	1.00	70.00
Lot Type 2 (50 Ft Lot)	93	0.85	79.05
Total	**163**		**149.05**

C) Allocation of Assessments to Lots within Improvement Area #1

The total amount of the Improvement Area #1 Series 2026 Bonds, which represents the total Improvement Area #1 Assessment to be allocated on all Parcels within the Improvement Area #1, is $9,764,000. As shown in Table E-6, there are a total of 143.55 Equivalent Units in Improvement Area #1, resulting in an Improvement Area #1 Assessment per Equivalent Unit of $68,018.11 (i.e., $9,764,000 ÷ 143.55 = $68,018.11).

Table E-8 sets forth the Improvement Area #1 Assessment per dwelling unit within Improvement Area #1.

Table E-8
Assessment Per Unit - Improvement Area #1

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Equivalent Unit		Total Assessments
Lot Type 1 (60 Ft Lot)	56	$68,018.11	1.00	$68,018.11	per dwelling unit	$3,809,014
Lot Type 2 (50 Ft Lot)	103	$68,018.11	0.85	$57,815.40	per dwelling unit	$5,954,986
Total						**$9,764,000**

The projected leverage is calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table E-9.

Table E-9
Projected Leverage – Improvement Area #1

Lot Type	Planned No. of Units	Estimated Finished Lot Value per Unit	Projected Value per Unit	Assessment per Equivalent Unit	Leverage (Lot Value)	Leverage (Value per Unit)
Lot Type 1 (60 Ft)	56	$216,000	$940,000	$68,018.11	3.18	13.82
Lot Type 2 (50 Ft)	103	$180,000	$800,000	$57,815.40	3.11	13.84

The projected tax rate equivalent is calculated based on the estimated finished lot values and projected average value per unit is shown in Table E-10.

Table E-10
Estimated Tax Rate Equivalents – Improvement Area #1

Lot Type	Planned No. of Units	Estimated Finished Lot Value per Unit	Projected Value per Unit	Projected Average Annual Installment per Equivalent Unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Value)
Lot Type 1 (60 Ft)	56	$216,000	$940,000	$5,772	$2.67	$0.61
Lot Type 2 (50 Ft)	103	$180,000	$800,000	$4,906	$2.73	$0.61

The Improvement Area #1 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 G, and no Improvement Area #1 Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX F
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

_____
PROPERTY 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 ***Creekbend 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 G
PROPOSED IMPROVEMENT AREA #1 ASSESSMENT ROLL

Appendix G-1

Proposed Improvement Area #1 Assessment Roll

Parcel	**All Parcels**
Assessment	**$9,764,000**
Equivalent Units	**143.55**

Year[1]	Bond Principal[2]	Bond Interest[2]	Capitalized Interest	Additional Interest	Administrative Expenses[3]	Total Annual Installment
2027	$142,000	$571,194	$0	$48,820	$66,300	$828,314
2028	$136,000	$577,320	$0	$48,110	$67,626	$829,056
2029	$143,000	$569,160	$0	$47,430	$68,979	$828,569
2030	$151,000	$560,580	$0	$46,715	$70,358	$828,653
2031	$159,000	$551,520	$0	$45,960	$71,765	$828,245
2032	$168,000	$541,980	$0	$45,165	$73,201	$828,346
2033	$178,000	$531,900	$0	$44,325	$74,665	$828,890
2034	$188,000	$521,220	$0	$43,435	$76,158	$828,813
2035	$198,000	$509,940	$0	$42,495	$77,681	$828,116
2036	$210,000	$498,060	$0	$41,505	$79,235	$828,800
2037	$222,000	$485,460	$0	$40,455	$80,819	$828,734
2038	$235,000	$472,140	$0	$39,345	$82,436	$828,921
2039	$248,000	$458,040	$0	$38,170	$84,084	$828,294
2040	$263,000	$443,160	$0	$36,930	$85,766	$828,856
2041	$278,000	$427,380	$0	$35,615	$87,481	$828,476
2042	$294,000	$410,700	$0	$34,225	$89,231	$828,156
2043	$312,000	$393,060	$0	$32,755	$91,016	$828,831
2044	$330,000	$374,340	$0	$31,195	$92,836	$828,371
2045	$350,000	$354,540	$0	$29,545	$94,693	$828,778
2046	$371,000	$333,540	$0	$27,795	$96,587	$828,922
2047	$393,000	$311,280	$0	$25,940	$98,518	$828,738
2048	$416,000	$287,700	$0	$23,975	$100,489	$828,164
2049	$441,000	$262,740	$0	$21,895	$102,498	$828,133
2050	$468,000	$236,280	$0	$19,690	$104,548	$828,518
2051	$496,000	$208,200	$0	$17,350	$106,639	$828,189
2052	$526,000	$178,440	$0	$14,870	$108,772	$828,082
2053	$559,000	$146,880	$0	$12,240	$110,948	$829,068
2054	$593,000	$113,340	$0	$9,445	$113,167	$828,952
2055	$629,000	$77,760	$0	$6,480	$115,430	$828,670
2056	$667,000	$40,020	$0	$3,335	$117,739	$828,094
Total	**$9,764,000**	**$11,447,874**	**$0**	**$955,210**	**$2,689,664**	**$24,856,748**

1 – The 9/30/XX dates represent the fiscal year end for the Improvement Area #1 Series 2026 Bonds. Annual Installments can be prorated in the same manner as property taxes.

2- Represents the principal and interest on the Improvement Area #1 Series 2026 Bonds. Interest is calculated assuming an estimated interest rate of 6.00%.

3- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Administrative Expenses for 2026 will be financed with proceeds of the Improvement Area #1 Series 2026 Bonds. Assumes a 2% increase per year.

Appendix G-2

Proposed Improvement Area #1 Assessment Roll by Lot Type

Parcel	**Lot Type 1 (60 Ft)**
Assessment	**$68,018**
Equivalent Units	**1.00**

Year[1]	Bond Principal[1]	Bond Interest[2]	Capitalized Interest	Additional Interest	Administrative Expenses[3]	Total Annual Installment[3]
2027	$989	$3,979	$0	$340	$462	$5,770
2028	$947	$4,022	$0	$335	$471	$5,775
2029	$996	$3,965	$0	$330	$481	$5,772
2030	$1,052	$3,905	$0	$325	$490	$5,773
2031	$1,108	$3,842	$0	$320	$500	$5,770
2032	$1,170	$3,776	$0	$315	$510	$5,770
2033	$1,240	$3,705	$0	$309	$520	$5,774
2034	$1,310	$3,631	$0	$303	$531	$5,774
2035	$1,379	$3,552	$0	$296	$541	$5,769
2036	$1,463	$3,470	$0	$289	$552	$5,774
2037	$1,546	$3,382	$0	$282	$563	$5,773
2038	$1,637	$3,289	$0	$274	$574	$5,774
2039	$1,728	$3,191	$0	$266	$586	$5,770
2040	$1,832	$3,087	$0	$257	$597	$5,774
2041	$1,937	$2,977	$0	$248	$609	$5,771
2042	$2,048	$2,861	$0	$238	$622	$5,769
2043	$2,173	$2,738	$0	$228	$634	$5,774
2044	$2,299	$2,608	$0	$217	$647	$5,771
2045	$2,438	$2,470	$0	$206	$660	$5,773
2046	$2,584	$2,324	$0	$194	$673	$5,774
2047	$2,738	$2,168	$0	$181	$686	$5,773
2048	$2,898	$2,004	$0	$167	$700	$5,769
2049	$3,072	$1,830	$0	$153	$714	$5,769
2050	$3,260	$1,646	$0	$137	$728	$5,772
2051	$3,455	$1,450	$0	$121	$743	$5,769
2052	$3,664	$1,243	$0	$104	$758	$5,769
2053	$3,894	$1,023	$0	$85	$773	$5,775
2054	$4,131	$790	$0	$66	$788	$5,775
2055	$4,382	$542	$0	$45	$804	$5,773
2056	$4,646	$279	$0	$23	$820	$5,769
Total	**$68,018**	**$79,748**	**$0**	**$6,654**	**$18,737**	**$173,157**

1 – The 9/30/XX dates represent the fiscal year end for the Improvement Area #1 Series 2026 Bonds. Annual Installments can be prorated in the same manner as property taxes.

2- Represents the principal and interest on the Improvement Area #1 Series 2026 Bonds. Interest is calculated assuming an estimated interest rate of 6.00%.

3- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Administrative Expenses for 2026 will be financed with proceeds of the Improvement Area #1 Series 2026 Bonds. Assumes a 2% increase per year.

Appendix G-3

Proposed Improvement Area #1 Assessment Roll by Lot Type

Parcel	**Lot Type 2 (50 Ft)**
Assessment	**$57,815**
Equivalent Units	**0.85**

Year[1]	Bond Principal[1]	Bond Interest[2]	Capitalized Interest	Additional Interest	Administrative Expenses[3]	Total Annual Installment[3]
2027	$841	$3,382	$0	$289	$393	$4,905
2028	$805	$3,418	$0	$285	$400	$4,909
2029	$847	$3,370	$0	$281	$408	$4,906
2030	$894	$3,319	$0	$277	$417	$4,907
2031	$941	$3,266	$0	$272	$425	$4,904
2032	$995	$3,209	$0	$267	$433	$4,905
2033	$1,054	$3,150	$0	$262	$442	$4,908
2034	$1,113	$3,086	$0	$257	$451	$4,908
2035	$1,172	$3,019	$0	$252	$460	$4,904
2036	$1,243	$2,949	$0	$246	$469	$4,908
2037	$1,315	$2,875	$0	$240	$479	$4,907
2038	$1,392	$2,796	$0	$233	$488	$4,908
2039	$1,468	$2,712	$0	$226	$498	$4,905
2040	$1,557	$2,624	$0	$219	$508	$4,908
2041	$1,646	$2,531	$0	$211	$518	$4,906
2042	$1,741	$2,432	$0	$203	$528	$4,904
2043	$1,847	$2,327	$0	$194	$539	$4,908
2044	$1,954	$2,217	$0	$185	$550	$4,905
2045	$2,072	$2,099	$0	$175	$561	$4,907
2046	$2,197	$1,975	$0	$165	$572	$4,908
2047	$2,327	$1,843	$0	$154	$583	$4,907
2048	$2,463	$1,704	$0	$142	$595	$4,904
2049	$2,611	$1,556	$0	$130	$607	$4,904
2050	$2,771	$1,399	$0	$117	$619	$4,906
2051	$2,937	$1,233	$0	$103	$631	$4,904
2052	$3,115	$1,057	$0	$88	$644	$4,903
2053	$3,310	$870	$0	$72	$657	$4,909
2054	$3,511	$671	$0	$56	$670	$4,908
2055	$3,724	$460	$0	$38	$683	$4,907
2056	$3,949	$237	$0	$20	$697	$4,903
Total	**$57,815**	**$67,786**	**$0**	**$5,656**	**$15,926**	**$147,184**

1 – The 9/30/XX dates represent the fiscal year end for the Improvement Area #1 Series 2026 Bonds. Annual Installments can be prorated in the same manner as property taxes.

2- Represents the principal and interest on the Improvement Area #1 Series 2026 Bonds. Interest is calculated assuming an estimated interest rate of 6.00%.

3- Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Administrative Expenses for 2026 will be financed with proceeds of the Improvement Area #1 Series 2026 Bonds. Assumes a 2% increase per year.

Appendix G-3
Phase #1 2026-27 Budget

Description	Amount
Phase #1 Bonds (Original)	**$9,764,000**
Principal Redemptions	$0
Prepayments (Redeemed)	$0
Prepayments (Non-Redeemed)	$0
Phase #1 Bonds (Outstanding)	**$9,764,000**
Phase #1 Assessments (Outstanding)	**$9,764,000**
Effective Interest Rate	6.00%

	Improvement Area #1 Bonds
Interest payment on March 1, 2027	$285,597
Interest payment on September 1, 2027	$285,597
Principal payment on September 1, 2027	$142,000
Subtotal debt service on bonds	*$713,194*
Excess Interest for Additional Interest Reserves	$48,820
Administrative Expenses	$66,300
Subtotal Expenses	*$828,314*
Available Reserve Fund Income	$0
Available Administrative Expense Account	$0
Available Capitalized Interest	$0
Subtotal funds available	*$0*
Annual Installments	**$828,314**

	Improvement Area #1 Bonds
Original Equivalent Units	143.55
Partially prepaid Equivalent Units	0.00
Fully prepaid Equivalent Units	0.00
Outstanding Equivalent Units	143.55
Principal per Equivalent Unit	$989.20
Interest per Equivalent Unit	$3,979.06
Additional interest per Equivalent Unit	$340.09
Administrative Expenses per Equivalent Unit	$461.86
Total Annual Installment per Equivalent Unit	**$5,770.21**

Assessment Roll Summary 2026-27

Parcel ID[1]	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	Annual Installment
2938449	A	2	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	3	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	4	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	5	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	6	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	7	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	8	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	9	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	10	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	11	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	12	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	13	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	14	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	15	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	16	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	17	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	18	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	19	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	20	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	21	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	23	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	24	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	25	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	26	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	27	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	28	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	29	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	30	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	31	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	32	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	33	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	34	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	35	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	36	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	37	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	38	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	39	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	40	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	41	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	42	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	43	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	A	44	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	C	1	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	C	2	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	C	3	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	C	4	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	C	5	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	C	6	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	C	7	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	H	10	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	H	11	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	H	12	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	H	13	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	H	14	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	H	15	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	H	16	60	1.00	$68,018.11	$989.20	$3,979.06	$340.09	$461.86	$5,770.21
2938449	B	2	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	B	3	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68

Parcel ID[1]	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	Annual Installment
2938449	B	4	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	B	5	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	B	6	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	B	7	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	B	8	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	B	9	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	B	10	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	B	11	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	B	12	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	B	13	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	B	14	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	B	15	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	B	16	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	B	17	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	B	18	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	A	45	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	A	46	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	A	47	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	A	48	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	A	49	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	A	50	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	A	51	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	A	52	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	A	53	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	A	54	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	A	55	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	A	56	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	A	57	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	A	58	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	H	1	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	H	2	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	H	3	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	H	4	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	H	5	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	H	6	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	H	7	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	H	8	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	H	9	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	1	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	2	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	3	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	4	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	5	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	6	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	7	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	8	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	9	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	10	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	11	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	12	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	13	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	14	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	15	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	16	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	17	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	G	18	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	1	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	2	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	3	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	4	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68

Parcel ID[1]	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	Annual Installment
2938449	D	5	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	6	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	7	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	8	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	9	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	10	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	11	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	12	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	13	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	14	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	15	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	16	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	17	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	D	18	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	1	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	2	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	3	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	4	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	5	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	6	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	7	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	8	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	9	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	10	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	11	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	12	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	13	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	14	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	15	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	16	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	17	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	E	60	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	C	8	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	C	9	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	C	10	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	C	11	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	C	12	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	C	13	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	C	14	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	C	15	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
2938449	C	16	50	0.85	$57,815.40	$840.82	$3,382.20	$289.08	$392.58	$4,904.68
Total		**159**		**143.55**	**$9,764,000**	**$142,000**	**$571,194**	**$48,820**	**$66,300**	**$828,314**

[1]Parcel ID reflects the parent parcel ID for billing purposes.

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 Celina, Texas on August 11, 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 #1 of the Creekbend 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 #1 within the District (the "Improvement Area #1 Projects") include water, sanitary sewer, storm drainage, sidewalks, streets, and roadways improvements, related soft and miscellaneous costs, and district formation costs. The current estimated costs of the Improvement Area #1 Projects are approximately $8,082,317. The total cost of the Improvement Area #1 Projects, 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 #1 Authorized Improvements") is expected to be approximately $10,500,000. The exact amount will be provided in the approved service and assessment plan.

The boundaries of the District include approximately 90.975 acres of property generally located west of S Dallas Parkway, east of S Legacy Dr., south of W Punk Carter Parkway, and north of County Road 5, 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 #1 will be considered at the public hearing.

A copy of the proposed Improvement Area #1 Assessment Roll, which includes the assessments proposed to be levied against each parcel of land within Improvement Area #1 that benefits from the Improvement Area #1 Authorized Improvements, is available for public inspection at the office of the City Secretary, 142 N. Ohio Street, Celina, Texas 75009.

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: July 14, 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 Ariana Public Improvement District; approving a preliminary service plan and assessment plan, including the proposed Assessment Rolls for Improvement Area #1, Improvement Area #2 and Improvement Area #3; directing the filing of the proposed Assessment Rolls with the City Secretary to make available for public inspection; calling a Public Hearing for August 11, 2026, to consider an Ordinance levying assessments on property located within the Ariana 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 Ariana Public Improvement District was created by the City Council pursuant to the PID Act and by Resolution on September 10, 2024. It is located at GA Moore Parkway and Louisiana Drive, near Martin Elementary School in the north-central area of Celina. The PID has an estimated 120.444 acres and is projected to consist of 370 single-family residential units. The PID is expected to be developed in three improvement areas. The PID comprises Improvement Area #1, which includes 65.676 acres and 259 single-family residential units, Improvement Area #2, which includes 28.361 acres and 36 single-family residential units, and Improvement Area #3, which includes 14.972 acres and 75 townhome lots. The Developer expects to complete construction of such improvements in the third quarter of 2026.

This agenda item proposes that the City levy three separate assessments within Improvement Area #1, Improvement Area #2 and Improvement Area #3. The estimated costs of Improvement Areas #1-3, including administrative expenses and costs of issuance of the bonds are approximately $19,629,426. The estimated Improvement Areas #1-3 Assessments to be levied to finance such costs are $19,098,000.

This Resolution identifies the costs of the Improvement Areas #1–3 projects that are to be financed by the assessments within Improvement Areas #1-3. It also approves a Preliminary Service and Assessment Plan. This Resolution calls for a Public Hearing on August 11, 2026, to consider an Ordinance levying the assessments on properties located within Improvement Areas #1-3. This Resolution also directs the publication and mailing of notice of the Public Hearing.

If City Council approves the preliminary SAP on July 14, 2026, staff will place the call for Public Hearing and the assessment ordinances on the agenda for consideration on August 11, 2026. Staff also anticipates including a bond Ordinance to issue the Bonds on the August 11, 2026, agenda. The Bonds will be secured by the Assessments.

Legal Review:
PSAP and Resolution approved by Bond Counsel.

Supporting Documents:
1. Staff Presentation
2. Resolution
3. Preliminary Service & Assessment Plan

Financial Consideration:
The Resolution does not impact the City's operating funds. It establishes Assessments on property owners within Improvement Areas #1-3 within the Ariana Public Improvement District to finance the identified public improvements.

Staff Recommendation:
Staff recommends approval.



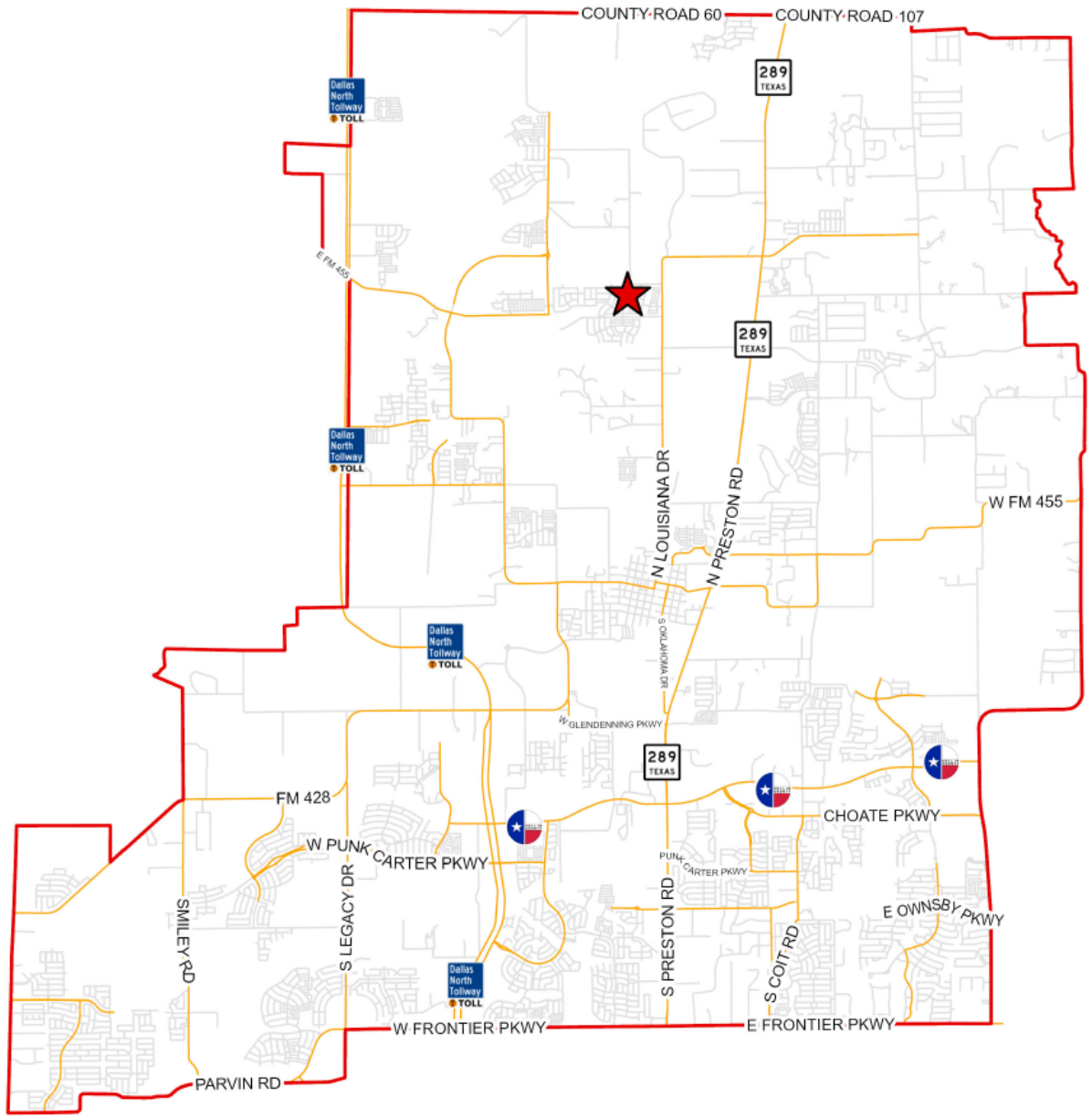
CITY COUNCIL MEETING

ARIANA PID

PRELIMINARY SAP

IMPROVEMENT AREAS #1-3

July 14, 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
  - Preliminary SAP for Improvement Areas #1-3 and call for a Public Hearing to levy assessments in all three phases

Improvement Area #1 PID Assessment

Lot Size	Improvement Area #1 Assessment per Unit	Total Average Annual Installment per Unit
60 ft Lot	$67,653	$5,522
55 ft Lot	$61,770	$5,042
40 ft Lot	$41,180	$3,361

*Estimated and subject to change as actual bond costs are determined.

Improvement Area #1 Tax Rate Analysis

Tax Rate Analysis	Tax Rate (Per $100/AV)		
	60' lot	55' lot	40' lot
Tax Rate Equivalent for Improvement Area #1 Assessments to be levied	$0.80	$0.80	$0.79
FYE 2026 Overlapping Tax Rates	$2.016	$2.016	$2.016
Estimated Total Overlapping Tax Rate	$2.816	$2.816	$2.806

*Estimated and subject to change as actual actual bond costs are determined.

Improvement Area #2 PID Assessment

Lot Size	Improvement Area #2 Assessment per Unit	Total Average Annual Installment per Unit
3/4 acre Lot	$115,307	$10,015
1/2 acre Lot	$107,236	$9,314
1/3 acre Lot	$95,705	$8,312

*Estimated and subject to change as actual bond costs are determined.

Improvement Area #2 Tax Rate Analysis

Tax Rate Analysis	Tax Rate (Per $100/AV)		
	3/4 acre Lot	1/2 acre Lot	1/3 acre Lot
Tax Rate Equivalent for Improvement Area #2 Assessments to be levied	$0.668	$0.665	$0.665
FYE 2026 Overlapping Tax Rates	$2.016	$2.016	$2.016
Estimated Total Overlapping Tax Rate	$2.684	$2.681	$2.681

*Estimated and subject to change as actual actual bond costs are determined.

Improvement Area #3 PID Assessment

Lot Size	Assessment per Unit	Installment per Unit
Townhomes	$6,747	$1,021

*Estimated and subject to change as actual bond costs are determined.

Improvement Area #3Tax Rate Analysis

Tax Rate Analysis	Total Combined Average Annual Installment per Unit
	Townhome Lot
Tax Rate Equivalent for Improvement Area #3 Assessments to be levied	$0.29
FYE 2026 Overlapping Tax Rates	$2.016
Estimated Total Overlapping Tax Rate	$2.306

*Estimated and subject to change as actual actual bond costs are determined.

Ariana PID Improvement Areas #1-3: Project Timeline

Key Milestones for Reimbursement and Assessment Levy

June 9, 2026

Reimbursement Agreement

Resolution for Ariana Improvement Area #1-3 Reimbursement Agreement.

July 14, 2026

PSAP Approval

Approve PSAP for Improvement Area #1-3 and call for public hearing to levy assessments.

August 11, 2026

Hearing & Bond Pricing

Public hearing for levy ordinance and amended SAP; Action item to approve Bond Pricing.



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 ARIANA PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING THE PROPOSED ASSESSMENT ROLLS FOR IMPROVEMENT AREA #1, IMPROVEMENT AREA #2 AND IMPROVEMENT AREA #3; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLLS WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; CALLING PUBLIC HEARING FOR AUGUST 11, 2026 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE ARIANA 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 September 10, 2024, 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 corporate limits of the City; and

WHEREAS, on September 10, 2024, 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 Ariana 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 an “Ariana Public Improvement District Preliminary Service and Assessment Plan” (the “Preliminary SAP”) in the form attached hereto as **Exhibit A,** which (i) identifies the areas constituting “Improvement Area #1,” “Improvement Area #2” and “Improvement Area #3” of the District, (ii) identifies the costs of the Authorized Improvements expected to be constructed for the benefit of Improvement Area #1 (the “Improvement Area #1 Authorized Improvements”), (iii) identifies the costs of the Authorized

Improvements expected to be constructed for the benefit of Improvement Area #2 (the "Improvement Area #2 Authorized Improvements"), (iv) identifies the costs of the Authorized Improvements expected to be constructed for the benefit of Improvement Area #3 (the "Improvement Area #3 Authorized Improvements"), and (v) sets forth the proposed assessment rolls for Improvement Area #1, Improvement Area #2, and Improvement Area #3 of District (the "Improvement Area #1 Assessment Roll," "Improvement Area #2 Assessment Roll" and "Improvement Area #3 Assessment Roll," respectively, and together, the "Proposed Assessment Rolls"); and

WHEREAS, the respective Proposed Assessment Roll states the assessments proposed to be levied against each benefitted parcel of land in Improvement Area #1, Improvement Area #2 and Improvement Area #3 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 (i) the proposed assessments to be levied against the benefitted property within Improvement Area #1 and related to the Improvement Area #1 Authorized Improvements, (ii) the proposed assessments to be levied against the benefitted property within Improvement Area #2 and related to the Improvement Area #2 Authorized Improvements, and (iii) the proposed assessments to be levied against the benefitted property within Improvement Area #3 and related to the Improvement Area #3 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 respective property owners liable for the applicable 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 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 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 #1 Authorized Improvements, or any portion thereof, shall be subject to and contingent upon City Council's approval of a final, updated Service and Assessment Plan which will include a final Improvement Area #1 Assessment Roll, after the properly noticed and held Assessment Hearing.

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, updated Service and Assessment Plan which will include a final Improvement Area #2 Assessment Roll, after the properly noticed and held Assessment Hearing.

The City Council's final determination and approval of the costs of the Improvement Area #3 Authorized Improvements, or any portion thereof, shall be subject to and contingent upon City Council's approval of a final, updated Service and Assessment Plan which will include a final Improvement Area #3 Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. The Improvement Area #1 Assessment Roll states the assessments and the projected annual installments thereof proposed to be levied against each parcel of land in Improvement Area #1 of the District that benefits from the Improvement Area #1 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.

The Improvement Area #2 Assessment Roll states the assessments and the projected annual installments thereof proposed to be levied against each parcel of land in Improvement Area #2 of the District that benefits from the 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.

The Improvement Area #3 Assessment Roll states the assessments and the projected annual installments thereof proposed to be levied against each parcel of land in Improvement Area #3 of the District that benefits from the Improvement Area #3 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 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 **August 11, 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 (i) Improvement Area #1 that benefits from the Improvement Area #1 Authorized Improvements, (ii) Improvement Area #2 that benefits from the Improvement Area #2 Authorized Improvements, and (iii) Improvement Area #3 that benefits from the Improvement Area #3 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 30, 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 30, 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 **August 11, 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 14th day of July, 2026.

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

ARIANA
PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

Life Connected.

PRELIMINARY SERVICE AND ASSESSMENT PLAN

July 14, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

ARIANA
PUBLIC IMPROVEMENT DISTRICT

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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APPENDIX A – PID Map

APPENDIX B – Budgeted Costs of the Authorized Improvements

APPENDIX C-1 – Legal Description – PID

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APPENDIX H-2 – Proposed Improvement Area #2 Assessment Roll Summary - 2026-27

APPENDIX H-3 – Proposed Improvement Area #2 Projected Assessment Schedule

APPENDIX H-4 – Proposed Improvement Area #2 Budget – 2026-27

APPENDIX I-1 – Proposed Improvement Area #3 Assessment Roll

APPENDIX I-2 – Proposed Improvement Area #3 Assessment Roll Summary - 2026-27

APPENDIX I-3 – Proposed Improvement Area #3 Projected Assessment Schedule

APPENDIX I-4 – Proposed Improvement Area #3 Budget – 2026-27

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On September 10, 2024, the City Council of the City of Celina, Texas passed and approved Resolution No. 2024-45R approving and authorizing the creation of the Ariana Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which is located within the corporate limits of the City.

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 Ariana 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 rolls 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-1, Appendix H-1, and Appendix I-1, 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.I. 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. Administrative Expenses collected and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"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-1, Appendix H-1, and Appendix I-1, 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, Improvement Area #2 Assessment Roll, Improvement Area #3 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 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.

"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.

"Development Agreement" means that certain Development Agreement by and between the City and Ariana, LLC and approved by the City on December 13, 2022, as partially assigned to the Master 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 one of the initial improvement areas in the PID to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix G-1.

"Improvement Area #1-3 Bonds" mean, collectively those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (Ariana Public Improvement District Improvement Areas

#1-3 Project) that are secured primarily by Improvement Area #1 Assessment Revenues, Improvement Area #2 Assessment Revenues, and Improvement Area #3 Assessment Revenues.

"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 Improvement Area #1 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 Improvement Area #1 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 G-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.

"Improvement Area #1 Improvements" mean the Authorized Improvements which only benefit Improvement Area #1 Assessed Property, which are described in Section III.E.

"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 (60 ft) - $67,652.93
Lot Type 2 (55 ft) - $61,770.07
Lot Type 3 (40 ft) - $41,180.04

"Improvement Area #1 Projects" mean (i) the pro rata portion of the Major Improvements allocable to Improvement Area #1, (ii) the pro rata portion of the Zone A Improvements allocable to Improvement Area #1, (iii) the pro rata portion of the Zone B Improvements allocable to Improvement Area #1, and (iv) the Improvement Area #1 Improvements.

"Improvement Area #2" means one of the initial improvement areas in the PID to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H-1.

"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 Improvement Area #2 Assessment relating to the Improvement Area #2 Projects 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 Improvement Area #2 Assessments levied against Improvement Area #2 Assessed Property, or the Annual Installments thereof, for the Improvement Area #2 Projects.

"Improvement Area #2 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix H-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.

"Improvement Area #2 Developer" means Sobha Texas 2, LLC, a Texas limited liability company.

"Improvement Area #2 Improvements" mean the Authorized Improvements which only benefit Improvement Area #2 Assessed Property, which are described in Section III.F.

"Improvement Area #2 Maximum Assessment Per Unit" means for Improvement Area #2, the Improvement Area #2 Assessment per unit related to the Improvement Area #2 Projects for each applicable Lot Type as follows:

Lot Type 1 (3/4 acre) - $115,307.40
Lot Type 2 (1/2 acre) - $107,235.88
Lot Type 3 (1/3 acre) - $95,705.14

"Improvement Area #2 Projects" mean (i) the pro rata portion of the Major Improvements allocable to Improvement Area #2, (ii) the pro rata portion of the Zone A Improvements allocable to Improvement Area #2, and (iii) the Improvement Area #2 Improvements.

"Improvement Area #3" means one of the initial improvement areas in the PID to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix I-1.

"Improvement Area #3 Assessed Property" means all Parcels within Improvement Area #3 other than Non-Benefited Property and shown in the Improvement Area #3 Assessment Roll against which an Improvement Area #3 Assessment relating to the Improvement Area #3 Projects is levied.

"Improvement Area #3 Assessment" means the Assessment levied against the Improvement Area #3 Assessed Property, as shown on the Improvement Area #3 Assessment Roll.

"Improvement Area #3 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Improvement Area #3 Assessments levied against Improvement Area #3 Assessed Property, or the Annual Installments thereof, for the Improvement Area #3 Projects.

"Improvement Area #3 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix I-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.

"Improvement Area #3 Maximum Assessment Per Unit" means for Improvement Area #3, the Improvement Area #3 Assessment per unit related to the Improvement Area #3 Projects for Lot Type 7 (Townhomes) - $6,746.67.

"Improvement Area #3 Projects" mean (i) the pro rata portion of the Major Improvements allocable to Improvement Area #3 and (ii) the pro rata portion of the Zone B Improvements allocable to Improvement Area #3.

"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 Improvements" or "MI" mean the Authorized Improvements which benefit all Assessed Property within the PID and are described in Section III.B.

"Master Developer" means CCD – North Sky Ariana, LLC, a Texas limited liability company.

"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.

"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.

"Zone A" means, collectively (i) Improvement Area #1 and (ii) Improvement Area #2.

"Zone A Improvements" means the Authorized Improvements which benefit the Improvement Area #1 Assessed Property and the Improvement Area #2 Assessed Property, as described in Section III.C.

"Zone B" means, collectively (i) Improvement Area #1 and (ii) Improvement Area #3.

"Zone B Improvements" means the Authorized Improvements which benefit the Improvement Area #1 Assessed Property and the Improvement Area #3 Assessed Property, as described in Section III.D.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is located within the corporate limits of the City and contains approximately 120.444 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 completion, the PID is expected to consist of approximately 370 single family residential units, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The PID contains approximately 11.435 acres of land not expected to be developed which will not be included in an Improvement Area and which is not expected to be assessed. The property within the PID is proposed to be developed as follows:

Table II-A
Proposed Development

Proposed Development	Quantity	Measurement
Single-Family – 3/4 acre	10	Units
Single-Family – 1/2 acre	3	Units
Single-Family – 1/3 acre	23	Units
Single-Family - 60 Ft	82	Units
Single-Family - 55 Ft	101	Units
Single-Family - 40 Ft	76	Units
Townhomes	75	Units
Total	**370**	**Units**

B. PROPERTY INCLUDED IN IMPROVEMENT AREA #1

Improvement Area #1 consists of approximately 65.676 acres and is projected to consist of 259 single family residential units. 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 is proposed to be developed as follows:

Table II-B
Proposed Development – Improvement Area #1

Proposed Development	Quantity	Measurement
Single-Family - 60 Ft	82	Units
Single-Family - 55 Ft	101	Units
Single-Family - 40 Ft	76	Units
Total	**259**	**Units**

C. PROPERTY INCLUDED IN IMPROVEMENT AREA #2

Improvement Area #2 consists of approximately 28.361 acres and is projected to consist of approximately 36 residential units. A map of the property within Improvement Area #2 is shown in Appendix A and further described in Appendix C-3.

The property within Improvement Area #2 is proposed to be developed as follows:

Table II-C
Proposed Development – Improvement Area #2

Proposed Development	Quantity	Measurement
Single-Family – 3/4 acre	10	Units
Single-Family – 1/2 acre	3	Units
Single-Family – 1/3 acre	23	Units
Total	**36**	**Units**

D. PROPERTY INCLUDED IN IMPROVEMENT AREA #3

Improvement Area #3 consists of approximately 14.972 acres and is projected to consist of approximately 75 residential units. A map of the property within Improvement Area #3 is shown in Appendix A and further described in Appendix C-4.

The property within the Improvement Area #3 is proposed to be developed as follows:

Table II-D
Proposed Development – Improvement Area #3

Proposed Development	Quantity	Measurement
Townhomes	75	Units
Total	**75**	**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 Master Developer's and Improvement Area #2 Developer's estimate of the highest and best use of the property within the PID.

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B, Section III.C, Section III.D, Section III.E, Section III.F, and Section III. G, 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 are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units. Each of Improvement Area #1, Improvement Area #2, and Improvement Area #3 will be 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:

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Major Improvements consists of construction and installation of pipes, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed according to 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 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 Major Improvement Costs	Improvement Area #1 Allocated Amount[1]	Improvement Area #2 Allocated Amount[1]	Improvement Area #3 Allocated Amount[1]
Sanitary sewer improvements[2]	$95,290	$64,193	$20,178	$10,918
Other soft and miscellaneous costs	$273,101	$183,978	$57,831	$31,292
Total Authorized Improvements	**$368,391**	**$248,171**	**$78,009**	**$42,210**

Note: Costs provided by Kimley Horn. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total 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.

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C. DESCRIPTIONS AND COSTS OF ZONE A IMPROVEMENTS

The Zone A Improvements benefit the portions of the PID in Zone A, which includes Improvement Area #1 and Improvement Area #2. The costs of the Zone A Improvements are allocated proportionally to the Improvement Area #1 and Improvement Area #2, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units. Each of the Zone A Improvements will be proportionally allocated to Improvement Area #1 and Improvement Area #2, as shown on Table III-B.

The Zone A Improvement descriptions, as provided by the project engineer are presented below. The Budgeted Costs of the Zone A Improvements are shown in Table III-B and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Zone A Improvements are as follows:

Roadway Improvements

The road improvement portion of the Zone A 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 and 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 Zone A 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 and 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.

Storm Drainage Improvements

The storm drainage improvement portion of the Zone A Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, debris separators, detention pond and appurtenances necessary to provide adequate drainage to the Improvement Area #1 Assessed Property and the Improvement Area #2 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.

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Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Zone A Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

Table III-B
Budgeted Costs – Zone A Improvements

Authorized Improvements	Total Zone A Improvements[1]	Improvement Area #1 Allocated Amount	Improvement Area #2 Allocated Amount
Roadway improvements	$1,046,945	$796,558	$250,387
Water improvements	$89,827	$68,344	$21,483
Storm drainage improvements	$284,960	$216,809	$68,151
Other soft and miscellaneous costs	$188,379	$143,327	$45,053
Total Authorized Improvements	**$1,610,111**	**$1,225,037**	**$385,074**

[1]Costs provided by Kimley Horn. The figures shown in Table III-C may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Zone A Improvements amount does not change.

D. DESCRIPTIONS AND COSTS OF ZONE B IMPROVEMENTS

The Zone B Improvements benefit the portions of the PID in Zone B, which includes Improvement Area #1 and the Improvement Area #3. The costs of the Zone B Improvements are allocated proportionally to the Improvement Area #1 and Improvement Area #3, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units. Each of the Zone B Improvements will be proportionally allocated to Improvement Area #1 and the Improvement Area #3, as shown on Table III-C.

The Zone B Improvement descriptions, as provided by the project engineer are presented below. The Budgeted Costs of the Zone B 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.

A description of the Zone B Improvements are as follows:

Roadway Improvements

The road improvement portion of the Zone B 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 and the Improvement Area #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.

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Water Improvements

The water improvements portion of the Zone B 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 and the Improvement Area #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.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Zone B 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 and the Improvement Area #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 Zone B 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 and the Improvement Area #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 Zone B 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 – Zone B Improvements

Authorized Improvements	Total Zone B Improvements[1]	Improvement Area #1 Allocated Amount	Improvement Area #3 Allocated Amount
Roadway improvements	$231,965	$198,246	$33,719
Water improvements	$274,635	$234,714	$39,921
Sanitary Sewer improvements	$592,654	$506,506	$86,149
Storm drainage improvements	$1,022,739	$874,073	$148,666
Other soft and miscellaneous costs	$281,164	$240,294	$40,870
Total Authorized Improvements	**$2,403,158**	**$2,053,832**	**$349,326**

[1]Costs provided by Kimley Horn. The figures shown in Table III-C may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Zone B Improvements amount does not change.

E. DESCRIPTIONS AND COSTS OF IMPROVEMENT AREA #1 IMPROVEMENTS

The Improvement Area #1 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Improvement Area #1 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 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.

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

The 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 portion 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.

Table III-D
Budgeted Costs – Improvement Area #1 Projects

Authorized Improvements	Improvement Area #1's Proportional Share of Major Improvements[1]	Improvement Area #1's Proportional Share of Zone A Improvements[2]	Improvement Area #1's Proportional Share of Zone B Improvements[3]	Improvement Area #1 Improvements	Total Improvement Area #1 Projects[4]
Roadway improvements	$0	$796,558	$198,246	$3,533,726	$4,528,530
Water improvements	$0	$68,344	$234,714	$993,288	$1,296,346
Sanitary sewer improvements:	$64,193	$0	$506,506	$1,185,443	$1,756,142
Storm drainage improvements	$0	$216,809	$874,073	$2,010,879	$3,101,760
Other soft and miscellaneous costs	$183,978	$143,327	$240,294	$1,667,379	$2,234,977
Total Authorized Improvements	**$248,171**	**$1,225,037**	**$2,053,832**	**$9,390,714**	**$12,917,755**

[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] See Table III-B. Allocation of Zone A Improvements is based on the methodologies described in V.D and shown in Table V-B.
[3]See Table III-C. Allocation of Zone B Improvements is based on the methodologies described in V.E and shown in Table V-C.
[4]Costs provided by Kimley Horn. The figures shown in Table III-D may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Improvement Area #1 Projects amount does not change.

F. 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 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 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.

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 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 and appurtenances necessary to provide adequate drainage to the Improvement Area #2 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 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-E
Budgeted Costs – Improvement Area #2 Projects

Authorized Improvements	Improvement Area #2's Proportional Share of Major Improvements[1]	Improvement Area #2's Proportional Share of Zone A Improvements[2]	Improvement Area #2 Improvements	Total Improvement Area #2 Projects[3]
Roadway improvements	$0	$250,387	$1,178,068	$1,428,455
Water improvements	$0	$21,483	$303,268	$324,751
Sanitary sewer improvements:	$20,178	$0	$387,211	$407,389
Storm drainage improvements	$0	$68,151	$291,478	$359,629
Other soft and miscellaneous costs	$57,831	$45,053	$414,567	$517,451
Total Authorized Improvements	**$78,009**	**$385,074**	**$2,574,593**	**$3,037,676**

[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] See Table III-B. Allocation of Zone A Improvements is based on the methodologies described in V.D and shown in Table V-B.
[3]Costs provided by Kimley Horn. 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 Improvement Area #2 Projects amount does not change.

G. COSTS OF IMPROVEMENT AREA #3 PROJECTS

The Budgeted Costs of the Improvement Area #3 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.

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Table III-F
Budgeted Costs – Improvement Area #3 Projects

Authorized Improvements	Improvement Area #3's Proportional Share of Major Improvements[1]	Improvement Area #3's Proportional Share of Zone B Improvements[2]	Total Improvement Area #3 Projects[3]
Roadway improvements	$0	$33,719	$33,719
Water improvements	$0	$39,921	$39,921
Sanitary sewer improvements:	$10,918	$86,149	$97,067
Storm drainage improvements	$0	$148,666	$148,666
Other soft and miscellaneous costs	$31,292	$40,870	$72,162
Total Authorized Improvements	**$42,210**	**$349,326**	**$391,536**

[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] See Table III-C. Allocation of Zone B Improvements is based on the methodologies described in V.D and shown in Table V-B.

[3]Costs provided by Kimley Horn. 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 Improvement Area #3 Projects 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 Improvement Area #1 Projects are anticipated to be completed and accepted by the City in the third quarter of 2026. Construction of the Improvement Area #2 Projects are anticipated to be completed and accepted by the City in the third quarter of 2026. Construction of the Improvement Area #3 Projects are anticipated to be completed and accepted by the City in the third quarter of 2026.

The Budgeted Costs for the Improvement Area #1 Projects plus costs related to the issuance of the Improvement Area #1-3 Bonds and payment of expenses incurred in the establishment, administration and operation of the PID allocable to the Improvement Area #1 is $15,447,426 as shown in Table IV-A.

The Budgeted Costs for the Improvement Area #2 Projects plus costs related to the issuance of the Improvement Area #1-3 Bonds and payment of expenses incurred in the establishment, administration and operation of the PID allocable to Improvement Area #2 is $3,676,000 as shown in Table IV-A.

The Budgeted Costs for the Improvement Area #3 Projects plus costs related to the issuance of the Improvement Area #1-3 Bonds and payment of expenses incurred in the establishment, administration and operation of the PID allocable to Improvement Area #3 is $506,000 as shown in Table IV-A.

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 Improvement Area #1-3 Bonds are shown in Table IV-A are being issued in 2026 and are being used to finance the costs of the Improvement Area #1 Projects, the Improvement Area #2 Projects, and the Improvement Area #3 Projects. All tables in this section are rounded to the nearest dollar for presentation purposes and may not add due to rounding.

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Table IV-A
Projected Sources and Uses – Improvement Area #1-3 Bonds

Sources of Funds	Improvement Area #1 Portion of the Improvement Area #1-3 Bonds	Improvement Area #2 Portion of the Improvement Area #1-3 Bonds	Improvement Area #3 Portion of the Improvement Area #1-3 Bonds	Total
Par amount	$14,916,000	$3,676,000	$506,000	$19,098,000
Other funding sources[1]	$531,426	$0	$0	$531,426
Total Sources	**$15,447,426**	**$3,676,000**	**$506,000**	**$19,629,426**
Uses of Funds				
Major Improvements[2]:				
Sanitary sewer improvements	$64,193	$20,178	$10,918	$95,290
Other soft and miscellaneous costs	$183,978	$57,831	$31,292	$273,101
Subtotal Major Improvements	*$248,171*	*$78,009*	*$42,210*	*$368,391*
Zone A Improvements[3]:				
Road improvements	$796,558	$250,387	$0	$1,046,945
Water improvements	$68,344	$21,483	$0	$89,827
Storm drainage improvements	$216,809	$68,151	$0	$284,960
Other soft and miscellaneous costs	$143,327	$45,053	$0	$188,379
Subtotal Zone A Improvements	*$1,225,037*	*$385,074*	*$0*	*$1,610,111*
Zone B Improvements[4]:				
Road improvements	$198,246	$0	$33,719	$231,965
Water improvements	$234,714	$0	$39,921	$274,635
Sanitary sewer improvements	$506,506	$0	$86,149	$592,654
Storm drainage improvements	$874,073	$0	$148,666	$1,022,739
Other soft and miscellaneous costs	$240,294	$0	$40,870	$281,164
Subtotal Zone B Improvements	*$2,053,832*	*$0*	*$349,326*	*$2,403,158*
Improvement Area Improvements[5,6]				
Road improvements	$3,533,726	$1,178,068	$0	$4,711,794
Water improvements	$993,288	$303,268	$0	$1,296,556
Sanitary sewer improvements	$1,185,443	$387,211	$0	$1,572,654
Storm drainage improvements	$2,010,879	$291,478	$0	$2,302,357
Other soft and miscellaneous costs	$1,667,379	$414,567	$0	$2,081,946
Subtotal Improvement Area Improvements	*$9,390,714*	*$2,574,593*	*$0*	*$11,965,307*
Bond Issuance Costs:				
Cost of issuance	$932,250	$229,432	$32,310	$1,193,992
Reserve fund	$1,089,941	$268,612	$36,974	$1,395,527
Administrative Expenses	$60,000	$30,000	$30,000	$120,000
Underwriters discount	$447,480	$110,280	$15,180	$572,940
Subtotal Bond Issuance Costs	*$2,529,671*	*$638,324*	*$114,464*	*$3,282,459*
Total Uses	**$15,447,426**	**$3,676,000**	**$506,000**	**$19,629,426**

[1]The other funding sources, if any, represent projects costs of the Improvement Area #1 Projects, the Improvement Area #2 Projects, and Improvement Area #3 to be paid by the Master Developer or Improvement Area #2 Developer, without reimbursement from the City.
[2] See Table III-A for details.
[3] See Table III-B for details.
[4] See Table III-C for details.
[5] See Table III-D for details.
[6] See Table III-E for details.

B. PROJECTED FIVE YEAR SERVICE PLAN

Improvement Area #1

The annual projected costs and annual projected indebtedness for the Improvement Area #1 is shown in Table IV-B. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-B
Annual Projected Costs and Annual Projected Indebtedness
Improvement Area #1

Year	Annual Projected Cost	Annual Projected Indebtedness[1]	Other Funding Sources	Projected Improvement Area #1 Annual Installments
2026	$15,447,426	$14,916,000	$531,426	$0
2027	$0	$0	$0	$1,217,768
2028	$0	$0	$0	$1,217,484
2029	$0	$0	$0	$1,217,862
2030	$0	$0	$0	$1,217,486
2031	$0	$0	$0	$1,217,355
2032	$0	$0	$0	$1,217,405
Total	**$15,447,426**	**$14,916,000**	**$531,426**	**$7,305,360**

[1]Administrative Expenses in 2026 will be funded with Improvement Area #1-3 Bond proceeds.

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Improvement Area #1 Projects, shown in Table III-D, and the costs related to the issuance of the Improvement Area #1-3 Bonds and payment of expenses incurred in the establishment, administration and operation of the PID allocable to the Improvement Area #1 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 Master Developer.

Improvement Area #2

The annual projected costs and annual projected indebtedness for Improvement Area #2 is shown in Table IV-C. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-C
Annual Projected Costs and Annual Projected Indebtedness
Improvement Area #2

Year	Annual Projected Cost	Annual Projected Indebtedness[1]	Other Funding Sources	Projected Improvement Area #2 Annual Installments
2026	$3,676,000	$3,676,000	$0	$0
2027	$0	$0	$0	$319,315
2028	$0	$0	$0	$318,837
2029	$0	$0	$0	$319,081
2030	$0	$0	$0	$319,143
2031	$0	$0	$0	$319,022
2032	$0	$0	$0	$319,720
Total	**$3,676,000**	**$3,676,000**	**$0**	**$1,915,118**

[1]Administrative Expenses in 2026 will be funded with Improvement Area #1-3 Bond proceeds.

The annual projected costs shown in Table IV-C are the annual expenditures relating to the Improvement Area #2 Projects shown in Table III-E, and costs related to the issuance of the Improvement Area #1-3 Bonds and payment of expenses incurred in the establishment, administration and operation of the PID allocable to the Improvement Area #2, 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 Master Developer and the Improvement Area #2 Developer.

Improvement Area #3

The annual projected costs and annual projected indebtedness for the Improvement Area #3 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.

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Table IV-D
Annual Projected Costs and Annual Projected Indebtedness
Improvement Area #3

Year	Annual Projected Cost	Annual Projected Indebtedness[1]	Other Funding Sources	Projected Improvement Area #3 Annual Installments
2026	$506,000	$506,000	$0	$0
2027	$0	$0	$0	$76,321
2028	$0	$0	$0	$76,257
2029	$0	$0	$0	$77,036
2030	$0	$0	$0	$76,763
2031	$0	$0	$0	$76,502
2032	$0	$0	$0	$76,255
Total	**$506,000**	**$506,000**	**$0**	**$459,135**

[1]Administrative Expenses in 2026 will be funded with Improvement Area #1-3 Bond proceeds.

The annual projected costs shown in Table IV-D are the annual expenditures relating to the Improvement Area #3 Projects, shown in Table III-F, and the costs related to the issuance of the Improvement Area #1-3 Bonds and payment of expenses incurred in the establishment, administration and operation of the PID allocable to the Improvement Area #3 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 Master 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 property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed bond issuance program entails a series of bond financings that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the issuance of the Improvement Area #1-3 Bonds to be issued in 2026, subsequent financings may be issued over the upcoming decade as Improvement Area #3 of the development is further developed.

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 Improvements, the Zone A Improvements, and the Zone B Improvements 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 are proportionally allocated to the Improvement Area #1 Assessed Property, the Improvement Area #2 Assessed Property, and the Improvement Area #3 Assessed Property, based on the ratio of Equivalent Units for Improvement Area #1 Assessed Property, Improvement Area #2 Assessed Property, and the Improvement Area #3 Assessed Property.

3. The costs of the Zone A Improvements are proportionally allocated to the Improvement Area #1 Assessed Property and the Improvement Area #2 Assessed Property, based on the

ratio of Equivalent Units for Improvement Area #1 Assessed Property and Improvement Area #2 Assessed Property.

4. The costs of the Zone B Improvements are proportionally allocated to the Improvement Area #1 Assessed Property and the Improvement Area #3 Assessed Property, based on the ratio of Equivalent Units for Improvement Area #1 Assessed Property and the Improvement Area #3 Assessed Property.

5. 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.

6. The Improvement Area #2 Projects costs are allocated to each Parcel within the Improvement Area #2 Assessed Property based on the total estimated Equivalent Units for each Parcel within Improvement Area #2.

7. The Improvement Area #3 Projects costs are allocated to each Parcel within the Improvement Area #3 Assessed Property based on the total estimated Equivalent Units for each Parcel within Improvement Area #3.

8. 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 Master Developer and the Improvement Area #2 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.

9. 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.

10. 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 for the Major Improvements between the Improvement Area #1, Improvement Area #2 and Improvement Area #3. Table V-B provides the estimated allocation of costs for the Zone A Improvements between Improvement Area #1 and Improvement Area #2. Table V-C provides the estimated allocation of costs of the Zone B Improvements between Improvement Area #1 and Improvement Areas #3.

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 Improvement Area #1 Projects, Improvement Area #2 Projects, and Improvement Area #3 Projects, 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 Improvement Area #2 Assessed

Property, and Improvement Area #3 Assessed Property for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Improvement Area #1 Projects, Improvement Area #2 Projects, and Improvement Area #3 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 Master Developer and the Improvement Area #2 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 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 Master Developer and Improvement Area #2 Developer have 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 Master Developer, the Improvement Area #2 Developer, and the owner of the land in Improvement Area #3 of the PID have consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and such entities are acting in their interests by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. Allocation of Major Improvement Costs to Assessed Property

The Major Improvements will provide a special benefit to all Assessed Property in the PID. Accordingly, the estimated Major Improvement costs must be allocated throughout all Assessed Property in the PID. 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.

