



**NOTICE OF
CITY COUNCIL REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, MARCH 8, 2016 AT 5:00 PM**

AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Employee recognitions/introductions (Shaw, Toutounchian, Liebman)
- B. Engineering update (Johnson)
- C. Park land purchase (Montgomery)

III. EXECUTIVE SESSION:

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- A. Assistant Director of Planning and Development Services
- B. Consider and act upon any items discussed in executive session.

IV. PLEDGE OF ALLEGIANCE/INVOCATION 6:00 PM:

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign the "Speaker List" with the City Secretary. 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.

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

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

A. Minutes Approval:

1. City Council - Regular Meeting - Feb 9, 2016 5:00 PM
 2. City Council - Special Meeting - Feb 18, 2016 5:00 PM
- B. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday April 12, 2016 at 6:00 p.m. and Tuesday April 12, 2016 at 6:05 p.m., 112 N. Colorado, Celina, Texas) for public hearings on the proposed annexation of portions of right-of-way adjacent to the annexation for the O'Donnell Tract: being a 1.31 acre strip of land in the William Stapp Survey, Abstract No. 834 (CR 128), being a 1.23 acre strip of land in the Benjamin Haile Survey, Abstract No. 397 (CR 130 – west portion), being a 1.14 acre strip of land in the Benjamin Haile Survey, Abstract No. 397 (CR 130 – east portion), being a 0.491 acre strip of land in the B.B.B. and C.R.R. Co. Survey, Abstract No. 130 (CR 131), being a 1.314 acre strip of land in the Benjamin Haile Survey, Abstract No. 397 and the B.B.B. and C.Ry. Co. Survey, Abstract No. 130 (CR 132), and being a 0.843 acre strip of land in the John Culwell Survey, Abstract No. 208 (CR 133). (O'Donnell ROW Annexation Resolution) (Liebman)
- C. Consider and act to authorize Celina Fire Department and Celina Parks Department to auction surplus property through Renee Bates Auctioneers. (Mills)
- D. Consider and act upon a contract between the City of Celina and Collin County and a contract between the City of Celina and Denton County for Election Services. (Faulkner)
- E. Consider and act upon a contract change order #3 by and between the City of Celina and Pacheco Koch for the Engineering Design for the Southeast Sector Water and Sewer Project. (Fourmentin)
- F. Consider and act upon a contract by and between the City of Celina and Pavecon Public Works, LP in the amount of \$864,261.46 For the construction of the 2015 Street Improvement Project. (Fourmentin)
- G. Consider and act upon a contract by and between the City of Celina and XIT Paving and Construction in the amount of \$242,304.70 for the construction of the Willock Hills Phase I Project. (Fourmentin)
- H. Consider and act upon an ordinance of the City Council of Celina, Texas amending the City's Code of Ordinances, Chapter 12: Traffic and Vehicles, Article 12.03: Operation of Vehicles, Division 2 Traffic Schedules, Section 12.03.053 Stop Signs; Providing a Cumulative Repealer Clause; Providing a Savings Clause; Providing a Severability Clause; Providing for Publication; Providing for Engrossment and Enrollment; and Providing an Effective Date. (Fourmentin)
- I. Consider and act to approve new Engineering Design Standards, Specifications and Standard Details and allow the Director of Engineering and Public Works to make minor modifications as necessary. (Fourmentin)
- J. Consider and act upon an ordinance of the City of Celina, Texas amending the City's Code of Ordinances, Chapter 12, Traffic and Vehicles, Article 12.04, Parking, Section 12.04.002 Parking Restrictions on Specific Streets; prohibiting parking on both sides of East Ash Street from the intersection of South Preston Road (SH 289) to the intersection of South Oklahoma Drive (Bus 289). (Fourmentin)

- K. Consider and act upon an ordinance altering the prima facie speed limits established for vehicles under the provisions of transportation code, section 545.356 upon State Highway 289, or parts thereof, within the incorporate limits of the City of Celina. (Preston Road from FM 1461 to FM 455 to 55 MPH) (Fourmentin)
- L. Consider and act upon the appointment of new members to the Main Street Advisory Board for a two year term. (Bise)
- M. Consider and act upon an ordinance of the City of Celina, Texas, amending the City's Code of Ordinances to include provisions pertaining to the properly adopted version of the Fire Code throughout the Code. (Metdker)
- N. Consider and Act upon the rejection of all bids for the Request for Proposals: Technology Services. (Montgomery)
- O. Consider and act upon Memorandum of Understanding by and between the City of Celina and the Celina ISD Police Department. (Metdker)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed voluntary annexation of a ± 43.0 acre tract of land and the adjacent right of way situated in the McKinzie Wilhite Survey, Tract 3, Abstract No. 1008 and generally located west of CR 86, south of CR 88, and north of CR 83, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wood Tract) (Liebman)
- B. The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed voluntary annexation of a ± 115.5 acre tract of land and the adjacent right of way situated in the McKinzie Wilhite Survey, Abstract Nos. 1008 & 1009 and generally located on the southwest corner of CR 88 & CR 86, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Westgate 115 Tract) (Liebman)
- C. The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed voluntary annexation of a ± 49.0 acre tract of land and the adjacent right of way situated in the McKinzie Wilhite Survey, Abstract No. 1009 and generally located on the southeast corner of CR 88 & CR 86, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Celina Coit 40 Tract) (Liebman)
- D. The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed voluntary annexation of a ± 10 acre tract of land situated in the Collin County School Land Survey #14, Tract 3, Abstract No. 167 and generally located at the northeast corner of Frontier Parkway and the BNSF Railroad, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Mahard Tract) (Liebman)
- E. The Celina City Council will conduct a public hearing to consider testimony and act upon on a zoning amendment request for a ± 8.931 acre tract of land from AG-Agricultural District to a PD-Planned Development District, with the base zoning designations of LI-Light Industrial and R/O-Retail Office, situated in Lot 1, Block A of the Tri Dal Addition, Collin County, Texas and generally located on the west side of State Highway 289 (Preston Road), and approximately 2,600 feet south of Mark Alexander Court. (Champion Waste and Recycling) (Liebman)

- F. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance rezoning an approximately 4.029 acre tract of land from a C-1, Retail zoning district to a PD-Planned Development zoning district with base zoning designations of C-1–Retail. The property is situated in the Collin County School Land Survey, Abstract No. 167 and is generally located north and east of Business 289, south of Ash Street, and west of Preston Road. (Tractor Supply) (Liebman)
- G. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina for a zoning amendment request for a ±96.712 acre tract of land to amend PD#45 - Planned Development #45 situated in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located on the east side of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96) (Liebman)
- H. The Celina City Council will conduct a public hearing to consider testimony on creating the G-Bar 7 Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; being an approximately 109.090 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167 and generally located south of CR 55, north of CR 53, west of CR 1117, and east of CR 52, within the City of Celina, Texas (GBar7 PID) (Liebman)
- I. The Celina City Council will conduct a public hearing to provide reasonable opportunity for any owner of property within the proposed Tax Increment Reinvestment Zone to protest the inclusion of their property within the proposed reinvestment zone, which consists of a ±1,235.8 Acres Of Land. The proposed Zone consists of approximately 1,235.8 acres generally located in the City Limits and ETJ of the City of Celina. (Old Celina LTD) (Liebman)

IX. ACTION ITEM:

- A. Consider and act upon a resolution of the City of Celina, Texas, approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Major Improvement Area Project); and approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Neighborhood Improvement Area #1 Project) and resolving other matters incident and related thereto. (Wells North PID) (Liebman)
- B. Consider and act upon a resolution determining the cost of authorized improvements, calling for a public hearing for March 29, 2016 on the PID Levies and Assessments, approving the preliminary Service Assessment Plan and proposed assessment roll, and directing notice of the March 29, 2016 public hearing for Wells North Public Improvement District Major Improvement Area (MIA) and Neighborhood Improvement Area #1 (NIA#1) and, totaling an approximately 244.1 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171 and generally located north of CR 83, south of CR 88, and east of Carter Ranch, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells North) (Liebman)

- C. Consider and act to institute the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a ± 244.1 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171, Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, and generally located north of CR 83, south of CR 88, and east of Carter Ranch, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells North Annexation Institution) (Liebman)
- D. Consider and act to institute the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a ± 1.845 acre strip of land situated in the McKinzie Wilhite Survey, Abstract No. 1008, Collin County, Texas (CR-83 Annexation); being a ± 2.643 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas (CR-88 Annexation) and being a ± 2.266 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas (CR-1224 Annexation). (Wells North ROW Annexation Institutions) (Liebman)
- E. Consider and act to institute the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a ± 641.3 acre tract of land situated in the John Culwell Survey, Abstract No. 208, the Hezekiah Culwell Survey, Abstract No. 186, the B.B.B. & C.R.R. Survey, Abstract Nos. 129 and 130, and the George Jay Survey, Abstract No. 488, Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, and generally located north of CR 130, south of CR 134, and east of CR 101, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (O'Donnell Annexation Institution) (Liebman)
- F. Consider and act on a Final Plat for Light Farms, The Grange Neighborhood, approximately 17.78 acres situated in the John Ragsdale Survey, Abstract No. 734 and the Collin County School Land Survey #14, Abstract No. 167, comprising forty-nine (49) residential lots and seven (7) open space lots. The property is generally located north of Frontier Parkway, west of Light Farms Way and east of the Dallas North Tollroad. (Liebman)
- G. Consider and act on a Final Plat for Light Farms, Maydelle Phase 2, approximately 15.457 acres situated in the John Ragsdale Survey, Abstract No. 734 and the Collin County School Land Survey No. 14, Abstract No. 167, comprising thirty-six (36) residential lots and three (3) open space lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad. (Liebman)
- H. Consider and act on a Final Plat for Light Farms, Parkview Neighborhood, approximately 14.78 acres situated in the John Ragsdale Survey, Abstract No. 734, and comprising twenty-four (24) residential lots and six (6) open space lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad. (Liebman)
- I. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, designating a noncontiguous geographic area within the City and its extraterritorial jurisdiction as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as the Reinvestment Zone Number Five, City of Celina, describing the boundaries of the zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund for the Zone; containing findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance. The proposed Zone consists of approximately 1,235.8 acres generally located in the City Limits and ETJ of the City of Celina. (Old Celina LTD.) (Liebman)

- J. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday, April 12, 2016 at 6:00 p.m. & Tuesday, April 19, 2016 at 5:30 p.m.) for public hearings on the proposed involuntary annexation of DC Ranch Phase 1 & 2, a residential subdivision comprised of 130 lots and approximately 165 acres situated in Collin County, Texas and is generally located at the south east corner of CR 97 (Future Coit Road) and CR 134. (DC Ranch) (Liebman)
- K. Consider and act upon an ordinance amending the City's Signage Standards, Chapter 3: Building Regulations, Article 3.07: "Signs." (Liebman)
- L. Consider and act on an ordinance of the City of Celina, Texas, adopting the annexation of certain territories contiguous to and adjoining the City of Celina, Texas, to wit: being tracts #9, #34, #44, & #76 situated in the Collin County School Land Survey #15, Abstract No. 0170, block 2, being ±79.531 acres owned by LM Celina 115LP C/O D2 Investments; and being more particularly described by legal description in Exhibit "A" and graphically depicted in Exhibit "B" such tracts are generally located north of E. Malone Street, west of SH 289, east of the BNSF railroad, and south of County Road 95. (Liebman)
- M. Consider and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor of the City of Celina, Texas, to execute an interlocal agreement with Collin County for the acquisition of park land and authorize the City Manager to purchase 18.97 Acres For a maximum price of \$1,681,000. (Montgomery)
- N. Consider and act on a Final Plat for Light Farms, Hazel Neighborhood, approximately 28.89 acres situated in the John Ragsdale Survey, Abstract No. 734, comprising 106 residential lots and eight (8) open space lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad. (Liebman)

X. ADJOURNMENT:

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

Vicki Faulkner, TRMC
City Secretary, City of Celina, TX

Date Notice Removed



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Michael Montgomery, Administrative Services
Date: March 8, 2016
Re:

Action Requested:

Old Celina Park Expansion (Montgomery)

Background Information:

Discuss Action Item O

Staff Recommendation:



**NOTICE OF
CITY COUNCIL REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, FEBRUARY 9, 2016 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Present	
Carmen Roberts	City of Celina	Place 4	Present	
Lori Vaden	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Erik Geiger	City of Celina	Place 1	Present	
Sean Terry	City of Celina	Mayor	Present	

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Fiscal Year 2015 Audit (Toutounchian)

Auditor Tommy Nelson presented the FY2015 Audit Summary.

B. Planning and Zoning Commission Annual Report (Ousley)

Chairman Jace Ousley presented the Annual Report.

C. Police Department 2015 Annual Report (Metdker)

Lieutenant Tony Griggs presented the report.

D. Fire Department update (Mills)

Deputy Fire Chief Kyle Mills outlined proposed staff changes.

E. Economic Development Corporation Gigabit City Mission Statement (Howard)

Economic Development Director Corbett Howard presented the Gigabit City Mission Statement.

III. EXECUTIVE SESSION:

The Celina City Council convened into executive session at 5:55 PM with City Manager Mike Foreman, City Attorney Lance Vanzant and Public Works Director Gabe Johnson.

Minutes Acceptance: Minutes of Feb 9, 2016 5:00 PM (Minutes Approval)

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.071, Consultation with Attorney, on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter, and 551.072 Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of Real Property.

- A. Southeast Sector Utility Line Project easements
- B. Consider and act upon any items discussed in executive session.

The Celina City Council reconvened into open session at 6:20 PM. Councilman Nabors moved to approve the City Manager to purchase real estate as directed in executive session.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Chad Anderson, Place 6
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

IV. PLEDGE OF ALLEGIANCE/INVOCATION 6:00 PM:

Mayor Terry led the pledges of allegiance. Corbett Howard gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

Jane Huddleston of 613 W. Pecan spoke on Action Item F saying there would be no transportation at this site and that Celina is not ready right now for this. On Action Item G she stated that the schools don't have enough buildings at this time and on Action Item H she noted that this is a busy road and the City should rethink the location and put it aside right now.

Billie Ray Huddleston of 613 W. Pecan spoke on Action Item F saying that the south part of town needs to be restaurants, businesses and homes. On Action Item G he stated that the schools are not ready right now and asked the city to consider a delay. On Action Item H he thought the city should wait a little longer and that this (project) should be on a better road a little further from town.

VII. CONSENT AGENDA:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Erik Geiger, Place 1
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

A. Minutes Approval:

1. City Council - Special Meeting - Jan 29, 2016 8:00 AM
2. City Council - Special Meeting - Jan 27, 2016 11:00 AM
3. City Council - Regular Meeting - Jan 12, 2016 5:00 PM

Minutes Acceptance: Minutes of Feb 9, 2016 5:00 PM (Minutes Approval)

- B. Consider and act upon a Construction Plat for Mustang Lakes Phase 2A, approximately 58.98 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 240 residential lots and seven (7) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Liebman)
- C. Consider and act upon a Construction Plat for Mustang Lakes Phase 2B, approximately 44.778 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 120 residential lots and four (4) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Liebman)
- D. Consider and act upon a Final Plat for Light Farms rights-of-way, Cypress Creek Way and Worthington Way, approximately 7.03 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167. Cypress Creek extends from the BNSF right-of-way eastward to John Campbell Trail and Worthington Way extends from John Campbell Trail southward to approximately 400 feet north of Allbright Road. (Cypress Creek Way and Worthington Way ROW) (Liebman)
- E. Consider and act upon a Construction Plat for Wells South Phase 1, approximately 98.51 acres situated in the Jonathan Westover Survey, Abstract No. 1030 and the W. Wilhite Survey, Abstract No. 1002, and generally located on the north side of FM 1461 (Frontier Parkway) and on the west side of CR 84, consisting of 294 residential lots and eighteen (18) open space lots. (Wells South Phase 1) (Liebman)
- F. The City Council of the City of Celina, Texas will consider and act upon a Construction Plat for Celina Village, approximately 3.59 acres situated in the John Willock Survey, Abstract No. 1055, Tract 1, Collin County, Texas and containing eighteen (18) residential lots and one (1) HOA/common area lot. The property is generally located north of FM 455 (Walnut Street), south of CR 994, west of N. Illinois Drive, and east of N. Florida Drive. (Celina Village) (Liebman)
- G. The City Council of the City of Celina, Texas will consider and act upon a petition for the voluntary annexation from Westgate 115 Investors, L.P. for a ±115.5 acre tract of land and the adjacent right of way. Located in the McKinzie Wilhite Survey, Abstract Number 1008 & 1009 and is generally located on the southwest corner of CR 88 & CR 86 within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on March 8, 2016 at 6:00 p.m. and on March 8, 2016 at 6:05 p.m. (Westgate 115 Tract) (Liebman)
- H. The City Council of the City of Celina, Texas will consider and act upon a petition for the voluntary annexation from Celina Coit 40 Partners LTD. For a ±49.0 acre tract of land and the adjacent right of way. Located In The McKinzie Wilhite Survey, Abstract Number 1009 and is generally located on the southeast corner of CR 88 & CR 86, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on March 8, 2016 at 6:00 p.m. and on March 8, 2016 at 6:05 p.m. (Celina Coit 40 Tract) (Liebman)
- I. The City Council of the City of Celina, Texas will consider and act upon a petition for the voluntary annexation from Ken Wood For a ±43.0 acre tract of land and the adjacent right of way. Located In The McKinzie Wilhite Survey, Tract 3, Abstract Number 1008 and is generally located west of CR 86, south of CR 88, and north of CR 83 within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on March 8, 2016 at 6:00 p.m. and on March 8, 2016 at 6:05 p.m. (Wood Tract) (Liebman)

- J. Consider and act upon a petition for the voluntary annexation from Mahard Egg Farm Inc., for a ± 10 acre tract of land Located In The Collin County School Land Survey #14, Tract 3, Abstract Number 167 and is generally located at the north east corner of Frontier Parkway and the BNSF Railroad, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on March 8, 2016 at 6:00 p.m. and on March 8, 2016 at 6:05 p.m. (Mahard Tract) (Liebman)
- K. Consider and adopt an ordinance annexing certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 669.95 acre tract of land located in the Mary Howell Survey, Abstract No. 395, the Charles Rice Survey, Abstract No. 771, the J.B. Wilmeth Surveys, Abstracts No. 983 and No. 985, the Levin Routh Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, such tract is generally located east of Preston Road and on both the north and south sides of Sunset Boulevard, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Parks at Wilson Creek Annexation) (Liebman)

Ordinance 2016-04

- L. Consider and act to approve the Fiscal Year 2015 Audit. (Toutouchian)
- M. Consider and act upon a resolution of the City of Celina, Texas, pertaining to the sale of a certain 1.374 acre tract of Real Property to Emersons Commercial Real Estate. (Foreman)

Resolution 2016-10R

- N. Consider and act upon agreements by and between the City of Celina and MuniCap, Inc., for specialized services related to the administration of the Wells South Public Improvement District and the Sutton Fields II Public Improvement District. (Toutouchian)
- O. Consider and act upon a resolution of the City Council of the City of Celina, Texas, authorizing the Texas Coalition for Affordable Power, Inc. to negotiate an Electric Supply Agreement. (Toutouchian)

Resolution 2016-11R

- P. Consider and act upon an agreement between the City of Celina, Texas and Brown Reynolds Watford Architects, Inc., for the Celina Methodist Church Feasibility Study (Montgomery)
- Q. The City Council of the City of Celina, Texas will consider and act upon a Construction Plat for Parkside Phase 2, approximately 27.286 acres situated in the M.E.P. & P.R.R. CO. Survey, Abstract No. 644, and containing 122 Residential Lots and four (4) HOA/common area lots. The property is generally located west of Tolleson Drive, south of FM 455, north of W. Sunset Blvd. And East Of FM 428.

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed annexation of a ± 641.3 acre tract of land situated in the John Culwell Survey, Abstract No. 208, the Hezekiah Culwell Survey, Abstract No. 186, the B.B.B. & C.R.R. Survey, Abstracts No. 129 and 130, and the George Jay Survey, Abstract No. 488 and generally located north of CR 130, south of CR 134, and east of CR 101, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (O'Donnell Annexation) (Liebman)

Minutes Acceptance: Minutes of Feb 9, 2016 5:00 PM (Minutes Approval)

Mayor Terry opened the first hearing at 6:30 PM. No public comment was received. The hearing was closed at 6:30 PM. Mayor Terry opened the second hearing at 6:31 PM. No public comment was received. The hearing was closed at 6:31 PM.

- B. The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed voluntary annexation of an approximately 244.1 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171 and generally located north of CR 83, south of CR 88, and east of Carter Ranch, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells North) (Liebman)

Mayor Terry opened the first hearing at 6:32 PM. No public comment was received. The hearing was closed at 6:32 PM. Mayor Terry opened the second hearing at 6:32 PM. No public comment was received. The hearing was closed at 6:33 PM.

- C. The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed annexation of three (3) rights-of-way adjacent to the annexation for Wells North: a portion of CR-83 right-of-way, a ± 1.845 acre strip of land situated in the McKinzie Wilhite Survey, Abstract No. 1008; a portion of CR-88 right-of-way, a ± 2.643 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346; and a portion of CR-1224 right-of-way, a ± 2.266 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346. (Liebman)

Mayor Terry opened the first hearing at 6:33 PM. No public comment was received. The hearing was closed at 6:33 PM. Mayor Terry opened the second hearing at 6:33 PM. No public comment was received. The hearing was closed at 6:34 PM.

- D. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding the proposed involuntary annexation of a ± 111.9710 acre tract of land situated in Tracts 10, 9, 34, & 76 of Block 2, of the Collin County School Land Survey #15, Abstract No. 170 and generally located north of Malone St, south of CR 95, west of Preston Road, and east of the BNSF Railroad. (Celina LM 115) (Liebman)

Mayor Terry opened the first public hearing at 6:34 PM. No public comment was received. The hearing was closed at 6:34 PM. Mayor Terry opened the second public hearing at 6:34 PM. No public comment was received. The hearing was closed at 6:35 PM.

- E. The Celina City Council will conduct a public hearing to consider testimony and take action upon a resolution authorizing and creating the Wells North Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; a an approximately 244.1 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171 and generally located north of CR 83, south of CR 88, and east of Carter Ranch, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells North) (Liebman)

Mayor Terry opened the hearing at 6:36 PM. Dale Bainum of 3541 Heritage Trail asked what the Municipality will do for the PIDS. Resolution 2016-12R.

RESULT: APPROVED [UNANIMOUS]
MOVER: Wayne Nabors, Place 2
SECONDER: Carmen Roberts, Place 4
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- F. The Celina City Council will conduct a public hearing to consider testimony on creating the G-Bar 7 Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; being an approximately 109.090 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167 and generally located south of CR 55, north of CR 53, west of CR 1117, and east of CR 52, within the City of Celina, Texas and consider taking action on whether to continue the public hearing to 6:00 p.m. on March 8, 2016. (GBar7 PID) (Liebman)

Mayor Terry opened the hearing at 6:41 PM. No public comment was received. Councilman Nabors moved to continue the hearing to March 8th.

RESULT: TABLED [UNANIMOUS]
MOVER: Wayne Nabors, Place 2
SECONDER: Chad Anderson, Place 6
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- G. The Celina City Council will conduct a public hearing to consider testimony and act upon a zoning amendment request from an AG-Agricultural District to a PD-Planned Development District with an underlying zoning of SF-R-Single Family Residential District and a CF-Community Facility District for a ±127.897 acre tract of land in the Thomas McIntyre Survey, Abstract Number 903, Denton County, Texas. The property is generally located east of FM 1385, north and west of Crutchfield Road, and south of FM 428. (Sutton Fields 128) (Liebman)

Mayor Terry recused himself at this time (6:43 PM) due to a conflict of interest. Mayor Pro Tem Anderson opened the hearing at 6:43 PM. No public comment was received. The hearing was closed at 6:43 PM. Ordinance 2016-05

RESULT: APPROVED [UNANIMOUS]
MOVER: Erik Geiger, Place 1
SECONDER: Lori Vaden, Place 5
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- H. The Celina City Council will conduct a public hearing to consider testimony and act upon on a request to amend Planned Development No. 50 (PD-50), a ±681.999 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas and generally located north of FM 1461 (Frontier Parkway), west of FM 2478 (Custer Road), east of County Road 84 and south of Brinkmann Ranch Road. (Mustang Lakes) (Liebman)

Mayor Terry returned to the meeting at this time (6:46 PM). Mayor Terry opened the hearing at 6:46 PM. No public comment was received. The hearing was closed at 6:47 PM. Ordinance 2016-06

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Carmen Roberts, Place 4
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- I. The Celina City Council will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 669.95 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designations of SF-R–Single Family Residential and R/O–Retail Office. The property is located in the Mary Howell Survey, Abstract No. 395, the Charles Rice Survey, Abstract No. 771, the J.B. Wilmeth Surveys, Abstracts No. 983 and No. 985, the Levin Routh Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, Collin County, Texas and generally located east of Preston Road, north and south of Sunset Boulevard (future Carl Darnall Parkway), north of the future alignment of the Collin County Outer Loop, and west of FM 2478 (Custer Road). (Parks at Wilson Creek) (Liebman)

Mayor Terry opened the hearing at 6:48 PM. No public comment was received. The hearing was closed at 6:50 PM. Ordinance 2016-07

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lori Vaden, Place 5
SECONDER:	Carmen Roberts, Place 4
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- J. Conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina for a zoning amendment request for a ±96.712 acre tract of land to amend PD#45 - Planned Development #45 located in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located on the east side of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96) (Liebman)

Mayor Terry opened the hearing at 6:51 PM. No public comment was received. Councilman Hopkins moved to continue the hearing to March 8th.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

IX. ACTION ITEM:

- A. Consider and act to approve the Economic Development Corporation Gigabit City Mission Statement. (Howard)

Minutes Acceptance: Minutes of Feb 9, 2016 5:00 PM (Minutes Approval)

RESULT: APPROVED [UNANIMOUS]
MOVER: Carmen Roberts, Place 4
SECONDER: Wayne Nabors, Place 2
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- B. Consider and act upon a resolution of the City Council of the City of Celina, Texas setting a public hearing under Sec. 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas and consisting of approximately 1235.8 acres of land generally located over the boundaries of Old Celina MMD and along Highway 289 and extending north, south, east and west therefrom; authorizing the issuance of notice by the City Secretary of Celina, Texas, regarding the public hearing; and directing the City to prepare a preliminary reinvestment zone financing plan. (Old Celina LTD.) (Liebman)

Resolution 2016-13R

RESULT: APPROVED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Chad Anderson, Place 6
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- C. Consider and act to approve new Engineering Design Standards, Specifications and Standard Details and allow the Director of Engineering and Public Works to make minor modifications as necessary. (Johnson)

Mayor Pro Tem Anderson moved to table this item to March 8th

RESULT: TABLED [UNANIMOUS]
MOVER: Chad Anderson, Place 6
SECONDER: Wayne Nabors, Place 2
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- D. Consider and act upon an ordinance annexing certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 34.62 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Tract 55, Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, such tract is generally located west of FM 2478 (Custer Road) and north of FM 1461 (Frontier Parkway), within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Kim Young Lei Annexation) (Liebman)

Ordinance 2016-08

RESULT: APPROVED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Lori Vaden, Place 5
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- E. Consider and act on a Final Plat for Light Farms, The Hawthorne Neighborhood Phase 1, being approximately 29.28 acres situated in the John Ragsdale Survey No. 14, Abstract No. 738 and being comprised of 118 lots and three (3) open spaces and generally located south of Light Farms Way and west of Prairie Crossing.(Hawthorne Phase 1) (Liebman)

Councilman Nabors moved to approve with the condition that the plat not be filed until public improvements are accepted.

RESULT: APPROVED [UNANIMOUS]
MOVER: Wayne Nabors, Place 2
SECONDER: Carmen Roberts, Place 4
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- F. Consider and act upon a Commitment of Development Funding for Palladium Celina Senior Living, approximately 11.1 acres located on the west of S. Oklahoma Drive/Business 289, west of Cherrywood Street, and south of Ash Street, within the City of Celina, Collin County, Texas. (Liebman)

Ryan Combs with Palladium presented the project to the City Council. Resolution 2016-14R

RESULT: APPROVED [4 TO 2]
MOVER: Carmen Roberts, Place 4
SECONDER: Andy Hopkins, Place 3
AYES: Roberts, Vaden, Hopkins, Geiger
NAYS: Nabors, Anderson

- G. Consider and act on Commitment of Development Funding for Provision at Celina a multi-family community, approximately 8.5 acres located west of N. Louisiana Drive/Business 289 and north of Poplar Street within Collin County, Texas. (Liebman)

John Palmer with Gardner Capital presented the project to the City Council. Mayor Terry broke the tie with a yes vote. 2016-15R

RESULT: APPROVED [4 TO 3]
MOVER: Carmen Roberts, Place 4
SECONDER: Andy Hopkins, Place 3
AYES: Roberts, Hopkins, Geiger, Terry
NAYS: Nabors, Vaden, Anderson

- H. Consider and act on a Commitment of Development Funding for Gala Senior Residences, an age restricted multi-family community, approximately 6.2 acres located west of N. Louisiana Drive/Business 289 and north of Poplar Street within Collin County, Texas. (Liebman)

John Palmer with Gardner Capital presented the project to the City Council. 2016-16R

RESULT: APPROVED [4 TO 2]
MOVER: Andy Hopkins, Place 3
SECONDER: Carmen Roberts, Place 4
AYES: Roberts, Vaden, Hopkins, Geiger
NAYS: Nabors, Anderson

- I. Consider and act to allow the sale and consumption of alcoholic beverages at Cajun Fest, Farmer's Markets and Celina Fall Festival for the year 2016. (Ricketts)

RESULT:	APPROVED [5 TO 1]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Roberts, Vaden, Anderson, Hopkins, Geiger
NAYS:	Nabors

J. Consider and act upon amendments to the Celina Main Street Advisory Board Bylaws (Bise/Baty)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Chad Anderson, Place 6
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:52 PM.

Sean Terry, Mayor

Vicki Faulkner, TRMC
City Secretary, City of Celina, Texas

Date Minutes Approved

Minutes Acceptance: Minutes of Feb 9, 2016 5:00 PM (Minutes Approval)



**NOTICE OF
CITY COUNCIL SPECIAL MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
THURSDAY, FEBRUARY 18, 2016 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Present	
Carmen Roberts	City of Celina	Place 4	Absent	
Lori Vaden	City of Celina	Place 5	Absent	
Chad Anderson	City of Celina	Place 6	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Erik Geiger	City of Celina	Place 1	Present	
Sean Terry	City of Celina	Mayor	Present	

II. CONSENT AGENDA:

Mayor Pro Tem Anderson moved to approve the consent agenda with the change to \$293,500.00 for item #1.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Andy Hopkins, Place 3
AYES:	Nabors, Anderson, Hopkins, Geiger
ABSENT:	Roberts, Vaden

1. Consider and act to authorize the Mayor to execute a contract Change Order No. 2 with Wilson Contractor Services in the amount of \$2,935,000 for the construction of the Southeast Sector Water Lines W1 and W2. (Johnson)
2. Consider and act to authorize the Mayor to execute a contract Change Order No. 1 with Red River Construction in the amount of \$46,157.08 for the construction of the Southeast Sector Sewer Phase 3 - SE Sector Lift Station. (Johnson)
3. Consider and act upon a task order authorization by and between the City of Celina and Halff Associates, Inc for Professional Services. (Johnson)

III. EXECUTIVE SESSION:

The City Council adjourned into executive session at 5:04 PM with City Attorney Trey Sergeant, Finance Director Jay Toutouchian, Public Works Director Gabe Johnson, City Manager Mike Foreman and Director of Planning and Development Services Helen-Eve Liebman. City Attorney Julie Fort and Financial Services Advisor Jim Sabonis attended by phone.

Minutes Acceptance: Minutes of Feb 18, 2016 5:00 PM (Minutes Approval)

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.071, Consultation with Attorney, on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter.

A. Old Celina Ltd. Tax Increment Reinvestment Zone (TIRZ)

City Council reconvened into open session at 5:43 PM. No action was taken out of executive session.

IV. **ADJOURNMENT:**

There being no further comment Mayor Terry adjourned the meeting at 5:43 PM.

Sean Terry, Mayor

Vicki Faulkner, TRMC
City Secretary, City of Celina, Texas

Date Minutes Approved

Minutes Acceptance: Minutes of Feb 18, 2016 5:00 PM (Minutes Approval)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: Resolution to Annex the Rights-of-Way Adjacent to the O'Donnell Tract

Action Requested:

Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday April 12, 2016 at 6:00 p.m. and Tuesday April 12, 2016 at 6:05 p.m., 112 N. Colorado, Celina, Texas) for public hearings on the proposed annexation of portions of right-of-way adjacent to the annexation for the O'Donnell Tract: being a 1.31 acre strip of land in the William Stapp Survey, Abstract No. 834 (CR 128), being a 1.23 acre strip of land in the Benjamin Haile Survey, Abstract No. 397 (CR 130 – west portion), being a 1.14 acre strip of land in the Benjamin Haile Survey, Abstract No. 397 (CR 130 – east portion), being a 0.491 acre strip of land in the B.B.B. and C.R.R. Co. Survey, Abstract No. 130 (CR 131), being a 1.314 acre strip of land in the Benjamin Haile Survey, Abstract No. 397 and the B.B.B. and C.Ry. Co. Survey, Abstract No. 130 (CR 132), and being a 0.843 acre strip of land in the John Culwell Survey, Abstract No. 208 (CR 133). (O'Donnell ROW Annexation Resolution) (Liebman)

Background Information:

Texas House Bill 1949 requires cities to annex both sides of a county or state road concurrently with the annexation of tracts of land adjacent to that roadway. These are the rights-of-way adjacent to the O'Donnell Tract, currently in the process of annexation.

Below is the anticipated annexation schedule for the rights-of-way annexations:

- March 8, 2016 Council acts on a resolution setting date and time of the two public hearings for April 12, 2016
- March 25, 2016 Notice of public hearing published
- March 25, 2016 Notice of annexation sent to school districts and utilities
- March 25, 2016 Notice of public hearing posted on City website
- April 12, 2016 Council to hold two (2) public hearings.
- May 10, 2016 Council to consider annexation ordinance

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Staff Recommendation:

Staff recommends approval.

**CITY OF CELINA
RESOLUTION NO. 2016-__**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, SETTING A DATE, TIME, AND PLACE FOR PUBLIC HEARINGS ON A PROPOSED ANNEXATION OF CERTAIN PROPERTIES BY THE CITY AND AUTHORIZING AND DIRECTING THE CITY SECRETARY TO PUBLISH NOTICE OF SUCH PUBLIC HEARINGS AND AUTHORIZING CITY STAFF TO TAKE ALL NECESSARY ACTION TO FULFILL THE REQUIREMENTS OF THE MUNICIPAL ANNEXATION ACT.

WHEREAS, the City of Celina, Texas (the “City”) is a Home Rule municipality located in Collin County, Texas, and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the Celina Home Rule Charter; and

WHEREAS, the City of Celina is provided the power to annex land under its Home Rule Charter and Section 43.021 of the Texas Local Government Code pursuant to the requirements and limitations set forth in state law; and

WHEREAS, the City of Celina has determined that it is in the best interest of the City and its citizens to consider the potential annexation of certain properties that are located within the City’s extraterritorial jurisdiction; and

WHEREAS, the City of Celina desires to start the process that will enable the City, should it so desire, to annex the properties referenced in Exhibits “A,” “B,” “C,” “D,” “E,” and “F” and more fully depicted in the attached Exhibits “G,” “H,” “I,” “J,” “K,” and “L” into the City of Celina, call two public hearings, and set a proposed annexation proceedings schedule.

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

- I. That on Tuesday, the 12^h day of April, 2016 at 6:00 p.m. and on Tuesday, the 12^h day of April, 2016 at 6:05 p.m., at 112 N. Colorado, Celina, Texas 75009, the City Council will hold public hearings giving all interested persons the right to appear and be heard on the proposed annexations by the City of Celina of the properties more particularly described in the attached Exhibits “A,” “B,” “C,” “D,” “E,” and “F” and more fully depicted in the attached Exhibits “G,” “H,” “I,” “J,” “K,” and “L.”
- II. That the City Secretary is hereby authorized and directed to cause notice of each public hearing to be published once in a newspaper having general circulation in the City and in the territories described in attached Exhibits “A,” “B,” “C,” “D,” “E,” and “F” and more fully depicted in the attached Exhibits “G,” “H,” “I,” “J,” “K,” and “L” not more than twenty (20) days, nor less than ten (10) days prior to the date of such public hearing, in accordance with the Municipal Annexation Act.

Attachment: ODonnell ROW Annexation Resolution (1481 : O'Donnell ROW Annexation Resolution)

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 8th day March, 2016.

SEAN TERRY, MAYOR

VICKI FAULKNER, CITY SECRETARY

EXHIBIT "A"
Property Description
CR 128

BEING a tract of land situated in the William Stapp Survey, Abstract No. 834, Collin County, Texas, and being a portion of a called 5.061 acre tract of land conveyed to Home Place Living Trust, as evidence in a Deed, recorded in Instrument No. 20140808000847090, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), a portion of a called 24.291 acre tract of land conveyed to Jesse and Claudia Miller, as evidence in a Deed, recorded in Volume 1025, Page 499 Land Records, Collin County, Texas (L.R.C.C.T.), a portion of a called 45.401 acre tract of land conveyed to Glyn C. Miller and Betty Ann Miller, as evidence in a Deed, recorded Volume 1025, Page 502, L.R.C.C.T., a portion of a called 8.98 acre tract of land conveyed to Mark A. Martin & Carol Martin, as evidence in a Deed, recorded in instrument No. 20090122000067340, O.P.R.C.C.T., and being more particularly described as follows;

BEGINNING at the southwest corner of a said 5.061 acre tract, on the easterly line of a called 76.551 acre tract of land conveyed to Legacy Stables LLC, as evidenced in a Deed, recorded in Volume 5045, Page 190, L.R.C.C.T., same being in the approximate centerline of a gravel road, known as County Road 128;

THENCE North 1°48'30" West, along the westerly line of said 5.061 acre tract, along the easterly line of said 76.551 acre tract, and generally along the centerline of said County Road 128, a distance of 17.06 feet to a corner;

THENCE departing the easterly line of said 76.551 acre tract, across said 5.061 acre tract, said 24.291 acre tract, said 45.401 acre tract, said 8.98 acre tract, said Paulino tract, and said 62.434 acre tract, the following courses;

North 89°46'39" East, a distance of 30.01 feet to a corner;

South 1°48'30" East, 30.00 feet from and parallel with said County Road 128 a distance of 1924.81 feet to a corner;

North 46°18'52" West, a distance of 42.80 feet to a corner at the intersection of said County Road 128 and a gravel road, known as County Road 130, same being the southeast corner of said 76.551;

THENCE North 1°48'30" West, along the easterly line of said 76.551 acre tract and the westerly lines of aforesaid 45.401 acre tract, aforesaid 24.291 acre tract, aforesaid 5.061 acre tract, and generally along the centerline of said County Road 128, a distance of 1878.06 feet to the **POINT OF BEGINNING**, and containing 1.315 acres (57,299 sq. ft.) of land, more or less.