Improvement Area #1 is projected to contain 259 residential units, Improvement Area #2 is projected to contain 36 residential units, and the Improvement Area #3 is projected to contain 75 residential units. As shown in Appendix F, the total projected Equivalent Units for Improvement Area #1 is calculated as 101.42, the total projected Equivalent Units for Improvement Area #2 is 31.88, and the total projected Equivalent Units for Improvement Area #3 is calculated as 17.25. The total projected Equivalent Units in the PID is, therefore, calculated to be 150.55 (i.e., 101.42 + 31.88 + 17.25 = 150.55). As a result, 67.37 percent of the Budgeted Costs of the Major Improvements (i.e. 101.42 ÷ 150.55 = 67.37%) are allocated to the Improvement Area #1 Assessed Property, 21.18 percent (i.e. 31.88 ÷ 150.55 = 21.18%) are allocated to the Improvement Area #2 Assessed Property, and 11.61 percent (i.e. 17.25 ÷ 150.55 = 11.46%) are allocated to the Improvement Area #3 Assessed Property. The Improvement Area #1-3 Bonds will fund the Budgeted Costs of the Improvement Area #1 Projects, the Improvement Area #2 Projects, and the Improvement #3 Projects. One hundred percent (100%) of the Improvement Area #1 Improvements are allocated to the Improvement Area #1 Assessed Property. One hundred percent (100%) of the Improvement Area #2 Improvements are allocated to the Improvement Area #2 Assessed Property. One hundred percent (100%) of the Improvement Area #3 Projects are allocated to the Improvement Area #3 Assessed Property.

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Table V-A
Allocation of Major Improvement Costs

Authorized Improvement	Total
Sanitary sewer improvements	$95,290
Other soft and miscellaneous costs	$273,101
Total Major Improvements[1]	**$368,391**
Improvement Area #1	
Projected total number of Equivalent Units	101.42
% of total Equivalent Units	67.37%
Proportionate Share of Costs	$248,171
Improvement Area #2	
Projected total number of Equivalent Units	31.88
% of total Equivalent Units	21.18%
Proportionate Share of Costs	$78,009
Improvement Area #3	
Projected total number of Equivalent Units	17.25
% of total Equivalent Units	11.46%
Proportionate Share of Costs	$42,210

[1]See Table III.A for details.

D. ALLOCATION OF ZONE A IMPROVEMENT COSTS TO ASSESSED PROPERTY

The Zone A Improvements will provide a special benefit to all property in the Improvement Area #1 Assessed Property and the Improvement Area #2 Assessed Property. Accordingly, the estimated Zone A Improvement costs must be allocated to the Improvement Area #1 Assessed Property and the Improvement Area #2 Assessed Property in the PID. Table V-B summarizes the allocation of Actual Costs for each type of Zone A Improvement. The costs shown in Table V-B are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Improvement Area #1 is projected to contain 259 residential units and the Improvement Area #2 is projected to contain 36 residential units. As shown in Appendix F, the total projected Equivalent Units for Improvement Area #1 is calculated as 101.42 and the total projected Equivalent Units for the Improvement Area #2 is calculated as 31.88. The total projected Equivalent Units in Zone A is, therefore, calculated to be 133.30 (i.e., 101.42 + 31.88 = 133.30). As a result, 76.08 percent of the Budgeted Costs of the Zone A Improvements (i.e. 101.42 ÷ 133.30 = 76.08%) are allocated to the Improvement Area #1 Assessed Property, and 23.92 percent of the Budgeted Costs of the Zone A Improvements (i.e., 31.88 ÷ 133.30 = 23.92%) are allocated to the Improvement Area #2 Assessed Property.

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Table V-B
Allocation of Zone A Improvement Costs

Authorized Improvement	Total
Road improvements	$1,046,945
Water improvements	$89,827
Storm drainage improvements	$284,960
Other soft and miscellaneous costs	$188,379
Total Zone A Improvements[1]	**$1,610,111**
Improvement Area #1	
Projected total number of Equivalent Units	101.42
% of total Equivalent Units	76.08%
Proportionate Share of Costs	$1,225,037
Improvement Area #2	
Projected total number of Equivalent Units	31.88
% of total Equivalent Units	23.92%
Proportionate Share of Costs	$385,074

[1]See Table III-B for details.

E. Allocation of Zone B Improvement Costs to Assessed Property

The Zone B Improvements will provide a special benefit to all property in the Improvement Area #1 Assessed Property and the Improvement Area #3 Assessed Property. Accordingly, the estimated Zone B Improvement costs must be allocated to the Improvement Area #1 Assessed Property and the Improvement Area #3 Assessed Property in the PID. Table V-C summarizes the allocation of Actual Costs for each type of Zone B Improvement. The costs shown in Table V-C are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Improvement Area #1 is projected to contain 259 residential units, and the Improvement Area #3 is projected to contain 75 residential units. As shown in Appendix F, the total projected Equivalent Units for Improvement Area #1 is calculated as 101.42, and the total projected Equivalent Units for the Improvement Area #3 is calculated as 17.25. The total projected Equivalent Units in Zone B is, therefore, calculated to be 118.67 (i.e., 101.42 + 17.25 = 118.67). As a result, 85.46 percent of the Budgeted Costs of the Zone B Improvements (i.e. 101.42 ÷ 118.67 = 85.46%) are allocated to the Improvement Area #1 Assessed Property and 14.54 percent of the Budgeted Costs of the Zone B Improvements (i.e., 17.25 ÷ 118.67 = 14.54%) are allocated to the Improvement Area #3 Assessed Property.

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Table V-C
Allocation of Zone B Improvement Costs

Authorized Improvement	Total
Road improvements	$231,965
Water improvements	$274,635
Sanitary sewer improvements[1]	$592,654
Storm drainage improvements	$1,022,739
Other soft and miscellaneous costs	$281,164
Total Zone B Improvements	**$2,403,158**
Improvement Area #1	
Projected total number of Equivalent Units	101.42
% of total Equivalent Units	85.46%
Proportionate Share of Costs	$2,053,832
Improvement Area #3	
Projected total number of Equivalent Units	17.25
% of total Equivalent Units	14.54%
Proportionate Share of Costs	$349,326

[1]See Table III-C for details.

F. 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 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 a portion of the Improvement Area #1-3 Bonds shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Improvement Area #1 Assessment across the Parcels of Improvement Area #1 Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Improvement Area #1 Projects, as set forth in Table III-D, the City Council has determined that the benefit to Improvement Area #1 Assessed Property of the Improvement Area #1 Projects and the costs related to the issuance of the Improvement Area #1-3 Bonds and payment of expenses incurred in the establishment, administration and operation of the PID allocable to the Improvement Area #1 is at least equal to the Improvement Area #1 Assessments levied on the Improvement Area #1 Assessed Property.

Upon subsequent divisions of any Parcel within Improvement Area #1, the Improvement Area #1 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, Improvement Area #1 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 Improvement Area #1 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 G-1, and no Improvement Area #1 Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. Assessment Methodology for the Improvement Area #2 Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #2 Projects to be financed with a portion of the Improvement Area #1-3 Bonds shall be allocated to the Improvement Area #2 Assessed Property by spreading the entire Improvement Area #2 Assessment across the Parcels of Improvement Area #2 Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Improvement Area #2 Projects, as set forth in Table III-E, the City Council has determined that the benefit to Improvement Area #2 Assessed Property of the Improvement Area #2 Projects and the costs related to the issuance of the Improvement Area #1-3 Bonds and payment of expenses incurred in the establishment, administration and operation of the PID allocable to the Improvement Area #2 is at least equal to the Improvement Area #2 Assessments levied on the Improvement Area #2 Assessed Property.

Upon subsequent divisions of any Parcel within Improvement Area #2, the Improvement Area #2 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, Improvement Area #2 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 Improvement Area #2 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 H-1, and no Improvement Area #2 Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

3. Assessment Methodology for the Improvement Area #3 Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #3 Projects to be financed with a portion of the Improvement Area #1-3 Bonds shall be allocated to the Improvement Area #3 Assessed Property by spreading the entire Improvement Area #3 Assessment across the Parcels of Improvement Area #3 Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Improvement Area #3 Projects, as set forth in Table III-F, the City Council has determined that the benefit to Improvement Area #3 Assessed Property of the Improvement Area #3 Projects and the costs related to the issuance of the Improvement Area #1-3 Bonds and payment of expenses incurred in the establishment, administration and operation of the PID allocable to the Improvement Area #3 is at least equal to the Improvement Area #3 Assessments levied on the Improvement Area #3 Assessed Property.

Upon subsequent divisions of any Parcel within Improvement Area #3, the Improvement Area #3 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, Improvement Area #3 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 Improvement Area #3 Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #3 is shown on the Improvement Area #3 Assessment Roll, attached as Appendix I-1, and no Improvement Area #3 Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

G. Assessments

The Assessments have been levied on each Parcel of Assessed Property within Improvement Area #1, Improvement Area #2, Improvement Area #3 according to the Assessment Rolls attached hereto as Appendix G-1, Appendix H-1, and Appendix I-1 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.

H. 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.

I. 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 5.50% of the outstanding Bonds unless otherwise 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 IMPROVEMENT AREA #1

The Improvement Area #1 Assessment and Annual Installments for each Improvement Area #1 Assessed Property is shown on the Improvement Area #1 Assessment Roll, attached as Appendix G-1, and no Improvement Area #1 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 portion of the Improvement Area #1-3 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.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #2

The Improvement Area #2 Assessment and Annual Installments for each Improvement Area #2 Assessed Property is shown on the Improvement Area #2 Assessment Roll, attached as Appendix H-1, and no Improvement Area #2 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 portion of the Improvement Area #1-3 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.

C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #3

The Improvement Area #3 Assessment and Annual Installments for each Improvement Area #3 Assessed Property is shown on the Improvement Area #3 Assessment Roll, attached as Appendix I-1, and no Improvement Area #3 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 #3 Assessed Property in an amount sufficient (i) to pay principal and interest on the Improvement Area #3 portion of the Improvement Area #1-3 Bonds, (ii) to fund the Additional Interest Reserve described in Section V, and (iii) to pay Administrative Expenses related to Improvement Area #3. The Annual Installment

for each Parcel in Improvement Area #3 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, Improvement Area #2 Assessed Property, or Improvement Area #3 Assessed Property exceeds the applicable Improvement Area #1 Maximum Assessment Per Unit, Improvement Area #2 Maximum Assessment Per Unit, or Improvement Area #3 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, Improvement Area #2 Assessed Property, or Improvement Area #3 Assessed Property exceeds the applicable Improvement Area #1 Maximum Assessment Per Unit, Improvement Area #2 Maximum Assessment Per Unit, or Improvement Area #3 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 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, resulting in excess Bond proceeds being available to redeem Bonds, such excess proceeds shall be applied to redeem Bonds as provided in the Trust Indenture, and the Assessment securing such series of Bonds for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the 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. 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 and such excess proceeds shall be applied to redeem Bonds, as provided in the Trust Indenture, 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, including interest on the Bonds (including Additional Interest) and Administrative Expenses. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of Equivalent Units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of

the resulting reduced Assessments equals the amount required to repay the Bonds, including interest thereon (and 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 is equal to the outstanding principal amount of the Bonds.

G. PAYMENT OF ASSESSMENTS

1. Payment in Part or 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, and the term of the Assessment shall not be reduced.

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.

Improvement Area #1-3 Bonds

Each Assessment for the Improvement Area #1 Assessed Property, Improvement Area #2 Assessed Property, and the Improvement Area #3 Assessed Property related to the Improvement Area #1-3

Bonds shall be paid with interest at the actual interest rate of the Improvement Area #1-3 Bonds. Interest on the Improvement Area #1-3 Bonds is based on an estimated interest rate of 6.00% in years 1 through 31 (2026-2056), and Additional Interest at the rate of 0.5% for the Additional Interest Reserve. Furthermore, the Annual Installments related to the Improvement Area #1-3 Bonds may not exceed the amounts shown on the Improvement Area #1 Assessment Roll, Improvement Area #2 Assessment Roll, and Improvement Area #3 Assessment Roll. The Improvement Area #1 Assessment Roll, the Improvement Area #2 Assessment Roll, and the Improvement Area #3 Assessment Roll are shown as Appendix G-1, Appendix H-1, and Appendix I-1, respectively.

The respective Annual Installments shall be reduced to equal the actual costs of repaying the Improvement Area #1-3 Bonds, and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds 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 #1-3 Bonds will be due on January 31, 2027.

I. SURPLUS FUNDS REMAINING IN THE IMPROVEMENT AREA #1-3 BOND ACCOUNTS

If proceeds from the Improvement Area #1-3 Bonds remain after all of the Improvement Area #1 Projects, Improvement Area #2 Projects, and Improvement Area #3 Projects 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. 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-A summarizes the $15,447,426 in special benefit received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects, the costs of the PID formation, and Improvement Area #1's portion of the Improvement Area #1-3 Bonds issuance costs. The total Improvement Area #1 Assessment applied to all the Improvement Area #1 Assessed Property is $14,916,000, which is greater than the benefit received by the Improvement Area #1 Assessed Property. The Improvement Area #1 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 G-1.

Table VII-A
Improvement Area #1
Special Benefit Summary

Special Benefit	Total Cost
Improvement Area #1 Projects[1]	$12,917,755
Improvement Area #1 Bond Costs of Issuance:	
Cost of issuance	$932,250
Reserve fund	$1,089,941
Administrative Expense	$60,000
Underwriter's discount	$447,480
Subtotal Improvement Area #1 Bond Costs of Issuance	*$2,529,671*
Total Special Benefit	**$15,447,426**
Special Benefit:	
Total Special Benefit	$15,447,426
Projected Assessment	$14,916,000
Excess Benefit	**$531,426**

[1]See Table III-D for details.

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B. IMPROVEMENT AREA #2 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Improvement Area #2 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Improvement Area #2.

The Improvement Area #2 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Improvement Area #2 Projects. Table VII-B summarizes the $3,676,000 in special benefit received by the Improvement Area #2 Assessed Property from the Improvement Area #2 Projects, the costs of the PID formation, and Improvement Area #2's portion of the Improvement Area #1-3 Bonds issuance costs. The total Improvement Area #2 Assessment applied to all the Improvement Area #2 Assessed Property is $3,676,000, which is equal to the benefit received by the Improvement Area #2 Assessed Property. The Improvement Area #2 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 H-1.

Table VII-B
Improvement Area #2
Special Benefit Summary

Special Benefit	Total Cost
Improvement Area #2 Projects[1]	$3,037,676
Improvement Area #2 Bond Costs of Issuance:	
Cost of issuance	$229,432
Reserve fund	$268,612
Administrative Expense	$30,000
Underwriter's discount	$110,280
Subtotal Improvement Area #2 Bond Costs of Issuance	*$638,324*
Total Special Benefit	**$3,676,000**
Special Benefit:	
Total Special Benefit	$3,676,000
Projected Assessment	$3,676,000
Excess Benefit	**$0**

[1]See Table III-E for details.

C. IMPROVEMENT AREA #3 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Improvement Area #3 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors

deemed relevant by the City Council) to determine the amount of Assessed Property within the Improvement Area #3.

The Improvement Area #3 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Improvement Area #3 Projects. Table VII-C summarizes the $506,000 in special benefit received by the Improvement Area #3 Assessed Property from the Improvement Area #3 Projects, the costs of the PID formation, and Improvement Area #3's portion of the Improvement Area #1-3 Bonds issuance costs. The total Improvement Area #3 Assessment applied to all the Improvement Area #3 Assessed Property is $506,000, which is equal to the benefit received by the Improvement Area #3 Assessed Property. The Improvement Area #3 Assessment for each Improvement Area #3 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #3 Assessment Roll is attached hereto as Appendix I-1.

Table VII-C
Improvement Area #3
Special Benefit Summary

Special Benefit	Total Cost
Improvement Area #3 Projects[1]	$391,536
Improvement Area #3 Bond Costs of Issuance:	
Cost of issuance	$32,310
Reserve fund	$36,974
Administrative Expense	$30,000
Underwriter's discount	$15,180
Subtotal Improvement Area #3 Bond Costs of Issuance	*$114,464*
Total Special Benefit	**$506,000**
Special Benefit:	
Total Special Benefit	$506,000
Projected Assessment	$506,000
Excess Benefit	**$0**

[1]See Table III-F for details.

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 Improvement Area #2 Assessment Roll, and the Improvement Area #3 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.

VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Master Developer and the Improvement Area #2 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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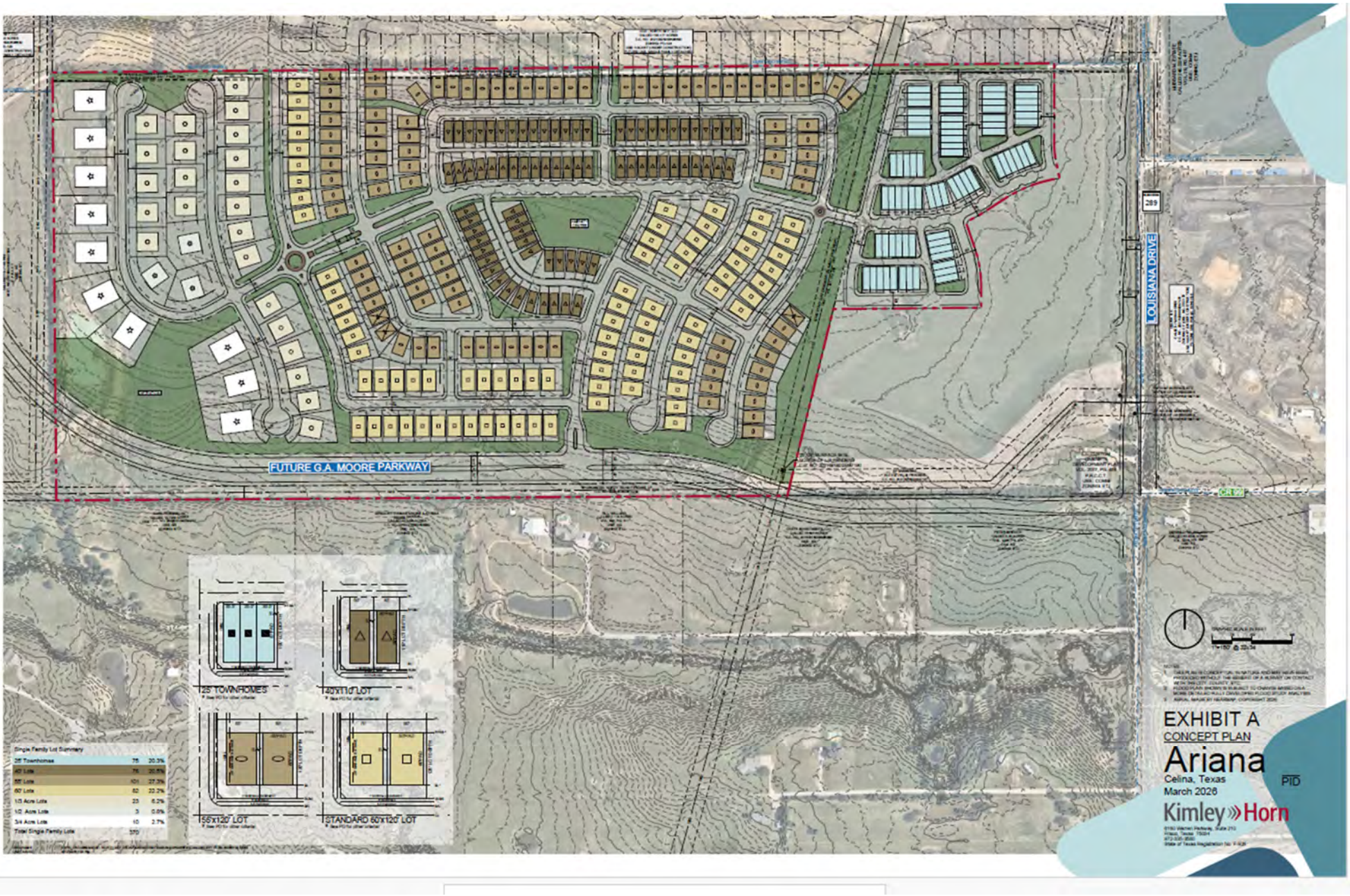
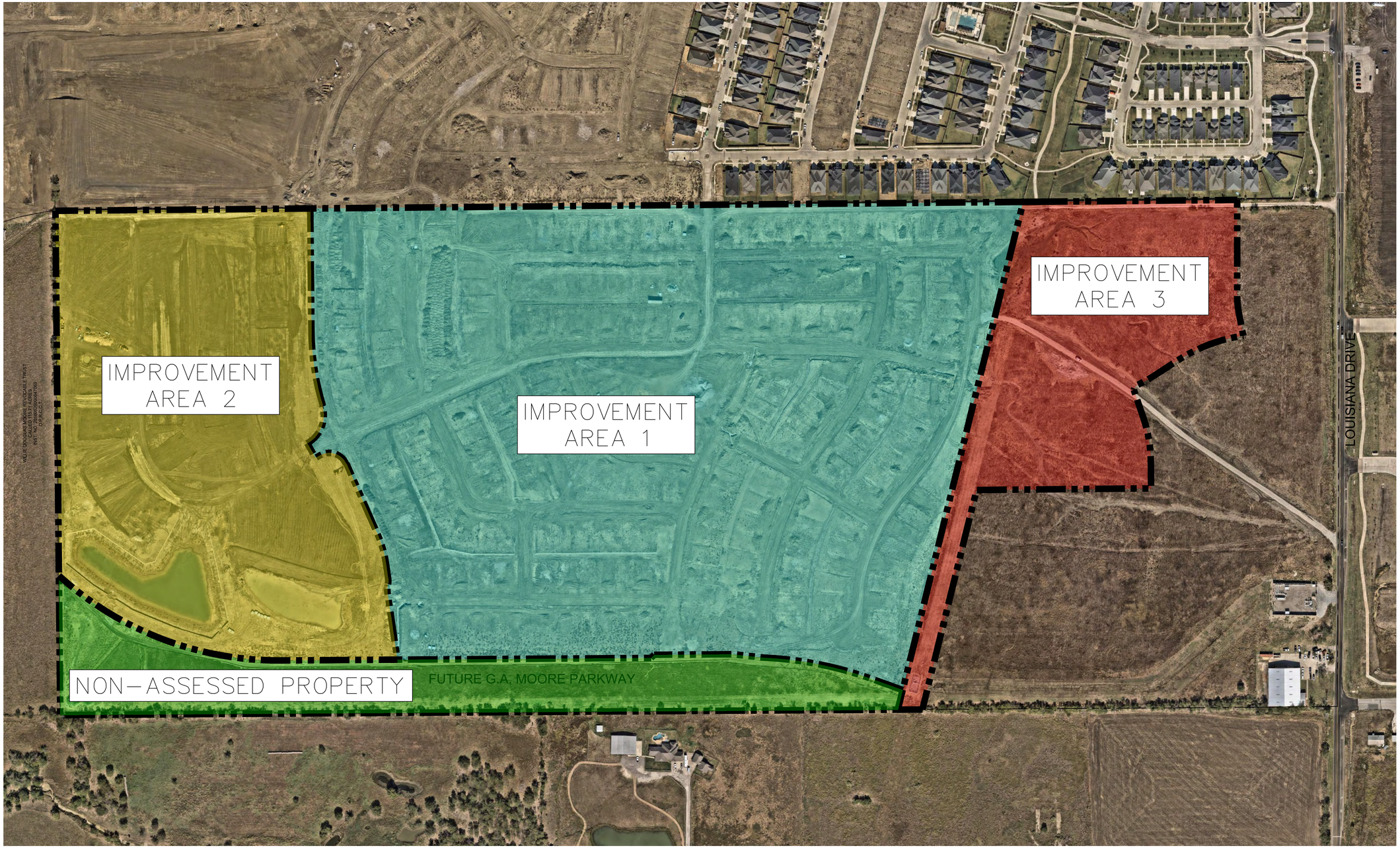
APPENDIX A
PID MAP


FUTURE G.A. MOORE PARKWAY
LOUISIANA DRIVE
289
25' TOWNHOMES
40x11d' LOT
55x120' LOT
STANDARD 60x120' LOT
Single Family Lot Summary
EXHIBIT A
CONCEPT PLAN
Ariana
Celina, Texas
March 2026
PID
Kimley»Horn



N
W E
S

0 200' 400'
GRAPHIC SCALE 200'

LEGEND

- IMPROVEMENT AREA 1
- IMPROVEMENT AREA 2
- FUTURE IMPROVEMENT AREA

EXHIBIT C
AERIAL

Ariana PID

Celina, Texas
June 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 B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
ARIANA PID - IMPROVEMENT AREA 1 (EXHIBIT B)
DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA
May 13, 2026

Kimley»Horn

A. CLEARING & EXCAVATION

DESCRIPTION	UNIT	UNIT PRICE	FCS									
			IA#1 PID QUANTITY	PRIVATE QUANTITY	MAJOR INFASTRUCTURE	ZONE A	ZONE B	IA#1 PID TOTAL	PRIVATE TOTAL	MAJOR INFASTRUCTURE TOTAL	ZONE A	ZONE B
CLEARING AND GRUBBING (EXCLUDING TRASH)	AC	$320.00	-	50.90			-	$ -	$ 16,288.00	$ -	$ -	$ -
CLEARING AND GRUBBING ROW	AC	$300.00	13.06	-	-	3.64	-	$ 3,918.00	$ -	$ -	$ 1,092.00	$ -
CLEARING AND GRUBBING DETENTION POND	AC	$300.00	-	-	-	-	9.70	$ -	$ -	$ -	$ -	$ 2,910.00
CLEARING AND GRUBBING OFF SITE FILL AREA	AC	$300.00	-	5.40				$ -	$ 1,620.00	$ -	$ -	$ -
MUCK POND	EA	$1.00	-				1.00	$ -	$ -	$ -	$ -	$ 1.00
ONSITE CUT	CY	$2.75	-	49,700.00				$ -	$ 136,675.00	$ -	$ -	$ -
ONSITE CUT ROW	CY	$2.75	36,000.00			19,000.00		$ 99,000.00	$ -	$ -	$ 52,250.00	$ -
ONSITE CUT DETENTION POND	CY	$2.75	-				64,900.00	$ -	$ -	$ -	$ -	$ 178,475.00
MC STREETS & ALLEYS 5' DEEP FROM TOP OF SUBGRADE	SY	$3.65	35,660.00			20,740.00		$ 130,159.00	$ -	$ -	$ 75,701.00	$ -
MC ZONE 1 PADS 7' DEEP FROM FP GRADE	EA	$2,750.00	-	113.00				$ -	$ 310,750.00	$ -	$ -	$ -
MC ZONE 2 PADS 10' DEEP FROM FP GRADE	EA	$3,000.00	-	146.00				$ -	$ 438,000.00	$ -	$ -	$ -
INSTALL 6 MIL POLY ON ALL LOTS	EA	$525.00	-	259.00				$ -	$ 135,975.00	$ -	$ -	$ -
ROUGH LOT BENCHING	EA	$250.00	-	259.00				$ -	$ 64,750.00	$ -	$ -	$ -
FINAL LOT BENCHING +/- 0.3'	EA	$250.00	-	259.00				$ -	$ 64,750.00	$ -	$ -	$ -
FINAL GRADING OF HOA LOTS TO +/- 0.3'	SY	$0.27	-	36,300.00				$ -	$ 9,801.00	$ -	$ -	$ -
INSTALL CONSTRUCTION ENTRANCE	EA	$3,500.00	1.00					$ 3,500.00	$ -	$ -	$ -	$ -
INSTALL REINFORCED SILT FENCE (MAINT INCL FCS SCOP)	LF	$2.00	3,750.00					$ 7,500.00	$ -	$ -	$ -	$ -
OVER EXCAVATE FOR 2' CLAY LINER	CY	$2.70	-				7,903.00	$ -	$ -	$ -	$ -	$ 21,338.10
PLACE AND PROCESS 2' CLAY LINER (2' ABOVE NWSE) OBTAIN FROM ONSITE	CY	$3.70	-				7,903.00	$ -	$ -	$ -	$ -	$ 29,241.10
CO1 - RE-INSTALL 6 MIL POLY	EA	$525.00	-	69.00				$ -	$ 36,225.00	$ -	$ -	$ -
CO 1 - RE-ROUGH LOT BENCHING	EA	$250.00	-	69.00				$ -	$ 17,250.00	$ -	$ -	$ -
CO 1 - RE-GRADE STREETS 850 DOZER	HR	$195.00	10.00					$ 1,950.00	$ -	$ -	$ -	$ -
TOTAL CLEARING & EXCAVATION								**$246,027.00**	**$1,232,084.00**	**$0.00**	**$129,043.00**	**$231,965.20**

B. WATER

DESCRIPTION	UNIT	UNIT PRICE	AHR Texas									
			IA#1 PID QUANTITY	PRIVATE QUANTITY	MAJOR INFASTRUCTURE	ZONE A	ZONE B	IA#1 PID TOTAL	PRIVATE TOTAL	MAJOR INFASTRUCTURE TOTAL	ZONE A	ZONE B
8" P.V.C. WATERLINE (INCLUDING BLOCKING, FITTING, BENDS, TEES, PLUGS & CONNECTIONS TO EXISTING LINES)	LF	$42.00	9,472	-	-	199	-	$ 397,824.00	$ -	$ -	$ 8,358.00	$ -
12" P.V.C. WATERLINE (INCLUDING BLOCKING, FITTING, BENDS, TEES, PLUGS & CONNECTIONS TO EXISTING LINES)	LF	$68.00	793	-	-	683	2,095	$ 53,924.00	$ -	$ -	$ 46,444.00	$ 142,460.00
16" CASING PIPE	LF	$136.00	-				60	$ -	$ -	$ -	$ -	$ 8,160.00
20" CASING PIPE	LF	$179.00	50					$ 8,950.00	$ -	$ -	$ -	$ -
8" GATE VALVE & BOX	EA	$2,545.00	26					$ 66,170.00	$ -	$ -	$ -	$ -
12" GATE VALVE & BOX	EA	$4,350.00	3			4	12	$ 13,050.00	$ -	$ -	$ 17,400.00	$ 52,200.00
FIRE HYDRANT ASSEMBLY	EA	$8,400.00	22			1	5	$ 184,800.00	$ -	$ -	$ 8,400.00	$ 42,000.00
FIRE HYDRANT PIPE BOLLARD GUARD POSTS (4 BOLLARDS PER)	EA	$1,500.00	1					$ 1,500.00	$ -	$ -	$ -	$ -
POST HYDRANT	EA	$4,400.00	1					$ 4,400.00	$ -	$ -	$ -	$ -
1" WATER SERVICE	EA	$1,025.00	224			9	25	$ 229,600.00	$ -	$ -	$ 9,225.00	$ 25,625.00
1" IRRIGATION SERVICE	EA	$1,115.00	2					$ 2,230.00	$ -	$ -	$ -	$ -
2" IRRIGATION SERVICE	EA	$2,095.00	2					$ 4,190.00	$ -	$ -	$ -	$ -
4" IRRIGATION SLEEVES (LOCATION TO BE DETERMINED)	LF	$17.00	360					$ 6,120.00	$ -	$ -	$ -	$ -
WATER LINE DISINFECTION AND TESTING	LF	$1.00	10,265				2,095	$ 10,265.00	$ -	$ -	$ -	$ 2,095.00
TRENCH SAFETY	LF	$1.00	10,265				2,095	$ 10,265.00	$ -	$ -	$ -	$ 2,095.00
TOTAL WATER								**$993,288.00**	**$0.00**	**$0.00**	**$89,827.00**	**$274,635.00**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
ARIANA PID - IMPROVEMENT AREA 1 (EXHIBIT B)
DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA
May 13, 2026

Kimley»Horn

C. SEWER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*AHR Texas*									
			IA#1 PID QUANTITY	*PRIVATE QUANTITY*	*MAJOR INFASTRUCTURE*	*ZONE A*	*ZONE B*	*IA#1 PID TOTAL*	*PRIVATE TOTAL*	*MAJOR INFASTRUCTURE TOTAL*	*ZONE A*	*ZONE B*
8" SDR-35 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS	LF	$43.00	8,798				429	$ 378,314.00	$ -	$ -	$ -	$ 18,447.00
8" SDR-26 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS	LF	$51.00	1,562		76			$ 79,662.00	$ -	$ 3,876.00	$ -	$ -
8" SDR-26 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS (OFFSITE ON NORTH SKY PROPERTY)	LF	$51.20	-				20	$ -	$ -	$ -	$ -	$ 1,024.00
10" SDR-35 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS	LF	$54.00	1,181					$ 63,774.00	$ -	$ -	$ -	$ -
10" SDR-26 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS	LF	$68.00	922					$ 62,696.00	$ -	$ -	$ -	$ -
12" SDR-26 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS	LF	$82.00	-		685		915	$ -	$ -	$ 56,170.00	$ -	$ 75,030.00
12" SDR-26 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS (OFFSITE ON NORTH SKY PROPERTY)	LF	$69.50	-				672	$ -	$ -	$ -	$ -	$ 46,704.00
12" SDR-26 P.V.C. CASING PIPE	LF	$110.00	180					$ 19,800.00	$ -	$ -	$ -	$ -
4" SERVICE LINES	EA	$960.00	202				56	$ 193,920.00	$ -	$ -	$ -	$ 53,760.00
4' DIAMETER WASTEWATER MANHOLE	EA	$7,400.00	26				6	$ 192,400.00	$ -	$ -	$ -	$ 44,400.00
5' DIAMETER WASTEWATER MANHOLE	EA	$13,450.00	9				3	$ 121,050.00	$ -	$ -	$ -	$ 40,350.00
5' DIAMETER WASTEWATER MANHOLE (OFFSITE ON NORTH SKY PROPERTY)	EA	$9,588.00	-					$ -	$ -	$ -	$ -	$ -
5' DIAMETER WASTEWATER MANHOLE WITH EXTERNAL DROP	EA	$15,875.00	1		2		5	$ 15,875.00	$ -	$ 31,750.00	$ -	$ 79,375.00
TRENCH SAFETY	LF	$1.00	12,463		761		1,344	$ 12,463.00	$ -	$ 761.00	$ -	$ 1,344.00
TRENCH SAFETY (OFFSITE ON NORTH SKY PROPERTY)	LF	$0.20	-				692	$ -	$ -	$ -	$ -	$ 138.40
SEWER LINE T.V. AND TESTING	LF	$3.00	12,463		761		1,344	$ 37,389.00	$ -	$ 2,283.00	$ -	$ 4,032.00
SEWER LINE T.V. AND TESTING (OFFSITE ON NORTH SKY PROPERTY)	LF	$325.00	-				692	$ -	$ -	$ -	$ -	$ 224,900.00
SEWER MANHOLE VACUUM TESTING	EA	$225.00	36		2		14	$ 8,100.00	$ -	$ 450.00	$ -	$ 3,150.00
TOTAL SEWER								**$1,185,443.00**	**$0.00**	**$95,290.00**	**$0.00**	**$592,654.40**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
ARIANA PID - IMPROVEMENT AREA 1 (EXHIBIT B)
DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA
May 13, 2026

Kimley»Horn

D. STORM SEWER

DESCRIPTION	UNIT	UNIT PRICE	AHR Texas									
			IA#1 PID QUANTITY	PRIVATE QUANTITY	MAJOR INFASTRUCTURE	ZONE A	ZONE B	IA#1 PID TOTAL	PRIVATE TOTAL	MAJOR INFASTRUCTURE TOTAL	ZONE A	ZONE B
18" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$63.00	2,955					$ 186,165.00	$ -	$ -	$ -	$ -
21" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$68.00	399					$ 27,132.00	$ -	$ -	$ -	$ -
24" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$77.00	817					$ 62,909.00	$ -	$ -	$ -	$ -
30" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$98.00	509					$ 49,882.00	$ -	$ -	$ -	$ -
36" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$124.00	147					$ 18,228.00	$ -	$ -	$ -	$ -
42" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$161.00	471					$ 75,831.00	$ -	$ -	$ -	$ -
48" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$189.00	456					$ 86,184.00	$ -	$ -	$ -	$ -
6'X3' RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$372.00	675					$ 251,100.00	$ -	$ -	$ -	$ -
6'X4' RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$401.00	-				506	$ -	$ -	$ -	$ -	$ 202,906.00
7'X4' RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$478.00	921				446	$ 440,238.00	$ -	$ -	$ -	$ 213,188.00
8'X4' RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$520.00	273			106	1,058	$ 141,960.00	$ -	$ -	$ 55,120.00	$ 550,160.00
8'X4' GASKETED RCB (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$565.00	-			288		$ -	$ -	$ -	$ 162,720.00	$ -
4'X4' STORMWATER MANHOLE	EA	$5,750.00	6					$ 34,500.00	$ -	$ -	$ -	$ -
5'X5' STORMWATER MANHOLE	EA	$6,500.00	1					$ 6,500.00	$ -	$ -	$ -	$ -
STACKED MAHOLE EXTENSION	EA	$4,425.00	5				5	$ 22,125.00	$ -	$ -	$ -	$ 22,125.00
8'X8' JUNCTION BOX	EA	$16,950.00	-				1	$ -	$ -	$ -	$ -	$ 16,950.00
10' STD CURB INLET	EA	$6,100.00	48					$ 292,800.00	$ -	$ -	$ -	$ -
1 - GRATE TYPE "G" INLET	EA	$7,350.00	2					$ 14,700.00	$ -	$ -	$ -	$ -
3 - GRATE TYPE "G" INLET	EA	$9,000.00	4					$ 36,000.00	$ -	$ -	$ -	$ -
2 - GRATE COMBINATION INLET	EA	$7,650.00	1					$ 7,650.00	$ -	$ -	$ -	$ -
3 - GRATE COMBINATION INLET	EA	$8,950.00	2					$ 17,900.00	$ -	$ -	$ -	$ -
LARGE DEBRIS SEPARATOR	EA	$35,350.00	-			1		$ -	$ -	$ -	$ 35,350.00	$ -
30" TYPE C HEADWALL	EA	$2,450.00	-			1		$ -	$ -	$ -	$ 2,450.00	$ -
GABION MATTRESS	SF	$21.00	-			100		$ -	$ -	$ -	$ 2,100.00	$ -
POND OUTFALL (SD-Q)	LS	$20,000.00	-			1		$ -	$ -	$ -	$ 20,000.00	$ -
TRENCH SAFETY	LF	$1.00	7,623	-	-	394	2,010	$ 7,623.00	$ -	$ -	$ 394.00	$ 2,010.00
STORM SEWER T.V.	LF	$4.00	7,623	-	-	394	2,010	$ 30,492.00	$ -	$ -	$ 1,576.00	$ 8,040.00
PAYMENT & PERFORMANCE BONDS	LS	$56,700.00	1					$ 56,700.00	$ -	$ -	$ -	$ -
2-YEAR MAINTENANCE BOND	LS	$56,700.00	1					$ 56,700.00	$ -	$ -	$ -	$ -
CO1 - EMERGENCY WATERLINE GLOW OUT REPAIR	LS	$6,000.00	1					$ 6,000.00	$ -	$ -	$ -	$ -
CO2 - LACEBARK DRIVE BELLY REPAIR	LS	$12,500.00	1	-	-	-		$ 12,500.00	$ -	$ -	$ -	$ -
CO3 - PHASE 1 SERVICE RELOCATIONS	LS	$4,500.00	1	-	-	-		$ 4,500.00	$ -	$ -	$ -	$ -
CO4 - 1" IRRIGATION SERVICES	EA	$1,115.00	(2)					$ (2,230.00)	$ -	$ -	$ -	$ -
CO4 - 2" IRRIGATION SERVICES	EA	$2,095.00	(2)					$ (4,190.00)	$ -	$ -	$ -	$ -
CO4 - 2" IRRIGATION SERVICES w/1.5" METER	EA	$2,300.00	2		-	-		$ 4,600.00	$ -	$ -	$ -	$ -
CO4 - 3" IRRIGATION SERVICES w/2" METER	EA	$2,975.00	4		-	-		$ 11,900.00	$ -	$ -	$ -	$ -
CO5 - SSMH RING & COVER REPLACEMENT	EA	$750.00	6					$ 4,500.00	$ -	$ -	$ -	$ -
CO5 - SSMH CONE REPLACEMENT	EA	$2,000.00	2					$ 4,000.00	$ -	$ -	$ -	$ -
CO5 - PREVIOUS PHASE SS SERVICES RELOCATED	LS	$4,000.00	1					$ 4,000.00	$ -	$ -	$ -	$ -
CO6 - 5'X4' RCB	LF	$368.00	-				20	$ -	$ -	$ -	$ -	$ 7,360.00
TOTAL STORM SEWER								**$1,968,899.00**	**$0.00**	**$0.00**	**$279,710.00**	**$1,022,739.00**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
ARIANA PID - IMPROVEMENT AREA 1 (EXHIBIT B)
DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA
May 13, 2026

Kimley»Horn

E. PAVEMENT

DESCRIPTION	*UNIT*	*UNIT PRICE*	*IA#1 PID QUANTITY*	*PRIVATE QUANTITY*	*MAJOR INFASTRUCTURE*	*ZONE A*	*ZONE B*	*IA#1 PID TOTAL*	*PRIVATE TOTAL*	*MAJOR INFASTRUCTURE TOTAL*	*ZONE A*	*ZONE B*
7" REINF. CONCRETE STREET PAVEMENT (29' B-B)	SY	$53.14	31,764			3,470		$ 1,687,938.96	$ -	$ -	$ 184,395.80	$ -
9" REINF. CONCRETE STREET PAVEMENT (GALILEO STREET)	SY	$69.21	5,902			2,462		$ 408,477.42	$ -	$ -	$ 170,395.02	$ -
7" REINF. CONCRETE STREET PAVEMENT (25' B-B ENTRY ROAD)	SY	$53.14	-			587		$ -	$ -	$ -	$ 31,193.18	$ -
7" REINF. ALLEY PAVEMENT (12' WIDE)	SY	$53.37	1,578					$ 84,217.86	$ -	$ -	$ -	$ -
7" REINF. ALLEY PAVEMENT (24' WIDE)	SY	$53.37	1,705					$ 90,995.85	$ -	$ -	$ -	$ -
9" REINF. ROUNDABOUT PAVEMENT (16' SECTION)	SY	$69.21	-			1,766		$ -	$ -	$ -	$ 122,224.86	$ -
12" REINF. ROUNDABOUT TRUCK APRON (12' SECTOIN)	SY	$279.98	-			427		$ -	$ -	$ -	$ 119,551.46	$ -
6" LIME SUBGRADE PREPARATION (STREETS & ALLEYS)	SY	$3.16	44,145			12,125		$ 139,498.20	$ -	$ -	$ 38,315.00	$ -
HYDRATED LIME (37 LBS/SY)	TON	$307.31	817			224		$ 250,976.24	$ -	$ -	$ 68,933.47	$ -
4' MOISTURE BARRIER AT BACK OF CURB	SY	$3.47	12,150			1,205		$ 42,161.66	$ -	$ -	$ 4,180.19	$ -
PAVEMENT HEADER	LF	$12.28	77			29		$ 945.56	$ -	$ -	$ 356.12	$ -
REMOVE BARRICADE AND CONNECT TO EXISTING PAVEMENT	LF	$17.79	58			29		$ 1,031.82	$ -	$ -	$ 515.91	$ -
STAMPED CONCRETE PAVEMENT (WELCOME MAT, TRUCK APRON, CROSSWALK, MEDIAN NOSE, AND SPLITTER ISLANDS)	SY	$281.14	201			97		$ 56,509.14	$ -	$ -	$ 27,270.58	$ -
W14-1 (24"X30") DEAD END SIGN	EA	$1,759.75	2					$ 3,519.50	$ -	$ -	$ -	$ -
ROUNDABOUT SIGN	EA	$2,128.57	4			4		$ 8,514.28	$ -	$ -	$ 8,514.28	$ -
STOP SIGN	EA	$493.40	22					$ 10,854.80	$ -	$ -	$ -	$ -
STREET NAME BLADES	EA	$1,168.23	48			4		$ 56,075.04	$ -	$ -	$ 4,672.92	$ -
ROUNDABOUT STRIPING	LS	$5,450.00	-			1		$ -	$ -	$ -	$ 5,450.00	$ -
PERPENDICULAR BARRIER FREE RAMP	EA	$2,348.64	7			8		$ 16,440.48	$ -	$ -	$ 18,789.12	$ -
STANDARD CELINA BARRIER FREE RAMP	EA	$2,615.12	40					$ 104,604.80	$ -	$ -	$ -	$ -
Payment and Performance Bonds	EA	$31,500.00	0.78			0.22		$ 24,634.13	$ -	$ -	$ 6,865.87	$ -
2-Year Maintenance Bond	EA	$38,500.00	0.78			0.22		$ 30,108.38	$ -	$ -	$ 8,391.62	$ -
								$ -	$ -	$ -	$ -	$ -
Add'l Qty per Takeoff								$ -	$ -	$ -	$ -	$ -
STAMPED CONCRETE PAVEMENT (WELCOME, MAT, TRUCK APRON, CROSSWALK, MEDIAN NOSE, AND SPLITTER ISLANDS)	SY	$281.14	12					$ 3,373.68	$ -	$ -	$ -	$ -
PARALLEL PARKING STRIPING	LS	$0.00	1					$ -	$ -	$ -	$ -	$ -
8' SIDEWALK (6" THICK PER CITY OF CELINA STANDARDS)	EA	$1,595.00	4					$ 6,380.00	$ -	$ -	$ -	$ -
								$ -	$ -	$ -	$ -	$ -
								$ -	$ -	$ -	$ -	$ -
Add Alternate - Sidewalks								$ -	$ -	$ -	$ -	$ -
5' SIDEWALK (4" THICK PER CITY OF CELINA STANDARDS)	LF	$40.28	1,405			1,180		$ 56,593.40	$ -	$ -	$ 47,530.40	$ -
6' SIDEWALK (4" THICK PER CITY OF CELINA STANDARDS)	LF	$48.28	317			1,043		$ 15,304.76	$ -	$ -	$ 50,356.04	$ -
8' SIDEWALK (6" THICK PER CITY OF CELINA STANDARDS)	LF	$76.88	240					$ 18,451.20	$ -	$ -	$ -	$ -
10' SIDEWALK (6" THICK PER CITY OF CELINA STANDARDS)	LF	$92.38	1,560					$ 144,112.80	$ -	$ -	$ -	$ -
Payment and Performance Bonds (Additional Cost Beyond Base Bid)	LS	$2,750.00	1					$ 2,750.00	$ -	$ -	$ -	$ -
2-Year Maintenance Bond (Additional Cost Beyond Base Bid)	LS	$3,250.00	1					$ 3,250.00	$ -	$ -	$ -	$ -
5' SIDEWALK (4" THICK PER CITY OF CELINA STANDARDS) (Add'l Qty per Takeoff)	LF	$40.28	496					$ 19,978.88	$ -	$ -	$ -	$ -
TOTAL PAVEMENT								**$3,287,698.84**	**$0.00**	**$0.00**	**$917,901.84**	**$0.00**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
ARIANA PID - IMPROVEMENT AREA 1 (EXHIBIT B)
DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA
May 13, 2026

Kimley»Horn

F. EROSION CONTROL

DESCRIPTION	*UNIT*	*UNIT PRICE*	*IA#1 PID QUANTITY*	*PRIVATE QUANTITY*	*MAJOR INFASTRUCTURE*	*ZONE A*	*ZONE B*	*IA#1 PID TOTAL*	*PRIVATE TOTAL*	*MAJOR INFASTRUCTURE TOTAL*	*ZONE A*	*ZONE B*
CURB INLET PROTECTION	EA	$114.60	51					$ 5,844.60	$ -	$ -	$ -	$ -
WYE INLET PROTECTION	EA	$75.00	6					$ 450.00	$ -	$ -	$ -	$ -
CURLEX (8' STREETS)	LF	$1.50	19,000			3,500		$ 28,500.00	$ -	$ -	$ 5,250.00	$ -
CURLEX (4' ALLEYS)	LF	$0.75	3,500					$ 2,625.00	$ -	$ -	$ -	$ -
SILT FENCE	LF	$1.65		3,750			-	$ -	$ 6,187.50	$ -	$ -	$ -
SWPPP WEEKLY INSPECTIONS	MOS	$380.00	12	0			-	$ 4,560.00	$ -	$ -	$ -	$ -
TOTAL EROSION CONTROL								**$41,979.60**	**$6,187.50**	**$0.00**	**$5,250.00**	**$0.00**

G. MISCELLANEOUS & OTHER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*IA#1 PID QUANTITY*	*PRIVATE QUANTITY*	*MAJOR INFASTRUCTURE*	*ZONE A*	*ZONE B*	*IA#1 PID TOTAL*	*PRIVATE TOTAL*	*MAJOR INFASTRUCTURE TOTAL*	*ZONE A*	*ZONE B*
FINAL GEOTECHNICAL REPORT - STREETS AND ALLEYS	AC	$ 68,800.00	1	-	-	-	-	$ 68,800.00	$ -	$ -	$ -	$ -
GEOTECHICAL CONSTRUCTION MATERIAL TESTING	LS	$ 294,025.00	1	-	-	-	-	$ 294,025.00	$ -	$ -	$ -	$ -
CITY INSPECTION (UTILITIES AND PAVING)	LS	$ 197,384.00	1	-	-	-	-	$ 197,384.00	$ -	$ -	$ -	$ -
LEGAL FEES	LS	$ 230,000.00	0	-	1.00	-	-	$ -	$ -	$ 230,000.00	$ -	$ -
TOTAL MISCELLANEOUS & OTHER								**$560,209.00**	**$0.00**	**$230,000.00**	**$0.00**	**$0.00**

SUMMARY - IA#1 DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA

		TOTAL				
		IA#1 PID TOTAL	*PRIVATE TOTAL*	*MAJOR INFASTRUCTURE TOTAL*	*ZONE A*	*ZONE B*
A. CLEARING & EXCAVATION		$ 246,027.00	$ 1,232,084.00	$ -	$ 129,043.00	$ 231,965.20
B. WATER		$ 993,288.00	$ -	$ -	$ 89,827.00	$ 274,635.00
C. SEWER		$ 1,185,443.00	$ -	$ 95,290.00	$ -	$ 592,654.40
D. STORM SEWER		$ 1,968,899.00	$ -	$ -	$ 279,710.00	$ 1,022,739.00
E. PAVEMENT		$ 3,287,698.84	$ -	$ -	$ 917,901.84	$ -
F. EROSION CONTROL		$ 41,979.60	$ 6,187.50	$ -	$ 5,250.00	$ -
G. MISCELLANEOUS & OTHER		$ 560,209.00	$ -	$ 230,000.00	$ -	$ -
SUB-TOTAL		$ 8,283,544.44	$ 1,238,271.50	$ 325,290.00	$ 1,421,731.84	$ 2,121,993.60
SURVEY, PLATTING, ENG., PERMITTING, & STAKING	10%	$ 828,354.44	$ 123,827.15	$ 32,529.00	$ 142,173.18	$ 212,199.36
CONSTRUCTION MANAGEMENT	0.25%	$ 20,708.86	$ 3,095.68	$ 813.23	$ 3,554.33	$ 5,304.98
MISC CITY FEES		$ 9,600.00	$0	$0	$0	$0
MISCELLANEOUS & CONTINGENCY	3%	$ 248,506.33	$ 37,148.15	$ 9,758.70	$ 42,651.96	$ 63,659.81
TOTAL DIRECT IA#1 PUBLIC IMPROVEMENTS COST		**$9,390,714.08**	**$1,402,342.47**	**$368,390.93**	**$1,610,111.31**	**$2,403,157.75**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

ARIANA PID - IMPROVEMENT AREA 2 (EXHIBIT B)

DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA

May 13, 2026

Kimley»Horn

A. CLEARING & EXCAVATION

DESCRIPTION	*UNIT*	*UNIT PRICE*	*RPMX*			
			IA#2 PID QUANTITY	*PRIVATE QUANTITY*	*PID TOTAL*	*PRIVATE TOTAL*
CLEARING AND GRUBBING FOR LOTS AND HOA SPACES	AC	$3,170.06	-	22.00	$ -	$ 69,741.32
CLEARING AND GRUBBING OF THE RIGHT OF WAY	AC	$3,170.06	4.00	-	$ 12,680.24	$ -
UNCLASSIFIED EXCAVATION OF LOTS, HOA & GRADE	CY	$2.68	-	15,911.00	$ -	$ 42,641.48
UNCLASSIFIED EXCAVATION OF RIGHT OF WAY	CY	$2.68	9,902.00	-	$ 26,537.36	$ -
OVEREXCAVATE AND MOISTURE CONDITION 5' DEEP STREET	SY	$4.15	11,860.00	-	$ 49,219.00	$ -
MOISTURE CONDITION PADS (80'X80') TO 5' DEPTH, 5' OUTSIDE	LOT	$3,595.00	-	36.00	$ -	$ 129,420.00
6 MIL POLY	LOT	$972.00	-	36.00	$ -	$ 34,992.00
ROUGH LOT BENCHING	LOT	$520.00	-	36.00	$ -	$ 18,720.00
FINAL LOT BENCHING	LOT	$520.00	-	36.00	$ -	$ 18,720.00
FINAL GRADING OF HOA LOTS	AC	$652.50	-	4.00	$ -	$ 2,610.00
FURNISH AND INSTALL CONSTRUCTION ENTRANCE	EA	$3,500.00	1.00	-	$ 3,500.00	$ -
PAYMENT AND PERFORMANCE BONDS	LS	$9,000.00	1.00	-	$ 9,000.00	$ -
PCO 1 - TRASH HAUL OFF	LS	$8,320.00	-	1.00	$ -	$ 8,320.00
PCO 2 - IMPORT & PLACE 1" ROCK LOT #32	LS	$6,944.00	-	1.00	$ -	$ 6,944.00
PCO 2 - FURNISH & INSTALL FILTER FABRIC LOT #32	LS	$3,835.00	-	1.00	$ -	$ 3,835.00
PCO 3 - DEDUCT CONSTRUCTION ENTRANCE	LS	-$3,500.00	-	1.00	$ -	$ (3,500.00)
PCO 4 - MOVE SPOILS	LS	$2,154.72	-	1.00	$ -	$ 2,154.72
TOTAL CLEARING & EXCAVATION					**$100,936.60**	**$334,598.52**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

ARIANA PID - IMPROVEMENT AREA 2 (EXHIBIT B)

DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA

May 13, 2026

Kimley»Horn

B. WATER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*RPMX*		*PID TOTAL*	*PRIVATE TOTAL*
			IA#2 PID QUANTITY	*PRIVATE QUANTITY*		
8" P.V.C. WATERLINE (INCLUDING BLOCKING, FITTING, BENDS, TEES, PLUGS & CONNECTIONS TO EXISTING LINES)	LF	$53.74	3,204	-	$ 172,182.96	$ -
8" GATE VALVE & BOX	EA	$2,868.84	10	-	$ 28,688.40	$ -
FIRE HYDRANT ASSEMBLY	EA	$7,463.89	6		$ 44,783.34	$ -
1" WATER SERVICE	EA	$1,203.49	36		$ 43,325.64	$ -
1" IRRIGATION SERVICE	EA	$1,319.36	1		$ 1,319.36	$ -
2" IRRIGATION SERVICE	EA	$2,489.95	1		$ 2,489.95	$ -
4" IRRIGATION SLEEVES (LOCATION TO BE DETERMINED)	LF	$16.26	4		$ 65.04	$ -
WATER LINE DISINFECTION AND TESTING	LF	$2.33	3,204		$ 7,465.32	$ -
TRENCH SAFETY	LF	$0.92	3,204		$ 2,947.68	$ -
TOTAL WATER					**$303,267.69**	**$0.00**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

ARIANA PID - IMPROVEMENT AREA 2 (EXHIBIT B)

DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA

May 13, 2026

Kimley»Horn

C. SEWER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*RPMX*		*PID TOTAL*	*PRIVATE TOTAL*
			IA#2 PID QUANTITY	*PRIVATE QUANTITY*		
8" SDR-35 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS	LF	$48.60	1,844		$ 89,618.40	$ -
8" SDR-26 P.V.C. PIPE INCLUDES CONNECTIONS TO EXISTING LINES AND PLUGS	LF	$55.57	1,310		$ 72,796.70	$ -
CASING PIPE W/ MIN PRESSURE RATING OF 150 PSI	LF	$171.26	90		$ 15,413.40	$ -
4" SERVICE LINES	EA	$1,242.63	36		$ 44,734.68	$ -
4' DIAMETER WASTEWATER MANHOLE	EA	$8,727.20	6		$ 52,363.20	$ -
5' DIAMETER WASTEWATER MANHOLE	EA	$11,416.32	1		$ 11,416.32	$ -
5' DIAMETER WASTEWATER MANHOLE WITH EXTERNAL DROP	EA	$15,936.77	5		$ 79,683.85	$ -
TRENCH SAFETY	LF	$1.49	3,154		$ 4,699.46	$ -
SEWER LINE T.V. AND TESTING	LF	$3.76	3,154		$ 11,859.04	$ -
SEWER MANHOLE VACUUM TESTING	EA	$385.51	12		$ 4,626.12	$ -
TOTAL SEWER					**$387,211.17**	**$0.00**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

ARIANA PID - IMPROVEMENT AREA 2 (EXHIBIT B)

DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA

May 13, 2026

Kimley»Horn

D. STORM SEWER

DESCRIPTION	UNIT	UNIT PRICE	RPMX IA#2 PID QUANTITY	RPMX PRIVATE QUANTITY	PID TOTAL	PRIVATE TOTAL
12" PVC (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$50.40	-	634	$ -	$ 31,953.60
18" PVC (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$68.66	-	501	$ -	$ 34,398.66
18" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$34.24	456	-	$ 15,613.44	$ -
18" GASKETED PVC (INCLUDES CONNECTIONS, FITTINGS, AND	LF	$99.16	-	56	$ -	$ 5,552.96
21" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$75.15	339	-	$ 25,475.85	$ -
21" GASKETED RCP (INCLUDES CONNECTIONS, FITTINGS, AND	LF	$122.91	71	-	$ 8,726.61	$ -
27" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$96.73	251	-	$ 24,279.23	$ -
30" RCP (INCLUDES CONNECTIONS, FITTINGS, AND PLUGS)	LF	$103.33	101	-	$ 10,436.33	$ -
4'X4' JUNCTION BOX	EA	$6,022.57	1	-	$ 6,022.57	$ -
10' STD CURB INLET	EA	$7,603.20	9	-	$ 68,428.80	$ -
2'X2' NDS CATCH BASIN	EA	$2,143.43	-	6	$ -	$ 12,860.58
LARGE DEBRIS SEPARATOR	EA	$25,942.70	2	-	$ 51,885.40	$ -
30" TYPE C HEADWALL	EA	$3,619.71	1	-	$ 3,619.71	$ -
GABION MATTRESS	SF	$19.01	420	-	$ 7,984.20	$ -
TRENCH SAFETY	LF	$1.49	2,409	-	$ 3,589.41	$ -
STORM SEWER T.V.	LF	$3.00	2,409	-	$ 7,227.00	$ -
PAYMENT & PERFORMANCE BONDS	LS	$16,437.98	1	-	$ 16,437.98	$ -
2-YEAR MAINTENANCE BOND	LS	$28,985.98	1	-	$ 28,985.98	$ -
CO1 - RCP & PVC/GASKETED CREDIT - 12", 18", 21", 27" & 30"	EA	$1.00	(84,531.46)	(71,905.22)	$ (84,531.46)	$ (71,905.22)
CO1 - MATERIAL ONLY - PRICING ERROR - 18" RCP	EA	-$30.30	456	-	$ (13,816.80)	$ -
CO1 - 12" HDPE	SF	$50.33	-	634	$ -	$ 31,909.22
CO1 - 18" HDPE	LF	$58.01	456	557	$ 26,452.56	$ 32,311.57
CO1 - 24" HDPE	LF	$76.51	410	-	$ 31,369.10	$ -

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

ARIANA PID - IMPROVEMENT AREA 2 (EXHIBIT B)

DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA

May 13, 2026

Kimley»Horn

CO1 - 30" HDPE	LS	$96.83	352	-	$ 34,084.16	$ -
CO1 - FIRE HYDRANT - PLAN REVISION	LS	$7,463.89	1	-	$ 7,463.89	$ -
TOTAL STORM SEWER					**$279,733.96**	**$77,081.37**

E. PAVEMENT

DESCRIPTION	*UNIT*	*UNIT PRICE*	*IA#2 PID QUANTITY*	*PRIVATE QUANTITY*	*PID TOTAL*	*PRIVATE TOTAL*
7" REINF. CONCRETE STREET PAVEMENT (29' B-B)	SY	$67.50	10,612		$ 716,310.00	$ -
6" LIME SUBGRADE PREPARATION (STREETS & ALLEYS)	SY	$3.75	11,860		$ 44,475.00	$ -
LIME MATERIAL (37 LBS/SY)	TON	$310.00	219		$ 67,890.00	$ -
4' MOISTURE BARRIER AT BACK OF CURB	SY	$2.00	2,497		$ 4,994.00	$ -
REMOVE BARRICADE & CONNECT TO EX. PAVEMENT	LF	$43.00	29		$ 1,247.00	$ -
W 14-2 (24"X24") NO OUTLET SIGN	EA	$1,500.00	1		$ 1,500.00	$ -
STOP SIGN	EA	$1,500.00	2		$ 3,000.00	$ -
STREET NAME BLADES	EA	$1,500.00	1		$ 1,500.00	$ -
PERPENDICULAR BARRIER FREE RAMP	EA	$2,400.00	4		$ 9,600.00	$ -
PAYMENT AND PERFORMANCE BOND	LS	$15,000.00	1		$ 15,000.00	$ -
2-YR MAINTENANCE BOND	LS	$3,000.00	1		$ 3,000.00	$ -
5' CONCRETE SIDEWALK (4" THICK)	LF	$33.50	2,486		$ 83,281.00	$ -
6' CONCRETE SIDEWALK (4" THICK)	LF	$40.20	807		$ 32,441.40	$ -
10' CONCRETE SIDEWALK (6" THICK)	LF	$76.50	1,162		$ 88,893.00	$ -
BONDS FOR ALTERNATES	LS	$4,000.00	1		$ 4,000.00	$ -
		4,000.00				-
TOTAL PAVEMENT					**$1,077,131.40**	**$0.00**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

ARIANA PID - IMPROVEMENT AREA 2 (EXHIBIT B)

DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA

May 13, 2026

Kimley»Horn

F. EROSION CONTROL

DESCRIPTION	*UNIT*	*UNIT PRICE*	*IA#2 PID QUANTITY*	*PRIVATE QUANTITY*	*PID TOTAL*	*PRIVATE TOTAL*
INLET PROTECTION	EA	$114.60	9		$ 1,031.40	$ -
CURLEX (8' STREETS)	LF	$1.50	5,622		$ 8,433.00	$ -
SILT FENCE	LF	$1.65	0	3,717	$ -	$ 6,133.05
SWPPP WEEKLY INSPECTIONS	MOS	$380.00	6	0	$ 2,280.00	$ -
TOTAL EROSION CONTROL					**$11,744.40**	**$6,133.05**

G. MISCELLANEOUS & OTHER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*IA#2 PID QUANTITY*	*PRIVATE QUANTITY*	*PID TOTAL*	*PRIVATE TOTAL*
FINAL GEOTECHNICAL REPORT - STREETS AND ALLEYS	LS	$16,500.00	1.0		$ 16,500.00	$ -
GEOTECHICAL MATERIALS TESTING	LS	$70,000.00	1		$ 70,000.00	$ -
CITY INSPECTION (UTILITIES AND PAVING)	LS	$22,838.00	$ 1.00		$ 22,838.00	$ -
TOTAL MISCELLANEOUS & OTHER					**$109,338.00**	**$0.00**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

ARIANA PID - IMPROVEMENT AREA 2 (EXHIBIT B)

DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA

May 13, 2026

Kimley»Horn

SUMMARY - IA#2 DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA		*TOTAL*	
A. CLEARING & EXCAVATION		$ 100,936.60	$ 334,598.52
B. WATER		$ 303,267.69	$ -
C. SEWER		$ 387,211.17	$ -
D. STORM SEWER		$ 279,733.96	$ 77,081.37
E. PAVEMENT		$ 1,077,131.40	$ -
F. EROSION CONTROL		$ 11,744.40	$ 6,133.05
G. MISCELLANEOUS & OTHER		$ 109,338.00	$ -
SUB-TOTAL		$ 2,269,363.22	$ 417,812.94
SURVEY, PLATTING, ENG., PERMITTING, & STAKING	10%	$ 226,936.32	$ 41,781.29
CONSTRUCTION MANAGEMENT	0.25%	$ 5,673.41	$ 1,044.53
MISC CITY FEES (0.2%)	0.2%	$ 4,538.73	$ 835.63
MISCELLANEOUS & CONTINGENCY	3%	$ 68,080.90	$ 12,534.39
TOTAL DIRECT IA#2 PUBLIC IMPROVEMENTS COST		**$ 2,574,592.57**	**$ 474,008.78**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
ARIANA PID - IMPROVEMENT AREA 1 (EXHIBIT B)
DIRECT PUBLIC IMPROVEMENTS - CITY OF CELINA
May 13, 2026

Kimley»Horn

SUMMARY - ARIANA PID		TOTAL				
		PID TOTAL	PRIVATE TOTAL	MAJOR INFASTRUCTURE TOTAL	ZONE A	ZONE B
IMPROVEMENT AREA #1		$9,390,714.08	$1,402,342.47	$368,390.93	$1,610,111.31	$2,403,157.75
IMPROVEMENT AREA #2		$ 2,574,592.57	$ 474,008.78	$ -	$ -	$ -
	TOTAL DIRECT IA#1 & IA#2 PUBLIC IMPROVEMENTS COST	**$11,965,306.65**	**$1,876,351.25**	**$368,390.93**	**$1,610,111.31**	**$2,403,157.75**

BENEFIT SUMMARY					TOTAL BENEFIT		
					MAJOR INFASTRUCTURE TOTAL	ZONE A	ZONE B
	LOTS	Major Infastructure	Zone A	Zone B			
IMPROVEMENT AREA #1	259	70%	88%	78%	$ 257,873.65	$ 1,413,623.15	$ 1,863,526.52
IMPROVEMENT AREA #2	36	10%	12%	0%	$ 35,843.44	$ 196,488.16	$ -
FUTURE IMPROVEMENT AREA	75	20%	0%	22%	$ 74,673.84	$ -	$ 539,631.23

APPENDIX C-1
LEGAL DESCRIPTION – PID

TOTAL ACREAGE = 120.444

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, the George A. Wilson Survey, Abstract No. 1072 and the MEP & RY CO. Survey, Abstract No. 654, Collin County, Texas and being part of a called 148.703 acre tract of land conveyed to Ariana, LLC as recorded in Instrument No. 20180730000947040 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING in Business 289 at a Mag Nail found for the northeast corner of the called 148.703 acre tract of land, said mag nail being in the east line of said German Emigration Survey, and said mag nail being the southeast corner of a called 153.177 acre tract of land conveyed CCD-North Sky LLC in Instrument No. 20210325000596630 Official Public Records of Collin County, Texas;

THENCE S 89°28'14" W with the north line of the called 148.703 acre tract of land and the south line of the called 153.177 acre tract of land for a distance of 996.45' to a 1/2" iron rod with plastic cap stamped "4613" set for the POINT OF BEGINNING;

THENCE S 13°52'43" W across the called 148.703 acre tract of land for a distance of 1594.78' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 70°16'24" W a distance of 105.39' 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 347.82', with a radius of 1160.09', with a chord bearing of N 78°51'45" W, with a chord length of 346.52', with a delta angle of 17°10'42", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 83°48'48" W a distance of 100.66' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 89°36'59" W a distance of 249.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 44°36'59" W a distance of 14.14' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 89°36'59" W a distance of 805.19' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 08°20'55" W a distance of 214.25' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right with an arc length of 27.97', with a radius of 70.50', with a chord bearing of N 03°01'04" E, with a chord length of 27.79', with a delta angle of 22°43'58", to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left with an arc length of 15.67', with a radius of 39.50', with a chord bearing of N 03°01'04" E, with a chord length of 15.57', with a delta angle of 22°43'58", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 08°20'55" W a distance of 48.93' 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 100.99', with a radius of 375.00', with a chord bearing of N 16°03'50" W, with a chord length of 100.69', with a delta angle of 15°25'50", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 23°46'45" W a distance of 242.24' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 66°13'15" W a distance of 1.50' 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 96.96', with a radius of 58.00', with a chord bearing of N 71°40'13" W, with a chord length of 86.06', with a delta angle of 95°46'56", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 60°26'19" W a distance of 17.08' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 29°33'41" W a distance of 53.00' 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 139.26', with a radius of 103.00', with a chord bearing of N 21°42'22" E, with a chord length of 128.89', with a delta angle of 77°27'54", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 72°58'25" E a distance of 1.50' 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 237.54', with a radius of 825.00', with a chord bearing of N 08°46'41" W, with a chord length of 236.72', with a delta angle of 16°29'49", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 00°31'46" W a distance of 390.72' to a 1/2" iron rod with plastic cap stamped "4613" set for corner in the north line of the called 148.703 acre tract of land and the south line of the called 153.177 acre tract of land;

THENCE N 89°28'14" E with the north line of the called 148.703 acre tract of land and the south line of the called 153.177 acre tract of land for a distance of 2262.16' to the POINT OF

BEGINNING, and containing 2,860,834 Square Feet or 65.676 acres of land.

APPENDIX C-3
LEGAL DESCRIPTION – IMPROVEMENT AREA #2

PROPERTY METES AND BOUNDS DESCRIPTION

IMPROVEMENT AREA #2
TRACT 3

BEING a tract of land situated in the Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 654, and the German Emigration Company Survey, Abstract No. 357, City of Celina, Collin County, Texas, and being a portion of a called 148.703-acre tract of land described in a deed to Ariana, LLC, recorded in Instrument No. 20180730000947040, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a bolt in a fence corner post found for the northwest corner of said 148.703-acre tract, common to the southwest corner of a called 153.177-acre tract of land described as Tract 1 in a deed to CCD-North Sky, LLC, recorded in Instrument No. 20210325000596630, said Official Public Records, same being on the easterly line of a called 66.862-acre tract of land described as Tract 2 in a deed to CCD-North Sky, LLC, recorded in Instrument No. 20210325000596630, said Official Public Records;

THENCE North 89°28'14" East, along the common line of said 148.703-acre tract and said 153.177-acre tract, a distance of 808.60 feet to a 1/2-inch iron rod with plastic cap stamped RPLS 4613" found for the northwest corner of a called 65.676-acre tract described as Tract 1 in a deed to CCD - North Sky Ariana, LLC, recorded in Instrument No. 2024000015282, said Official Public Records;

THENCE departing said common line and along the westerly line of said 65.676-acre tract the following courses and distances:

South 00°31'57" East, a distance of 390.85 feet to a 1/2-inch iron rod with plastic cap stamped RPLS 4613" found at the beginning of a tangent curve to the left with a radius of 825.00 feet, a central angle of 16°29'49", and a chord bearing and distance of South 08°46'51" East, 236.72 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 237.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 72°58'15" West, a distance of 1.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 103.00 feet, a central angle of 77°27'54", and a chord bearing and distance of South 21°42'12" West, 128.89 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 139.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 29°33'51" East, a distance of 53.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 60°26'09" East, a distance of 17.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 58.00 feet, a central angle of 95°46'56", and a chord bearing and distance of South 71°40'23" East, 86.06 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 96.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 66°13'05" East, a distance of 1.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 23°46'55" East, a distance of 242.24 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 375.00 feet, a central angle of 15°25'50", and a chord bearing and distance of South 16°04'00" East, 100.69 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 100.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 08°21'05" East, a distance of 48.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 39.50 feet, a central angle of 22°43'58", and a chord bearing and distance of South 03°00'54" West, 15.57 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 15.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 70.50 feet, a central angle of 22°43'58", and a chord bearing and distance of South 03°00'54" West, 27.79 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 27.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 08°21'05" East, a distance of 214.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 65.676-acre tract;

THENCE South 89°36'49" West, crossing said 148.703-acre tract, a distance of 368.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,040.00 feet, a central angle of 42°31'54", and a chord bearing and distance of North 69°07'14" West, 754.41 feet;

THENCE in a westerly direction, continuing across said 148.703-acre tract and with said tangent curve to the right, an arc distance of 772.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the common line of said 148.703-acre tract and a called 115.71-acre tract of land described in a deed to the Willie Douglas Moore Revocable Trust, recorded in Instrument No. 20160526000647060, said Official Public Records;

THENCE North 00°32'38" West, along said common line, a distance of 1,087.41 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northeast corner of said 115.71-acre tract, common to the southwest corner of the aforementioned 66.862-acre tract;

THENCE North 00°36'40" West, along the common line of said 66.862-acre tract and said 148.703-acre tract, a distance of 70.00 feet to the **POINT OF BEGINNING** and containing 1,235,405 square feet or 28.361 acres of land, more or less.

APPENDIX C-4
LEGAL DESCRIPTION – IMPROVEMENT AREA #3

PROPERTY METES AND BOUNDS DESCRIPTION

IMPROVEMENT AREA #3
TRACT 3

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, Collin County, Texas and being part of a called 148.703 acre tract of land conveyed to Ariana, LLC as recorded in Instrument No. 20180730000947040 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING in Business 289 at a Mag Nail found for the northeast corner of the called 148.703 acre tract of land, said mag nail being in the east line of said German Emigration Survey, and said mag nail being the southeast corner of a called 153.177 acre tract of land conveyed CCD-North Sky LLC in Instrument No. 20210325000596630 of the Official Public Records of Collin County, Texas;

THENCE S 89°28'14" W with the north line of the called 148.703 acre tract of land and the south line of the called 153.177 acre tract of land for a distance of 317.55' to a 1/2" iron rod with plastic cap stamped "4613" set for the POINT OF BEGINNING;

THENCE S 00°00'19" W across the called 148.703 acre tract of land for a distance of 304.62' 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 having a central angle of 12°03'54", an arc length of 57.91', a radius of 275.00', a chord bearing of S 06°01'38" E, and a chord length of 57.80', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 54°33'25" E a distance of 14.45' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 07°34'06" E a distance of 60.00' 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 having a central angle of 25°27'00", an arc length of 230.98', a radius of 520.00', a chord bearing of S 69°42'24" W, and a chord length of 229.08', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 56°58'54" W a distance of 88.50' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a central angle of 08°52'48", an arc length of 66.64', a radius of 430.00', a chord bearing of S 61°25'18" W, and a chord length of 66.58', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 23°53'23" W a distance of 14.75' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 18°48'02" E a distance of 96.06' 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 having a central angle of 20°04'02", an arc length of 154.53', a radius of 441.21', a chord bearing of S 08°38'09" E, and a chord length of 153.74', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 43°23'20" E a distance of 14.70' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 85°07'16" E a distance of 6.20' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 05°17'32" W a distance of 60.00' 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 having a central angle of 05°49'18", an arc length of 37.59', a radius of 370.00', a chord bearing of N 87°37'07" W, and a chord length of 37.58', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 89°28'14" W a distance of 526.84' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

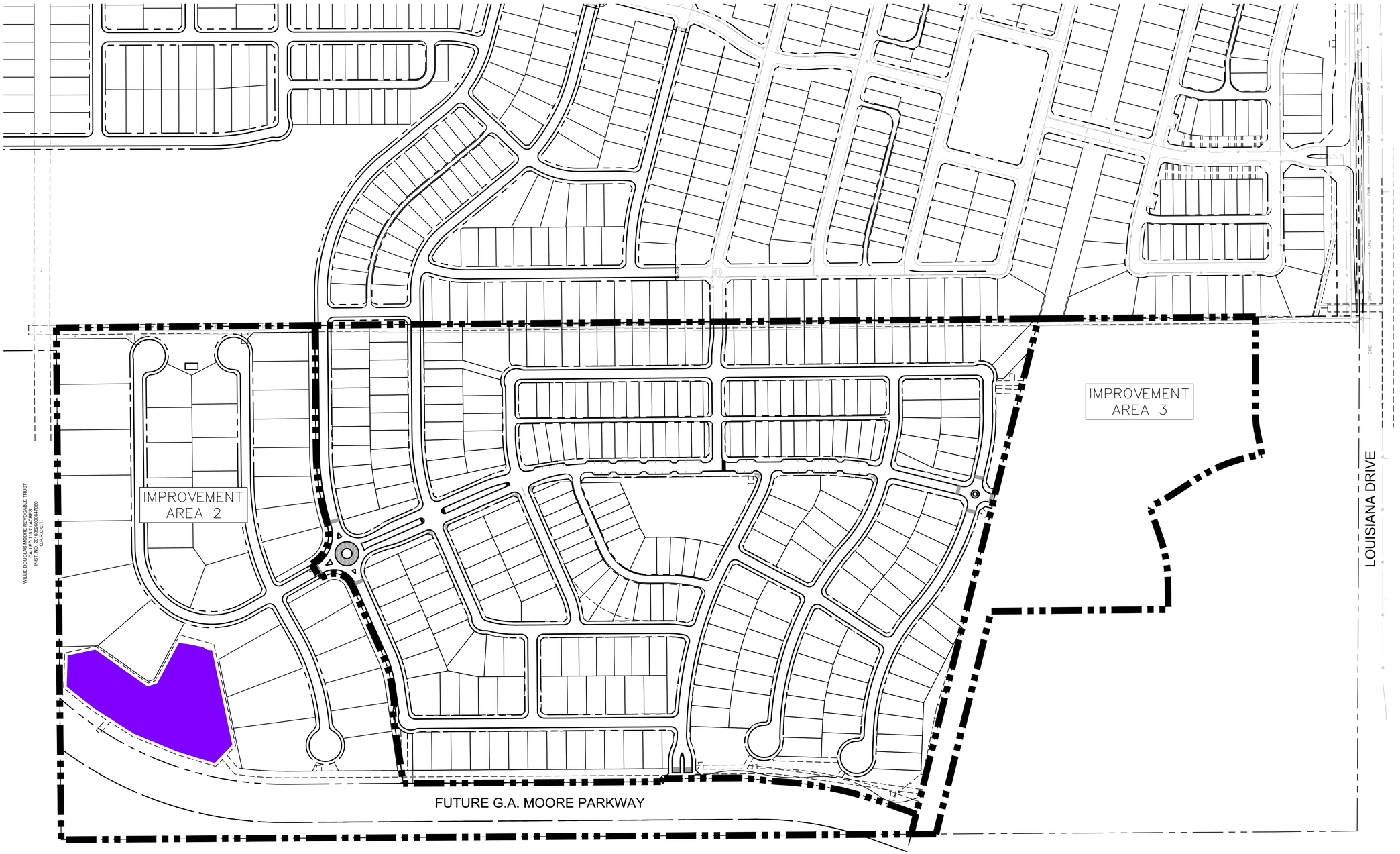
THENCE S 13°52'33" W a distance of 676.79' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

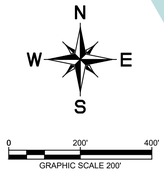
THENCE with said non-tangent curve to the right having a central angle of 04°08'29", an arc length of 75.17', a radius of 1040.00', a chord bearing of N 72°26'02" W, and a chord length of 75.16', to a 1/2" iron rod with plastic cap stamped "4613" found for the southeast corner of a called 65.676 acre tract of land conveyed to CCD - North Sky Ariana, LLC as recorded in Instrument No. 2024000015282 of the Official Public Records of Collin County, Texas;

THENCE N 13°52'33" E with the east line of the called 65.676 acre tract of land for a distance of 1594.79' to a 1/2" iron rod with plastic cap stamped "4613" found for the northeast corner of the called 65.676 acre tract of land and said iron rod found being in the north line of the called 148.703 acre tract of land;

THENCE N 89°28'14" E with the north line of the called 148.703 acre tract of land a distance of 678.90' to the POINT OF BEGINNING, and containing 652,182 Square Feet or 14.972 acres of land.

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS





LEGEND

- PROPERTY LIMITS
- ZONE A DETENTION POND

EXHIBIT D
DETENTION POND

Ariana PID
Zone A

Celina, Texas
May 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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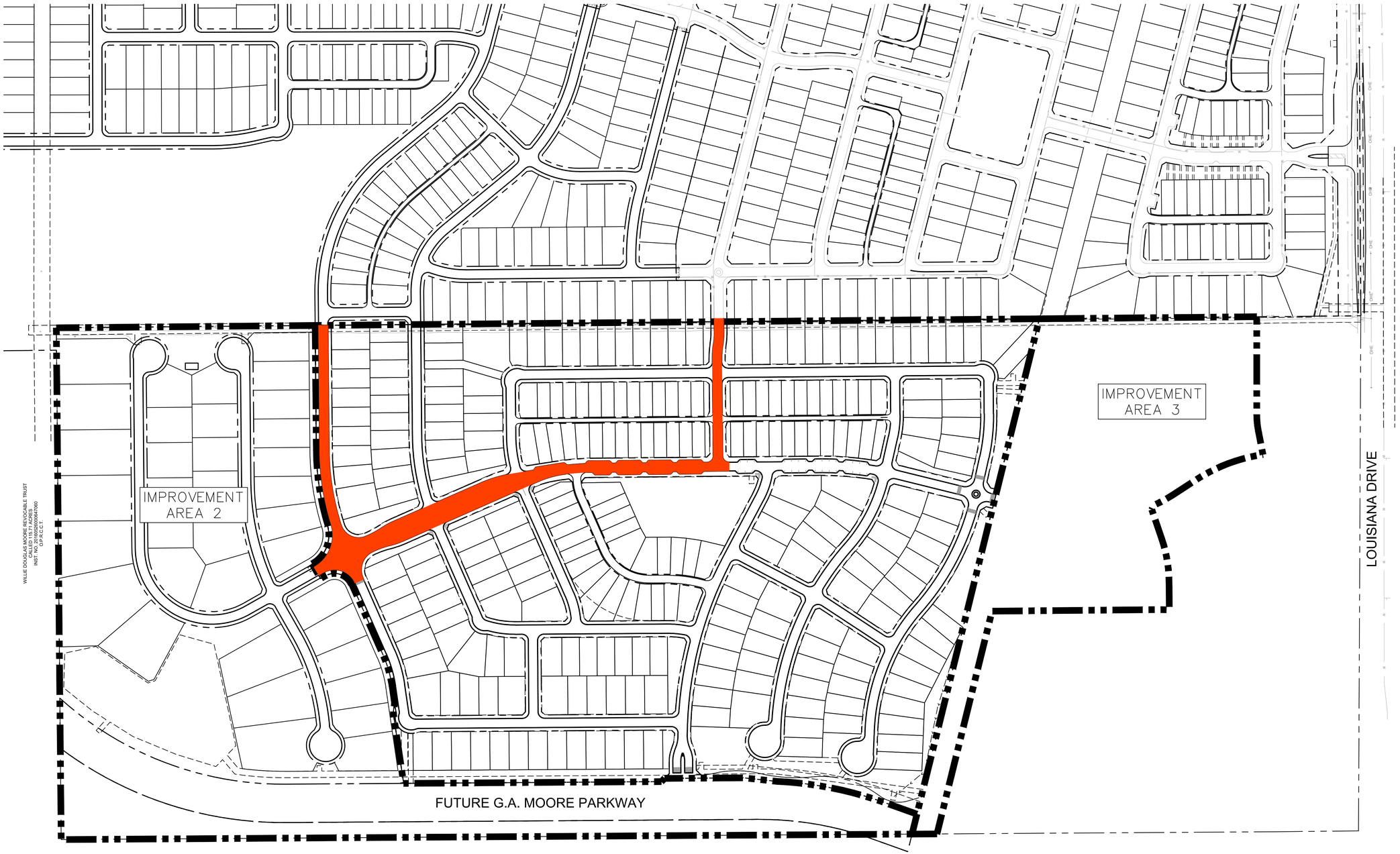


N
W E
S

0 150' 300'
GRAPHIC SCALE 150'

LEGEND

PROPERTY LIMITS

ZONE A ROADWAY

EXHIBIT E
ROADWAY IMPROVEMENTS

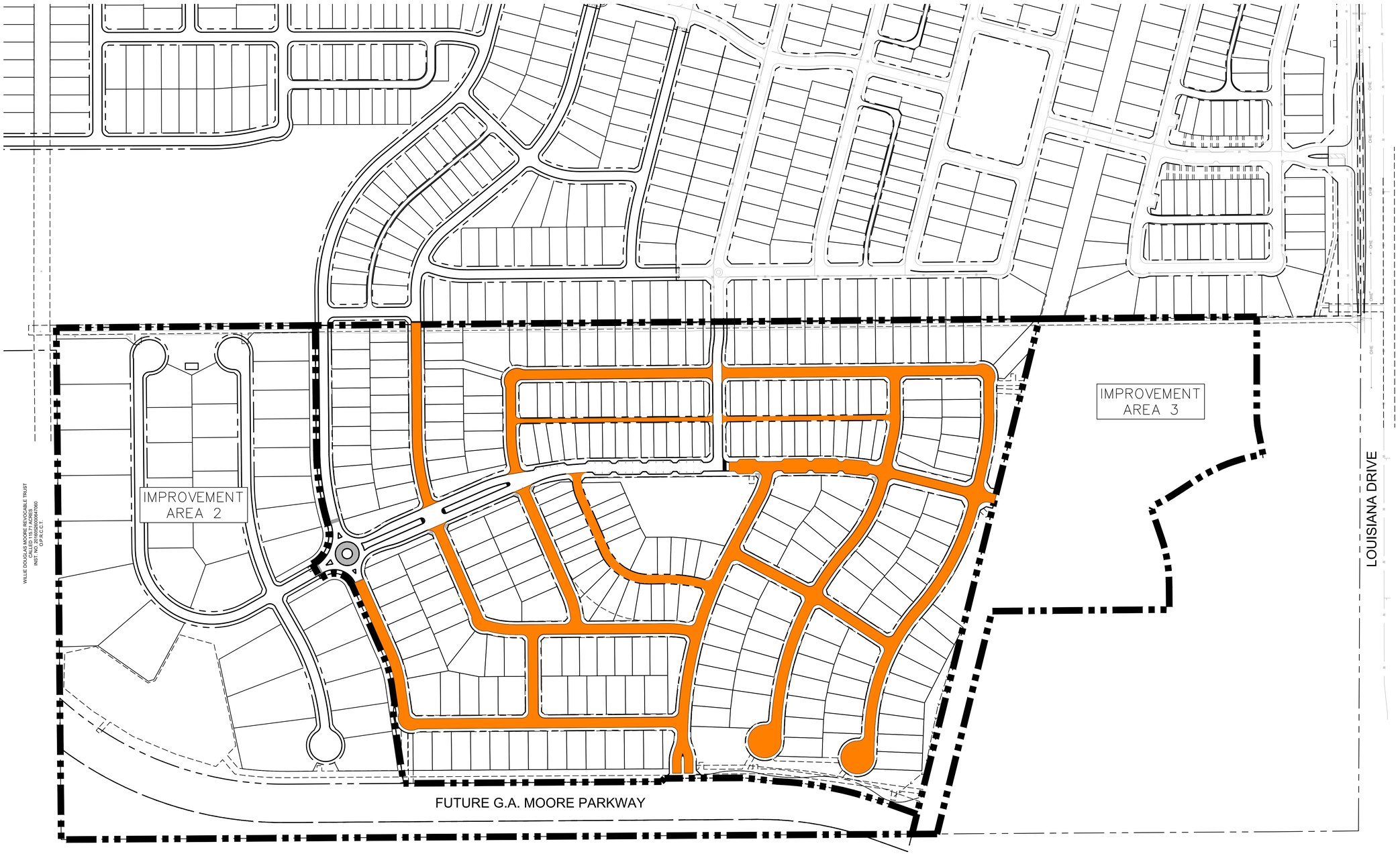
Ariana PID

Zone A

Celina, Texas
May 2026

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

K:\FRI_Civil\063249700 – North Sky Celina\Cad\Phase 3\Exhibits\PlanSheets\PID\NSC3 PID_Exhibits.dwg



N
W E
S

0 150' 300'
GRAPHIC SCALE 150'

LEGEND

PROPERTY LIMITS

IA #1 ROADWAY

EXHIBIT F
ROADWAY IMPROVEMENTS

Ariana PID

Improvement Area 1

Celina, Texas
May 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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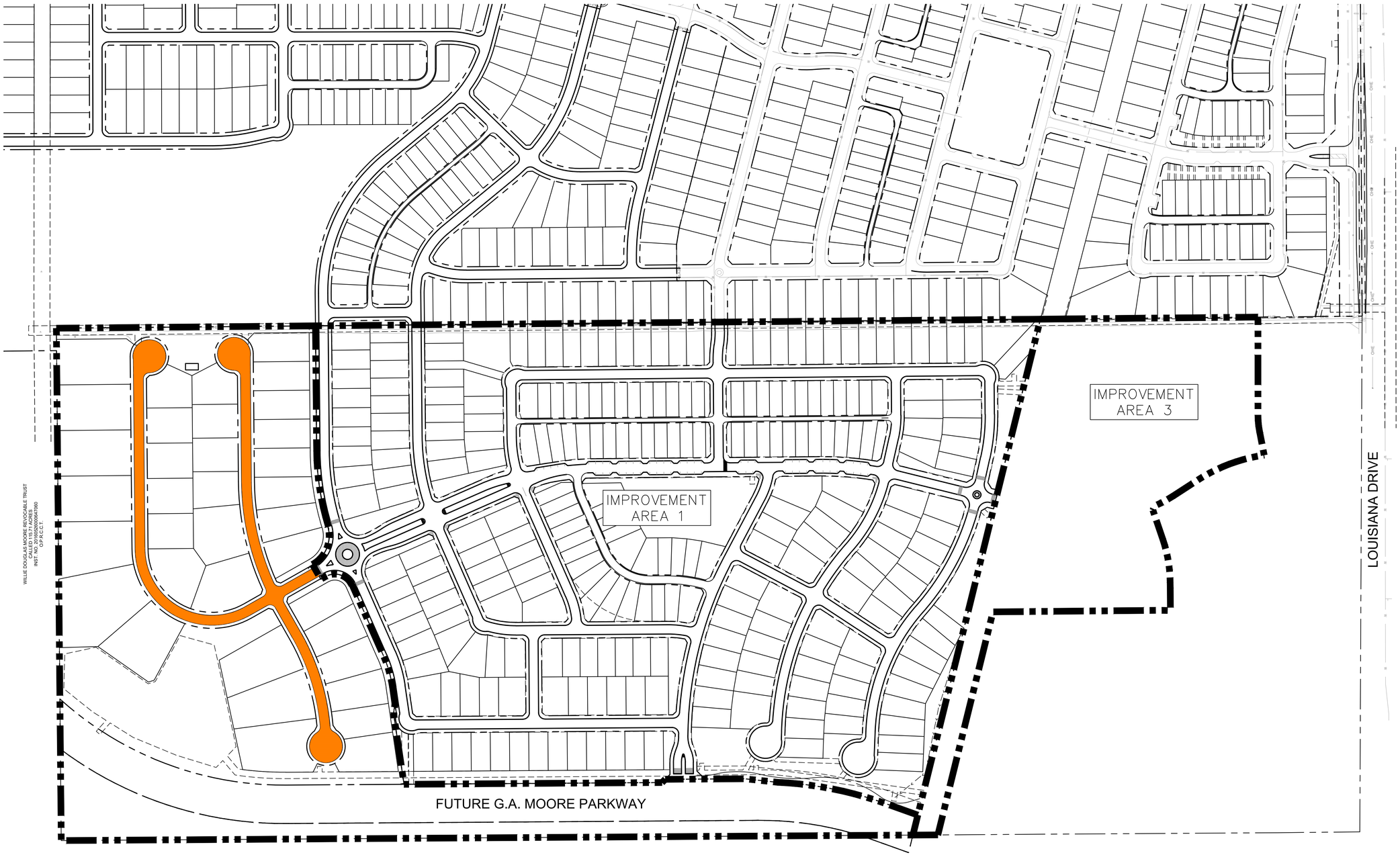

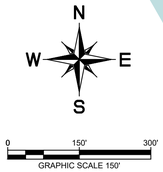

LEGEND

- PROPERTY LIMITS
- IA #2 ROADWAY

EXHIBIT G
ROADWAY IMPROVEMENTS

Ariana PID

Improvement Area 2

Celina, Texas
May 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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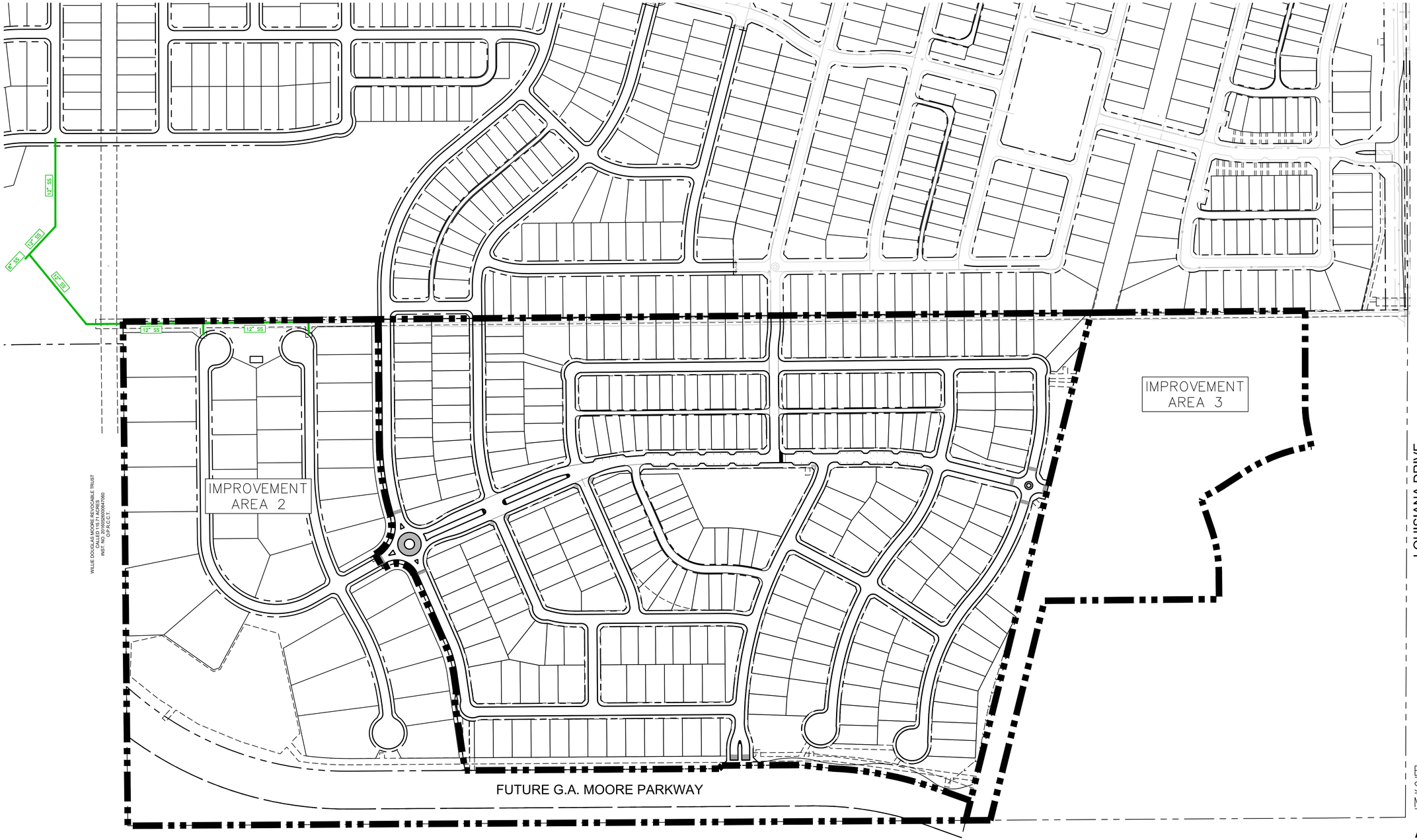

EXHIBIT H
SANITARY SEWER FOR MINOR IMPROVEMENTS

Ariana PID

Major

Celina, Texas
May 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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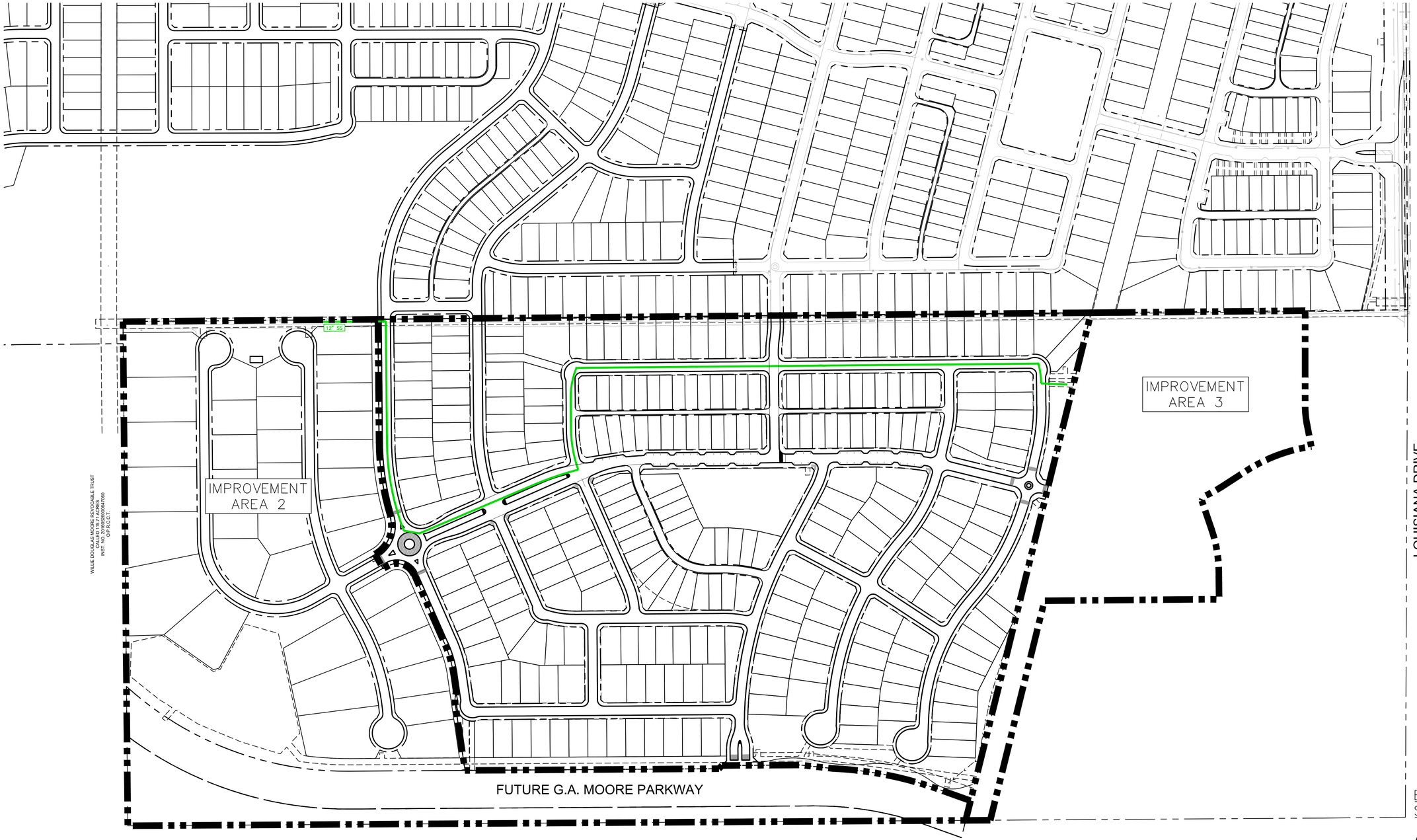

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LEGEND

PROPERTY LIMITS

ZONE B SANITARY SEWER

EXHIBIT I
SANITARY SEWER FOR

Ariana PID
Zone B

Celina, Texas
May 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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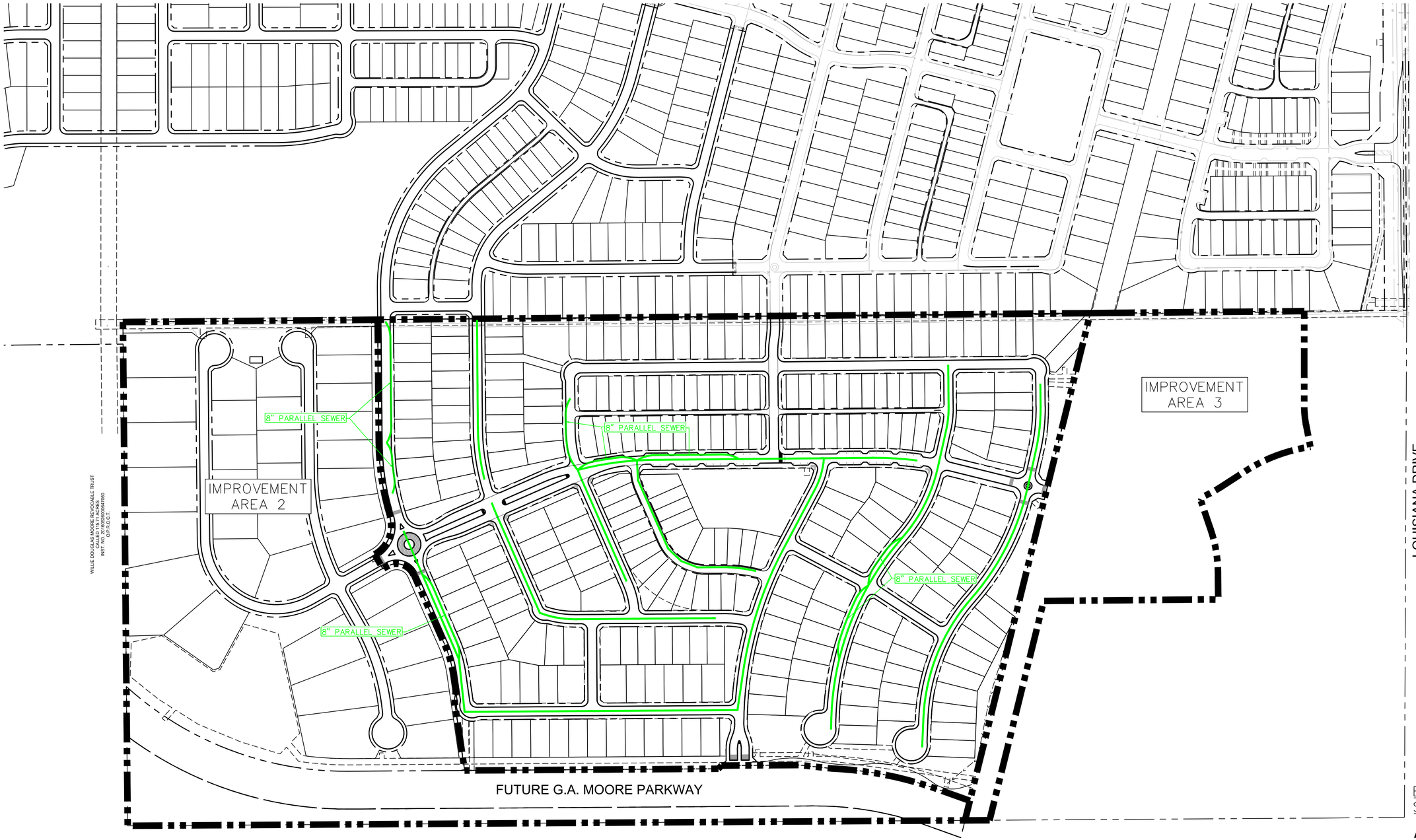

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LEGEND

- PROPERTY LIMITS
- IA #1 SANITARY SEWER

EXHIBIT J
SANITARY SEWER FOR

Ariana PID

Improvement Area 1

Celina, Texas
May 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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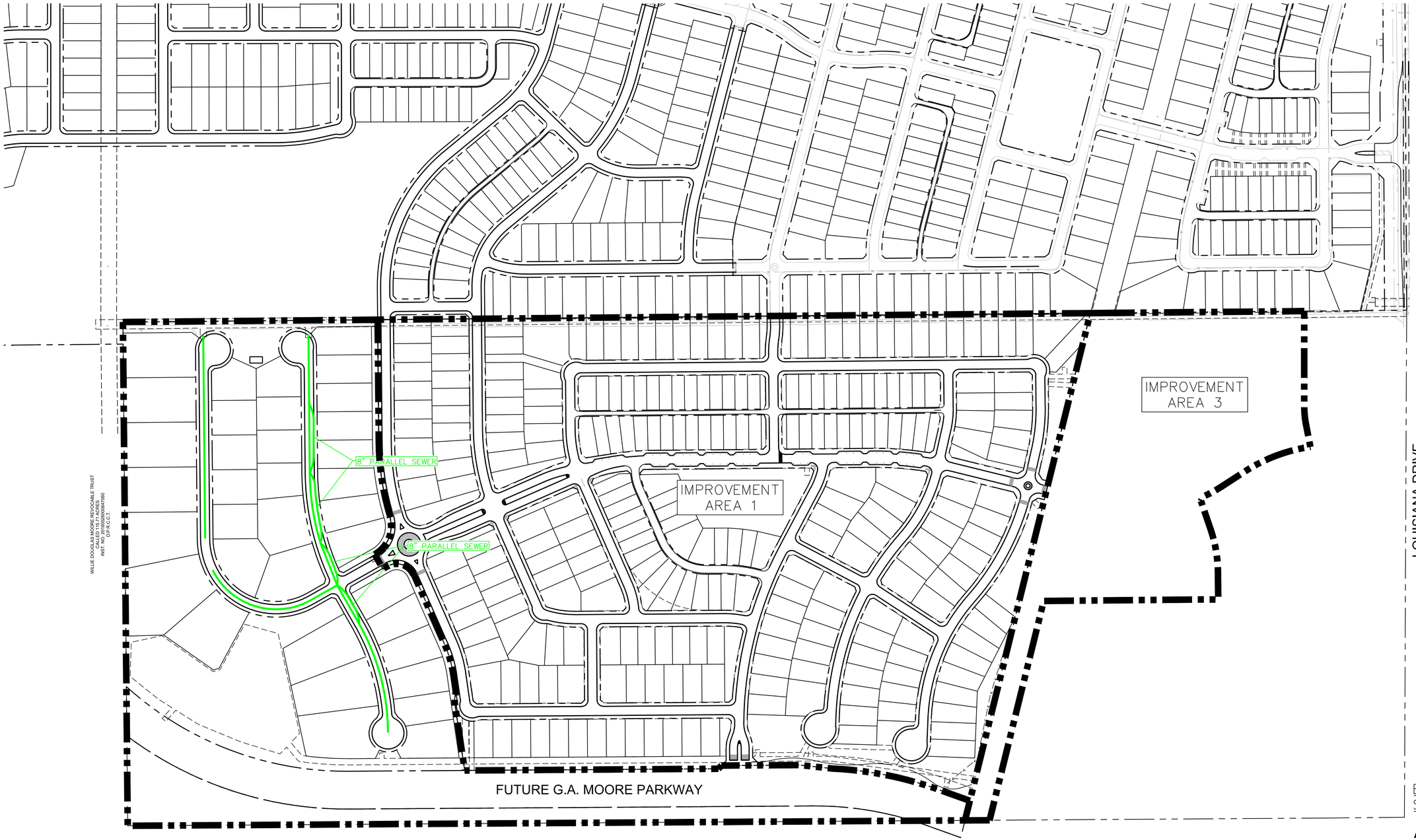

EXHIBIT K
SANITARY SEWER FOR

Ariana PID

Improvement Area 2

Celina, Texas
May 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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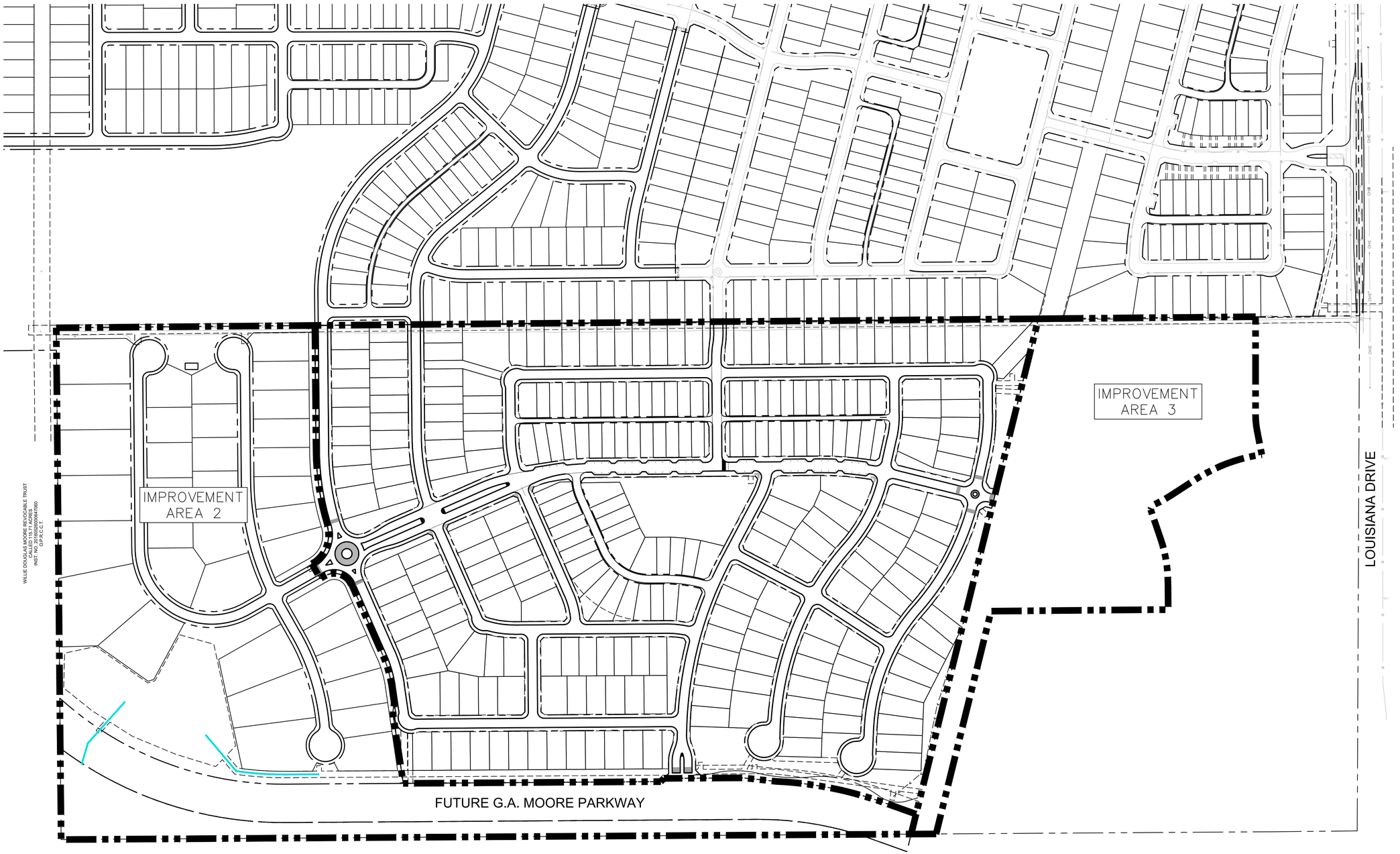