Attachment: ODonnell ROW Annexation Resolution (1481 : O'Donnell ROW Annexation Resolution)

EXHIBIT "B"
Property Description
CR 130 (west portion)

BEING a tract of land situated in the Benjamin Haile Survey, Abstract No. 397, Collin County, Texas, and being a portion of a called 154.059 acre tract of land conveyed to Eland Energy, Inc., as evidence in a Deed, recorded in Instrument No. 20141002001081270, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and a portion of a called 2.500 acre tract of land described as Tract B conveyed to Eland Energy, Inc., as evidence in a Deed, recorded in Instrument No. 20150722000903310, O.P.R.C.C.T., and being more particularly described as follows;

BEGINNING at the southwest corner of a called 75.931 acre tract of land conveyed to Patricia Ann Miller, as evidence in a Deed, recorded in Volume 4047, Page 299, L.R.C.C.T., same being on the northerly line of said 154.059 acre tract, same being at the centerline of a gravel road, known as County Road 130;

THENCE North 89°29'28" East, along the southerly line of said 75.931 acre tract, along the northerly line of said 154.059 acre tract, along the northerly line of aforesaid Tract B, and generally along said County Road 130, a distance of 1772.15 feet to a corner at the intersection of said County Road 130 and a gravel road, known as County Road 132;

THENCE departing the southerly line of said 75.931 acre tract, across said 154.059 acre tract and across said Tract B, the following courses;

South 45°19'00" East, a distance of 42.28 feet to a corner;

South 89°29'28" West, being 30.00 feet from and parallel to the southerly line of said 75.931 acre tract, a distance of 1801.95 feet to a corner;

North 0°30'32" West, a distance of 30.00 feet to the **POINT OF BEGINNING**, and containing 1.231 acres, (53,612 sq. ft.) of land, more or less.

EXHIBIT “C”
Property Description
CR 130 (east portion)

BEING a tract of land situated in the Benjamin Haile Survey, Abstract No. 397, and the William Stapp Survey, Abstract No. 834, Collin County, Texas, being a portion of a called 8.98 acre tract of land conveyed to Mark A. Martin & Carol Martin, as evidence in a Deed, recorded in instrument No. 20090122000067340, a portion of a tract of land conveyed to Porfirio Paulino and wife, Ojilvia Paulino, as evidence if a Deed, recorded in Volume 5674, Page 3250, L.R.C.C.T., and a portion of a called 62.434 acre tract of land conveyed to John U. Bound and Danna Bound, as evidence on a Deed, recorded in Instrument No. 20051206001715620 O.P.R.C.C.T., and being more particularly described as follows;

BEGINNING at the southwest corner of a called 76.551 acre tract of land conveyed to Legacy Stables LLC, as evidenced in a Deed, recorded in Volume 5045, Page 190, L.R.C.C.T., and the southeast corner of a called 23.874 acre tract of land conveyed to GSR Collin County L.P., as evidence in a Deed, recorded in Instrument No. 20070214000207970, O.P.R.C.C.T., and along the northerly line of said 62.434 acre tract, same being in the approximate centerline of a gravel road, known as County Road 130;

THENCE North 89°10'46" East, along the southerly line of said 76.551 acre tract and along the northerly line of aforesaid 62.434 acre tract and along the northerly line of aforesaid Paulino tract, and generally along the centerline of said County Road 130, a distance of 1650.07 feet to a corner at the intersection of said County Road 130 and said County Road 128;

THENCE departing the southerly line of said 76.551 acre tract, across said 8.98 acre tract, said Paulino tract, and said 62.434 acre tract, the following courses;

South 46°18'52" East, a distance of 42.80 feet to a corner;

South 89°10'46" West, 30.00 feet from and parallel with the centerline of said County Road 130, a distance of 1680.59 feet to a corner,

North 0°49'14" West, a distance of 30.00 feet to the **POINT OF BEGINNING**, and containing 1.147 acres (49,960 sq. ft.) of land, more or less.

Attachment: ODonnell ROW Annexation Resolution (1481 : O'Donnell ROW Annexation Resolution)

EXHIBIT "D"
Property Description
CR 131

BEING a tract of land situated in the B. B. B. & C. RR. Company Survey, Abstract No. 130, Collin County, Texas, and being a portion of a called 15.163 acre tract of land, conveyed to Michael D. Reardon and Marilyn Reardon, as evidenced in a Deed, recorded in Volume 4871, Page 2775, Land Records of Collin County, Texas and a portion of a called 6.500 acre tract of land, conveyed to Robert G. Hauk and Chrystal C. Hauk, as evidenced in a Deed, recorded in Volume 5907, Page 2770, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said 15.163 acre tract, same being the most westerly southwest corner of a called 92.315 acre tract of land, conveyed to Celina Partners, Ltd., as evidenced in a Deed, recorded in Volume 4516, Page 1563, Land Records of Collin County, Texas, same being on the northerly line of a called 93.492 acre tract of land, conveyed to Celina Partners, Ltd., as evidenced in a Deed, recorded in Volume 4801, Page 1372, Land Records of Collin County, Texas, same also being in a gravel road, known as County Road 131;

THENCE South 84°52'21" West, along the northerly line of said 93.492 acre tract, along the southerly line of said 15.463 acre tract, along the southerly line of aforesaid 6.500 acre tract, and with said County Road 131, a distance of 711.05 feet to a corner, same being the northerly northeast corner of a tract of land described as Collin County Right-of-way Acquisition, recorded in Instrument No. 20120830001083660, Official Public Records, Collin County, Texas;

THENCE North 5°07'31" West, departing the northerly line of said 93.492 acre tract and across said 6.500 acre tract, a distance of 30.00 feet to a corner;

THENCE North 84°52'21" East, 30.00 feet from and parallel with the centerline of said County Road 131, continuing across said 6.500 acre tract and across aforesaid 15.163 acre tract, a distance of 713.73 feet to a corner on the easterly line of said 15.163 acre tract and along the westerly line of aforesaid 92.315 acre tract;

THENCE South 0°01'29" East, along the easterly line of said 15.163 acre tract and along the westerly line of said 92.315 acre tract, a distance of 30.12 feet to the **POINT OF BEGINNING**, and containing 0.491 of an acre (21,373 sq. ft.) of land, more or less.

EXHIBIT "E"
Property Description
CR 132

BEING a tract of land situated in the Benjamin Haile Survey, Abstract No. 397, and the B. B. B. & C. RR. Company Survey, Abstract No. 130, Collin County, Texas, and being a portion of a called 154.059 acre tract of land conveyed to Eland Energy, Inc., as evidence in a Deed, recorded in Instrument No. 20141002001081270, a portion of a called 23.874 acre tract of land conveyed to GSR Collin County, as evidence in a Deed, recorded in Instrument No. 20070214000207970, O.P.R.C.C.T., and being a portion of a tract of land conveyed to Mark A. Martin & Carol Martin, as evidence in a Deed, recorded in Volume 3595, Page 493, Land Records, Collin County, Texas (L.R.C.C.T.), and being more particularly described as follows;

BEGINNING at the southeast corner of a called 75.931 acre tract of land conveyed to Patricia Ann Miller, as evidence in a Deed, recorded in Volume 4047, Page 299, L.R.C.C.T., same being on the southwest corner of said 23.874 acre tract, same being at the intersection of a gravel road known as County Road 130, and a gravel road known as County Road 132;

THENCE North 0°07'27" West, along the easterly line of said 75.931 acre tract, along the westerly line of said 23.874 acre tract, along the westerly line of aforesaid Martin tract, and along the easterly line of a called 2.469 acre tract of land conveyed to Patricia Ann Miller, as evidence in a Deed, recorded in Volume 3969, Page 1405, L.R.C.C.T., and generally along the centerline of County Road 132 a distance of 1893.03 feet to a corner for the northeast corner of said 75.931 acre tract and the northwest corner of said Martin tract;

THENCE South 89°02'05" East, departing the westerly line of said 75.931 acre tract and along the northerly line of said Martin tract, a distance of 30.01 feet to a corner;

THENCE departing the northerly line of said Martin tract, across said 23.874 acre tract, across said 154.059 acre tract, and across said Tract B, the following courses;

South 0°07'27" East, being 30.00 feet from and parallel to the westerly line of said 75.931 acre tract, a distance of 1922.16 feet to a corner;

North 45°19'00" West, a distance of 42.28 feet to the **POINT OF BEGINNING**, and containing 1.314 acres, (57,229 sq. ft.) of land, more or less.

Attachment: ODonnell ROW Annexation Resolution (1481 : O'Donnell ROW Annexation Resolution)

EXHIBIT "F"
Property Description
CR 133

BEING a tract of land situated in the John Culwell Survey, Abstract No. 208, and being a portion of a called 28.104 acre tract of land conveyed to Billy J. Herrin and wife, Cyndee V. Herrin, as evidence in a Deed, recorded in Instrument No. 20150302000217660, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), a portion of a called 3.689 acre tract of land conveyed to Resource One Credit Union, as evidence in a Deed, recorded in Instrument No. 20140905000965550, O.P.R.C.C.T., a portion of a called 5.49 acre tract of land conveyed to Raul Vazquez Guerrero and Martha Arrendondo de Guerrero, as evidence in a Deed, recorded in Instrument No. 20150630000793520, O.P.R.C.C.T., and a portion of a called 81.26 acre tract of land conveyed to Margaret R. Gerrity, as evidence in a Deed, recorded in Volume 5225, Page 4938, Land Records, Collin County, Texas, and being more particularly described as follows

BEGINNING at the northeast corner of a called 86.076 acre tract of land, conveyed to Celina Partners, Ltd., as evidenced in a Deed, recorded in Volume 5144, Page 3554, Land Records of Collin County, on the easterly line of said 28.104 acre tract, same being at the centerline of a gravel road, known as County Road 133;

THENCE across said 28.104 acre tract, across said 3.689 acre tract, across said 5.49 acre tract, and across said 81.26 acre tract, the following courses;

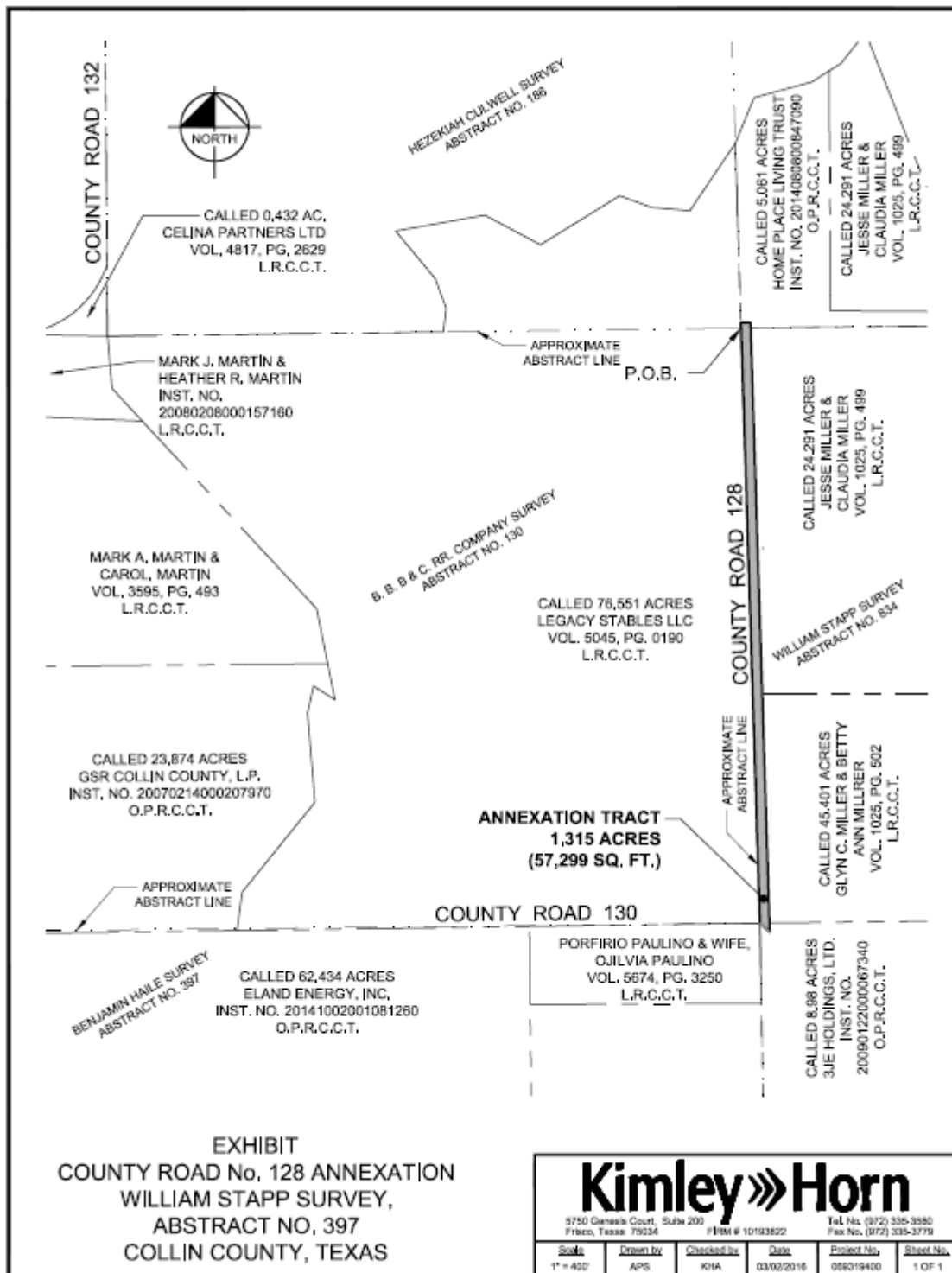
North 88°46'11" East, a distance of 30.00 feet to a corner;

South 1°13'49" East, 30.00 feet from and parallel with the centerline of said County Road 133, a distance of 1224.03 feet to a corner;

South 88°46'11" West, a distance of 30.00 feet to a corner, same being the southeast corner of aforesaid 86.076 acre tract;

THENCE North 1°13'49" West, along the easterly line of said 86.076 acre tract, and the westerly lines of said 5.49 acre tract, said 3.689 acre tract, and said 28.104 acre tract, and generally along the centerline of said County Road 133, a distance of 1224.03 feet to the **POINT OF BEGINNING**, and containing 0.843 of an acre (36,721 sq. ft.) of land, more or less.

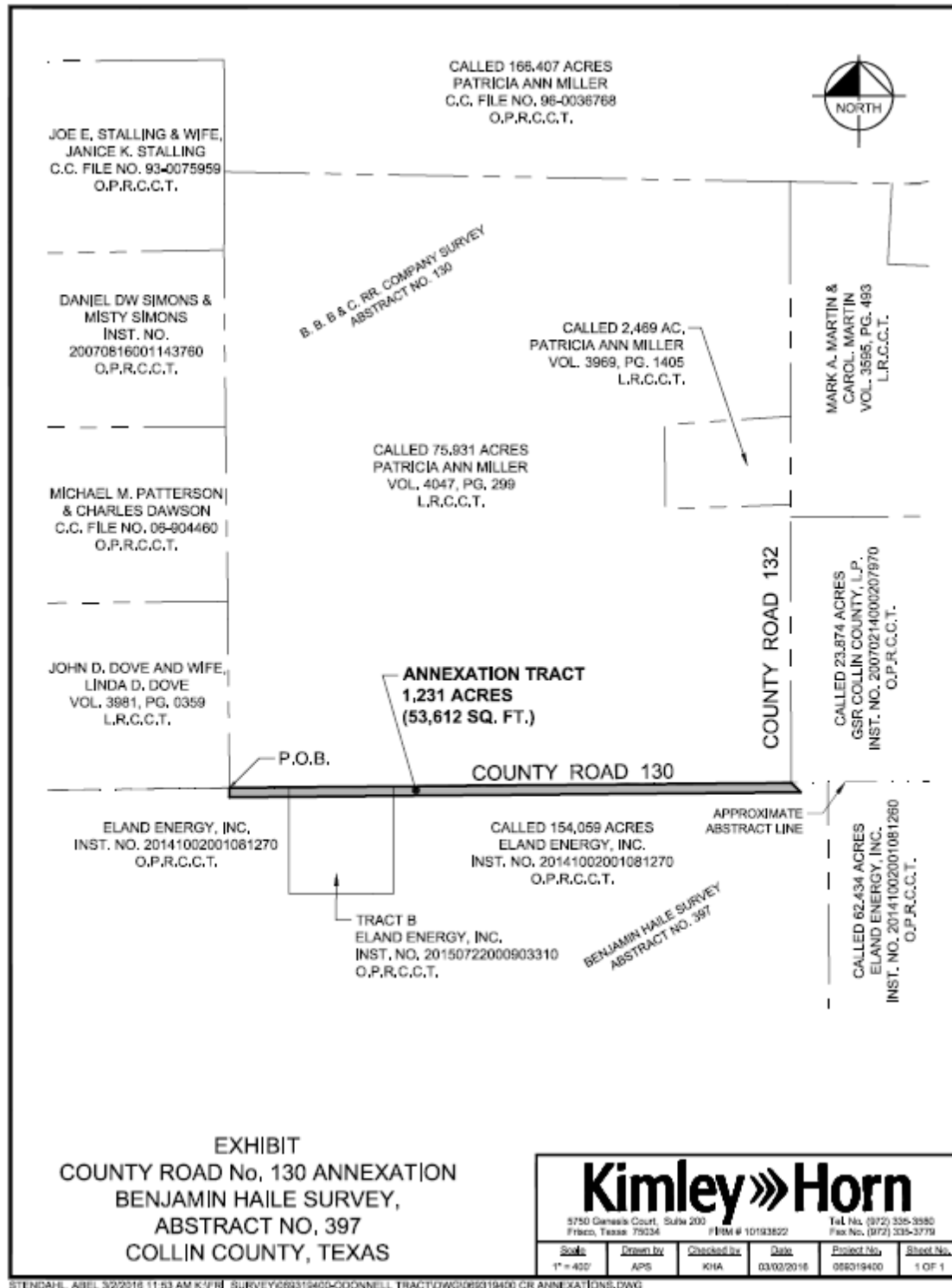
EXHIBIT "G"
Property Description
CR 128



STENDALE, ABEL 3/2/2016 11:56 AM K:\FR\ SURVEY\269319400-ODONNELL TRACT\DWG\058019400 CR ANNEXAT\ONS.DWG

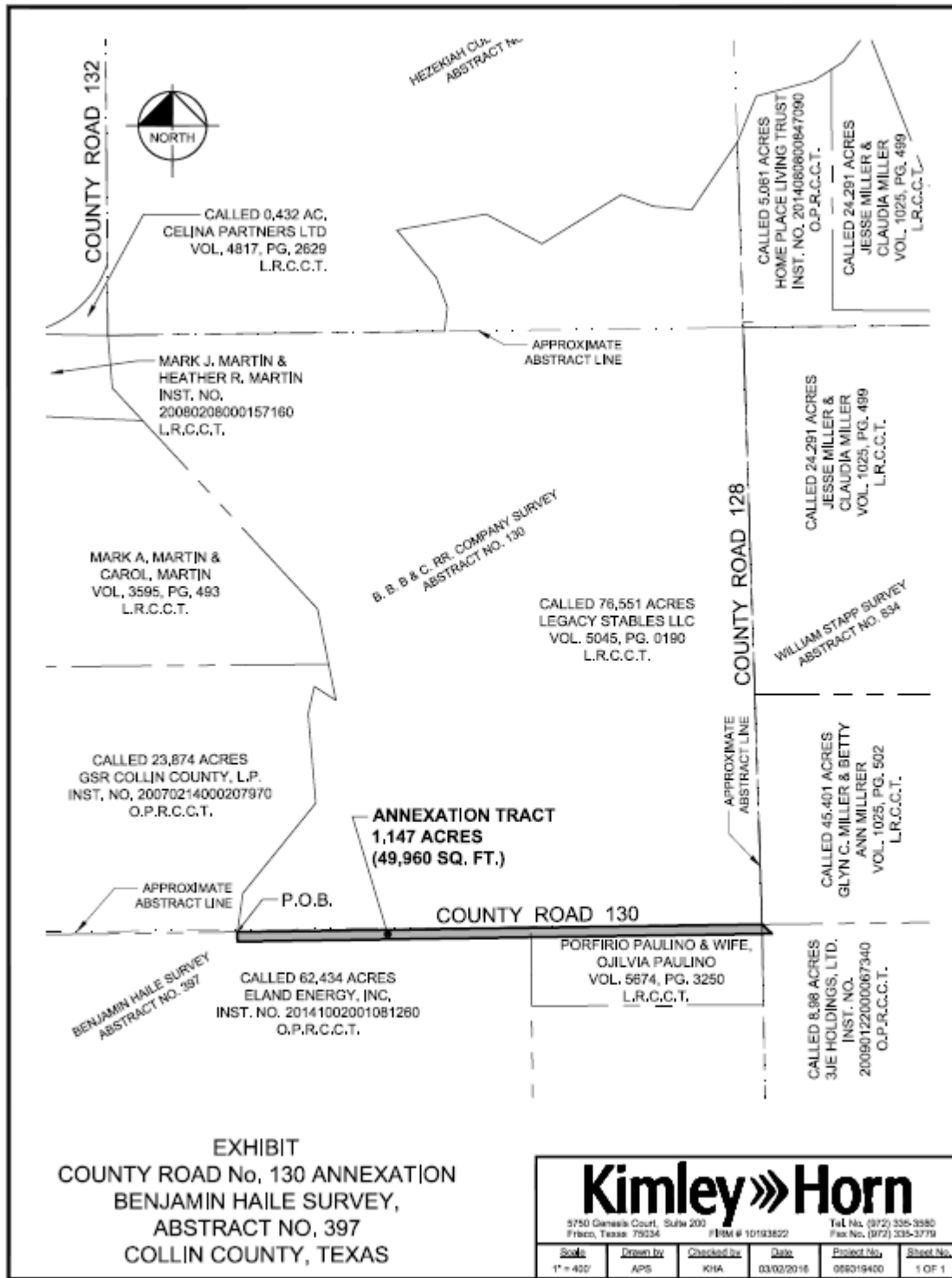
Attachment: ODonnell ROW Annexation Resolution (1481 : O'Donnell ROW Annexation Resolution)

EXHIBIT “H”
Property Description
CR 130 (west portion)



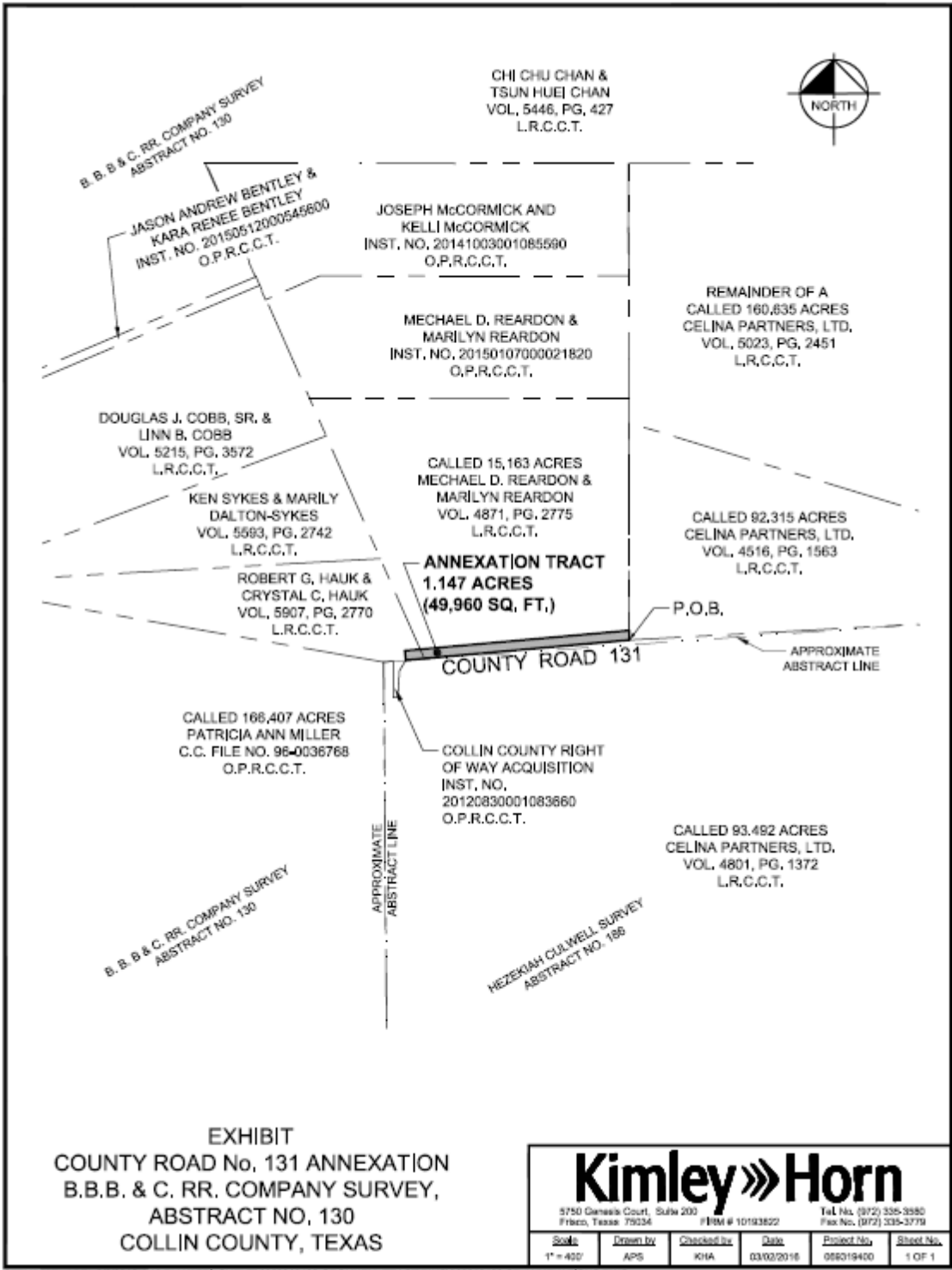
Attachment: O'Donnell ROW Annexation Resolution (1481 : O'Donnell ROW Annexation Resolution)

EXHIBIT "I"
Property Description
CR 130 (east portion)



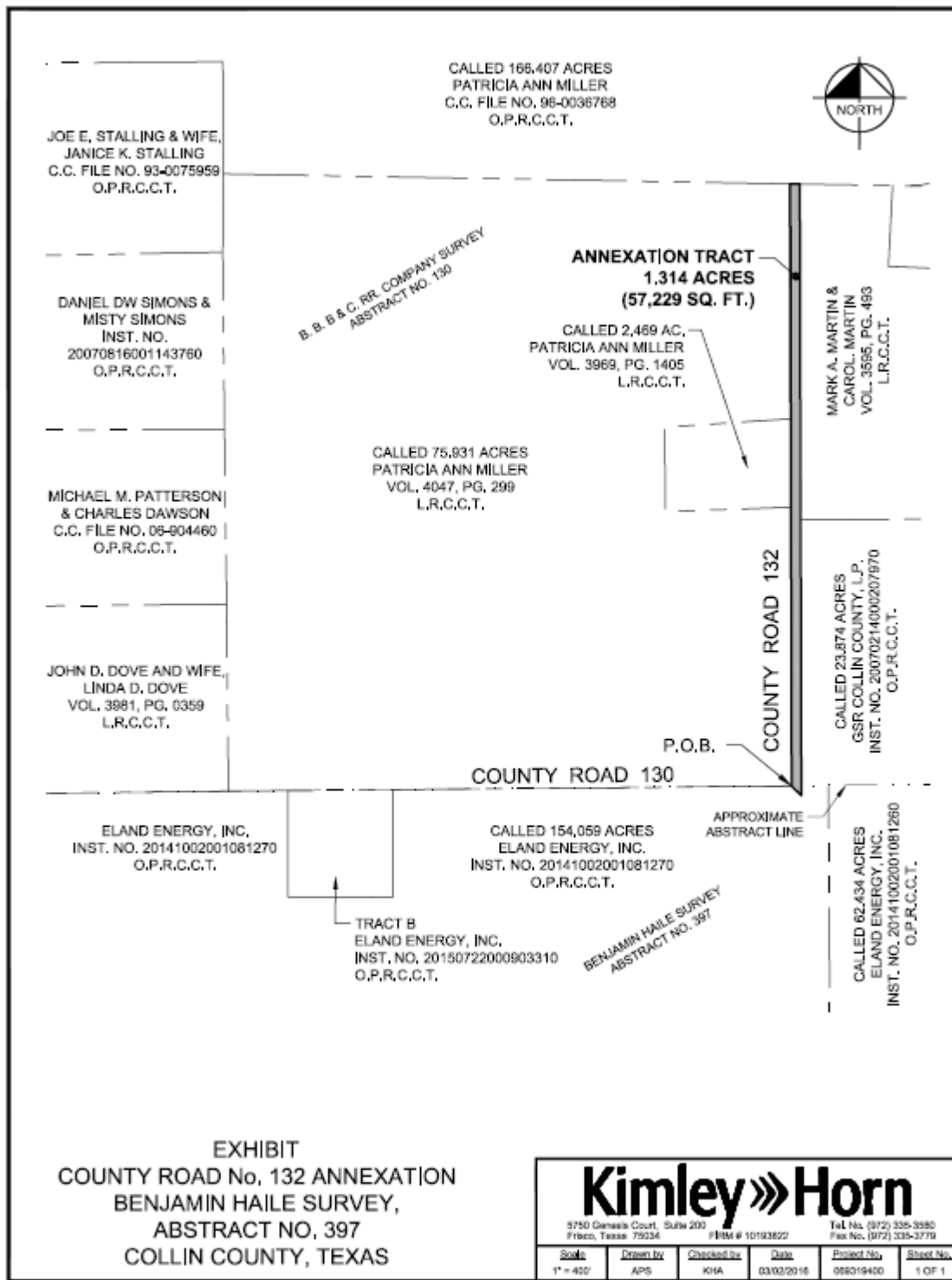
Attachment: ODonnell ROW Annexation Resolution (1481 : O'Donnell ROW Annexation Resolution)

EXHIBIT “J”
Property Description
CR 131



Attachment: O'Donnell ROW Annexation Resolution (1481 : O'Donnell ROW Annexation Resolution)

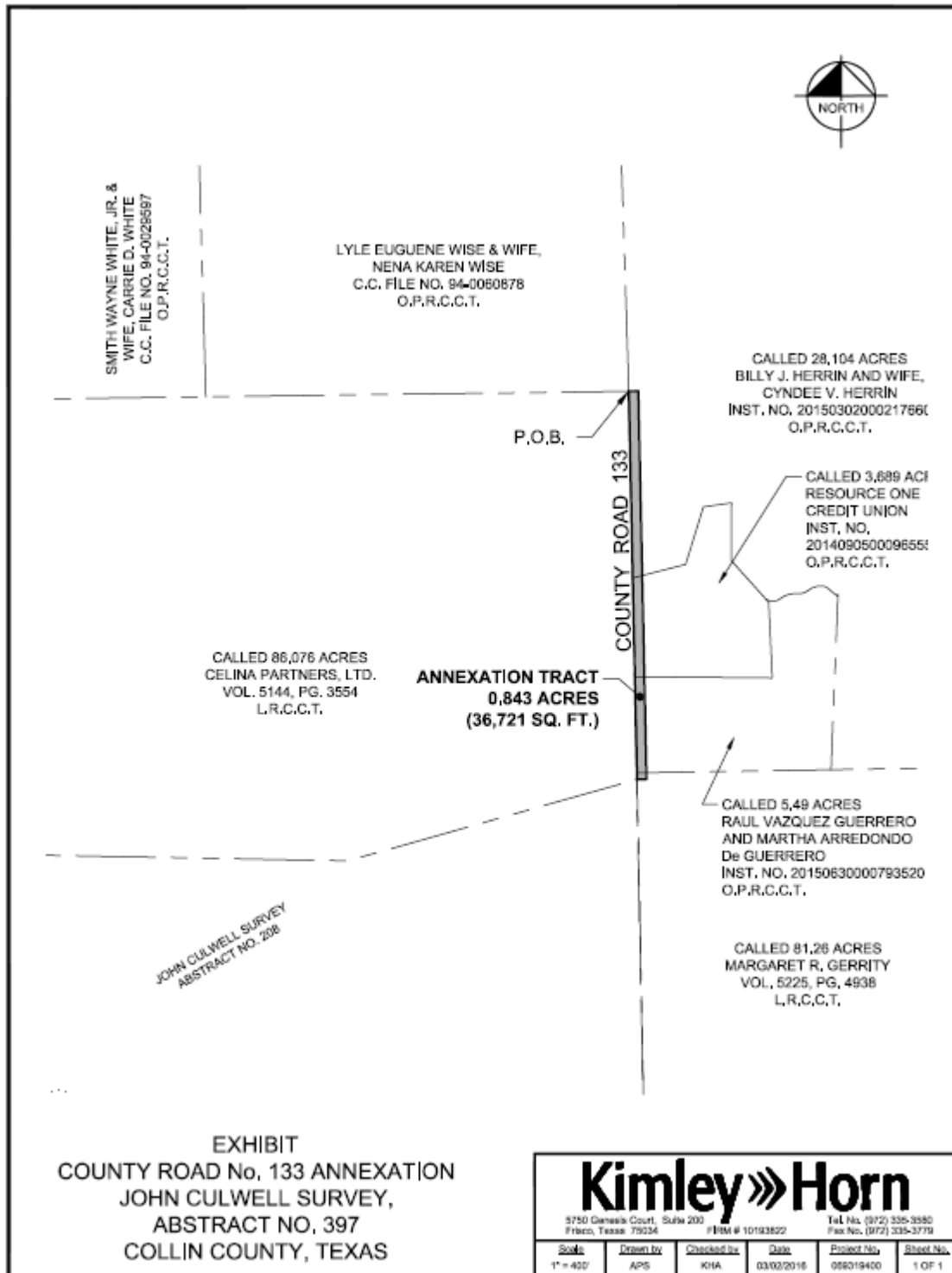
EXHIBIT "K"
Property Description
CR 132



STENDALE, ABEL 3/2/2016 11:54 AM K:\PR_SURVEY\066019400-ODONNELL TRACT\DWG\066019400 CR ANNEXATION\ONS.DWG

Attachment: ODonnell ROW Annexation Resolution (1481 : O'Donnell ROW Annexation Resolution)

EXHIBIT "L"
Property Description
CR 133



STENDAHL, ABEL 3/2/2016 11:59 AM K:\PR\SURVEY\058319400-ODONNELL TRACT\DWG\058319400 CR ANNEXATION.DWG

Attachment: ODonnell ROW Annexation Resolution (1481 : O'Donnell ROW Annexation Resolution)



Fire Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Kyle Mills, Deputy Fire Chief
Date: March 8, 2016
Re: Authorization to auction surplus property

Action Requested:

Consider and act to authorize Celina Fire Department and Celina Parks Department to auction surplus property through Renee Bates Auctioneers. (Mills)

Background Information:

The attached are surplus items that the Fire Department and Parks Department do not need or are inoperable.

Staff Recommendation:

Staff Recommends Approval



RENÉ BATES AUCTIONEERS, INC.

4660 CR 1006

McKinney, TX 75071

Phone 972-548-9636 • Fax 972-542-5495 • Email rbai@renebates.com

ON-LINE AUCTION INFORMATION

Vehicle & Equipment Information

Date: 2/8/16Owner: City Of Celina

Asset or Vehicle Number: _____

Year: UnknownMake: John DeereModel: GatorVIN/Serial Number: VGOTURF016834Mileage: unknown

Hours (if applicable): _____

Engine
Size: UnknownGas: ☒ Diesel: ☐ Propane: ☐ Other: ☐ Type: _____

Make: _____

Transmission: Automatic ☒ Manual ☐ Other: _____

Tire Size: _____

Interior: Type of Seats
Bucket ☐
60-40 ☐
Bench ☐Floor Mats: Rubber ☐
Carpet ☐

Vehicle Equipment:

	Yes	No
A/C	☐	☒
PS	☐	☒
PB	☐	☒
Power Windows	☐	☒
Power Locks	☐	☒
Spotlight	☐	☒
Rear Window Defogger	☐	☒
Trunk Release	☐	☒

	Yes	No
Radio	☐	☒
AM Radio	☐	☒
FM Radio	☐	☒
Two-Way	☐	☒
Does it Run	☐	☒
Is it a Seized Vehicle	☐	☒
Does it have a title	☐	☒
Is it a Salvage Title	☐	☒

Exterior Damage: Flat Tires / No seatsRepair Remarks: (work done recently - include dates)
needs a lot of workKnown Defects:
doesn't runOther General Remarks or Descriptions:
_____Location: Old Celina ParkContact Name/Email/Phone: cwebb@celina-tx.gov Cell# 972-658-3298

Attachment: parks_20160224170656 (1484 : Consider and act to authorize the auction of surplus property)



RENÉ BATES AUCTIONEERS, INC.

4660 CR 1006

McKinney, TX 75071

Phone 972-548-9636 • Fax 972-542-5495 • Email rbai@renebates.com

ON-LINE AUCTION INFORMATION

Vehicle & Equipment Information

Date: 2/8/16Owner: City Of Celina

Asset or Vehicle Number: _____

Year: 2006Make: John DeereModel: GatorVIN/Serial Number: WOTURFD003577Mileage: unknownHours (if applicable): 673.7Engine
Size: UnknownGas: ☒ Diesel: ☐ Propane: ☐ Other: ☐ Type: _____

Make: _____

Transmission: Automatic ☒Manual ☐

Other: _____

Tire Size: _____

Interior: Type of Seats
Bucket ☐
60-40 ☐
Bench ☐Floor Mats: Rubber ☐
Carpet ☐

Vehicle Equipment:

	Yes	No
A/C	☐	☒
PS	☐	☒
PB	☐	☒
Power Windows	☐	☒
Power Locks	☐	☒
Spotlight	☐	☒
Rear Window Defogger	☐	☒
Trunk Release	☐	☒

	Yes	No
Radio	☐	☒
AM Radio	☐	☒
FM Radio	☐	☒
Two-Way	☐	☒
Does it Run	☒	☐
Is it a Seized Vehicle	☐	☒
Does it have a title	☐	☒
Is it a Salvage Title	☐	☒

Exterior Damage: _____

Repair Remarks: (work done recently - include dates)
needs batteryKnown Defects:
needs new seatsOther General Remarks or Descriptions:
change oil as neededLocation: Old Celina ParkContact Name/Email/Phone: cwebb@celina-tx.gov Cell# 972-658-3298

Attachment: parks_20160224170656 (1484 : Consider and act to authorize the auction of surplus property)



RENE BATES AUCTIONEERS, INC.