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LEGEND

PROPERTY LIMITS

ZONE A STORM SEWER

EXHIBIT L
STORM SEWER

Ariana PID
Zone A

Celina, Texas
May 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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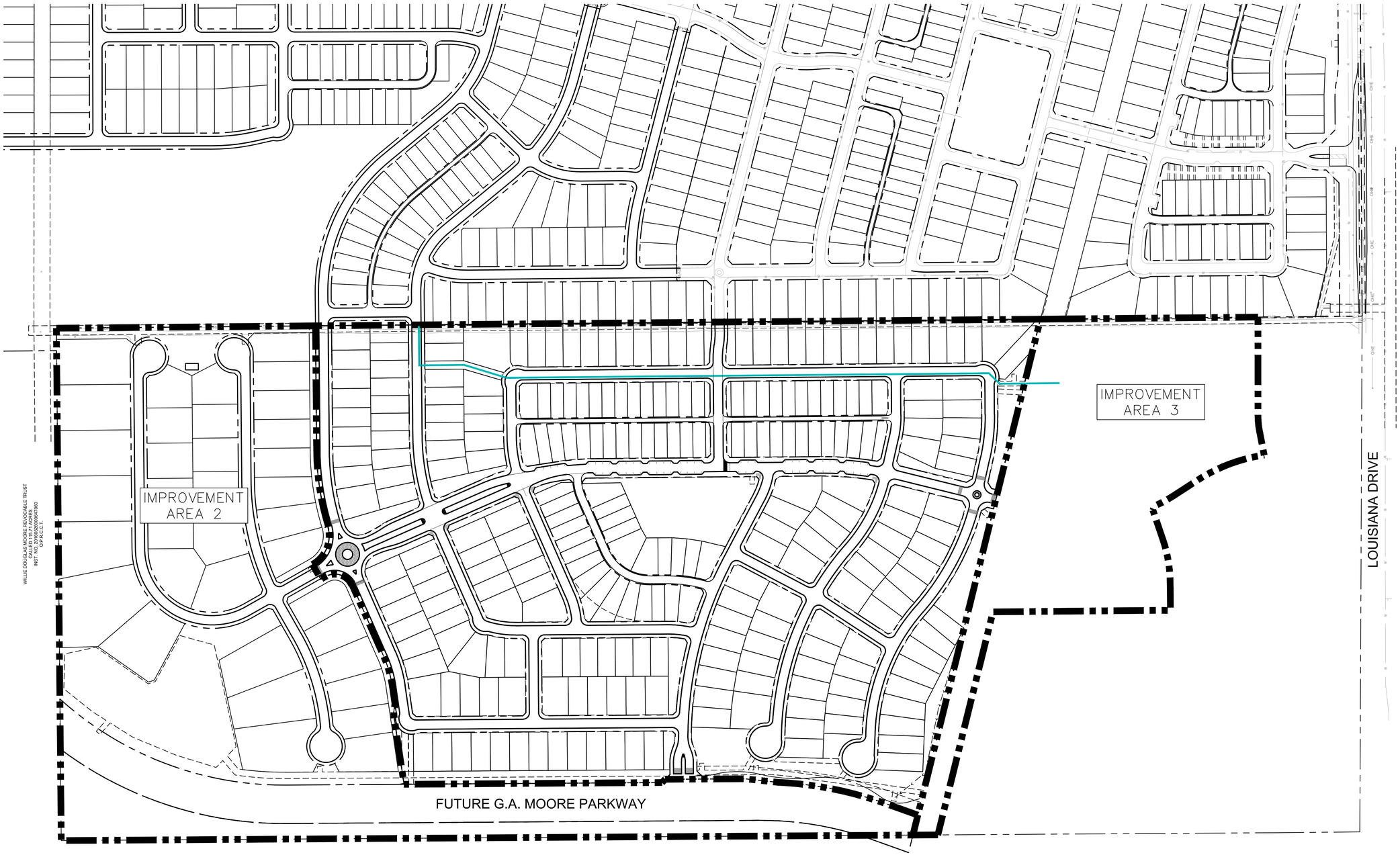

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LEGEND

PROPERTY LIMITS

ZONE B STORM SEWER

EXHIBIT M
STORM SEWER

Ariana PID
Zone B

Celina, Texas
May 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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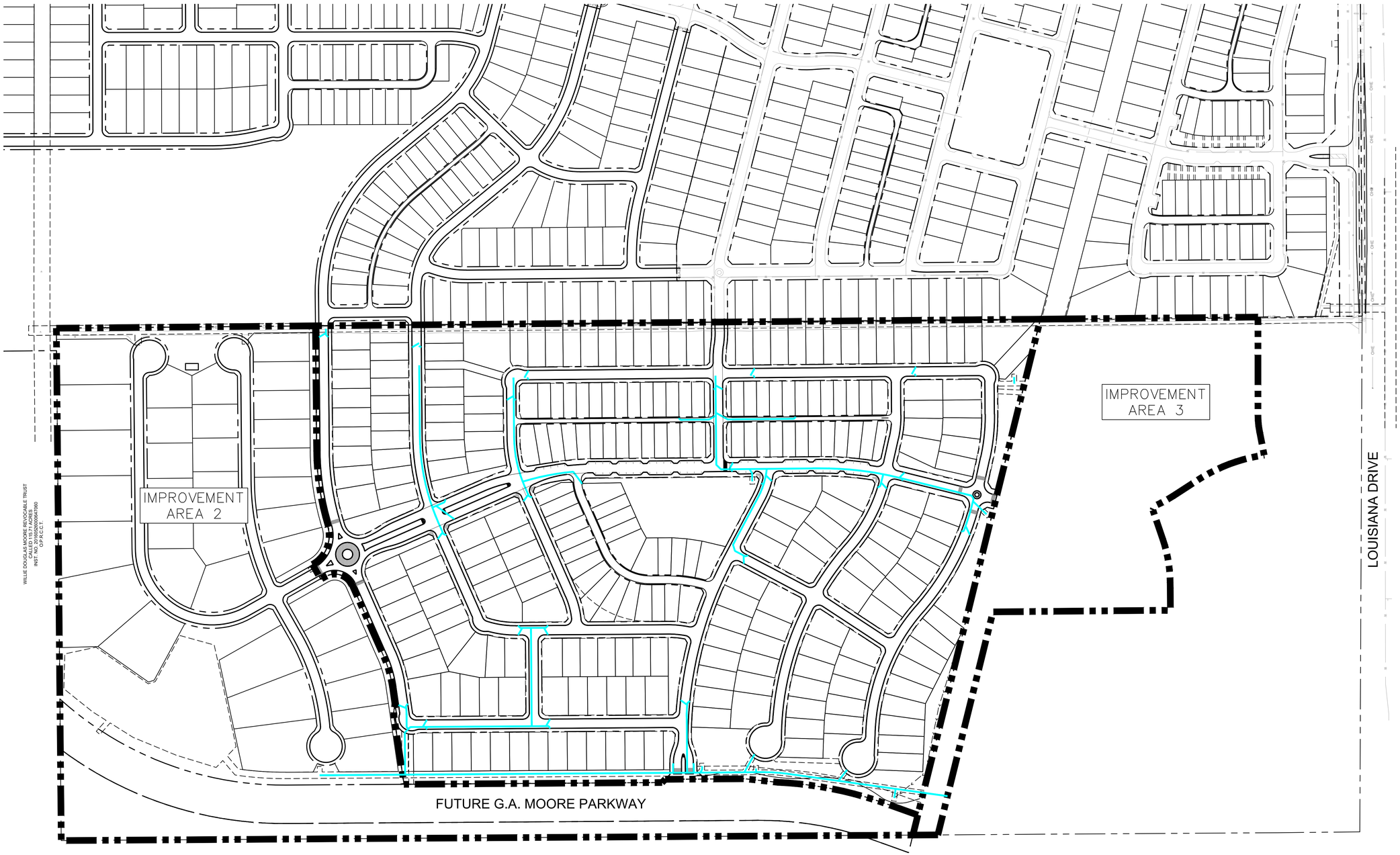

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LEGEND

PROPERTY LIMITS

IA #1 STORM SEWER

EXHIBIT N
STORM SEWER

Ariana PID

Improvement Area 1

Celina, Texas
May 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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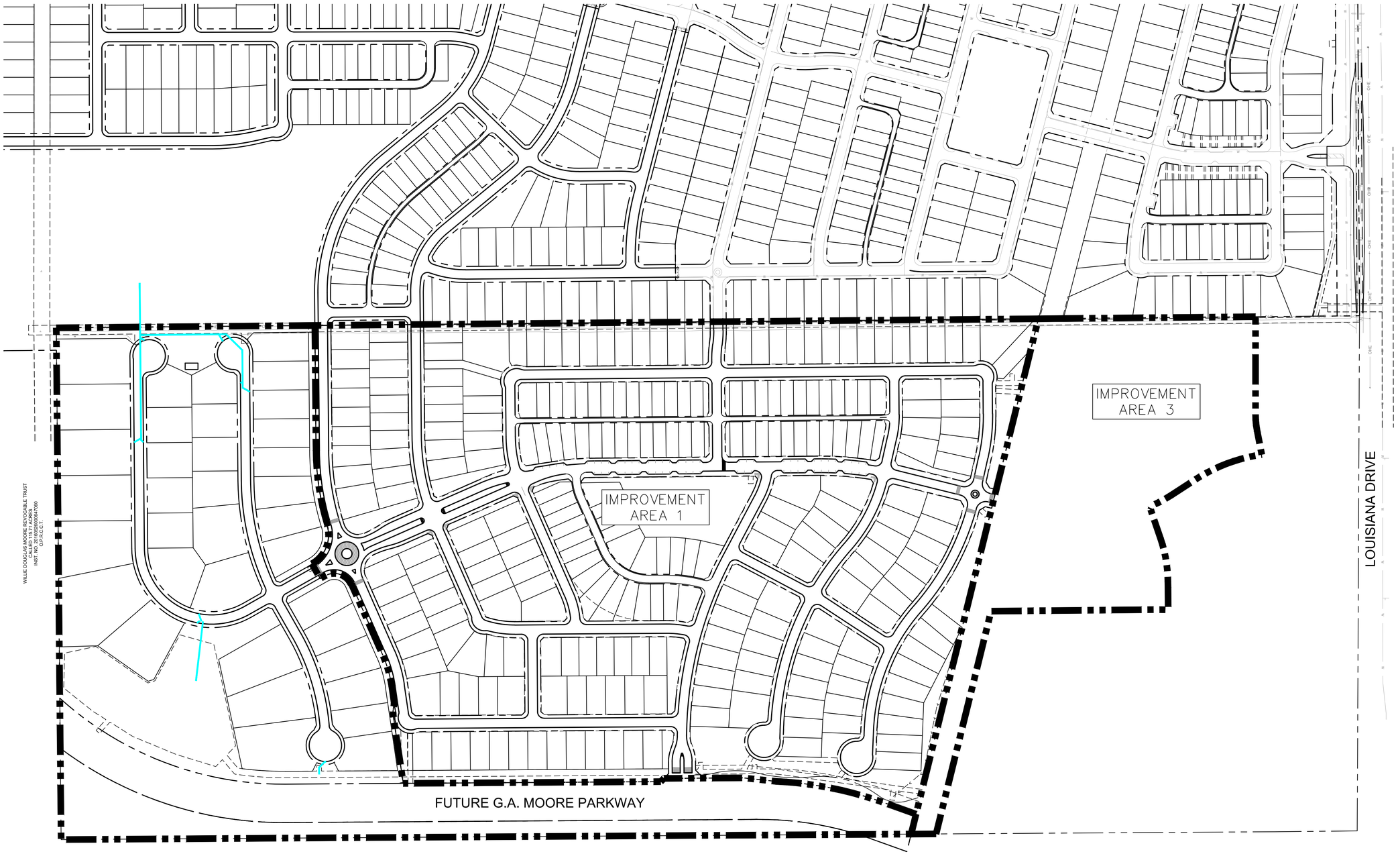

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LEGEND

PROPERTY LIMITS

IA #2 STORM SEWER

EXHIBIT O
STORM SEWER

Ariana PID

Improvement Area 2

Celina, Texas
May 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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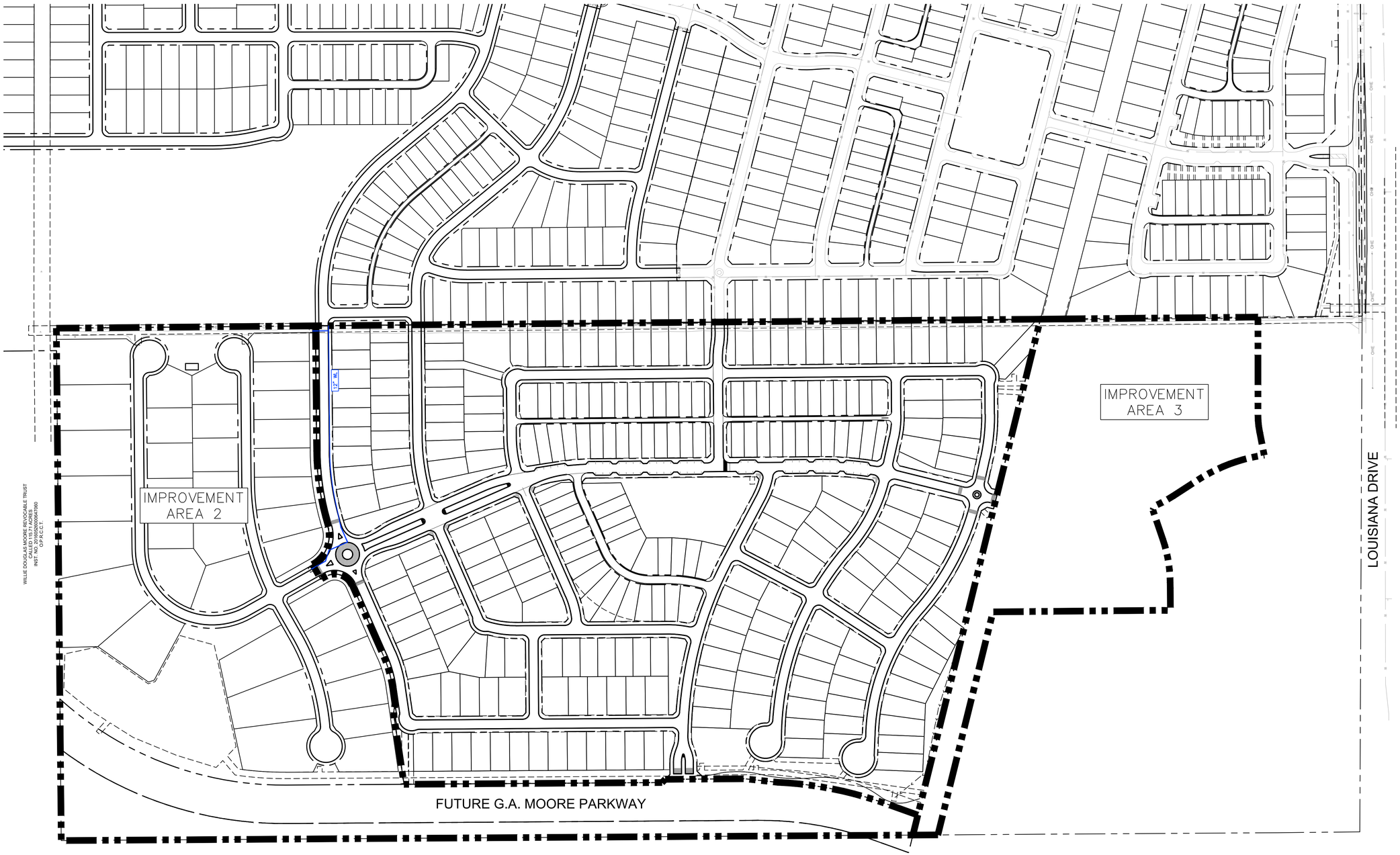

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LEGEND

PROPERTY LIMITS

ZONE A WATERLINE

NOTES:

ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTES.

EXHIBIT P
WATER DISTRIBUTION SYSTEM

Ariana PID

Zone A

Celina, Texas
May 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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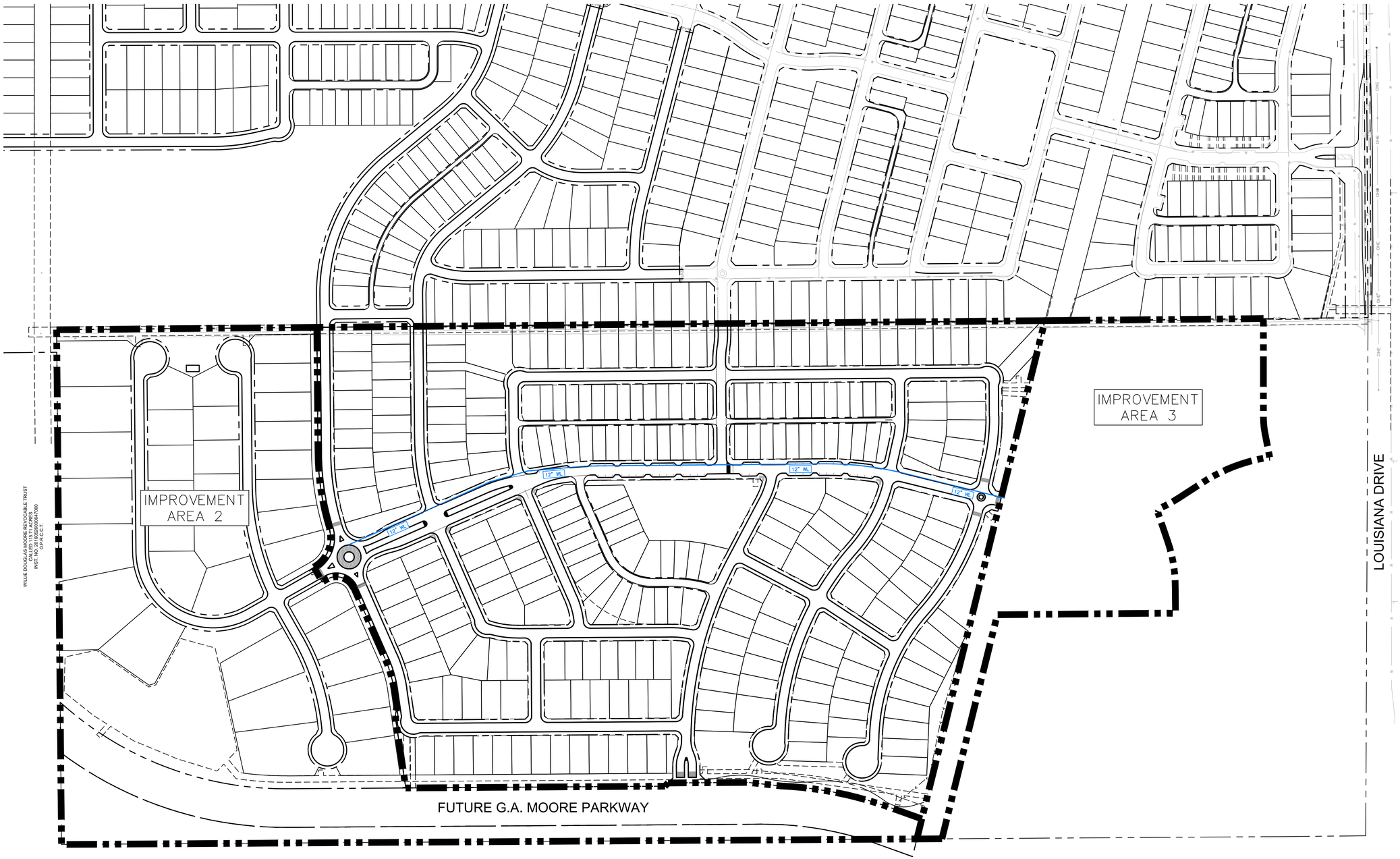

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LEGEND

PROPERTY LIMITS

ZONE B WATERLINE

NOTES:

ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTES.

EXHIBIT Q
WATER DISTRIBUTION SYSTEM

Ariana PID

Zone B

Celina, Texas
May 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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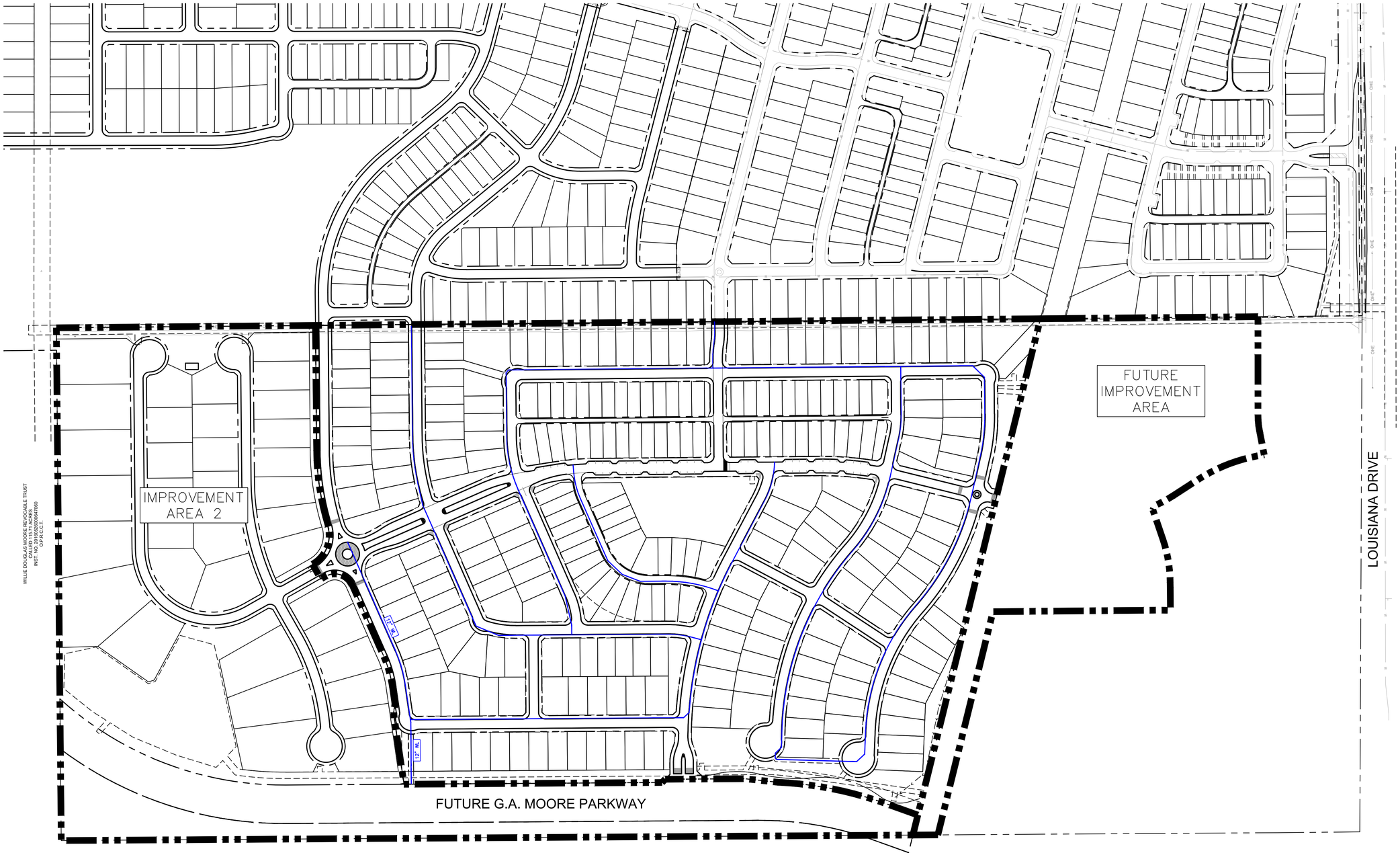

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GRAPHIC SCALE 150'

LEGEND

- PROPERTY LIMITS
- IA #1 WATERLINE

NOTES:

ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTES.

EXHIBIT R
WATER DISTRIBUTION SYSTEM

Ariana PID

Improvement Area 1

Celina, Texas
April 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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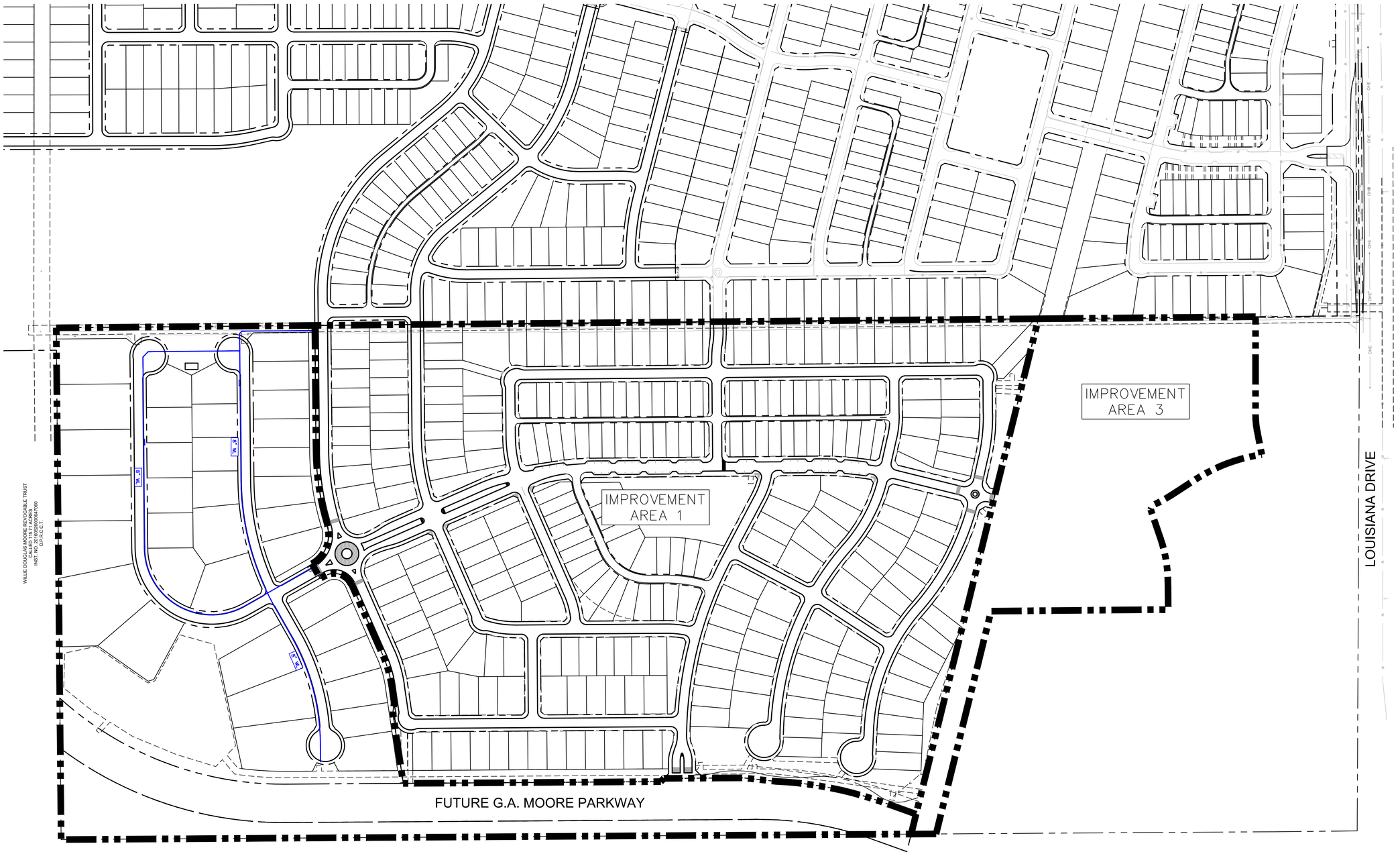

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0 150' 300'

GRAPHIC SCALE 150'

LEGEND

PROPERTY LIMITS

IA #2 WATERLINE

NOTES:

ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTES.

EXHIBIT S

WATER DISTRIBUTION SYSTEM

Ariana PID

Improvement Area 2

Celina, Texas

May 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 ***Ariana 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 3/4 acre, 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 1/2 acre, 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 1/3 acre, as provided by the development standards shown in the Development Agreement.

"Lot Type 4" means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 60 feet, as provided by the development standards shown in the Development Agreement.

"Lot Type 5" 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 6" 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.

"Lot Type 7" means lots identified as such on the Assessment Roll, being lots typically considered as Townhomes, as provided by the development standards shown in the Development Agreement.

A) Proposed Development

Table F-1 shows the proposed residential units to be developed within the PID.

Table F-1
Proposed Development within the PID

Proposed Development	Quantity	Measurement
Lot Type 1 (3/4 acre Lot)	10	Units
Lot Type 2 (1/2 acre Lot)	3	Units
Lot Type 3 (1/3 acre Lot)	23	Units
Lot Type 4 (60 Ft Lot)	82	Units
Lot Type 5 (55 Ft Lot)	101	Units
Lot Type 6 (40 Ft Lot)	76	Units
Lot Type 7 (Townhome Lot)	75	Units
Total	**370**	**Units**

Table F-2 shows the proposed residential units within Improvement Area #1.

Table F-2
Proposed Development – Improvement Area #1

Description	Proposed Development	
Lot Type 4 (60 Ft Lot)	82	Units
Lot Type 5 (55 Ft Lot)	101	Units
Lot Type 6 (40 Ft Lot)	76	Units
Total	**259**	**Units**

Table F-3 shows the proposed residential units within the Improvement Area #2.

Table F-3
Proposed Development – Improvement Area #2

Description	Proposed Development	
Lot Type 1 (3/4 acre Lot)	10	Units
Lot Type 2 (1/2 acre Lot)	3	Units
Lot Type 3 (1/3 acre Lot)	23	Units
Total	**36**	**Units**

Table F-4 shows the proposed residential units within the Improvement Area #3.

Table F-4
Proposed Development – Improvement Area #3

Description	Proposed Development	
Lot Type 7 (Townhome Lot)	75	Units
Total	**75**	**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, the Improvement Area #2 Projects, and the Improvement Area #3 Projects to be financed with the Improvement Area #1-3 Bonds, shall be allocated to the Improvement Area #1 Assessed Property, the Improvement Area #2 Assessed Property, and the Improvement Area #3 Assessed Property by spreading the entire respective Assessment across the Parcels within Improvement Area #1, Improvement Area #2, and Improvement Area #3 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 Improvement Area #1 Assessed Property, Improvement Area #2 Assessed Property, and Improvement Area #3 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., 3/4 acre, 1/2 acre, 60 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 (3/4 acre Lots) representing the highest value to Lot Type 7 (Townhome 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 (3/4 acre Lots) to 1.0.

Table F-5
Equivalent Unit Factors

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (3/4 acre Lot)	$1,500,000	1.00	Per dwelling unit
Lot Type 2 (1/2 acre Lot)	$1,400,000	0.93	Per dwelling unit
Lot Type 3 (1/3 acre Lot)	$1,250,000	0.83	Per dwelling unit
Lot Type 4 (60 Ft Lot)	$693,000	0.46	Per dwelling unit
Lot Type 5 (55 Ft Lot)	$631,000	0.42	Per dwelling unit
Lot Type 6 (40 Ft Lot)	$424,000	0.28	Per dwelling unit
Lot Type 7 (Townhome Lot)	$350,000	0.23	Per dwelling unit

The total estimated Equivalent Units for the Improvement Area #1 are shown in Table F-6 as calculated based on the Equivalent Unit factors shown in Table F-5, estimated Lot Types and number of units estimated to be built within the Improvement Area #1.

Table F-6
Estimated Equivalent Units – Improvement Area #1

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 4 (60 Ft Lot)	82	0.46	37.72
Lot Type 5 (55 Ft Lot)	101	0.42	42.42
Lot Type 6 (40 Ft Lot)	76	0.28	21.28
Total Equivalent Units	**259**		**101.42**

The total estimated Equivalent Units for Improvement Area #2 are shown in Table F-7 as calculated based on the Equivalent Unit factors shown in Table F-5, estimated Lot Types and number of units estimated to be built within Improvement Area #2.

Table F-7
Estimated Equivalent Units - Improvement Area #2

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (3/4 acre Lot)	10	1.00	10.00
Lot Type 2 (1/2 acre Lot)	3	0.93	2.79
Lot Type 3 (1/3 acre Lot)	23	0.83	19.09
Total Equivalent Units	**36**		**31.88**

The total estimated Equivalent Units for Improvement Area #3 are shown in Table F-8 as calculated based on the Equivalent Unit factors shown in Table F-5, estimated Lot Types and number of units estimated to be built within Improvement Area #3.

Table F-8
Estimated Equivalent Units – Improvement Area #3

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 7 (Townhome Lot)	75	0.23	17.25
Total Equivalent Units	**75**		**17.25**

C) Allocation of Assessments to Lots within Improvement Area #1

As shown in Section IV of this Service and Assessment Plan, the portion of the total amount of the Improvement Area #1-3 Bonds, which represents the total Assessment to be allocated on all Parcels within Improvement Area #1, is $14,916,000. As shown in Table F-6, there are a total of 101.42 estimated Equivalent Units in Improvement Area #1, resulting in an Assessment per Equivalent Unit of $147,071.58.

The Assessment per dwelling unit or acre is calculated as the product of (i) $147,071.58 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 4 (60 Ft Lot) dwelling unit is $67,652.93 (i.e. $147,071.58 x 0.46). The Assessment for a Lot Type 5 (55 Ft Lot) dwelling unit is $61,770.07 (i.e. $147,071.58 x 0.42). The Assessment for a Lot Type 6 (40 Ft Lot) dwelling unit is $41,180.04 (i.e. $147,071.58 x 0.28). Table F-9 sets forth the Assessment per dwelling unit for each Lot Type in Improvement Area #1.

Table F-9
Assessment Per Unit – Improvement Area #1

Type	Planned No. of units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 4 (60 Ft)	82	$147,071.58	0.46	$67,652.93	per dwelling unit	$5,547,540
Lot Type 5 (55 Ft)	101	$147,071.58	0.42	$61,770.07	per dwelling unit	$6,238,777
Lot Type 6 (40 Ft)	76	$147,071.58	0.28	$41,180.04	per dwelling unit	$3,129,683
Total	**259**					**$14,916,000**

The 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 – Improvement Area #1

Description	Planned No. of units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 4 (60 Ft)	82	$138,000	$693,000	$67,652.93	2.04	10.24
Lot Type 5 (55 Ft)	101	$132,000	$631,000	$61,770.07	2.14	10.22
Lot Type 6 (40 Ft)	76	$92,000	$424,000	$41,180.04	2.23	10.30

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-11.

Table F-11
Estimated Tax Rate Equivalent Per Unit – Improvement Area #1

Description	Planned No. of units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 4 (60 Ft)	82	$138,000	$693,000	$5,521.97	$4.00	$0.80
Lot Type 5 (55 Ft)	101	$132,000	$631,000	$5,041.80	$3.82	$0.80
Lot Type 6 (40 Ft)	76	$92,000	$424,000	$3,361.20	$3.65	$0.79

D) Allocation of Assessments to Lots within Improvement Area #2

As shown in Section IV of this Service and Assessment Plan, the portion of the total amount of the Improvement Area #1-3 Bonds, which represents the total Assessment to be allocated on all Parcels within Improvement Area #2, is $3,676,000. As shown in Table F-8, there are a total of 31.88 estimated Equivalent Units in Improvement Area #2, resulting in an Assessment per Equivalent Unit of $115,307.40.

The Assessment per dwelling unit or acre is calculated as the product of (i) $115,307.40 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (3/4 acre Lot) dwelling unit is $115,307.40 (i.e. $115,307.40 x 1.00). The Assessment for a Lot Type 2 (1/2 acre Lot) dwelling unit is $107,235.88 (i.e. $115,307.40 x 0.93). The Assessment for a Lot Type 3 (1/3 acre Lot) dwelling unit is $95,705.14 (i.e. $115,307.40 x 0.83). Table F-12 sets forth the Assessment per dwelling unit for each Lot Type in Improvement Area #2.

Table F-12
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 (3/4 acre Lot)	10	$115,307.40	1.00	$115,307.40	per dwelling unit	$1,153,074
Lot Type 2 (1/2 acre Lot)	3	$115,307.40	0.93	$107,235.88	per dwelling unit	$321,708
Lot Type 3 (1/3 acre Lot)	23	$115,307.40	0.83	$95,705.14	per dwelling unit	$2,201,218
Total	**36**					**$3,676,000**

The 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 #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 (3/4 acre Lot)	10	$345,000	$1,500,000	$115,307.40	2.99	13.01
Lot Type 2 (1/2 acre Lot)	3	$330,000	$1,400,000	$107,235.88	3.08	13.06
Lot Type 3 (1/3 acre Lot)	23	$300,000	$1,250,000	$95,705.14	3.13	13.06

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-14.

Table F-14
Estimated Tax Rate Equivalent Per Unit – 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 (3/4 acre Lot)	10	$345,000	$1,500,000	$10,014.59	$2.90	$0.67
Lot Type 2 (1/2 acre Lot)	3	$330,000	$1,400,000	$9,313.57	$2.82	$0.67
Lot Type 3 (1/3 acre Lot)	23	$300,000	$1,250,000	$8,312.11	$2.77	$0.66

E) Allocation of Assessments to Lots within Improvement Area #3

As shown in Section IV of this Service and Assessment Plan, the portion of the total amount of the Improvement Area #1-3 Bonds, which represents the total Assessment to be allocated on all Parcels within Improvement Area #3, is $506,000. As shown in Table F-8, there are a total of 17.25 estimated Equivalent Units in Improvement Area #3, resulting in an Assessment per Equivalent Unit of $29,333.33.

The Assessment per dwelling unit or acre is calculated as the product of (i) $29,333.33 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 7 (Townhomes) dwelling unit is $6,746.67 (i.e. $29,333.33 x 0.23). Table F-15 sets forth the Assessment per dwelling unit for each Lot Type in Improvement Area #3.

Table F-15
Assessment Per Unit – Improvement Area #3

Type	Planned No. of units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 7 (Townhome Lot)	75	$29,333.33	0.23	$6,746.67	per dwelling unit	$506,000
Total	**75**					**$506,000**

The 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 #3

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 7 (Townhome Lot)	75	$39,000	$350,000	$6,746.67	5.78	51.88

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-17.

Table F-17
Estimated Tax Rate Equivalent Per Unit – Improvement Area #3

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 7 (Townhome Lot)	75	$39,000	$350,000	$1,020.59	$2.62	$0.29

APPENDIX G-1
PROPOSED IMPROVEMENT AREA #1 ASSESSMENT ROLL

Appendix G-1-1
Proposed Improvement Area #1 Assessment Roll

Parcel	**See Roll Summary**
Equivalent Units	**101.42**
Assessment	**$14,916,000**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Total Annual Installment
9/1/27	$192,000	$889,988	$61,200	$74,580	$1,217,768
9/1/28	$198,000	$883,440	$62,424	$73,620	$1,217,484
9/1/29	$210,000	$871,560	$63,672	$72,630	$1,217,862
9/1/30	$222,000	$858,960	$64,946	$71,580	$1,217,486
9/1/31	$235,000	$845,640	$66,245	$70,470	$1,217,355
9/1/32	$249,000	$831,540	$67,570	$69,295	$1,217,405
9/1/33	$264,000	$816,600	$68,921	$68,050	$1,217,571
9/1/34	$280,000	$800,760	$70,300	$66,730	$1,217,790
9/1/35	$296,000	$783,960	$71,706	$65,330	$1,216,996
9/1/36	$314,000	$766,200	$73,140	$63,850	$1,217,190
9/1/37	$333,000	$747,360	$74,602	$62,280	$1,217,242
9/1/38	$353,000	$727,380	$76,095	$60,615	$1,217,090
9/1/39	$375,000	$706,200	$77,616	$58,850	$1,217,666
9/1/40	$398,000	$683,700	$79,169	$56,975	$1,217,844
9/1/41	$422,000	$659,820	$80,752	$54,985	$1,217,557
9/1/42	$448,000	$634,500	$82,367	$52,875	$1,217,742
9/1/43	$475,000	$607,620	$84,014	$50,635	$1,217,269
9/1/44	$504,000	$579,120	$85,695	$48,260	$1,217,075
9/1/45	$536,000	$548,880	$87,409	$45,740	$1,218,029
9/1/46	$569,000	$516,720	$89,157	$43,060	$1,217,937
9/1/47	$604,000	$482,580	$90,940	$40,215	$1,217,735
9/1/48	$641,000	$446,340	$92,759	$37,195	$1,217,294
9/1/49	$681,000	$407,880	$94,614	$33,990	$1,217,484
9/1/50	$723,000	$367,020	$96,506	$30,585	$1,217,111
9/1/51	$768,000	$323,640	$98,436	$26,970	$1,217,046
9/1/52	$816,000	$277,560	$100,405	$23,130	$1,217,095
9/1/53	$867,000	$228,600	$102,413	$19,050	$1,217,063
9/1/54	$922,000	$176,580	$104,461	$14,715	$1,217,756
9/1/55	$980,000	$121,260	$106,551	$10,105	$1,217,916
9/1/56	$1,041,000	$62,460	$108,682	$5,205	$1,217,347
Total	**$14,916,000**	**$17,653,868**	**$2,482,766**	**$1,471,570**	**$36,524,204**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1-3 Bonds.
[2]Represents the principal and interest on the Improvement Area #1 portion of the Improvement Area #1-3 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2027-2056).
[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 #1-3 Bond proceeds.

APPENDIX G-2
PROPOSED IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY
2026-27

Appendix G-2-1
Improvement Area #1 Assessment Roll Summary

Parcel ID	Quantity of Lots	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Additional Interest	Annual Installment
2906331	3	1.38	$202,959	$2,613	$12,110	$833	$1,015	$16,570
2906330	6	2.76	$405,918	$5,225	$24,220	$1,665	$2,030	$33,140
2906329	250	97.28	$14,307,124	$184,162	$853,658	$58,702	$71,536	$1,168,058
Total	**259**	**101.42**	**$14,916,000**	**$192,000**	**$889,988**	**$61,200**	**$74,580**	**$1,217,768**

APPENDIX G-3
PROPOSED IMPROVEMENT AREA #1 PROJECTED ASSESSMENT SCHEDULE

Appendix G-3-1
Proposed Improvement Area #1 Assessment Roll by Lot Type

Lot Type	**Lot Type 4 (60 Ft)**
Equivalent Units	**0.46**
Assessment	**$67,652.93**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Total Annual Installment
9/1/27	$871	$4,037	$278	$338	$5,523
9/1/28	$898	$4,007	$283	$334	$5,522
9/1/29	$952	$3,953	$289	$329	$5,524
9/1/30	$1,007	$3,896	$295	$325	$5,522
9/1/31	$1,066	$3,835	$300	$320	$5,521
9/1/32	$1,129	$3,772	$306	$314	$5,522
9/1/33	$1,197	$3,704	$313	$309	$5,522
9/1/34	$1,270	$3,632	$319	$303	$5,523
9/1/35	$1,343	$3,556	$325	$296	$5,520
9/1/36	$1,424	$3,475	$332	$290	$5,521
9/1/37	$1,510	$3,390	$338	$282	$5,521
9/1/38	$1,601	$3,299	$345	$275	$5,520
9/1/39	$1,701	$3,203	$352	$267	$5,523
9/1/40	$1,805	$3,101	$359	$258	$5,524
9/1/41	$1,914	$2,993	$366	$249	$5,522
9/1/42	$2,032	$2,878	$374	$240	$5,523
9/1/43	$2,154	$2,756	$381	$230	$5,521
9/1/44	$2,286	$2,627	$389	$219	$5,520
9/1/45	$2,431	$2,489	$396	$207	$5,524
9/1/46	$2,581	$2,344	$404	$195	$5,524
9/1/47	$2,739	$2,189	$412	$182	$5,523
9/1/48	$2,907	$2,024	$421	$169	$5,521
9/1/49	$3,089	$1,850	$429	$154	$5,522
9/1/50	$3,279	$1,665	$438	$139	$5,520
9/1/51	$3,483	$1,468	$446	$122	$5,520
9/1/52	$3,701	$1,259	$455	$105	$5,520
9/1/53	$3,932	$1,037	$465	$86	$5,520
9/1/54	$4,182	$801	$474	$67	$5,523
9/1/55	$4,445	$550	$483	$46	$5,524
9/1/56	$4,722	$283	$493	$24	$5,521
Total	**$67,653**	**$80,071**	**$11,261**	**$6,674**	**$165,659**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1-3 Bonds.
[2]Represents the principal and interest on the Improvement Area #1 portion of the Improvement Area #1-3 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2027-2056).
[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 #1-3 Bond proceeds.

Appendix G-3-2
Proposed Improvement Area #1 Assessment Roll by Lot Type

Lot Type	**Lot Type 5 (55 Ft)**
Equivalent Units	**0.42**
Assessment	**$61,770.07**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Total Annual Installment
9/1/27	$795	$3,686	$253	$309	$5,043
9/1/28	$820	$3,658	$259	$305	$5,042
9/1/29	$870	$3,609	$264	$301	$5,043
9/1/30	$919	$3,557	$269	$296	$5,042
9/1/31	$973	$3,502	$274	$292	$5,041
9/1/32	$1,031	$3,444	$280	$287	$5,042
9/1/33	$1,093	$3,382	$285	$282	$5,042
9/1/34	$1,160	$3,316	$291	$276	$5,043
9/1/35	$1,226	$3,247	$297	$271	$5,040
9/1/36	$1,300	$3,173	$303	$264	$5,041
9/1/37	$1,379	$3,095	$309	$258	$5,041
9/1/38	$1,462	$3,012	$315	$251	$5,040
9/1/39	$1,553	$2,925	$321	$244	$5,043
9/1/40	$1,648	$2,831	$328	$236	$5,043
9/1/41	$1,748	$2,732	$334	$228	$5,042
9/1/42	$1,855	$2,628	$341	$219	$5,043
9/1/43	$1,967	$2,516	$348	$210	$5,041
9/1/44	$2,087	$2,398	$355	$200	$5,040
9/1/45	$2,220	$2,273	$362	$189	$5,044
9/1/46	$2,356	$2,140	$369	$178	$5,044
9/1/47	$2,501	$1,998	$377	$167	$5,043
9/1/48	$2,655	$1,848	$384	$154	$5,041
9/1/49	$2,820	$1,689	$392	$141	$5,042
9/1/50	$2,994	$1,520	$400	$127	$5,040
9/1/51	$3,180	$1,340	$408	$112	$5,040
9/1/52	$3,379	$1,149	$416	$96	$5,040
9/1/53	$3,590	$947	$424	$79	$5,040
9/1/54	$3,818	$731	$433	$61	$5,043
9/1/55	$4,058	$502	$441	$42	$5,044
9/1/56	$4,311	$259	$450	$22	$5,041
Total	**$61,770**	**$73,108**	**$10,282**	**$6,094**	**$151,254**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1-3 Bonds.
[2]Represents the principal and interest on the Improvement Area #1 portion of the Improvement Area #1-3 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2027-2056).
[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 #1-3 Bond proceeds.

Appendix G-3-3
Proposed Improvement Area #1 Assessment Roll by Lot Type

Lot Type	**Lot Type 4 (40 Ft)**
Equivalent Units	**0.28**
Assessment	**$41,180.04**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Total Annual Installment
9/1/27	$530	$2,457	$169	$206	$3,362
9/1/28	$547	$2,439	$172	$203	$3,361
9/1/29	$580	$2,406	$176	$201	$3,362
9/1/30	$613	$2,371	$179	$198	$3,361
9/1/31	$649	$2,335	$183	$195	$3,361
9/1/32	$687	$2,296	$187	$191	$3,361
9/1/33	$729	$2,254	$190	$188	$3,361
9/1/34	$773	$2,211	$194	$184	$3,362
9/1/35	$817	$2,164	$198	$180	$3,360
9/1/36	$867	$2,115	$202	$176	$3,360
9/1/37	$919	$2,063	$206	$172	$3,361
9/1/38	$975	$2,008	$210	$167	$3,360
9/1/39	$1,035	$1,950	$214	$162	$3,362
9/1/40	$1,099	$1,888	$219	$157	$3,362
9/1/41	$1,165	$1,822	$223	$152	$3,361
9/1/42	$1,237	$1,752	$227	$146	$3,362
9/1/43	$1,311	$1,678	$232	$140	$3,361
9/1/44	$1,391	$1,599	$237	$133	$3,360
9/1/45	$1,480	$1,515	$241	$126	$3,363
9/1/46	$1,571	$1,427	$246	$119	$3,362
9/1/47	$1,668	$1,332	$251	$111	$3,362
9/1/48	$1,770	$1,232	$256	$103	$3,361
9/1/49	$1,880	$1,126	$261	$94	$3,361
9/1/50	$1,996	$1,013	$266	$84	$3,360
9/1/51	$2,120	$894	$272	$74	$3,360
9/1/52	$2,253	$766	$277	$64	$3,360
9/1/53	$2,394	$631	$283	$53	$3,360
9/1/54	$2,545	$488	$288	$41	$3,362
9/1/55	$2,706	$335	$294	$28	$3,362
9/1/56	$2,874	$172	$300	$14	$3,361
Total	**$41,180**	**$48,739**	**$6,854**	**$4,063**	**$100,836**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1-3 Bonds.
[2]Represents the principal and interest on the Improvement Area #2 portion of the Improvement Area #1-3 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2027-2056).
[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 #1-3 Bond proceeds.

APPENDIX G-4
PROPOSED IMPROVEMENT AREA #1 BUDGET - 2026-27

Appendix G-4-1
Improvement Area #1 2026-27 Budget

Description	Amount
Improvement Area #1 (Original)	**$14,916,000**
Principal Redemptions	$0
Prepayments (Redeemed)	$0
Prepayments (Non-Redeemed)	$0
Phase #1 Assessments (Outstanding)	**$14,916,000**
Effective Interest Rate	6.00%

	Improvement Area #1 allocable share of Improvement Area #1-3 Bonds
Interest payment on March 1, 2027	$444,994
Interest payment on September 1, 2027	$444,994
Principal payment on September 1, 2027	$192,000
Subtotal debt service on bonds	*$1,081,988*
Excess Interest for Additional Interest Reserves	$74,580
Administrative Expenses	$61,200
Subtotal Expenses	*$1,217,768*
Available Reserve Fund Income	$0
Available Administrative Expense Account	$0
Available Capitalized Interest	$0
Subtotal funds available	*$0*
Annual Installments	**$1,217,768**

	Improvement Area #1 allocable share of Improvement Area #1-3 Bonds	
Original Equivalent Units		101.42
Partially prepaid Equivalent Units		0.00
Fully prepaid Equivalent Units		0.00
Outstanding Equivalent Units		101.42
Principal per Equivalent Unit		$1,893.12
Interest per Equivalent Unit		$8,775.27
Additional interest per Equivalent Unit		$735.36
Administrative Expenses per Equivalent Unit		$603.43
Total Annual Installment per Equivalent Unit	**$12,007.18**	

APPENDIX H-1
PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL

Appendix H-1-1
Proposed Improvement Area #2 Assessment Roll

Parcel	**See Roll Summary**
Equivalent Units	**31.88**
Assessment	**$3,676,000**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Total Annual Installment
9/1/27	$51,000	$219,335	$30,600	$18,380	$319,315
9/1/28	$52,000	$217,500	$31,212	$18,125	$318,837
9/1/29	$55,000	$214,380	$31,836	$17,865	$319,081
9/1/30	$58,000	$211,080	$32,473	$17,590	$319,143
9/1/31	$61,000	$207,600	$33,122	$17,300	$319,022
9/1/32	$65,000	$203,940	$33,785	$16,995	$319,720
9/1/33	$68,000	$200,040	$34,461	$16,670	$319,171
9/1/34	$72,000	$195,960	$35,150	$16,330	$319,440
9/1/35	$76,000	$191,640	$35,853	$15,970	$319,463
9/1/36	$80,000	$187,080	$36,570	$15,590	$319,240
9/1/37	$84,000	$182,280	$37,301	$15,190	$318,771
9/1/38	$89,000	$177,240	$38,047	$14,770	$319,057
9/1/39	$94,000	$171,900	$38,808	$14,325	$319,033
9/1/40	$100,000	$166,260	$39,584	$13,855	$319,699
9/1/41	$105,000	$160,260	$40,376	$13,355	$318,991
9/1/42	$111,000	$153,960	$41,184	$12,830	$318,974
9/1/43	$118,000	$147,300	$42,007	$12,275	$319,582
9/1/44	$124,000	$140,220	$42,847	$11,685	$318,752
9/1/45	$132,000	$132,780	$43,704	$11,065	$319,549
9/1/46	$139,000	$124,860	$44,578	$10,405	$318,843
9/1/47	$148,000	$116,520	$45,470	$9,710	$319,700
9/1/48	$156,000	$107,640	$46,379	$8,970	$318,989
9/1/49	$166,000	$98,280	$47,307	$8,190	$319,777
9/1/50	$175,000	$88,320	$48,253	$7,360	$318,933
9/1/51	$186,000	$77,820	$49,218	$6,485	$319,523
9/1/52	$197,000	$66,660	$50,203	$5,555	$319,418
9/1/53	$209,000	$54,840	$51,207	$4,570	$319,617
9/1/54	$221,000	$42,300	$52,231	$3,525	$319,056
9/1/55	$235,000	$29,040	$53,275	$2,420	$319,735
9/1/56	$249,000	$14,940	$54,341	$1,245	$319,526
Total	**$3,676,000**	**$4,301,975**	**$1,241,383**	**$358,600**	**$9,577,958**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1-3 Bonds.
[2]Represents the principal and interest on the Improvement Area #2 portion of the Improvement Area #1-3 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2027-2056).
[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 #1-3 Bond proceeds.

APPENDIX H-2
PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL SUMMARY
2026-27

Appendix H-2-1
Improvement Area #2 Assessment Roll Summary

Parcel ID	Quantity of Lots	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Additional Interest	Annual Installment
1014565	3	2.86	$329,779	$4,575	$19,677	$2,745	$1,649	$28,646
2962295	33	29.02	$3,346,221	$46,425	$199,658	$27,855	$16,731	$290,668
Total		**31.88**	**$3,676,000**	**$51,000**	**$219,335**	**$30,600**	**$18,380**	**$319,315**

APPENDIX H-3
PROPOSED IMPROVEMENT AREA #2 PROJECTED ASSESSMENT SCHEDULE

Appendix H-3-1
Proposed Improvement Area #2 Assessment Roll by Lot Type

Lot Type	**Lot Type 1 (3/4 acre)**
Equivalent Units	**1.00**
Assessment	**$115,307.40**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Total Annual Installment
9/1/27	$1,600	$6,880	$960	$577	$10,016
9/1/28	$1,631	$6,822	$979	$569	$10,001
9/1/29	$1,725	$6,725	$999	$560	$10,009
9/1/30	$1,819	$6,621	$1,019	$552	$10,011
9/1/31	$1,913	$6,512	$1,039	$543	$10,007
9/1/32	$2,039	$6,397	$1,060	$533	$10,029
9/1/33	$2,133	$6,275	$1,081	$523	$10,012
9/1/34	$2,258	$6,147	$1,103	$512	$10,020
9/1/35	$2,384	$6,011	$1,125	$501	$10,021
9/1/36	$2,509	$5,868	$1,147	$489	$10,014
9/1/37	$2,635	$5,718	$1,170	$476	$9,999
9/1/38	$2,792	$5,560	$1,193	$463	$10,008
9/1/39	$2,949	$5,392	$1,217	$449	$10,007
9/1/40	$3,137	$5,215	$1,242	$435	$10,028
9/1/41	$3,294	$5,027	$1,267	$419	$10,006
9/1/42	$3,482	$4,829	$1,292	$402	$10,005
9/1/43	$3,701	$4,620	$1,318	$385	$10,025
9/1/44	$3,890	$4,398	$1,344	$367	$9,999
9/1/45	$4,141	$4,165	$1,371	$347	$10,024
9/1/46	$4,360	$3,917	$1,398	$326	$10,001
9/1/47	$4,642	$3,655	$1,426	$305	$10,028
9/1/48	$4,893	$3,376	$1,455	$281	$10,006
9/1/49	$5,207	$3,083	$1,484	$257	$10,031
9/1/50	$5,489	$2,770	$1,514	$231	$10,004
9/1/51	$5,834	$2,441	$1,544	$203	$10,023
9/1/52	$6,179	$2,091	$1,575	$174	$10,019
9/1/53	$6,556	$1,720	$1,606	$143	$10,026
9/1/54	$6,932	$1,327	$1,638	$111	$10,008
9/1/55	$7,371	$911	$1,671	$76	$10,029
9/1/56	$7,811	$469	$1,705	$39	$10,023
Total	**$115,307**	**$134,943**	**$38,939**	**$11,248**	**$300,438**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1-3 Bonds.
[2]Represents the principal and interest on the Improvement Area #2 portion of the Improvement Area #1-3 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2027-2056).
[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 #1-3 Bond proceeds.

Appendix H-3-2
Proposed Improvement Area #2 Assessment Roll by Lot Type

Lot Type	**Lot Type 2 (1/2 acre)**
Equivalent Units	**0.93**
Assessment	**$107,235.88**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Total Annual Installment
9/1/27	$1,488	$6,398	$893	$536	$9,315
9/1/28	$1,517	$6,345	$911	$529	$9,301
9/1/29	$1,604	$6,254	$929	$521	$9,308
9/1/30	$1,692	$6,158	$947	$513	$9,310
9/1/31	$1,779	$6,056	$966	$505	$9,306
9/1/32	$1,896	$5,949	$986	$496	$9,327
9/1/33	$1,984	$5,836	$1,005	$486	$9,311
9/1/34	$2,100	$5,717	$1,025	$476	$9,319
9/1/35	$2,217	$5,591	$1,046	$466	$9,319
9/1/36	$2,334	$5,457	$1,067	$455	$9,313
9/1/37	$2,450	$5,317	$1,088	$443	$9,299
9/1/38	$2,596	$5,170	$1,110	$431	$9,308
9/1/39	$2,742	$5,015	$1,132	$418	$9,307
9/1/40	$2,917	$4,850	$1,155	$404	$9,326
9/1/41	$3,063	$4,675	$1,178	$390	$9,306
9/1/42	$3,238	$4,491	$1,201	$374	$9,305
9/1/43	$3,442	$4,297	$1,225	$358	$9,323
9/1/44	$3,617	$4,090	$1,250	$341	$9,299
9/1/45	$3,851	$3,873	$1,275	$323	$9,322
9/1/46	$4,055	$3,642	$1,300	$304	$9,301
9/1/47	$4,317	$3,399	$1,326	$283	$9,326
9/1/48	$4,551	$3,140	$1,353	$262	$9,306
9/1/49	$4,843	$2,867	$1,380	$239	$9,329
9/1/50	$5,105	$2,576	$1,408	$215	$9,304
9/1/51	$5,426	$2,270	$1,436	$189	$9,321
9/1/52	$5,747	$1,945	$1,465	$162	$9,318
9/1/53	$6,097	$1,600	$1,494	$133	$9,324
9/1/54	$6,447	$1,234	$1,524	$103	$9,307
9/1/55	$6,855	$847	$1,554	$71	$9,327
9/1/56	$7,264	$436	$1,585	$36	$9,321
Total	**$107,236**	**$125,497**	**$36,214**	**$10,461**	**$279,407**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1-3 Bonds.
[2]Represents the principal and interest on the Improvement Area #2 portion of the Improvement Area #1-3 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2027-2056).
[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 #1-3 Bond proceeds.

Appendix H-3-3
Proposed Improvement Area #2 Assessment Roll by Lot Type

Lot Type	**Lot Type 3 (1/3 acre)**
Equivalent Units	**0.83**
Assessment	**$95,705.14**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Total Annual Installment
9/1/27	$1,328	$5,710	$797	$479	$8,313
9/1/28	$1,354	$5,663	$813	$472	$8,301
9/1/29	$1,432	$5,581	$829	$465	$8,307
9/1/30	$1,510	$5,495	$845	$458	$8,309
9/1/31	$1,588	$5,405	$862	$450	$8,306
9/1/32	$1,692	$5,310	$880	$442	$8,324
9/1/33	$1,770	$5,208	$897	$434	$8,310
9/1/34	$1,875	$5,102	$915	$425	$8,317
9/1/35	$1,979	$4,989	$933	$416	$8,317
9/1/36	$2,083	$4,871	$952	$406	$8,311
9/1/37	$2,187	$4,746	$971	$395	$8,299
9/1/38	$2,317	$4,614	$991	$385	$8,307
9/1/39	$2,447	$4,475	$1,010	$373	$8,306
9/1/40	$2,604	$4,329	$1,031	$361	$8,323
9/1/41	$2,734	$4,172	$1,051	$348	$8,305
9/1/42	$2,890	$4,008	$1,072	$334	$8,305
9/1/43	$3,072	$3,835	$1,094	$320	$8,320
9/1/44	$3,228	$3,651	$1,116	$304	$8,299
9/1/45	$3,437	$3,457	$1,138	$288	$8,320
9/1/46	$3,619	$3,251	$1,161	$271	$8,301
9/1/47	$3,853	$3,034	$1,184	$253	$8,323
9/1/48	$4,061	$2,802	$1,207	$234	$8,305
9/1/49	$4,322	$2,559	$1,232	$213	$8,325
9/1/50	$4,556	$2,299	$1,256	$192	$8,303
9/1/51	$4,843	$2,026	$1,281	$169	$8,319
9/1/52	$5,129	$1,736	$1,307	$145	$8,316
9/1/53	$5,441	$1,428	$1,333	$119	$8,321
9/1/54	$5,754	$1,101	$1,360	$92	$8,307
9/1/55	$6,118	$756	$1,387	$63	$8,324
9/1/56	$6,483	$389	$1,415	$32	$8,319
Total	**$95,705**	**$112,002**	**$32,320**	**$9,336**	**$249,363**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1-3 Bonds.
[2]Represents the principal and interest on the Improvement Area #2 portion of the Improvement Area #1-3 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2027-2056).
[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 #1-3 Bond proceeds.

APPENDIX H-4
PROPOSED IMPROVEMENT AREA #2 BUDGET - 2026-27

Appendix H-4-1
Improvement Area #2 2026-27 Budget

Description	Amount
Improvement Area #1 (Original)	**$3,676,000**
Principal Redemptions	$0
Prepayments (Redeemed)	$0
Prepayments (Non-Redeemed)	$0
Phase #1 Assessments (Outstanding)	**$3,676,000**
Effective Interest Rate	6.00%

	Improvement Area #2 allocable share of Improvement Area #1-3 Bonds
Interest payment on March 1, 2027	$109,667
Interest payment on September 1, 2027	$109,667
Principal payment on September 1, 2027	$51,000
Subtotal debt service on bonds	*$270,335*
Excess Interest for Additional Interest Reserves	$18,380
Administrative Expenses	$30,600
Subtotal Expenses	*$319,315*
Available Reserve Fund Income	$0
Available Administrative Expense Account	$0
Available Capitalized Interest	$0
Subtotal funds available	*$0*
Annual Installments	**$319,315**

	Improvement Area #2 allocable share of Improvement Area #1-3 Bonds
Original Equivalent Units	31.88
Partially prepaid Equivalent Units	0.00
Fully prepaid Equivalent Units	0.00
Outstanding Equivalent Units	31.88

Principal per Equivalent Unit	$1,599.75
Interest per Equivalent Unit	$6,880.01
Additional interest per Equivalent Unit	$576.54
Administrative Expenses per Equivalent Unit	$959.85
Total Annual Installment per Equivalent Unit	**$10,016.14**

APPENDIX I-1
PROPOSED IMPROVEMENT AREA #3 ASSESSMENT ROLL

Appendix I-1-1
Proposed Improvement Area #3 Assessment Roll

Parcel	**See Roll Summary**
Equivalent Units	**17.25**
Assessment	**$506,000**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Total Annual Installment
9/1/27	$13,000	$30,191	$30,600	$2,530	$76,321
9/1/28	$13,000	$29,580	$31,212	$2,465	$76,257
9/1/29	$14,000	$28,800	$31,836	$2,400	$77,036
9/1/30	$14,000	$27,960	$32,473	$2,330	$76,763
9/1/31	$14,000	$27,120	$33,122	$2,260	$76,502
9/1/32	$14,000	$26,280	$33,785	$2,190	$76,255
9/1/33	$15,000	$25,440	$34,461	$2,120	$77,021
9/1/34	$15,000	$24,540	$35,150	$2,045	$76,735
9/1/35	$15,000	$23,640	$35,853	$1,970	$76,463
9/1/36	$15,000	$22,740	$36,570	$1,895	$76,205
9/1/37	$16,000	$21,840	$37,301	$1,820	$76,961
9/1/38	$16,000	$20,880	$38,047	$1,740	$76,667
9/1/39	$16,000	$19,920	$38,808	$1,660	$76,388
9/1/40	$16,000	$18,960	$39,584	$1,580	$76,124
9/1/41	$17,000	$18,000	$40,376	$1,500	$76,876
9/1/42	$17,000	$16,980	$41,184	$1,415	$76,579
9/1/43	$17,000	$15,960	$42,007	$1,330	$76,297
9/1/44	$17,000	$14,940	$42,847	$1,245	$76,032
9/1/45	$18,000	$13,920	$43,704	$1,160	$76,784
9/1/46	$18,000	$12,840	$44,578	$1,070	$76,488
9/1/47	$18,000	$11,760	$45,470	$980	$76,210
9/1/48	$19,000	$10,680	$46,379	$890	$76,949
9/1/49	$19,000	$9,540	$47,307	$795	$76,642
9/1/50	$19,000	$8,400	$48,253	$700	$76,353
9/1/51	$19,000	$7,260	$49,218	$605	$76,083
9/1/52	$20,000	$6,120	$50,203	$510	$76,833
9/1/53	$20,000	$4,920	$51,207	$410	$76,537
9/1/54	$20,000	$3,720	$52,231	$310	$76,261
9/1/55	$21,000	$2,520	$53,275	$210	$77,005
9/1/56	$21,000	$1,260	$54,341	$105	$76,706
Total	**$506,000**	**$506,711**	**$1,241,383**	**$42,240**	**$2,296,335**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1-3 Bonds.
[2]Represents the principal and interest on the Improvement Area #3 portion of the Improvement Area #1-3 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2027-2056).
[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 #1-3 Bond proceeds.

APPENDIX I-2
PROPOSED IMPROVEMENT AREA #3 ASSESSMENT ROLL SUMMARY
2026-27

Appendix I-2-1
Improvement Area #3 Assessment Roll Summary

Parcel ID	Quantity of Lots	Equivalent Units	Outstanding Assessment	Principal	Interest	Administrative Expense	Additional Interest	Annual Installment
1014565	75	17.25	$506,000	$13,000	$30,191	$30,600	$2,530	$76,321
Total		**17.25**	**$506,000**	**$13,000**	**$30,191**	**$30,600**	**$2,530**	**$76,321**

APPENDIX I-3
PROPOSED IMPROVEMENT AREA #3 PROJECT ASSESSMENT SCHEDULE

Appendix I-3-1
Proposed Improvement Area #3 Assessment Roll by Lot Type

Lot Type	**Lot Type 7 (Townhome Lot)**
Equivalent Units	**0.23**
Assessment	**$6,746.67**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Total Annual Installment
9/1/27	$173	$403	$408	$34	$1,018
9/1/28	$173	$394	$416	$33	$1,017
9/1/29	$187	$384	$424	$32	$1,027
9/1/30	$187	$373	$433	$31	$1,024
9/1/31	$187	$362	$442	$30	$1,020
9/1/32	$187	$350	$450	$29	$1,017
9/1/33	$200	$339	$459	$28	$1,027
9/1/34	$200	$327	$469	$27	$1,023
9/1/35	$200	$315	$478	$26	$1,020
9/1/36	$200	$303	$488	$25	$1,016
9/1/37	$213	$291	$497	$24	$1,026
9/1/38	$213	$278	$507	$23	$1,022
9/1/39	$213	$266	$517	$22	$1,019
9/1/40	$213	$253	$528	$21	$1,015
9/1/41	$227	$240	$538	$20	$1,025
9/1/42	$227	$226	$549	$19	$1,021
9/1/43	$227	$213	$560	$18	$1,017
9/1/44	$227	$199	$571	$17	$1,014
9/1/45	$240	$186	$583	$15	$1,024
9/1/46	$240	$171	$594	$14	$1,020
9/1/47	$240	$157	$606	$13	$1,016
9/1/48	$253	$142	$618	$12	$1,026
9/1/49	$253	$127	$631	$11	$1,022
9/1/50	$253	$112	$643	$9	$1,018
9/1/51	$253	$97	$656	$8	$1,014
9/1/52	$267	$82	$669	$7	$1,024
9/1/53	$267	$66	$683	$5	$1,020
9/1/54	$267	$50	$696	$4	$1,017
9/1/55	$280	$34	$710	$3	$1,027
9/1/56	$280	$17	$725	$1	$1,023
Total	**$6,747**	**$6,756**	**$16,552**	**$563**	**$30,618**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1-3 Bonds.
[2]Represents the principal and interest on the Improvement Area #3 portion of the Improvement Area #1-3 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2027-2056).
[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 #1-3 Bond proceeds.

APPENDIX I-4
PROPOSED IMPROVEMENT AREA #3 BUDGET – 2026-27

Appendix I-4-1
Improvement Area #3 2026-27 Budget

Description	Amount
Improvement Area #1 (Original)	**$506,000**
Principal Redemptions	$0
Prepayments (Redeemed)	$0
Prepayments (Non-Redeemed)	$0
Phase #1 Assessments (Outstanding)	**$506,000**
Effective Interest Rate	6.00%

	Improvement Area #3 allocable share of Improvement Area #1-3 Bonds
Interest payment on March 1, 2027	$15,096
Interest payment on September 1, 2027	$15,096
Principal payment on September 1, 2027	$13,000
Subtotal debt service on bonds	*$43,191*
Excess Interest for Additional Interest Reserves	$2,530
Administrative Expenses	$30,600
Subtotal Expenses	*$76,321*
Available Reserve Fund Income	$0
Available Administrative Expense Account	$0
Available Capitalized Interest	$0
Subtotal funds available	*$0*
Annual Installments	**$76,321**

	Improvement Area #3 allocable share of Improvement Area #1-3 Bonds	
Original Equivalent Units		17.25
Partially prepaid Equivalent Units		0.00
Fully prepaid Equivalent Units		0.00
Outstanding Equivalent Units		17.25
Principal per Equivalent Unit		$753.62
Interest per Equivalent Unit		$1,750.22
Additional interest per Equivalent Unit		$146.67
Administrative Expenses per Equivalent Unit		$1,773.91
Total Annual Installment per Equivalent Unit	**$4,424.42**	

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 August 11, 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 #1, Improvement Area #2 and Improvement Area #3 of the Ariana 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 #1 within the District (the "Improvement Area #1 Projects") include water, sanitary sewer, storm drainage, sidewalks, streets, and roadways improvements, related soft and miscellaneous costs, and district formation costs. The current estimated costs of the Improvement Area #1 Projects are approximately $12,917,755. The total cost of the Improvement Area #1 Projects, 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 #1 Authorized Improvements") is expected to be approximately $16,000,000. The exact amount will be provided in the approved service and assessment plan.

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 Projects") include water, sanitary sewer, storm drainage, sidewalks, streets, and roadways improvements, related soft and miscellaneous costs, and district formation costs. The current estimated costs of the Improvement Area #2 Projects are approximately $3,037,676. The total cost of the Improvement Area #2 Projects, 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 $4,000,000. The exact amount will be provided in the approved service and assessment plan.

The general nature of the proposed public improvements to be undertaken at this time for the benefit of Improvement Area #3 within the District (the "Improvement Area #3 Projects") include water, sanitary sewer, storm drainage, sidewalks, streets, and roadways improvements, related soft and miscellaneous costs, and district formation costs. The current estimated costs of the Improvement Area #3 Projects are approximately $391,536. The total cost of the Improvement Area #3 Projects, 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 #3 Authorized Improvements") is expected to be approximately $800,000. The exact amount will be provided in the approved service and assessment plan.

The boundaries of the District include approximately 120.444 acres all of which are located within the corporate limits of the City, located north of Private Road 5524 and west of N. Louisiana Drive, 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 the District will be considered at the public hearing.

A copy of the proposed (i) Improvement Area #1 Assessment Roll, which includes the assessments proposed to be levied against each parcel of land within Improvement Area #1 of the District that benefits from the Improvement Area #1 Authorized Improvements, (ii) 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 and (iii) Improvement Area #3 Assessment Roll, which includes the assessments proposed to be levied against each parcel of land within Improvement Area #3 of the District that benefits from the Improvement Area #3 Authorized Improvements are available for public inspection at the office of the City Secretary, 142 N. Ohio Street, Celina, Texas 75009.

Life Connected.

Public Works
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Andrew Figueroa, Director of Public Works
CC: Kimberly Brawner, Assistant City Manager
Date: July 14, 2026

Agenda Item:
Consider and act to award Bid 2026-038 for the 2026 Annual Street Maintenance (ASM) project to Apple Pavement Services, at the unit prices listed in the amount of $7,022,846.50 plus a fifteen percent (15%) contingency in the amount of $1,053,426.98 for a total amount not to exceed $8,076,273.48. (Figueroa)

Background Information:
On June 2, 2026, the City received responses to Bid 2026-038 for the construction of the Annual Street Maintenance (ASM) Improvements. The project scope includes full-depth reclamation, asphalt rehabilitation, roadway striping, surface treatments, crack sealing, concrete panel replacements, culvert replacements, and sidewalk repairs.

The City's pavement management program relies on data-driven strategies, including Pavement Condition Index (PCI) ratings, to identify the most effective maintenance or rehabilitation treatment for each roadway segment. The ASM Program emphasizes a balanced approach between major reconstruction efforts and preventive maintenance to maximize the life-cycle of the City's transportation infrastructure.

The 2026 ASM Program includes the following key components:

Full-Depth Reclamation (FDR) – Downtown:
Several downtown streets have been identified for FDR due to pavement deterioration and underlying structural failures. FDR is a cost-effective and sustainable method that restores structural integrity and considerably extends roadway service life.

Surface Treatment Using PressurePave – Various Roads:
Roadways with higher PCI ratings will receive a surface treatment using the PressurePave system. These streets do not require full reconstruction. Applying a preservation treatment at this stage

helps seal cracks, prevent moisture intrusion, protect pavement structure, and extend service life at significantly lower cost than future major rehabilitation.

Concrete Street Panel Replacement:
Targeted concrete street panel replacements will be performed in areas exhibiting localized failures, including cracking, settlement, and spalling. These deficiencies are isolated and do not compromise the overall roadway structure. By replacing only the affected panels, the City can deliver a durable long-term repair while minimizing costs, disruption, and environmental impacts associated with full reconstruction. This approach follows best practices in pavement management by addressing early failures before they spread and preserving surrounding pavement in good condition.

Asphalt Spot Repairs:
Asphalt spot repairs will address localized pavement failures such as alligator cracking, potholes, and base issues identified through pavement evaluations. While many repairs involve small areas, some locations require full-lane or full-width treatment due to deterioration across larger sections. These repairs ensure structural continuity, improve ride quality, and prevent further degradation. Spot repairs may also be prioritized near recent roadway improvements or in high-impact zones, even when full rehabilitation is planned for a later date.

Sidewalk and Curb Repairs:
The project includes sidewalk, curb, and gutter repairs to maintain ADA compliance, improve pedestrian safety, enhance mobility, and support effective stormwater management. These improvements help eliminate trip hazards and protect the integrity of adjacent roadway infrastructure.

Roadway Striping:
New roadway striping will be installed at various locations throughout the City to replace faded or damaged markings and improve roadway visibility and safety.

Additional Surface Treatments and Crack Sealing:
Beyond the downtown area, several streets will receive additional surface treatments as part of the City's pavement preservation strategy. Crack sealing will also be performed to prevent moisture intrusion and extend the overall service life of the roadway network.

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
1. Staff Presentation
2. Agreement
3. Agenda Recap
4. Bid Tabulation
5. Form 1295

Financial Consideration:

Funding is available in the current budget and from bond funds. Expenditures will not exceed funds appropriated, and funds will be committed upon issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding Bid 2026-038 as presented.



FY26 Annual Street Maintenance Program

Andrew Figueroa

Director of Public Works

Date: 07-14-2026



Project Recommendation

2026 ASM Agenda Overview

Consider and act to award bid 2026-038 for the 2026 Annual Street Maintenance (ASM) project to Apple Pavement Services at the unit prices listed.

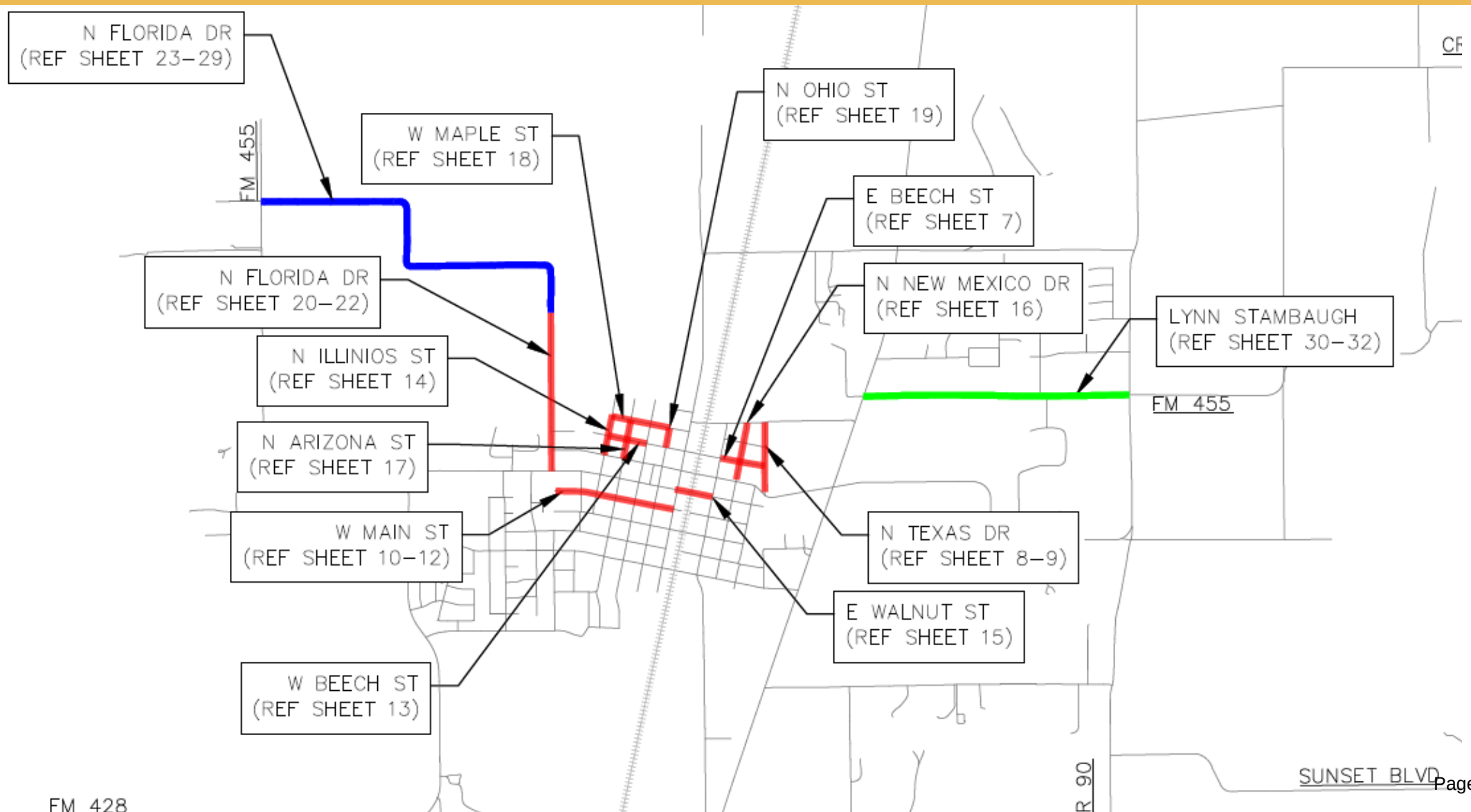
Financial Breakdown:

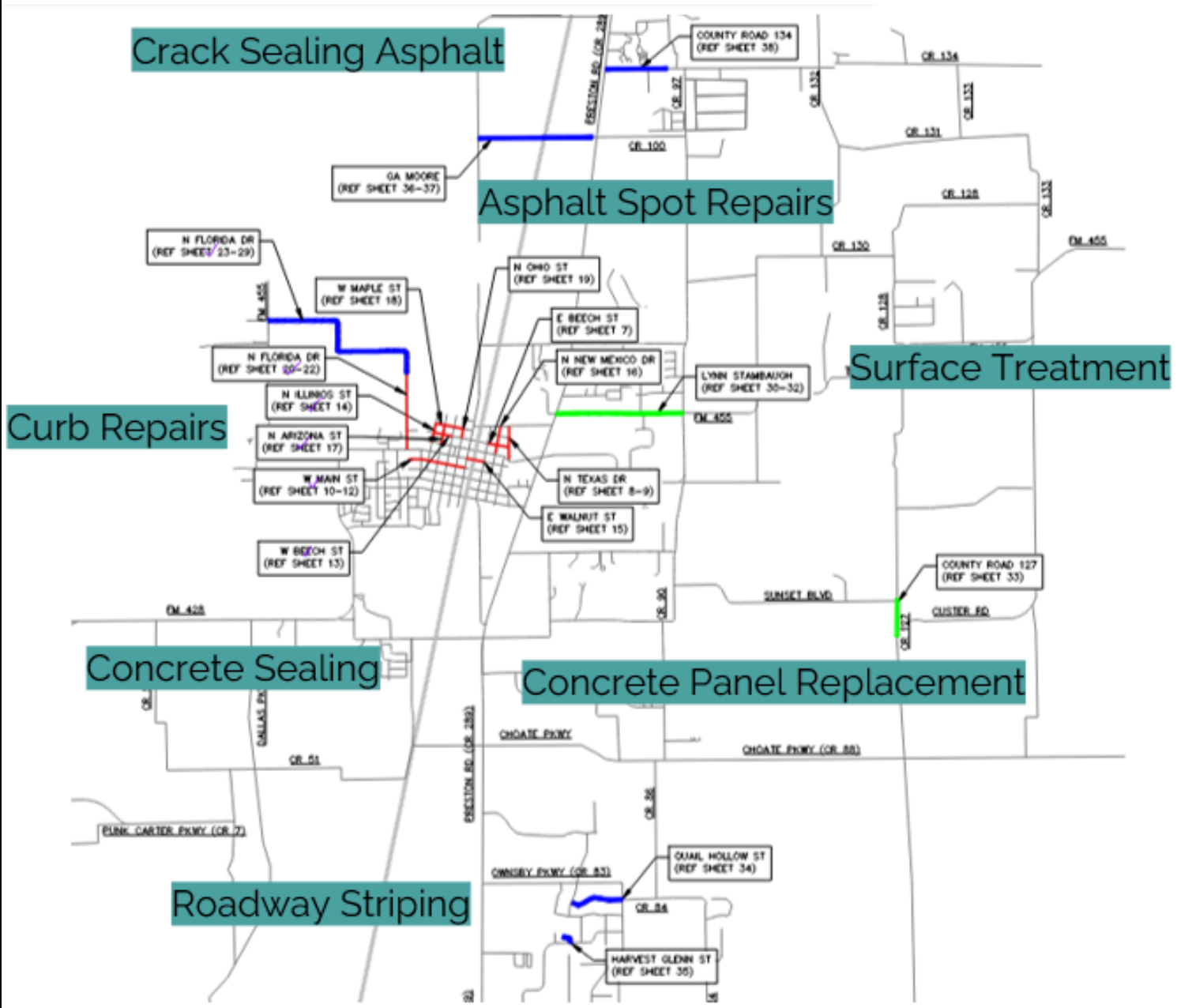
- Contract Amount: $7,022,846.50
- 15% Contingency: $1,053,426.96
- **Total NTE Amount: $8,076,273.48**

Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff recommends awarding the contract as presented.

2026 ASM Main Area of Roadway Rehabilitation





2026 ASM Miscellaneous Items

Planned infrastructure maintenance and preservation efforts

1. **Surface Treatments**
   Protective layers applied to stabilize and refresh road surfaces.
2. **Crack Sealing**
   Preventative measure to halt water infiltration and prolong pavement life.
3. **Roadway Striping**
   Restoration of lane markings and safety visibility.
4. **Asphalt Spot Repairs**
   Focused maintenance on localized pavement distress.
5. **Concrete Panel Replacement**
   Structural repair for damaged or failing concrete segments.
6. **Sidewalk Replacements**
   Infrastructure upgrades for improved pedestrian safety and accessibility.

Surface Treatments

Pressure Paving

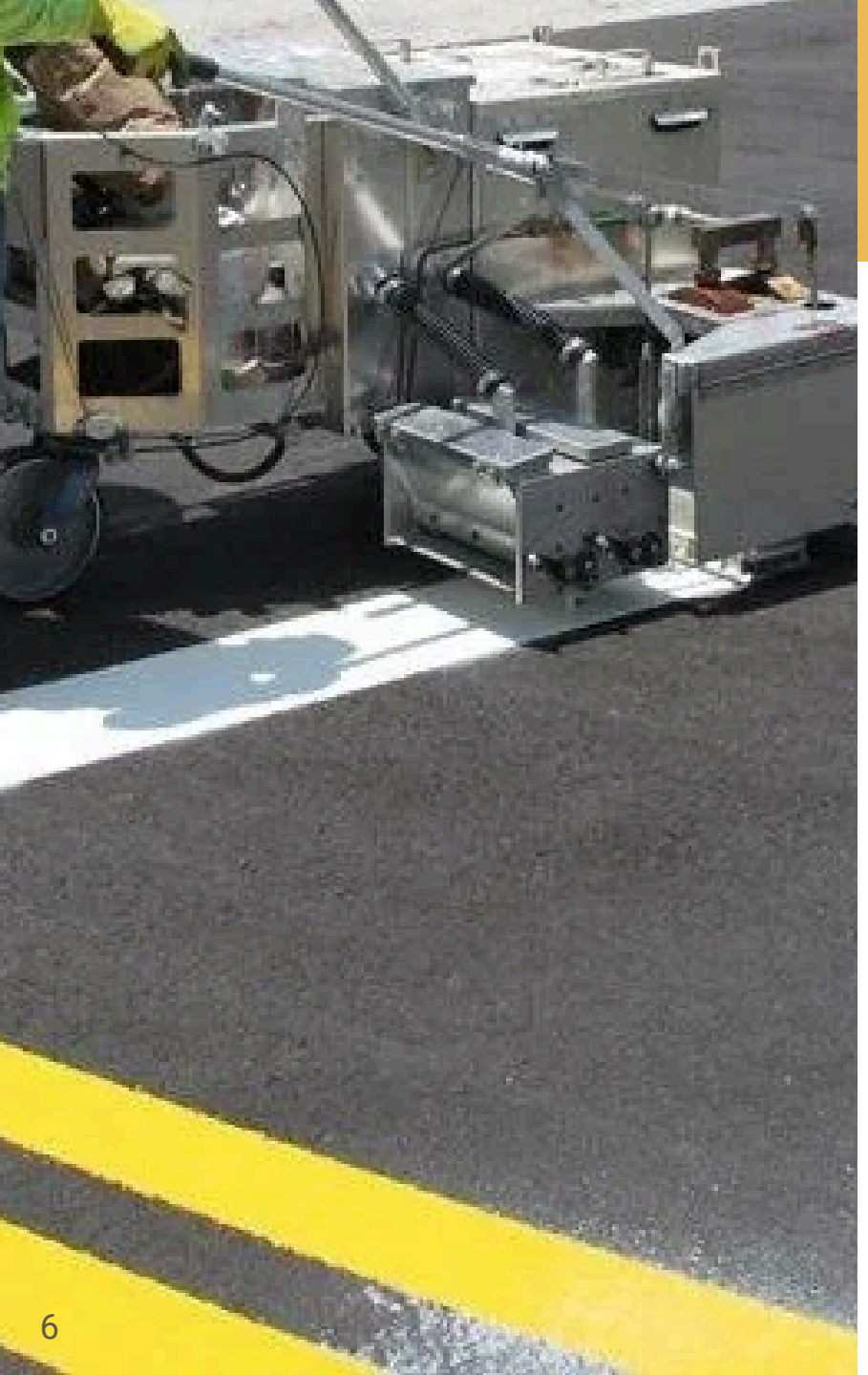
- Heritage Trl (CR 83 to Ownsby Pky)
- County Road 134
- GA Moore Pkwy
- N Florida Dr
- Quail Hollow St

Crack Sealing

- Crack Sealing - Various Other Locations







Roadway Striping

1. Wells Rd (Frontier to Ownsby)
2. Roseland (Waterview Trl to Bold Ruler Rd)
3. Various Other Locations

Asphalt Spot Repairs

- County Road 134
- N Florida Pkwy
- GA Moore Pkwy
- Various Other Locations









Concrete Panel & Sidewalk Replacements

- W Punk Carter (west of DNT)
  Multiple locations
- Crutchfield Rd
  Multiple Locations
- Boleyn Ave
- Lamplights Dr
- Meander Way
- Outer Loop (West of DNT)
- Various Sidewalk Locations



Thank You!

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SECTION 00410

EJCDC STANDARD FORM OF AGREEMENT

BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE

THIS AGREEMENT is by and between the **City of Celina** (OWNER) and Apple Pavement Services CONTRACTOR). OWNER and CONTRACTOR, in consideration of the mutual covenants, agree as follows:

ARTICLE 1 – WORK

1.01 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

City of Celina
Annual Street Maintenance 2026
BID 2026-038

ARTICLE 2 – THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

The 2026 Annual Street Maintenance Project is intended to support the long term reliability, safety, and overall condition of the City's roadway infrastructure through a comprehensive pavement preservation and repair program. The project includes approximately 35,000 LF of asphalt paving, PressurePave surface treatments, crack sealing, concrete panel replacements, pavement striping, localized spot repairs, and drainage improvements in targeted areas throughout the City. These maintenance and full rehabilitation activities are designed to extend pavement life, improve ride quality, enhance roadway safety, and address localized drainage concerns along the roadways that are being repaired while maximizing the effectiveness of the City's infrastructure investment.

ARTICLE 3 – ENGINEER

3.01 The Project has been designed by **TRC Engineers, Inc.,** which hereinafter called ENGINEER, and which is to act as OWNER'S representative, assume all duties and responsibilities, and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

4.01 Time of the Essence

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 Days to Achieve Substantial Completion and Final Payment

A. The Work will be substantially completed within 120 calendar days after the date when the Contract Times commence to run as provided in paragraph 2.03 of the General Conditions and completed and ready for final payment in accordance with paragraph 14.07 of the General Conditions within 180 calendar days after the date when the Contract Times commence to run.

4.03 Liquidated Damages

A. CONTRACTOR and OWNER recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12

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of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty), CONTRACTOR shall pay OWNER $2500 for each day that expires after the time specified in paragraph 4.02 for Substantial Completion until the Work is substantially complete. After Substantial Completion, if CONTRACTOR shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by OWNER, CONTRACTOR shall pay OWNER $2500 for each day that expires after the time specified in paragraph 4.02 for completion and readiness for final payment until the Work is completed and ready for final payment.

ARTICLE 5 – CONTRACT PRICE

5.01 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to paragraphs 5.01.

For all Work other than Unit Price Work, a Lump sum of: **$7,022,846.50**

All specific cash allowances are included in the above price and have been computed in accordance with paragraph 11.02 of the General Conditions.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments

A. CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for payment will be processed by ENGINEER as provided in the General Conditions.

6.02 Progress Payments; Retainage

A. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR'S Applications for Payment on or about the ***last*** day of each month during performance of the Work as provided in paragraphs 6.02.A.1 and 6.02.A.2 below. All such payments will be measured by the schedule of values established in paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements:

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER may determine or OWNER may withhold, in accordance with paragraph 14.02 of the General Conditions:

   a. ***95%*** of Work completed (with the balance being retainage).

   b. ***95%*** of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

2. Upon Substantial Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to ***95%*** of the Work completed, less such amounts as ENGINEER shall determine in accordance with paragraph 14.02.B.5 of the General Conditions and less ***100%*** of ENGINEER's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

6.03 Final Payment

A. Upon final completion and acceptance of the Work in accordance with paragraph 14.07 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 14.07.

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ARTICLE 7 – INTEREST

7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the rate of ***0%*** per annum.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

A. CONTRACTOR has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.

B. CONTRACTOR has visited the site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. CONTRACTOR is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. CONTRACTOR has carefully studied all: (1) Geotechnical Investigations, explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site which have been identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions.

E. CONTRACTOR does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

F. CONTRACTOR is aware of the general nature of Work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Contract Documents.

G. CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

H. CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.`

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 Contents

A. The Contract Documents consist of the following in their entirety:

1. This Agreement;
2. Performance Bond;
3. Payment Bond;
4. Maintenance Bond;
5. General Conditions;
6. Supplementary Conditions;
7. Specification as listed in the table of contents of the Project Manual;
8. Drawings;
9. All Addenda;
10. Exhibits to this Agreement:

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a. CONTRACTOR'S Bid Response;

b. CONTRACTOR'S Insurance

c. Documentation submitted by CONTRACTOR prior to Notice of Award

11. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:

a. Written Amendments;

b. Work Change Directives;

c. Change Order(s).

B. The documents listed in paragraph 9.01. Are attached to this Agreement (except s expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in paragraph 3.04 of the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 Terms

A. Terms used in this Agreement will have the meanings indicated in the General Conditions.

10.02 Assignment of Contract

A. No assignment by a party hereto of any rights under or interests on the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 Successors and Assigns

A. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 Severability

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law of Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 Contractor's Certifications

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to

establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have assigned this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or on their behalf.

EXECUTED in single or multiple originals effective once signed by both parties.

CITY OF CELINA, TEXAS	**CONTRACTOR**
	Signed by: Corey Bounds 1515C6F4C96A4DB...
Signature	**Signature**
	Corey Bounds
Printed Name & Title	Printed Name & Title
	7/1/2026
Date	Date
Address for giving notices:	Address for giving notices:
City of Celina **142 N. Ohio** **Celina, TX 75009** **469-813-4194** **contracts@celina-tx.gov**	331 Aaron ave #139 Arlington United States Texas 76012

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2026-038 Addendum 1
Apple Pavement Services
Supplier Response

Event Information

Number: 2026-038 Addendum 1
Title: 2026 Annual Street Maintenance
Type: Invitation to Bid
Issue Date: 5/15/2026
Deadline: 6/2/2026 10:00 AM (CT)
Notes: The 2026 Annual Street Maintenance Project is intended to support the long term reliability, safety, and overall condition of the City's roadway infrastructure through a comprehensive pavement preservation and repair program. The project includes approximately 35,000 LF of asphalt paving, PressurePave surface treatments, crack sealing, concrete panel replacements, pavement striping, localized spot repairs, and drainage improvements in targeted areas throughout the City. These maintenance and full rehabilitation activities are designed to extend pavement life, improve ride quality, enhance roadway safety, and address localized drainage concerns along the roadways that are being repaired while maximizing the effectiveness of the City's infrastructure investment.

Budget Estimate: $7,620,000

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Click HERE to register for the virtual bid opening

The City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment.

It is the responsibility of each Bidder before submitting a proposal to:

1. thoroughly examine the specification documents and other related data identified in the bid documents, visit the site to become familiar with and satisfy the bidder as to the general, local, and site conditions that may affect cost, progress, performance, etc.
2. To understand Federal, State and Local laws and regulation and to consider these as they may affect costs, progress, performance, or furnishing of work.
3. To promptly notify the City's Purchasing office of all conflicts, errors, ambiguities, or discrepancies the is discovered in or between the contract documents and such other related documents.

For a submission to be considered responsive, respondents must complete all requested documentation and forms. Failure to complete all requested information may cause your submitted bid to be considered non-responsive.

All questions must be submitted through the City's eProcurement system before the date and time listed.

1. Answers provided to posted questions address minor irregularities and are for clarification purposes only. They do not revise or modify the specifications.
2. Answers that result in revisions to the specifications will be addressed by Addendum.
3. No oral statement of any person shall modify or otherwise change or affect the specification.
4. To ensure fair all vendors receive the same information, the City prohibits communication initiated by the vendor/bidder/respondent to City personnel outside the Purchasing Department during the solicitation and evaluation period. Communication to staff/officials outside of Purchase may be grounds for disqualification for the award.

The City appreciates the time and effort expended to review the

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solicitation. If you choose not to respond, please indicate any requirement that may have influence your decision.

If inclement weather occurs and the City offices are officially closed o the due date, responses will be received until 3:00 PM of the following business day.

It is understood that the City of Celina reserves the right to accept or reject any and/or all proposals as it deems to be in the best interest of the City.

Submission of any bid/proposal shall under no circumstances obligate the City to accept the lowest Proposal.

The Contract shall be awarded to the responsible Bidder whose Proposal is determined to be the lowest and most responsible offer.

Contact Information

Contact: Ryan Quigley
Address: Purchasing
142 N Ohio St
Celina, TX 75009
Phone: (940) 208-0128
Email: rquigley@celina-tx.gov

Apple Pavement Services Information

Contact: Corey Bounds
Address: 14850 Montfort Drive
Suite 295
Dallas, TX 76254
Phone: (469) 828-0800
Email: corey@applepavementservices.com

Undersigned affirms: 1. They have read and understood the requirements of this request; 2. They are duly authorized to sign and submit this response on behalf of the firm named in this submittal. 3. The proposal has not been prepared in collusion with any other proposer. The contents of the proposal as it relates to the pricing, terms, or conditions of this proposal have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business before the official opening of this proposal.

Corey Bounds
Signature

corey@applepavementservices.com
Email

Submitted at 5/28/2026 10:34:47 AM (CT)

Requested Attachments

Bid Bond

BID BOND-Apple-Celina (1).pdf

Download Form from the Attachments Tab Complete Form Upload Form Here Must be sealed, bond # included, and power of attorney.

00-401 Non Resident Bidder Form

Section_00401-Non resident bidder form. (1).pdf

Complete the Non Resident Bidder form located in the Attachments Tab and upload here.

00-403 Contractor Compliance to Texas Sales Tax Code

Section_00403_Contractor_Compliance_to_Texas_Sales_Tax_Code 11.17 (1) (1).pdf

Download Form from the Attachments; Complete Form; and Upload Form Here

00-410 Experience Record

Apple Pavement Reference Doc (1) (1) (1).pdf

Download Form from the Attachments Tab; Complete Form; and Upload Form Here

CIQ - Conflict of Interest

Hillside celina CIQ (1).pdf

Complete the CIQ form located in the Attachments Tab and upload here. If no conflicts exist please still complete boxes 1 and 7.

W9

ApplepavementW9 (1).pdf

Complete the W9 form located in the Attachments Tab and upload here. Please ensure that form is signed.

Form 1295

Form 1295 Certificate 101477684.pdf

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

Bid Attributes

1 Bond Requirements

Bid Bond: Each Proposal submitted shall be accompanied a Bid Bond, in the amount of 5% of the bid total, from a reliable surety as a guarantee that, if awarded the contract, the Proposer will execute a Construction Agreement with the City, including all required bonds and other documents.

1. A copy of the bond shall be uploaded; **and**
2. The original must be submitted, upon request, to Purchasing within 3 business days.

Payment and Performance Bonds: Payment and Performance Bonds, for the performance of the Work and for payment of those who provide labor or materials, will be required within 10 days after Construction Manager and City execute the Contract. The Payment Bond shall be in an amount equal to 100% of the total bid award; and the Performance Bond shall be in an amount equal to 100% of the total bid award.

1. A payment bond will be required in the event the contract amount exceeds $50,000
2. A performance bond will be required in the event the contract amount exceeds $100,000

Maintenance Bond: The successful firm shall furnish a Maintenance Bond in the amount of 100% of the contract sum covering defects of material and workmanship for **two** calendar years following the City's approval and acceptance of the construction.

All bonds must be written by an approved surety company, licensed in the State of Texas and shall issue all bonds in accordance with Texas law.

☑ I agree to provide the required bonds

2 Mobilization

Mobilization shall be subsidiary to the contract line items

3 Substantial Completion

Substantial Completion = 120 calendar days

☑ Acknowledge

4 Completion - Ready for Final Payment

Completion = 180 calendar days

☑ Acknowledge

5 Procore

The City of Celina utilizes Procore Software to manage construction projects. **All communication including RFI's, submittals including payment application and change orders, as well as project scheduling will be submitted and processed electronically through the software.**

All Payment applications must be processed through procore and submitted no later than the 10th day of each month for the previous full month.

Example:

All work completed for August 1 - 31, 2023 is due by September 10, 2023

Please acknowledge below your agreement to use Procore and to submit payment applications in a timely manner.

☑ I agree to utilize the City's Procore Software.

6 ACH

All payments will be made via ACH. The recommended vendor for award will receive an ACH application for completion.

7 Electronic Submission

The City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment.

8 Celina Design and Construction Standards

https://www.celina-tx.gov/1069/Engineering-Design-and-Construction-Stan

9 Liquidated Damages

Liquidated Damages will be applied as follows.

Amount of Contract	Amount of Liquidated Damages
Less than $500,000	$500 per day
$500,000 to $1,000,000	$1,000 per day
$1,000,000 to $5,000,000	$2,000 per day
Greater than $5,000,000	$2,500 per day

10 Sub-Contractor Payments

All contracts in which there is a subcontractor involved, must agree to making payments to all subcontractors within ten (10) calendar days after receipt of payment from the City.

Provide a statement that you agree to this requirement.

I agree to this requirement

11 Bid Acceptance

All bids will remain subject to acceptance for a period of 90 days.

12 Retracting Your Bid - Making Modifications after submission.

Modification to or Withdrawal of Submission
Submissions cannot be altered or amended after the submission deadline passes. Submissions may be modified prior to the deadline by retracting the response. To modify a submission prior to the submission deadline:

1. Log into your account, click the retract link at the top of the page.
    - Select "NO BID" if you are choosing **not** to re-submit; or
    - **Make the required changes and resubmit your response.**
    - See the help section in the top right of the window for further details.

13 **Non-Collusion**

I certify as the respondent and submitter for this solicitation that:

1. That I am the person responsible in my firm and named in this bid response for the price(s) and the amount of this bid.
2. The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.
3. Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.
4. No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.
5. The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.
6. My firm, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by the State of Texas or Federal Antitrust law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract.

☑ I certify that the statement is accurate and true.

14 **Contact Person**

Name and Title

Corey Bounds, President

15 **Contact Person Phone**

(469) 828-0800

16 **Contact Person Email**

corey@applepavementservices.com

17 **Main Office Location**

331 Aaron Ave #139 Arlington, TX 76012

18 **Years in Business**

30

19 **Office Location**

Please list your corporate office location and any branch locations in Texas.

331 Aaron Ave #139 Arlington, TX 76012

20 **Business Name**

Has your business operated under the same name? If no, under what former name has your organization operated?

Yes

21 **Binding Official**

The name of the binding official granted the power to execute agreements.

Corey Bounds

22 Binding Official Email Address

corey@applepavementservices.com

23 Licensing

List jurisdictions and trade categories in which your organization is legally qualified to do business and indicate registration or license numbers, if applicable. Type N/A if not.

n/a

24 SB 252

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not provide supplies or services to a foreign terrorist organization.

☑ I certify that the statement is accurate and true.

25 HB 89 ISRAEL

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not boycott Israel during the term of this contract.

☑ I certify that the statement is accurate and true.

26 SB 13 Boycotting Energy Companies

By checking the box, I the authorized representative for the submitting firm certify for this solicitation that:

1. My firm does not boycott energy companies; and
2. My firm, if awarded this solicitation, will not boycott energy companies during the term of this contract.

☑ I certify that the statement is accurate and true.

27 SB 19 Firearm and ammunition industries

In accordance with SB 19, I certify as the respondent and submitter for this solicitation that:

1. I am the person responsible in my firm and named in this bid response.
2. I do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and
3. I will not discriminate during the term of the contract against a firearm entity or firearm trade association.

☑ I certify that the statement is accurate and true.

28 Felony Conviction

State in the space provided one of the following:

1. My firm is a publicly held corporation, therefore this reporting requirement is not applicable.
2. My firm is **NOT** owned or operated by anyone who has been convicted of a felony.
3. My firm is owned or operated by the following individual(s) who has/have been convicted of a Felony. Include the individual(s) name and details of the conviction.

My firm is NOT owned or operated by anyone who has been convicted of a felony.

29 Risk 1: Taxes - Local

Has your business/company/organization fulfilled all of its obligations relating to the payment of City taxes, fees, or other obligations if applicable?
If no, please enclose details.

yes

30 **Risk 2: Taxes - State/Federal**

Has your business/company/organization fulfilled all of its obligations relating to the payment of Federal and State taxes, fees, or other obligations?
If No, please enclose details.

yes

31 **Risk 3: Audit/Investigation**

In the last five (5) years, has your business/company/organization, been or currently involved in any action, audit or investigation brought by any federal government agency or authority or by any state or local governmental agency? If yes, please enclose details.

no

32 **Risk 4: Debarrment**

In the last five (5) years, has your business/company/organization been debarred or suspended for any reason by any federal, state or local government or has refrained from bidding on a project due to an agreement with such governmental agency? If yes, please attach a full explanation.

no

33 **Risk 5: Bonding**

In the past five (5) years, has your business/company/organization had its surety called upon to complete any contract, whether government or private sector? If yes, please enclose details.

no

34 **Risk 6: Licensing**

In the past five (5) years, has your business/company/organization had a revocation, suspension or disbarment of any business or professional permit and/or license? If yes, please enclose details.

no

35 **Risk 7 Contract Default**

Has your business/company/organization ever defaulted on a contract for the general type of services/product being sought by the City?
If yes, please enclose details.

no

36 **Risk 8 Contract Termination**

Has your business/company/organization ever had a contract for the general type of services/product sought by the City terminated for non-compliance or inadequate performance? If yes, please enclose details.

no

37 **Risk 9 Claims and Suits**

Are there any judgments, claims, arbitration proceedings or suits filed or outstanding against your organization or its officers for the last five (5) years? If yes, please detail.

no

38 **Risk 10 Claims and Suits**

Within the last five (5) years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a contract? If the answer is yes, please attach details.

no

39 Risk 11 Claims and Suits

Has your organization filed any lawsuits or requested arbitration with regards to design or construction contracts within the last five (5) years? If the answer is yes, please detail.

no

40 Sub-Contractor Payments

All contracts in which there is a subcontractor involved, must agree to making payments to all subcontractors within ten (10) calendar days after receipt of payment from the City.

Provide a statement that you agree to this requirement.

I agree to this requirement.

41 Noise Ordinance

Article 8.04 sets time limits for noise during construction. Specifically,

8) Construction activities. Construction and construction related activities within the city **shall not begin earlier than 7:00 a.m. nor continue after 7:00 p.m. on any day.** The construction related activity includes but is not limited to the maintenance, servicing and fueling of construction equipment The delivery of construction related materials and/or equipment shall also be limited to the above noted hours. It is the responsibility of the developer/contractor to use good judgment when scheduling work in construction zones located in close proximity to residences, schools, churches, businesses, etc. This is to ensure that citizens are not subjected to undesirable or excessive construction noise. At locations where voluntary compliance is not being observed the city may issue written stop-work orders or may issues citations if it is determined that a violation of the ordinance exists. (Ordinance 2020-53 adopted 8/11/2020)

I agree to this requirement.

42

Environmental Laws

By acknowledgement below, the awarded vendor agrees to abide by all Federal, State and Local environmental laws including but not limited to the following:

Air Emissions

- Strive to minimize vehicle & equipment idling and shall comply with any current or future ordinance regarding idling.
- Ensure their staff is trained in the proper use of handling all materials and chemicals in order to minimize air emissions.
- Avoid open burning of waste materials.
- Cover or wet down dry materials and rubbish to prevent blowing dust and debris.

Drainage

- Do not pump or dump water containing contaminated materials into waterways, sewer or drainage systems.

Dust Control

- Keep public roadways clean and free of mud unless closed to through traffic in accordance with authorized traffic control plans.
- Install a Mud Mat at the construction access site.

Energy Consumption

- Use energy efficient equipment and work practices (turn off lights and equipment when not in use) when undertaking work on City projects.

Erosion & Sedimentation Control

- Ensure work near water and environmental sensitive areas follows all requirements and permits.
- Be responsible for implementing and maintaining erosion and sediment control measures, when required by specification.

Spill Prevention

- All spills must be reported immediately and proper reporting to all required agencies including City staff.
- All spills shall be controlled, contained, and cleaned as soon as possible.

Waste Management

- When possible, contractors and supplies should employ the “reduce, reuse, and recycle”, principles when working on the City projects to help minimize the amount of waste produced and sent to the landfill.
- Do not bury waste materials.
- All waste shall be disposed of per Federal, State, and Local laws & regulations.

Management of Chemicals

- Hazardous materials brought to and removed from a work site shall be managed in accordance with all Federal, State and local laws & regulations.
- All containers must be properly labeled.
- All paint is low-odor, low VOC.
- Material Safety Data Sheets must be maintained on site.

Noise

- Minimize noise onsite resulting from work activities whenever practical.
- Adhere to required working hours.
- Use vehicles and equipment with properly working muffling devices.

I agree to this requirement.

43

Public or Private

Is your business publicly traded?

No

44 Exceptions / Comments

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

Option on pressure pave sections to clean, crackfill, and 1.5" overlay for the same unit price as pressure pave in the event pressure pave contractor is not available.

45 Ex-Parte Communication

To ensure the fair evaluation of a solicitation, the City prohibits communication (e.g., unsolicited) initiated by the Respondent to City personnel outside the Procurement Department during the solicitation and evaluation period. The appropriate City designee will initiate communication between a Respondent and the City to obtain information or clarification needed to develop an accurate evaluation of the solicitation.
Ex parte communication may be grounds for disqualifying the offending Respondent from consideration for award.

46 State of Texas Registration

Is your company registered with the Texas Secretary of State to transact business in the State of Texas? If your company is registered, provide the file number for your company's registration. If not, please provide an explanation of why your company is not currently registerd. If you are a sole proprietor and are not registered with the state please write in "Sole Proprietor" in lieu of the file number.