4660 CR 1006

McKinney, TX 75071

Phone 972-548-9636 • Fax 972-542-5495 • Email rbai@renebates.com

ON-LINE AUCTION INFORMATION

Vehicle & Equipment Information

Date: 2/8/16Owner: City Of Celina

Asset or Vehicle Number: _____

Year: 2006Make: John DeereModel: Pro GatorVIN/Serial Number: TC2020A060025Mileage: unknownHours (if applicable): UnknownEngine
Size: UnknownGas: ☒ Diesel: ☐ Propane: ☐ Other: ☐ Type: _____

Make: _____

Transmission: Automatic ☐Manual ☒ Other: _____

Tire Size: _____

Interior: Type of Seats
Bucket ☒
60-40 ☐
Bench ☐Floor Mats: Rubber ☐
Carpet ☐

Vehicle Equipment:

	Yes	No		Yes	No
A/C	☐	☒	Radio	☐	☒
PS	☐	☒	AM Radio	☐	☒
PB	☐	☒	FM Radio	☐	☒
Power Windows	☐	☒	Two-Way	☐	☒
Power Locks	☐	☒	Does it Run	☒	☐
Spotlight	☐	☒	Is it a Seized Vehicle	☐	☒
Rear Window Defogger	☐	☒	Does it have a title	☐	☒
Trunk Release	☐	☒	Is it a Salvage Title	☐	☒

Exterior Damage: Needs new seats and a back tireRepair Remarks: (work done recently - include dates)
needs batteryKnown Defects:
needs new seatsOther General Remarks or Descriptions:
change oil as neededLocation: Old Celina ParkContact Name/Email/Phone: cwebb@celina-tx.gov Cell# 972-658-3298

Attachment: parks_20160224170656 (1484 : Consider and act to authorize the auction of surplus property)



RENE BATES AUCTIONEERS, INC.

4660 CR 1006

McKinney, TX 75071

Phone 972-548-9636 • Fax 972-542-5495 • Email rbai@renebates.com

ON-LINE AUCTION INFORMATION

Vehicle & Equipment Information

Date: 2/8/16Owner: City Of CelinaAsset or Vehicle Number: N/AYear: 2006Make: Buffulo Turbine BlowerModel: CKBVIN/Serial Number: 12773Mileage: N/AHours (if applicable): N/AEngine
Size: UnknownGas: ☒ Diesel: ☐ Propane: ☐ Other: ☐ Type: _____

Make: _____

Transmission: Automatic ☒Manual ☐

Other: _____

Tire Size: _____

Interior: Type of Seats
Bucket ☐
60-40 ☐
Bench ☐Floor Mats: Rubber ☐
Carpet ☐

Vehicle Equipment:

	Yes	No		Yes	No
A/C	☐	☒	Radio	☐	☒
PS	☐	☒	AM Radio	☐	☒
PB	☐	☒	FM Radio	☐	☒
Power Windows	☐	☒	Two-Way	☐	☒
Power Locks	☐	☒	Does it Run	☐	☒
Spotlight	☐	☒	Is it a Seized Vehicle	☐	☒
Rear Window Defogger	☐	☒	Does it have a title	☐	☒
Trunk Release	☐	☒	Is it a Salvage Title	☐	☒

Exterior Damage: Needs a new computer and remoteRepair Remarks: (work done recently - include dates)
needs batteryKnown Defects:
_____Other General Remarks or Descriptions:
change oil as neededLocation: Old Celina ParkContact Name/Email/Phone: cwebb@celina-tx.gov Cell# 972-658-3298

Attachment: parks_20160224170656 (1484 : Consider and act to authorize the auction of surplus property)



RENÉ BATES AUCTIONEER

4660 CR 1006

McKinney, TX 75071

Phone 972-548-9636 • Fax 972-542-5495 • Email rbai@renebates.com

ON-LINE AUCTION INFORMATION

Vehicle & Equipment Information

Date: 2/24/2016Owner: City Of CelinaAsset or Vehicle Number: Engine 2Year: 1988Make: PierceModel: LanceVIN/Serial Number: 1P9CT010KA04189Mileage: 91306

Hours (if applicable): _____

Engine Size: _____ Gas: ☐ Diesel: ☒ Propane: ☐ Other: ☐ Type: _____ Make: DetroitTransmission: Automatic ☒ Manual ☐ Other: _____ Tire Size: _____Interior: Type of Seats Bucket ☒ 60-40 ☐ Bench ☐ Floor Mats: Rubber ☐ Carpet ☐

Vehicle Equipment:

	Yes	No
A/C	☒	☐
PS	☒	☐
PB	☐	☐
Power Windows	☐	☐
Power Locks	☐	☐
Spotlight	☐	☐
Rear Window Defogger	☐	☐
Trunk Release	☐	☐

	Yes	No
Radio	☐	☐
AM Radio	☐	☐
FM Radio	☐	☐
Two-Way	☐	☐
Does it Run	☒	☐
Is it a Seized Vehicle	☐	☒
Does it have a title	☒	☐
Is it a Salvage Title	☐	☒

Exterior Damage: Minor scratches and dents

Repair Remarks: (work done recently - include dates)

Known Defects:

Engine was taken to shop recently and diagnosed with potential issues. List is available upon request.

Other General Remarks or Descriptions:

1988 Pierce Lance w/ a 1250 GPM Waterous Pump model CM; VIN 1P9CT010KAO4189; Approx. 91,306 mi showing on Odometer, Detroit Diesel model 6V-92, 750 gallon water tank, automatic transmission, PS, airbrak good tires, black and red paint scheme, seats 6. Comes with approx. 400' of 5" rubber jacketed hose, approx. 300' 2 1/2 or 3" hose, booster reel with 1" rubber hose, 24' extension ladder, 14' roof ladder, 10' attic ladder, and a

Attachment: fire_20160224170718 (1484 : Consider and act to authorize the auction of surplus property)

folding/A-Frame ladder. Last pump test passed on 6/15/2015. Truck was running when parked in December of 2015. Buyer will be responsible for loading and removing truck from auction location. Apparatus being sold AS IS.

Location: 1413 S. Preston Road Celina, TX 75009

Contact Name/Email/Phone: kmills@celina-tx.gov Cell# 214-995-2174

Attachment: fire_20160224170718 (1484 : Consider and act to authorize the auction of surplus property)

Old Station Inventory

<u>LOT #</u>	<u>Item</u>	<u>Quantity</u>	<u>Price</u>
1	Twin Bed Frames	6	\$10.00 Each
2	Twin XL Box Springs	8	\$15.00 Each
3	Hose Rack	1	\$30.00
4	Hose Drying Rack	1	\$30.00
5	Fog Machine	3	\$5.00 Each
6	Mapbook Holder	1	\$5.00
7	Solder Iron Kit	1	\$5.00
8	Rescue Disc	1	\$5.00
9	Paint Roller	1	\$1.00
10	Caulking Gun	2	\$1.00
11	Freightliner Seat	1	\$30.00
12	Iron Bracket	1	\$5.00
13	Hydrant/Spanner Wrench Bracket	2	\$1.00
14	Pike Pole Bracket	1	\$1.00
15	Tool V-Bracket	1	\$1.00
16	Ram Mount Plastic	1	\$1.00
17	Tire Chains OG2229	1	\$5.00
18	Tire Chains OG2221	1	\$5.00
19	Tire Chain Large	2	\$5.00 Each
20	2-1/2 Double Female Coupling	2	\$1.00 Each
21	Bolt Cutter	1	\$5.00
22	Airway Management Trainer	1	\$5.00
23	Rugged Notebook PC	3	\$20.00 Each
24	Fire Training Videos	26	\$.50 Each
25	Speaker Surround Sound	1	\$2.00
26	Home Lite Blower	1	\$10.00
27	Airbags	3	\$25.00 Each
28	Airbag Control System	1	\$30.00 Each
29	5" Caps	2	\$5.00 Each
30	4" Caps	2	\$5.00 Each
31	EMS Cot Secure System	1 Full	\$10.00 Each
32	Action Wall Organizer	3	\$1.00 Each
33	2-1/2" Fog Nozzle	1	\$5.00 Each
34	Toughbook Mount Arm	1	\$5.00 Each
35	Siren Speaker	1	\$5.00 Each
36	Siren Box	1	\$10.00 Each
37	Radio Speaker	6	\$2.00 Each
38	Motorola Handheld Charger	2	\$1.00 Each
39	Wireless Keyboard	1	\$1.00 Each
40	Radio Wiring Kit All Wires	1	\$10.00
42	Kenwood Handheld Charger	1	\$2.00
43	Uniden Radio Handheld	1	\$2.00
44	Fan 8" Cigarette Lighter Plug	1	\$2.00
45	Treadmill	1	\$25.00

Attachment: fire_20160224170718 (1484 : Consider and act to authorize the auction of surplus property)

46 Bubble Wrap

1

\$5.00

Attachment: fire_20160224170718 (1484 : Consider and act to authorize the auction of surplus property)

Kyle Mills

From: Matthew Jones
Sent: Wednesday, March 02, 2016 11:00 AM
To: Kyle Mills
Subject: 8300 Sport Art Elliptical

Chief,

Here is the info on the elliptical to send to the auction. It's over at the old station. Please let me know if you need anything else.

Thanks,
Matt

Sent from my iPhone

Begin forwarded message:

From: Christopher Kincaid <chkincaid@celina-tx.gov>
Date: March 2, 2016 at 7:12:33 AM CST
To: Matthew Jones <mjones@celina-tx.gov>
Subject: 8300 Sport Art Elliptical

Product Features
Dual Action/ Total Body
17"-26" Electronically Adjustable Stride
20 Resistance Levels
Electronically Applied Powder Coat Finish
Self-Generating Power Supply

Product specifications
Product Dimensions 81"L x 26"W x 69"H
Product Weight 264lbs
User Weight Limit 500lbs
Power Supply 110V

Chris Kincaid

Attachment: elliptical_20160302152915 (1484 : Consider and act to authorize the auction of surplus property)



City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
CC: Mike Foreman, City Manager
Date: March 8, 2016
Re: Election Services Contracts

Action Requested:

Consider and act upon a contract between the City of Celina and Collin County and a contract between the City of Celina and Denton County for Election Services. (Faulkner)

Background Information:

A General Election for May 7th has been called to elect a council member for Place 1 and for Place 6. A Special Election for May 7th has been called to consider amendments to the Home Rule Charter

Board Review/Citizen Input:

n/a

Alternatives:

n/a

Financial Considerations:

Collin County shared costs with Celina ISD is \$4,706.72. Denton County cost is a flat rate of \$400.

Legal Review:

The City attorney has reviewed these contracts

Supporting Documents:

Contracts

Staff Recommendation:

approve

May 7, 2016
Joint General & Special Election
Contract for Election Services
City of Celina/Celina ISD

Attachment: Collin County (1505 : Election Contracts)

May 7, 2016 Joint General & Special Election

Table of Contents

I.....	Duties and Services of Contracting Officer
II.....	Duties and Services of City and School District
III.....	Cost of Election
IV.....	General Provisions

Exhibits

Exhibit A.....	Early Voting Schedule and Locations
Exhibit B.....	Election Day Vote Centers
Exhibit C.....	Cost of Services

THE STATE OF TEXAS
COUNTY OF COLLIN
CITY – SCHOOL CELINA

§

CONTRACT FOR
ELECTION SERVICES

BY THE TERMS OF THIS CONTRACT made and entered into by and between the CITY OF CELINA, hereinafter referred to as the "CITY," and the BOARD OF TRUSTEES OF THE CELINA INDEPENDENT SCHOOL DISTRICT, hereinafter referred to as the "SCHOOL DISTRICT," and BRUCE SHERBET, Elections Administrator of Collin County, Texas, hereinafter referred to as "Contracting Officer," pursuant to the authority in Subchapter D, Section 31.092, of Chapter 31, of the Texas Election Code, agree to the following particulars in regard to coordination, supervision and running of the City and School District's May 7, 2016 Joint General & Special Election and a City Runoff Election, if necessary, on June 18, 2016. An additional cost estimate, early voting calendar, and Election Day polling place schedule will be prepared should a Runoff Election be necessary.

THIS AGREEMENT is entered into in consideration of the mutual covenants and promises hereinafter set out. IT IS AGREED AS FOLLOWS:

I. DUTIES AND SERVICES OF CONTRACTING OFFICER. The Contracting Officer shall be responsible for performing the following duties and shall furnish the following services and equipment:

A. The Contracting Officer shall arrange for appointment, notification (including writ of election), training and compensation of all presiding judges, alternate judges, the judge of the Central Counting Station and judge of the Early Voting Ballot Board.

a. The Contracting Officer shall be responsible for notification of each Election Day and Early Voting presiding judge and alternate judge of his or her appointment. The recommendations of the City and the School District will be the accepted guidelines for the number of clerks secured to work in each Vote Center. The presiding election judge of each Vote Center, however, will use his/her discretion to determine when additional manpower is needed during peak voting hours. The Contracting Officer

Attachment: Collin County (1505 : Election Contracts)

will determine the number of clerks to work in the Central Counting Station and the number of clerks to work on the Ballot Board.

Election judges shall be secured by the Contracting Officer with the approval of the City and the School District.

b. Election judges shall attend the Contracting Officer's school of instruction (Elections Seminar); calendar will be provided.

c. Election judges shall be responsible for picking up from and returning election supplies to the county election warehouse located at 2010 Redbud Blvd., Suite 102, McKinney. Compensation for this pickup and delivery of supplies will be \$25.00.

d. The Contracting Officer shall compensate each election judge and worker. Each judge shall receive \$12.00 per hour for services rendered. Each alternate judge and clerk shall receive \$10.00 per hour for services rendered. Overtime will be paid to each person working over 40 hours per week.

B. The Contracting Officer shall procure, prepare, and distribute voting machines, election kits and election supplies.

a. The Contracting Officer shall secure election kits which include the legal documentation required to hold an election and all supplies including locks, pens, magic markers, etc.

b. The Contracting Officer shall secure all tables, chairs, and legal documentation required to run the Central Counting Station.

c. The Contracting Officer shall provide all lists of registered voters required for use on Election Day and for the early voting period required by law.

d. The Contracting Officer shall procure and arrange for the distribution of all election equipment and supplies required to hold an election.

1. Equipment includes the rental of voting machines, ADA compliance headphones and keypads (1 per site), transfer cases, voting signs and election supply cabinets.
2. Supplies include smart cards, sample ballots, provisional forms, maps, labels, pens, tape, markers, etc.

C. The Contracting Officer, Bruce Sherbet, shall be appointed the Early Voting Clerk by the City and the School District.

- a. The Contracting Officer shall supervise and conduct Early Voting by mail and in person and shall secure personnel to serve as Early Voting Deputies.
- b. Early Voting by personal appearance for the City and School District's May 7, 2016, Joint General & Special Election shall be conducted during the time period and at the locations listed in Exhibit "A", attached and incorporated by reference into this contract.
- c. All applications for an Early Voting mail ballot shall be received and processed by the Collin County Elections Administration Office, 2010 Redbud Blvd., Suite 102, McKinney, Texas 75069.
 1. Application for mail ballots erroneously mailed to the City or School District shall immediately be faxed to the Contracting Officer for timely processing. The original application shall then be forwarded to the Contracting Officer for proper retention.
 2. All Federal Post Card Applicants (FPCA) will be sent a mail ballot. No postage is required.
- d. All Early Voting ballots (those cast by mail and those cast by personal appearance) shall be prepared for count by the Early Voting Ballot Board in accordance with Section 87.000 of the Texas Election

Code. The presiding judge of this Board shall be appointed by the Contracting Officer.

D. The Contracting Officer shall arrange for the use of all Election Day Vote Centers. The City and School District shall assume the responsibility of remitting the cost of all employee services required to provide access, provide security or provide custodial services for the Vote Centers. The Election Day Vote Centers are listed in Exhibit "B", attached and incorporated by reference into this contract.

E. The Contracting Officer shall be responsible for establishing and operating the Central Counting Station to receive and tabulate the voted ballots in accordance with Section 127.001 of the Election Code and of this agreement. Counting Station Manager and Central Count Judge shall be Bruce Sherbet. The Tabulation Supervisor shall be Patty Seals.

a. The Tabulation Supervisor shall prepare, test and run the county's tabulation system in accordance with statutory requirements and county policies, under the auspices of the Contracting Officer.

b. The Public Logic and Accuracy Test of the electronic voting system shall be conducted.

c. Election night reports will be available to the City and School District at the Central Counting Station on election night. Provisional ballots will be tabulated after election night in accordance with law.

~~d. The Contracting Officer shall prepare the unofficial canvass report after all precincts have been counted, and will provide a copy of the unofficial canvass to the City and School District as soon as possible after all returns have been tallied.~~

e. The Contracting Officer shall be appointed the custodian of the voted ballots and shall retain all election material for a period of 22 months.

1. Pending no litigation and as prescribed by law, the voted ballots shall be shredded 22 months after the election.

2. The City and School District can obtain the list of registered voters from the Elections Administration Office after this retention period. Pending no litigation and if the City or School District does not request the lists, the Contracting Officer shall destroy them.

f. The Contracting Officer shall conduct a manual count as prescribed by Section 127.201 of the Texas Election Code and submit a written report to the City and School District in a timely manner. The Secretary of State may waive this requirement. If applicable, a written report shall be submitted to the Secretary of State as required by Section 127.201(E) of the aforementioned code.

II. DUTIES AND SERVICES OF THE CITY AND SCHOOL DISTRICT. The City and School District shall assume the following responsibilities:

A. The City and School District shall prepare the election orders, resolutions, notices, official canvass and other pertinent documents for adoption by the appropriate office or body. The City and School District assumes the responsibility of posting all notices and likewise promoting the schedules for Early Voting and Election Day.

B. The City and School District shall provide the Contracting Officer with an updated map and street index of their jurisdiction in an electronic (shape file preferred) or printed format as soon as possible but no later than Friday, March 4, 2016.

C. The City and School District shall procure and provide the Contracting Officer with the ballot layout and Spanish interpretation in an electronic format.

a. The City and School District shall deliver to the Contracting Officer as soon as possible, but no later than 5:00 PM Thursday, February 25, 2016, the official wording for the City and School District's May 7, 2016, Joint General & Special Election.

b. The City and School District shall approve the "blue line" ballot format prior to the final printing.

D. The City and School District shall post the publication of election notice by the proper methods with the proper media.

E. The City and School District shall compensate the Contracting Officer for any additional verified cost incurred in the process of running this election or for a manual count this election may require, consistent with charges and hourly rates shown on Exhibit "C" for required services.

F. The City and School District shall pay the Contracting Officer 90% of the estimated cost to run the said election prior to Friday, April 1, 2016. The Contracting Officer shall place the funds in a "contract fund" as prescribed by Section 31.100 of the Texas Election Code. The Deposit should be delivered within the mandatory time frame to:

**Collin County Treasury
2300 Bloomdale Rd. #3138
McKinney, Texas 75071**

Made payable to: "Collin County Treasury" with the note "for election services" included with check documentation.

G. The City and School District shall pay the cost of conducting said election, less partial payment, including the 10% administrative fee, pursuant to the Texas Election Code, Section 31.100, within 30 days from the date of final billing.

III. COST OF SERVICES. See Exhibit "C."

IV. GENERAL PROVISIONS.

A. Nothing contained in this contract shall authorize or permit a change in the officer with whom or the place at which any document or record relating to the City and School District's May 7, 2016, Joint General & Special Election is to be filed or the place at which any function is to be carried out, or any nontransferable functions specified under Section 31.096 of the Texas Election Code.

B. Upon request, the Contracting Officer will provide copies of all invoices and other charges received in the process of running said election for the City and School District.

C. If the City and/or School District cancel their election pursuant to Section 2.053 of the Texas Election Code, the Contracting Officer shall be paid a contract preparation fee of \$75. An entity canceling an election will not be liable for any further costs incurred by the Contracting Officer in conducting the May 7, 2016, Joint General & Special Election. All actual shared cost incurred in the conduct of the election will be divided by the actual number of entities contracting with the Contracting Officer **and** holding a May 7, 2016, Joint General & Special Election.

D. The Contracting Officer shall file copies of this contract with the County Judge and the County Auditor of Collin County, Texas.

WITNESS BY MY HAND THIS THE ____ DAY OF _____ 2016.

Bruce Sherbet
Collin County, Texas

WITNESS BY MY HAND THIS THE ____ DAY OF _____ 2016.

By: _____
Sean Terry, Mayor
City of Celina

Attest: _____
Vicki Faulkner, City Secretary
City of Celina

WITNESS BY MY HAND THIS THE ____ DAY OF _____ 2016.

By: _____
Donny O'Dell, Superintendent
Celina Independent School District

Attest: _____
Lana Brooks, Administrative Assistant
Celina Independent School District

Exhibit "A"

MAY 7, 2016 JOINT GENERAL & SPECIAL ELECTION

Early Voting Locations and Hours City of Celina & CISD*

Polling Place		Address			City	
Collin County Election Office (Main Early Voting Location)		2010 Redbud Blvd., #102			McKinney	
Celina ISD Administration Building		205 S. Colorado			Celina	
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>April 24</i>	<i>April 25</i>	<i>April 26</i>	<i>April 27</i>	<i>April 28</i>	<i>April 29</i>	<i>April 30</i>
	8am – 5pm	8am – 5pm	8am – 5pm	8am - 7pm	8am - 5pm	8am - 5pm
<i>May 1</i>	<i>May 2</i>	<i>May 3</i>	<i>May 4</i>	<i>May 5</i>	<i>May 6</i>	<i>May 7</i>
	7am – 7pm	7am – 7pm				7am – 7pm Election Day

* City and School District voters may vote at any of the additional Early Voting locations open under full contract services with the Collin County Elections Administration.

Attachment: Collin County (1505 : Election Contracts)

Exhibit "B"

MAY 7, 2016
JOINT GENERAL & SPECIAL ELECTION

Election Day Vote Centers – City of Celina & CISD*

Precincts	Location	Address	City
"VOTE CENTERS"	Celina ISD Administration Bldg.	205 S. Colorado	Celina

*City and School District voters may vote at any of the additional Election Day Vote Centers open under full contract services with the Collin County Elections Administration.

Attachment: Collin County (1505 : Election Contracts)

SUMMARY OF COSTS FOR CITY OF CELINA

SUPPLY COST	\$236.07
EQUIPMENT RENTAL COST	\$1,069.50
EARLY VOTING	\$1,656.90
ELECTION DAY	\$306.50
ADMINISTRATIVE EXPENSES	\$37.50
TABULATION/PROGRAMMING COSTS	\$997.50
CENTRALIZED COSTS	\$402.75
Total	\$4,706.72
10% Administrative Fee	\$470.67
Grand Total	\$5,177.39
90% Deposit due by 4/1/16	\$4,659.65

TABULATION

Tabulation Network	\$4,000.00
Election Night Vendor Support	\$1,800.00
Notice of Inspection/Tabulation Test	\$2,150.00
Total	\$7,950.00
Number of Entities	20
Total	\$397.50

PROGRAMMING

Full Service Programming w/Audio	\$12,000.00
Number of Entities	20
Total	\$600.00

CENTRALIZED COSTS

Early Voting Ballot Board	\$1,500.00
Cost for Central Count Workers	\$750.00
FICA on Election Workers	\$4,000.00
Assemble EV Location	\$50.00
Early Voting Machines in McKinney (8)	\$1,450.00
Early Voting Personnel in McKinney	\$4,000.00
Warehouse Gas Mileage	\$1,500.00
County Overtime and Temporaries	\$30,000.00
FICA for County Employees	\$1,500.00
Total	\$44,750.00

Full Service Jurisdictions - 20 Entities

City of Celina - 4,114	0.09% of Total = \$402.75
Celina ISD - 5,916	1.23% of Total = \$550.43

EARLY VOTING

Number of Early Voting Locations	1				
Workers each location	3				
Mailed Ballot Kits	\$1.00 each	Units	Cost Celina	Units	Cost Celina/CISD
Postage for Ballots	\$0.88 each	10	\$10.00	20	\$20.00
Assemble EV Location	\$50.00 each	10	\$8.80	15	\$13.20
Total Judge Hours	\$12.00 hour	0	\$0.00	1	\$50.00
Overtime Judge Hours	\$18.00 hour	0	\$0.00	66	\$792.00
Total Alt. Judge & Clerk Hours	\$10.00 hour	0	\$0.00	22	\$396.00
Overtime Alt. Judge & Clerk Hours	\$15.00 hour	0	\$0.00	132	\$1,320.00
Pickup & Delivery of Supplies	\$25.00 each	0	\$0.00	44	\$660.00
		0	\$0.00	1	\$25.00
Total			\$18.80		\$3,276.20
Number of Entities Sharing Costs			1		2
SubTotal			\$18.80		\$1,638.10
Grand Total					\$1,656.90

ELECTION DAY

Number of Election Day Locations	1				
Workers each location	4				
Total Judge Hours	\$12.00 hour	Units	Cost Celina	Units	Cost Celina/CISD
Total Alt. Judge & Clerk Hours	\$10.00 hour	0	\$0.00	14	\$168.00
Pickup & Delivery of Supplies	\$25.00 each	0	\$0.00	42	\$420.00
		0	\$0.00	1	\$25.00
Total			\$0.00		\$613.00
Number of Entities Sharing Costs			1		2
SubTotal			\$0.00		\$306.50
Grand Total					\$306.50

ADMINISTRATIVE EXPENSES

Number of Early Voting Locations	1				
Number of Election Day Locations	1				
Manual Recount Deposit	\$60.00 each	Units	Cost Celina	Units	Cost Celina/CISD
Process Pollworker Checks	\$1.50 each	0	\$0.00	1	\$60.00
Process Election Judge Notices	\$1.50 each	0	\$0.00	6	\$9.00
		0	\$0.00	4	\$6.00
Total			\$0.00		\$75.00
Number of Entities Sharing Costs			1		2
SubTotal			\$0.00		\$37.50
Grand Total					\$37.50

May 7, 2016

Exhibit "C"

SUPPLY COST

Number of Early Voting Locations	1			
Number of Election Day Locations	1			
Sample Ballots	200	Units	Cost Celina	Cost Celina/CISD
Early Voting Mail Ballots	10		\$37.32	\$93.30
Precinct Ballot Setup	1		\$12.00	\$24.00
Precinct Ballots	50		\$10.00	\$10.00
Early voting and election day kits	0		\$20.01	\$20.01
Central Counting kit and supplies	0		\$0.00	\$50.00
County Precinct Maps	0		\$0.00	\$50.00
Printer Labels	0		\$0.00	\$24.00
	0		\$0.00	\$42.16
Total			\$79.33	\$313.47
Number of Entities Sharing Costs	1			2
SubTotal			\$79.33	\$156.74
Grand Total			\$236.07	

EQUIPMENT RENTAL COST

Number of Early Voting Locations	1			
Number of Election Day Locations	1			
Voting Machines (7's)	0	Units	Cost Celina	Cost Celina/CISD
Voting Machines (6's)	0		\$0.00	\$600.00
Transfer Cases	0		\$0.00	\$800.00
Metal Signs	0		\$0.00	\$5.00
Wood Signs	0		\$0.00	\$4.00
EV Security Cabinets	0		\$0.00	\$4.00
EV Computer Cabinet	0		\$0.00	\$200.00
ED Security Cabinets	0		\$0.00	\$50.00
EV/ED Cabinet Drayage	0		\$0.00	\$200.00
	0		\$0.00	\$276.00
Total			\$0.00	\$2,139.00
Number of Entities Sharing Costs	1			2
SubTotal			\$0.00	\$1,069.50
Grand Total			\$1,069.50	

THE STATE OF TEXAS
COUNTY OF DENTON

JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES

THIS CONTRACT for election services is made by and between the Denton County Elections Administrator and the following political subdivisions located entirely or partially inside the boundaries of Denton County:

Insert entities

This contract is made pursuant to Texas Election Code Sections 31.092 and 271.002 and Texas Education Code Section 11.0581 for a joint May 7, 2016 election to be administered by Lannie Noble, Denton County Elections Administrator, hereinafter referred to as "Elections Administrator."

RECITALS

Each participating authority listed above plans to hold a general and/or special election on May 7, 2016.

The County owns an electronic voting system, the Hart InterCivic eSlate/eScan Voting System (Version 6.2.1), which has been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122 as amended, and is compliant with the accessibility requirements for persons with disabilities set forth by Texas Election Code Section 61.012. The contracting political subdivisions desire to use the County's electronic voting system and to compensate the County for such use and to share in certain other expenses connected with joint elections in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended.

NOW THEREFORE, in consideration of the mutual covenants, agreements, and benefits to the parties, IT IS AGREED as follows:

I. ADMINISTRATION

The parties agree to hold a "Joint Election" with each other in accordance with Chapter 271 of the Texas Election Code and this agreement. The Denton County Elections Administrator shall coordinate, supervise, and handle all aspects of administering the Joint Election as provided in this agreement. Each participating authority agrees to pay the Denton County Elections Administrator for equipment, supplies, services, and administrative costs as provided in this agreement. The Denton County Elections Administrator shall serve as the administrator for the Joint Election; however, each participating authority shall remain responsible for the decisions and actions of its officers necessary for the lawful conduct of its election. The Elections Administrator shall provide advisory services in connection with decisions to be made and actions to be taken by the officers of each participating authority as necessary.

At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The participating authorities shall share a mutual ballot in those polling places where jurisdictions overlap. However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote.

II. LEGAL DOCUMENTS

Each participating authority shall be responsible for the preparation, adoption, and publication of all required election orders, resolutions, notices, and any other pertinent documents required by the Texas Election Code and/or the participating authority's governing body, charter, or ordinances, except that the Elections Administrator shall be responsible for the preparation and publication of all electronic voting equipment testing notices that are required by the Texas Election Code. Election orders should include language that would not necessitate amending the order if any of the Early Voting and/or Election Day polling places change.

Preparation of the necessary materials for notices and the official ballot shall be the responsibility of each participating authority, including translation to languages other than English. Each participating authority shall provide a copy of their respective election orders and notices to the Denton County Elections Administrator.

III. VOTING LOCATIONS

The Elections Administrator shall select and arrange for the use of and payment for all Early Voting and Election Day voting locations. Voting locations will be, whenever possible, the usual voting location for each election precinct in elections conducted by each participating city, and shall be compliant with the accessibility requirements established by Election Code Section 43.034 and the Americans with Disabilities Act (ADA). All Early Voting and Election Day locations shall be located in Denton County. The proposed voting locations are listed in Attachment A of this agreement. In the event that a voting location is not available or appropriate, the Elections Administrator will arrange for the use of an alternate location. ~~with the approval of the affected participating authorities.~~ The Elections Administrator shall notify the participating authorities of any changes from the locations listed in Attachment A.

If polling places for the May 7, 2016 joint election are different from the polling place(s) used by a participating authority in its most recent election, the authority agrees to post a notice no later than May 7, 2016 at the entrance to any previous polling places in the jurisdiction stating that the polling location has changed and stating the political subdivision's polling place names and addresses in effect for the May 7, 2016 election. This notice shall be written in both the English and Spanish languages.

IV. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL

Denton County shall be responsible for the appointment of the presiding judge and alternate judge for each polling location. The Elections Administrator shall make emergency appointments of election officials if necessary.

Upon request by the Elections Administrator, each participating authority agrees to assist in recruiting polling place officials who are bilingual (fluent in both English and Spanish). In compliance with the Federal Voting Rights Act of 1965, as amended, each polling place containing more than 5% Hispanic population as determined by the 2010 Census shall have one or more election official who is fluent in both the English and Spanish languages. If a presiding judge is not bilingual, and is unable to appoint a bilingual clerk, the Elections Administrator may recommend a bilingual worker for the polling place. If the Elections Administrator is unable to recommend or recruit a bilingual worker, the participating authority or authorities served by that polling place shall be responsible for recruiting a bilingual worker for translation services at that polling place.

The Elections Administrator shall notify all election judges of the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code, and will take the necessary steps to insure that all election judges appointed for the Joint Election are eligible to serve.

The Elections Administrator shall arrange for the training and compensation of all election judges and clerks. Election judges and clerks who attend voting equipment training and/or procedures training shall be compensated at the rate of \$9 per hour.

The Elections Administrator shall arrange for the date, time, and place for presiding election judges to pick up their election supplies. Each presiding election judge will be sent a letter from the Elections Administrator notifying him of his appointment, the time and location of training and distribution of election supplies, and the number of election clerks that the presiding judge may appoint.

Each election judge and clerk will receive compensation at the hourly rate established by Denton County (\$11 an hour for presiding judges, \$10 an hour for alternate judges, and \$9 an hour for clerks) pursuant to Texas Election Code Section 32.091. The election judge, or his designee, will receive an additional sum of \$25.00 for picking up the election supplies prior to Election Day and for returning the supplies and equipment to the central counting station after the polls close.

The Elections Administrator may employ other personnel necessary for the proper administration of the election, including such part-time help as is necessary to prepare for the election, to ensure the timely delivery of supplies during early voting and on Election Day, and for the efficient tabulation of ballots at the central counting station. Part-time personnel working as members of the Early Voting Ballot Board and/or central counting station on election night will be compensated at the hourly rate set by Denton County in accordance with Election Code Sections 87.005, 127.004, and 127.006.

V. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT

The Elections Administrator shall arrange for all election supplies and voting equipment including, but not limited to, the County's electronic voting system and equipment, sample ballots, voter registration lists, and all forms, signs, maps and other materials used by the election judges at the voting locations. Any additional required materials (required by the Texas Election Code) must be provided by the entity, and delivered to the Elections Office 22 days prior to Election Day. If this deadline is not met, the materials must be delivered by the entity, to all Early Voting and Election Day locations affected, prior to voting commencing. The Elections Administrator shall ensure availability of tables and chairs at each polling place and shall procure rented tables and chairs for those polling places that do not have tables and/or chairs. The Elections Administrator shall be responsible for conducting all required testing of the electronic equipment, as required by Chapters 127 and 129 of the Texas Election Code.

At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The participating parties shall share a mutual ballot in those precincts where jurisdictions overlap. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap. The Elections Administrator shall provide the necessary voter registration information, maps, instructions, and other information needed to enable the election judges in the voting locations that have more than one ballot style to conduct a proper election.

Each participating authority shall furnish the Elections Administrator a list of candidates and/or propositions showing the order and the exact manner in which the candidate names and/or proposition(s) are to appear on the official ballot (including titles and text in each language in which the authority's ballot is to be printed). Said list must be in a Word document, the information must be in an upper and lower case format, be in an Arial 10 point font, and contain candidate information for the purposes of verifying the pronunciation of each candidate's name. Each participating authority shall be responsible for proofreading and approving the ballot and the audio recording of the ballot, insofar as it pertains to that authority's candidates and/or propositions.

The joint election ballots that contain ballot content for more than one joint participant because of overlapping territory shall be arranged in the following order: Independent School District, City, Water District(s), and other political subdivisions.

Early Voting by Personal Appearance and voting on Election Day shall be conducted exclusively on Denton County's eSlate electronic voting system.

The Elections Administrator shall be responsible for the preparation, testing, and delivery of the voting equipment for the election as required by the Election Code.

The Elections Administrator shall conduct criminal background checks on relevant employees upon hiring as required by Election Code Section 129.051(g).

VI. EARLY VOTING

The participating authorities agree to conduct joint early voting and to appoint the Election Administrator as the Early Voting Clerk in accordance with Sections 31.097 and 271.006 of the Texas Election Code. Each participating authority agrees to appoint the Elections Administrator's permanent county employees as deputy early voting clerks. The participating authorities further agree that the Elections Administrator may appoint other deputy early voting clerks to assist in the conduct of early voting as necessary, and that these additional deputy early voting clerks shall be compensated at an hourly rate set by Denton County pursuant to Section 83.052 of the Texas Election Code. Deputy

early voting clerks who are permanent employees of the Denton County Elections Administrator or any participating authority shall serve in that capacity without additional compensation.

Early Voting by personal appearance will be held at the locations, dates, and times listed in Attachment "B" of this document. Any qualified voter of the Joint Election may vote early by personal appearance at any of the joint early voting locations.

As Early Voting Clerk, the Elections Administrator shall receive applications for early voting ballots to be voted by mail in accordance with Chapters 31 and 86 of the Texas Election Code. Any requests for early voting ballots to be voted by mail received by the participating authorities shall be forwarded immediately by fax or courier to the Elections Administrator for processing. The address for the Denton County Early Voting Clerk is:

Lannie Noble, Early Voting Clerk
Denton County Elections
PO Box 1720
Denton, TX 76202
Elections@dentoncounty.com

Any requests for early voting ballots to be voted by mail, and the subsequent actual voted ballots, that are sent by a contract carrier (ie. UPS, FedEx, etc.) should be delivered to the Early Voting Clerk at the Denton County Elections Department physical address as follows:

Lannie Noble, Early Voting Clerk
Denton County Elections
701 Kimberly Drive, Suite A101
Denton, TX 76208
Elections@dentoncounty.com

The Elections Administrator shall post on the county website each participating authority's early voting report on a daily basis and a cumulative final early voting report following the close of early voting. In accordance with Section 87.121(g) of the Election Code, the daily reports showing the previous day's early voting activity will be posted to the county website no later than 8:00 a.m. each business day.

VII. EARLY VOTING BALLOT BOARD

Denton County shall appoint an Early Voting Ballot Board (EVBB) to process early voting results from the Joint Election. The Presiding Judge, with the assistance of the Elections Administrator, shall appoint two or more additional members to constitute the EVBB. The Elections Administrator shall determine the number of EVBB members required to efficiently process the early voting ballots.

VIII. CENTRAL COUNTING STATION AND ELECTION RETURNS

The Elections Administrator shall be responsible for establishing and operating the central counting station to receive and tabulate the voted ballots in accordance with the provisions of the Texas Election Code and of this agreement.

The participating authorities hereby, in accordance with Sections 127.002, 127.003, and 127.005 of the Texas Election Code, appoint the following central counting station officials:

Counting Station Manager:	Lannie Noble, Denton County Elections Administrator
Tabulation Supervisor:	Brandy Grimes, Denton County Technical Operations Manager
Presiding Judge:	Kerry Martin, Deputy Elections Administrator
Alternate Judge:	Paula Paschal, Contract Manager

The counting station manager or his representative shall deliver timely cumulative reports of the election results as precincts report to the central and remote counting stations and are tabulated by posting on the Elections website. The manager shall be responsible for releasing unofficial cumulative totals and precinct returns from the election to the joint participants, candidates, press, and general public by distribution of hard copies at the central counting station (if requested) and by posting to the Denton County web site. To ensure the accuracy of reported election returns, results printed on the tapes produced by Denton County's voting equipment will not be released to the participating authorities at the remote collection sites or by phone from individual polling locations.