801038151

47 Certificate of Interested Parties Electronic Filing Form 1295

In 2015, the Texas Legislature adopted house bill 1295, which added section 2252.908 of the Government Code. The law states that teh City may not enter into this contract unless the COntractor submits a disclosure of interested parties Form 1295 to the City at the time the Contractor submits the signed contract. The Texas Ethics Commission has adopted rules requiring the business entity to file Form 1295 electronically with the commission. The Contractor shall:

1. Log onto the State Ethics Commission website at:
https://www.ethics.state.tx.us/filinginfo/1295/
2. Register utilizing the tutorial provided by the State
3. Print a copy of the completed Form 1295
4. Sign the Form 1295
5. Attach the signed form to the response attachment tab of the solicitation
6. The City will acknowledge the form of the awarded bidder no later than 30 days after the Council award.

☑ Acknowledge

48 Insurance

By selecting the box below, I agree that I have read and understand the insurance requirements detailed in the Insurance Requirements document and that I have or will obtain the required insurance and maintain it for the duration of this contract. The City will register the winning bidder's insurance with MyCOI for verfication and tracking. When registration is complete, myCOI will request proof of insurance directly from your agent(s).

Work may not begin until contracts are in place, insurance verified and the purchase order and/or a notice to proceed issued.

Note:
1. It is critical that your email address and agents email are accurate.
2. Please add @mycoitracking.com to your safe sender list.

☑ I agree and will maintain the required insurance.

49 Addendum 1

Please acknowledge receipt of addendum 1.

☐ *I acknowledge receipt of Addendum 1*

Bid Lines

1

Package Header

Base Bid

Quantity: 1 Total: $3,238,667.00

Package Items

1.1 Remove and Dispose of Asphalt Pavement

Quantity: 27334 UOM: SY Price: $25.00 Total: $683,350.00

1.2 12-inch Flexbase

Quantity: 27334 UOM: SY Price: $30.00 Total: $820,020.00

1.3 2-inch HMAC Type B

Quantity: 27334 UOM: SY Price: $18.00 Total: $492,012.00

1.4 2-inch HMAC Type D

Quantity: 27334 UOM: SY Price: $19.00 Total: $519,346.00

1.5 Remove and Replace Concrete Driveway

Quantity: 27 UOM: SY Price: $100.00 Total: $2,700.00

1.6 Remove and Replace Asphalt Driveway

Quantity: 1139 UOM: SY Price: $95.00 Total: $108,205.00

1.7 White Stop Bar

Quantity: 70 UOM: LF Price: $20.00 Total: $1,400.00

1.8 Solid Yellow Stripe

Quantity: 3268 UOM: LF Price: $5.00 Total: $16,340.00

1.9 Railroad Crossing Marking

Quantity: 2 UOM: LF Price: $250.00 Total: $500.00

1.10 Remove Existing Culvert

Quantity: 42 UOM: EA Price: $1,500.00 Total: $63,000.00

1.11 Hydro-Jet Culverts

Quantity: 15 UOM: EA Price: $500.00 Total: $7,500.00

1.12 12-Inch Class III Reinforced Concrete Pipe

Quantity: 492 UOM: LF Price: $150.00 Total: $73,800.00

1.13 18-Inch Class III Reinforced Concrete Pipe

Quantity: 303 UOM: LF Price: $160.00 Total: $48,480.00

1.14 21-Inch Class III Reinforced Concrete Pipe

Quantity: 24 UOM: LF Price: $185.00 Total: $4,440.00

1.15 24-Inch Class III Reinforced Concrete Pipe

Quantity: 63 UOM: LF Price: $200.00 Total: $12,600.00

1.16 12-Inch Safety End Treatment

Quantity: 2 UOM: LF Price: $2,200.00 Total: $4,400.00

1.17 18-Inch Safety End Treatment

Quantity: 12 UOM: LF Price: $3,000.00 Total: $36,000.00

1.18 24-Inch Safety End Treatment

Quantity: 2 UOM: LF Price: $4,000.00 Total: $8,000.00

1.19 24-Inch Headwall

Quantity: 2 UOM: LF Price: $6,500.00 Total: $13,000.00

1.20 SWPPP

Quantity: 12 UOM: EA Price: $1,200.00 Total: $14,400.00

1.21 Sod (Bermuda)

Quantity: 13631 UOM: SY Price: $12.00 Total: $163,572.00

1.22 Traffic Control

Quantity: 12 UOM: EA Price: $3,500.00 Total: $42,000.00

1.23 Silt Fence

Quantity: 24534 UOM: LF Price: $3.00 Total: $73,602.00

1.24 Construction Entrance

Quantity: 12 UOM: EA Price: $2,500.00 Total: $30,000.00

2 Package Header

Add Alternate - Misc Repairs
(Line excluded from response total)

Quantity: 1 Total: $846,225.00

Package Items

2.1 Asphalt Spot Repair

Quantity: 1500 UOM: SY Unit Price: $98.00 Total: $147,000.00

2.2 Surface Treatment (PressurePave)

Quantity: 16365 UOM: SY Unit Price: $15.00 Total: $245,475.00

2.3 Concrete Panel Replacement

Quantity: 2500 UOM: SY Unit Price: $130.00 Total: $325,000.00

2.4 Crack Sealing

Quantity: 40000 UOM: LF Unit Price: $1.00 Total: $40,000.00

2.5 Sidewalk Replacement

Quantity: 250 UOM: SY Unit Price: $125.00 Total: $31,250.00

2.6 Miscellaneous Restriping

Quantity: 23000 UOM: LF Unit Price: $2.50 Total: $57,500.00

3 Package Header

Add Alternate - N Florida (WWTP to 455)

Quantity: 1 UOM: EA Total: $292,137.00

Package Items

3.1 Asphalt Spot Repair

Quantity: 194 UOM: SY Unit Price: $98.00 Total: $19,012.00

3.2 Surface Treatment (PressurePave)

Quantity: 15945 UOM: SY Unit Price: $15.00 Total: $239,175.00

3.3 White Stop Bar

Quantity: 10 UOM: LF Unit Price: $25.00 Total: $250.00

3.4 Solid Yellow Stripe

Quantity: 14350 UOM: LF Unit Price: $2.00 Total: $28,700.00

3.5 Traffic Control

Quantity: 1 UOM: LS Unit Price: $5,000.00 Total: $5,000.00

4 Package Header

Add Alternate - Lynn Stambaugh

Quantity: 1 UOM: EA Total: $1,007,715.50

Package Items

4.1 Cement Treated (FDR) Existing Roadway

Quantity: 17406 UOM: SY Unit Price: $14.00 Total: $243,684.00

4.2 2-inch HMAC Type B

Quantity: 17406 UOM: SY Unit Price: $18.00 Total: $313,308.00

4.3 2-inch HMAC Type D

Quantity: 17406 UOM: SY Unit Price: $19.00 Total: $330,714.00

4.4 White Stop Bar

Quantity: 46 UOM: LF Unit Price: $15.00 Total: $690.00

4.5 Solid White Edge Stripe

Quantity: 9163 UOM: LF Unit Price: $2.00 Total: $18,326.00

4.6 Solid Yellow Stripe

Quantity: 4160 UOM: LF Unit Price: $2.00 Total: $8,320.00

4.7 Broken Yellow Stripe

Quantity: 850 UOM: LF Unit Price: $1.75 Total: $1,487.50

4.8 SWPPP

Quantity: 1 UOM: LS Unit Price: $3,500.00 Total: $3,500.00

4.9 Sod (Bermuda)

Quantity: 5207 UOM: SY Unit Price: $10.00 Total: $52,070.00

4.10 Traffic Control

Quantity: 1 UOM: LS Unit Price: $5,000.00 Total: $5,000.00

4.11 Silt Fence

Quantity: 9372 UOM: LF Unit Price: $3.00 Total: $28,116.00

4.12 Construction Entrance

Quantity: 1 UOM: EA Unit Price: $2,500.00 Total: $2,500.00

5 Package Header

Add Alternate - CR 127

Quantity: 1 UOM: EA Total: $192,759.00

Package Items

5.1 Cement Treated (FDR) Existing Roadway

Quantity: 3098 UOM: SY Unit Price: $14.00 Total: $43,372.00

5.2 2-inch HMAC Type B

Quantity: 3098 UOM: SY Unit Price: $18.00 Total: $55,764.00

5.3 2-inch HMAC Type D

Quantity: 3098 UOM: SY Unit Price: $19.00 Total: $58,862.00

5.4 White Stop Bar

Quantity: 13 UOM: LF Unit Price: $25.00 Total: $325.00

5.5 SWPPP

Quantity: 1 UOM: LS Unit Price: $3,500.00 Total: $3,500.00

5.6 Sod (Bermuda)

Quantity: 1347 UOM: SY Unit Price: $12.00 Total: $16,164.00

5.7 Traffic Control

Quantity: 1 UOM: LS Unit Price: $5,000.00 Total: $5,000.00

5.8 Silt Fence

Quantity: 2424 UOM: LF Unit Price: $3.00 Total: $7,272.00

5.9 Construction Entrance

Quantity: 1 UOM: EA Unit Price: $2,500.00 Total: $2,500.00

6 Package Header

Add Alternate - Quail Hollow

Quantity: 1 UOM: EA Total: $106,820.00

Package Items

6.1 Asphalt Spot Repair

Quantity: 195 UOM: SY Unit Price: $98.00 Total: $19,110.00

6.2 Surface Treatment (PressurePave)

Quantity: 5074 UOM: SY Unit Price: $15.00 Total: $76,110.00

6.3 White Stop Bar

Quantity: 12 UOM: LF Unit Price: $50.00 Total: $600.00

6.4 SWPPP

Quantity: 1 UOM: LS Unit Price: $3,500.00 Total: $3,500.00

6.5 Traffic Control

Quantity: 1 UOM: LS Unit Price: $5,000.00 Total: $5,000.00

6.6 Construction Entrance

Quantity: 1 UOM: EA Unit Price: $2,500.00 Total: $2,500.00

7 Package Header

Add Alternate - Harvest Glen

Quantity: 1 UOM: EA Total: $35,810.00

Package Items

7.1 Surface Treatment (PressurePave)

Quantity: 1654 UOM: SY Unit Price: $15.00 Total: $24,810.00

7.2 SWPPP

Quantity: 1 UOM: LS Unit Price: $3,500.00 Total: $3,500.00

7.3 Traffic Control

Quantity: 1 UOM: LS Unit Price: $5,000.00 Total: $5,000.00

7.4 Construction Entrance

Quantity: 1 UOM: EA Unit Price: $2,500.00 Total: $2,500.00

8 Package Header

Add Alternate - GA Moore

Quantity: 1 UOM: EA Total: $827,451.00

Package Items

8.1 Asphalt Spot Repair

Quantity: 5583 UOM: SY Unit Price: $98.00 Total: $547,134.00

8.2 Surface Treatment (PressurePave)

Quantity: 14777 UOM: SY Unit Price: $15.00 Total: $221,655.00

8.3 White Stop Bar

Quantity: 71 UOM: LF Unit Price: $15.00 Total: $1,065.00

8.4 Speed Zone Striping

Quantity: 34 UOM: LF Unit Price: $25.00 Total: $850.00

8.5 Solid White Edge Stripe

Quantity: 8785 UOM: LF Unit Price: $2.00 Total: $17,570.00

8.6 Solid White Storage Stripe

Quantity: 340 UOM: LF Unit Price: $2.00 Total: $680.00

8.7 Solid Yellow Stripe

Quantity: 8706 UOM: LF Unit Price: $2.00 Total: $17,412.00

8.8 Broken Yellow Stripe

Quantity: 620 UOM: LF Unit Price: $1.75 Total: $1,085.00

8.9 Turn Lane Marking

Quantity: 9 UOM: EA Unit Price: $500.00 Total: $4,500.00

8.10 Railroad Crossing Marking

Quantity: 2 UOM: LF Unit Price: $1,000.00 Total: $2,000.00

8.11 SWPPP

Quantity: 1 UOM: LS Unit Price: $3,500.00 Total: $3,500.00

8.12 Traffic Control

Quantity: 1 UOM: LS Unit Price: $7,500.00 Total: $7,500.00

8.13 Construction Entrance

Quantity: 1 UOM: EA Unit Price: $2,500.00 Total: $2,500.00

9 Package Header

Add Alternate - CR 134

Quantity: 1 UOM: EA Total: $205,427.00

Package Items

9.1 Asphalt Spot Repair

Quantity: 613 UOM: SY Unit Price: $98.00 Total: $60,074.00

9.2 Surface Treatment (PressurePave)

Quantity: 7091 UOM: SY Unit Price: $15.00 Total: $106,365.00

9.3 White Stop Bar

Quantity: 39 UOM: LF Unit Price: $50.00 Total: $1,950.00

9.4 Solid White Edge Stripe

Quantity: 4241 UOM: LF Unit Price: $2.00 Total: $8,482.00

9.5 Solid White Storage Stripe

Quantity: 215 UOM: LF Unit Price: $2.00 Total: $430.00

9.6 Solid Yellow Stripe

Quantity: 5758 UOM: LF Unit Price: $2.00 Total: $11,516.00

9.7 Yellow Cross Hatch Striping

Quantity: 222 UOM: LF Unit Price: $5.00 Total: $1,110.00

9.8 Turn Lane Marking

Quantity: 9 UOM: EA Unit Price: $500.00 Total: $4,500.00

9.9 SWPPP

Quantity: 1 UOM: LS Unit Price: $3,500.00 Total: $3,500.00

9.10 Traffic Control

Quantity: 1 UOM: LS Unit Price: $5,000.00 Total: $5,000.00

9.11 Construction Entrance

Quantity: 1 UOM: EA Unit Price: $2,500.00 Total: $2,500.00

10 Package Header

Add Alternate - Ash Street Intersection

Quantity: 1 UOM: EA Total: $269,835.00

Package Items

10.1 GENERAL SITE PREPARATION (INCLUDING TREE REMOVAL)

Quantity: 1 UOM: LS Unit Price: $15,000.00 Total: $15,000.00

10.2 UNCLASSIFIED STREET EXCAVATION

Quantity: 440 UOM: CY Unit Price: $35.00 Total: $15,400.00

10.3 EMBANKMENT (ROADWAY) (DENSITY CONTROL)

Quantity: 150 UOM: CY Unit Price: $35.00 Total: $5,250.00

10.4 SAWCUT, REMOVE EXISTING ASPHALT PAVEMENT (UP TO 8-INCH THICK)

Quantity: 762 UOM: SY Unit Price: $25.00 Total: $19,050.00

10.5 SAWCUT, REMOVE EXISTING CONCRETE PAVEMENT AND DRIVEWAY

Quantity: 115 UOM: SY Unit Price: $25.00 Total: $2,875.00

10.6 REMOVE EXISTING GRAVEL PAVEMENT AND DRIVEWAY

Quantity: 457 UOM: SY Unit Price: $20.00 Total: $9,140.00

10.7 REMOVE, STORE, AND RELOCATE EXISTING FENCE (STEEL POST)

Quantity: 200 UOM: LF Unit Price: $50.00 Total: $10,000.00

10.8 ADJUST EXISTING WASTEWATER MANHOLE TO FINISHED GRADE (INCLUDES NEW RINGS)

Quantity: 1 UOM: EA Unit Price: $2,500.00 Total: $2,500.00

10.9 ADJUST/RELOCATE EXISTING WATER METER/VALVE TO FINISHED GRADE

Quantity: 1 UOM: EA Unit Price: $500.00 Total: $500.00

10.10 6-INCH REINFORCED CONCRETE VALLEY GUTTER

Quantity: 52 UOM: SY Unit Price: $150.00 Total: $7,800.00

10.11 2-INCH HMAC TYPE D, INCLUDING TACK COAT & PRIME COAT AS REQUIRED

Quantity: 1120 UOM: SY Unit Price: $22.00 Total: $24,640.00

10.12 4-INCH HMAC TYPE B, INCLUDING TACK COAT & PRIME COAT AS REQUIRED

Quantity: 1120 UOM: SY Unit Price: $42.00 Total: $47,040.00

10.13 8-INCH FLEXBASE (TXDOT ITEM 247, TY A, GRADE 1 OR 2) W/TY II GEOGRID (INCLUDES EXCAVATION)

Quantity: 1195 UOM: SY Unit Price: $25.00 Total: $29,875.00

10.14 6-INCH REINFORCED CONCRETE PAVEMENT (COMMERCIAL DRIVEWAY)

Quantity: 47 UOM: SY Unit Price: $150.00 Total: $7,050.00

10.15 6-INCH FLEXBASE DRIVEWAY (TXDOT ITEM 247, TY A, GRADE 1 OR 2) W/TY II GEOGRID (INCLUDES EXCAVATION)

Quantity: 60 UOM: SY Unit Price: $25.00 Total: $1,500.00

10.16 BARRICADES, SIGNS, TRAFFIC HANDLING, AND MESSAGE BOARDS

Quantity: 1 UOM: LS Unit Price: $6,500.00 Total: $6,500.00

10.17 REFL PAV MRK TY I & TY II (Y) 6-INCH SOLID

Quantity: 550 UOM: LF Unit Price: $3.00 Total: $1,650.00

10.18 REFL PAV MRK TY I & TY II (W) 6-INCH SOLID

Quantity: 550 UOM: LF Unit Price: $3.00 Total: $1,650.00

10.19 REFL PAV MRK TY I & TY II (W) 8-INCH SOLID

Quantity: 150 UOM: LF Unit Price: $5.00 Total: $750.00

10.20 REFL PAV MRK TY I & TY II (W) 24-INCH SOLID

Quantity: 22 UOM: LF Unit Price: $50.00 Total: $1,100.00

10.21 REFL PAV MRK TY I & TY II (W) ARROW

Quantity: 2 UOM: EA Unit Price: $1,000.00 Total: $2,000.00

10.22 REFL PAV MRK TY I & TY II (W) WORD

Quantity: 1 UOM: EA Unit Price: $750.00 Total: $750.00

10.23 REFL PAV MRK TY I & TY II (W) 6-INCH BRK (PUPPY TRACKS)

Quantity: 125 UOM: LF Unit Price: $25.00 Total: $3,125.00

10.24 TYPE II-A-A 4-INCH RAISED PAVEMENT MARKER

Quantity: 7 UOM: EA Unit Price: $500.00 Total: $3,500.00

10.25 TYPE II-C-C 4-INCH RAISED PAVEMENT MARKER

Quantity: 15 UOM: EA Unit Price: $500.00 Total: $7,500.00

10.26 INSTALL NEW SIGN AND SIGN POST ASSEMBLY

Quantity: 2 UOM: EA Unit Price: $1,200.00 Total: $2,400.00

10.27 PROJECT SIGN

Quantity: 1 UOM: EA Unit Price: $1,500.00 Total: $1,500.00

10.28 STABILIZED CONSTRUCTION ENTRANCE (25-FTX50-FT) (ALLOWANCE)

Quantity: 1 UOM: EA Unit Price: $2,500.00 Total: $2,500.00

10.29 ROCK CHECK DAM (INSTALL/MAINTAIN/REMOVE)

Quantity: 3 UOM: EA Unit Price: $1,000.00 Total: $3,000.00

10.30 STORM WATER POLLUTION PREVENTION PLAN

Quantity: 1 UOM: LS Unit Price: $5,000.00 Total: $5,000.00

10.31 SEDIMENT CONTROL FENCE (FURNISH/INSTALL/MOVE/MAINTAIN/REMOVE)

Quantity: 600 UOM: LF Unit Price: $3.00 Total: $1,800.00

10.32 SOD WITH 4-INCH TOPSOIL

Quantity: 1749 UOM: SF Unit Price: $10.00 Total: $17,490.00

10.33 IRRIGATION & LANDSCAPE ADJUSTMENT & RESTORATION (ALLOWANCE)

Quantity: 1 UOM: LS Unit Price: $10,000.00 Total: $10,000.00

Response Total: $6,176,621.50

CITY OF CELINA
SOLICITATION RECAP

SOLICITATION #: 2026-038
SOLICITATION NAME: Annual Street Maintenance 2026
PROJECT #: N/A

Bid Opening Date	June 2, 2026	Bid Opening Time:	10:00 AM

Number of Invitations Sent/Vendors Notified:	703
Number of Submissions:	2
Number of Non-Responsive Bids:	1
Number of Responsive Bids:	1
Number of No Bids	4
Did any vendor apply for Local Preference? (Y/N)	No

Review/Evaluation:
An initial review was completed by Purchasing to determine the responsiveness of each bidder.

Two responses were received. Upon review, Apple Pavement Services was deemed non-responsible.

The one remaining responses was sent to the department and engineer of record for further review.

Budgeted Amount: $7,620,000.00

Contracted Price:

Recommendation:
Upon completion of the review, the department recommends lowest responsible vendor(s):

Recommended Vendor(s):	Grod Construction
Contract Term:	180 Calendar days

Ryan Quigley, Purchasing Agent
Submitted By

Date

Bid 2026-038 Annual Street Maintenance Opened 6/2/2026				Apple Pavement Services		GRod Construction, LLC	
Line #	**Description**	**QTY**	**UOM**	**Unit**	**Extended**	**Unit**	**Extended**
Base Bid							
1.1	Remove and Dispose of Asphalt Pavement	27334	SY	$ 25.00	$ 683,350.00	$ 16.00	$ 437,344.00
1.2	12-inch Flexbase	27334	SY	$ 30.00	$ 820,020.00	$ 40.00	$ 1,093,360.00
1.3	2-inch HMAC Type B	27334	SY	$ 18.00	$ 492,012.00	$ 16.75	$ 457,844.50
1.4	2-inch HMAC Type D	27334	SY	$ 19.00	$ 519,346.00	$ 17.00	$ 464,678.00
1.5	Remove and Replace Concrete Driveway	27	SY	$ 100.00	$ 2,700.00	$ 200.00	$ 5,400.00
1.6	Remove and Replace Asphalt Driveway	1139	SY	$ 95.00	$ 108,205.00	$ 88.00	$ 100,232.00
1.7	White Stop Bar	70	LF	$ 20.00	$ 1,400.00	$ 20.00	$ 1,400.00
1.8	Solid Yellow Stripe	3268	LF	$ 5.00	$ 16,340.00	$ 1.50	$ 4,902.00
1.9	Railroad Crossing Marking	2	LF	$ 250.00	$ 500.00	$ 2,500.00	$ 5,000.00
1.10	Remove Existing Culvert	42	EA	$ 1,500.00	$ 63,000.00	$ 650.00	$ 27,300.00
1.11	Hydro-Jet Culverts	15	EA	$ 500.00	$ 7,500.00	$ 500.00	$ 7,500.00
1.12	12-Inch Class III Reinforced Concrete Pipe	492	LF	$ 150.00	$ 73,800.00	$ 110.00	$ 54,120.00
1.13	18-Inch Class III Reinforced Concrete Pipe	303	LF	$ 160.00	$ 48,480.00	$ 150.00	$ 45,450.00
1.14	21-Inch Class III Reinforced Concrete Pipe	24	LF	$ 185.00	$ 4,440.00	$ 280.00	$ 6,720.00
1.15	24-Inch Class III Reinforced Concrete Pipe	63	LF	$ 200.00	$ 12,600.00	$ 588.00	$ 37,044.00
1.16	12-Inch Safety End Treatment	2	LF	$ 2,200.00	$ 4,400.00	$ 1,000.00	$ 2,000.00
1.17	18-Inch Safety End Treatment	12	LF	$ 3,000.00	$ 36,000.00	$ 1,200.00	$ 14,400.00
1.18	24-Inch Safety End Treatment	2	LF	$ 4,000.00	$ 8,000.00	$ 1,400.00	$ 2,800.00
1.19	24-Inch Headwall	2	LF	$ 6,500.00	$ 13,000.00	$ 4,500.00	$ 9,000.00
1.20	SWPPP	12	EA	$ 1,200.00	$ 14,400.00	$ 2,500.00	$ 30,000.00
1.21	Sod (Bermuda)	13631	SY	$ 12.00	$ 163,572.00	$ 15.00	$ 204,465.00
1.22	Traffic Control	12	EA	$ 3,500.00	$ 42,000.00	$ 5,000.00	$ 60,000.00
1.23	Silt Fence	24534	LF	$ 3.00	$ 73,602.00	$ 1.00	$ 24,534.00

1.24	Construction Entrance	12	EA	$ 2,500.00	$ 30,000.00	$ 2,000.00	$ 24,000.00
	Sub Total				$ 3,238,667.00		$ 3,119,493.50
	Add Alternate - Misc Repairs						
2.1	Asphalt Spot Repair	1500	SY	$ 98.00	$ 147,000.00	$ 110.00	$ 165,000.00
2.2	Surface Treatment (PressurePave)	16365	SY	$ 15.00	$ 245,475.00	$ 20.00	$ 327,300.00
2.3	Concrete Panel Replacement	2500	SY	$ 130.00	$ 325,000.00	$ 200.00	$ 500,000.00
2.4	Crack Sealing	40000	LF	$ 1.00	$ 40,000.00	$ 4.00	$ 160,000.00
2.5	Sidewalk Replacement	250	SY	$ 125.00	$ 31,250.00	$ 110.00	$ 27,500.00
2.6	Miscellaneous Restriping	23000	LF	$ 2.50	$ 57,500.00	$ 10.00	$ 230,000.00
	Sub Total				$ 846,225.00		$ 1,409,800.00
	Add Alternate - N Florida (WWTP to 455)						
3.1	Asphalt Spot Repair	194	SY	$ 98.00	$ 19,012.00	$ 110.00	$ 21,340.00
3.2	Surface Treatment (PressurePave)	15945	SY	$ 15.00	$ 239,175.00	$ 20.00	$ 318,900.00
3.3	White Stop Bar	10	LF	$ 25.00	$ 250.00	$ 25.00	$ 250.00
3.4	Solid Yellow Stripe	14350	LF	$ 2.00	$ 28,700.00	$ 1.50	$ 21,525.00
3.5	Traffic Control	1	LS	$ 5,000.00	$ 5,000.00	$ 6,500.00	$ 6,500.00
	Sub Total				$ 292,137.00		$ 368,515.00
	Add Alternate - Lynn Stambaugh						
4.1	Cement Treated (FDR) Existing Roadway	17406	SY	$ 14.00	$ 243,684.00	$ 24.50	$ 426,447.00
4.2	2-inch HMAC Type B	17406	SY	$ 18.00	$ 313,308.00	$ 17.00	$ 295,902.00
4.3	2-inch HMAC Type D	17406	SY	$ 19.00	$ 330,714.00	$ 17.50	$ 304,605.00
4.4	White Stop Bar	46	LF	$ 15.00	$ 690.00	$ 25.00	$ 1,150.00
4.5	Solid White Edge Stripe	9163	LF	$ 2.00	$ 18,326.00	$ 1.10	$ 10,079.30
4.6	Solid Yellow Stripe	4160	LF	$ 2.00	$ 8,320.00	$ 1.10	$ 4,576.00
4.7	Broken Yellow Stripe	850	LF	$ 1.75	$ 1,487.50	$ 1.50	$ 1,275.00
4.8	SWPPP	1	LS	$ 3,500.00	$ 3,500.00	$ 2,000.00	$ 2,000.00
4.9	Sod (Bermuda)	5207	SY	$ 10.00	$ 52,070.00	$ 13.00	$ 67,691.00
4.10	Traffic Control	1	LS	$ 5,000.00	$ 5,000.00	$ 6,500.00	$ 6,500.00
4.11	Silt Fence	9372	LF	$ 3.00	$ 28,116.00	$ 3.00	$ 28,116.00
4.12	Construction Entrance	1	EA	$ 2,500.00	$ 2,500.00	$ 2,000.00	$ 2,000.00
	Sub Total				$ 1,007,715.50		$ 1,150,341.30
	Add Alternate - CR 127						

5.1	Cement Treated (FDR) Existing Roadway	3098	SY	$ 14.00	$ 43,372.00	$ 24.50	$ 75,901.00
5.2	2-inch HMAC Type B	3098	SY	$ 18.00	$ 55,764.00	$ 18.50	$ 57,313.00
5.3	2-inch HMAC Type D	3098	SY	$ 19.00	$ 58,862.00	$ 19.00	$ 58,862.00
5.4	White Stop Bar	13	LF	$ 25.00	$ 325.00	$ 25.00	$ 325.00
5.5	SWPPP	1	LS	$ 3,500.00	$ 3,500.00	$ 2,000.00	$ 2,000.00
5.6	Sod (Bermuda)	1347	SY	$ 12.00	$ 16,164.00	$ 13.00	$ 17,511.00
5.7	Traffic Control	1	LS	$ 5,000.00	$ 5,000.00	$ 6,500.00	$ 6,500.00
5.8	Silt Fence	2424	LF	$ 3.00	$ 7,272.00	$ 3.00	$ 7,272.00
5.9	Construction Entrance	1	EA	$ 2,500.00	$ 2,500.00	$ 2,000.00	$ 2,000.00
	Sub Total				$ 192,759.00		$ 227,684.00
	Add Alternate - Quail Hollow						
6.1	Asphalt Spot Repair	195	SY	$ 98.00	$ 19,110.00	$ 125.00	$ 24,375.00
6.2	Surface Treatment (PressurePave)	5074	SY	$ 15.00	$ 76,110.00	$ 25.00	$ 126,850.00
6.3	White Stop Bar	12	LF	$ 50.00	$ 600.00	$ 25.00	$ 300.00
6.4	SWPPP	1	LS	$ 3,500.00	$ 3,500.00	$ 2,000.00	$ 2,000.00
6.5	Traffic Control	1	LS	$ 5,000.00	$ 5,000.00	$ 6,500.00	$ 6,500.00
6.6	Construction Entrance	1	EA	$ 2,500.00	$ 2,500.00	$ 2,000.00	$ 2,000.00
	Sub Total				$ 106,820.00		$ 162,025.00
	Add Alternate - Harvest Glen						
7.1	Surface Treatment (PressurePave)	1654	SY	$ 15.00	$ 24,810.00	$ 25.00	$ 41,350.00
7.2	SWPPP	1	LS	$ 3,500.00	$ 3,500.00	$ 2,000.00	$ 2,000.00
7.3	Traffic Control	1	LS	$ 5,000.00	$ 5,000.00	$ 6,500.00	$ 6,500.00
7.4	Construction Entrance	1	EA	$ 2,500.00	$ 2,500.00	$ 2,000.00	$ 2,000.00
	Sub Total				$ 35,810.00		$ 51,850.00
	Add Alternate - GA Moore						
8.1	Asphalt Spot Repair	5583	SY	$ 98.00	$ 547,134.00	$ 110.00	$ 614,130.00
8.2	Surface Treatment (PressurePave)	14777	SY	$ 15.00	$ 221,655.00	$ 21.00	$ 310,317.00
8.3	White Stop Bar	71	LF	$ 15.00	$ 1,065.00	$ 25.00	$ 1,775.00
8.4	Speed Zone Striping	34	LF	$ 25.00	$ 850.00	$ 20.00	$ 680.00
8.5	Solid White Edge Stripe	8785	LF	$ 2.00	$ 17,570.00	$ 1.35	$ 11,859.75
8.6	Solid White Storage Stripe	340	LF	$ 2.00	$ 680.00	$ 2.00	$ 680.00
8.7	Solid Yellow Stripe	8706	LF	$ 2.00	$ 17,412.00	$ 1.50	$ 13,059.00
8.8	Broken Yellow Stripe	620	LF	$ 1.75	$ 1,085.00	$ 2.00	$ 1,240.00

8.9	Turn Lane Marking	9	EA	$ 500.00	$ 4,500.00	$ 350.00	$ 3,150.00
8.10	Railroad Crossing Marking	2	LF	$ 1,000.00	$ 2,000.00	$ 2,000.00	$ 4,000.00
8.11	SWPPP	1	LS	$ 3,500.00	$ 3,500.00	$ 2,000.00	$ 2,000.00
8.12	Traffic Control	1	LS	$ 7,500.00	$ 7,500.00	$ 6,500.00	$ 6,500.00
8.13	Construction Entrance	1	EA	$ 2,500.00	$ 2,500.00	$ 2,000.00	$ 2,000.00
	Sub Total				$ 827,451.00		$ 971,390.75
	Add Alternate - CR 134						
9.1	Asphalt Spot Repair	613	SY	$ 98.00	$ 60,074.00	$ 110.00	$ 67,430.00
9.2	Surface Treatment (PressurePave)	7091	SY	$ 15.00	$ 106,365.00	$ 25.00	$ 177,275.00
9.3	White Stop Bar	39	LF	$ 50.00	$ 1,950.00	$ 25.00	$ 975.00
9.4	Solid White Edge Stripe	4241	LF	$ 2.00	$ 8,482.00	$ 1.30	$ 5,513.30
9.5	Solid White Storage Stripe	215	LF	$ 2.00	$ 430.00	$ 2.00	$ 430.00
9.6	Solid Yellow Stripe	5758	LF	$ 2.00	$ 11,516.00	$ 1.30	$ 7,485.40
9.7	Yellow Cross Hatch Striping	222	LF	$ 5.00	$ 1,110.00	$ 12.00	$ 2,664.00
9.8	Turn Lane Marking	9	EA	$ 500.00	$ 4,500.00	$ 350.00	$ 3,150.00
9.9	SWPPP	1	LS	$ 3,500.00	$ 3,500.00	$ 2,000.00	$ 2,000.00
9.10	Traffic Control	1	LS	$ 5,000.00	$ 5,000.00	$ 6,500.00	$ 6,500.00
9.11	Construction Entrance	1	EA	$ 2,500.00	$ 2,500.00	$ 2,000.00	$ 2,000.00
	Sub Total				$ 205,427.00		$ 275,422.70
	Add Alternate - Ash Street Intersection						
10.1	GENERAL SITE PREPARATION (INCLUDING TREE REMOVAL)	1	LS	$ 15,000.00	$ 15,000.00	$ 7,500.00	$ 7,500.00
10.2	UNCLASSIFIED STREET EXCAVATION	440	CY	$ 35.00	$ 15,400.00	$ 25.00	$ 11,000.00
10.3	EMBANKMENT (ROADWAY) (DENSITY CONTROL)	150	CY	$ 35.00	$ 5,250.00	$ 45.00	$ 6,750.00
10.4	SAWCUT, REMOVE EXISTING ASPHALT PAVEMENT (UP TO 8-INCH THICK)	762	SY	$ 25.00	$ 19,050.00	$ 20.00	$ 15,240.00
10.5	SAWCUT, REMOVE EXISTING CONCRETE PAVEMENT AND DRIVEWAY	115	SY	$ 25.00	$ 2,875.00	$ 35.00	$ 4,025.00
10.6	REMOVE EXISTING GRAVEL PAVEMENT AND DRIVEWAY	457	SY	$ 20.00	$ 9,140.00	$ 5.00	$ 2,285.00
10.7	REMOVE, STORE, AND RELOCATE EXISTING FENCE (STEEL POST)	200	LF	$ 50.00	$ 10,000.00	$ 70.00	$ 14,000.00

10.8	ADJUST EXISTING WASTEWATER MANHOLE TO FINISHED GRADE (INCLUDES NEW RINGS)	1	EA	$ 2,500.00	$ 2,500.00	$ 950.00	$ 950.00
10.9	ADJUST/RELOCATE EXISTING WATER METER/VALVE TO FINISHED GRADE	1	EA	$ 500.00	$ 500.00	$ 450.00	$ 450.00
10.10	6-INCH REINFORCED CONCRETE VALLEY GUTTER	52	SY	$ 150.00	$ 7,800.00	$ 150.00	$ 7,800.00
10.11	2-INCH HMAC TYPE D, INCLUDING TACK COAT & PRIME COAT AS REQUIRED	1120	SY	$ 22.00	$ 24,640.00	$ 20.00	$ 22,400.00
10.12	4-INCH HMAC TYPE B, INCLUDING TACK COAT & PRIME COAT AS REQUIRED	1120	SY	$ 42.00	$ 47,040.00	$ 34.00	$ 38,080.00
10.13	8-INCH FLEXBASE (TXDOT ITEM 247, TY A, GRADE 1 OR 2) W/TY II GEOGRID (INCLUDES EXCAVATION)	1195	SY	$ 25.00	$ 29,875.00	$ 25.00	$ 29,875.00
10.14	6-INCH REINFORCED CONCRETE PAVEMENT (COMMERCIAL DRIVEWAY)	47	SY	$ 150.00	$ 7,050.00	$ 150.00	$ 7,050.00
10.15	6-INCH FLEXBASE DRIVEWAY (TXDOT ITEM 247, TY A, GRADE 1 OR 2) W/TY II GEOGRID (INCLUDES EXCAVATION)	60	SY	$ 25.00	$ 1,500.00	$ 50.00	$ 3,000.00
10.16	BARRICADES, SIGNS, TRAFFIC HANDLING, AND MESSAGE BOARDS	1	LS	$ 6,500.00	$ 6,500.00	$ 10,000.00	$ 10,000.00
10.17	REFL PAV MRK TY I & TY II (Y) 6-INCH SOLID	550	LF	$ 3.00	$ 1,650.00	$ 2.25	$ 1,237.50
10.18	REFL PAV MRK TY I & TY II (W) 6-INCH SOLID	550	LF	$ 3.00	$ 1,650.00	$ 2.25	$ 1,237.50
10.19	REFL PAV MRK TY I & TY II (W) 8-INCH SOLID	150	LF	$ 5.00	$ 750.00	$ 4.00	$ 600.00
10.20	REFL PAV MRK TY I & TY II (W) 24-INCH SOLID	22	LF	$ 50.00	$ 1,100.00	$ 25.00	$ 550.00
10.21	REFL PAV MRK TY I & TY II (W) ARROW	2	EA	$ 1,000.00	$ 2,000.00	$ 350.00	$ 700.00
10.22	REFL PAV MRK TY I & TY II (W) WORD	1	EA	$ 750.00	$ 750.00	$ 450.00	$ 450.00

10.23	REFL PAV MRK TY I & TY II (W) 6-INCH BRK (PUPPY TRACKS)	125	LF	$ 25.00	$ 3,125.00	$ 3.00	$ 375.00
10.24	TYPE II-A-A 4-INCH RAISED PAVEMENT MARKER	7	EA	$ 500.00	$ 3,500.00	$ 25.00	$ 175.00
10.25	TYPE II-C-C 4-INCH RAISED PAVEMENT MARKER	15	EA	$ 500.00	$ 7,500.00	$ 25.00	$ 375.00
10.26	INSTALL NEW SIGN AND SIGN POST ASSEMBLY	2	EA	$ 1,200.00	$ 2,400.00	$ 2,500.00	$ 5,000.00
10.27	PROJECT SIGN	1	EA	$ 1,500.00	$ 1,500.00	$ 650.00	$ 650.00
10.28	STABILIZED CONSTRUCTION ENTRANCE (25-FTX50-FT) (ALLOWANCE)	1	EA	$ 2,500.00	$ 2,500.00	$ 2,000.00	$ 2,000.00
10.29	ROCK CHECK DAM (INSTALL/MAINTAIN/REMOVE)	3	EA	$ 1,000.00	$ 3,000.00	$ 1,100.00	$ 3,300.00
10.30	STORM WATER POLLUTION PREVENTION PLAN	1	LS	$ 5,000.00	$ 5,000.00	$ 2,000.00	$ 2,000.00
10.31	SEDIMENT CONTROL FENCE (FURNISH/INSTALL/MOVE/MAINTAIN/REMOVE)	600	LF	$ 3.00	$ 1,800.00	$ 3.50	$ 2,100.00
10.32	SOD WITH 4-INCH TOPSOIL	1749	SF	$ 10.00	$ 17,490.00	$ 3.00	$ 5,247.00
10.33	IRRIGATION & LANDSCAPE ADJUSTMENT & RESTORATION (ALLOWANCE)	1	LS	$ 10,000.00	$ 10,000.00	$ 5,000.00	$ 5,000.00
	Sub Total				$ 269,835.00		$ 211,402.00

Grand Totals

				Apple Pavement Services	**GRod Construction**
	Base Bid			$ 3,238,667.00	$ 3,119,493.50
	Base Bid + Misc Repairs			$ 4,084,892.00	$ 6,238,987.00
	Base Bid + Alt 1			$ 3,530,804.00	$ 3,488,008.50
	Base Bid + Alt 2			$ 4,246,382.50	$ 4,269,834.80
	Base Bid + Alt 3			$ 3,431,426.00	$ 3,347,177.50
	Base Bid + Alt 4			$ 3,345,487.00	$ 3,281,518.50
	Base Bid + Alt 5			$ 3,274,477.00	$ 3,171,343.50
	Base Bid + Alt 6			$ 4,066,118.00	$ 4,090,884.25
	Base Bid + Alt 7			$ 3,444,094.00	$ 3,394,916.20
	Base Bid + Alt 8			$ 3,508,502.00	$ 3,330,895.50
	Base Bid + Alt 1 + Alt 2			$ 4,538,519.50	$ 4,638,349.80
	Base Bid + Alt 1 + Alt 2 + Alt 3			$ 4,731,278.50	$ 4,866,033.80
	Base Bid + Alt 1 + Alt 2 + Alt 3 + Alt 4			$ 4,838,098.50	$ 5,028,058.80
	Base Bid + Alt 1 + Alt 2 + Alt 3 + Alt 4 + Alt 5			$ 4,873,908.50	$ 5,079,908.80
	Base Bid + Alt 1 + Alt 2 + Alt 3 + Alt 4 + Alt 5 + Alt 6			$ 5,701,359.50	$ 6,051,299.55
	Base Bid + Alt 1 + Alt 2 + Alt 3 + Alt 4 + Alt 5 + Alt 6 + Alt 7			$ 5,906,786.50	$ 6,326,722.25
	Base Bid + Alt 1 + Alt 2 + Alt 3 + Alt 4 + Alt 5 + Alt 6 + Alt 7 + Alt 8			$ 6,176,621.50	$ 6,538,124.25
	Base Bid + All Alts + Misc Repairs			**$ 7,022,846.50**	**$ 7,947,924.25**

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2026-1407917

Date Filed:
01/13/2026

Date Acknowledged:
06/23/2026

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Apple Pavement Services LLC
Dallas, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Celina

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

2026-015
Paving and Utilities

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20_____.
(month) (year)

The Celina Purchasing Department has Received and Acknowledged this Form 1295 as required by Texas Government Code, Section 2252.908. Forms are acknowledged through the Ethics Commission website, and the final acknowledged form does not include a signature. The original document is on file in the bid folder and includes the required signature.

_____
Signature of authorized agent of contracting business entity
(Declarant)

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: William Janney, Director of Engineering
CC: Kimberly Brawner, Assistant City Manager
Date: July 14, 2026

Agenda Item:
Consider and act to award CSP 2026-037 for the 3.0 MGD Downtown Water Reclamation Facility (WRF) Improvements project to Drake General Contractors, LLC, at the unit prices listed in the amount of $66,997,000.00 plus five percent (5%) contingency in the amount of $3,349,850.00 for a total not to exceed $70,346,850.00. (Janney)

Background Information:
On March 9, 2021, City Council approved the design contract for the 3.0 MGD improvements to the Downtown WRF to Garver, LLC.

The solicitation was issued as a Competitive Sealed Proposal (CSP) in which four vendors responded. The City and Engineer of Record evaluated the bid submissions based on cost, construction approach and schedule, the firm's experience, safety record, and financial strength. After Purchasing reviewed the evaluation results, the Engineer of Record submitted a recommendation to award the bid to Drake General Contractors, LLC. Staff concurs and is requesting award of the base bid. The project includes:

- New treatment units
- New chemical, odor control, and administration facilities
- Improvements to existing facilities, piping, site development, drainage, electrical, instrumentation, and control

Legal Review:
The agreement has been previously reviewed and approved.

Supporting Documents:

1. Staff Presentation
2. Agreement
3. Agenda Recap
4. Bid Tabulation
5. Scoring Worksheet
6. Form 1295

Financial Consideration:
Funding is available through Bonds and Sewer Capital Recovery Fees. Expenditures will not exceed appropriated funds, and funds will be committed upon issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding CSP #2026-037 as presented.



3.0 MGD Downtown WRF Improvements

Bid 2026-037

July 14, 2026

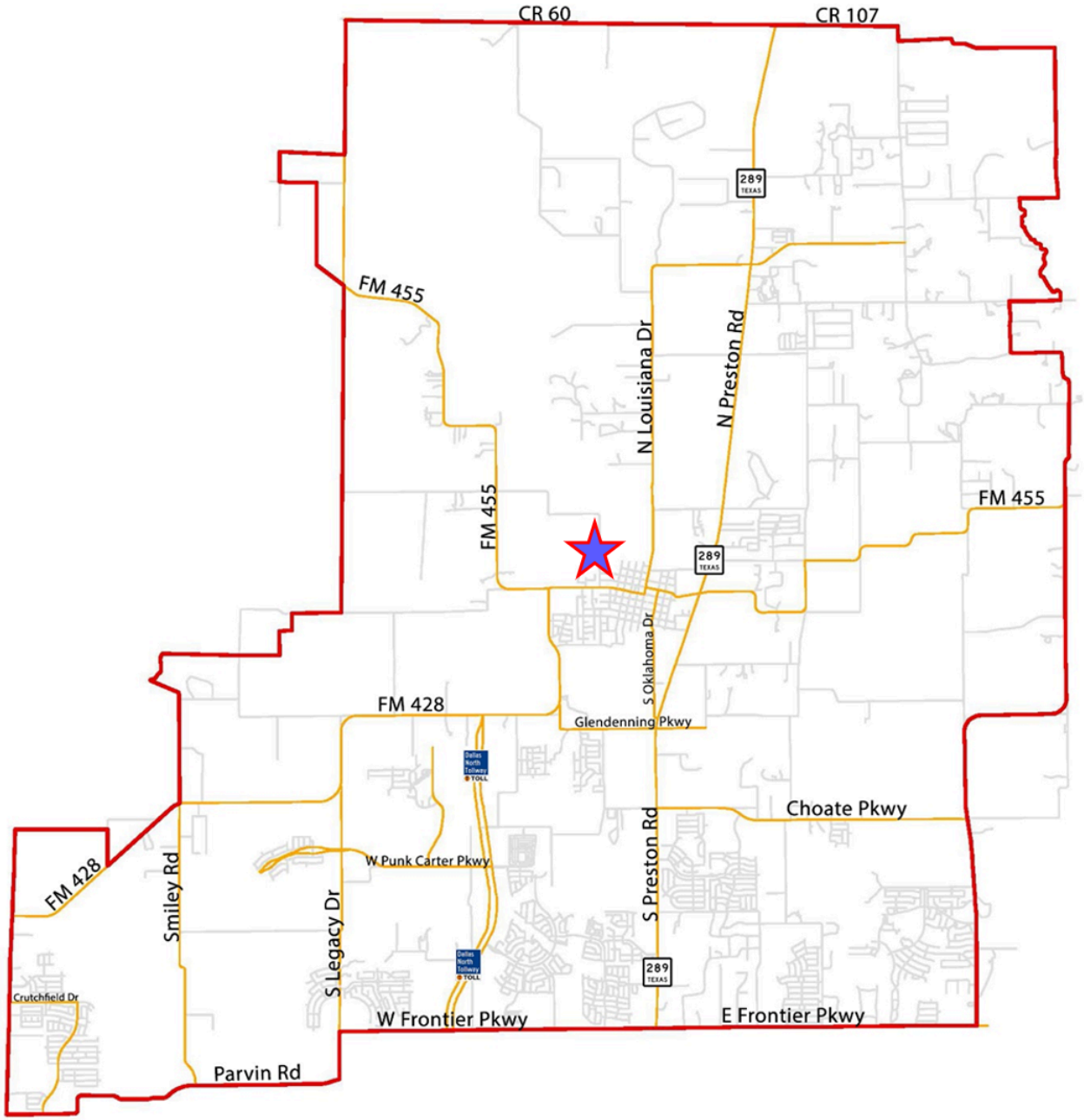
William Janney, PE

Director of Engineering

Location Map

Downtown Water Reclamation Facility

700 N Florida Drive Celina, TX



Background

A. March 9, 2021 - Council approved design contract for 3.0 MGD Downtown WRF Improvements

B. June 2, 2026 - City received responses to the Competitive Sealed Proposal (CSP) 2026-037 for construction of improvements

C. Bid invitation was advertised in the local paper and posted on the City's eProcurement system and one thousand two hundred and eighty-six (1286) vendors were notified

D. Four (4) bids were received and evaluated by City staff and Garver, based on the CSP criteria

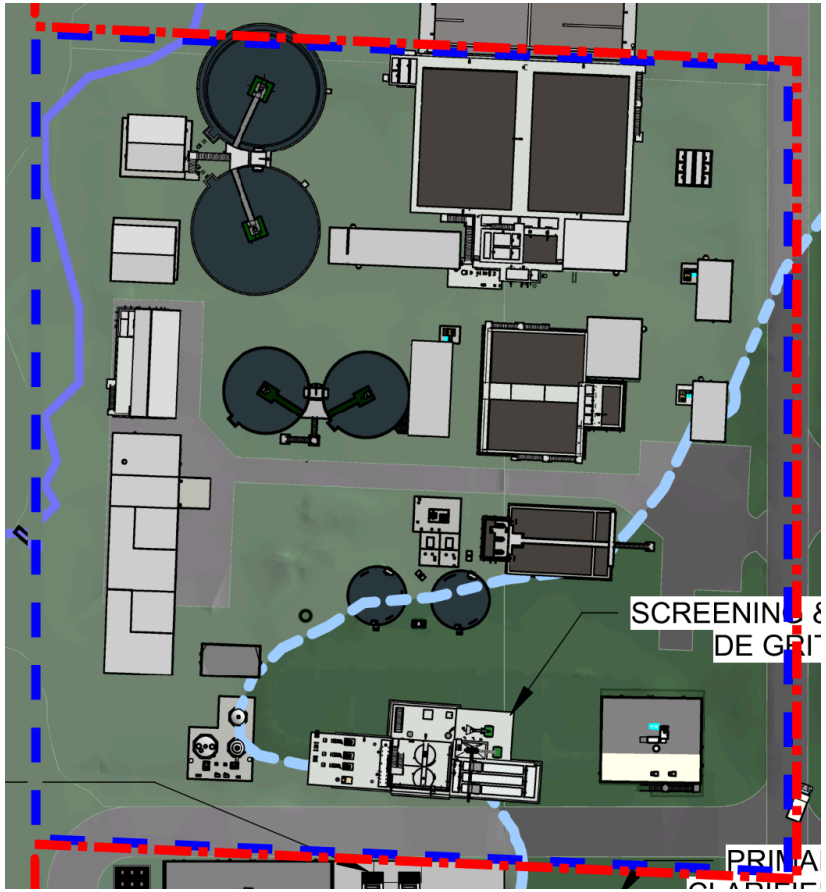
E. Staff recommends Drake General Contractors, LLC as the most qualified bidder

Scope of Work

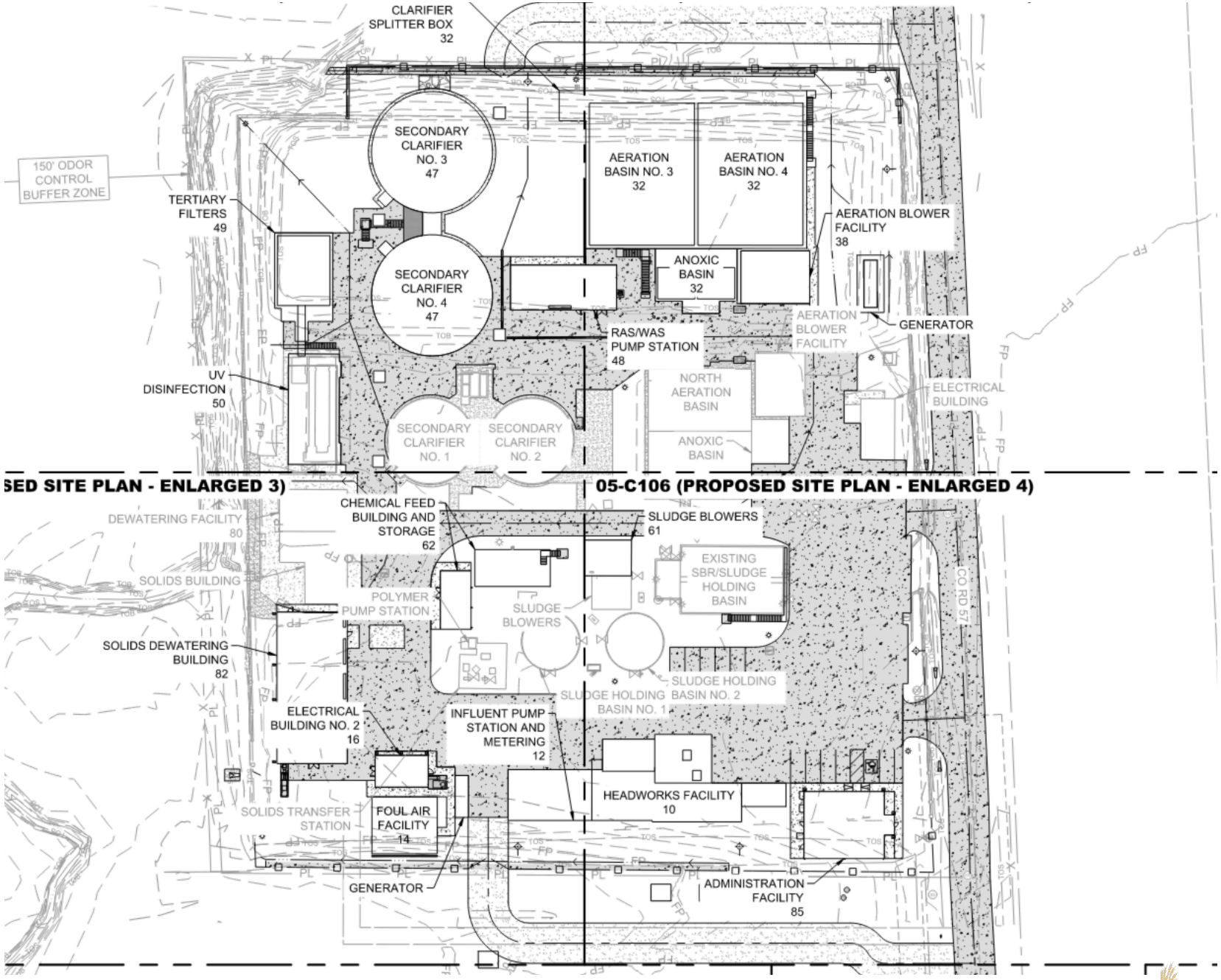
A. New Treatment Units
   A. Headworks and screening facility
   B. Grit removal facility
   C. Influent pump station
   D. Anoxic and aeration basins
   E. Secondary clarifier
   F. Tertiary filtration facility
   G. UV disinfection facility
   H. Effluent metering facility

B. New chemical, odor control, and administration facilities

C. Improvements to existing facilities, piping, site development, drainage, electrical, instrumentation, and control



Site Plan


CLARIFIER SPLITTER BOX 32
SECONDARY CLARIFIER NO. 3 47
AERATION BASIN NO. 3 32
AERATION BASIN NO. 4 32
150' ODOR CONTROL BUFFER ZONE
TERTIARY FILTERS 49
AERATION BLOWER FACILITY 38
ANOXIC BASIN 32
SECONDARY CLARIFIER NO. 4 47
GENERATOR
RAS/WAS PUMP STATION 48
AERATION BLOWER FACILITY
UV DISINFECTION 50
NORTH AERATION BASIN
ELECTRICAL BUILDING
SECONDARY CLARIFIER NO. 1
SECONDARY CLARIFIER NO. 2
ANOXIC BASIN
SED SITE PLAN - ENLARGED 3)
05-C106 (PROPOSED SITE PLAN - ENLARGED 4)
CHEMICAL FEED BUILDING AND STORAGE 62
SLUDGE BLOWERS 61
DEWATERING FACILITY 80
EXISTING SBR/SLUDGE HOLDING BASIN
SOLIDS BUILDING
POLYMER PUMP STATION
SLUDGE BLOWERS
CO RD 57
SOLIDS DEWATERING BUILDING 82
SLUDGE HOLDING BASIN NO. 2
SLUDGE HOLDING BASIN NO. 1
ELECTRICAL BUILDING NO. 2 16
INFLUENT PUMP STATION AND METERING 12
HEADWORKS FACILITY 10
SOLIDS TRANSFER STATION
FOUL AIR FACILITY 14
GENERATOR
ADMINISTRATION FACILITY 85

Construction Schedule

A | Construction Start - 3rd Quarter 2026

B | Final Completion - 2nd Quarter 2029

Bid 2026-037

Bidder	Base Bid
Drake General Contractors LLC	$66,997,000.00
Garney Companies, Inc.	$79,441,300.00
Felix Construction	$82,339,250.00
Thalle Construction	$84,026,245.00

A | First apparent qualified bidder: Drake General Contractors, LLC

B | Contract Days: 920

C | Opinion of Probable Construction Cost (OPCC): $67,715,000

D | Bid Price: $66,997,000

E | 5% Contingency: $3,349,850

F | Total Not to Exceed: **$70,346,850**



Thank You!

Docusign Envelope ID: 5219A17F-103D-8A88-8287-8EE9EC20AAFF

SECTION 00410

EJCDC STANDARD FORM OF AGREEMENT

BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE

THIS AGREEMENT is by and between the **City of Celina** (OWNER) and Drake General Contractors LLC CONTRACTOR). OWNER and CONTRACTOR, in consideration of the mutual covenants, agree as follows:

ARTICLE 1 – WORK

1.01 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

City of Celina
Celina 3.0 MGD Downtown WRF Improvements
BID 2026-037

ARTICLE 2 – THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

The Project consists of the construction of City of Celina's Downtown WRF Improvements include a headworks facility including influent screening with screenings transport and processing facilities, together with grit removal with grit pumping and grit processing facilities, an influent pumping facility, aeration basin splitter box, influent flow meters, aeration basin facilities with aeration blower facilities, mixed liquor splitter facilities, secondary clarification, and return activated sludge (RAS) and/was waste activated sludge (WAS) pumping facility. Tertiary filtration facilities are followed by ultraviolet (UV) disinfection facilities with an effluent metering facility. Installs additional UV disinfection trains and associated appurtenances in existing UV channels and installs new control appurtenances. An electrical distribution with adjoining office/laboratory facilities is provided together with a standby power generator unit. Sludge transfer pumps direct solids from the existing sludge holding tanks to a sludge dewatering facility that uses belt press technology. Chemical facilities, odor control facilities and an administration facility are project elements. The project includes an associated array of piping enhancements, site development enhancements, drainage improvements and civil/yard enhancements, install power supply from electric utility, interconnect with City's potable water network, together with electrical, instrumentation, and control enhancements to develop a complete and functional facility capable of treating 3.0 MGD permitted design flow.

ARTICLE 3 – ENGINEER

3.01 The Project has been designed by **Garver LLC,** which hereinafter called ENGINEER, and which is to act as OWNER'S representative, assume all duties and responsibilities, and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

4.01 Time of the Essence

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 Days to Achieve Substantial Completion and Final Payment

A. The Work will be substantially completed within 720 calendar days after the date when the Contract Times commence to run as provided in paragraph 2.03 of the General Conditions and completed and ready for final payment in accordance with paragraph 14.07 of the

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General Conditions within 920 calendar days after the date when the Contract Times commence to run.

4.03 Liquidated Damages

A. CONTRACTOR and OWNER recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty), CONTRACTOR shall pay OWNER $2,500 for each day that expires after the time specified in paragraph 4.02 for Substantial Completion until the Work is substantially complete. After Substantial Completion, if CONTRACTOR shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by OWNER, CONTRACTOR shall pay OWNER $2,500 for each day that expires after the time specified in paragraph 4.02 for completion and readiness for final payment until the Work is completed and ready for final payment.

ARTICLE 5 – CONTRACT PRICE

5.01 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to paragraphs 5.01.

For all Work other than Unit Price Work, a Lump sum of: **$66,997,000.00**

All specific cash allowances are included in the above price and have been computed in accordance with paragraph 11.02 of the General Conditions.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments

A. CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for payment will be processed by ENGINEER as provided in the General Conditions.

6.02 Progress Payments; Retainage

A. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR'S Applications for Payment on or about the ***last*** day of each month during performance of the Work as provided in paragraphs 6.02.A.1 and 6.02.A.2 below. All such payments will be measured by the schedule of values established in paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements:

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER may determine or OWNER may withhold, in accordance with paragraph 14.02 of the General Conditions:

   a. ***95%*** of Work completed (with the balance being retainage).

   b. ***95%*** of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

2. Upon Substantial Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to ***95%*** of the Work completed, less such amounts as ENGINEER shall determine in accordance with paragraph 14.02.B.5 of the General Conditions and less ***100%*** of ENGINEER's estimate of the value of Work to be

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completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

6.03 Final Payment

A. Upon final completion and acceptance of the Work in accordance with paragraph 14.07 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 14.07.

ARTICLE 7 – INTEREST

7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the rate of ***0%*** per annum.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

A. CONTRACTOR has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.

B. CONTRACTOR has visited the site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. CONTRACTOR is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. CONTRACTOR has carefully studied all: (1) Geotechnical Investigations, explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site which have been identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions.

E. CONTRACTOR does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

F. CONTRACTOR is aware of the general nature of Work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Contract Documents.

G. CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

H. CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.`

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 Contents

A. The Contract Documents consist of the following in their entirety:

1. This Agreement;
2. Performance Bond;
3. Payment Bond;

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4. Maintenance Bond;
5. General Conditions;
6. Supplementary Conditions;
7. Specification as listed in the table of contents of the Project Manual;
8. Drawings;
9. All Addenda;
10. Exhibits to this Agreement:
    a. CONTRACTOR'S Bid Response;
    b. CONTRACTOR'S Insurance
    c. Documentation submitted by CONTRACTOR prior to Notice of Award
11. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
    a. Written Amendments;
    b. Work Change Directives;
    c. Change Order(s).

B. The documents listed in paragraph 9.01. Are attached to this Agreement (except s expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in paragraph 3.04 of the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 Terms

A. Terms used in this Agreement will have the meanings indicated in the General Conditions.

10.02 Assignment of Contract

A. No assignment by a party hereto of any rights under or interests on the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 Successors and Assigns

A. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 Severability

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law of Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 Contractor's Certifications

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph

10.05:

1. “corrupt practice” means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;
2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have assigned this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or on their behalf.

EXECUTED in single or multiple originals effective once signed by both parties.

CITY OF CELINA, TEXAS	**CONTRACTOR**
	Signed by: Jeff Reynolds 773355010A414D4...
Signature	**Signature**
	Jeff Reynolds VP
Printed Name & Title	Printed Name & Title
	6/22/2026
Date	Date
Address for giving notices:	Address for giving notices:
City of Celina **142 N. Ohio** **Celina, TX 75009** **469-813-4194** **contracts@celina-tx.gov**	1540 NW Loop 286 Paris, TX 75460 United States (903)784-4321 jreynolds@buildwithdrake.com

EJCDC® C-410, Bid Form for Construction Contract.
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2026-037 Addendum 7
Drake General Contractors LLC
Supplier Response

Event Information

Number: 2026-037 Addendum 7
Title: Celina 3.0 MGD Downtown WRF Improvements
Type: Invitation to Bid
Issue Date: 4/17/2026
Deadline: 6/2/2026 10:00 AM (CT)
Notes: *The construction project includes: The Project consists of the construction of City of Celina's Downtown WRF Improvements include a headworks facility including influent screening with screenings transport and processing facilities, together with grit removal with grit pumping and grit processing facilities, an influent pumping facility, aeration basin splitter box, influent flow meters, aeration basin facilities with aeration blower facilities, mixed liquor splitter facilities, secondary clarification, and return activated sludge (RAS) and/was waste activated sludge (WAS) pumping facility. Tertiary filtration facilities are followed by ultraviolet (UV) disinfection facilities with an effluent metering facility. Installs additional UV disinfection trains and associated appurtenances in existing UV channels and installs new control appurtenances. An electrical distribution with adjoining office/laboratory facilities is provided*

together with a standby power generator unit. Sludge transfer pumps direct solids from the existing sludge holding tanks to a sludge dewatering facility that uses belt press technology. Chemical facilities, odor control facilities and an administration facility are project elements. The project includes an associated array of piping enhancements, site development enhancements, drainage improvements and civil/yard enhancements, install power supply from electric utility, interconnect with City's potable water network, together with electrical, instrumentation, and control enhancements to develop a complete and functional facility capable of treating 3.0 MGD permitted design flow.

Budget Estimate: $55.6 Million

The City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment.

No pre registration needed to attend the **Optional Site Visit** on May 6th at 10:00 AM CST, see activities tab for further details.

To register to attend the **Mandatory Virtual Pre-Bid Meeting** on May 11th at 1 PM CST click HERE to register to attend

To register to attend the **Virtual Bid Opening** on June 2nd at 10:00 AM CST click HERE to register to attend

Contact Information

Contact: Ryan Quigley
Address: Purchasing
142 N Ohio St
Celina, TX 75009
Phone: (940) 208-0128
Email: rquigley@celina-tx.gov

Drake General Contractors LLC Information

Contact: Jeff Reynolds
Address: 1540 NW Loop 286
Paris, TX 75460
Phone: (469) 552-1616
Toll Free: (903) 784-4321
Email: jreynolds@buildwithdrake.com
Web Address: buildwithdrake.com

Undersigned affirms: 1. They have read and understood the requirements of this request; 2. They are duly authorized to sign and submit this response on behalf of the firm named in this submittal. 3. The proposal has not been prepared in collusion with any other proposer. The contents of the proposal as it relates to the pricing, terms, or conditions of this proposal have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business before the official opening of this proposal.

Jeff Reynolds
Signature

jreynolds@buildwithdrake.com
Email

Submitted at 6/2/2026 09:49:02 AM (CT)

Supplier Note

NA

Requested Attachments

Bid Bond

Bid Bond - Executed (Celina 3.0) .pdf

Download Form from the Attachments Tab Complete Form Upload Form Here Must be sealed, bond # included, and power of attorney.

CIQ - Conflict of Interest

3 - Exhibit 4 Conflict of Interest (EXECUTED) .pdf

Complete the CIQ form located in the Attachments Tab and upload here. If no conflicts exist please still complete boxes 1 and 7.

List of Subcontractors

zzz - List of Subs and MFG. .pdf

Download Form from the Attachments Tab, Complete Form and Upload Form Here

Construction Schedule

1.6 -Baseline Schedule- Celina 3.0 MGD.pdf

Construction schedule and approach

00-403 Contractor Compliance to Texas Sales Tax Code

4 - Section 0043 Sales Tax Code (EXECUTED) .pdf

Download Form from the Attachments; Complete Form; and Upload Form Here

00-401 Non Resident Bidder Form

3 - Section 00401 Compliance to State Law NON RESIDENT (Executed).pdf

Complete the Non Resident Bidder form located in the Attachments Tab and upload here.

Qualification Statement

1 - 00 45 13 Qualification Statement (EXECUTED) .pdf

Download Form from the Attachments Tab, Complete Form and Upload Form Here

Form 1295

1.3 Form 1295 Certificate (Executed) .pdf

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

Audited Financial Statement

1.5 - Audited Financial Statements DRAKE (EXECUTED) .pdf

The documents attached must show the name and address of the firm that performed the audit and the date of the audit. The date of the audit must have been within the past two years. If the firm's name has changed, please make a note in the exceptions/comments attribute. At a minimum, the financial statements should show the following:

- Statement of Finding
- Current Assets
- Current Liabilities
- Accounts Receivable
- Cash
- Total Equity

W9

1.4 W9 - Drake General Contractors (EXECUTED) .pdf

Complete the W9 form located in the Attachments Tab and upload here. Please ensure that form is signed.

Bid Attributes

1	**Bond Requirements** **Bid Bond:** Each Proposal submitted shall be accompanied a Bid Bond, in the amount of 5% of the bid total, from a reliable surety as a guarantee that, if awarded the contract, the Proposer will execute a Construction Agreement with the City, including all required bonds and other documents. 1. A copy of the bond shall be uploaded; **and** 2. The original must be submitted, upon request, to Purchasing within 3 business days. **Payment and Performance Bonds:** Payment and Performance Bonds, for the performance of the Work and for payment of those who provide labor or materials, will be required within 10 days after Construction Manager and City execute the Contract. The Payment Bond shall be in an amount equal to 100% of the total bid award; and the Performance Bond shall be in an amount equal to 100% of the total bid award. 1. A payment bond will be required in the event the contract amount exceeds $50,000 2. A performance bond will be required in the event the contract amount exceeds $100,000 **Maintenance Bond:** The successful firm shall furnish a Maintenance Bond in the amount of 100% of the contract sum covering defects of material and workmanship for **two** calendar years following the City's approval and acceptance of the construction. **All bonds must be written by an approved surety company, licensed in the State of Texas and shall issue all bonds in accordance with Texas law.** ☑ I agree to provide the required bonds
2	**Mobilization** Mobilization shall be subsidiary to the contract line items
3	**Substantial Completion** Substantial Completion = 720 calendar days ☑ Acknowledge

4 Completion - Ready for Final Payment

Completion = 920 calendar days

☑ Acknowledge

5 Procore

The City of Celina utilizes Procore Software to manage construction projects. **All communication including RFI's, submittals including payment application and change orders, as well as project scheduling will be submitted and processed electronically through the software.**

All Payment applications must be processed through procore and submitted no later than the 10th day of each month for the previous full month.

Example:

All work completed for August 1 - 31, 2023 is due by September 10, 2023

Please acknowledge below your agreement to use Procore and to submit payment applications in a timely manner.

☑ I agree to utilize the City's Procore Software.

6 Electronic Submission

The City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment.

7 Celina Design and Construction Standards

https://www.celina-tx.gov/1069/Engineering-Design-and-Construction-Stan

8 Liquidated Damages

Liquidated Damages will be applied as follows.

Amount of Contract	Amount of Liquidated Damages
Less than $500,000	$500 per day
$500,000 to $1,000,000	$1,000 per day
$1,000,000 to $5,000,000	$2,000 per day
Greater than $5,000,000	$2,500 per day

9 Sub-Contractor Payments

All contracts in which there is a subcontractor involved, must agree to making payments to all subcontractors within ten (10) calendar days after receipt of payment from the City.

Provide a statement that you agree to this requirement.

I agree.

10 Bid Acceptance

All bids will remain subject to acceptance for a period of 90 days.

11 **Retracting Your Bid - Making Modifications after submission.**

Modification to or Withdrawal of Submission
Submissions cannot be altered or amended after the submission deadline passes. Submissions may be modified prior to the deadline by retracting the response. To modify a submission prior to the submission deadline:

1. Log into your account, click the retract link at the top of the page.
    - Select "NO BID" if you are choosing **not** to re-submit; or
    - **Make the required changes and resubmit your response.**
    - See the help section in the top right of the window for further details.

12 **Local Preference Policy**

The purpose of this policy is to comply with Sections 271.905 and 271.9051 of the Texas Local Government Code to allow for consideration of a bidder's principal place of business in the award of a competitively bid contract.

This application for local preference consideration does not mean that the City of Celina is limiting responses to the competitive bid process to only businesses located within the City limits. All bids are welcome and encouraged.

Vendors must submit an application with each solicitation. The decision to approve or deny consideration shall be at the discretion of the City Council.

Applications for local preference may downloaded from the City's Procurement website located here.

13 **Non-Collusion**

I certify as the respondent and submitter for this solicitation that:

1. That I am the person responsible in my firm and named in this bid response for the price(s) and the amount of this bid.
2. The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.
3. Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.
4. No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.
5. The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.
6. My firm, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by the State of Texas or Federal Antitrust law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract.

☑ I certify that the statement is accurate and true.

14 **Contact Person**

Name and Title

Jeff Reynolds; Vice President

15 **Contact Person Phone**

(469) 552-1616

16 **Contact Person Email**

jreynolds@buildwithdrake.com

17 **Main Office Location**

1540 NW Loop 286 Paris, TX 75460

18 **Years in Business**

21

19 **Office Location**

Please list your corporate office location and any branch locations in Texas.

Drake General Contractors LLC 1540 NW Loop 286 Paris, TX 75460

20 **Business Name**

Has your business operated under the same name? If no, under what former name has your organization operated?

Drake Heavy Contractors & Heritage Constructors, Inc.

21 **Binding Official**

The name of the binding official granted the power to execute agreements.

Jeff Reynolds

22 **Binding Official Email Address**

jreynolds@buildwithdrake.com

23 **Licensing**

List jurisdictions and trade categories in which your organization is legally qualified to do business and indicate registration or license numbers, if applicable. Type N/A if not.

N/A

24 **SB 252**

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not provide supplies or services to a foreign terrorist organization.

☑ I certify that the statement is accurate and true.

25 **HB 89 ISRAEL**

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not boycott Israel during the term of this contract.

☑ I certify that the statement is accurate and true.

26 **SB 13 Boycotting Energy Companies**

By checking the box, I the authorized representative for the submitting firm certify for this solicitation that:

1. My firm does not boycott energy companies; and
2. My firm, if awarded this solicitation, will not boycott energy companies during the term of this contract.

☑ I certify that the statement is accurate and true.

27 SB 19 Firearm and ammunition industries

In accordance with SB 19, I certify as the respondent and submitter for this solicitation that:

1. I am the person responsible in my firm and named in this bid response.
2. I do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and
3. I will not discriminate during the term of the contract against a firearm entity or firearm trade association.

☑ I certify that the statement is accurate and true.

28 Felony Conviction

State in the space provided one of the following:

1. My firm is a publicly held corporation, therefore this reporting requirement is not applicable.
2. My firm is **NOT** owned or operated by anyone who has been convicted of a felony.
3. My firm is owned or operated by the following individual(s) who has/have been convicted of a Felony. Include the individual(s) name and details of the conviction.

My firm is NOT owned or operated by anyone who has been convicted of a felony

29 Risk 1: Taxes - Local

Has your business/company/organization fulfilled all of its obligations relating to the payment of City taxes, fees, or other obligations if applicable?
If no, please enclose details.

Yes

30 Risk 2: Taxes - State/Federal

Has your business/company/organization fulfilled all of its obligations relating to the payment of Federal and State taxes, fees, or other obligations?
If No, please enclose details.

Yes

31 Risk 3: Audit/Investigation

In the last five (5) years, has your business/company/organization, been or currently involved in any action, audit or investigation brought by any federal government agency or authority or by any state or local governmental agency? If yes, please enclose details.

NO

32 Risk 4: Debarrment

In the last five (5) years, has your business/company/organization been debarred or suspended for any reason by any federal, state or local government or has refrained from bidding on a project due to an agreement with such governmental agency? If yes, please attach a full explanation.

No

33 Risk 5: Bonding

In the past five (5) years, has your business/company/organization had its surety called upon to complete any contract, whether government or private sector? If yes, please enclose details.

NO

34 **Risk 6: Licensing**

In the past five (5) years, has your business/company/organization had a revocation, suspension or disbarment of any business or professional permit and/or license? If yes, please enclose details.

No

35 **Risk 7 Contract Default**

Has your business/company/organization ever defaulted on a contract for the general type of services/product being sought by the City?
If yes, please enclose details.

No

36 **Risk 8 Contract Termination**

Has your business/company/organization ever had a contract for the general type of services/product sought by the City terminated for non-compliance or inadequate performance? If yes, please enclose details.

No

37 **Risk 9 Claims and Suits**

Are there any judgments, claims, arbitration proceedings or suits filed or outstanding against your organization or its officers for the last five (5) years? If yes, please detail.

No

38 **Risk 10 Claims and Suits**

Within the last five (5) years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a contract? If the answer is yes, please attach details.

No

39 **Risk 11 Claims and Suits**

Has your organization filed any lawsuits or requested arbitration with regards to design or construction contracts within the last five (5) years? If the answer is yes, please detail.

No

40 **Sub-Contractor Payments**

All contracts in which there is a subcontractor involved, must agree to making payments to all subcontractors within ten (10) calendar days after receipt of payment from the City.

Provide a statement that you agree to this requirement.

I agree

41	**Noise Ordinance** By acknowledgement below, the awarded vendor agrees to abide by the following: Construction activities. Construction and construction related activities within the city **shall not begin earlier than 7:00 a.m. nor continue after 7:00 p.m. on any day.** The construction related activity includes but is not limited to the maintenance, servicing and fueling of construction equipment The delivery of construction related materials and/or equipment shall also be limited to the above noted hours. It is the responsibility of the developer/contractor to use good judgment when scheduling work in construction zones located in close proximity to residences, schools, churches, businesses, etc. This is to ensure that citizens are not subjected to undesirable or excessive construction noise. At locations where voluntary compliance is not being observed the city may issue written stop-work orders or may issues citations if it is determined that a violation of the ordinance exists. (Ordinance 2020-53 adopted 8/11/2020) agree

42 **Environmental Laws**

By acknowledgement below, the awarded vendor agrees to abide by all Federal, State and Local environmental laws including but not limited to the following:

Air Emissions

- Strive to minimize vehicle & equipment idling and shall comply with any current or future ordinance regarding idling.
- Ensure their staff is trained in the proper use of handling all materials and chemicals in order to minimize air emissions.
- Avoid open burning of waste materials.
- Cover or wet down dry materials and rubbish to prevent blowing dust and debris.

Drainage

- Do not pump or dump water containing contaminated materials into waterways, sewer or drainage systems.

Dust Control

- Keep public roadways clean and free of mud unless closed to through traffic in accordance with authorized traffic control plans.
- Install a Mud Mat at the construction access site.

Energy Consumption

- Use energy efficient equipment and work practices (turn off lights and equipment when not in use) when undertaking work on City projects.

Erosion & Sedimentation Control

- Ensure work near water and environmental sensitive areas follows all requirements and permits.
- Be responsible for implementing and maintaining erosion and sediment control measures, when required by specification.

Spill Prevention

- All spills must be reported immediately and proper reporting to all required agencies including City staff.
- All spills shall be controlled, contained, and cleaned as soon as possible.

Waste Management

- When possible, contractors and supplies should employ the “reduce, reuse, and recycle”, principles when working on the City projects to help minimize the amount of waste produced and sent to the landfill.
- Do not bury waste materials.
- All waste shall be disposed of per Federal, State, and Local laws & regulations.

Management of Chemicals

- Hazardous materials brought to and removed from a work site shall be managed in accordance with all Federal, State and local laws & regulations.
- All containers must be properly labeled.
- All paint is low-odor, low VOC.
- Material Safety Data Sheets must be maintained on site.

Noise

- Minimize noise onsite resulting from work activities whenever practical.
- Adhere to required working hours.
- Use vehicles and equipment with properly working muffling devices.

I agree

43 **Public or Private**

Is your business publicly traded?

No

44 Exceptions / Comments

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

NONE

45 Ex-Parte Communication

To ensure the fair evaluation of a solicitation, the City prohibits communication (e.g., unsolicited) initiated by the Respondent to City personnel outside the Procurement Department during the solicitation and evaluation period. The appropriate City designee will initiate communication between a Respondent and the City to obtain information or clarification needed to develop an accurate evaluation of the solicitation.
Ex parte communication may be grounds for disqualifying the offending Respondent from consideration for award.

46 State of Texas Registration

Is your company registered with the Texas Secretary of State to transact business in the State of Texas? If your company is registered, provide the file number for your company's registration. If not, please provide an explanation of why your company is not currently registerd. If you are a sole proprietor and are not registered with the state please write in "Sole Proprietor" in lieu of the file number.

Yes

47 Certificate of Interested Parties Electronic Filing Form 1295

In 2015, the Texas Legislature adopted house bill 1295, which added section 2252.908 of the Government Code. The law states that teh City may not enter into this contract unless the COntractor submits a disclosure of interested parties Form 1295 to the City at the time the Contractor submits the signed contract. The Texas Ethics Commission has adopted rules requiring the business entity to file Form 1295 electronically with the commission. The Contractor shall:

1. Log onto the State Ethics Commission website at:
https://www.ethics.state.tx.us/filinginfo/1295/
2. Register utilizing the tutorial provided by the State
3. Print a copy of the completed Form 1295
4. Sign the Form 1295
5. Attach the signed form to the response attachment tab of the solicitation
6. The City will acknowledge the form of the awarded bidder no later than 30 days after the Council award.

☑ Acknowledge

48 Insurance

By selecting the box below, I agree that I have read and understand the insurance requirements detailed in the Insurance Requirements document and that I have or will obtain the required insurance and maintain it for the duration of this contract. The City will register the winning bidder's insurance with MyCOI for verfication and tracking. When registration is complete, myCOI will request proof of insurance directly from your agent(s).

Work may not begin until contracts are in place, insurance verified and the purchase order and/or a notice to proceed issued.

Note:
1. It is critical that your email address and agents email are accurate.
2. Please add @mycoitracking.com to your safe sender list.

☑ I agree and will maintain the required insurance.

49 ACH

All payments will be made via ACH. A form will be sent to the awarded vendor to complete. Payment terms are Net 30 unless otherwise specified by the City in this solicitation.

☑ I agree to receive payments via ACH

50 **Non-Appropriation**

The City's obligation to continue any contract resulting from this solicitation is contingent upon the availability and appropriation of funds. In the event funds are not appropriated for any fiscal year following the initial term, the City may terminate the contract without penalty or further obligation. Vendors will not be entitled to any compensation beyond the amounts already appropriated and authorized for services performed up to the date of termination.

☑ Vendor acknowledges

51 **Addendum 1**

Please acknowledge receipt of addendum 1.

☑ I acknowledge receipt of Addendum 1

52 **Addendum 2**

Please acknowledge receipt of addendum 2.

☑ I acknowledge receipt of Addendum.

53 **Addendum 3**

Please acknowledge receipt of addendum 3.

☑ I acknowledge receipt of Addendum 3

54 **Addendum 4**

Please acknowledge receipt of addendum 4.

☑ I acknowledge receipt of Addendum 4

55 **Addendum 5**

Please acknowledge receipt of addendum 5.

☑ I acknowledge receipt of Addendum 3

56 **Addendum 6**

Please acknowledge receipt of addendum 6.

☑ I acknowledge receipt of Addendum 4

57 **Addendum 7**

Please acknowledge receipt of addendum 4.

☑ I acknowledge receipt of Addendum 4

Bid Lines

1 **Package Header**

Base Bid

Quantity: 1 Total: $66,997,000.00

Package Items

1.1 All Work as defined in the Contract Documents except those items listed separately below.

Quantity: 1 UOM: LS Price: $65,195,600.00 Total: $65,195,600.00

1.2 Trench Safety System development, design, and implementation as required by the Occupational Safety and Health Administration and the assumption of responsibility for system, complete and in place.

Quantity: 1 UOM: LS Price: $40,000.00 Total: $40,000.00

1.3 Cash Allowance 1 for Laboratory Equipment required during completion of the Project to be used solely at the discretion of the OWNER and ENGINEER for the lump sum of Fifty Thousand Dollars ($50,000.00).

Quantity: 1 UOM: LS Price: $50,000.00 Total: $50,000.00

1.4 Cash Allowance 2 for Pre-negotiated firm price for UV Disinfection Equipment package, for the lump sum of: Four Hundred and Three Thousand Dollars ($403,000.00).

Quantity: 1 UOM: LS Price: $403,000.00 Total: $403,000.00

1.5 Cash Allowance 3 for Pre-negotiated firm price for Centrifugal Blower Package, for the lump sum of: Nine Hundred and Seven Thousand and Five Hundred Dollars ($931,900.00).

Quantity: 1 UOM: LS Price: $931,900.00 Total: $931,900.00

1.6 Contingency Allowance 1 for Additional Independent Testing in addition to testing as defined within the Contract Documents (miscellaneous work on a change authorization basis) required during completion of the Project to be used solely at the discretion of the OWNER and ENGINEER. For the lump sum of: One Hundred and Twenty Thousand Dollars ($120,000.00)

Quantity: 1 UOM: EA Price: $120,000.00 Total: $120,000.00

1.7 Bollards including excavation, concrete, and backfill, above the quantity required by the documents.

Quantity: 20 UOM: EA Price: $1,000.00 Total: $20,000.00

1.8 Gravel roadway including compacted base, above the quantity required by the documents.

Quantity: 3000 UOM: SF Price: $48.00 Total: $144,000.00

1.9 Concrete Pavement including compacted base, above the quantity required by the documents.

Quantity: 500 UOM: SF Price: $125.00 Total: $62,500.00

1.10 Sidewalk including compacted base, above the quantity required by the documents.

Quantity: 150 UOM: LF Price: $200.00 Total: $30,000.00

2 Package Header

Alternates
(Line excluded from response total)

Quantity: 1 UOM: EA Total: $-2,538,000.00

Package Items

2.1 Alternate A: Deduct New Administration Building and replace with refurbished Existing Administration Building

Quantity: 1 UOM: LS Unit Price: $-1,800,000.00 Total: $-1,800,000.00

2.2 Alternate B: Deduct Foul Air Facility

Quantity: 1 UOM: LS Unit Price: $-900,000.00 Total: $-900,000.00

2.3 Alternate C: Delete Dewatered Sludge Bin Load Monitoring Facility

Quantity: 1 UOM: LS Unit Price: $-450,000.00 Total: $-450,000.00

2.4 Alternate D: Delete 2nd Tertiary Filter Facility

Quantity: 1 UOM: LS Unit Price: $-1,250,000.00 Total: $-1,250,000.00

2.5 Alternate E: Add Contingency Allowance for Work Change Directives

Quantity: 1 UOM: LS Price: $1,862,000.00 Total: $1,862,000.00

2.6 Construction Schedule - Provide your number of days until Substantial completion

Quantity: 1 UOM: Days Unit Price: $860.00 Total: $860.00

2.7 Construction Schedule - Provide your number of days until final completion

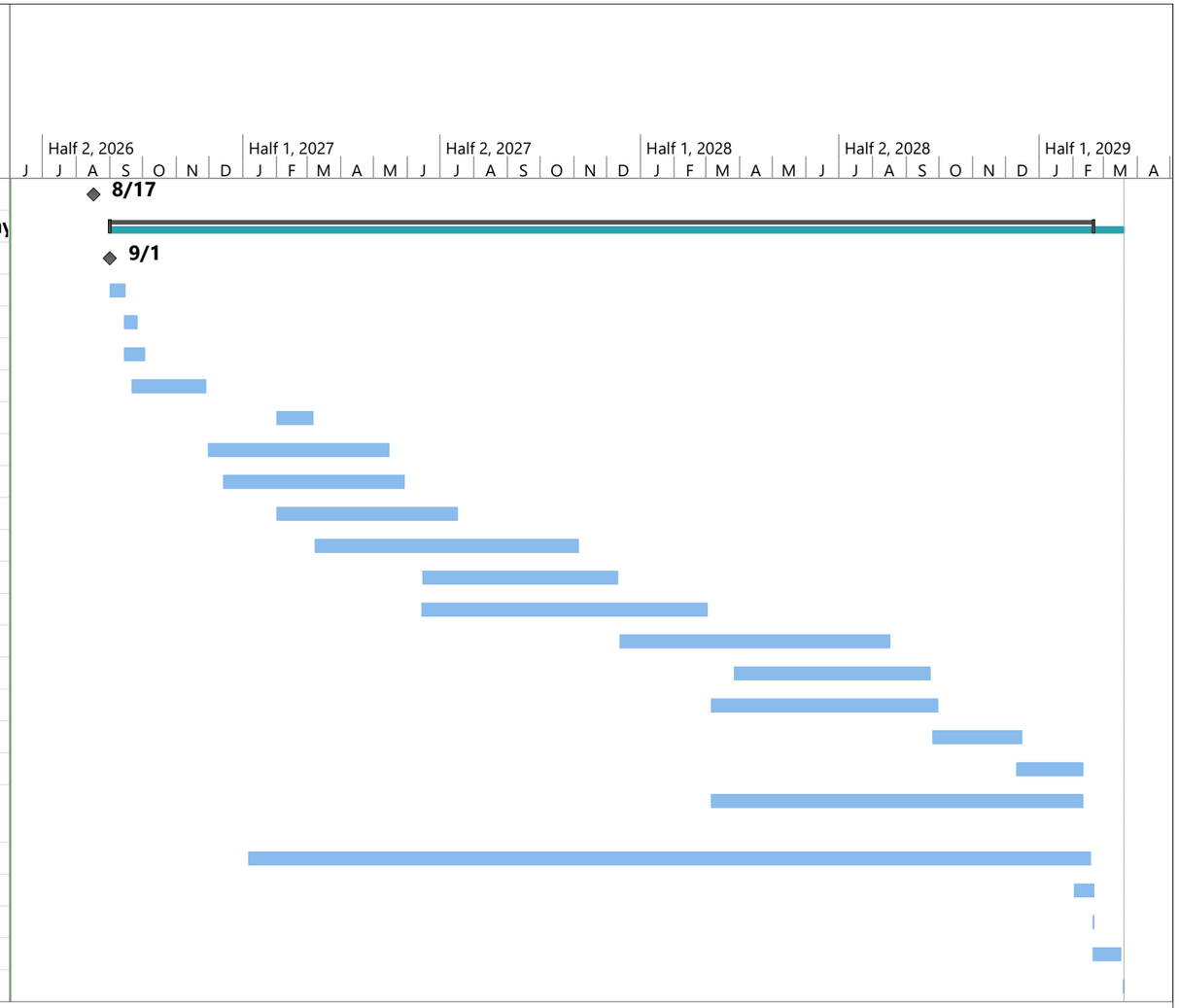
Quantity: 1 UOM: Days Unit Price: $920.00 Total: $920.00

2.8 Provide your current EMR (Experience Modification Rate)

Quantity: 1 UOM: EA Unit Price: $0.92 Total: $0.92

Response Total: $66,997,000.00

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Notes
1		**Pre-Con Meeting**	0 days	Mon 8/17/26	Mon 8/17/26		
2		**Celina 3.0 MGD WRF Improvments**	**648 days?**	**Tue 9/1/26**	**Mon 2/19/29**		**150 Day**
3		Notice To Preceed	0 days	Tue 9/1/26	Tue 9/1/26		
5		Mobilization	10 days	Tue 9/1/26	Mon 9/14/26		
7		Discovery & Measurement	10 days	Mon 9/14/26	Fri 9/25/26		
12		Sitework & Civil	15 days	Mon 9/14/26	Fri 10/2/26		
4		Mass Excavation	10 wks	Mon 9/21/26	Fri 11/27/26		
8		Spliitter Box	25 days	Mon 2/1/27	Fri 3/5/27		
14		Headworks Facility Rehab	120 days	Mon 11/30/26	Fri 5/14/27		
6		Grit Processing Facility	120 days	Mon 12/14/26	Fri 5/28/27		
13		Influent Pump Facility	120 days	Mon 2/1/27	Fri 7/16/27		
10		Construct New Aeration Basin	175 days	Mon 3/8/27	Thu 11/4/27		
15		Blower Facilities	130 days	Tue 6/15/27	Fri 12/10/27		
22		Yard Piping & Valve (Utility)	190 days	Mon 6/14/27	Wed 3/1/28		
20		Secondary Clarifiers	180 days	Mon 12/13/27	Wed 8/16/28		
9		UV Facility	130 days	Mon 3/27/28	Fri 9/22/28		
17		Tertiary Filters with Backwash Facilities	150 days	Mon 3/6/28	Fri 9/29/28		
11		Dewatering facility	60 days	Mon 9/25/28	Fri 12/15/28		
16		Demo & Rehab to Existing Plant	45 days	Mon 12/11/28	Fri 2/9/29		
21		Buildings (Chemical, Admin, & Odor Control)	245 days	Mon 3/6/28	Fri 2/9/29		
19		Electrical & SCADA	556 days	Wed 1/6/27	Fri 2/16/29		
18		Start-Up & Commissioning	12 days	Fri 2/2/29	Mon 2/19/29		
23		Substantial Completion	1 day	Mon 2/19/29	Mon 2/19/29		
25		Punchlist & De-Mob	20 days	Mon 2/19/29	Fri 3/16/29		
24		Final Completion	1 day	Mon 3/19/29	Mon 3/19/29		



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QUALIFICATIONS STATEMENT

THE INFORMATION SUPPLIED IN THIS DOCUMENT IS CONFIDENTIAL TO THE EXTENT PERMITTED BY LAWS AND REGULATIONS

1. **SUBMITTED BY:**

   Official Name of Firm: Drake General Contractors LLC

   Address: 1540 NW Loop 286

   Paris, TX 75460

2. **SUBMITTED TO:** Ryan Quiglay; Purchasing

3. **SUBMITTED FOR:** Construction Bid

   Owner: The City of Celina

   Project Name: Celina 3.0 MGD Downtown WRF Improvements

   TYPE OF WORK: Water & Wastewater Construction

4. **CONTRACTOR'S CONTACT INFORMATION**

   Contact Person: Jeff Reynolds

   Title: Vice President

   Phone: (469)552-1616 or (903)784-4321

   Email: jreynolds@buildwithdrake.com

5. **AFFILIATED COMPANIES:**

   Name: Drake Companies

   Address: 1540 NW Loop 286

   Paris, TX 75460

   (903)784-4321

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6. TYPE OF ORGANIZATION:

☐ SOLE PROPRIETORSHIP

Name of Owner:

Doing Business As:

Date of Organization:

☐ PARTNERSHIP

Date of Organization:

Type of Partnership:

Name of General Partner(s):

☐ CORPORATION

State of Organization:

Date of Organization:

Executive Officers:

- President:
- Vice President(s):
- Treasurer:
- Secretary:

☑ LIMITED LIABILITY COMPANY

State of Organization: Texas

Date of Organization: July 1, 2006

Members: Brad Drake; Managing Member

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☐ JOINT VENTURE

Sate of Organization: _____

Date of Organization: _____

Form of Organization: _____

Joint Venture Managing Partner

- Name: _____

- Address: _____

Joint Venture Managing Partner

- Name: _____

- Address: _____

Joint Venture Managing Partner

- Name: _____

- Address: _____

7. LICENSING

Jurisdiction: _____

Type of License: _____

License Number: N/A

Jurisdiction: _____

Type of License: _____

License Number: _____

Has firm listed in Section 1 ever been fined or suspended by a Contractor's licensing board?

☐YES ☑ NO

If YES, attach as an Attachment details including where and why.

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8. CERTIFICATIONS

CERTIFIED BY:

Disadvantage Business Enterprise: N/A

Minority Business Enterprise: _____

Woman Owned Enterprise: _____

Small Business Enterprise: _____

Other (_____): _____

9. BONDING INFORMATION

Bonding Company: Traveler's Surety

Address: 2255 Ridge Road, Suite 333

Rockwall, TX 75087

Bonding Agent: The Baldwin Group

Address: 2255 Ridge Road, Suite 333

Rockwall, TX 75087

Contact Name: Johnny Moss

Phone: (972)771-4071

Aggregate Bonding Capacity: $300 Million

Available Bonding Capacity as of date of this submittal: $175 million

10. FINANCIAL INFORMATION

Financial Institution: Guaranty Bank & Trust

Address: 3250 Lamar Ave

Paris, TX

Account Manager: Christine Barnett

Phone: (903)485-5825

Credit available: $ $8.5 Million

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11. CONSTRUCTION EXPERIENCE:

Current Experience:

List on **Schedule A** all uncompleted projects currently under contract (If Joint Venture list each participant's projects separately).

Previous Experience:

List on **Schedule B** all projects completed within the last 5 Years (If Joint Venture list each participant's projects separately).

Has firm listed in Section 1 ever failed to complete a construction contract awarded to it?

☐YES ☑ NO

If YES, attach as an Attachment details including Project Owner's contact information.

Has any Corporate Officer, Partner, Joint Venture participant or Proprietor ever failed to complete a construction contract awarded to them in their name or when acting as a principal of another entity?

☐ YES ☑ NO

If YES, attach as an Attachment details including Project Owner's contact information.

Are there any judgments, claims, disputes or litigation pending or outstanding involving the firm listed in Section 1 or any of its officers (or any of its partners if a partnership or any of the individual entities if a joint venture)?

☐YES ☑ NO

If YES, attach as an Attachment details including Project Owner's contact information.

12. SAFETY PROGRAM:

Name of Contractor's Safety Officer: Sotero Ramirez

Include the following as attachments:

Provide as an Attachment Contractor's (and Contractor's proposed Subcontractors and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) OSHA No. 500- Log & Summary of Occupational Injuries & Illnesses for the past 5 years.

Provide as an Attachment Contractor's (and Contractor's proposed Subcontractors and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) list of all OSHA Citations & Notifications of Penalty (monetary or other) received within the last 5 years (indicate disposition as applicable) - IF NONE SO STATE. **NONE

Provide as an Attachment Contractor's (and Contractor's proposed Subcontractors and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) list of all safety citations or violations under any state all received within the last 5 years (indicate disposition as applicable) - IF NONE SO STATE. **NONE

Provide the following for the firm listed in Section V (and for each proposed Subcontractor furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) the following (attach additional sheets as necessary):

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Workers' compensation Experience Modification Rate (EMR) for the last 5 years:

YEAR	2026	EMR	.92
YEAR	2025	EMR	1.14
YEAR	2024	EMR	1.03
YEAR	2023	EMR	1.04
YEAR	2022	EMR	.75

Total Recordable Frequency Rate (TRFR) for the last 5 years:

YEAR	2025	TRFR	1.36
YEAR	2024	TRFR	0
YEAR	2023	TRFR	1.83
YEAR	2022	TRFR	0
YEAR	2021	TRFR	2.00

Total number of man-hours worked for the last 5 Years:

YEAR	2025	TOTAL NUMBER OF MAN-HOURS	292,283
YEAR	2024	TOTAL NUMBER OF MAN-HOURS	147,619
YEAR	2023	TOTAL NUMBER OF MAN-HOURS	109,111
YEAR	2022	TOTAL NUMBER OF MAN-HOURS	91,069
YEAR	2021	TOTAL NUMBER OF MAN-HOURS	99,643

Provide Contractor's (and Contractor's proposed Subcontractors and Suppliers furnishing or performing Work having a value in excess of 10 percent of the total amount of the Bid) Days Away From Work, Days of Restricted Work Activity or Job Transfer (DART) incidence rate for the particular industry or type of Work to be performed by Contractor and each of Contractor's proposed Subcontractors and Suppliers) for the last 5 years:

YEAR	2025	DART	6
YEAR	2024	DART	0
YEAR	2023	DART	1.83
YEAR	2022	DART	0
YEAR	2021	DART	2.00

13. EQUIPMENT:

MAJOR EQUIPMENT:

List on **Schedule C** all pieces of major equipment available for use on Owner's Project.

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I HEREBY CERTIFY THAT THE INFORMATION SUBMITTED HEREWITH, INCLUDING ANY ATTACHMENTS, IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NAME OF ORGANIZATION: Drake General Contractors LLC

BY: 

TITLE: Vice President

DATED: 6-2-26

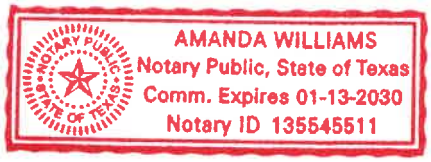
NOTARY ATTEST:

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 2 DAY OF June, 2026

NOTARY PUBLIC - STATE OF Texas

MY COMMISSION EXPIRES: 1.13.2030



REQUIRED ATTACHMENTS

1. Schedule A (Current Experience).
2. Schedule B (Previous Experience).
3. Schedule C (Major Equipment).
4. Evidence of authority for individuals listed in Section 7 to bind organization to an agreement.
5. Resumes of officers and key individuals (including Safety Officer) of firm named in Section 1.
6. Required safety program submittals listed in Section 13.
7. Conflict of Interest Questionnaire

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OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year 2021

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	1	0	0
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
23	0
(K)	(L)

Injury and Illness Types

Total number of...	(M)		(M)
(1) Injury	1	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0
(3) Respiratory Condition	0	(6) All Other Illnesses	0

Establishment Information

Your establishment name: Lamar Companies LLC, Brad Drake Construction LLC, J&L Paving LLC

Street: 3737 Lamar Avenue Suite 700

City: Paris State: Texas Zip: 75460

Industry description (e.g., Manufacture of motor truck trailers)
Site Grading and Construcion

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
1 7 9 4

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 8 9 1 0

Employment information

Annual average number of employees: 25

Total hours worked by all employees last year: 99,643

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Company executive

VP Safety & Risk
Title

903 784-4321 x234
Phone

1/24/2022
Date

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

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OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year 2022

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

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Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	0	0	0
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0	0
(K)	(L)

Injury and Illness Types

Total number of... (M)			
(1) Injury	0	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0
(3) Respiratory Condition	0	(6) All Other Illnesses	0

Establishment information

Your establishment name Lamar Companies LLC, Brad Drake Construction LLC, J&L Paving LLC, Lamar Industrial

Street 3737 Lamar Avenue Suite 700

City Paris State Texas Zip 75460

Industry description (e.g., Manufacture of motor truck trailers)
Site Grading and Construction

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
1 7 9 4

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 8 9 1 0

Employment information

Annual average number of employees 40

Total hours worked by all employees last year 91,069

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Company executive

V.P. Safety Risk
Title

903 784-4321
Phone

1/26/2023
Date

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

Docusign Envelope ID: 5219A17F-103D-8A88-8287-8EE9EC20AAFF

OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year 2023

U.S. Department of Labor
Occupational Safety and Health Administration

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	1	0	0
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
91	0
(K)	(L)

Injury and Illness Types

Total number of...	(M)		
(1) Injury	1	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0
(3) Respiratory Condition	0	(6) All Other Illnesses	0

Establishment information

Your establishment name: Lamar Companies LLC, Brad Drake Construction LLC, J&L Paving LLC, Lamar Industrial

Street: 3737 Lamar Avenue Suite 700

City: Paris State: Texas Zip: 75460

Industry description (e.g., Manufacture of motor truck trailers)
Site Grading and Construcion

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
1794

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
233890

Employment information

Annual average number of employees: 51

Total hours worked by all employees last year: 109,111

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Company executive

V.P.
Title

903 784-4321
Phone

1/26/2024
Date

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

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OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

Year 2024

U.S. Department of Labor
Occupational Safety and Health Administration
Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees, former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	0	0	0
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0	0
(K)	(L)

Injury and Illness Types

Total number of...	(M)		(M)
(1) Injury	0	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0
(3) Respiratory Condition	0	(6) All Other Illnesses	0

Establishment Information

Your establishment name: Lamar Companies LLC, Brad Drake Construction LLC, J&L Paving LLC, Lamar Industrial

Street: 3737 Lamar Avenue Suite 700

City: Paris State: Texas Zip: 75460

Industry description (e.g., Manufacture of motor truck trailers)
Site Grading and Construcion

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
1794

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
238910

Employment Information

Annual average number of employees: 73

Total hours worked by all employees last year: 147,619

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Company executive

V.P. Risk Mgt
Title

903 784-4321
Phone

1/28/2025
Date

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave. NW, Washington, DC 20210. Do not send the completed forms to this office.

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OSHA's Form 300A (Rev. 01/2004)
Summary of Work-Related Injuries and Illnesses

Year 2025

U.S. Department of Labor
Occupational Safety and Health Administration
Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees, former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
0	0	2	0
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
0	21
(K)	(L)

Injury and Illness Types

Total number of...

	(M)		(M)
(1) Injury	2	(4) Poisoning	0
(2) Skin Disorder	0	(5) Hearing Loss	0
(3) Respiratory Condition	0	(6) All Other Illnesses	0

Establishment information

Your establishment name Drake General Contractors LLC.