The Elections Administrator will prepare the unofficial canvass reports after all precincts have been counted, and will deliver a copy of the unofficial canvass to each participating authority as soon as possible after all returns have been tabulated. The Elections Administrator will include the tabulation and precinct-by-precinct results that are required by Texas Election Code Section 67.004 for the participating entities to conduct their respective canvasses. Each participating authority shall be responsible for the official canvass of its respective election(s), and shall notify the Elections Administrator, or his designee, no later than three days after Election Day of the date of the canvass.

The Elections Administrator shall prepare and deliver by email to each participating entity, the electronic precinct-by-precinct results reports for uploading to the Secretary of State as required by Section 67.017 of the Election Code. ~~The Elections Administrator agrees to upload these reports for each participating authority, unless requested otherwise.~~

The Elections Administrator shall be responsible for conducting the post-election manual recount required by Section 127.201 of the Texas Election Code unless a waiver is granted by the Secretary of State. Notification and copies of the recount, if waiver is denied, will be provided to each participating authority and the Secretary of State's Office.

IX. PARTICIPATING AUTHORITIES WITH TERRITORY OUTSIDE DENTON COUNTY

Each participating authority with territory containing population outside Denton County agrees that the Elections Administrator shall administer only the Denton County portion of those elections.

X. RUNOFF ELECTIONS

Each participating authority shall have the option of extending the terms of this agreement through its runoff election, if applicable. In the event of such runoff election, the terms of this agreement shall automatically extend unless the participating authority notifies the Elections Administrator in writing within 3 business days of the original election.

Each participating authority shall reserve the right to reduce the number of early voting locations and/or Election Day voting locations in a runoff election.

Each participating authority agrees to order any runoff election(s) at its meeting for canvassing the votes from the May 7, 2016 election and to conduct its drawing for ballot positions at or immediately following such meeting in order to expedite preparations for its runoff election.

Each participating authority eligible to hold runoff elections agrees that the date of the runoff election, if necessary, shall be Saturday, June 18, 2016. This date may be negotiable based on the Secretary of State's calendar for elections in 2015.

XI. ELECTION EXPENSES AND ALLOCATION OF COSTS

The participating authorities agree to share the costs of administering the Joint Election. Allocation of costs, unless specifically stated otherwise, is mutually agreed to be shared according to a formula which is based on the average cost per election day polling place (unit cost) as determined by adding together the overall expenses and dividing the expenses equally among the total number of polling places. Costs for polling places shared by more than one participating authority shall be pro-rated equally among the participants utilizing that polling place.

It is agreed that charges for Election Day judges and clerks and Election Day polling place rental fees shall be directly charged to the appropriate participating authority rather than averaging those costs among all participants.

If a participating authority's election is conducted at more than one election day polling place, there shall be no charges or fees allocated to the participating authority for the cost of election day polling places in which the authority has fewer than 50% of the total registered voters served by that polling place, except that if the number of registered voters in all of the authority's polling places is less than the 50% threshold, the participating authority shall pay a pro-rata share of the costs associated with the polling place where it has the greatest number of registered voters.

Costs for Early Voting by Personal Appearance shall be allocated based upon the actual costs associated with each early voting site. Each participating authority shall be responsible for a pro-rata portion of the actual costs associated with the early voting sites located within their jurisdiction. Participating authorities that do not have a regular (non-temporary) early voting site within their jurisdiction shall pay a pro-rata portion of the nearest regular early voting site.

Costs for Early Voting by mail shall be allocated according to the actual number of ballots mailed to each participating authority's voters.

Each participating authority agrees to pay the Denton County Elections Administrator an administrative fee equal to ten percent (10%) of its total billable costs in accordance with Section 31.100(d) of the Texas Election Code.

The Denton County Elections Administrator shall deposit all funds payable under this contract into the appropriate fund(s) within the county treasury in accordance with Election Code Section 31.100.

The Denton County Elections Administrator reserves the right to adjust the above formulas in agreement with any individual jurisdiction if the above formula results in a cost allocation that is inequitable.

If any participating authority makes a special request for extra Temporary Branch Early Voting by Personal Appearance locations as provided for by the Texas Election Code, that entity agrees to pay the entire cost for that request.

Participating authorities having the majority of their voters in another county, and fewer than 500 registered voters in Denton County, and that do not have an election day polling place or early voting site within their Denton County territory shall pay a flat fee of \$400 for election expenses. This paragraph will be deleted as of July 1, 2016.

XII. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION

Any participating authority may withdraw from this agreement and the Joint Election should it cancel its election in accordance with Sections 2.051 - 2.053 of the Texas Election Code.

The withdrawing authority is fully liable for any expenses incurred by the Denton County Elections Administrator on behalf of the authority plus an administrative fee of ten percent (10%) of such expenses. Any monies deposited with the Elections Administrator by the withdrawing authority shall be refunded, minus the aforementioned expenses and administrative fee, if applicable.

It is agreed that any of the joint election early voting sites that are not within the boundaries of one or more of the remaining participating authorities, with the exception of the early voting site located at the Denton County Elections Building, may be dropped from the joint election unless one or more of the remaining participating authorities agreed to fully fund such site(s). In the event that any early voting site is eliminated under this section, an addendum to the contract shall be provided to the remaining participants within five days after notification of all intents to withdraw have been received by the Elections Administrator.

XIII. RECORDS OF THE ELECTION

The Elections Administrator is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 271.010 of the Texas Election Code.

Access to the election records shall be available to each participating authority as well as to the public in accordance with applicable provisions of the Texas Election Code and the Texas Public Information Act. The election records shall be stored at the offices of the Elections Administrator or at an alternate facility used for storage of county

records. The Elections Administrator shall ensure that the records are maintained in an orderly manner so that the records are clearly identifiable and retrievable.

Records of the election shall be retained and disposed of in accordance with the provisions of Section 66.058 of the Texas Election Code. If records of the election are involved in any pending election contest, investigation, litigation, or open records request, the Elections Administrator shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of each participating authority to bring to the attention of the Elections Administrator any notice of pending election contest, investigation, litigation or open records request which may be filed with the participating authority.

XIV. RECOUNTS

A recount may be obtained as provided by Title 13 of the Texas Election Code. By signing this document, the presiding officer of the contracting participating authority agrees that any recount shall take place at the offices of the Elections Administrator, and that the Elections Administrator shall serve as Recount Supervisor and the participating authority's official or employee who performs the duties of a secretary under the Texas Election Code shall serve as Recount Coordinator.

The Elections Administrator agrees to provide advisory services to each participating authority as necessary to conduct a proper recount.

XV. MISCELLANEOUS PROVISIONS

1. It is understood that to the extent space is available, other districts and political subdivisions may wish to participate in the use of the County's election equipment and voting places, and it is agreed that the Elections Administrator may contract with such other districts or political subdivisions for such purposes and that in such event there may be an adjustment of the pro-rata share to be paid to the County by the participating authorities.
2. The Elections Administrator shall file copies of this document with the Denton County Judge and the Denton County Auditor in accordance with Section 31.099 of the Texas Election Code.
3. Nothing in this contract prevents any party from taking appropriate legal action against any other party and/or other election personnel for a breach of this contract or a violation of the Texas Election Code.
4. This agreement shall be construed under and in accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas.
5. In the event that one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
6. All parties shall comply with all applicable laws, ordinances, and codes of the State of Texas, all local governments, and any other entities with local jurisdiction.
7. The waiver by any party of a breach of any provision of this agreement shall not operate as or be construed as a waiver of any subsequent breach.
8. Any amendments of this agreement shall be of no effect unless in writing and signed by all parties hereto.

Attachment: Denton County (1505 : Election Contracts)

9. Failure for a participating authority to meet the deadlines as outlined in this contract or on the calendar (Attachment C) may result in additional charges, including but not limited to, overtime charges, etc.

XVI. COST ESTIMATES AND DEPOSIT OF FUNDS

The total estimated obligation for each participating authority under the terms of this agreement is listed below. The exact amount of each participating authority's obligation under the terms of this agreement shall be calculated after the May 7, 2016 election (or runoff election, if applicable). The participating authority's obligation shall be paid to Denton County within 30 days after the receipt of the final invoice from the Denton County Elections Administrator.

The total estimated obligation for each participating authority under the terms of this agreement shall be provided within 45 days after the last deadline for ordering an election.

[illegible]

XVII. SIGNATURE PAGE (separate page)

Revised 1.26.2016 (3:36 p.m.)

XVII. JOINT CONTRACT ACCEPTANCE AND APPROVAL

IN TESTIMONY HEREOF, this agreement has been executed on behalf of the parties hereto as follows, to-wit:

- (1) It has on the _____ day of _____, 2016 been executed by the Denton County Elections Administrator pursuant to the Texas Election Code so authorizing;
- (2) It has on the _____ day of _____, 2016 been executed on behalf of the City of Celina pursuant to an action of the Celina City Council so authorizing;

ACCEPTED AND AGREED TO BY DENTON COUNTY ELECTIONS ADMINISTRATOR:

APPROVED:

LANNIE NOBLE, CERA

ACCEPTED AND AGREED TO BY THE CITY COUNCIL OF THE CITY OF CELINA:

APPROVED:

ATTESTED:

MAYOR

CITY SECRETARY

Attachment: Denton County (1505 : Election Contracts)

XVII. JOINT CONTRACT ACCEPTANCE AND APPROVAL

IN TESTIMONY HEREOF, this agreement has been executed on behalf of the parties hereto as follows, to-wit:

- (1) It has on the ____ day of _____, 2016 been executed by the Denton County Elections Administrator pursuant to the Texas Election Code so authorizing;
- (2) It has on the ____ day of _____, 2016 been executed on behalf of the City of Celina pursuant to an action of the Celina City Council so authorizing;

ACCEPTED AND AGREED TO BY DENTON COUNTY ELECTIONS ADMINISTRATOR:

APPROVED:

LANNIE NOBLE, CERA

ACCEPTED AND AGREED TO BY THE CITY COUNCIL OF THE CITY OF CELINA:

APPROVED:

ATTESTED:

MAYOR

CITY SECRETARY

Attachment: Denton County (1505 : Election Contracts)



Engineering/Public Works
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Gabe Johnson, Director of Public Works
Date: March 8, 2016
Re:

Action Requested:

Consider and act upon a contract change order #3 by and between the City of Celina and Pacheco Koch for the Engineering Design for the Southeast Sector Water and Sewer Project. (Fourmentin)

Background Information:

The original design contract was to provide professional civil engineering services relating to the referenced projects. It is our understanding the wastewater project consists of design, bidding, and construction phase services for an interceptor to connect the Lakes at Mustang Ranch and a new Hillwood development, both in southeast Celina, Texas, to the Doe Branch Trunk Sewer in west Celina, Texas. The proposed 21-inch diameter interceptor is approximately 21,400 linear feet in length and runs generally westward from upper Wilson Creek along FM 1461 (East Frontier Parkway) to the Trunk Sewer located in Doe Branch.

The water project consists of design, bidding, and construction phase services for a water main to connect the Lakes at Mustang Ranch and a new Hillwood development, both in southeast Celina, Texas, to existing City waterworks at the Preston Road / Sunset Boulevard intersection in Celina, Texas. The Proposed Water Line W2, an 18-inch diameter water main is approximately 18,200 linear feet in length and runs generally northward from upper Wilson Creek along the future Coit Road alignment (CR 84, CR 86, CR 87 & CR90) to Sunset Boulevard. The Proposed Water Line W1, a 12-inch diameter water main is approximately 6,500 linear feet in length and runs west from the future Coit Road (CR 90) to Preston Road.

Change Order No. 1 consists of design, bidding, and construction phase services for an interceptor to extend the Southeast Sector Interceptor to the north to connect the Parks at Wilson Creek in northeast Celina, Texas. The proposed 27 to 12-inch diameter interceptor is approximately 12,200 linear feet in length and runs generally northward along Wilson Creek from Pebble Creek Drive to the Parks at Wilson Creek. The proposal includes costs for geotechnical and environmental investigations. Also included in this proposal are design services for the eastern extension of the Southeast Sector Interceptor. This 12-inch diameter interceptor extension is approximately 1,163 linear feet in length and connects the southern portion of the

Lakes at Mustang Ranch development to the Southeast Sector Interceptor in southeast Celina, Texas.

This proposal also includes design services for the realignment of the Southeast Sector

Interceptor through the Light Farms development in west Celina, Texas. This realignment includes the realignment of approximately 5,000 linear feet of 21-inch diameter interceptor to be located in a dedicated easement located on the Light Farms property.

The design, bidding and construction phase services for the lift station and force main components of the Southeast Sector Interceptor are also included in this proposal. At the direction of the City, the force main will be designed for the 10-year projected flow of 4.5 MGD. The lift station will be designed for an ultimate build out flow of 11.2 MGD.

Change Order No. 2 consists of surveying, design, and construction phase services for approximately 1,500 linear feet of inverted siphon and associated sewer pipeline to connect a new Hillwood development to the Southeast Sector Interceptor in Celina, Texas. Also included in this proposal are design services for the proposed 12-inch water main located in the easement with the inverted siphon and associated sewer pipeline. Redesign of approximately 1,200 linear feet of water main is required to accommodate the sewer infrastructure within the same easement.

Change Order No. 3 consists of professional civil engineering services relating to the referenced project. It is our understanding the waterline extension project consists of design services for approximately 4,000 linear feet of 12-inch diameter pipe to loop the system serving the Lakes at Mustang Ranch in Celina, Texas. Also included in this proposal are professional services for the acquisition of easements required for the northern extension of the Southeast Sewer Interceptor. For this portion of the work, Pacheco Koch will sub-contract with Raba Kistner to serve as Land Acquisition Agent.

The original contract amount for \$585,340 was approved on 10/23/2014. Change Order No. 1 for \$625,970 was approved on 7/14/2015. Change Order No. 2 for \$77,505 was approved on 10/13/2015. Change Order No. 3 is for \$126,211, which brings the total engineering contract amount to \$1,415,026.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

Money is available via the following funding sources:

SE Sector Phase 1A - 4Q Bonds - \$1,600,000

SE Sector Phase 1B - 3Q Bonds - \$14,500,000

Hillwood to Pay for Inverted Siphon and Design - \$77,505

Legal Review:

The City Attorney has reviewed the proposed contract for content and form.

Supporting Documents:

1. Contract Change Order

Staff Recommendation:

Approve



February 15, 2016 (Revised)
PK No.: 3551-14.141

Mr. Gabe Johnson, P.E., PH, CFM, GISP
Director of Engineering and Public Works
CITY OF CELINA
142 North Ohio Street
Celina, Texas 75009

Re: Professional Civil Engineering Services
**SOUTHEAST SECTOR WATER LINE EXTENSION AND
LAND ACQUISITION SERVICES FOR THE SEWER INTERCEPTOR NORTHERN EXTENSION**
Engineering Change Order #3
PWK SEW 2014-06
Celina, Collin County, Texas
MAPSCO: C4F31, 32

Dear Mr. Johnson:

Pacheco Koch, LLC is pleased to submit this proposal to provide professional civil engineering services relating to the referenced project. It is our understanding the waterline extension project consists of design services for approximately 4,000 linear feet of 12-inch diameter pipe to loop the system serving the Lakes at Mustang Ranch in Celina, Texas.

Also included in this proposal are professional services for the acquisition of easements required for the northern extension of the Southeast Sewer Interceptor. For this portion of the work, Pacheco Koch will sub-contract with Raba Kistner to serve as Land Acquisition Agent.

SCOPE OF SERVICES

See attached Exhibits 'A1' and 'A2' for description of services to be provided.

COMPENSATION & METHOD OF PAYMENT

See attached Exhibit 'B' for compensation detail and payment plan, and attached hourly breakdowns. In summary:

FEE SCHEDULE			
A1. Southeast Sector Water Line Extension Project			
Pacheco Koch	Lump Sum	\$	39,875.00
Sub Total			\$ 39,875.00
A2. Land Acquisition Services for the Sewer Interceptor Northern Extension			
Pacheco Koch	Not to Exceed	\$	18,720.00
Raba Kistner	Not to Exceed	\$	67,616.00
Sub Total			\$ 86,336.00
TOTAL			\$ 126,211.00

Attachment: 01-14591R1 (1480 : Change Order No. 3 - SE Sector Sewer Design)

Mr. Gabe Johnson, P.E., PH, CFM, GISP
February 15, 2016 (Revised)
Page 2

SCHEDULE

Pacheco Koch acknowledges the importance to City of Celina of the project schedule and agrees to put forth its best professional efforts to perform its services under this Agreement in a manner consistent with that schedule. City of Celina understands, however, that Pacheco Koch's performance must be governed by sound professional practices. If, through no fault of Pacheco Koch, such periods of times or dates are changed, or the orderly and continuous progress of Pacheco Koch's services is impaired or Pacheco Koch's services are delayed or suspended, then the time for completion of Pacheco Koch's services, and the rates and amounts of Pacheco Koch's compensation, shall be adjusted equitably.

SUMMARY

This proposal, unless otherwise noted, constitutes our understanding of the services to be provided by Pacheco Koch, LLC on the project described above. This proposal is offered for a period of thirty (30) days after which, if said proposal has not been executed, said proposal should no longer be valid.

Pacheco Koch, LLC is pleased to have this opportunity to submit this proposal and looks forward to working with you on this project. If the proposal and accompanying agreement is acceptable to you as presented, please execute one copy of the agreement form and return one original copy to our office. Upon receipt of notice to proceed, either in writing or verbally, it will be assumed said agreement is accepted by all parties and services will be provided accordingly. If you have any questions or would like any additional information, please do not hesitate to call us at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. Pacheco', with a large, stylized initial 'M'.

Mark A. Pacheco, P.E., R.P.L.S.

TFB/dtn
01-14591R1

Attachment: 01-14591R1 (1480 : Change Order No. 3 - SE Sector Sewer Design)

EXHIBIT A1 to Agreement between the
City of Celina, Texas (OWNER) and
Pacheco Koch, LLC (CONSULTANT) for
Consulting Services

EXHIBIT 'A1' – SCOPE OF SERVICES

SOUTHEAST SECTOR WATER LINE EXTENSION PROJECT

PROJECT DESCRIPTION:

This water extension project consists of design services for approximately 4,000 linear feet of 12-inch diameter pipe to loop the line serving the Lakes at Mustang Ranch in Southeast Celina, Texas.

BASIC SERVICES:

- A. Project Management, Coordination & Permitting
 1. Manage the Team:
 - Lead, manage and direct design team activities, including sub consultants.
 - Ensure quality control is practiced in performance of the work.
 - Communicate internally among team members.
 - Allocate team resources.
 2. Communications and Reporting:
 - Attend a pre-design project kickoff meeting with OWNER staff to confirm and clarify scope, understand OWNER objectives, and ensure economical and functional designs that meet OWNER requirements.
 - Conduct review meetings with the OWNER at the end of each design phase.
 - Prepare and submit monthly invoices in the format acceptable to the OWNER.
 - Prepare and submit monthly progress reports.
 - Prepare and submit baseline Project Schedule initially and Project Schedule updates.
 - Coordinate with other agencies and entities as necessary for the design of the proposed infrastructure and provide and obtain information needed to prepare the design.
 - With respect to coordination with permitting authorities, CONSULTANT shall communicate with permitting authorities such that their regulatory requirements are appropriately reflected in the designs. CONSULTANT shall work with regulatory authorities to obtain approval of the designs, and make changes necessary to meet their requirements.
 3. Permit Coordination:

CONSULTANT will provide coordination with the TCEQ or other required agency for Permitting of the proposed construction. Included in this item are:

EXHIBIT A1 to Agreement between the
City of Celina, Texas (OWNER) and
Pacheco Koch, LLC (CONSULTANT) for
Consulting Services

- Coordination of submittal of Application for Permit.
- Research and provide appropriate design specifications.
- Coordination for final plan approval.
- Up to three (3) coordination meetings, if required.
- Application and Permitting fees and special insurance premiums are not included.

4. Constructability Review:

- Prior to the 60 percent review meeting with the OWNER, the CONSULTANT shall schedule and attend a project site visit with the OWNER Project Manager and Construction personnel to walk the project. The CONSULTANT shall summarize the OWNER's comments from the field visit and submit this information to the OWNER in writing.

5. Utility Clearance:

- The CONSULTANT will consult with the OWNER, public utilities, private utilities and government agencies to determine the approximate location of above and underground utilities, and other facilities (current and future) that have an impact or influence on the project. CONSULTANT will design OWNER facilities to avoid or minimize conflicts with existing utilities, and where known and possible consider potential future utilities in designs.
- CONSULTANT will provide plans to and coordinate with utility owner related to the relocation efforts of franchise utilities that remain in conflict with the proposed construction.

B. Conceptual Design (30% Submittal)

The Conceptual Design shall be submitted to OWNER per the approved Project Schedule. The purpose of the conceptual design is for the CONSULTANT to

- Study the project,
- Identify and develop alternatives,
- Present (through the defined deliverables) these alternatives to the OWNER,
- Recommend the alternatives that successfully address the design problem, and
- Obtain the OWNER's endorsement of the selected concept.

EXHIBIT A1 to Agreement between the
City of Celina, Texas (OWNER) and
Pacheco Koch, LLC (CONSULTANT) for
Consulting Services

CONSULTANT will develop the conceptual design of the infrastructure as follows.

1. Data Collection

- In addition to data obtained from the OWNER, CONSULTANT will research proposed improvements in conjunction with any other planned future improvements known by the OWNER that may influence the project.
- The CONSULTANT will also identify and seek to obtain data for existing conditions that may impact the project including but not limited to; utilities, agencies (TxDOT and USCOE), OWNER Master Plans, and property ownership as available from the Tax Assessor's office.
- The data collection efforts will also include conducting special coordination meetings with affected property owners and businesses as necessary to develop the design.

2. The Conceptual Design Package shall include the following:

- Technical memorandum containing graphic exhibits and written summary of alternative design concepts, considered strengths and weaknesses of each, and the rationale for selecting the recommended design concept.
- Proposed phasing of any construction that is included in this project documented in both the project schedule and narrative form.
- Documentation of key design decisions.
- Conceptual opinion of probable construction cost.

C. Preliminary Design (60% Submittal)

1. Prepare preliminary construction plans. Prepare the following sheets at the engineering scale indicated:

- Cover Sheet
- General Notes
- Quantity Sheet
- Project Layout & Control Sheet
- Water plan and profile sheets.
Scale 1" = 40' Horizontal; 1" = 4' Vertical
- Traffic Control Plan
- Erosion Control Plans
- Detail sheets

Information required can be combined on sheets if the information can be clearly shown and is approved by OWNER's project manager.

2. Assemble OWNER's standard construction contract documents and modify special technical specifications, if needed, for the project (if any).
3. Prepare an estimate of construction quantities and develop the preliminary opinion of probable construction costs.

EXHIBIT A1 to Agreement between the
City of Celina, Texas (OWNER) and
Pacheco Koch, LLC (CONSULTANT) for
Consulting Services

4. Submit two (2) full sized 22"x34" sets of preliminary 60% plans, one (1) set of preliminary construction contract documents, special conditions and preliminary opinion of probable construction costs to the OWNER for review. One (1) set of half size (11"x17") plans will be submitted with the 60% plan submittal.
- D. Final Design (90% & 100% Submittals)
1. Revise preliminary plans incorporating comments from the OWNER.
 2. Submit two (2) full sized 22"x34" sets of 90% plans, one (1) set of 90% construction contract documents and 90% opinion of probable construction costs for OWNER review. One (1) set of half size (11"x17") plans will be submitted with the 90% plan submittal.
 3. Incorporate final OWNER review comments into the plans and construction contract documents to finalize construction plans for proposed improvements.
 4. Finalize construction contract documents including OWNER standard specifications, special technical specifications and special conditions (if any).
 5. Estimate of final construction quantities and final opinion of construction cost.
 6. Submit (1) sealed (100%) set of final plans and construction documents.
- E. Bidding and Construction Phase Services
1. This construction documents resulting from this design are being constructed as a change order to the original construction contract for Water Lines W1 & W2, Southeast Sector. As such, Bidding and Construction Phase Services will be performed under the original design contract (PK No. 3551-14.141).

END OF EXHIBIT 'A'

Attachment: 01-14591R1 (1480 : Change Order No. 3 - SE Sector Sewer Design)

EXHIBIT A2 to Agreement between
the City of Celina, Texas (OWNER) and
Pacheco Koch, LLC for Consulting
Services

EXHIBIT A2 – SCOPE OF SERVICES

**LAND ACQUISITION SERVICES FOR THE SEWER INTERCEPTOR NORTHERN
EXTENSION**

This scope of services covers professional Right of Way services for the purchase of easements necessary for the sewer line project, described as **Southeast Sector Interceptor Extension to North**. The Tasks associated with this work effort are as follows:

ACQUISITION SERVICES

- a. Attend ROW status meetings as required to report progress of the easement acquisitions for the project.
- b. Perform 25 year ownership research on each easement parcel.
- c. Perform a value finding on each easement and submit to City for approval on each parcel. Obtain pre-established limits on offer flexibility from the City.
- d. Prepare offer package based on the City's approved value.
- e. Make offer to each property owner and negotiate within pre-established limits from the City.
- f. Make recommendations for purchase to City based on written counteroffers from each property owner.
- g. Prepare closing package for City's use in obtaining warrant for each parcel successfully negotiated.
- h. Facilitate closing and attend closing when necessary.
- i. Appraise easement parcels, utilizing an independent fee appraiser, on parcels unable to negotiate successfully for purchase using value findings.
- j. Make new offer based on approved appraisal value by the City.
- k. Prepare closing package and close parcel as described above in "g" and "h" if negotiations are successful.
- l. Prepare condemnation package for City attorney if negotiations are unsuccessful.
- m. Coordinate Special Commissioner's Hearing (SCH), file notices, etc.
- n. Deposit award of SCH.
- o. File objections when warranted by the City.

ADDITIONAL SERVICES

Any services requested not specifically provided for in the above scope will be considered additional services and performed under a separate scope of services and fee.

INFORMATION PROVIDED BY CITY

The Consultant is entitled to rely on the completeness and accuracy of all information provided by the City. Changes in route alignment after the contract award and commencement of work may result in additional fees to cover work performed to date and any additional parcels to be acquired.

Pacheco Koch Consulting Engineers

EXHIBIT B

Project: 3552-14.141

Client: City of Celina

A1. Southeast Sector Water Line Extension

	Hours/ Month	Hourly Rate	Lump Sum	Number of Months	Total
<u>Pacheco Koch</u>					
Principal	1	\$ 225	\$ 225	N/A	\$ 225
Utility Director	6	\$ 215	\$ 1,290	N/A	\$ 1,290
Project Engineer	84	\$ 120	\$ 10,080	N/A	\$ 10,080
Grad Engineer	280	\$ 95	\$ 26,600	N/A	\$ 26,600
QA/QC Review	10	\$ 140	\$ 1,400	N/A	\$ 1,400
Administrative Assistant	4	\$ 70	\$ 280	N/A	\$ 280
Pacheco Koch Total Amount - Lump Sum					\$ 39,875

A2. Land Acquisition Services for the Sewer Interceptor Northern Extension

	Hours/ Month	Hourly Rate	Not to Exceed Total	Number of Months	Total
<u>Pacheco Koch - Monthly Management and Administrative Fee</u> <u>Billed "Actual Cost - Not to Exceed"</u>					
Utility Director	8	\$ 215	\$ 1,720	8	\$ 13,760
Project Engineer	4	\$ 120	\$ 480	8	\$ 3,840
Administrative Assistant	2	\$ 70	\$ 140	8	\$ 1,120
Monthly Amount			\$ 2,340		\$ 18,720
Pacheco Koch Total Amount - Actual Cost Not to Exceed					\$ 18,720

Raba Kistner - Monthly Coordination Fee

Project Manager	18	\$ 207.69	\$ 3,738	8	\$ 29,907
Administrative Assistant	4	\$ 61.18	\$ 245	8	\$ 1,958
Monthly Amount			\$ 3,983		\$ 31,865

	Hours/ Month	Hourly Rate	Not to Exceed Total	Number of Parcels	Total
<u>Raba Kistner - Easement Acquisition Per Parcel by Agreed Purchase</u>					
Acquire Preliminary Title Commitment or 25 Year Title Search	Outsourced to title company - will bill "Actual Cost - Not to Exceed"		\$ 500	6	\$ 3,000
Prepare and Submit Value Finding for City approval	3	\$ 135.52	\$ 407	6	\$ 2,436
Prepare offer package, make offer, and follow up with property owner	8	\$ 135.52	\$ 1,084	6	\$ 6,505
Prepare Closing package and attend closing	5	\$ 135.52	\$ 678	6	\$ 4,062
Fee per Parcel w/o Special Commissioner's Hearing			\$ 2,668		\$ 16,010

Attachment: 01-14591R1 (1480 : Change Order No. 3 - SE Sector Sewer Design)

Pacheco Koch Consulting Engineers

EXHIBIT B

Project: 3552-14.141

Client: City of Celina

	Hours/ Month	Hourly Rate	Not to Exceed Total	Number of Parcels	Total
<u>Raba Kistner - Easement Acquisition Per Parcel by Appraisal</u>					
Appraise parcel		Outsourced to Fee appraiser	\$ 3,000	3	\$ 9,000
Prepare offer package, make revised offer based on appraisal, and follow up with property owner	8	\$ 135.52	\$ 1,084	3	\$ 3,252
Prepare Closing package and attend closing	5	\$ 135.52	\$ 678	3	\$ 2,033
Total per Parcel to be acquired using Appraisal			\$ 4,762		\$ 14,285
<u>Raba Kistner - Easement Acquisition by Special Commissioner's Hearing</u>					
Prepare e.d. package for city council approval, facilitate and attend SCH, file documents, serve notices, etc.	33	\$ 132.00	\$ 4,356.00	1	\$ 4,356.00
Appraiser Preparation and Testimony (outsourced - actual cost)	5	\$ 220.00	\$ 1,100.00	1	\$ 1,100.00
Total per Parcel to be acquired with Special Commissioner's Hearing			\$ 5,456.00		\$ 5,456.00
Raba Kistner Total Amount - Actual Cost Not to Exceed					\$ 67,616

Attachment: 01-14591R1 (1480 : Change Order No. 3 - SE Sector Sewer Design)

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES**Southeast Sector Water Line Extension and Land Acquisition Services for the Sewer Interceptor Northern Extension***Celina, Collin County, Texas*

PK No: 3551-14.141

This Agreement is made between Pacheco Koch, LLC, a Texas limited liability company, (hereinafter referred to as "PK") whose mailing address is 7557 Rambler Road, Suite 1400, Dallas, Texas 75231-2388, and City of Celina, (hereinafter referred to as "CLIENT"), whose mailing address is 14 North Ohio Street, Celina, Texas 75009, and is subject to the following terms and conditions to which the parties mutually agree:

ARTICLE 1 - SCOPE OF SERVICES

- 1.1 In consideration of the mutual covenants contained herein, PK shall perform the services identified in letter of proposal dated February 15, 2016, which is made a part hereof, in accordance with the terms of this Agreement.
- 1.2 PK will commence the services upon receipt of an executed copy of this Agreement signed by an authorized representative of the CLIENT and by an authorized representative of PK.
- 1.3 PK shall not be responsible for a CLIENT's directive or substitution made without PK's agreement and which agreement shall not be unreasonably withheld.

ARTICLE 2 - AMENDMENTS

- 2.1 CLIENT, without invalidating this Agreement, may request changes within the general scope of the Service required by this Agreement by altering or adding to the Services to be performed, and any such changes in the Services shall be performed subject to this Agreement. Upon receiving the CLIENT's request, PK shall return to CLIENT a written change proposal setting forth an adjustment to the services and cost estimated by PK to represent the value of the requested changes. Following CLIENT's review of PK's change proposal, CLIENT shall execute said written proposal authorizing PK to perform the changes in the Services.

ARTICLE 3 - PROJECT COSTS AND PAYMENT

- 3.1 PK shall be compensated, in U.S. Dollars, in accordance with the afore referenced letter of proposal and any subsequent executed amendments to said proposal.
- 3.2 Unless otherwise noted, direct costs such as application fees, review fees, blueprinting, reproductions, delivery fees, etc. are not included in the fees above and will be charged at cost times a multiplier of 1.10.
- 3.3 State and local sales tax shall also be considered a direct cost when applicable and will be charged at cost. Please note that professional boundary surveying services are subject to state sales tax.
- 3.4 PK will submit an invoice to CLIENT at the end of each month, on an hourly rate basis or based on the estimated percentage of completion of the services as stipulated in the proposal, unless otherwise specified by the CLIENT in writing and agreed upon by PK.
- 3.5 Payment shall be made by CLIENT within 30 days after receipt of the invoice.
- 3.6 PK shall be compensated by CLIENT for services rendered regardless of whether or not any impending sale of the subject property is finalized.
- 3.7 CLIENT shall provide written notification to PK within 15 days of receipt of the invoice should CLIENT object to all or any part of charges appearing on the invoice. The portion of the invoice that is not in dispute shall be paid by CLIENT within 30 days of receipt of said invoice.
- 3.8 If legal action is necessary to enforce payment provisions of this Agreement, PK shall be entitled to collect from CLIENT any judgment or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by PK in connection therewith.
- 3.9 A finance charge of 1.50% per month will be paid by CLIENT for all non-disputed invoices after 30 days.
- 3.10 If CLIENT for any reason fails to pay the undisputed portion of any invoice within 30 days of presentation, PK has the right to cease work on the project and CLIENT shall waive any claim against PK for cessation of services, and shall defend and indemnify PK from and against any claims for injury or loss stemming from said cessation of services. In the event the project is restarted, CLIENT shall also pay the cost of restarting and shall renegotiate appropriate contract terms and conditions, such as those associated with budget, schedule or scope of service.

ARTICLE 4 - DELAYS AND TERMINATION

- 4.1 CLIENT or PK may terminate this Agreement upon forty-eight (48) hours written notice should the other party fail substantially to perform in accordance with the terms and conditions of this Agreement through no fault of the terminating party. A complete settlement of all claims upon such termination of this Agreement shall be made as follows: In the event of any termination PK will be entitled to invoice CLIENT and to receive full payment for all services performed or furnished in accordance with this Agreement and all Reimbursable Expenses incurred through the effective date of termination. Upon making such payment, CLIENT shall have the limited right to the use of Documents, at CLIENT's sole risk, subject to the provisions here within. In the event the services cannot be performed on or before the projected due date because of circumstances beyond the control of PK, including, but not limited to strike, fire, riot, excessive precipitation, act of God, governmental action, third party action or action of omission by CLIENT, the services shall be amended by CLIENT and PK in accordance with Article 2 of this Agreement.
- 4.2 If the CLIENT suspends the Project, PK shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, PK shall be compensated for expenses incurred in the interruption and resumption of PK's services. PK's fees for the remaining services and the time schedules shall be equitably adjusted.
- 4.3 If the CLIENT suspends the Project for more than 90 cumulative days for reasons other than the fault of PK, PK may terminate this Agreement by giving not less than seven (7) days' written notice.
- 4.4 CLIENT's failure to make payment to PK in accordance with the payment terms herein shall constitute a material breach of this Agreement and shall be cause for termination by PK.

ARTICLE 5 - RIGHT OF ENTRY

- 5.1 CLIENT shall provide for PK's right to enter from time to time, property owned by CLIENT and/or others in order for PK to fulfill the scope of services included hereunder.

Attachment: 01-14591R1 (1480 : Change Order No. 3 - SE Sector Sewer Design)

ARTICLE 6 - INFORMATION PROVIDED BY OTHERS

- 6.1 PK shall indicate to CLIENT the information needed for rendering of services hereunder, and CLIENT shall provide to PK such information as is available to CLIENT. CLIENT recognizes that it is impossible for PK to assure the sufficiency of such information, either because it is impossible to do so, or because of errors or omissions, which may have occurred in assembling the information. CLIENT shall be responsible for, and PK may rely upon, the accuracy and completeness of all requirements, programs, instructions, reports, data, and other information furnished by CLIENT to PK pursuant to this Agreement. PK may use such requirements, programs, instructions, report data, and information in performing or furnishing services under this Agreement. Accordingly, CLIENT waives any claim against PK, and agrees to defend, indemnify and hold PK harmless from any claim or liability for injury or loss allegedly arising from errors, omissions, inaccuracies in documents or other information provided to PK by CLIENT. Further, CLIENT agrees to compensate PK for any time spent or expenses incurred by PK in defense of any such claim, with such compensation to be based upon PK's prevailing fee schedule and expense reimbursement policy.
- 6.2 Subject to the standard of care set forth here within, PK and its Consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

ARTICLE 7 - CONSTRUCTION ACTIVITIES

- 7.1 CLIENT agrees that the General Contractor is solely responsible for job site safety and for construction means, methods, sequence techniques and procedures necessary for performing, superintending and/or coordination all construction activities and warrants that this intent shall be made evident in CLIENT's agreement with the General Contractor.
- 7.2 Unless otherwise required in this Agreement, PK shall have no responsibility for discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

ARTICLE 8 - CONFIDENTIALITY

- 8.1 PK shall maintain as confidential, and not disclose to others without CLIENT's prior written consent, all information obtained from CLIENT not otherwise previously known to PK in the public domain. The provisions of this paragraph shall not apply to information in whatever form which (i) is published or comes into the public domain through no fault of PK, (ii) is furnished by or obtained from a third party who is under no obligation to keep the information confidential, or (iii) is required to be disclosed by law on order of a court, administrative agency or other authority with proper jurisdiction. PK will notify CLIENT in writing immediately if information is requested under item (ii) above. PK shall keep such information strictly confidential and shall not disclose it to any other person except to (i) its employees, (ii) those who need to know the content of such information in order to perform services or construction solely and exclusively for the Project or (iii) its consultants and contractors whose contracts include similar restrictions on the use of confidential information.

ARTICLE 9 - OWNERSHIP OF INSTRUMENT OF SERVICE

- 9.1 All reports, plans, specifications, field data, field notes, calculations, estimates and other documents prepared by PK, as instruments of service shall remain the property of PK. PK shall retain these records for a period of five (5) years following completion of services, during which period they will be made available to CLIENT at all reasonable times.

ARTICLE 10 - JURISDICTION

- 10.1 In compliance with Sec. 29 of the Professional Land Surveying Act, as enacted by the Legislature of the State of Texas, we are required to inform you that land surveying services in the State of Texas are under the jurisdiction of the Texas Board of Professional Land Surveying 12100 Park 35 Circle, Bldg. A, Suite 156, MC-230, Austin, Texas 78753, (512) 239-5263. Complaints regarding surveying services rendered may be addressed to that agency. The firm registration number is TBPLS No. 10008000.
- 10.2 This Agreement is to be governed by the laws of the State of Texas.

ARTICLE 11 - INDEMNITY

- 11.1 PK shall indemnify and hold harmless CLIENT from and against lawsuits, claims, liabilities, causes of action, losses, damages, forfeiture penalties, fines, costs and expenses, including, but not limited to, reasonable attorney's fees and expenses, by whomever asserted including, but not limited to, any government agency or branch or any third party to the extent the same arise from (i) a breach by PK of any term or provision of this Agreement, (ii) violation by PK of federal, state or local statute, rule, regulation or ordinance in the negligent performance of the Services, or (iii) negligent errors or omissions of PK or its employees, agents, or subcontractors in the performance of the Services.
- 11.2 To the fullest extent permitted by law, CLIENT shall indemnify and hold harmless PK and its officers, directors, members, partners, agent employees, and Consultants from and against any and all claims, costs, losses, and damages (including but not limited to, all fees and charges of engineers, architects, attorneys and other professionals, and all court, arbitration, or other dispute resolution costs), by whomever asserted, including, but not limited to, any government entity, agency or branch, any third party, an employee, contractor employed or retained by PK, any third party or employee employed or retained by PK, to the extent that such claim, property damage injury or death resulted from (i) the negligence or willful misconduct of CLIENT or agent of CLIENT, (ii) violation of federal, state, or local statute, rule, regulation or ordinance by CLIENT or agent of CLIENT, (iii) CLIENT's alleged involvement or status as an owner, operator, arranger, generator or transporter of hazardous substances or constituents at the site, or (iv) inaccurate information provided by CLIENT to PK provided that (i) any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, and (ii) nothing in this paragraph shall obligate CLIENT to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence or willful misconduct.

ARTICLE 12 - LIMITATION OF LIABILITY

- 12.1 CLIENT, through its authorized representative, identified below, and PK, have discussed their risks, rewards and benefits of the project and PK's total fee for services. Neither PK, nor their consultants, agents, or employees shall be jointly, severally or individually liable to CLIENT in excess of one hundred thousand (\$ 100,000.00) by any act of omission, including breach of contract or negligence not amounting to willful or intentional wrong.

- 12.2 If, due to PK's error, any required item or component of the project is omitted from the construction documents, PK's liability shall be limited to the difference between the cost of adding the item at the time of discovery of the omission and the cost had the item or component been included in the construction documents. In no event will PK be responsible for any cost or expense that provide betterment, upgrade or enhancement of the project.
- 12.3 CLIENT and PK mutually agree that PK's liability to CLIENT for all causes shall be limited to the proceeds from any insurance available to PK.

ARTICLE 13 – FIDUCIARY RESPONSIBILITY

- 13.1 CLIENT confirms that neither PK nor any of PK's subconsultants or subcontractors has offered any fiduciary service to the CLIENT and no fiduciary responsibility shall be owed to the CLIENT by PK or any of PK's subconsultants or subcontractors, as a consequence of PK entering into this Agreement with the CLIENT.
- 13.2 If this Agreement is a subcontract to CLIENT'S agreement with OWNER, CLIENT also confirms that neither PK nor any of PK's subconsultants owes a fiduciary responsibility to the CLIENT or OWNER. CLIENT shall, as a material element of the consideration the Consultant requires for performance of the services enumerated herein, require OWNER to formally recognize this provision in CLIENT's agreement with OWNER.

ARTICLE 14 - INSURANCE

- 14.1 PK represents that it now carries and will continue during the terms of this Agreement to carry Workers Compensation, Comprehensive General Liability and Comprehensive Automobile Liability insurance required by the laws of the State of Texas. A current PK Insurance Certificate will be provided to the CLIENT, if requested.

ARTICLE 15 - ASSIGNMENT

- 15.1 Unless otherwise noted, neither PK nor CLIENT shall assign this Agreement in whole or in part without the prior written consent of both parties. PK shall not subcontract any portion of the work to be performed hereunder, except that PK may use the services of persons and entities not in the employ of PK when it is appropriate and customary to do so. Such persons and entities include, but are not necessarily limited to, surveyors, specialized consultants, and testing laboratories. PK's use of others for additional services shall not be unreasonably restricted by CLIENT provided PK notifies CLIENT in advance.
- 15.2 PK may, at their discretion, assign this contract to a subsidiary of PK. PK shall notify CLIENT of their assignment at such time it takes place.

ARTICLE 16 - NOTICES

- 16.1 Any notice given hereunder shall be deemed served when hand-delivered in writing to an officer or other duly appointed representative of the party to whom the notice is directed, or if sent by registered or certified mail or by a commercial courier service to the business address identified at the end of the Agreement. All notices shall be effective upon the date of receipt.

ARTICLE 17 – STANDARD OF CARE

- 17.1 The standard of care for all professional engineering and related services performed or furnished by PK under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. PK makes no warranties, express or implied, under this Agreement or otherwise, in connection with PK's services.

ARTICLE 18 – OTHER PROVISIONS

- 18.1 The Agreement (including attached schedules) constitutes the sole and entire agreement between PK and CLIENT. This Agreement replaces and supersedes all prior discussions and agreements between the CLIENT and PK with respect to the matters contained herein. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument signed by both CLIENT and PK.
- 18.2 Any signature of or pursuant to this Agreement, shall be considered for all purposes an original signature and of the same legal effect as an original, provided that at the request of a party any signature sent by facsimile or email shall be subsequently confirmed by a original re-execution.
- 18.3 All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.
- 18.4 Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon CLIENT and PK, which agree that the Agreement 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.
- 18.5 CLIENT shall not rely in any way on any Document unless it is issued in final form, signed or sealed by PK or one of its Consultants.
- 18.6 A party's non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of the provision or of the remainder of this Agreement.
- 18.7 To the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence, no later than the date of Substantial Completion.

By executing this agreement, PK and CLIENT indicate their acceptance and agreement with its terms.

City of Celina

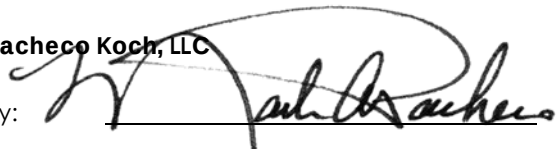
By: _____

Name: _____

Title: _____

Date: _____

Pacheco Koch, LLC

By:  _____

Name: Mark A. Pacheco, P.E., R.P.L.S.

Title: Principal

Date: February 15, 2016



Engineering/Public Works
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Alan Fourmentin, Assistant Public Works Director
CC: Mike Foreman, City Manager
Date: March 8, 2016
Re: 2015 Street Improvement Project

Action Requested:

Consider and act upon a contract by and between the City of Celina and Pavecon Public Works, LP in the amount of \$864,261.46 For the construction of the 2015 Street Improvement Project. (Fourmentin)

Background Information

This project consists of the rehabilitation of 30,716 square yards of existing pavement and 77,539 square yards of 2" asphalt overlay.

Alternatives

Re-bid the project

Financial Considerations

Combination of:

2015 bond issuance

Ash Street Project balance

Utah Dr. Funding

Legal Review

The City Attorney has reviewed the bid and contract documents.

Supporting Documents

Bid tabulation

Staff Recommendation:

Approve

				APPARENT LOW BID											
				PAVECON		ADVANCED PAVING		TEXANA LAND & ASPHALT		REYNOLDS ASPHALT		PEACHTREE CONSTRUCTION			
ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT		
M1.1	MOBILIZATION, BONDS AND INSURANCE	1	LS	\$ 24,775.00	\$ 24,775.00	\$ 30,000.00	\$ 30,000.00	\$ 40,000.00	\$ 40,000.00	\$ 25,000.00	\$ 25,000.00	\$ 62,000.00	\$ 62,000.00		
M1.2	TEMPORARY TRAFFIC CONTROL PLAN	1	LS	\$ 7,410.00	\$ 7,410.00	\$ 17,000.00	\$ 17,000.00	\$ 1,500.00	\$ 1,500.00	\$ 10,000.00	\$ 10,000.00	\$ 650.00	\$ 650.00		
M1.3	STORMWATER POLLUTION PREVENTION PLAN	1	LS	\$ 8,615.00	\$ 8,615.00	\$ 5,000.00	\$ 5,000.00	\$ 3,000.00	\$ 3,000.00	\$ 5,000.00	\$ 5,000.00	\$ 9,500.00	\$ 9,500.00		
P1.1	ASPHALT OVERLAY (2")	77,539	STA	\$ 8.38	\$ 649,776.82	\$ 7.90	\$ 612,558.10	\$ 9.00	\$ 697,851.00	\$ 9.20	\$ 713,358.80	\$ 10.88	\$ 843,624.32		
P1.2	REMOVE, DISPOSE AND LEVEL UP PAVEMENT BASE	30,716	SY	\$ 3.54	\$ 108,734.64	\$ 5.80	\$ 178,152.80	\$ 6.60	\$ 202,725.60	\$ 6.40	\$ 196,582.40	\$ 8.80	\$ 270,300.80		
P1.3	TYPE A GRADE 1 FLEX BASE (TxDOT 247)	2,500	LF	\$ 25.98	\$ 64,950.00	\$ 52.00	\$ 130,000.00	\$ 35.00	\$ 87,500.00	\$ 44.70	\$ 111,750.00	\$ 40.00	\$ 100,000.00		
TOTAL BID:				TOTAL	\$ 864,261.46	TOTAL	\$ 972,710.90	TOTAL	\$ 1,032,576.60	TOTAL	\$ 1,061,691.20	TOTAL	\$ 1,286,075.12		



Engineering/Public Works
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Alan Fourmentin, Assistant Public Works Director
CC: Mike Foreman, City Manager
Date: March 8, 2016
Re: Willock Hills Phase I

Action Requested:

Consider and act upon a contract by and between the City of Celina and XIT Paving and Construction in the amount of \$242,304.70 for the construction of the Willock Hills Phase I Project. (Fourmentin)

Background Information

This project consists of the installation of 302 linear feet of storm drain pipe; the removal and placement of concrete paving; and the demolition of existing brick fencing.

Financial Considerations

The contract amount includes the base bid of \$220,277 and 10% contingency in the amount of \$22,027.70 for a total of \$242,304.70.

Funding will include a combination of:

2015 bond issuance

Ash Street Project balance

Utah Dr. Funding

Legal Review

The City Attorney has reviewed the bid and contract documents.

Supporting Documents

Bid tabulation

Staff Recommendation:

Approve

CITY OF CELINA WILLOCK HILLS ADDITION PHASE I W.O. ENG WIL 2015-01-XX BID OPENING FEBRUARY 23, 2016 3:30 PM				XIT Paving and Construction 3934 S. Hwy 287 Waxahachie, TX 75765 972-357-9906		McMahon Contracting L.P. 3019 Roy Orr Blvd. Grand Prairie, TX 75050 972-263-6907	
ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
SECTION I - GENERAL							
I-1	Mobilization (Max 5% of Total Bid)	LS	1.00	\$10,000.00	\$10,000.00	\$11,550.00	\$11,550.00
I-2	Site preparation (Max 5% of Total Bid)	LS	1.00	\$10,000.00	\$10,000.00	\$9,850.00	\$9,850.00
I-3	Construction staking	LS	1.00	\$3,000.00	\$3,000.00	\$5,175.00	\$5,175.00
I-4	Barricading and traffic control	LS	1.00	\$7,500.00	\$7,500.00	\$7,961.00	\$7,961.00
I-5	Joint Storm Water Pollution Prevention Plan,	EA	1.00	\$2,500.00	\$2,500.00	\$862.50	\$862.50
I-6	Rock filer dam	EA	1.00	\$900.00	\$900.00	\$2,012.50	\$2,012.50
I-7	Inlet Protection	CY	1.00	\$150.00	\$150.00	\$172.50	\$172.50
I-8	Unclassified Street Excavation	SY	92.00	\$40.00	\$3,680.00	\$48.90	\$4,498.80
I-9	Removal and Disposal of Pavement & Flatwork	SY	1165.00	\$20.00	\$23,300.00	\$10.34	\$12,046.10
I-10	6" Flexible Base subgrade	TON	842.00	\$25.00	\$21,050.00	\$20.89	\$17,589.38
I-11	Hot-Mix Asphalt Concrete (3") (Type B) (110 lbs/sy/in)	TON	3.00	\$350.00	\$1,050.00	\$1,265.00	\$3,795.00
I-12	Hot-Mix Asphalt Concrete (5") (Type D) (110 lbs/sy/in)	SY	4.00	\$350.00	\$1,400.00	\$1,265.00	\$5,060.00
I-13	8" Reinforced concrete pavement (Class 'P' Concrete (4,400 PSI))	SY	104.00	\$68.00	\$7,072.00	\$118.65	\$12,339.60
I-14	6" Reinforced concrete pavement (Class 'P' Concrete (4,400 PSI))	EA	662.00	\$45.00	\$29,790.00	\$51.01	\$33,768.62
I-15	6" Reinforced Concrete Driveways (Class 'C' Concrete, 3,500 PSI)	SY	209.00	\$52.00	\$10,868.00	\$109.19	\$22,820.71
I-16	Trench safety	LF	302.00	\$1.00	\$302.00	\$2.67	\$806.34
I-17	12" CL III RCP storm drain pipe	LF	7.00	\$137.00	\$959.00	\$100.88	\$706.16
I-18	36" CL III RCP storm drain pipe	LF	55.00	\$171.00	\$9,405.00	\$102.99	\$5,664.45
I-19	42" CL III RCP storm drain pipe	LF	240.00	175	\$42,000.00	\$162.29	\$38,949.60
I-20	Drop Inlet (Type 'Y') (4'x4')	EA	1.00	\$3,500.00	\$3,500.00	\$4,242.50	\$4,542.50
I-21	Storm Sewer Manhole Type 'B' (6'x6')	EA	1.00	\$7,000.00	\$7,000.00	\$4,945.00	\$4,945.00
I-22	TxDOT Safety End Treatment 'PSET-SP' (42")	EA	1.00	\$6,000.00	\$6,000.00	\$6,265.20	\$6,265.20
I-23	Grouted Rock Riprap (18" thick)	CY	21.00	\$180.00	\$3,780.00	\$442.75	\$9,297.75
I-24	Wooden fence	LF	16.00	\$50.00	\$800.00	\$35.94	\$575.04
I-25	Top Soil (4" Depth)	SY	877.00	\$3.00	\$2,631.00	\$6.38	\$5,595.26
I-26	Sodding	SY	877.00	\$10.00	\$8,770.00	\$5.18	\$4,542.86
I-27	Project Sign	EA	1.00	\$750.00	\$750.00	\$431.25	\$431.25
I-28	Flowable Fill	CY	10.00	\$140.00	\$1,400.00	\$385.89	\$3,858.90
I-29	Pavement Markings	LF	120.00	\$6.00	\$720.00	\$5.75	\$690.00
Total					\$220,277.00		\$236,372.02

**CITY OF CELINA
WILLOCK HILLS ADDITION PHASE I
W.O. ENG WIL 2015-01-XX**

BID SUMMARY

	XIT Paving and Construction 3934 S. Hwy 287 Waxahachie, TX 75765 972-357-9906	McMahon Contracting L.P. 3019 Roy Orr Blvd. Grand Prairie, TX 75050 972-263-6907
TOTAL BASE BID	\$220,277.00	\$236,372.02
Bid Bonds Received	YES	YES
Addendums Received	YES	YES

CORRECTED ERRORS

Bids Certified by:

Brian Haynes, P.E., CFM



Engineering/Public Works
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Alan Fourmentin, Assistant Public Works Director
CC: Mike Foreman, City Manager
Date: March 8, 2016
Re: Stop Sign placement

Action Requested:

Consider and act upon an ordinance of the City Council of Celina, Texas amending the City's Code of Ordinances, Chapter 12: Traffic and Vehicles, Article 12.03: Operation of Vehicles, Division 2 Traffic Schedules, Section 12.03.053 Stop Signs; Providing a Cumulative Repealer Clause; Providing a Savings Clause; Providing a Severability Clause; Providing for Publication; Providing for Engrossment and Enrollment; and Providing an Effective Date. (Fourmentin)

Background Information:

This ordinance will allow the City Manager or designee the ability to place, remove or modify locations of stop signs within the City of Celina as warranted.

Financial Considerations:

Legal Review:

City attorney has reviewed

Supporting Documents:

Staff Recommendation:

Approve



Engineering/Public Works
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Gabe Johnson, Director of Public Works
Date: March 8, 2016
Re:

Action Requested:

Consider and act to approve new Engineering Design Standards, Specifications and Standard Details and allow the Director of Engineering and Public Works to make minor modifications as necessary. (Fourmentin)

Background Information:

Staff has been working to create the City's first design standards, specifications and standard details manual. This will cover all aspects of engineering design and construction. The design manual will be a comprehensive manual for engineering related projects ranging from water, sewer, paving, drainage and erosion control.

Board Review/Citizen Input:

None

Alternatives:

None

Financial Considerations:

None

Legal Review:

Staff has been working with the City Attorney to draft the agreement.

Supporting Documents:

-Engineering Standards

Staff Recommendation:

Approve



Engineering/Public Works
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Alan Fourmentin, Assistant Public Works Director
CC: Mike Foreman, City Manager
Date: March 8, 2016
Re: No Parking on E. Ash Street

Action Requested:

Consider and act upon an ordinance of the City of Celina, Texas amending the City's Code of Ordinances, Chapter 12, Traffic and Vehicles, Article 12.04, Parking, Section 12.04.002 Parking Restrictions on Specific Streets; prohibiting parking on both sides of East Ash Street from the intersection of South Preston Road (SH 289) to the intersection of South Oklahoma Drive (Bus 289). (Fourmentin)

Background Information:

The parking of vehicles on E. Ash Street is inhibiting the flow of two way traffic and presents the possibility of future traffic safety issues.

Financial Considerations:

Signs and posts will be purchased from line item 102-514-03-5212

Legal Review:

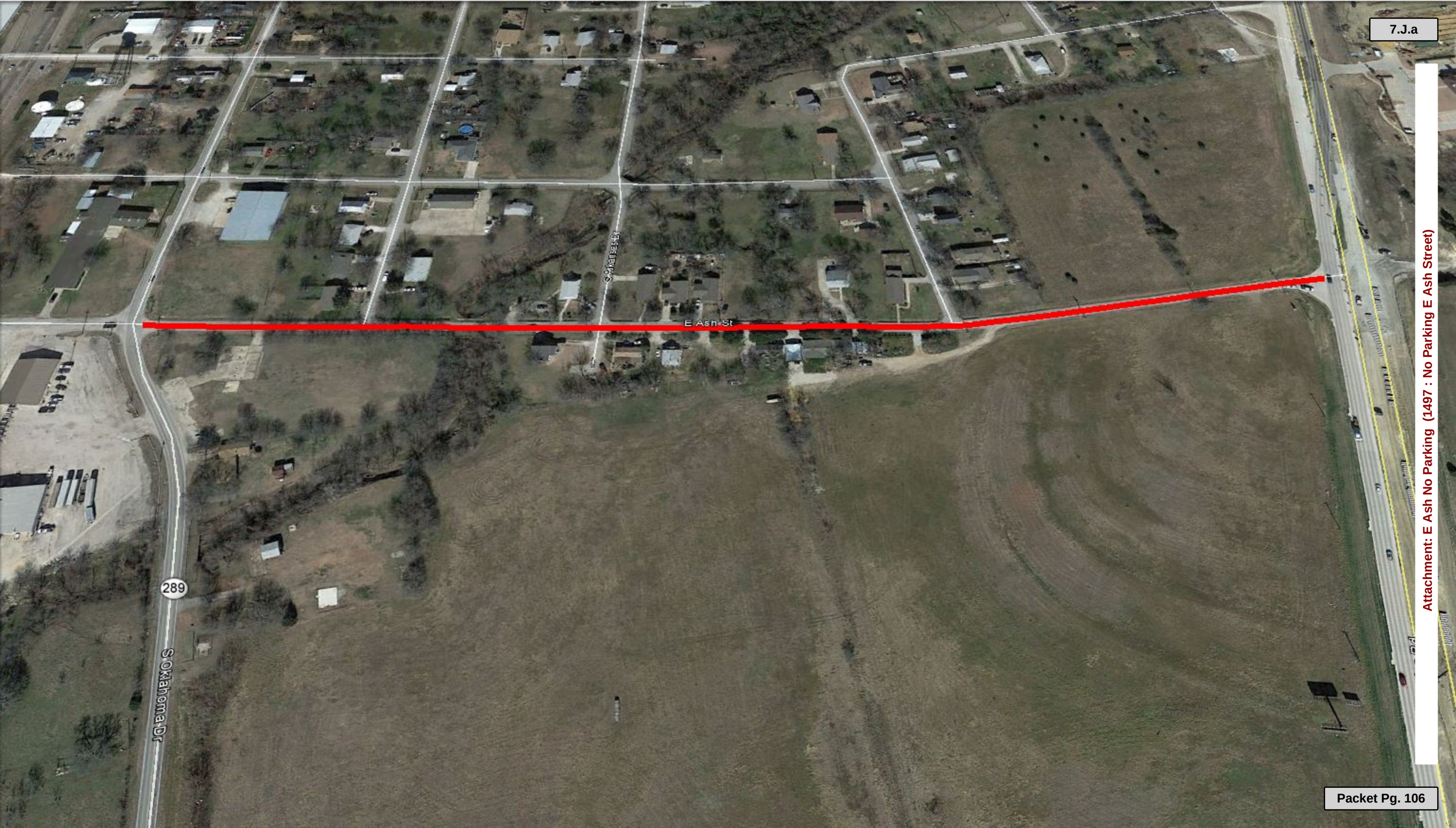
City attorney has reviewed

Supporting Documents:

Location map

Staff Recommendation:

Approve



CITY OF CELINA, TEXAS

ORDINANCE NO. 2016-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AMENDING THE CITY'S CODE OF ORDINANCES, CHAPTER 12: TRAFFIC AND VEHICLES, ARTICLE 12.04: PARKING; SECTION 12.04.002 PARKING RESTRICTIONS ON SPECIFIC STREETS, SUBSECTION (a); PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; 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 County 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, under Section 311.002 of the Texas Transportation Code, is given exclusive control over the highways, streets, and alleys of the City;

WHEREAS, the Celina City Council has determined that certain regulations regarding parking restrictions on specific streets within the City should be adopted in the interest of public safety; and

WHEREAS, the City Council finds that the adoption of this ordinance is in the best interest of the citizens of the City of Celina.

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

SECTION 1
INCORPORATION OF PREMISES

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

SECTION 2
FINDINGS

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

SECTION 3 **AMENDMENT**

3.01 That the Celina Code of Ordinances, Chapter 14: Traffic and Vehicles; Article 12.04 Parking; Section 12.04.002 Parking restrictions on specific streets, Subsection (a) shall be amended to read as follows:

“Sec. 12.04.002 Parking restrictions on specific streets

(a) It shall be unlawful for any person to park a motor vehicle, except when necessary to avoid conflict with other traffic or in compliance with directions of a police officer, on any portion of the streets listed herein:

Street	Location	Special Provisions
South Utah Drive	From the intersection of West Cedar to the intersection of C.R. 56.	On school days, between the hours of 7:30 a.m. and 8:30 a.m. and between the hours of 2:30 p.m. and 4:00 p.m.
South Utah Drive	The western side of the entire length of Utah Drive from the intersection of West Cedar Street to the intersection of Sunset Boulevard.	No parking at any time.
West Cedar	From the intersection of West Cedar to the intersection of C.R. 56.	On school days, between the hours of 7:30 a.m. and 8:30 a.m. and between the hours of 2:30 p.m. and 4:00 p.m.
West Cedar	The north side of the entire length of West Cedar Street from the intersection of South Arizona Drive to the intersection of South Utah Drive.	No parking at any time.
Southern half of the eastern length of the 100 block of North Arizona Drive	From the intersection of F.M. 455 to the intersection of West Pecan Street.	No parking at any time.
Northern half of the western length of the 100 block of North Arizona Drive	From the intersection of F.M. 455 to the intersection of West Pecan Street.	No parking at any time.
Southern half of the eastern length of the 100 block of North Arizona Drive.	From the intersection of F.M. 455 to the intersection of West Pecan Street.	No parking at any time.
Northern half of the western	From the intersection of F.M. 455 to	No parking at any time.

Attachment: Article 12.04 No Parking_02.26.15 Ash Street (1497 : No Parking E Ash Street)

length of the 100 block of North Arizona Drive	the intersection of West Pecan Street.	
West Sunset Boulevard	West Sunset Boulevard.	
Ash Street	From the intersection of State Highway 289 (Preston Road) to Business State Highway 289.	No parking at any time.

3.2 All other articles, chapters, sections, paragraphs, sentences, phrases and words are not amended but are hereby ratified and affirmed.

SECTION 4 **CUMULATIVE REPEALER**

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

SECTION 5 **SAVINGS**

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of this provision of any other ordinance affecting the City's Code of Ordinances, "Chapter 12: Traffic and Vehicles" 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 maybe prosecuted until final disposition by the court.

SECTION 6 **SEVERABILITY**

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or 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 7
PUBLICATION

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 8
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage in accordance with law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this _____ day of March 2016.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Attachment: Article 12.04 No Parking 02.26.15 Ash Street (1497 : No Parking E Ash Street)



Engineering/Public Works
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Gabe Johnson, Director of Public Works
 CC: Mark Metdker, Public Safety Director
 Date: March 8, 2016
 Re:

Action Requested:

Consider and act upon an ordinance altering the prima facie speed limits established for vehicles under the provisions of transportation code, section 545.356 upon State Highway 289, or parts thereof, within the incorporate limits of the City of Celina. (Preston Road from FM 1461 to FM 455 to 55 MPH) (Fourmentin)

Background Information:

Before TxDOT started construction the speed limit was reduced to 50 MPH for a safer work zone. Now that construction is complete there are areas of Preston with Speed Limits posted as 50 MPH and some areas are posted as 55 MPH. This ordinance update proposes to consistently post the speed limit at 55 MPH as per the attached TxDOT speed study. This ordinance only covers the section of Preston from FM 1461 to FM 455.

To proceed with the changing of the speed limits, TxDOT requires a signed city ordinance matching the zones on the speed study. Upon receipt of the ordinance from the City, TxDOT will furnish and install the necessary signs at the proper locations.

Staff has asked TxDOT to evaluate Preston Road from FM 455 north to the High School to also make the speed limit consistent.

Board Review/Citizen Input:

N/A

Alternatives:

Do nothing

Financial Considerations:

N/A

Legal Review:

City attorney will review the ordinance for content and form

Supporting Documents:

1. Ordinance with attachment
2. Speed Zone Study Map

Staff Recommendation:

Approve

NO. _____

SPEED ZONE ORDINANCE

AN ORDINANCE ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON _____ HIGHWAY NO. _____ OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF _____, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200.00 FOR THE VIOLATION OF THIS ORDINANCE.

WHEREAS, Section 545.356 of the Texas Transportation Code, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway; NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF _____, TEXAS:

SECTION 1.

Upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of Transportation Code, Section 545.356, the following prima facie speed limits hereafter indicated for vehicles on the attached Exhibit "A" (strip map) are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, described as follows:

- A. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF _____ TEXAS:
1. That from and after the date of the passage of this speed zone ordinance, no motor vehicle shall be operated along and upon _____ Highway No. _____ within the corporate limits of the City of _____ in excess of speeds now set forth in Exhibit "A".

SECTION 2:

The Mayor of _____ is hereby authorized to cause to be erected, appropriate signs indicating such speed zones.

SECTION 3:

Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not to exceed Two Hundred Dollars (\$200.00).

PASSED AND APPROVED THIS ____ DAY OF _____, A.D., 20____.

Mayor

City of _____ Texas

Attest:

City Secretary

City of _____ Texas

APPROVED AS TO LEGAL FORM:

City Attorney

City of _____ Texas

APPROVED:

City Manager

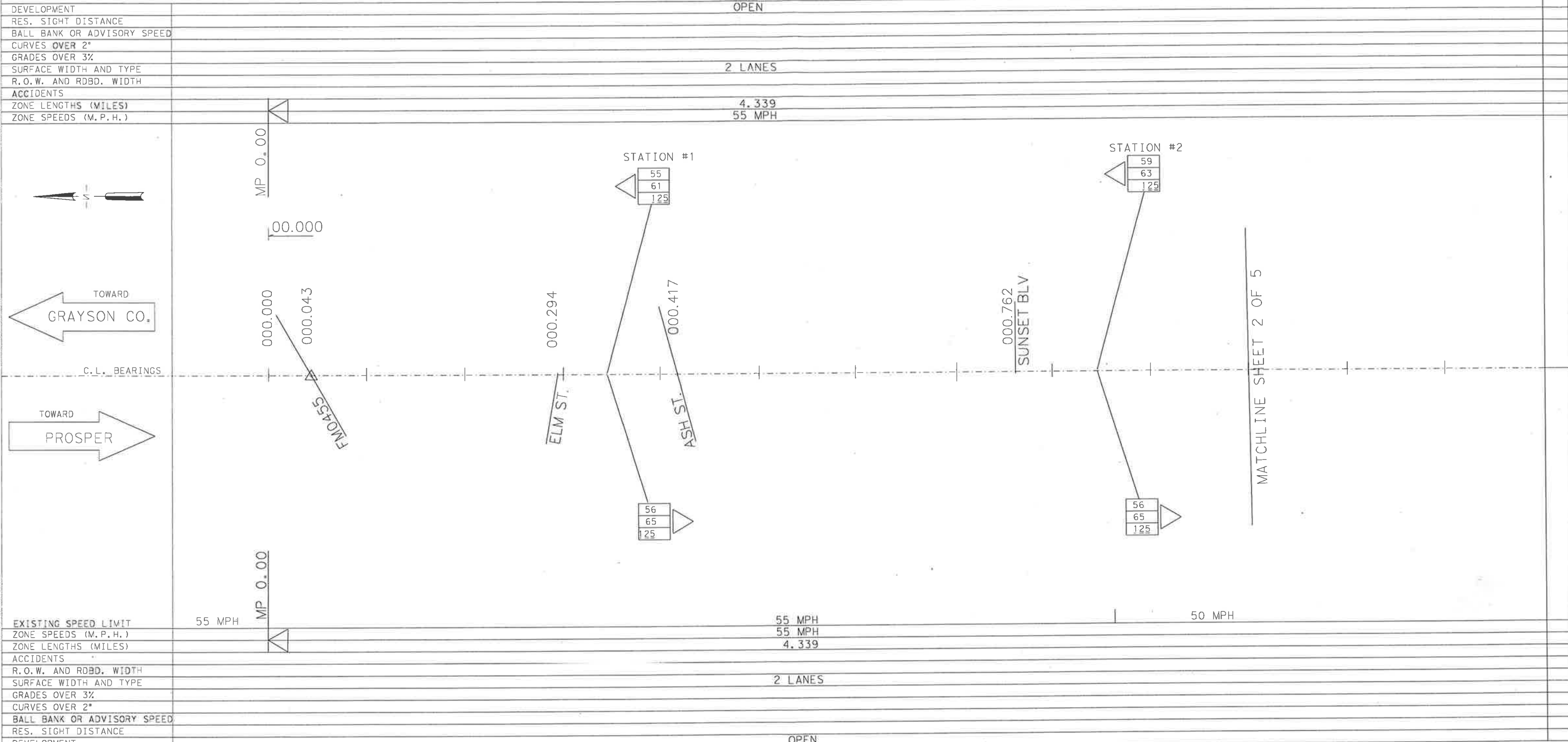
City of _____ Texas

I, _____, City Secretary of the City of _____, Texas, hereby certify that the above and foregoing is a true and correct copy of Ordinance No. _____ adopted by the City Council of the City of _____, Texas, _____, A.D., 20____. To certify which, witness my hand and seal of office this _____ day of _____, A.D., 20____.

City Secretary

City of _____ Texas

SH 289



DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	2 LANES
R.O.W. AND RDBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	4.339
ZONE SPEEDS (M.P.H.)	55 MPH

EXISTING SPEED LIMIT	55 MPH
ZONE SPEEDS (M.P.H.)	55 MPH
ZONE LENGTHS (MILES)	4.339
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	2 LANES
GRADES OVER 3%	
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS	COUNTY: COLLIN	MINUTE NO. :	DATE / /
HIGHWAY: SH 289	CITY: CELINA	REPLACES :	DATE / /
DATE OF STUDY 07-30-15	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /

LIMITS OF ZONE			
SECTION ONE		SECTION TWO	
BEGINS	STA. OR M.P. 0 + 00	BEGINS	STA. OR M.P. 10.707
ENDS	STA. OR M.P. 0 + 00	ENDS	STA. OR M.P. 10.860

42

62

125

85 PERCENTILE SPEED
TOP SPEED MEASURED
NUMBER OF CARS CHECKED

FATAL ACCIDENT
PERSONAL INJURY ACCIDENT
PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED
BY COMMISSION MINUTE

SIGNALIZED INTERSECTION

TRIAL RUN

SPEED ZONE
CONT. 0091 SEC. 04
LIMITS: FM 1461 TO FM 455

TEXAS

Department of Transportation

SPEED STUDY

COLLIN COUNTY

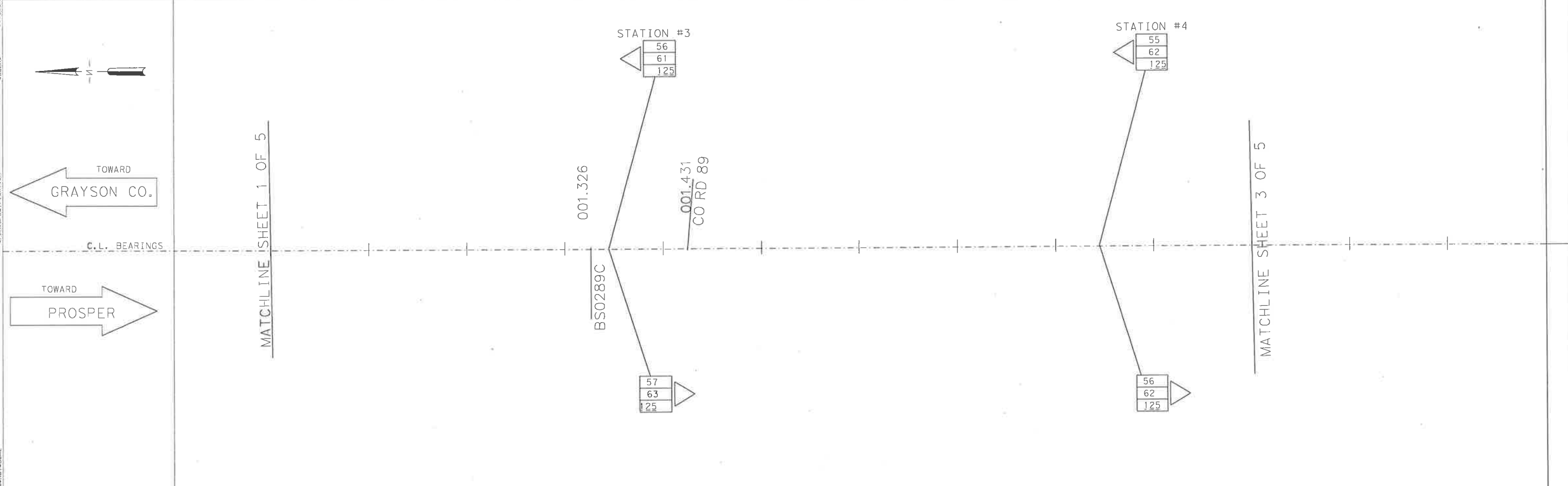
SH 289

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
CHECKED	STATE	STATE DIST. NO.	COUNTY
	CONTROL NO.	SECTION NO.	ROUTE

Attachment: Speed Zone Ordinance (1512 : Ordinance - Speed Zone Update - Preston)

SH 289

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	2 LANES
R.O.W. AND RDBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	4.339
ZONE SPEEDS (M.P.H.)	55 MPH



EXISTING SPEED LIMIT	50 MPH
ZONE SPEEDS (M.P.H.)	55 MPH
ZONE LENGTHS (MILES)	4.339
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	2 LANES
GRADES OVER 3%	
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS	COUNTY: COLLIN	MINUTE NO. :	DATE / /
HIGHWAY: SH 289	CITY: CELINA	REPLACES :	DATE / /
DATE OF STUDY 07-30-15	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /

LIMITS OF ZONE							
SECTION ONE	LENGTH	MILES	SECTION TWO	LENGTH	MILES		
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT	BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	()		0 + 00	-	()
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	()		0 + 00	-	()

Legend:

- 42 85 PERCENTILE SPEED
- 62 TOP SPEED MEASURED
- 125 NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- △ SIGNALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE

CONT. 0091 SEC. 04

LIMITS: FM 1461 TO FM 455

SHEET 2 OF 5

Texas Department of Transportation

SPEED STUDY
COLLIN COUNTY
SH 289

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	

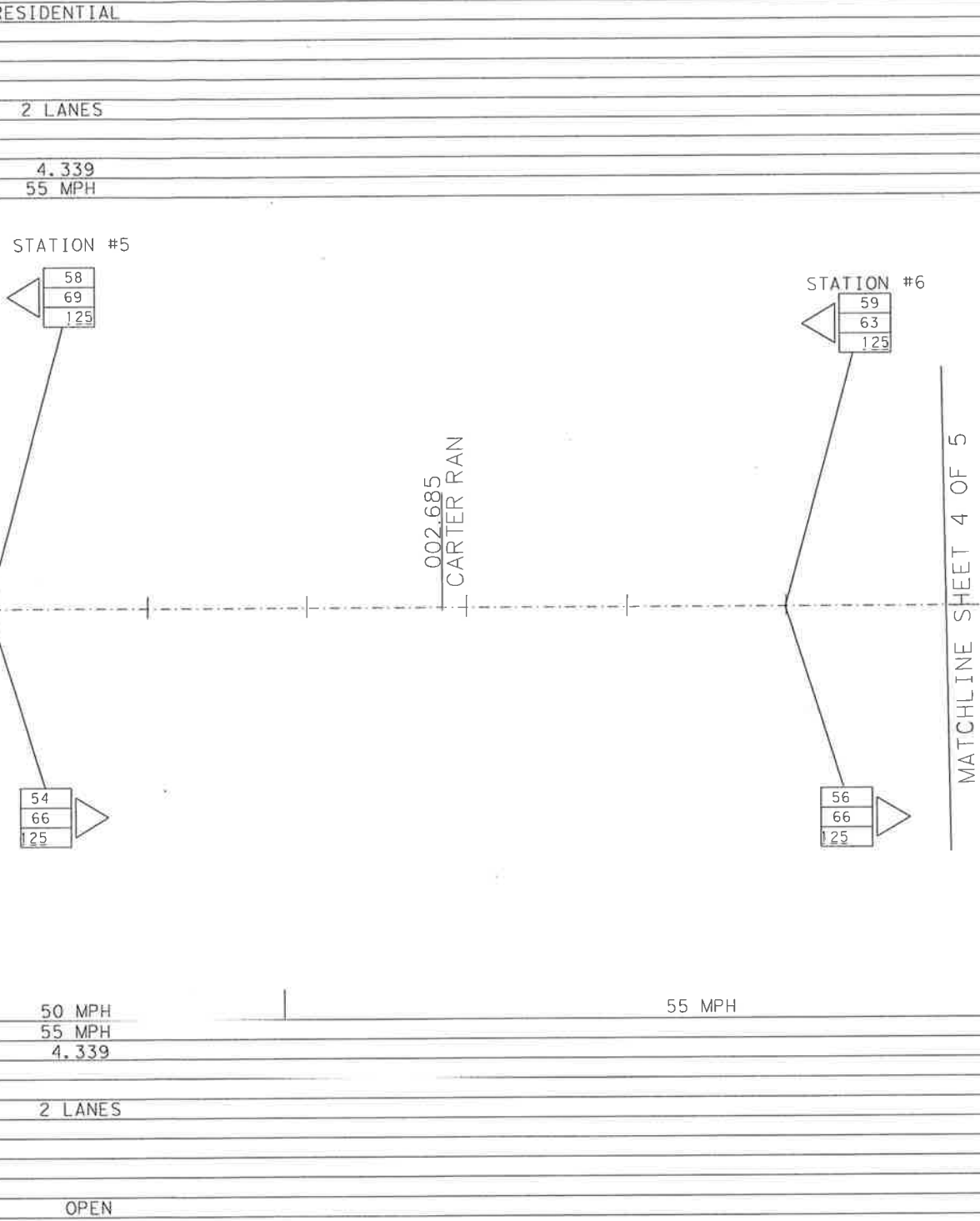
Packet Pg. 117

SH 289

DEVELOPMENT	RESIDENTIAL
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	2 LANES
R.O.W. AND RDBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	4.339
ZONE SPEEDS (M.P.H.)	55 MPH

EXISTING SPEED LIMIT	
ZONE SPEEDS (M.P.H.)	
ZONE LENGTHS (MILES)	
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	2 LANES
GRADES OVER 3%	
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS	COUNTY: COLLIN	MINUTE NO. :	DATE / /
HIGHWAY: SH 289	CITY: CELINA	REPLACES :	DATE / /
DATE OF STUDY 07-30-15	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /
LIMITS OF ZONE			
SECTION ONE	LENGTH	MILES	SECTION TWO
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	()
	MP		
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	()
	MP		



SPEED ZONE

CONT. 0091 SEC. 04
LIMITS: FM 1461 TO FM 455

SHEET 3 OF 5			
Texas Department of Transportation			
SPEED STUDY COLLIN COUNTY SH 289			
DESIGN TEAM	FED. AID DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	

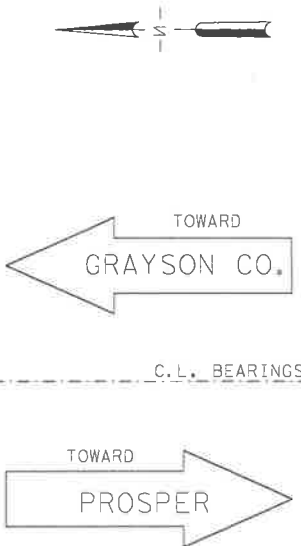
SH 289

DEVELOPMENT
RES. SIGHT DISTANCE
BALL BANK OR ADVISORY SPEED
CURVES OVER 2°
GRADES OVER 3%
SURFACE WIDTH AND TYPE
R.O.W. AND RDBD. WIDTH
ACCIDENTS
ZONE LENGTHS (MILES)
ZONE SPEEDS (M.P.H.)