Street 1540 NW Loop 286

City Paris State Texas Zip 75460

Industry description (e.g., Manufacture of motor truck trailers)
General Contractor

Standard Industrial Classification (SIC), if known (e.g., SIC 3716)
1542

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
236220

Employment information

Annual average number of employees 216

Total hours worked by all employees last year 292,263

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

Company executive

VP of Safety/Risk
Title

903-784-4321
Phone

1/30/2026
Date

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

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Docusign Envelope ID: 5219A17F-103D-8A88-8287-8EE9EC20AAFF

Information for Similar Projects

Name of Organization	Drake General Contractors LLC.		
Provide information on 5 similar projects completed by the Organization within the last 10 years.			
Project Owner	City Of Greenville	Project Name	Greenville WTP Filter Rehab
General Description of Project: WTP Improvements, filter backwash pump improvements, Electrical & SCADA			

Project Budget and Schedule Performance

Budget History	Amount	% of Bid Amount	Schedule Performance	Date	Days
Original Contract Price	$8,672,881		Notice to Proceed	7/26/2022	548
Change Orders	$48,956		Contract Substantial Completion Date at Notice to Proceed	1/25/2024	548
Owner Enhancements	Yes		Contract Final Completion Date at Notice to Proceed	2/25/24	578
Unforeseen Conditions	Yes		Change Order Authorized Substantial Completion Date	9/18/24	237
Design Issues	Yes		Change Order Authorized Final Completion Date	10/17/24	267
Total	48956		Actual / Estimated Substantial Completion Date	9/18/24	785
Final Cost	$8,721,837		Actual / Estimated Final Completion Date	10/17/24	815

Key Project Personnel

	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name	Jeff Reynolds	Abel Renteria	Sotero Ramirez	Jeff Reynolds
Percentage of time devoted to the project.	30%	90%	15%	10%
Percentage of time proposed for this Project.	30%	90%	15%	10%
Did Individual start and complete the project?	Yes	No	Yes	Yes
If not, who started or completed the project in their place?	NA	Doug King	Yes	Yes
Reason for change?	NA	Retired	NA	NA

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner	Robert Burney	Plant Manager	City of Greenville	(903)456-4130	rburney@ci-greenville.tx.us
Designer					
Construction Manager	Jay London	P.E	Hazen & Sawyer	(214)507-6412	jlondon@hazenandsawyer.com
Surety	Johnny Moss	Senior Partner	Westfield: Baldwin Group	(972)771-4071	johnny.moss@baldwin.com

Issues / disputes resolved or pending resolution by arbitration, litigation or dispute review boards

Number of issues resolved	0	Total amount involved in resolved issues	0	Number of issues pending	0	Total amount involved in issues pending	0

Docusign Envelope ID: 5219A17F-103D-8A88-8287-8EE9EC20AAFF

Information for Similar Projects (Continued)

Name of Organization	Drake General Contractors LLC.		
Provide information on 5 similar projects completed by the Organization within the last 10 years.			
Project Owner	City of Lavon	Project Name	Lavon North WWTP Improvements
General Description of Project:	New waste-water plant		

Project Budget and Schedule Performance

Budget History	Amount	% of Bid Amount	Schedule Performance	Date	Days
Original Contract Price	$8,458,000		Notice to Proceed	4/1/24	510
Change Orders	0		Contract Substantial Completion Date at Notice to Proceed	8/25/25	510
Owner Enhancements	0		Contract Final Completion Date at Notice to Proceed	9/25/25	540
Unforeseen Conditions	0		Change Order Authorized Substantial Completion Date	NA	NA
Design Issues	0		Change Order Authorized Final Completion Date	NA	NA
Total	0		Actual / Estimated Substantial Completion Date	8/25/25	510
Final Cost	$8,458,000		Actual / Estimated Final Completion Date	9/25/25	540

Key Project Personnel

	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name	Jeff Reynolds	Abel Renteria	Sotero Ramirez	Jeff Reynolds
Percentage of time devoted to the project.	30%	90%	15%	10%
Percentage of time proposed for this Project.	30%	90%	15%	10%
Did Individual start and complete the project?	Yes	Yes	Yes	Yes
If not, who started or completed the project in their place?	NA	NA	NA	NA
Reason for change?	NA	NA	NA	NA

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner	Mark Hill	City Engineer	Freeman Millican	(214)533-2026	mdhill@fmi-dallas.com
Designer					
Construction Manager	Chris Connally	Project Manager; PE	Kimley Horn	(469)221-9829	Chris.connally@kimley-horn.com
Surety	Johnny Moss	Senior Partner	Westfield: Baldwin Group	(972)771-4071	johnny.moss@baldwing.com

Issues / disputes resolved or pending resolution by arbitration, litigation or dispute review boards

Number of issues resolved	0	Total amount involved in resolved issues	0	Number of issues pending	0	Total amount involved in issues pending	0

Docusign Envelope ID: 5219A17F-103D-8A88-8287-8EE9EC20AAFF

Information for Similar Projects (Continued)

Name of Organization	Drake General Contractors LLC.		
Provide information on 5 similar projects completed by the Organization within the last 10 years.			
Project Owner	Lavon Texas	Project Name	Bear Creek WWTP Improvements
General Description of Project: New Clarifiers and aeriation basins with chemical buildings with chlorine contact structure and equipment; electrical and SCADA			

Project Budget and Schedule Performance

Budget History	Amount	% of Bid Amount	Schedule Performance	Date	Days
Original Contract Price	$12,192,134		Notice to Proceed	7/9/18	365
Change Orders	$88,520.60		Contract Substantial Completion Date at Notice to Proceed	7/9/19	365
Owner Enhancements	Y		Contract Final Completion Date at Notice to Proceed	8/8/19	395
Unforeseen Conditions	Y		Change Order Authorized Substantial Completion Date	5/2/20	298
Design Issues	Y		Change Order Authorized Final Completion Date	6/2/20	328
Total	$88,520.60		Actual / Estimated Substantial Completion Date	5/2/20	663
Final Cost	$12,280,654.60		Actual / Estimated Final Completion Date	6/2/20	693

Key Project Personnel

	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name	Jeff Reynolds	Abel Renteria	Sotero Ramirez	Jeff Reynolds
Percentage of time devoted to the project.	30%	90%	10%	10%
Percentage of time proposed for this Project.	30%	90%	10%	10%
Did Individual start and complete the project?	Yes	Yes	Yes	Yes
If not, who started or completed the project in their place?	NA	NA	NA	NA
Reason for change?	NA	NA	NA	NA

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner	Sonny Mancias	Public Works Mgr.	City of Lavon	(972)843-2966	sonny.mancias@cityoflavo
Designer	Mark Hill	P.E.	Freeman Milican	(214)533-2036	mdhill@fmi-dallas.com
Construction Manager	NA	NA		NA	NA
Surety	Johnny Moss	Senior partner	Westfield: Baldwin Group	(972)771-4071	johnny.moss@baldwin.com

Issues / disputes resolved or pending resolution by arbitration, litigation or dispute review boards

Number of issues resolved	0	Total amount involved in resolved issues	0	Number of issues pending	0	Total amount involved in issues pending	0

Docusign Envelope ID: 5219A17F-103D-8A88-8287-8EE9EC20AAFF

Information for Similar Projects (Continued)

Name of Organization	Drake General Contractors LLC.		
Provide information on 5 similar projects completed by the Organization within the last 10 years.			
Project Owner	City of Paris Texas	Project Name	Paris WWTP Phase 2 Improvements
General Description of Project:	Wastewater treatment plant improvements at the plant, force-main, & FEB Pump Station		

Project Budget and Schedule Performance

Budget History	Amount	% of Bid Amount	Schedule Performance	Date	Days
Original Contract Price	$39,988,500		Notice to Proceed	8/22/2024	510
Change Orders	0		Contract Substantial Completion Date at Notice to Proceed	01-14-26	510
Owner Enhancements	0		Contract Final Completion Date at Notice to Proceed	5/21/2026	600
Unforeseen Conditions	0		Change Order Authorized Substantial Completion Date	02-26-26	547
Design Issues	0		Change Order Authorized Final Completion Date	05-21-26	637
Total	0		Actual / Estimated Substantial Completion Date	02-26-26	547
Final Cost	39,988,500		Actual / Estimated Final Completion Date	05-21-26	637

Key Project Personnel

	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name	Jeff Reynolds	Tim Moore	Sotero Ramirez	Jeff Reynolds
Percentage of time devoted to the project.	40%	90%	15%	15%
Percentage of time proposed for this Project.	40%	90%	15%	15%
Did Individual start and complete the project?	Yes	Yes	Yes	Yes
If not, who started or completed the project in their place?	NA	NA	NA	NA
Reason for change?	NA	NA	NA	NA

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner	Danny Rowell	Public Works	City Of Paris	(903)784-2464	drowell@paristexas.gov
Designer	Justin Rackley	P.E	Garver	(214)404-8747	Jrackley@garverusa.com,
Construction Manager	Jared Whittier	P.e	Garver	(430)205-4836	jdwhittier@garverusa.com
Surety	Johnny Moss	Senior Partner	Westfield;Baldwin Group	(972)771-4071	johnny.moss@baldwin.com

Issues / disputes resolved or pending resolution by arbitration, litigation or dispute review boards

Number of issues resolved	0	Total amount involved in resolved issues	0	Number of issues pending	0	Total amount involved in issues pending	0

Docusign Envelope ID: 5219A17F-103D-8A88-8287-8EE9EC20AAFF

Information for Similar Projects (Continued)

Name of Organization	Drake General Contractors LLC.		
Provide information on 5 similar projects completed by the Organization within the last 10 years.			
Project Owner	City of Mount Pleasant	Project Name	Southside WWTP Improvements
General Description of Project:	New Wastewater Plant (Train #2)		

Project Budget and Schedule Performance

Budget History	Amount	% of Bid Amount	Schedule Performance	Date	Days
Original Contract Price	$40,549,300		Notice to Proceed	5/15/2023	750
Change Orders	$463,357.85		Contract Substantial Completion Date at Notice to Proceed	6/20/2025	750
Owner Enhancements			Contract Final Completion Date at Notice to Proceed	7/20/2025	780
Unforeseen Conditions			Change Order Authorized Substantial Completion Date	10/19/25	888
Design Issues			Change Order Authorized Final Completion Date	11/18/25	918
Total	$463,357.85		Actual / Estimated Substantial Completion Date	10/19/2025	888
Final Cost	$41,012,657.85		Actual / Estimated Final Completion Date	11/18/2025	918

Key Project Personnel

	Project Manager	Project Superintendent	Safety Manager	Quality Control Manager
Name	Jeff Reynolds	Dustin Goss	Sotero Ramirez	Jeff Reynolds
Percentage of time devoted to the project.	25%	90%	20%	10%
Percentage of time proposed for this Project.	25%	90%	20%	10%
Did Individual start and complete the project?	Yes	No	Yes	Yes
If not, who started or completed the project in their place?	NA	Mark Thomas	NA	NA
Reason for change?		Mark moved to Georgia		

Reference Contact Information (listing names indicates approval to contacting the names individuals as a reference)

	Name	Title/Position	Organization	Telephone	Email
Owner	Erin Marshall	Public Works Director	City Of Mount Pleasant	(903)285-5838	emarshall@mpcity.org
Designer	Blake Powell	P.E	KSA Engineers	(903)285-4879	bpowell@ksaeng.com
Construction Manager	Brittney Smith	Project Manager;PE	KSA Engineers	(903)236-7700	bsmith@ksaeng.com
Surety	Johnny Moss	Senior Partner	Baldwin Group	(972)771-4071	johnny.moss@baldwin.com

Issues / disputes resolved or pending resolution by arbitration, litigation or dispute review boards

Number of issues resolved	0	Total amount involved in resolved issues	0	Number of issues pending	0	Total amount involved in issues pending	0

Docusign Envelope ID: 5219A17F-103D-8A88-8287-8EE9EC20AAFF

Docusign Envelope ID: 5219A17F-103D-8A88-8287-8EE9EC20AAFF

Schedule C - List of Equipment

Item	Purchase Date	Condition	Acquired value
2008 Caterpillar 420 E AE4T	2015	good/functional	35000
2011 Caterpillar 420E Backhoe Loader DCA4	2015	good/functional	35000
Crane 28 Ton Grove	2000	good/functional	175000
2008 Terex RT665 Crane	2018	good/functional	75000
2018 Grove GRT880	2025	good/functional	355000
2015 Caterpillar D6N LGP	2015	good/functional	90000
1999 Komatsu D37E5 Dozer	2008	good/functional	25000
2002 Komatsu D41P6B Dozer	2008	good/functional	40000
2012 CAT D4K2 LGP	2019	good/functional	85000
2016 Kobelco SK350	2016	good/functional	135000
Cat 303.5 mini ex formerly TH-004	2011	good/functional	35000
2015 Kubota KX71 formerly TH-005	2015	good/functional	42000
2019 Kobelco SK270SRLC formerly TH-012	2019	good/functional	230000
Bobcat E32 Excavator formerly TH-014	2017	good/functional	38000
2019 Kobelco SK140SR-5	2025	good/functional	66000
2024 Kobelco SK210LC-11	2025	good/functional	166000
2012 JLG Telehandler	2016	good/functional	35000
2018 Dodge Ram 2500	2018	good/functional	52000
2022 RAM 2500 Tradesman	2022	good/functional	52000
2023 Chevrolet Silverado	2023	good/functional	47000
2023 Ford F-150	2023	good/functional	55000
2024 Ram 1500 Laramie Crew	2023	good/functional	65000
2024 Ford F-250	2023	good/functional	57000
2024 Ford F-250	2023	good/functional	57000
2023 Ford F-150	2023	good/functional	55000
2024 Ford F-150	2023	good/functional	55000
2026 GMC Sierra 1500	2026	good/functional	61000
2024 Wacker Nueson RTLx-sc3 trench roller	2024	good/functional	32000
2017 Wacker Nueson RTLx-sc3 trench roller	2023	good/functional	10000
2024 John Deere 325G	2024	good/functional	82000
2025 Kubota SVL 75-3	2025	good/functional	65000
2004 Skytrak 6036	2010	good/functional	24000
2023 Atlas Copco XAS185-150-PACE Air Compressor	2023	good/functional	28000
Topcon TP-l6B Pipe laser	2024	good/functional	3500
GPS Topcon Hiper VR Base & Rover, Tripod, Data Collector	2023	good/functional	41000
Hiper VR, FC6400, Tripod	2024	good/functional	41000
Hiper VR, FC6400, Tripod	2025	good/functional	41000
TopCon RL-HV2S Dual Grade Laser	2024	good/functional	5500

Docusign Envelope ID: 5219A17F-103D-8A88-8287-8EE9EC20AAFF



BRAD DRAKE

President/Managing Member

City of Residence
Paris, Texas

Years with Drake General Contractors LLC: 19

Years in Construction Industry: 32

Education:
In 1993, Brad graduated from Texas Tech University in Lubbock, TX with a Bachelor's Degree in Business Administration

CERTIFICATIONS & TRAINING
OSHA/MSHA
Construction Safety
Topcon Base & Rover Trimble
Base & Rover Topcon Machine
Control Trimble Machine
Control Confined Space Entry
3D Office
Microsoft Office
HeavyBid
HeavyJob
Sage 300 CRE

EXPERIENCE

Drake Companies LLC and Subsidiaries
CEO
Paris, TX
June 2006 to Present

M. Hanna Construction Inc. President
Sulphur Springs, TX
April 2005 to June 2006

Richard Drake Construction
President
Powderly, TX
December 1994 to April 2005

Webb Construction Company Inc.
Project Manager
Levelland, TX
December 1993 to December 1994

PROFESSIONAL PROFILE

Bidding & Estimating
Budgeting & Cost Control
Construction & Demolition
Subcontractor Management
Financial Management
Site Work Crew
Site Safety & OSHA Compliance
Change Order Management
Asphalt Paving Crew
Site & Crew Supervision
Survey & Layout Crew
Structural & Paving Concrete Crew

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Jeff Reynolds – Vice President

EMPLOYMENT – Drake General Contractors LLC



Jeff has been in heavy civil construction since 2010 when had come over from the oil & gas industry. He excels as a leader who is always driven to exceed goals. Before becoming President, Jeff worked in many divisions of the company including project management, supervision, planning, procurement, estimating, scheduling, and budgeting. He is OSHA 30-Hour Certified, CPR/First Aid Certified, and ISO-9001 Quality Assurance Certified. Jeff is also an ordained minister of the Gospel of Jesus Christ.

As Vice President, Jeff's responsibilities include developing and implementing high-level strategies, making major corporate decisions with parent company, Drake Companies, managing the overall operations and resources of a company and demonstrating safety leadership. Jeff is responsible for setting up measurable standards of performance for each department and measuring that performance against established goals. In conjunctions with his staff, he establishes company-wide systems and procedures for reporting, project controls, financial controls, and employee relations.

Water/Wastewater Portfolio:

Owner	Project	Contract	Engineer
City of Paris	Paris WWTP	$40.5 Million	Garver
Greenville Public Works Dept.	Greenville Center Point Pressure System	$4.5 Million	Hayter Engineering
Lavon, TX	Lavon Bear Creek WWTP	$2.3 Million	Freeman-Millican
TRA	Mt. Creek Filter/Clarifier	$9.5 Million	CP&Y
City of Greenville	Greenville WTP Filter	$8.7 Million	Hazen & Sawyer
NTMWD	Lake Tawakoni WTP	$9.2 Million	Black & Veatch
City of Mount Pleasant	Southside WWTP Improvements	$40.5 Million	KSA
TRA	Ten Mile Creek WWTP Plant A	$9.3 Million	AECOM
McKinney	Ground Storage Tank	$8.1 Million	Birkhoff, Hendricks
Parker, TX	Dublin Re-lift Station	$4.2 Million	Black & Veatch
Trinity River Authority	Peak Flow Improvements	$7.7 Million	Garver
NTMWD	Headworks Facility	$7.2 Million	CDM Smith
NTMWD	Wilson Creek Filter	$6.2 Million	Alan Plummer
NTMWD	Lake Tawakoni WTP	$7.7 Million	CDM Smith

3737 Lamar Ave., STE 700 Paris, TX 75460
p: 903-784-4321 | f: 903-784-4768
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Christopher Armstrong – Project Manager

EMPLOYMENT – Drake General Contractors LLC



EDUCATION Rose-Hulman Institute of Technology

SKILLS Seasoned project manager with 15+ years of experience successfully delivering diverse projects across mining, civil construction, and civil engineering. Skilled in leading cross-functional teams, driving complex initiatives from both contractor and client/municipality perspectives, and implementing continuous improvement practices to achieve operational excellence.

Career Highlights

Westmoreland Coal – lead operations in continuous improvements to increase productivity and minimize crew equipment downtime by analyzing production data and standard operating procedures.

City of Sherman – worked in conjunction with TxDot for FM-1417 and US-75 improvements. Coordinated with TxDOT and city crews to move existing utilizes out of conflict with the new highways, including relocating approximately 3,000 of 24" water main.

Water/Wastewater Portfolio:

Owner	Project	Contract	Engineer
Greater Texoma Utility Authority	GTUA Bear Creek SUD PS #2 PP #1	$8.1 Million	Kimley-Horn
Greater Texoma Utility Authority	GTUA Bear Creek SUD Pump Station #1	$11.27 Million	Kimley-Horn
City of Lavon	Lavon North WWTP Improvements	$8.45 Million	Kimley-Horn

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Abel Renteria – Project Superintendent

EMPLOYMENT – Drake General Contractors LLC



EDUCATION 25+ Years Construction Experience

SKILLS Abel is a highly accomplished and experienced Superintendent with a sold history of achievement in a wide variety of water & wastewater with hydropower infrastructure projects. He is a disciplined leader with strong organizational capabilities. Areas of expertise include: plan interpretation, scheduling subcontractors, and trouble-shooting of all management and construction processes.
OSHA Certified, CPR Certified, Trench Safety Certified
Certified NCCCO Crane Operator

Water/Wastewater Portfolio as a Superintendent

Owner	Project	Contract	Engineer
NTMWD	Casa View GST	$4.5 Million	Kimley Horn
NTMWD	Casa View Electrical	$2.8 Million	Gupta
City of Rockwall	#2 Meter Vault	$1.0 Million	KSA
City of Longview	WWTP Improvements	$3.5 Million	Garver
City of Tyler	Lake Tyler Dam & Spillway	$1.8 Million	KSA
City of Quitman	Spillway Gate Rehab	$1.5 Million	Freese & Nichols
NTMWD	Raw Water PS	$2.4 Million	Freese & Nichols
City of Corsicana	LAS Improvements	$475,000	Alan Plummer
Texarkana	Water Filter Trough/Media	$375,000	TWU
City of Lavon	WWTP Improvements	$2.5 Million	Freeman Millican

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Tim Moore – Project Superintendent

EMPLOYMENT – Drake General Contractors LLC



EDUCATION 20+ Years Construction Experience

SKILLS Tim Moore, is a seasoned Superintendent with a proven background in delivering complex water, wastewater, and civil infrastructure projects. He is a results-driven professional recognized for his ability to lead diverse teams and maintain efficient project execution. His strengths include reading and applying detailed plans, coordinating subcontractor schedules, and resolving challenges in both field operations and project management with precision and effectiveness.

OSHA Certified, CPR Certified, Trench Safety Certified
Certified NCCCO Crane Operator

Water/Wastewater Portfolio as a Superintendent

Owner	Project	Contract	Engineer
City of Paris	Infrastructure Rehab Phase I	$2.3 Million	Hayter
Charlotte Area Transit System	Gold Line Extension	$112 Million	AECOM
City of Mount Pleasant	SSWWTP	$42 Million	KSA
City of Paris	Phase II Bond Infrastructure Rehab	$36 Million	AECOM
City of Paris	Capital Improvement Program	$1.8 Million	City of Paris
City of Charlotte	Myrtle Morehead Drainage Improvements	$36.4 Million	Stiver
City of Paris	WWTP Phase 2	$40 Million	Garver

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LIST OF PROPOSED SUBCONTRACTORS

I, the undersigned General Contractor, hereby certify that proposals from the following Subcontractors were used in the preparation of my bid. I agree that if I am the successful Bidder and if the following subcontracts are approved, I will not enter into contracts with others for these divisions of the work without prior written approval from the Engineer and the Owner.

Type of Work: Electrical
Subcontractor's Name: Phase Tec Electrical
License No.:
Address: Paris, Tx

Type of Work: Building
Subcontractor's Name: DRAKE GC Commercial
License No.: N/A
Address: Paris Tx

Type of Work: Concrete
Subcontractor's Name: RDC
License No.:
Address: Paris, TX

Type of Work: Earthwork
Subcontractor's Name: Ciscos
License No.: N/A
Address: Waxahachie, TX

Type of Work:
Subcontractor's Name: ~~Ciscos~~
License No.:
Address:

Bidder (General Contractor): DRAKE General Contractors
License No.: N/A
By: *
Title: V.P.

*Signature must be the same as on the Bid Form.

Docusign Envelope ID: 5219A17F-103D-8A88-8287-8EE9EC20AAFF

Specification Section	Equipment	Base Bid Equipment Manufacturer (Circle One)
44 42 27.20	Screenings Washer Compactor System	1. FSM 2. Hydro-Dyne 3. JWC 4. Huber 5. Kusters
44 42 39.13	Grit Removal Equipment Forced Vortex Type	1. Smith and Loveless 2. Veolia 3. Hydrodyne
44 42 40	Grit Classifier	1. Smith and Loveless 2. Veolia 3. Hydrodyne
44 42 46	Submersible Mixers	1. Flygt 2. KSB
44 42 56.29	Wet-Pit Submersible Pumps (Influent Pumps)	1. ITT Flygt 2. KSB
44 42 56.39	Submersible Chopper Pumps (Scum Pumps)	1. Flygt 2. KSB 3. Vaughn, E-Series Chopper Pump
44 42 56.53	Progressive Cavity Pumps (WAS & Sludge Pumps)	1. Moyno 2. Netzch 3. Seepex
44 42 56.60	Induced Flow Recessed Impeller Centrifugal Pump (Grit Pump)	1. Wemco; Model C 2. Fairbainks Nijhuis
44 42 56.73	Horizontal Centrifugal Chopper Pump (RAS Pumps)	1. Vaughn Co., Inc. 2. Hayward Gordon
44 44 20	Chemical Feed Systems	1. Blue-White Industries 2. Watson-Marlow Fluid Technology Group
44 44 73	Ultraviolet Disinfection System	1. Wedeco Duron System
44 61 15 44 61 16	Synthetic Media Disk Filter	1. Aqua Aerobics Systems, Inc. 2. Evoqua 3. WesTech, Inc.
46 21 74	Shaftless Screw Conveyor	1. SPIRAC 2. Custom Conveyors Corporation 3. JMS
46 76 21	Belt Filter Press System	1. Alfa Laval 2. Andritz

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LIST OF MANUFACTURERS

Specification Section	Equipment	Base Bid Equipment Manufacturer (Circle One)
26 24 19	Motor Control Centers	1. Eaton Electrical Inc.; Cutler-Hammer Products. 2. Square D; Schneider Electric. 3. Allen Bradley
26 29 13	Enclosed Controllers	1. Eaton Electrical; Cutler-Hammer Products 2. Rockwell Automation; Allen Bradley 3. Square D; Schneider Electric
26 29 23	Variable Frequency Motor Controllers	1. Rockwell Automation – Allen Bradley; PowerFlex series 2. Schneider Electric – Square D 3. Eaton; SPX series 4. ABB
26 32 13	Engine Generators	1. Caterpillar: Engine Div. 2. Kohler Co.; Generator Division. 3. Onan/Cummins Power Generation. 4. Generac
40 23 46	Fabricated Slide and Sluice Gates	1. Rodney Hunt Co. 2. Waterman Industries, Inc. 3. Hydro Gate. 4. Waco Products
41 78 13	Roll-off Dumpster Scales	1. Southwestern Scale Company 2. Mettler Toledo, Inc. 3. Cardinal Scale Manufacturing Co.
43 11 10	Positive Displacement Blowers	4. Aerzen 5. Gardner Denver 6. Universal Blower PAC
43 21 43	Sump Pumps	1. Flygt 2. KSB
43 31 31	Odor Control Biotrickling Filter Equipment	1. ECS Environmental Solutions 2. Daniel Company 3. BioAir Solutions
43 41 16	Chemical Storage Tanks	1. PolyProcessing 2. Assmann Corporation 3. Snyder Industries
44 42 13	Fine Bubble Fixed Grid Aeration Equipment	1. Sanitaire – Xylem 2. Aquarius Technologies, Inc. 3. SSI Aeration 4. Environmental Dynamics International
44 42 20	Multistage Centrifugal Blowers	1. Continental Blower
44 42 23	Spiral Type Clarifer Mechanisms	1. Ovivo – Eimco 2. Walker Process 3. Westech Engineering
44 42 27.19	Mechanical Screen System	1. FSM 2. Hydro-Dyne 3. JWC 4. Huber 5. Kusters

CITY OF CELINA
SOLICITATION RECAP

SOLICITATION #: 2026-037
SOLICITATION NAME: Celina 3.0 MGD Downtown WRF
PROJECT #: S25

Bid Opening Date	6/2/26	Bid Opening Time:	10:00 AM

Number of Invitations Sent/Vendors Notified:	1286
Number of Submissions:	4
Number of Non-Responsive Bids:	0
Number of Responsive Bids:	4
Number of No Bids	13
Did any vendor apply for Local Preference? (Y/N)	No

Review/Evaluation:
An initial review was completed by Purchasing to determine the responsiveness of each bidder. All responses were found to be responsive and responsible.

The responses were sent to the evaluation committee for review.

Recommendation:
Upon completion of the review, the department recommends lowest responsible vendor(s):

Recommended Vendor(s):	Drake General Contractors LLC
Contract Term:	920 Calendar days

Ryan Quigley, Purchasing Agent	6/22/26
Submitted By	Date

Bid 2026-037 Celina 3.0 MGD Downtown WRF Improvements Opened on 6/2/2026				Drake General Contractors LLC		Garney Companies, Inc.		Felix Construction		Thalle Construction	
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
	Base Bid										
1.1	All Work as defined in the Contract Documents except those items listed separately below.	1	LS	$ 65,195,600.00	$ 65,195,600.00	$ 77,845,400.00	$ 77,845,400.00	$ 78,610,000.00	$ 78,610,000.00	$ 82,400,000.00	$ 82,400,000.00
1.2	Trench Safety System development, design, and implementation as required by the Occupational Safety and Health Administration and the assumption of responsibility for system, complete and in place.	1	LS	$ 40,000.00	$ 40,000.00	$ 5,000.00	$ 5,000.00	$ 60,000.00	$ 60,000.00	$ 31,345.00	$ 31,345.00
1.3	Cash Allowance 1 for Laboratory Equipment required during completion of the Project to be used solely at the discretion of the OWNER and ENGINEER for the lump sum of Fifty Thousand Dollars ($50,000.00).	1	LS	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00
1.4	Cash Allowance 2 for Pre-negotiated firm price for UV Disinfection Equipment package, for the lump sum of: Four Hundred and Three Thousand Dollars ($403,000.00).	1	LS	$ 403,000.00	$ 403,000.00	$ 403,000.00	$ 403,000.00	$ 403,000.00	$ 403,000.00	$ 403,000.00	$ 403,000.00
1.5	Cash Allowance 3 for Pre-negotiated firm price for Centrifugal Blower Package, for the lump sum of: Nine Hundred and Seven Thousand and Five Hundred Dollars ($931,900.00).	1	LS	$ 931,900.00	$ 931,900.00	$ 931,900.00	$ 931,900.00	$ 931,900.00	$ 931,900.00	$ 931,900.00	$ 931,900.00
1.6	Contingency Allowance 1 for Additional Independent Testing in addition to testing as defined within the Contract Documents (miscellaneous work on a change authorization basis) required during completion of the Project to be used solely at the discretion of the OWNER and ENGINEER. For the lump sum of: One Hundred and Twenty Thousand Dollars ($120,000.00)	1	EA	$ 120,000.00	$ 120,000.00	$ 120,000.00	$ 120,000.00	$ 120,000.00	$ 120,000.00	$ 120,000.00	$ 120,000.00
1.7	Bollards including excavation, concrete, and backfill, above the quantity required by the documents.	20	EA	$ 1,000.00	$ 20,000.00	$ 1,300.00	$ 26,000.00	$ 1,405.00	$ 28,100.00	$ 2,000.00	$ 40,000.00
1.8	Gravel roadway including compacted base, above the quantity required by the documents.	3000	SF	$ 48.00	$ 144,000.00	$ 8.00	$ 24,000.00	$ 165.00	$ 495,000.00	$ 10.00	$ 30,000.00
1.9	Concrete Pavement including compacted base, above the quantity required by the documents.	500	SF	$ 125.00	$ 62,500.00	$ 60.00	$ 30,000.00	$ 3,170.00	$ 1,585,000.00	$ 25.00	$ 12,500.00
1.10	Sidewalk including compacted base, above the quantity required by the documents.	150	LF	$ 200.00	$ 30,000.00	$ 40.00	$ 6,000.00	$ 375.00	$ 56,250.00	$ 50.00	$ 7,500.00
	Sub Total				$ 66,997,000.00		$ 79,441,300.00		$ 82,339,250.00		$ 84,026,245.00
	Alternates										
2.1	Alternate A: Deduct New Administration Building and replace with refurbished Existing Administration Building	1	LS	$ (1,800,000.00)		$ (1,152,000.00)		$ (500,000.00)		$ (730,000.00)	
2.2	Alternate B: Deduct Foul Air Facility	1	LS	$ (900,000.00)		$ (1,212,000.00)		$ (1,150,000.00)		$ (600,000.00)	
2.3	Alternate C: Delete Dewatered Sludge Bin Load Monitoring Facility	1	LS	$ (450,000.00)		$ (322,000.00)		$ (28,000.00)		$ (100,000.00)	
2.4	Alternate D: Delete 2nd Tertiary Filter Facility	1	LS	$ (1,250,000.00)		$ (1,444,400.00)		$ (1,175,000.00)		$ (880,000.00)	
2.5	Alternate E: Add Contingency Allowance for Work Change Directives	1	LS	$ 1,862,000.00		$ 1,862,000.00		$ 1,862,000.00		$ 1,862,000.00	
2.6	Construction Schedule - Provide your number of days until Substantial completion	1	Days	860		720		720		717	
2.7	Construction Schedule - Provide your number of days until final completion	1	Days	920		920		810		917	
2.8	Provide your current EMR (Experience Modification Rate)	1	EA	0.92		0.56		0.71		0.86	

Supplier Scoring Summary

Supplier	Rank	Score	Competitive Sealed Proposal	Cost - Formula based	Approach and Construction Schedule	Experience of the Firm	Safety Record	Financial Strength
		100		50.00	25.00	15.00	5.00	5.00
Drake General Contractors LLC	1	96.00		50.00	23.00	15.00	3.00	5.00
Felix Construction	2	89.01		40.68	25.00	14.33	5.00	4.00
Garney Companies, Inc.	3	84.50		42.17	23.00	11.33	5.00	3.00
Thalle Construction	4	79.87		39.87	23.33	10.67	3.00	3.00
		87.35		43.18	23.58	12.83	4.00	3.75

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2026-1420642

Date Filed:
02/13/2026

Date Acknowledged:
02/23/2026

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Dake Construction
Pantego, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Celina

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

CIP-25-004040
Celina Road PS Well and Infrastructure

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Lewis, Scott	Pantego, TX United States	X	
Lewis, Pamela	Pantego, TX United States	X	
Lewis, Damon	Pantego, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

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: July 14, 2026

Agenda Item:
Consider and act upon a Resolution amending the Articles of Incorporation of the Celina Community Development Corporation (CDC) to change the requirement that a board member live in Collin County, to a requirement to live in the City and to update provisions related to services provided by the City to the CDC and related matter. (Stovall)

Background Information:
The purpose of this agenda item is for City Council to consider amendments to the Celina Community Development Corporation's (CDC) Articles of Incorporation.

The Resolution amends the Director Residency Requirement from requiring residency in Collin County to requiring residency within the City of Celina. This amendment ensures that all directors represent and are accountable to the residents of the City served by the corporation.

The Resolution also replaces the provision designating the City Secretary as the executive director of the corporation with language authorizing the City to provide administrative and management services to the corporation.

Legal Review:
The Resolution has been prepared in accordance with Chapter 501 of the Texas Local Government Code and has been reviewed by the City Attorney.

Supporting Documents:
1. Staff Presentation
2. Resolution

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval of the Resolution amending the Certificate of Formation and authorizing the filing of the Certificate of Amendment with the Texas Secretary of State.



Community Development Corporation (CDC) Governance Structure

July 14, 2026

Karla Stovall, Assistant City Manager

Background

At the June 20, 2026 City Council Strategic Planning Retreat, Council discussed the governance and composition of the City's boards and commissions, including the Community Development Corporation.

The following four agenda items include:
(G, H) Articles of Incorporation and Bylaws
(I, J) Reset and Appointment of CDC Board of Directors

Item G.
Community Development Corporation
Articles of Incorporation

The Resolution amends the Director Residency Requirement from requiring residency in Collin County to requiring residency within the City of Celina, and authorizes the City to provide administrative and management services to the Corporation.

Item H.
Community Development Corporation Bylaws

Administrative amendments update statutory references throughout the bylaws to reflect the current provisions of the Texas Local Government Code governing development corporations

The primary amendment revises the Board of Directors to consist of seven members appointed as follows:

Place 1 - Mayor Pro Tem of City Council

Place 2 - Deputy Mayor Pro Tem of City Council

Place 3 - One member of the Downtown Commission

Places 4 and 5 - Two members of the Celina Economic Development Corporation Board of Directors

Places 6 and 7 - Two members of the Parks and Recreation Board

Item I.
Reset Community Development Corporation

Historically, the members of the Parks and Recreation Board also served as the CDC Board of Directors

The proposed Resolution removes the current members of the CDC Board of Directors to allow the City Council to appoint directors who meet the qualification and board composition established by the amended Bylaws.

The Parks and Recreation Board will continue to serve in their positions, and their appointments to the Parks and Recreation Board are not impacted by this action.

Item J.
Community Development Corporation Appointments

The proposed Resolution appoints members to serve on the CDC Board of Directors to align with the composition established by the amended Bylaws.

Place 1 – Mayor Pro Tem: Brandon Grumbles
Place 2 – Deputy Mayor Pro Tem: Andy Hopkins
Place 3 – Downtown Commission: Katie Dunn
Place 4 – Economic Development Corporation: Ryan Wilcox
Place 5 – Economic Development Corporation: Cody Hunter
Place 6 – Parks and Recreation: Ray Tingle
Place 7 – Parks and Recreation: Scott Snellings



Thank You!

RESOLUTION NO. 2026-___R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING AMENDMENTS TO THE ARTICLES OF INCORPORATION (NOW REFERED TO IN STATE LAW AS A CERTIFICATE OF FORMATION) OF THE CELINA COMMUNITY DEVELOPMENT CORPORATION; AUTHORIZING THE EXECUTION, VERIFICATION, DELIVERY AND FILING OF A CERTIFICATE OF AMENDMENT; INCORPORATING THE RECITALS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, ON June 29, 2004, the Articles of Incorporation of the Celina Community Development Corporation (CDC) where filed with the Texas Secretary of State as authorized and approved by the City Council of the City of Celina, Texas (Council), following the approval of the creation of the CDC as a Type B (formerly Type 4B) by the voters if the City of Celina; and

WHEREAS, the Council is authorized to amend the Articles of Incorporation (now referred to in state law as a Certificate of Formation) by the Development Corporation Act of 1979, Texas Local Government Code (Act), Section 501.302 and as authorized by Article Eight, "Amendments", paragraph (2) of the Articles of Incorporation; and

WHEREAS, the Council has determined that approving the amendments to Article Ten, "Board of Directors", Paragraph (1), fifth sentence, and Paragraph (4), last sentence would be in the CCDC's best interests; and

WHEREAS, the Council hereby amends the Articles of Incorporation in compliance with Section 501.302 of the Act and authorizes the execution, verification, delivery and filing of a Certificate of Amendment.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

Section 1. Recital Incorporated. The recitals set forth above are incorporated herein for all purposes as if set forth in full.

Section 2. Approval of the Certificate of Amendment. The Council hereby approves the following amendments to the Articles of Incorporation:

A. Article Ten, "Board of Directors", Paragraph (1), fifth sentence, which reads "Each Director must be a resident of Collin County." shall be amended in a Certificate of Amendment to read:

"Each Director must be a resident of the City."

B. Article Ten, Paragraph (4), last sentence, which reads "The City Secretary shall serve as executive director of the corporation to provide administrative support services for the corporation." shall be amended in a Certificate of Amendment to read:

"The City may provide administrative services and management services to the corporation and the corporation may pay the City for such services. The City may provide other support services or use of City property, for compensation, for the benefit of the corporation as agreed to by the City and the corporation."

Section 3. Contents of Certificate of Amendment. As required by Section 501.304 of the Act, the following shall be included in the Certificate of Amendment:

(1) state the name of the corporation;

(2) identify by reference or describe the altered provision and include the provision's text as amended, as set forth in Section 2 of this Resolution; and

(3) state that the amendment was adopted or approved by the governing body of the authorizing unit and give the date the governing body adopted or approved the amendment by this Resolution

Section 4. Execution and Verification of the Certificate of Amendment. As required by Section 501.305(a)(2) of the Act, the Certificate of Amendment shall be executed by the Mayor and the City Secretary of the City of Celina; one of which shall also verify the Certificate of Amendment as required by Section 501.305(b) of the Act.

Section 5. Delivery and Filing of the Certificate of Amendment. As required by Section 501.306 of the Act:

(a) Three originals of the certificate of amendment shall be delivered to the secretary of state.

(b) If the secretary of state determines that the certificate of amendment conforms to the Act and on receipt of a $25 fee, the secretary of state shall:

(1) endorse the word "Filed" and the date of the filing on each original of the certificate of amendment;

(2) file one of the original certificates of amendment in the secretary of state's office;

(3) issue two certificates evidencing the filing of the certificate of amendment;

(4) attach to each certificate evidencing the filing of the certificate of amendment; and

(5) deliver a certificate evidencing the filing of the certificate of amendment and the attached certificate of amendment to:

(A) the corporation or the corporation's representative; and

(B) the governing body of the corporation's authorizing unit.

(c) On the issuance of the certificate evidencing the filing of the certificate of amendment, the amendment becomes effective and the certificate of formation is amended accordingly.

Section 6. Effective Date. This Resolution shall take effect immediately upon its passage.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this the 14th day of July 2026.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Ashley Owens, City Secretary

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: July 14, 2026

Agenda Item:
Consider and act upon a Resolution amending the Bylaws of the Celina Community Development Corporation to specify requirements for eligibility to serve and related matters. (Stovall)

Background Information:
The purpose of this agenda item is to consider a Resolution amending the Celina Community Development Corporation's (CDC) Bylaws.

The Community Development Corporation (CDC) adopted its original bylaws in 2004 following the creation of the corporation. The bylaws establish the composition of the Board of Directors, appointment procedures, officer responsibilities, and other governance provisions. Since their adoption, the bylaws have not been substantively amended.

As part of the City Council's ongoing review of the City's boards and commissions, Council directed staff to prepare amendments to the CDC's governing documents to better align the corporation's governance with the City's current organizational structure and strategic priorities.

The prior agenda item approving amendments to the CDC's Certificate of Formation/Articles of Incorporation updates the corporation's foundational governing document. This Resolution addresses related amendments to the CDC's Bylaws.

The proposed First Amendment to the CDC's Bylaws includes both administrative updates and revisions to the composition of the Board of Directors. Administrative amendments update statutory references throughout the bylaws to reflect the current provisions of the Texas Local Government Code governing development corporations.

The primary amendment revises Article II, Section 2.01 to establish a Board of Directors consisting of seven members appointed by the City Council as follows:

Place 1 – Mayor Pro Tem
Place 2 – Deputy Mayor Pro Tem
Place 3 – One member of the Downtown Commission
Places 4 and 5 – Two members of the Celina Economic Development Corporation Board of Directors
Places 6 and 7 – Two members of the Parks and Recreation Board

These amendments are intended to strengthen coordination among the City's boards and commissions. The amendments also update the bylaws to reflect current statutory references and governance practices.

Legal Review:
The City Attorney drafted the Resolution and the Bylaws.

Supporting Documents:
1. Staff Presentation
2. Resolution
3. CDC Bylaws - Redline

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.



Community Development Corporation (CDC) Governance Structure

July 14, 2026

Karla Stovall, Assistant City Manager

Background

At the June 20, 2026 City Council Strategic Planning Retreat, Council discussed the governance and composition of the City's boards and commissions, including the Community Development Corporation.

The following four agenda items include:
(G, H) Articles of Incorporation and Bylaws
(I, J) Reset and Appointment of CDC Board of Directors

Item G.
Community Development Corporation
Articles of Incorporation

The Resolution amends the Director Residency Requirement from requiring residency in Collin County to requiring residency within the City of Celina, and authorizes the City to provide administrative and management services to the Corporation.

Item H.
Community Development Corporation Bylaws

Administrative amendments update statutory references throughout the bylaws to reflect the current provisions of the Texas Local Government Code governing development corporations

The primary amendment revises the Board of Directors to consist of seven members appointed as follows:

Place 1 - Mayor Pro Tem of City Council

Place 2 - Deputy Mayor Pro Tem of City Council

Place 3 - One member of the Downtown Commission

Places 4 and 5 - Two members of the Celina Economic Development Corporation Board of Directors

Places 6 and 7 - Two members of the Parks and Recreation Board

Item I.
Reset Community Development Corporation

Historically, the members of the Parks and Recreation Board also served as the CDC Board of Directors

The proposed Resolution removes the current members of the CDC Board of Directors to allow the City Council to appoint directors who meet the qualification and board composition established by the amended Bylaws.

The Parks and Recreation Board will continue to serve in their positions, and their appointments to the Parks and Recreation Board are not impacted by this action.

Item J.
Community Development Corporation Appointments

The proposed Resolution appoints members to serve on the CDC Board of Directors to align with the composition established by the amended Bylaws.

Place 1 – Mayor Pro Tem: Brandon Grumbles
Place 2 – Deputy Mayor Pro Tem: Andy Hopkins
Place 3 – Downtown Commission: Katie Dunn
Place 4 – Economic Development Corporation: Ryan Wilcox
Place 5 – Economic Development Corporation: Cody Hunter
Place 6 – Parks and Recreation: Ray Tingle
Place 7 – Parks and Recreation: Scott Snellings



Thank You!

RESOLUTION NO. 2026-___R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING AMENDMENTS TO THE ORGANIZATIONAL BYLAWS OF THE CELINA COMMUNITY DEVELOPMENT CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Celina, Texas (Council) previously approved Bylaws for the CCDC; and

WHEREAS, the Council has determined that approving the amendments to Article II, Board of Directors, Section 2.01, Number of Directors; Appointment; Powers, of the Bylaws would be in the CCDC's best interests.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

Section 1. Recital Incorporated. The recitals set forth above are incorporated herein for all purposes as if set forth in full.

Section 2. Approval of the Amendments to the Bylaws. The Council reviewed the Amendment to the Bylaws, attached hereto as Exhibit A, and accepts and approves the amendments.

Section 3. Effective Date. This Resolution and Exhibit A shall take effect immediately upon its passage.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, on the 14th day of July 2026.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Ashley Owens, City Secretary

EXHIBIT A

FIRST AMENDMENT TO THE DECEMBER 21, 2004, AMENDED BYLAWS

OF THE CELINA COMMUNITY DEVELOPMENT CORPORATION

WHEREAS, the Celina Community Development Corporation, (the "Corporation") was incorporated on June 29, 2004; and

WHEREAS, on May 26, 2004, the City Council adopted Resolution No. 2004-36 adopting Bylaws for the Corporation, and on December 12, 2004, the City Council adopted Resolution No. 2004-96 adopting Amended Bylaws for the Corporation (the "Amended Bylaws") that wholly replaced the Bylaws adopted by Resolution No. 2004-36; and

WHEREAS, capitalized terms not defined herein shall have the same meaning as in the Amended Bylaws; and

WHEREAS, the Amended Bylaws have not been amended since adoption; and

WHEREAS, in accordance with Section 501.064(c) of the Act, the City Council of the City of Celina is authorized to amend the Corporation's Amended Bylaws with this First Amendment to the Amendment Bylaws by approval of a resolution, which resolution was approved by the City Council on July 13, 2026.

NOW, THEREFORE, the following amendments to the Amended Bylaws are approved and adopted for the Corporation, with deletions being shown as ~~struck through~~ and additions being shown as underlined:

SECTION 1. All references in the Amended Bylaws to "Article 5190.6, Vernon's Ann. Texas Civil Statues" are updated to and replaced with "Chapters 501 to 507, Texas Local Government Code". All references in the Amended Bylaws to "Section 4B of the Act" and "Section 4B of said Act" are updated to and replaced with "the Act".

SECTION 2. Article II, Section 2.01 of the Amended Bylaws is amended to read as follows:

ARTICLE II
BOARD OF
DIRECTORS

Section 2.01. Number of Directors; Appointment; Eligibility; Powers. The affairs of the Corporation shall be managed by a Board of Directors (the "Board") which shall be composed of seven members who are appointed by the City Council for two-year terms of office. The seven members of the Board shall be composed as follows:

1. Place 1--The Mayor Pro-tem of the City;

2. Place 2--The Deputy Mayor Pro-tem of the City;

3. Place 3--One member of the Downtown Commission;

4. Place 4 and Place 5--Two members of the Celina Economic Development Corporation Board of Directors; and

5. Place 6 and Place 7--Two members of the Celina Parks and Recreation Board.

Should a director cease to hold the underlying position required to be appointed to their Place on the Board, such Director's Place shall be automatically vacated on the date the director ceases to hold the underlying position and the City Council shall appoint an eligible replacement for the remainder of such two-year term; however, such Director shall holdover in their Place until their successor is appointed.

Directors shall also meet the eligibility requirements of the Act, which include being a resident of the City of Celina. Places 1, 3, 5 and 7 shall be appointed in even-numbered years, and Places 2, 4 and 6 shall be appointed in odd-numbered years. Appointments may be for one-year terms as necessary to establish staggered terms. Terms begin September 1 of each year. Reappointments for each Place are required every two years even if the same person continues to hold the underlying position.

Subject to the restrictions imposed by law, by the Articles of Incorporation, and by these Bylaws, the Board shall exercise all of the powers of the Corporation.

SECTION 3. Except as specifically amended by this First Amendment, the Amended Bylaws shall remain in full force and effect.

Adopted this the 14th of July 2026.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Ashley Owens, City Secretary

FIRST AMENDMENT TO THE DECEMBER 21, 2004, AMENDED BYLAWS

OF THE CELINA COMMUNITY DEVELOPMENT CORPORATION

WHEREAS, the Celina Community Development Corporation, (the "Corporation") was incorporated on June 29, 2004; and

WHEREAS, on May 26, 2004 the City Council adopted Resolution No. 2004-36 adopting Bylaws for the Corporation, and on December 12, 2004 the City Council adopted Resolution No. 2004-96 adopting Amended Bylaws for the Corporation (the "Amended Bylaws") that wholly replaced the Bylaws adopted by Resolution No. 2004-36; and

WHEREAS, capitalized terms not defined herein shall have the same meaning as in the Amended Bylaws; and

WHEREAS, the Amended Bylaws have not been amended since adoption; and

WHEREAS, in accordance with Section 501.064(c) of the Act, the City Council of the City of Celina is authorized to amend the Corporation's Amended Bylaws with this First Amendment to the Amendment Bylaws by approval of a resolution, which resolution was approved by the City Council on July 13, 2026.

NOW, THEREFORE, the following amendments to the Amended Bylaws are approved and adopted for the Corporation, with deletions being shown as ~~struck through~~ and additions being shown as underlined:

SECTION 1. All references in the Amended Bylaws to "Article 5190.6, Vernon's Ann. Texas Civil Statues" are updated to and replaced with "Chapters 501 to 507, Texas Local Government Code". All references in the Amended Bylaws to "Section 4B of the Act" and "Section 4B of said Act" are updated to and replaced with "the Act".

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1. Place 1--The Mayor Pro-tem of the City;

2. Place 2--The Deputy Mayor Pro-tem of the City;

3. Place 3--One member of the Downtown Commission;

4. Place 4 and Place 5--Two members of the Celina Economic Development Corporation Board of Directors; and

5. Place 6 and Place 7--Two members of the Celina Parks and Recreation Board.

Should a director cease to hold the underlying position required to be appointed to their Place on the Board, such Director's Place shall be automatically vacated on the date the director ceases to hold the underlying position and the City Council shall appoint an eligible replacement for the remainder of such two-year term; however, such Director shall holdover in their Place until their successor is appointed.

Directors shall also meet the ~~E~~eligibility requirements of the Act, which include being a resident of the City of Celina~~shall be determined by the provisions of Article 5190.6, the Development Corporation Act of 1979, Section 4 B, as amended~~. Places 1, 3, 5 and 7 shall be appointed in even-numbered years, and Places 2, 4 and 6 shall be appointed in odd-numbered years. Appointments may be for one-year terms as necessary to establish staggered terms. Terms begin September 1 of each year. Reappointments for each Place are required every two years even if the same person continues to hold the underlying position.

Subject to the restrictions imposed by law, by the Articles of Incorporation, and by these Bylaws, the Board shall exercise all of the powers of the Corporation.

SECTION 3. Except as specifically amended by this First Amendment, the Amended Bylaws shall remain in full force and effect.

Adopted this the 14th of July 2026.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Ashley Owens, City Secretary

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: July 14, 2026

Agenda Item:
Consider and act upon a Resolution removing the Parks and Recreation Board/Community Development Corporation Board members from the Community Development Corporation and retaining the members in their current terms on the Parks and Recreation Board. (Stovall)

Background Information:
The prior agenda items consider amendments to the Celina Community Development Corporation's (CDC) Certificate of Formation/Articles of Incorporation and Bylaws to udpate the corporation's governance structure and revise the composition of the Board of Directors.

Historically, the members of the Parks and Recreation Board also served as the CDC Board of Directors. The approved amendments to the Bylaws establish a new board composition consisting of representatives from the City Council, Downtown Commission, Celina Economic Development Corporation, and Parks and Recreation Board.

The proposed Resolution removes the current members of the CDC Board of Directors to allow the City Council to appoint directors who meet the qualifications and board composition established by the amended Bylaws.

The Resolution clarifies that the action only affects service on the CDC. Individuals currently serving on the Parks and Recreation Board will continue to serve in those positions, and their appointments to the Parks and Recreation Board are not impacted by this action.

Approval of this Resolution is an administrative step necessary to transition from the previous governance structure to the newly established board composition and will allow the City Council to consider appointments to the CDC Board immediately following this action.

Legal Review:

The City Attorney drafted the Resolution.

Supporting Documents:

1. Staff Presentation
2. Resolution

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval.



Community Development Corporation (CDC) Governance Structure

July 14, 2026

Karla Stovall, Assistant City Manager

Background

At the June 20, 2026 City Council Strategic Planning Retreat, Council discussed the governance and composition of the City's boards and commissions, including the Community Development Corporation.

The following four agenda items include:
(G, H) Articles of Incorporation and Bylaws
(I, J) Reset and Appointment of CDC Board of Directors

Item G.
Community Development Corporation
Articles of Incorporation

The Resolution amends the Director Residency Requirement from requiring residency in Collin County to requiring residency within the City of Celina, and authorizes the City to provide administrative and management services to the Corporation.

Item H.
Community Development Corporation Bylaws

Administrative amendments update statutory references throughout the bylaws to reflect the current provisions of the Texas Local Government Code governing development corporations

The primary amendment revises the Board of Directors to consist of seven members appointed as follows:

Place 1 - Mayor Pro Tem of City Council

Place 2 - Deputy Mayor Pro Tem of City Council

Place 3 - One member of the Downtown Commission

Places 4 and 5 - Two members of the Celina Economic Development Corporation Board of Directors

Places 6 and 7 - Two members of the Parks and Recreation Board

Item I.
Reset Community Development Corporation

Historically, the members of the Parks and Recreation Board also served as the CDC Board of Directors

The proposed Resolution removes the current members of the CDC Board of Directors to allow the City Council to appoint directors who meet the qualification and board composition established by the amended Bylaws.

The Parks and Recreation Board will continue to serve in their positions, and their appointments to the Parks and Recreation Board are not impacted by this action.

Item J.
Community Development Corporation Appointments

The proposed Resolution appoints members to serve on the CDC Board of Directors to align with the composition established by the amended Bylaws.

Place 1 – Mayor Pro Tem: Brandon Grumbles
Place 2 – Deputy Mayor Pro Tem: Andy Hopkins
Place 3 – Downtown Commission: Katie Dunn
Place 4 – Economic Development Corporation: Ryan Wilcox
Place 5 – Economic Development Corporation: Cody Hunter
Place 6 – Parks and Recreation: Ray Tingle
Place 7 – Parks and Recreation: Scott Snellings



Thank You!

RESOLUTION NO. 2026-____R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, REMOVING MEMBERS OF THE PARKS AND RECREATION BOARD FROM THE COMMUNITY DEVELOPMENT CORPORATION BOARD; PROVIDING FOR THE INCORPORATION OF PREMISES AND A SAVINGS AND REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City of Celina (the "City Council") previously appointed citizens to serve on the Parks & Recreation Board for the City; and

WHEREAS, the same citizens serving on the Parks & Recreation Board now also serve on the Celina Community Development Corporation ("Corporation") Board of Directors; and

WHEREAS, the City Council has determined that the current members of the Parks & Recreation Board will remain serving in their current positions; and

WHEREAS, the City Council has amended the Bylaws of the Corporation to alter the requirements for membership on and appointment to the Corporation's Board of Directors, necessitating reappointment of the members of the Corporation's Board of Directors; and

WHEREAS, the City Council has determined that it is in the best interest of the City and citizens of the City to approve this Resolution.

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

Section 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

Section 2. Removal of Corporation's Board Members. The same citizens serving on the Parks & Recreation Board now also serve as the Corporation's Board of Directors. The City Council desires to now have two separate boards, and the Bylaws of the Corporation have been amended to alter the composition of the Corporation's Board of Directors. Therefore, all current members of the Corporation's Board of Directors are hereby removed from the Corporation's Board of Directors so that directors meeting the new requirements can be appointed. Such removal from the Corporation's Board of Directors does not change or alter the current status of such citizens as members of the Parks & Recreation Board.

Section 3. **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 provision of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. **Effective Dates**. This Resolution shall be in force and effect immediately.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, this 14th day of July 2026.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Ashley Owens, City Secretary

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: July 14, 2026

Agenda Item:
Consider and act upon a Resolution appointing members to the Community Development Corporation (CDC) Board of Directors. (Stovall)

Background Information:
Prior agenda items approved amendments to the CDC's Certificate of Formation/Articles of Incorporation and Bylaws and removed the previous CDC Board of Directors to facilitate implementation of the new governance structure.

The amended Bylaws establish a seven-member Board of Directors comprised of designated representatives from the City Council, Downtown Commission, Celina Economic Development Corporation Board of Directors, and Parks and Recreation Board. This agenda item completes the transition by appointing members to fill each of the seven positions established in the amended bylaws.

The proposed Resolution appoints members to serve on the CDC Board of Directors to align with the composition established by the amended Bylaws.

The appointments for council consideration are as follows:

Place 1 – Mayor Pro Tem: Brandon Grumbles (term ending September 30, 2028)
Place 2 – Deputy Mayor Pro Tem: Andy Hopkins (term ending September 30, 2027)
Place 3 – Downtown Commission Representative: Katie Dunn (term ending September 30, 2028)
Place 4 – Celina Economic Development Corporation Representative: Ryan Wilcox (term ending September 30, 2027)
Place 5 – Celina Economic Development Corporation Representative: Cody Hunter (term ending September 30, 2028)
Place 6 – Parks and Recreation Board Representative: Ray Tingle (term ending September 30,

2027)
Place 7 – Parks and Recreation Board Representative: Scott Snellings (term ending September 30, 2028)

To implement the transition immediately following Council approval, each appointment will begin on July 14, 2026. The appointments will continue under the City's regular appointment cycle beginning October 1, 2026. Initial one and two-year terms are established to create staggered expirations, ensuring continuity of membership on the Board of Directors.

Once Council has approved the four agenda items updating the governance structure of CDC, an update to the Boards and Commissions Policy will be brought to Council at the August meeting for consideration.

Legal Review:
The City Attorney drafted the Resolution.

Supporting Documents:
1. Staff Presentation
2. Resolution

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.



Community Development Corporation (CDC) Governance Structure

July 14, 2026

Karla Stovall, Assistant City Manager

Background

At the June 20, 2026 City Council Strategic Planning Retreat, Council discussed the governance and composition of the City's boards and commissions, including the Community Development Corporation.

The following four agenda items include:
(G, H) Articles of Incorporation and Bylaws
(I, J) Reset and Appointment of CDC Board of Directors

Item G.
Community Development Corporation
Articles of Incorporation

The Resolution amends the Director Residency Requirement from requiring residency in Collin County to requiring residency within the City of Celina, and authorizes the City to provide administrative and management services to the Corporation.

Item H.
Community Development Corporation Bylaws

Administrative amendments update statutory references throughout the bylaws to reflect the current provisions of the Texas Local Government Code governing development corporations

The primary amendment revises the Board of Directors to consist of seven members appointed as follows:

Place 1 - Mayor Pro Tem of City Council

Place 2 - Deputy Mayor Pro Tem of City Council

Place 3 - One member of the Downtown Commission

Places 4 and 5 - Two members of the Celina Economic Development Corporation Board of Directors

Places 6 and 7 - Two members of the Parks and Recreation Board

Item I.
Reset Community Development Corporation

Historically, the members of the Parks and Recreation Board also served as the CDC Board of Directors

The proposed Resolution removes the current members of the CDC Board of Directors to allow the City Council to appoint directors who meet the qualification and board composition established by the amended Bylaws.

The Parks and Recreation Board will continue to serve in their positions, and their appointments to the Parks and Recreation Board are not impacted by this action.

Item J.
Community Development Corporation Appointments

The proposed Resolution appoints members to serve on the CDC Board of Directors to align with the composition established by the amended Bylaws.

Place 1 – Mayor Pro Tem: Brandon Grumbles
Place 2 – Deputy Mayor Pro Tem: Andy Hopkins
Place 3 – Downtown Commission: Katie Dunn
Place 4 – Economic Development Corporation: Ryan Wilcox
Place 5 – Economic Development Corporation: Cody Hunter
Place 6 – Parks and Recreation: Ray Tingle
Place 7 – Parks and Recreation: Scott Snellings



Thank You!

RESOLUTION NO. 2026-___R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS APPOINTING MEMBER(S) TO SERVE ON THE CELINA COMMUNITY DEVELOPMENT CORPORATION BOARD OF DIRECTORS; PROVIDING FOR THE INCORPORATION OF PREMISES AND A SAVINGS AND REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina (the "City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the Celina Community Development Corporation is a Type B non-profit corporation create and existing under the Development Corporation Act of 1979 (the "CDC"; and

WHEREAS, on July 14, 2026, prior to adoption of this Resolution, the City Council of the City approved an amendment to the Bylaws of the CDC that changed the eligibility requirements for service on the CDC's Board of Directors and then the members of the CDC Board of Directors were removed for the sole purpose of appointing directors eligible to serve under the amended Bylaws; and

WHEREAS, there are seven vacancies on the CDC Board of Directors and the City Council of the City is responsible for appointing people to serve as directors; and

WHEREAS, terms of service on the Board of Directors generally begin on October 1st of each year, however, the below appointments shall include service from July 14, 2026, through September 30, 2026, with the terms then continuing as usual from October 1, 2026, with a one- or two-year term to continue the staggering of appointments.

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

Section 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

Section 2. Appointment of Corporation's Board Members. The following individuals are appointed to serve on the CDC Board of Directors, and shall serve and may be removed in accordance with the Bylaws of the Corporation:

Place 1-The Mayor Pro-tem of the City, term will end September 30, 2028: Brandon Grumbles

Place 2-The Deputy Mayor Pro-tem of the City, term will end September 30, 2027: Andy Hopkins

Place 3-One member of the Downtown Commission, term will end September 30, 2028: Katie Dunn

Place 4-One member of the Celina Economic Development Corporation Board of Directors, term will end September 30, 2027: Ryan Wilcox

Place 5-One member of the Celina Economic Development Corporation Board of Directors, term will end September 30, 2028: Cody Hunter

Place 6-One member of the Celina Parks and Recreation Board, term will end September 30, 2027: Ray Tingle

Place 7-One member of the Celina Parks and Recreation Board, term will end September 30, 2028: Scott Snellings

Section 3. **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 provision of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. **Effective Date**. This Resolution shall be in force and effect immediately.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, this 14th day of July 2026.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Ashley Owens, City Secretary