OPEN

2 LANES

4.339
55 MPH



MATCHLINE SHEET 3 OF 5

003.211
CORD 83



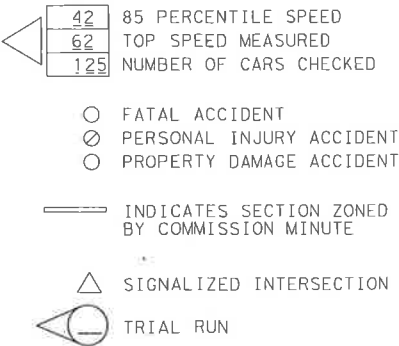
MATCHLINE SHEET 5 OF 5

EXISTING SPEED LIMIT
ZONE SPEEDS (M.P.H.)
ZONE LENGTHS (MILES)
ACCIDENTS
R.O.W. AND RDBD. WIDTH
SURFACE WIDTH AND TYPE
GRADES OVER 3%
CURVES OVER 2°
BALL BANK OR ADVISORY SPEED
RES. SIGHT DISTANCE
DEVELOPMENT

55 MPH
55 MPH
4.339

2 LANES

DISTRICT: DALLAS	COUNTY: COLLIN	MINUTE NO. :	DATE / /
HIGHWAY: SH 289	CITY: CELINA	REPLACES :	DATE / /
DATE OF STUDY 07-30-15	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /
LIMITS OF ZONE			
SECTION ONE		LENGTH	MILES
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	()
	MP		
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	-	()
	MP		
SECTION TWO		LENGTH	MILES
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	+	-	()
	MP		
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	+	-	()
	MP		



SPEED ZONE
CONT. 0091 SEC. 04
LIMITS: FM 1461 TO FM 455.

SHEET 4 OF 5

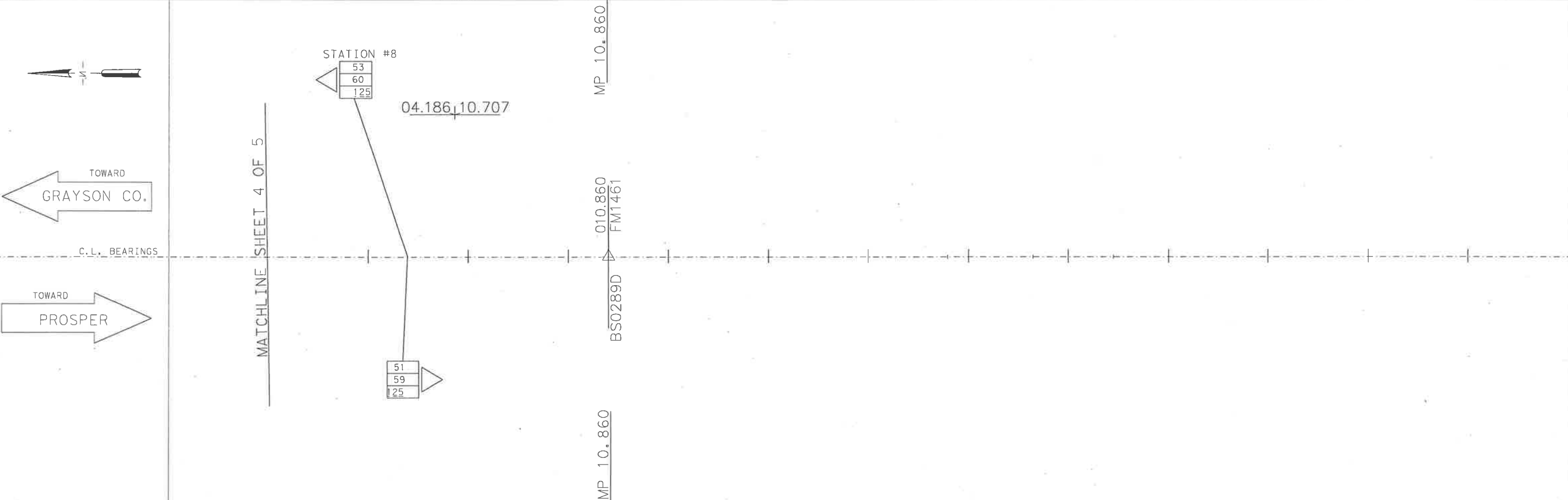
Texas Department of Transportation

SPEED STUDY
COLLIN COUNTY
SH 289

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	

SH 289

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2"	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	2 LANES
R.O.W. AND RDBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	4.339
ZONE SPEEDS (M.P.H.)	55 MPH



EXISTING SPEED LIMIT	55 MPH
ZONE SPEEDS (M.P.H.)	55 MPH
ZONE LENGTHS (MILES)	4.339
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	2 LANES
GRADES OVER 3%	
CURVES OVER 2"	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS	COUNTY: COLLIN	MINUTE NO. :	DATE / /
HIGHWAY: SH 289	CITY: CELINA	REPLACES :	DATE / /
DATE OF STUDY 07-30-15	SCALE 1" = 0.1 MILES	REPLACED BY :	DATE / /
		CANCELLED BY :	DATE / /
LIMITS OF ZONE			
SECTION ONE	LENGTH MILES	SECTION TWO	LENGTH MILES
BEGINS STA. OR M.P. 0 + 00	CONT. AND SECT. - ()	PROJECT	BEGINS STA. OR M.P. + - - ()
MP			MP
ENDS STA. OR M.P. 0 + 00	CONT. AND SECT. - ()	PROJECT	ENDS STA. OR M.P. + - - ()
MP			MP

- 42

85 PERCENTILE SPEED
- 62

TOP SPEED MEASURED
- 125

NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- SIGNALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE
CONT. 0091 SEC. 04
LIMITS: FM 1461 TO FM 455

SHEET 5 OF 5

Texas Department of Transportation

SPEED STUDY
COLLIN COUNTY
SH 289

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	

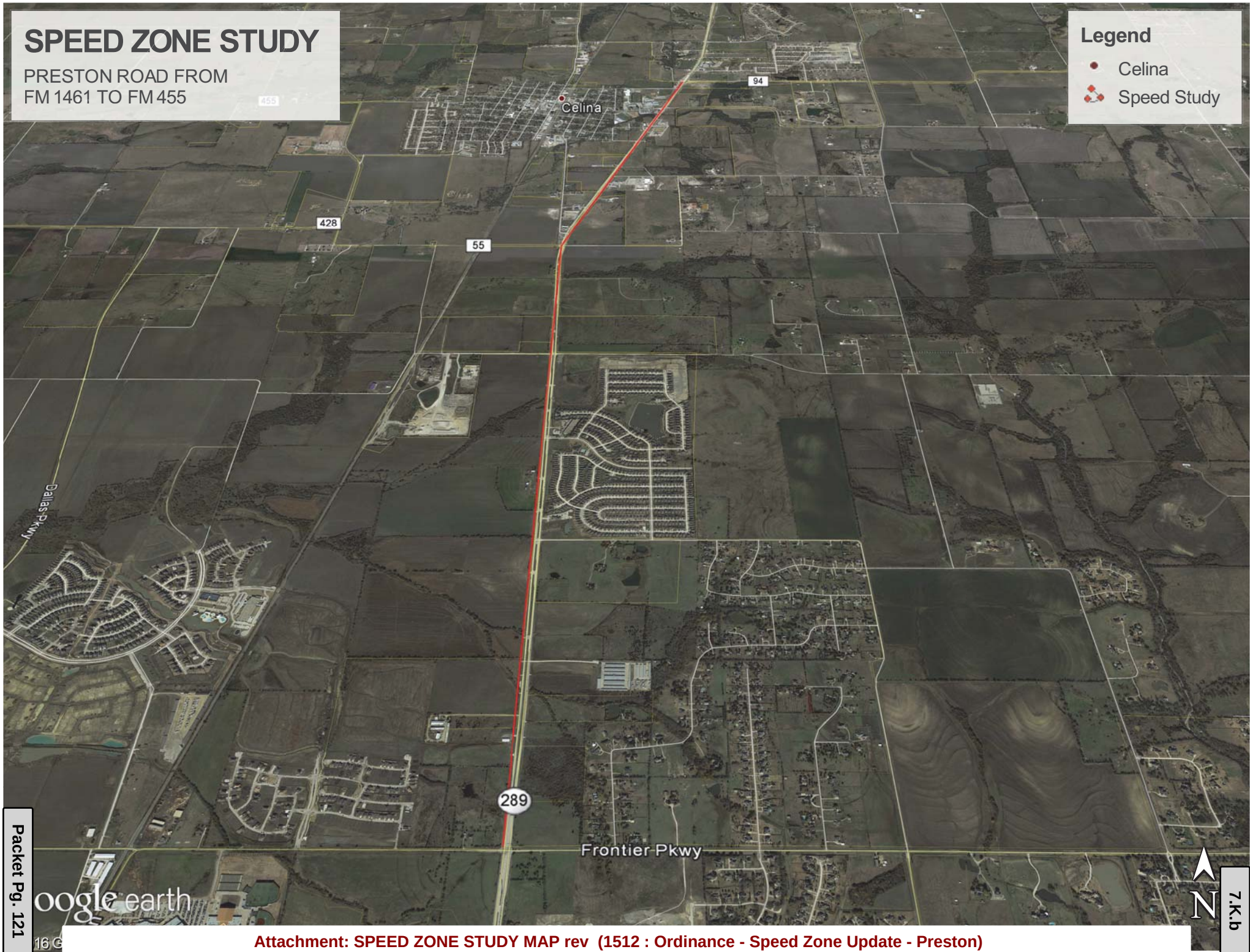
Packet Pg. 120

SPEED ZONE STUDY

PRESTON ROAD FROM
FM 1461 TO FM 455

Legend

- Celina
- Speed Study





Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Michael Montgomery, Administrative Services
Date: March 8, 2016
Re:

Action Requested:

Consider and act upon the appointment of new members to the Main Street Advisory Board for a two year term. (Bise)

Staff Recommendation:

Approve



City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
CC: Mike Foreman, City Manager
Date: March 8, 2016
Re: Reference updates in Code of Ordinances

Action Requested:

Consider and act upon an ordinance of the City of Celina, Texas, amending the City's Code of Ordinances to include provisions pertaining to the properly adopted version of the Fire Code throughout the Code. (Metdker)

Background Information:

An ordinance to replace and update all places in the Code that the Fire Code is referenced.

Board Review/Citizen Input:

n/a

Alternatives:

n/a

Financial Considerations:

n/a

Legal Review:

Ordinance prepared by Franklin Legal Publishing

Supporting Documents:

ordinance

Staff Recommendation:

approve

ORDINANCE 2016-

**AN ORDINANCE OF THE CITY OF CELINA, TEXAS,
AMENDING THE CITY'S CODE OF ORDINANCES TO INCLUDE
PROVISIONS PERTAINING TO THE PROPERLY ADOPTED
VERSION OF THE FIRE CODE THROUGHOUT THE CODE;
ESTABLISHING THE SEVERABILITY OF THIS ORDINANCE
AND PROVIDING FOR ANY CONFLICTING PROVISIONS; AND
ESTABLISHING AN EFFECTIVE DATE FOR THIS ORDINANCE.**

WHEREAS, the Code of Ordinances, in various locations, refers to the 2006 edition of the International Fire Code;

AND WHEREAS, the city has now adopted the 2012 edition of the International Fire code;

AND WHEREAS, it is necessary to clarify the properly adopted code in those referenced instances

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

ARTICLE I. CODE AMENDED

A. That Chapter 3, Article 3.11, Section 3.11.001, first paragraph, be revised to read as follows:

"These guidelines are to be followed when an aboveground storage tank is constructed, relocated, modified or otherwise installed within the city. All aboveground storage tank requirements for the purposes of this guideline and any other guidelines or requirements of the fire department shall conform to the ~~2006~~ **2012** International Fire Code, as adopted and amended by city, and National Fire Protection Association (NFPA) 30, Flammable and Combustible Liquids Code."

B. That Chapter 5, Article 5.02, Section 5.02.003, subsection (c), be revised to read as follows:

(c) The fire marshal shall be properly qualified for the duties of his or her office and shall perform the duties required by the ~~2006~~ **2012** International Fire Code, as amended, and any other duties delegated by the fire chief or city manager. Such

Attachment: Ordinance to correct 2006 fire code reference (1506 : Fire Code update)

duties shall include, but not be limited to, serving as chief arson investigator and as the official in charge of fire prevention enforcement.

ARTICLE III. SEVERABILITY OF ORDINANCE

That it is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance hereby adopted are severable and, if any phrase, clause, sentence, paragraph, or section shall be declared unconstitutional by the valid judgment of any court of competent jurisdiction, such unconstitutionality shall not effect any of the remaining phrases, clauses, sentences, paragraphs, or sections, since the same would have been enacted by the City Council without the incorporation of any unconstitutional phrase, clause, sentence, paragraph, or section.

ARTICLE IV. CONFLICTING PROVISIONS

That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

ARTICLE V. EFFECTIVE DATE

That this Ordinance shall take effect _____, 2016.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THIS THE _____ DAY OF _____, 2016.

APPROVED:

Mayor

ATTEST:

City Secretary

Attachment: Ordinance to correct 2006 fire code reference (1506 : Fire Code update)



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Michael Montgomery, Administrative Services
Date: March 8, 2016
Re:

Action Requested:

Consider and Act upon the rejection of all bids for the Request for Proposals: Technology Services. (Montgomery)

Background Information:

After reviewing the proposals received on Thursday, January 7th, 2016, the committee has decided to reject all proposals. This is so that the City can reformat it's request to ensure more uniform proposals.

Staff Recommendation:

Approve



Police Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Mark Metdker, Public Safety Director
CC: Mike Foreman, City Manager
Date: March 8, 2016
Re:

Action Requested:

Consider and act upon Memorandum of Understanding by and between the City of Celina and the Celina ISD Police Department. (Metdker)

Staff Recommendation:

approval

MEMORANDUM OF UNDERSTANDING

BETWEEN

CELINA ISD POLICE & CITY OF CELINA POLICE

The Texas Education Code requires an Memorandum of Understanding (MOU) to outline reasonable communication and coordination efforts between ISD Police agencies and other agencies with which they share overlapping jurisdiction.

Therefore:

- a. The Celina Police Department and Celina ISD Police Department agree to communicate when a significant event occurs within their jurisdiction, or in a significant event that may have an effect within their jurisdiction.
- b. Both agencies agree that the "Law Enforcement" agency providing the most significant resources in a major event shall have the option of assuming "command" of the event. Both agencies agree that both agencies will have representation in the event command center.
- c. In a significant event, both agencies agree to coordinate the release of information to the media, parents, and the general public.
- d. To facilitate inter-agency communications, The Celina Police Department agrees to include the Celina ISD Police Department on their dispatch agreement with the Collin County Sherriff's Department. The District agrees to reimburse actual cost to the City.
- e. Celina ISD Police Department will file Class C Misdemeanor criminal cases, including traffic violations, and violation of city ordinances with the City of Celina Municipal Court via a mutually agreed method.
- f. Both agencies agree that this **MOU** may be terminated or reviewed with 30 days notice by either party.

Dated this _____ day of _____ in the year _____.	
_____ SIGNATURE	_____ SIGNATURE
_____ PRINTED NAME CELINA I.S.D.	_____ PRINTED NAME CITY OF CELINA

Attachment: Cisd Police City Police (1516 : Celina ISD Police MOU)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: Wood Tract PH

Action Requested:

The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed voluntary annexation of a ± 43.0 acre tract of land and the adjacent right of way situated in the McKinzie Wilhite Survey, Tract 3, Abstract No. 1008 and generally located west of CR 86, south of CR 88, and north of CR 83, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wood Tract) (Liebman)

Background Information:

The applicant has submitted a petition to annex their property into the City Limits.

The annexation will follow the schedule below:

- ~~February 9, 2016 - City Council acts on Resolution to set the public hearing dates.~~
- March 8, 2016 - Two separate public hearings are held on the same night (6:00pm & 6:05pm @ 112 N. Colorado Dr. Celina, Texas.)
- April 12, 2016 - City Council acts on Ordinance annexing the property.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: Westgate 115 Annexation PH

Action Requested:

The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed voluntary annexation of a ±115.5 acre tract of land and the adjacent right of way situated in the McKinzie Wilhite Survey, Abstract Nos. 1008 & 1009 and generally located on the southwest corner of CR 88 & CR 86, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Westgate 115 Tract) (Liebman)

Background Information:

The applicant has submitted a petition to annex their property into the City Limits.

The annexation will follow the schedule below:

- ~~February 9, 2016 - City Council acts on Resolution to set the public hearing dates.~~
- March 8, 2016 - Two separate public hearings are held on the same night (6:00pm & 6:05pm @ 112 N. Colorado Dr. Celina, Texas.)
- April 12, 2016 - City Council acts on Ordinance annexing the property.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: Coit 40 Annexation PH

Action Requested:

The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed voluntary annexation of a ± 49.0 acre tract of land and the adjacent right of way situated in the McKinzie Wilhite Survey, Abstract No. 1009 and generally located on the southeast corner of CR 88 & CR 86, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Celina Coit 40 Tract) (Liebman)

Background Information:

The applicant has submitted a petition to annex their property into the City Limits.

The annexation will follow the schedule below:

- ~~February 9, 2016 - City Council acts on Resolution to set the public hearing dates.~~
- March 8, 2016 - Two separate public hearings are held on the same night (6:00pm & 6:05pm @ 112 N. Colorado Dr. Celina, Texas.)
- April 12, 2016 - City Council acts on Ordinance annexing the property.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: Mahard Tract Annex PH

Action Requested:

The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed voluntary annexation of a ±10 acre tract of land situated in the Collin County School Land Survey #14, Tract 3, Abstract No. 167 and generally located at the northeast corner of Frontier Parkway and the BNSF Railroad, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Mahard Tract) (Liebman)

Background Information:

The applicant has submitted a petition to annex their property into the City Limits.

The annexation will follow the schedule below:

- ~~February 9, 2016 - City Council acts on Resolution to set the public hearing dates.~~
- March 8, 2016 - Two separate public hearings are held on the same night (6:00pm & 6:05pm @ 112 N. Colorado Dr. Celina, Texas.)
- April 12, 2016 - City Council acts on Ordinance annexing the property.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: Champion Waste Zoning

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and act upon on a zoning amendment request for a ±8.931 acre tract of land from AG-Agricultural District to a PD-Planned Development District, with the base zoning designations of LI-Light Industrial and R/O-Retail Office, situated in Lot 1, Block A of the Tri Dal Addition, Collin County, Texas and generally located on the west side of State Highway 289 (Preston Road), and approximately 2,600 feet south of Mark Alexander Court. (Champion Waste and Recycling) (Liebman)

Background Information:

This tract of land was annexed into the City on May 12, 2015. Prior to annexation of the property into the City Limits the owner established a recycling facility on-site which focuses in the reclamation of construction materials. After annexation into the City Limits the property was placed into the City's base zoning district, AG-Agriculture District. After reviewing the City's Code of Ordinances it was discovered that a solid waste facility is not an allowed use within the AG-Agricultural Zoning District. Additionally, once the property was annexed into the City it was classified as a legally nonconforming site and land use.

A legally nonconforming use is a use that was lawful at the time that it was established but no longer complies with the City's zoning regulations, typically either due to a change in the regulations or, as in this case, a property's annexation into the City Limits. Legally nonconforming uses are allowed to remain as is provided that the use is not expanded and/or abandoned for a period of seven months, at which time it is required that the property be brought up to the current standards as defined by the zoning ordinance.

In August, 2015 the City received notice that the applicant had applied with the Texas Commission on Environmental Quality (TCEQ) to change their classification to a Municipal Solid Waste Facility. Per staff's conversation with the TCEQ, this reclassification will reduce their required reclamation from a minimum 50% of processed weight to a 10% minimum. Staff submitted a letter protesting the reclassification stating that the property was now within the City Limits and that the property was considered to be a legally non-conforming site and land use as neither a recycling facility nor a municipal solid waste facility are an allowed use within the AG-Agriculture District.

Following the City's written protest, the applicant submitted a zoning change request to the City requesting a Planned Development District with the base zoning of I-1-Light Industrial District and RO-Retail Office District. The Applicant has also revised their application with the TCEQ to require that 50% of the materials processed by weight are recycled.

As proposed, the Planned Development regulations for "Tract 1" are written with the intent of bringing the existing facilities into conformance with the City's zoning regulations, which would aid in facilitating the approval of their permit with the TCEQ.

Additional provisions were included to allow for a ± 1.76 acre retail site on "Tract 2" located in the front portion of the property adjacent to Preston Road; as well as allocating ± 1.14 additional acres of retail office zoning on "Tract 3." Tracts 2 & 3 are to comply with the City's zoning district regulations currently in place at the time of their development.

Board Review/Citizen Input:

At their regularly scheduled meeting on February 16, 2016 the Celina Planning and Zoning Commission voted to recommend approval of the item.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City's Land Use Attorney has assisted staff throughout this zoning change process.

Supporting Documents:

- Proposed Ordinance.

Staff Recommendation:

Staff recommends approval as presented.

CITY OF CELINA, TEXAS

ORDINANCE 2016-____
CHAMPION WASTE - PD-63

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 8.931 ACRE TRACT OF LAND SITUATED IN LOT 1, BLOCK A, OF THE TRI DAL ADDITION, CITY OF CELINA TEXAS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT NUMBER 63; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; 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 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, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the tract comprising the property has been depicted in detail in Exhibit "B" attached hereto; and incorporated herein; and

WHEREAS, the concept plan, and development regulations set forth in Exhibit "B," and Exhibit "D" attached hereto and incorporated herein define the base zoning districts and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

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

SECTION 1 **INCORPORATION OF PREMISES**

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

SECTION 2 **FINDINGS**

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

SECTION 3 **AMENDMENT OF ZONING CLASSIFICATION**

That the zoning classification is hereby established as “PD” Planned Development District, #63 on a certain tract of land described in in Exhibit “A” and depicted in Exhibit “B.”

SECTION 4 **ZONING DESIGNATION AND DEVELOPMENT STANDARDS**

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, depicted in Exhibit “A” attached hereto and incorporated herein, as “PD” Planned Development District #63.

4.02 This ordinance only regulates the uses allowed for the property identified above. All development and construction shall occur in accordance with the requirements of this ordinance; the concept plan set forth in Exhibit “B”; the plan for development set forth in Exhibit “C” and the development standards set forth in Exhibit “D” and all other applicable ordinances, rules, and regulations of the City.

SECTION 5 **REVISION OF ZONING MAP**

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6 **COMPLIANCE REQUIRED**

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

SECTION 7 **PENALTY**

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

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

SECTION 8 **CUMULATIVE REPEALER CLAUSE**

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

SECTION 9 **SAVINGS CLAUSE**

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

SECTION 10 **SEVERABILITY**

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 8th day of March, 2016.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Description of Tract 1
6.03 Acres in Collin County, Texas

Being a tract of land, situated in the M.E.P. & R.R. Co. Survey, Abstract No.653, in Collin County, Texas, and being all of Lot 1, Block A, of TRIDAL ADDITION, an addition to Collin County, Texas, as recorded in Volume 2006, Page 66, of the Map Records, Collin County, Texas (M.R.C.C.T.), and also being a portion of the right-of-way for State Highway No. 289 (Preston Road), said tract being more particularly described as follows:

BEGINNING at a point being the northwestern corner of Tract 2 at f a 1 1/2" iron rod with a plastic cap stamped "WAI" found for the northwesterly corner of Lot 1, Block A, same being the southwesterly corner of the tract of land described by deed to Susie Cannady King, as recorded in Volume 5811, Page 2817, of the Deed Records, Collin County, Texas (D.R.C.C.T.) bearing South 89°22'01" East, a distance of 619.16' to the northeastern corner of Tract 1;

THENCE South 00°40'51" West, a distance of 255.13' to a point that is the southeast corner of Tract 2;

THENCE North 89°12'26" West a distance of 179.99' to a point that is the southeast corner of Tract 2;

THENCE South 00°41'40" West, along the westerly line of Tract 3 a distance of 188.51 to a point that is the southeastern corner or Tract 1;

THENCE North 89°20'32" West, along the southerly line of said Lot 1, Block A, same being the northerly line of said Shmaisani tract, a distance of 539.38' to a point for corner, from which a 3/8" iron rod found, bears, South 79°27'41" West, a distance of 0.79', said point for corner being the southwesterly corner of said Lot 1, Block A, said point for corner also being the northwesterly corner of said Shmaisani tract, said point for corner also being in the southeasterly monumented line of the Burlington - Northern Railroad (100' right-of-way);

THENCE North 13°26'00" East, along said southeasterly monumented line of the Burlington - Northern Railroad, same being the westerly line of said Lot 1, Block A, a distance of 454.19' to a 1 1/2" iron rod with a plastic cap stamped "WAI" found for the northwesterly corner of Lot 1, Block A, same being the southwesterly corner of the aforementioned King tract to the point of beginning and containing 6.03 acres of land more or less.

Note: Tract 1 is part of the 8.931-acre property as described in this zoning application.

Description of Tract 2
1.76 Acres in Collin County, Texas

Being a tract of land, situated in the M.E.P. & R.R. Co. Survey, Abstract No.653, in Collin County, Texas, and being part of Lot 1,Block A, of TRIDAL ADDITION, an addition to Collin County, Texas, as recorded in Volume 2006, Page 66, of the Map Records, Collin County, Texas (M.R.C.C.T.),and also being a portion of the right-of-way for State Highway No. 289 (Preston Road), said tract being more particularly described as follows:

BEGINNING at a point for corner in State Highway No. 289, said point for corner bears, South 00°58'50" West, a distance of 169.51' from a 12" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the northeasterly corner of said Lot 1,Block A, said capped iron rod found being in the southerly line of that tract of land described by deed to Susie Cannady King, as recorded in Volume 5811, Page 2817, of the Deed Records, Collin County, Texas (D.R.C.C.T.);

THENCE South 00°50'11" West, along said State Highway No. 289, a distance of 86.64' to the Southeast corner of Tract 2;

THENCE North 89°20'32" West, from a 12" iron rod with a yellow plastic cap stamped "RPLS 5686" found, for the southeasterly corner of said Lot 1,Block A, and continuing along the common line between said Lot 1,Block A, and said Hallford remainder tract, in all, a total distance of 305.84' to the southwest corner of Tract 2;

THENCE North 00°53'50" East, along the westerly line of Tract 2 a distance of 255.13' to a point that is the northeast corner of Tract 2;

THENCE South 89°22'01" East, along the common line between said King tract and Lot 1,Block A, a distance of 306.03' to the POINT OF BEGINNING and containing 1.76 acres of land, more or less.

Note: Tract 1 is part of the 8.931-acre property as described in this zoning application.

Description of Tract 3
1.14 Acres in Collin County, Texas

Being a tract of land, situated in the M.E.P. & R.R. Co. Survey, Abstract No.653, in Collin County, Texas, and being all of Lot 1, Block A, of TRIDAL ADDITION, an addition to Collin County, Texas, as recorded in Volume 2006, Page 66, of the Map Records, Collin County, Texas (M.R.C.C.T.), and also being a portion of the right-of-way for State Highway No. 289 (Preston Road), said tract being more particularly described as follows:

BEGINNING at a point a 1 1/2" iron rod with a plastic cap stamped "WAI" found for the most southerly southeast corner of said Lot 1, Block A, same being the southwesterly corner of the remainder of said Hallford tract, said corner also being in the northerly line of that tract of land, described by deed to Issam Al Shmaisani, as recorded under Document No. 20120530000624860, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) bearing North 89°20'32" West, along the southerly line of said Lot 1, Block A, same being the northerly line of said Shmaisani tract, a distance of 199.44' to a point that is the southeast corner of Tract 1;

THENCE North 00°41'40" East, along the easterly line of Tract 1 a distance of 188.51' to a point for corner;

THENCE North 89°12'26" East a distance of 179.99 to a point that is the southwest corner of Tract 2,

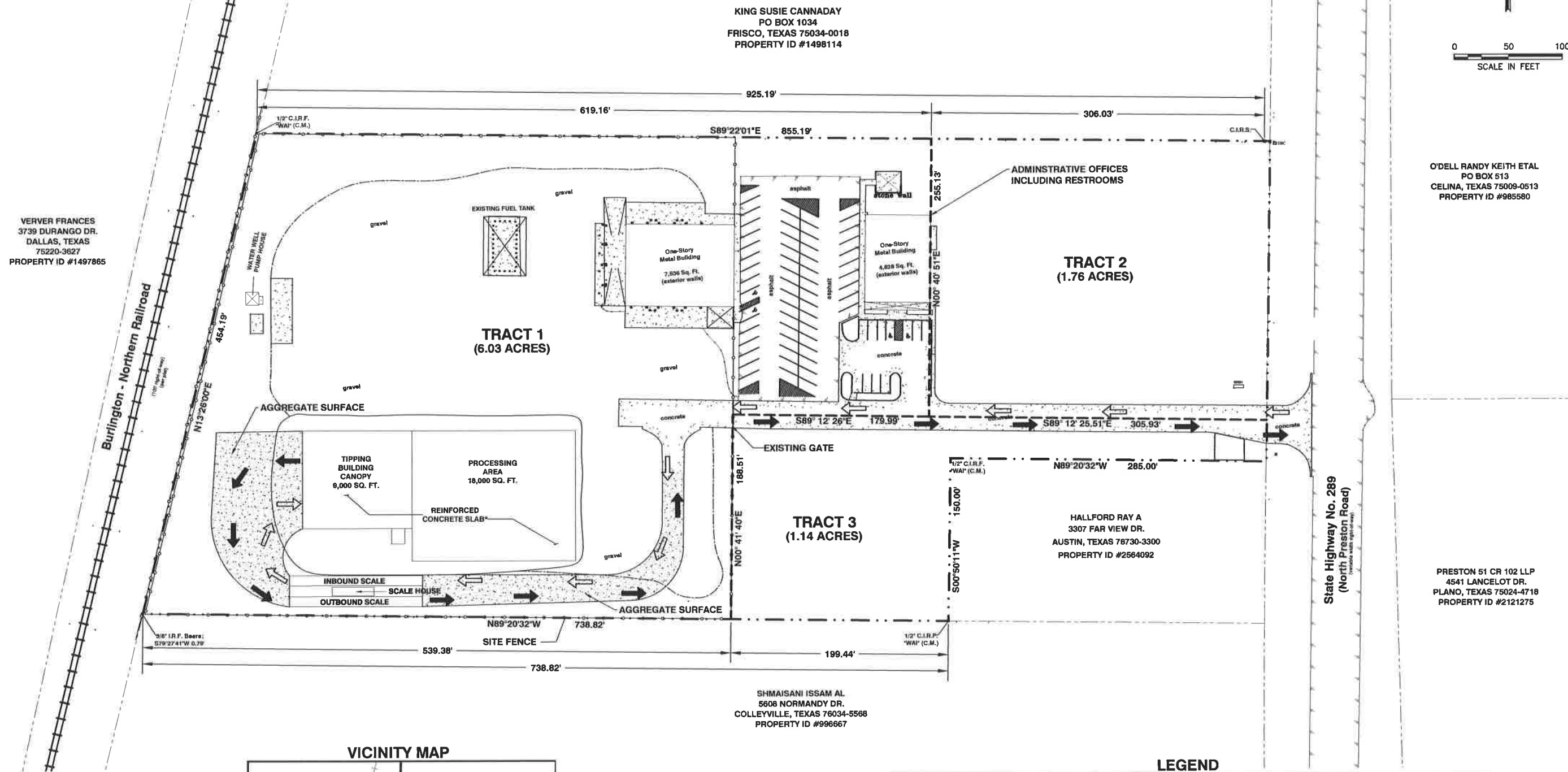
THENCE South 89°12'25" East, along the southerly line of Tract 2 a distance of 305.74' to a point that is the northeast corner of tract 3;

THENCE South 00°53'50" West, along the easterly line of Tract 3, a distance of 37.20' to a point for corner;

THENCE North 89°20'32" West, along the southerly line of Tract 3 a distance of 285.00' along the common line between said Lot 1, Block A, and said Hallford remainder tract, to a 1 1/2" iron rod with a plastic cap stamped "WAI" found for an "ell" corner of said Lot 1, Block A, same being the northwesterly corner of the remainder of said Hallford tract;

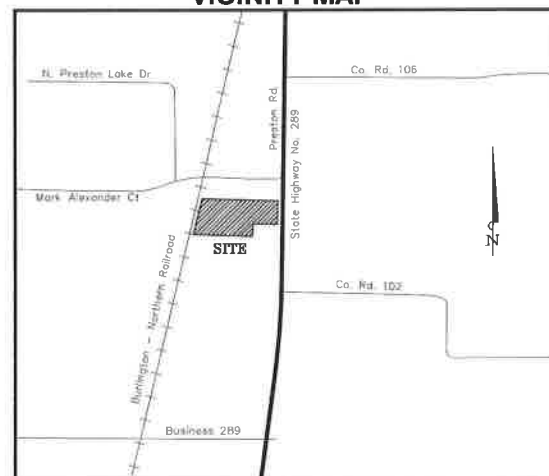
THENCE South 00°50'11" West, along the westerly line of the remainder of said Hallford tract, same being the most southerly east line of said Lot 1, Block A, a distance of 150.00' to a 1 1/2" iron rod which is the POINT OF BEGINNING and containing 1.14 acres more or less.

Note: Tract 1 is part of the 8.931-acre property as described in this zoning application.



11/20/2015 3:44 PM C:\Documents\10214000\00 - Registration - MW Recycling Facility CONCEPT PLAN.R

VICINITY MAP



LEGEND

	PROPERTY BOUNDARY		DIRECTION OF TRAFFIC FLOW - OUTBOUND VEHICLES
	ADJACENT PROPERTY BOUNDARY		BENCHMARK
	TRACT BOUNDARY		
	EXISTING FENCE		
	EDGE OF GRAVEL		
	DIRECTION OF TRAFFIC FLOW - COLLECTION VEHICLES		

SCS ENGINEERS

STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
1001 CENTRAL DRIVE, SUITE 880, BEDFORD, TX 76021
PH (817) 571-2200 FAX NO. (817) 571-2186
TBPE REG NO. F-3407

OWNER

CFG REALITY, INC.
2560 WESTVIEW CT.
PROSPER, TEXAS 75078-8942
PROPERTY ID #2598721

CLIENT

TOWN AND COUNTRY
ENVIRONMENTAL SERVICES, LLC.
4160 NORTH PRESTON ROAD
CELINA, TEXAS 75009
PHONE: (214) 637-6500

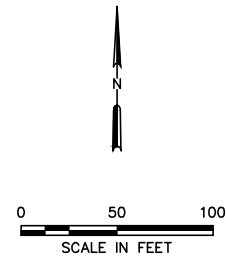
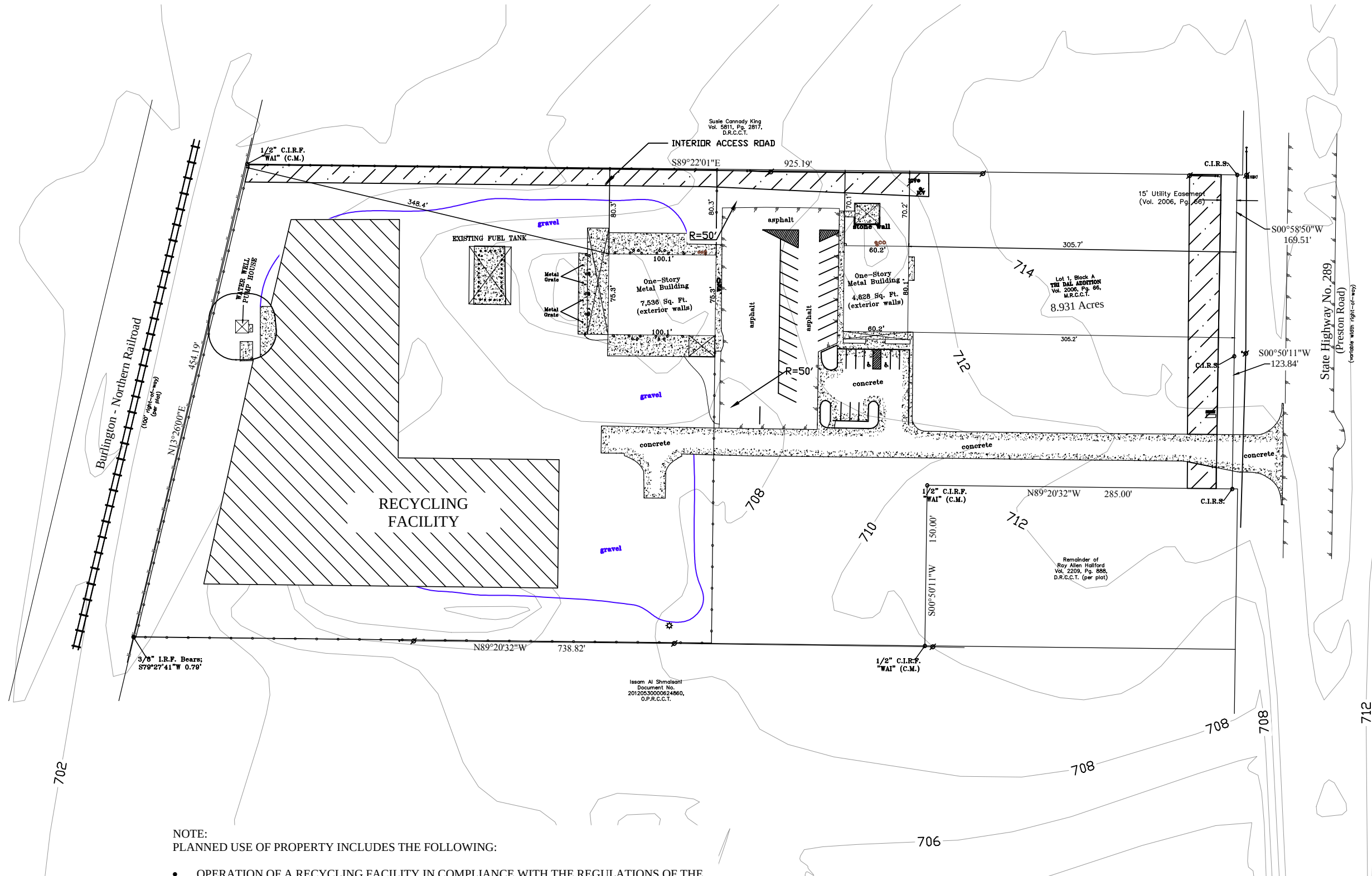
DRAWING TITLE

CONCEPT PLAN

PROJECT TITLE

RECYCLING CENTER

DATE:
11/20/2015



- LANDSCAPING
- RECYCLING FACILITY AREA

NOTE:
PLANNED USE OF PROPERTY INCLUDES THE FOLLOWING:

- OPERATION OF A RECYCLING FACILITY IN COMPLIANCE WITH THE REGULATIONS OF THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY
- MATERIAL STORAGE
- VEHICLE AND EQUIPMENT MAINTENANCE
- OFFICE ADMINISTRATION

MAXIMUM HEIGHT OF STRUCTURES: 40 FEET
SETBACKS FROM PROPERTY LINES OF NEW STRUCTURES: 25 FEET

TOPOGRAPHY BASED ON TOPOGRAPHIC MAP FROM NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS WEBSITE.

DATE OF AERIAL PHOTOGRAPHY: 2013

DATE:

FOR INFORMATION PURPOSES ONLY

SCS ENGINEERS

STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS
1901 CENTRAL DRIVE, SUITE 550, BEDFORD, TX 76021
PH (817) 571-2288 FAX NO. (817) 571-2188

CLIENT

TOWN AND COUNTRY RECYCLING,
A DIVISION OF CHAMPION WASTE
SERVICES, LTD.
8204 ELMBROOK ST.
DALLAS, TX 75247
PHONE: (214) 637-6500

DRAWING TITLE

PLAN FOR DEVELOPMENT
CITY OF CELINA ETJ, TEXAS

PROJECT TITLE

RECYCLING FACILITY

Exhibit “D”
PD Development Regulations

1. Definitions. All terms used in these PD Development Regulations shall be as defined by the Zoning Ordinance, except as follows:
 - a. Concept Plan means the concept plan attached as **Exhibit B.**
 - b. Plan for Development means the Plan for Development attached as **Exhibit C.**
 - c. Property means the property described by metes and bounds on **Exhibit A** and depicted on the Concept Plan, which Property consists of Tract 1, Tract 2, and Tract 3.
 - d. Recycling center means a transfer station and material recovery facility subject to a registration or Notice of Intent from the Texas Commission on Environmental Quality (TCEQ) that meets the applicable requirements of the TCEQ, requires a minimum of 50 percent recycling and excludes recycling of putrescible waste and recycling of hazardous waste as such terms are defined by the TCEQ. A recycling center may include offices, wholesale (but not retail) sales of recycled products, a fueling station, a maintenance and repair shop, scales and a scale station, a truck maintenance facility, outdoor storage (including storage pods or trailers), equipment for the processing of materials, and other uses and equipment that are customary and incidental to a recycling center.
 - e. Zoning Ordinance means the comprehensive zoning ordinance of the City of Celina, as amended from time to time.
2. Applicable Regulations; Base Zoning; Conflicts.
 - a. Development and use of the Property shall comply with these PD Development Regulations, the Concept Plan, the Plan for Development, and the Zoning Ordinance. In the event of a conflict between the Zoning Ordinance and these PD Development Regulations, these PD Development Regulations shall control. In the event of a conflict between the exhibits and the text of these PD Development Regulations, the text shall control. In the event of a conflict between the Concept Plan and the Plan for Development, the Plan for Development shall control.
 - b. Tract 1 shall be governed by the I-1, light industrial zoning district regulations in the Zoning Ordinance, unless specifically amended by these PD Development Regulations.
 - c. Tract 2 shall be governed by the RO, Retail Office zoning district regulations and the Preston Road Overlay zoning district regulations in the Zoning Ordinance, unless specifically amended by these PD Development Regulations.

- d. Tract 3 shall be governed by the RO, Retail Office zoning district regulations and the Preston Road Overlay zoning district regulations in the Zoning Ordinance, unless specifically amended by these PD Development Regulations.
3. Permitted Uses.
 - a. All of the uses permitted in the I-1 zoning district are permitted on Tract 1 to the same extent they are permitted by the I-1 zoning district regulations. In addition, a recycling center is permitted by right on Tract 1. Recycling operations, including outside storage associated with the recycling center, are permitted without limitation on Tract 1, subject to (i) a height limitation of 40 feet measured from the peak of the outside storage; and (ii) the restrictions on new construction in Section 4 below.
 - b. All of the uses permitted in the RO zoning district are permitted on Tracts 2 and 3 to the same extent they are permitted by the RO zoning district regulations. In addition, outside storage of post-processing recycled materials is permitted by right without limitation on Tract 3 so long as a recycling center use is the primary use on Tract 1, subject to (i) a height limitation of 10 feet measured from the peak of the outside storage; and (ii) compliance with the screening requirements in Section 7(b) below.
 4. Area Regulations. Construction of new buildings or other structures on Tract 1 is prohibited outside of the approximately 68,000 square foot hatched area labeled "RECYCLING FACILITY" on the Plan for Development. The I-1 zoning district area regulations in Section 14.03.004(d) of the Zoning Ordinance shall not apply to Tract 1.
 5. Parking; Driveway.
 - a. The existing office building and maintenance building on Tract 1 shall be served by the parking spaces shown on the Concept Plan and Plan for Development, and no additional parking spaces shall be required for these structures. No other minimum parking, loading, or stacking space requirements shall apply to Tract 1.
 - b. Gravel, concrete, and asphalt surfaces for Tract 1 are permitted as shown on the Concept Plan and Plan for Development.
 - c. The existing driveway that serves Tract 1 may be shared with Tracts 2 and 3 if one or both of those tracts are developed. Upon development of either Tract 2 or 3 with an RO zoning district use, the portion of the existing driveway serving Tracts 2 and 3 must be improved to the current City standards in place at the time of development.
 6. Landscaping. Landscaping for Tract 1 shall match the plan for development. Tracts 2 and 3 shall comply with the City's landscaping standards in place at the time of each tracts development with an RO zoning district use.
 7. Screening.

- a. Tract 1 shall not be subject to any regulations requiring screening.
 - b. Outside storage located on Tract 3 shall be screened from adjacent property located outside of this PD with a minimum eight-foot and maximum 10-foot solid masonry wall consisting of rock, stone, or other material that is equivalent, visually and qualitatively. No outside storage located on Tract 3 may exceed the height of the screening wall.
8. Tree Preservation. There are no tree preservation or tree mitigation requirements for Tract 1.
9. Building Materials. No exterior building material requirements or other architectural design standards apply to Tract 1 recycling center uses.
10. Concept Plan, Site Plan, and Plan for Development.
 - a. Tract 1 shall comply with the Concept Plan and Plan for Development, and no other concept plan, development plan, or site plan review or approval is required for Tract 1. Additional asphalt or other paving surfaces may be added to Tract 1 without obtaining approval of a revised Concept Plan or Plan for Development.
 - b. With the exception of outside storage on Tract 3 as permitted by Section 3 above, no development is permitted on Tracts 2 and 3 until a concept plan for the proposed development has been approved as part of an amendment to this PD pursuant to the procedures in Article 14.02, Division 5 of the Zoning Ordinance.
11. Performance Standards. The performance standards in Article 14.05, Division 7 of the Zoning Ordinance in effect at the time of the adoption of this PD ordinance shall be the exclusive performance standards applicable to Tract 1.
12. Water Well. The existing water well and pump house located on Tract 1, as shown on the Concept Plan and Plan for Development, shall be permitted.
13. Lighting. On Tract 1, exterior lights located at least 30 feet above the ground shall be turned off from 8:00 p.m. until 7:00 a.m. There are no time restrictions for other exterior lighting on Tract 1.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Ben Rodriguez, Planner
CC: Mike Foreman, City Manager
Date: March 8, 2016
Re: Tractor Supply Zoning Request

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance rezoning an approximately 4.029 acre tract of land from a C-1, Retail zoning district to a PD-Planned Development zoning district with base zoning designations of C-1–Retail. The property is situated in the Collin County School Land Survey, Abstract No. 167 and is generally located north and east of Business 289, south of Ash Street, and west of Preston Road. (Tractor Supply) (Liebman)

Background Information:

At the Planning and Zoning Commission meeting in September 2015, the Commission approved a General Development Plan for Celina Crossing, an approximately 22 acre tract of land located between SH 289 (Preston Road) and Business 289 (Oklahoma Drive), south of Ash Street.

Tractor Supply Corporation is looking to purchase a lot out of the approved general development plan to construct a retail store. The applicant is requesting a Planned Development zoning district using the existing C-1, Retail District zoning as the base district.

The PD differs from the City's Code of Ordinances in that it allows for an increased percentage of the lot that may be used for open storage of materials. Additionally, allowances are requested so that unscreened outdoor storage display of products may be located next to their outdoor sales and under their canopy areas as shown on Concept Plan (Exhibit C). Typically the code requires these areas to be screened from the public view however staff understands that this is also a part of the Tractor Supply business.

Additionally, the PD proposes for alternatives from the City's exterior material requirements by allowing un-finished corrugated panels to be used for the awnings as it is a traditional element of the Tractor Supply branding theme. The number of parking spaces is also being proposed to

be reduced, from the required one space per 200 square feet to one space per 300 square feet. Given the nature of Tractor Supply's typical customer traffic, staff feels that the parking provided will be adequate. The applicant is also providing a cross-access drive to the adjoining properties to ensure connectivity between current and future developments.

Public Notice:

The public hearing notice was published in *The Celina Record* on Friday, February 19, 2016. Notices of the public hearing have been sent to all owners of property, as indicated by the most recently approved city tax roll, who are located within 200 feet of any property affected. As of the printing of this packet staff has received no letters either in support or in opposition to the proposal.

Supporting Documents:

- Ordinance
- Concept Plan

Legal Review:

The City Attorney has reviewed the Ordinance and deemed it acceptable.

Planning and Zoning Commission Recommendation:

At its meeting on February 16, 2016, the Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request.

Staff Recommendation:

Staff recommends approval.

Legal Description

Being all that certain 4.029 acre tract of land situated in the Collin County School Land Survey, Abstract Number 167, City of Celina, Collin County, Texas, same being a portion of that certain tract of land conveyed to Celina Crossing No. 1, L.P., by deed recorded in Volume 5231, Page 2022, Deed Records, Collin County, Texas, and being a portion of Business State Highway No. 289, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the Southeast corner of said Celina Crossing tract, same being in the Northwest right-of-way line of State Highway 289 (Preston Road)(variable width right-of-way), same being the Northeast corner of that certain tract of land conveyed to Eland Energy, Inc., by deed recorded under County Clerk's File No. 97-0066580, Official Public Records, Collin County, Texas;

THENCE South 89 deg. 51 min. 50 sec. West, along the common line of said Celina Crossing tract and said Eland tract, passing at a distance of 948.57 feet a 1/2 inch iron rod found for the Northwest corner of said Eland tract, same being the Northeast corner of that certain tract of land conveyed to BLIK Investments, LLC, by deed recorded under County Clerk's File No. 20120822001047740, said Official Public Records, and continuing along the common line of said Celina Crossing tract and said BLIK tract, a total distance of 984.05 feet to a point for the southeast corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE South 89 deg. 51 min. 50 sec. West, continuing along the common line of said Celina Crossing tract and said BLIK tract, passing the northwest corner of said BLIK tract, same being the southwest corner of said Celina Crossing tract, same being in the east right of way line of aforesaid Business State Highway No. 289, and continuing through the interior of said Business State Highway No. 289, a total distance of 434.97 feet to a point for corner for the southwest corner of the herein described tract, same being in the approximate centerline of said Business State Highway 289 (variable width right-of-way);

THENCE North 00 deg. 00 min. 41 sec. West, along the approximate center line of said Business State Highway 289, a distance of 401.70 feet to a point for the northwest corner of the herein described tract;

THENCE North 89 deg. 23 min. 47 sec. East, passing at a distance of 29.86 feet the southwest corner of that certain tract of land conveyed to Aurelio Garcia by deed recorded in Clerk's File No. 20110315000277390, Official Public Records, Collin County, and continuing passing at a distance of 34.09 feet, the northwest corner of said Celina Crossing tract, and continuing along the common line of said Celina Crossing tract and said Garcia tract, passing the southeast corner of said Garcia tract, a total distance of 434.99 feet to a point for the northeast corner of the herein described tract;

South 00 deg. 00 min. 41 sec. East, through the interior of said Celina Crossing tract, a distance of 405.25 feet to the POINT OF BEGINNING and containing 175,499 square feet or 4.029 acres of computed land, more or less.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the easement tract described.



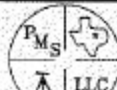
TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

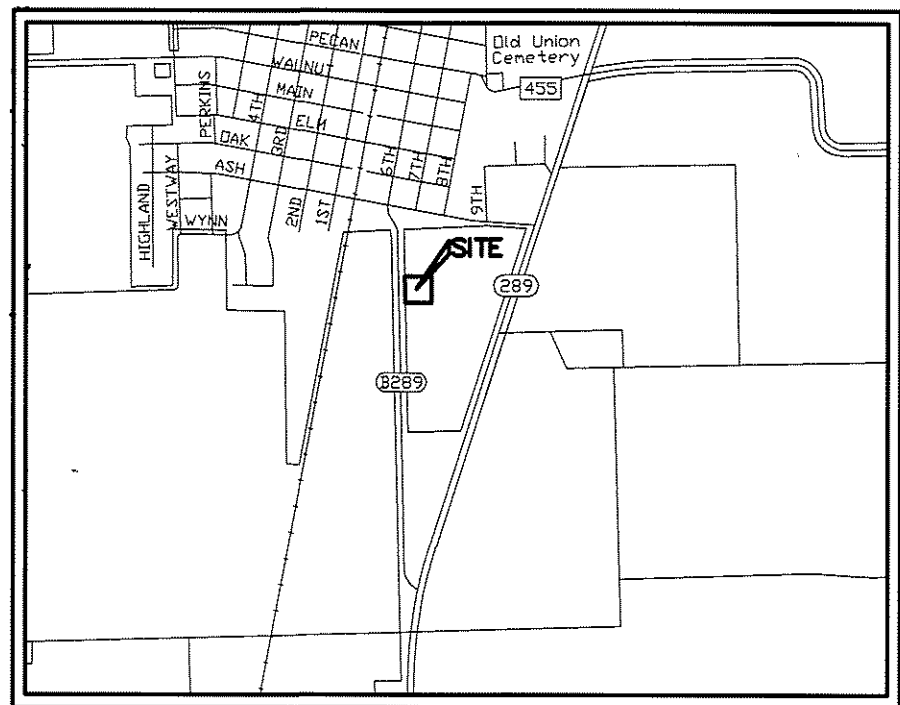
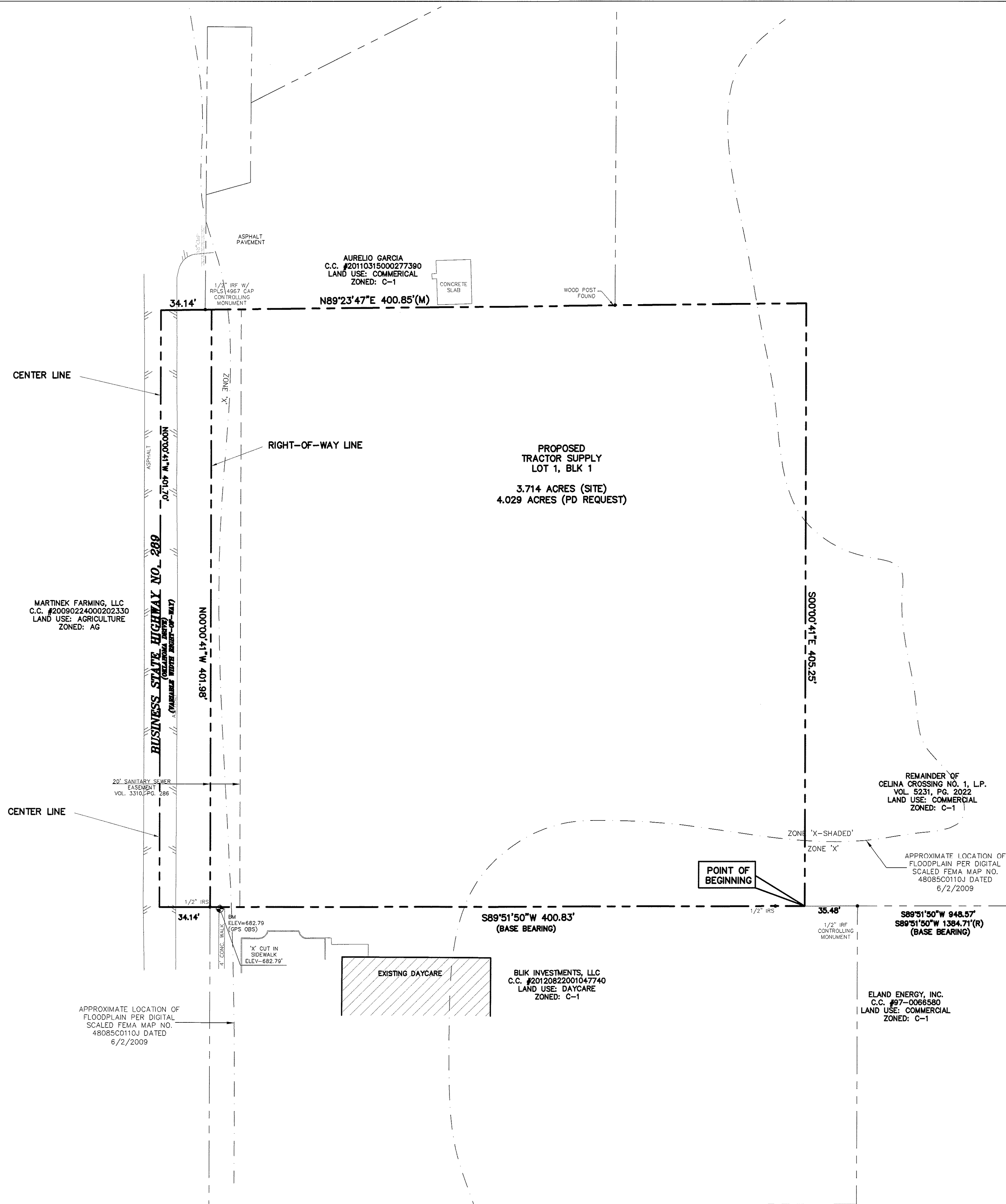
JOB NO.: 14-0808
DATE: 12/16/15
NOT TO SCALE

**PEISER & MANKIN
SURVEYING, LLC**

www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817.481.1800 (TX)





LOCATION MAP
NOT TO SCALE

EXISTING
PROPERTY LINE
PAVEMENT
PROPOSED

- NOTES:
1. BOUNDARY AND TOPOGRAPHIC BASED ON SURVEY PREPARED BY PEISER MANKIN SURVEYING, LLC, DATED 11/12/2014.
 2. SEE EXHIBIT C FOR CONCEPTUAL SITE PLAN.
 3. SEE EXHIBIT D FOR CONCEPTUAL BUILDING ELEVATIONS.
 4. SEE EXHIBIT E FOR CONCEPTUAL LANDSCAPING.
 5. THERE IS NO 100-YR FLOODPLAIN ON THE SITE.

EXHIBIT "A"
Legal Description

Being all that certain 4.029 acre tract of land situated in the Collin County School Land Survey, Abstract Number 167, City of Celina, Collin County, Texas, some being a portion of that certain tract of land conveyed to Celina Crossing No. 1, L.P., by deed recorded in Volume 5231, Page 2022, Deed Records, Collin County, Texas, and being a portion of Business State Highway No. 289, and being more particularly described as follows:

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South 00 deg. 00 min. 41 sec. East, through the interior of said Celina Crossing tract, a distance of 405.25 feet to the POINT OF BEGINNING and containing 175,499 square feet or 4.029 acres of computed land, more or less.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this legal description accurately sets out the metes and bounds of the tract described.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
FIRM NO. 100999-00
Member Since 1977
Texas Society of Professional Surveyors
COMMERCIAL BOUNDARIES • RESIDENTIAL MORTGAGE

TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

CASE #
EXHIBIT B
ZONING EXHIBIT
TRACTOR SUPPLY
CELINA CROSSING
LOT 1, BLOCK A
3.714 ACRES
COLLIN COUNTY SCHOOL SURVEY,
ABSTRACT NO. 167
CITY OF CELINA, COLLIN COUNTY
DECEMBER 18, 2015

DEVELOPER
CELINA WF, LLC
HOUSTON CLARK
2601 HARRISON,
SUITE 300
WICHITA FALLS, TEXAS 76308
940-767-0050 TELE

ARCHITECT
GENESIS DESIGN GROUP, INC.
BLAKE A. KITCH
421 W. HARWOOD ROAD
HURST, TEXAS 76054
817-285-7444 TELE

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX

VASQUEZ ENGINEERING L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

TRACTOR SUPPLY CO.
CELINA, TEXAS

ZONING EXHIBIT
CELINA, TEXAS

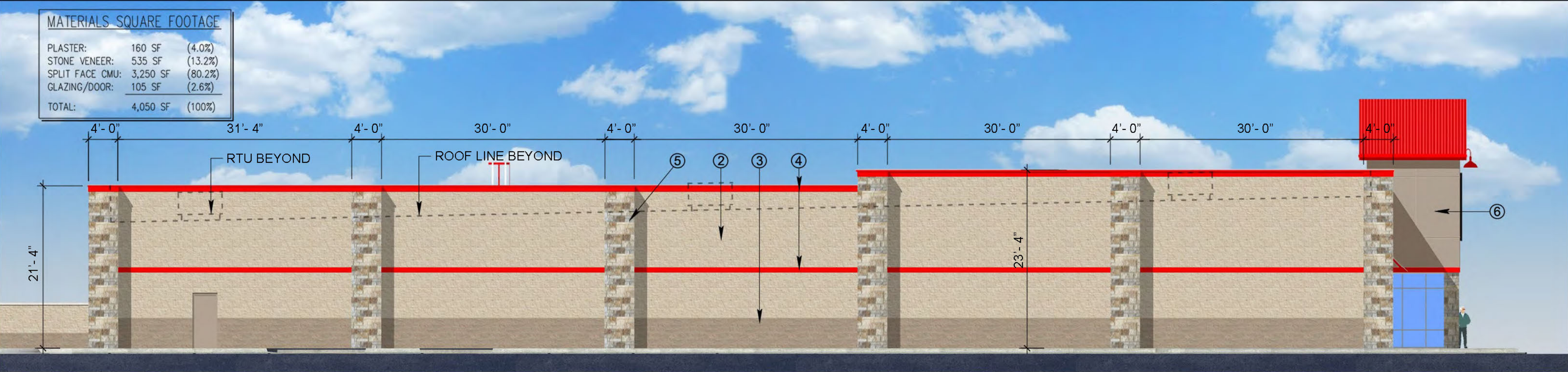
Scale: 1" = 40'
Designed by: J.J.V.
Drawn by: J.J.V.
Checked by: J.J.V.
548-091.dwg EXHIBIT B.dwg
12/18/2015

SHEET
EXHIBIT B





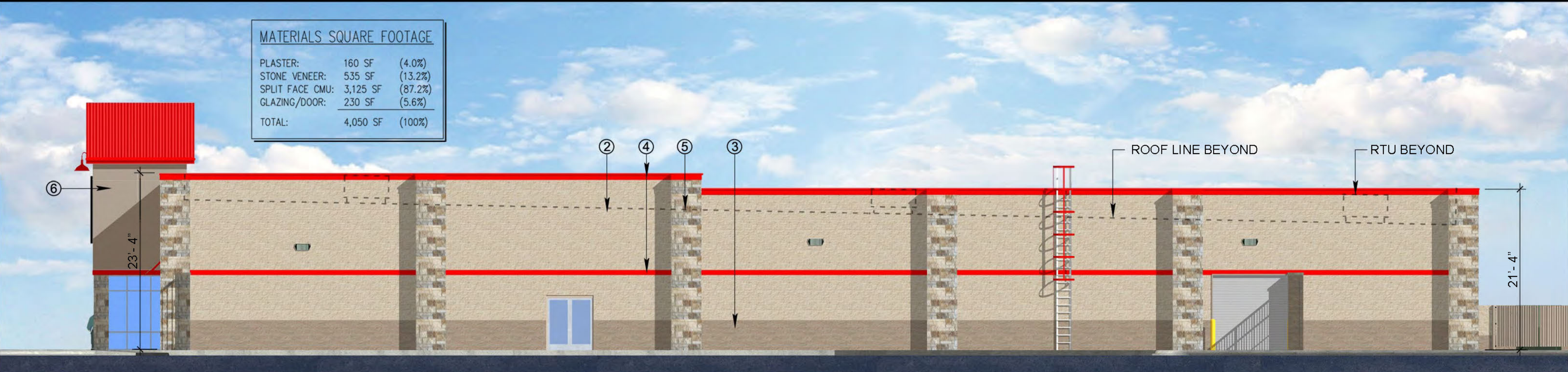
WEST ELEVATION
(HIGHWAY 289/ PRESTON ROAD)



NORTH ELEVATION

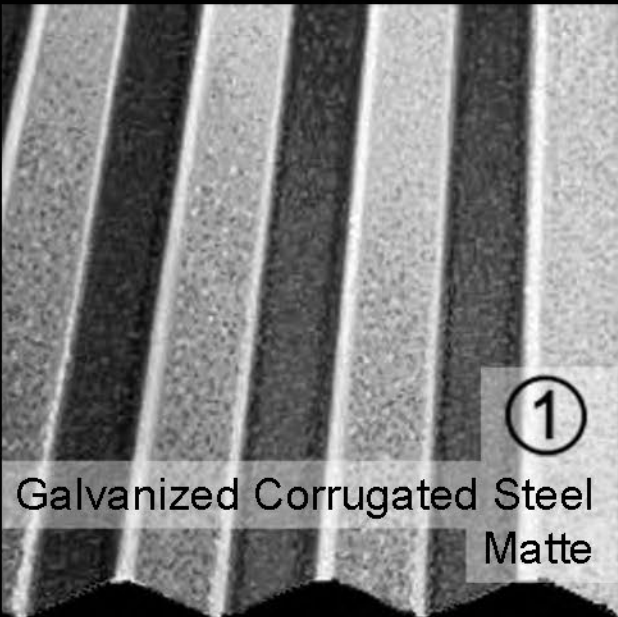
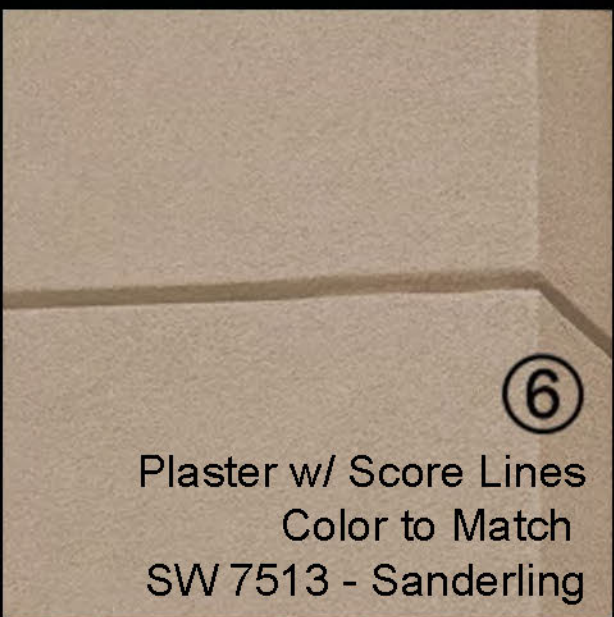


EAST ELEVATION



SOUTH ELEVATION

Proposed Materials



CELINA, TX
ELEVATIONS RENDERING

EXHIBIT D

Exhibit "E"

PLANNED DEVELOPMENT STANDARDS**General**

The purpose of the proposed Planned Development is to provide flexibility of the regulations for retail and commercial developments within the City of Celina's C-1 Retail District.

Any significant changes to the land use as shown on Exhibit C shall require approval by the City of Celina Planning and Zoning Commission, as well as, the City of Celina City Council. The following are changes that are allowed within the PD without an amendment to this Planned Development:

- Building location;
- Building size reduction;
- Parking spaces (either adding or relocating);

C-1, Retail District

(a) All retail and commercial uses within this Planned Development shall meet the requirements of the C-1 zoning district of the City of Celina Zoning Ordinance as they exist or may be amended. The following regulations shall also be applicable.

(e) Parking regulations. Parking for the use shown on Exhibit C shall be at a rate of 1 parking space per 300 square feet of gross floor area. All other uses shall be in accordance with City standards, Refer to [article 14.05, division 2](#).

(g) Special requirements.

(2) Required massing for nonresidential structures. Building massing for the use shown on Exhibit C shall be as shown on Exhibit D. All other uses not shown on Exhibit C shall provide building massing in accordance with City Standards.

(3) Open storage. Open storage adjacent to the building shall be allowed as shown on Exhibit C and shall be screened from public view with a 10-foot high wrought iron type fence with masonry columns spaced at intervals as shown on Exhibit C. The fence shall be screened with a screening fabric and landscaping as shown on Exhibit C. Any increase in the amount of open storage adjacent to the building will require an amendment to this Planned Development.

(4) Outside display. Outside display of merchandise and seasonal items shall be limited to the following:

(A) Outside display areas shall be located as shown on Exhibit C.

(B) Outside display areas shall not occupy any of the parking spaces that are required by this chapter for the primary use(s) of the property.

- (C) Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way;
- (D) Outside display areas shall not extend into public right-of-way or onto adjacent property;
- (E) Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
- (F) Outside display items for the use on shown on Exhibit C shall be allowed on a permanent basis unless the display is in violation of this PD or applicable City Ordinances not amended by this PD.

CITY OF CELINA, TEXAS

ORDINANCE 2016-____
TRACTOR SUPPLY - PD-64

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 4.029 ACRE TRACT OF LAND SITED IN COLLIN COUNTY SCHOOL LAND SURVEY #14, ABSTRACT NO. 167, COLLIN COUNTY, TEXAS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT NUMBER 64; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; 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 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, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the tract comprising the property has been depicted in detail in Exhibit "B" attached hereto; and incorporated herein; and

WHEREAS, the concept plan, elevations and development regulations set forth in Exhibit "C," Exhibit "D," and Exhibit "E" attached hereto and incorporated herein define the base zoning districts and provide for certain modifications to such district regulations.

Attachment: Ordinance - Tractor Supply PD-64 zoning (1491 : Tractor Supply Zoning Request)

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

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

SECTION 1 **INCORPORATION OF PREMISES**

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

SECTION 2 **FINDINGS**

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

SECTION 3 **AMENDMENT OF ZONING CLASSIFICATION**

That the zoning classification is hereby established as “PD” Planned Development District, #64 on a certain tract of land described in in Exhibit “A” and depicted in Exhibit “B.”

SECTION 4 **ZONING DESIGNATION AND DEVELOPMENT STANDARDS**

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, depicted in Exhibit “A” attached hereto and incorporated herein, as “PD” Planned Development District #61.

4.02 This ordinance only regulates the uses allowed for the property identified above. All development and construction shall occur in accordance with the requirements of this ordinance; the concept plan set forth in Exhibit “C”; the elevations set forth in Exhibit “D”; and the development standards set forth in Exhibit “E” and all other applicable ordinances, rules, and regulations of the City.

SECTION 5 **REVISION OF ZONING MAP**

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

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

SECTION 7
PENALTY

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

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

SECTION 8
CUMULATIVE REPEALER CLAUSE

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

SECTION 9
SAVINGS CLAUSE

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

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 8th day of March, 2016.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Attachment: Ordinance - Tractor Supply PD-64 zoning (1491 : Tractor Supply Zoning Request)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: Westgate 96 PD Amendment

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina for a zoning amendment request for a ±96.712 acre tract of land to amend PD#45 - Planned Development #45 situated in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located on the east side of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96) (Liebman)

Background Information:

The Applicant has requested that the item be tabled to have additional time to work with staff.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:

Staff recommends that the public hearing be continued until the City Council meeting on April 12, 2016

Kirkman Engineering
4821 Merlot Avenue, Suite 210
Grapevine, TX 76051
817.488.4960



February 29, 2016

Mr. Ben Rodriguez
Planner
City of Celina
142 N. Ohio Street
Celina, Texas 75009

RE: Westgate 96 PD Zoning Request

Dear Mr. Rodriguez

On behalf of the property ownership of the above mentioned property, I'd like to request a continuance of the zoning case and public hearing scheduled for the City Council meeting on March 8th. This continuance would allow us to continue to review the Planning and Zoning recommendation and identify options to proceed.

Please contact me at 817-488-4960 if you have any questions.

Sincerely,

Shea Kirkman, P.E.

Attachment: Westgate96-TableRequest4-signed (1496 : Westgate 96 PD)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Ben Rodriguez, Planner
CC: Mike Foreman, City Manager
Date: March 8, 2016
Re: GBar7 PID

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony on creating the G-Bar 7 Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; being an approximately 109.090 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167 and generally located south of CR 55, north of CR 53, west of CR 1117, and east of CR 52, within the City of Celina, Texas (GBar7 PID) (Liebman)

Background Information:

Staff recommends that the public hearing be continued to the April 12, 2016 City Council Meeting at 6:00 p.m. to allow the applicant and staff additional time to negotiate the associated development costs.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:

Staff recommends that the public hearing be continued to the April 12, 2016 City Council Meeting at 6:00 p.m.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Ben Rodriguez, Planner
CC: Mike Foreman, City Manager
Date: March 8, 2016
Re: Old Celina TIRZ PH

Action Requested:

The Celina City Council will conduct a public hearing to provide reasonable opportunity for any owner of property within the proposed Tax Increment Reinvestment Zone to protest the inclusion of their property within the proposed reinvestment zone, which consists of a $\pm 1,235.8$ Acres Of Land. The proposed Zone consists of approximately 1,235.8 acres generally located in the City Limits and ETJ of the City of Celina. (Old Celina LTD) (Liebman)

Background Information:

The proposed TIRZ is for $\pm 1,235.8$ acres located both within and outside the City Limits.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: Wells North Resolution Authorizing Distribution of Preliminary Limited Offering Memorandum (PLOM) for Wells North PID

Action Requested:

Consider and act upon a resolution of the City of Celina, Texas, approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Major Improvement Area Project); and approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Neighborhood Improvement Area #1 Project) and resolving other matters incident and related thereto. (Wells North PID) (Liebman)

Background Information:

The City Council passed a resolution creating the Wells North PID at their February 9, 2016 Regular Meeting. The Preliminary Limited Offering Memorandum (PLOM) describes the special assessment revenue bonds, the security in place for the bonds, the sources and uses of the funds, the debt service requirements, the assessment procedures and amounts, and the projects to be financed in the Major Improvement Area and the Neighborhood Improvement Area(s). The bonds shall be designated as “City of Celina, Texas, Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Neighborhood Improvement Area #1 Project)” (the “Neighborhood Improvement Area #1 Bonds”) and “City of Celina, Texas, Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Neighborhood Improvement Areas #2-5 Major Improvement Project)” (the “Major Improvement Bonds”, and together with the Neighborhood Improvement Area #1 Bonds, the “Bonds”) to fund certain improvements in the PID as authorized by the PID Act

The proceeds of the bonds will be used primarily to finance the City’s proportionate share of the costs of certain roadway, water and drainage improvements that will benefit Wells North II and other properties in the area. These costs would normally be funded through the City’s Capital Improvement Projects fund. By establishing the PID, the improvements can be made by the developer at an earlier date than if the City had to schedule them through CIP funds. The bond funds will also pay a portion of the bond interest, fund a reserve account, and pay the cost

of the issuance of the bonds. Repayment of the bonds is strictly limited to the assessments on the Wells North property itself and the bonds shall never constitute an indebtedness or general obligation to the City of Celina.

Financial Considerations:

Repayment of the bonds is contingent on the developer constructing infrastructure (roads, water, sewer), creating buildable lots and various home builders providing homes for sale to produce income. Each home will be assessed a value, based on size, which is collected with and in addition to the City's ad valorem taxes each year. Bond repayment is contingent on the continued sale of homes within Wells North II for timely repayment of the bonds principal and interest. No tax dollars will be used to repay the bonds.

Legal Obligations and Review:

The resolution approving the distribution of Wells North PID Preliminary Limited Offering Memorandum (PLOM) has been reviewed by the city's land use attorney. The PLOM has been reviewed by the city's land use attorney and bond counsel.

Supporting Documents:

Resolution approving the distribution for Wells North Public Improvement District of Preliminary Limited Offering Memorandum (PLOM)

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA, TEXAS

RESOLUTION NO. 2016-____

A RESOLUTION OF THE CITY OF CELINA, TEXAS APPROVING THE FORM AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM FOR THE CITY OF CELINA, TEXAS SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2016 (WELLS NORTH PUBLIC IMPROVEMENT DISTRICT NEIGHBORHOOD IMPROVEMENT AREA #1 PROJECT) AND APPROVING THE FORM AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM FOR THE CITY OF CELINA, TEXAS SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2016 (WELLS NORTH PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA PROJECT); AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID Act") authorizes the City of Celina, Texas (the "City") to create a public improvement district within the extraterritorial jurisdiction of the City; and

WHEREAS, pursuant to Resolution 2016-12R adopted by the City Council (the "City Council") of the City on February 9, 2016, the City has created the "Wells North Public Improvement District" (the "PID");

WHEREAS, Celina Development North, LLC (the "Developer") intends to purchase all property within the PID (the "Purchase") for the purpose of developing the PID;

WHEREAS, the City intends to issue the bonds to be designated "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Neighborhood Improvement Area #1 Project)" (the "Neighborhood Improvement Area #1 Bonds") and "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Major Improvement Area Project)" (the "Major Improvement Area Bonds", and together with the Neighborhood Improvement Area #1 Bonds, the "Bonds") to fund certain improvements in the PID as authorized by the PID Act; and

WHEREAS, there has been presented to this City Council a Preliminary Limited Offering Memorandum relating to each series of the Bonds (together, the "Preliminary Limited Offering Memoranda"); and

WHEREAS, this City Council finds and determines that it is necessary and in the best interests of the City to approve the form and content of the Preliminary Limited Offering Memoranda and authorize the use of the Preliminary Limited Offering Memoranda in the offering and sale of the respective Bonds by the Underwriter of the Bonds, Stifel, Nicolaus & Company, Incorporated, under the conditions outlined herein.

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

SECTION 1. THAT the form and content of the Preliminary Limited Offering Memoranda are hereby approved with such changes, addenda, supplements or amendments as may be approved by the City Manager.

SECTION 2. THAT the City hereby authorizes the Preliminary Limited Offering Memoranda to be used by Stifel, Nicolaus & Company, Incorporated (the "Underwriter") in connection with the initial marketing and sale of the Bonds prior to the closing of the Purchase; provided that such Preliminary Limited Offering Memoranda shall not be released to the public without the approval of the City Manager, which approval shall be made in consultation with FirstSouthwest, a Division of Hilltop Securities, Inc., the City's Financial Advisor; and provided further that, upon the closing of the Purchase by the Developer, the Underwriter shall distribute, prior to the final pricing of the Bonds, amended Preliminary Limited Offering Memoranda reflecting changes necessary to such disclosure in connection with the closing of the Purchase.

SECTION 3. THAT the City Council hereby delegates to the City Manager the authority to approve release of the Preliminary Limited Offering Memoranda to the public for use in marketing the Bonds under the conditions outlined herein.

SECTION 4. THAT City staff is authorized and directed to do all things proper and necessary to carry out the intent hereof.

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

[Execution page follows.]

ATTEST:

Sean Terry, Mayor

Vicki Faulkner, City Secretary

(City Seal)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: Resolution Determining PID Costs for the Wells North

Action Requested:

Consider and act upon a resolution determining the cost of authorized improvements, calling for a public hearing for March 29, 2016 on the PID Levies and Assessments, approving the preliminary Service Assessment Plan and proposed assessment roll, and directing notice of the March 29, 2016 public hearing for Wells North Public Improvement District Major Improvement Area (MIA) and Neighborhood Improvement Area #1 (NIA#1) and, totaling an approximately 244.1 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171 and generally located north of CR 83, south of CR 88, and east of Carter Ranch, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells North) (Liebman)

Background Information:

At the February 9, 2016 Regular Meeting, the City Council passed a resolution creating the Wells North PID. This resolution outlines the anticipated improvements to be financed by the Wells North Major Improvement Area (MIA) and the Wells North Neighborhood Improvement Area #1 (NIA #1), a preliminary service plan and assessment plan, filing of the proposed assessment rolls, calling for a special called meeting, providing for notice of the public hearing, and considering an ordinance levying assessments.

Public Notice:

N/A

Legal Obligations and Review:

The Resolution determining the cost of authorized improvements for Wells North Major Improvement Area (MIA) and the Wells North Neighborhood Improvement Area #1 (NIA #1), and related documents have been reviewed by the City's land use attorney and bond counsel.

Supporting Documents:

- Resolution approving the cost of authorized improvements for the Wells South Major Improvement Area
- Preliminary Service Assessment Plan
- Assessment Roll

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS TO BE FINANCED BY THE WELLS NORTH PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING PROPOSED ASSESSMENT ROLLS; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLLS WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; NOTICING A PUBLIC HEARING FOR MARCH 29, 2016 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE WELLS NORTH PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

RECITALS

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act") authorizes the governing body (the "City Council") of the City of Celina, Texas (the "City"), to create a public improvement district within the extraterritorial jurisdiction of the City; and

WHEREAS, on February 9, 2016, the City Council conducted a public hearing to consider a petition received by the City on December 21, 2015 titled "Petition for the Creation of a Public Improvement District Within the ETJ of the City of Celina, Texas, for the Wells North Development" requesting the creation of a public improvement district; and

WHEREAS, on February 9, 2016, the City Council approved Resolution No. 2016-12R (the "Authorization Resolution"), authorizing, establishing and creating the Wells North Public Improvement District (the "District"); and

WHEREAS, the City authorized the creation of the District and the issuance of up to \$20,000,000.00 in bonds for the District to finance certain public improvements authorized by the Act for the benefit of the property within the District (the "Authorized Improvements"); and

WHEREAS, the City Council and the City staff have been presented a "Wells North Public Improvement District Preliminary Service and Assessment Plan", including the proposed

assessment rolls attached thereto (the "Proposed Assessment Rolls") (collectively, the "Preliminary SAP"), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

WHEREAS, the Preliminary SAP sets forth the estimated total costs of certain Authorized Improvements to be financed by the District at this time (defined therein as the "Public Improvements") and the Proposed Assessment Rolls state the assessments proposed to be levied against each parcel of land in the District as determined by the method of assessment chosen by the City; and

WHEREAS, the Act requires that the Proposed Assessment Rolls be filed with the City Secretary of the City (the "City Secretary") and be subject to public inspection; and

WHEREAS, the Act requires that a public hearing (the "Assessment Hearing") be called to consider proposed assessments 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 AS FOLLOWS:

SECTION 1. THAT 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. THAT the City Council does hereby accept the Preliminary SAP for the District, including the Proposed Assessment Rolls, a copy of which is attached hereto as **Exhibit A** and 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. THAT the City Council hereby determines that the total costs of the Major Improvements (as defined in the Preliminary SAP) to be financed by the District are as set forth in Table III-B of the Preliminary SAP and the total costs of the Neighborhood Improvement Area #1 Improvements (as defined in the Preliminary SAP) to be financed by the District are as set forth in Table III-C of the Preliminary SAP, which costs do not include the payment of expenses incurred in the administration of the District or related to the issuance of any bonds.

SECTION 4. THAT the City Council's final determination and approval of the costs of the Major Improvements and the Neighborhood Improvement Area #1 Improvements, or any portion thereof, shall be subject to and contingent upon City Council approval of a final Service and Assessment Plan which will include final Assessment Rolls, after the properly noticed and held Assessment Hearing.

SECTION 5. THAT the Proposed Assessment Rolls state the assessment proposed to be levied against each parcel of land in the District 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. THAT the City Council expressly defers the levy of assessments against property within future improvement areas for phase-specific improvements that will benefit only the property within each subsequent improvement area until such time as the costs of such phase-specific improvements can be determined with certainty as referenced in Section III-D and Section IV-E of the Preliminary SAP.

SECTION 7. THAT the City Council hereby authorizes and directs the filing of the Proposed Assessment Rolls with the City Secretary and the same shall be available for public inspection.

SECTION 8. THAT the City Council hereby authorizes, and calls, a public hearing (the Assessment Hearing as defined above) to be held on **March 29, 2016 at 6:00 p.m.** at 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 within the District (which ordinance shall specify the method of payment of the assessments).

SECTION 9. THAT the City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing to be held on March 29, 2016, 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 March 18, 2016 as required by Section 372.016(b) of the Act.

SECTION 10. THAT when the Proposed Assessment Rolls are filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary, on or before March 18, 2016, to mail to owners of property liable for assessment notice of the Assessment Hearing to be held on March 29, 2016 as required by Section 372.016(c) of the Act.

SECTION 11. THAT City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the March 29, 2016 meeting of the City Council.

SECTION 12. THAT this Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED on this the 8th day of March, 2016.

Sean Terry, Mayor

ATTEST:

Vicki Faulkner, City Secretary

EXHIBIT A

PRELIMINARY SERVICE AND ASSESSMENT PLAN

Wells North Public Improvement District

Service and Assessment Plan

Section I

PLAN DESCRIPTION AND DEFINED TERMS

A. Introduction

On February 9, 2016, (the "**Creation Date**"), the City Council (the "**City Council**") of the City of Celina, Texas (the "**City**") approved Resolution No. 2016-12R, which authorized the creation of the Wells North Public Improvement District (the "**PID**") to finance the Actual Costs of the Public Improvements for the benefit of certain property in the PID, all of which is currently located within the extraterritorial jurisdiction of the City and will be annexed into the corporate limits of the City.

Chapter 372 of the Texas Local Government Code (as amended, the "**PID Act**"), governs the creation and operation of public improvement districts within the State of Texas. This Service and Assessment Plan (this "**SAP**") was prepared pursuant to the PID Act. The PID Act requires that a service plan "cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements." The PID Act also requires a service plan "be reviewed and updated annually for the purpose of determining the annual budget for improvements." The service plan for the PID is described in more detail in **Section V** herein.

The Assessment Rolls for the PID are attached hereto as **Appendix A**, **Appendix B**, and **Appendix C** and are addressed in **Section VII** of this SAP. The Special Assessments as shown on the Assessment Rolls are based on the method for establishing and levying the Special Assessments described in **Sections IV** and **VI** of this SAP.

B. Definitions

Capitalized terms shall have the meanings ascribed to them as follows:

"**Actual Cost(s)**" means, with respect to a Public Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Public 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 incurred for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Public Improvement, (b) the costs incurred in preparing the construction plans for such Public Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Public Improvement, (d) the costs incurred for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise) related to such Public Improvement (e) all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen in connection with the acquisition, construction or implementation of such Public Improvement, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal and consulting fees,

financing charges, taxes, governmental fees and charges, insurance premiums, and miscellaneous expenses, and (g) all payments for Administrative Expenses.

“Administrative Expenses” means the administrative, organization, maintenance and operation costs and expenses associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of (i) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, (ii) creating and organizing the PID and preparing the Assessment Rolls, (iii) computing, levying, collecting and transmitting the Special Assessments or the Annual Installments thereof, (iv) maintaining the record of Special Assessments, including payments, reallocations and/or cancellations of the Special Assessments or Annual Installments thereof, (v) issuing, paying, and redeeming the PID Bonds, (vi) investing or depositing the Special Assessments or other monies, (vii) complying with the PID Act with respect to the PID Bonds, (viii) paying the paying agent/registrar’s and trustee’s fees and expenses (including the fees and expenses of its legal counsel) related to the PID Bonds, and (ix) administering the construction of the Public Improvements.

“Administrator” means an employee of the City or third party designee of the City who shall have the responsibilities provided for herein, in an Indenture relating to PID Bonds or in any other agreement approved by the City Council.

“Annual Installment” means, with respect to the Assessed Property, each annual payment of: (i) the Special Assessment (including the principal of and interest on), as shown on the Assessment Rolls attached hereto as **Appendix A**, and **Appendix B**, as applicable, or in an Annual Service Plan Update, and calculated as provided in **Section VI** of this SAP, (ii) Administrative Expenses, (iii) the portion of the interest on the Special Assessment designated for the Prepayment Reserve described in **Section IV** of this SAP, and (iv) the portion of the interest on the Special Assessment designated for the Delinquency Reserve described in **Section IV** of this SAP.

“Annual Service Plan Update” has the meaning set forth in **Section V** of this SAP.

“Assessed Property” or **“Assessed Properties”** means property on which Special Assessments have been levied as shown on the Assessment Rolls attached hereto as **Appendix A**, and **Appendix B**, (as each may be updated each year by the Annual Service Plan Update) and which includes any and all Parcels within the PID other than Non-Benefited Property.

“Assessment Ordinance” means each ordinance adopted by the City Council approving this SAP (or amendments or supplements to the SAP) and levying the Special Assessments.

“Assessment Roll” or “Assessment Rolls” means collectively or separately as applicable, the Major Improvement Area Assessment Roll, and the Neighborhood Improvement Area #1 Assessment Roll included in this SAP as **Appendix A**, and **Appendix B**, respectively, as each may be updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

“Authorized Improvements” means improvements authorized by Section 372.003 of the PID Act including those listed in **Section III.A** of this SAP.

“City” means the City of Celina, Texas.

“City Council” means the duly elected governing body of the City.

“Commercial Parcel” means a Parcel located within the PID which has been designated at the time of the adoption of the initial Assessment Rolls and approval of this SAP for the future development of commercial uses such as, but not limited to, office buildings, retail shopping centers, and multi-family residential projects.

“County” means Collin County, Texas.

“Delinquency Reserve” has the meaning set forth in **Section IV.K** of this SAP.

“Delinquent Collection Costs” means interest, penalties and expenses incurred or imposed with respect to any delinquent Special Assessment, or an Annual Installment thereof, in accordance with the PID Act which includes the costs related to pursuing collection of such delinquent Special Assessment, or an Annual Installment thereof, and the costs related to foreclosing the lien against the Assessed Property, including attorney’s fees.

“Developer” means Celina Development North, LLC, a Texas limited liability company, including its successors and assigns.

“Development Agreement” means that certain "Development Agreement" by and between the City and The George White Family Limited Partnership and related to the Property entered into as of November 10, 2015 as the same may be amended from time to time.

“Future Neighborhood Improvement Areas” means those Neighborhood Improvement Areas to be defined and developed after Neighborhood Improvement Area #1, and within the boundaries of the PID but which are not subject to development at this time.

“Future Neighborhood Improvement Area Bonds” means bonds issued to fund Future Neighborhood Improvement Area Improvements (or a portion thereof) in a Future Neighborhood Improvement Area that are secured by Special Assessments levied on Assessed Property within such Future Neighborhood Improvement Area. In connection with Future Neighborhood Improvement Area Bonds, Special Assessments related to such Future Neighborhood Improvement Area Bonds will be levied only on property located within the applicable Future Neighborhood Improvement Area to finance Public Improvements which will only benefit such Future Neighborhood Improvement Area.

“Future Neighborhood Improvement Area Improvements” means those Public Improvements which will confer a special benefit on the related Future Neighborhood Improvement Area.

“Indenture” means an indenture of trust, trust agreement, ordinance or similar document between the City and Trustee setting forth the terms and other provisions relating to a series of PID Bonds, as modified, amended, and/or supplemented from time to time.

“Lot” means (i) for any portion of the Property for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a “lot” in such subdivision plat, and (ii) for any portion of the Property for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, or other uses), 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 based on the front footage of the Lot, as determined by the Administrator and confirmed by the City Council.

“Major Improvements” means the Public Improvements which benefit all Assessed Property within the PID and are described in **Section III.B.**

“Major Improvement Area” means the property within the PID not within Neighborhood Improvement Area #1, as generally shown on **Table II-B** and as specifically described in **Appendix C** and as depicted in **Appendix E**.

“Major Improvement Area Assessed Property” means, for any year, all Parcels within the Major Improvement Area other than Non-Benefited Property and listed in the Major Improvement Area Assessment Roll against which Special Assessments relating to the Major Improvement Area Projects are levied.

“Major Improvement Area Assessment Roll” means the document included in this SAP as **Appendix A**, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of the Major Improvement Area Bonds or in connection with any Annual Service Plan Update.

“Major Improvement Area Bonds” means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Major Improvement Area Project) that are secured by Special Assessments levied on Major Improvement Area Assessed Property.

“Major Improvement Area Projects” means the Major Improvement Area's proportionate share of the Major Improvements.

“Neighborhood Improvement Area” means one or more Parcels within the PID that are anticipated to be developed in the same general time period. The Parcels within a Neighborhood Improvement Area other than the Non-Benefited Property will be assessed in connection with the issuance of PID Bonds for the Public Improvements (or the portion thereof) designated in an update to the Assessment Plan that specially benefit the Assessed Property within said Neighborhood Improvement Area, but any Parcels outside of the Neighborhood Improvement Area will not be assessed.

“Neighborhood Improvement Area #1” means the property within the PID as depicted on the map on **Table II.B** consisting of approximately 104.24 acres within the PID and as specifically described in **Appendix C** and as depicted in **Appendix E**.

“Neighborhood Improvement Area #1 Assessed Property” means, for any year, all Parcels within Neighborhood Improvement Area #1 other than Non-Benefited Property and listed in the Neighborhood Improvement Area #1 Assessment Roll against which Special Assessments relating to the Neighborhood Improvement Area #1 Improvements are levied.

“Neighborhood Improvement Area #1 Assessment Roll” means the Assessment Roll covering Neighborhood Improvement Area #1 included in this SAP as **Appendix B**, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act.

“Neighborhood Improvement Area #1 Bonds” means those certain City of Celina, Texas Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Neighborhood Improvement Area #1 Project) that are secured by Special Assessments levied on the Neighborhood Improvement Area #1 Assessed Property.

“Neighborhood Improvement Area #1 Improvements” means those Public Improvements that confer a special benefit solely on Neighborhood Improvement Area #1

and are described in **Section III.C**; and, that are to be financed with Neighborhood Improvement Area #1 Bonds.

“Neighborhood Improvement Area #1 Projects” means the Neighborhood Improvement Area #1 Improvements and the portion of the Major Improvements described in **Section III.B** allocable to Neighborhood Improvement Area #1.

“Non-Benefited Property” means Parcels within the boundaries of the PID that accrue no special benefit from the Public Improvements as determined by City Council, which may include Public Property. Property identified as Non-Benefited Property at the time the Special Assessments (i) are levied or (ii) are reallocated pursuant to a subdivision of a Parcel is not assessed. Assessed Property converted to Non-Benefited Property, if the Special Assessments may not be reallocated pursuant to **Section VI.E** or **Section VI.F**, remains subject to the Special Assessments and requires the Special Assessments to be prepaid as provided for in **Section VI.G**.

“Owner” means Hillwood Enterprises, L.P., a Texas limited partnership, or other entity affiliated with Hillwood Enterprises, L.P.

“Owner’s Association” means a homeowner’s association or property owner’s association.

“Owner’s Association Special Assessment Allocation” means 1% of the total Special Assessment for a specific Parcel or Neighborhood Improvement Area that is allocated to cover the PID benefit received by the Owner’s Association from the Public Improvements benefitting the Owner’s Association Property.

“Owner’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 easement, to an owners’ association established for the benefit of a group of homeowners or property owners within the PID.

“Parcel” means a property identified by either a tax map identification number assigned by the Collin County Appraisal District for real property tax purposes, by metes and bounds description, by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

“PID” means the Wells North Public Improvement District created by the City pursuant to Resolution No. 2016-12R approved February 9, 2016.

“PID Act” means Chapter 372 of the Texas Local Government Code, as amended.

“PID Bonds” means the Major Improvement Area Bonds, the Neighborhood Improvement Area #1 Bonds, and any Future Neighborhood Improvement Area Bonds which may be issued to finance Public Improvements in the Major Improvement Area, Neighborhood Improvement Area #1, or in the Future Neighborhood Improvement Areas.

“Prepayment Costs” mean interest and Administrative Expenses, to the extent not paid in an Annual Installment, plus any additional amounts due pursuant to the Indenture related to the PID Bonds, if any, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment and the PID Bonds secured by such Assessment, each to the date of prepayment and to the extent each is allowable by law.

“Prepayment Reserve” has the meaning set forth in **Section IV.J** of this SAP.

“Property” means the approximately 244 acres of property depicted and described by metes and bounds on Exhibit A to Resolution No. 2016-12R as adopted by City Council on February 9, 2016 and is legally described in **Appendix C** to this SAP and is depicted in **Table II.A** of this SAP.

“Public Improvements” mean the Authorized Improvements designed, constructed, and installed in accordance with this SAP for which Special Assessments are levied against the Assessed Property that receives a special benefit from such improvement.

“Public Property” means real property, right-of-way and easements located within the boundaries of the PID owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district, a public utility provider or any other political subdivision or public agency, whether in fee simple, through an easement, prescription, or by plat.

“Residential Parcel” means a Parcel located within the PID which has been designated at the time of the adoption of the initial Neighborhood Improvement Area #1 Assessment Roll and approval of this SAP for the future development of single family residential homes.

“Service and Assessment Plan” or **“SAP”** means this Wells North Public Improvement District Service and Assessment Plan (as such plan is amended, supplemented or updated from time to time) approved by the City Council in the first Assessment Ordinance.

“Special Assessment” means the 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 created by such subdivision or reduction according to the provisions hereof and the PID Act.

“Trustee” means the trustee as specified in an Indenture, and any successor thereto permitted under such Indenture.

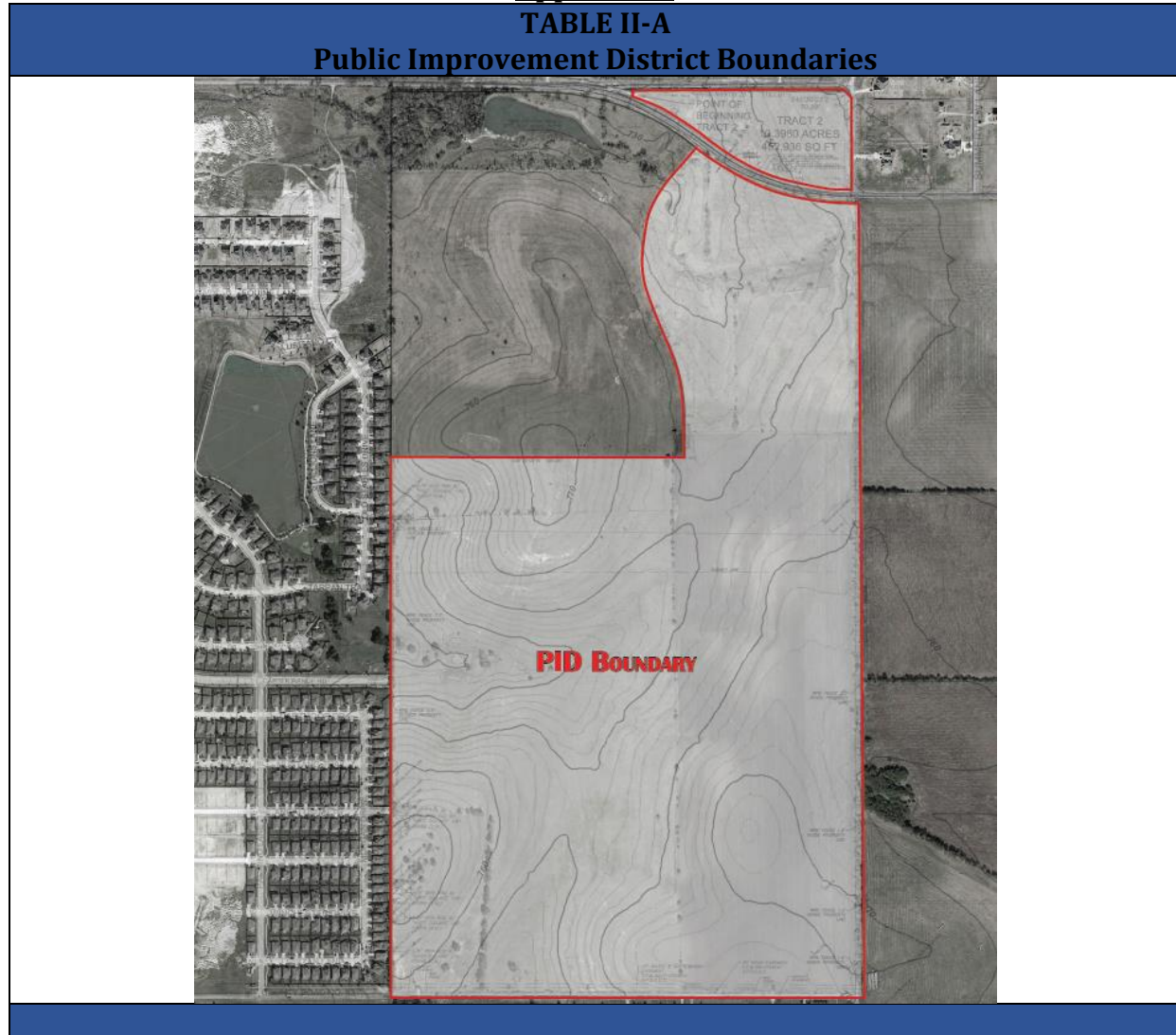
Section II

PROPERTY INCLUDED IN THE PID

A. Property Included in the PID

The PID is comprised of the Property. The PID is currently located entirely within the City's extraterritorial jurisdiction; but, the Property will be annexed into the City's corporate limits as provided for in the Development Agreement. The PID contains approximately 244 acres planned for development to include a combination of residential and commercial development as well as the associated rights-of-way, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

A map of the property within the PID is shown in Table II-A. Legal descriptions for all Parcels within the PID are included in Appendix E.



B. Property Located in the Major Improvement Area and Neighborhood Improvement Area #1

The Major Improvement Area consists of approximately 139.9 acres. Neighborhood Improvement Area #1 consists of approximately 104.24 acres projected to consist of 337 single family residential units, to be developed in one phase and which will be specially benefitted by the Public Improvements described in **Section III.C.**

A map of the property within the PID and Neighborhood Improvement Area #1 is shown in **Table II-B.** Legal descriptions for all Parcels within the PID are included in **Appendix E.**

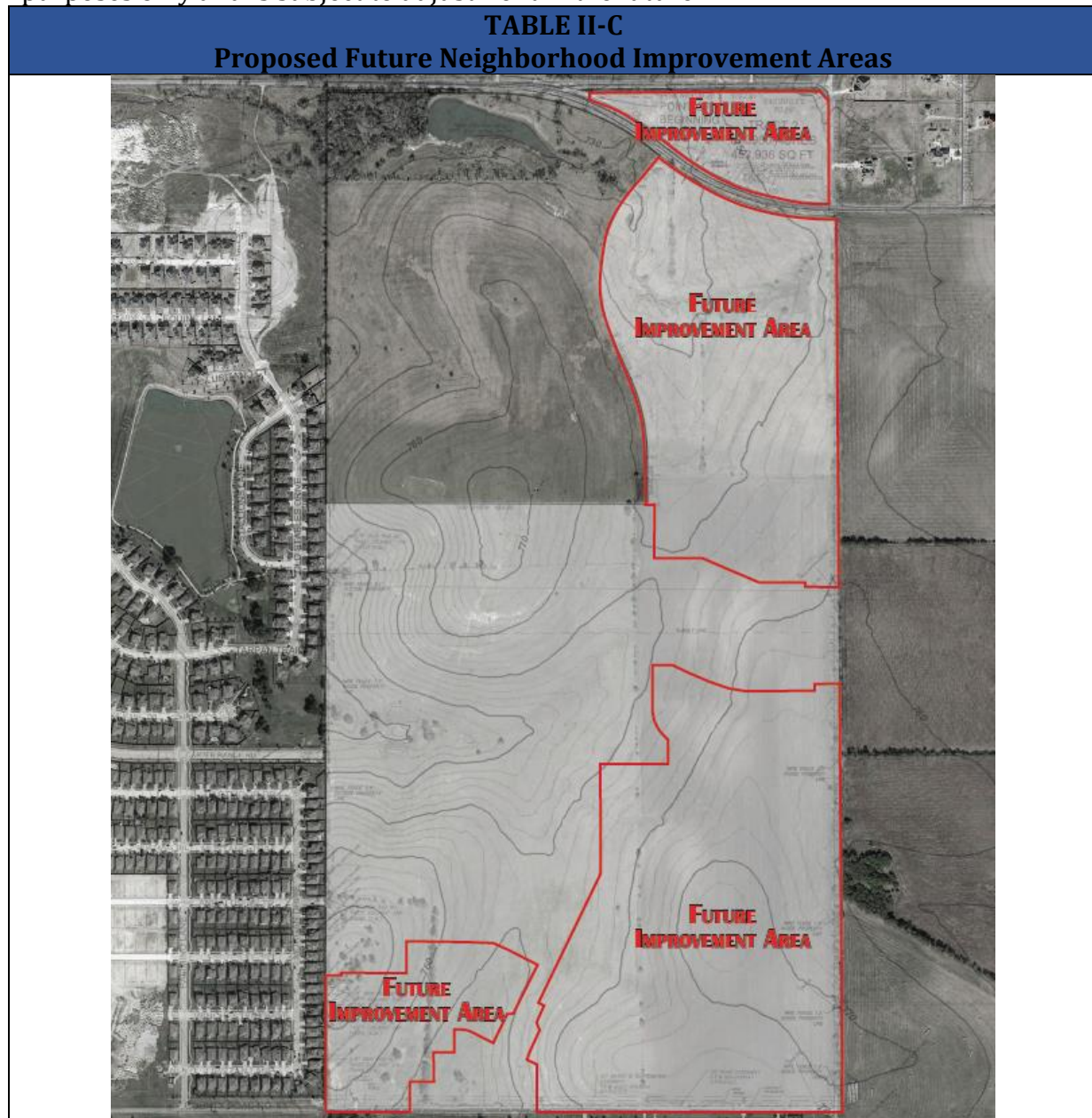
**TABLE II-B
Public Improvement District Boundaries**



C. Property Included in Future Neighborhood Improvement Areas

As Future Neighborhood Improvement Areas are developed and in connection with the issuance of any Future Neighborhood Improvement Area Bonds, this Service and Assessment Plan will be amended to revise the table shown in **Section II.B** above (e.g. **Table II-B** will be revised to show the addition of such Future Neighborhood Improvement Area).

A map of the projected property within each Future Neighborhood Improvement Area is shown in **Table II-C**. The Future Neighborhood Improvement Area is shown for illustrative purposes only and is subject to adjustment in the future.





Section III

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

A. Authorized Improvement Overview

Section 372.003 of the PID Act identifies the authorized improvements that a City may choose to undertake with the establishment of a PID. The Authorized Improvements identified in the PID Act 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 mall;
- (v) acquisition and installment of pieces of art;
- (vi) acquisition, construction or improvement of libraries;
- (vii) acquisition, construction or improvement of off-street parking facilities;
- (viii) acquisition, construction or improvement of 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) development, rehabilitation, or expansion of affordable housing.

The City has determined that of the improvements authorized under the PID Act, it will undertake at this time only those Public Improvements more particularly described in **Section III.B**, **Section III.C** and **Section III.D**. Any change to the list of Public Improvements, including any Future Neighborhood Improvement Area Improvements as described in **Section III.D**, will require the approval of the City.

B. Descriptions and Costs of Major Improvements

The Major Improvements benefit the entire PID. However, Major Improvement Area Assessed Property does not include Neighborhood Improvement Area #1 Assessed Property; therefore the costs of the Major Improvements are allocated proportionally between Major Improvement Area Assessed Property and the Neighborhood Improvement Area #1 Assessed Property based on the costs of neighborhood improvements planned within their respective boundaries. Major Improvement Area Bonds will fund the Major Improvement Area's proportionate share of the costs of the Major Improvements (the "Major Improvement Area Projects"); and, Neighborhood Improvement Area #1 Bonds will fund both Neighborhood Improvement Area #1's proportionate share of the costs of the Major Improvements as well as the Neighborhood Improvement Area #1 Improvements (collectively, the "Neighborhood Improvement Area #1 Projects"). This cost allocation between the Major Improvement Area and Neighborhood Improvement Area #1 is shown in more detail on **Table IV-C**.

The Major Improvements are described below. **Table III-B** shows the Actual Costs of the Major Improvements. The Actual Cost to construct the Major Improvements is \$3,534,000. The costs shown in **Table III-B** may be revised in Annual Service Plan Updates.

The Actual Costs for Major Improvements are to be funded from (i) the proceeds of the Major Improvement Area Bonds, (ii) a portion of the proceeds of the Neighborhood Improvement Area #1 Bonds, and (iii) from funds contributed by the Developer, all as described herein.

A description of the Major Improvements follows:

- *Storm Drainage*
 - The storm drainage improvement portion of the Major Improvements consists of the construction of four detention ponds and appurtenances thereto to appropriately control and convey storm water. The storm drainage improvements will be constructed according to City standards.
- *Wastewater*
 - The wastewater 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 Major Improvement Area Assessed Property. The wastewater improvements will be constructed according to City standards.

- *Water*
 - 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 constructed according to City standards.
- *Road Improvements*
 - The road improvement portion of the Major Improvements consists of the construction of perimeter road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Major Improvement Area Assessed Property. The City has determined that the acquisition of rights-of-way related to road improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The road improvements will be constructed according to City standards.
- *CCN Certificate*
 - A portion of the proceeds will be used to reimburse the City for payments made to the Marilee Special Utility District (the “Marilee SUD”) to secure the release by the Marilee SUD in favor of the City of a water certificate of convenience and necessity (a “CCN”) for approximately 31.3 acres within the property in the District. Such release shall be pursuant to that certain Full and Final Settlement and Release between the City and Marilee SUD (formerly known as Gunter Special Utility District and Gunter Rural Water Supply Corporation) including the Addendums approved by those parties in March 2006, March 2009, and March 2011. The City holds a water certificate of convenience and necessity for the remaining portion of the property within the District.

**Table III-B
Major Improvements Costs**

Description	NIA #1	MIA	Total
<i>Authorized Improvements</i>			
Storm Drainage	161,000	302,000	463,000
Waste Water	202,000	377,000	579,000
Water	81,000	152,000	233,000
Road Improvements	517,000	968,000	1,485,000
ROW Acquisition	256,000	479,000	735,000
CCN Certificate	14,000	25,000	39,000
Total Authorized Improvements	\$ 1,231,000	\$ 2,303,000	\$ 3,534,000

Note: Costs provided by Huitt-Zollars Engineering. 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 amount does not change.

C. Descriptions and Costs of Neighborhood Improvement Area #1 Projects

The Neighborhood Improvement Area #1 Projects are described below. **Table III-C** shows the estimated Actual Costs to construct the Neighborhood Improvement Area #1 Projects are \$6,423,000 and includes Neighborhood Improvement Area #1's allocable share of the Major Improvements described above in **Section III.B**. The proceeds of the Neighborhood Improvement Area #1 Bonds will only fund the Neighborhood Improvement Area #1 Projects which benefit Neighborhood Improvement Area #1 Assessed Property. The Actual Costs shown in **Table III-C** may be revised through Annual Service Plan Updates.

The Actual Costs for Neighborhood Improvement Area #1 Projects are to be funded both from the proceeds of the Neighborhood Improvement Area #1 Bonds as described herein and from funds contributed by the Developer.

A description of the Neighborhood Improvement Area #1 Improvements follows:

- *Storm Drainage*
 - The storm drainage improvement portion of the Neighborhood Improvement Area #1 Improvements consists of the construction of detention ponds and appurtenances thereto to appropriately control and convey storm water. The storm drainage improvements will be constructed according to City standards.

- *Wastewater*
 - The wastewater improvement portion of the Neighborhood Improvement Area #1 Improvements consists of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to Neighborhood Improvement Area #1 Assessed Property.
- *Water*
 - The water improvement portion of the Neighborhood Improvement Area #1 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Neighborhood Improvement Area #1 Assessed Property. The water improvements will be constructed according to City standards.
- *Road Improvements*
 - The road improvement portion of the Neighborhood Improvement Area #1 Improvements consists of the construction of road and thoroughfare improvements, including related paving, sidewalks, retaining walls, signage, and traffic control devices, and the acquisition of related rights-of-way, as described in the Development Agreement and which benefit the Neighborhood Improvement Area #1 Assessed Property. The City has determined that the acquisition of rights-of-way related to road improvements as described in the Development Agreement meets the requirements of its current policy on the financing of roadway rights-of-way through public improvement district assessments. The road improvements will be constructed according to City standards.
- *CCN Certificate*
 - A portion of the proceeds will be used to reimburse the City for payments made to the Marilee Special Utility District (the “Marilee SUD”) to secure the release by the Marilee SUD in favor of the City of a water certificate of convenience and necessity (a “CCN”) for approximately 31.3 acres within the property in the District. Such release shall be pursuant to that certain Full and Final Settlement and Release between the City and Marilee SUD (formerly known as Gunter Special Utility District and Gunter Rural Water Supply Corporation) including the Addendums approved by those parties in March 2006, March 2009, and March 2011. The City holds a water certificate of convenience and necessity for the remaining portion of the property within the District.

**Table III-C
Neighborhood Improvement Area #1 Costs**

Description	Major	Onsite	Total
<i>Authorized Improvements</i>			
Storm Drainage	161,000	621,000	782,000
Waste Water	202,000	579,000	781,000
Water	81,000	569,000	650,000
Road Improvements	517,000	3,423,000	3,940,000
ROW Acquisition	256,000	-	256,000
CCN Certificate	14,000	-	14,000
Total Authorized Improvements	\$ 1,231,000	\$ 5,192,000	\$ 6,423,000

Note: Costs provided by Huitt-Zollars Engineering. 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 Authorized Improvements amount does not change.

D. Future Neighborhood Improvement Area Improvements

As Future Neighborhood Improvement Areas are developed and Future Neighborhood Improvement Area Bonds are issued, this SAP will be amended to identify the specific Future Neighborhood Improvement Area Improvements that confer a special benefit to the property inside each Future Neighborhood Improvement Area (e.g. a **Table III-E** will be added to show the costs for the specific Future Neighborhood Improvement Area Improvements financed within the specific Future Neighborhood Improvement Area being developed.)

Section IV

ASSESSMENT PLAN

A. Introduction

The PID Act requires the City Council to apportion the cost of the Public Improvements based on the special benefits conferred to each Parcel from the Public Improvements. The PID Act provides that the Actual Costs 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 City Council may establish the methods of assessing the special benefits for various classes of improvements.

Table IV-C details the allocation of costs of the Major Improvements between the Major Improvement Area Assessed Property and the Neighborhood Improvement Area #1 Assessed Property. **Table IV-D** details the allocation of costs of the Neighborhood Improvement Area #1 Projects which consist of Neighborhood Improvement Area #1's proportionate share of the costs of the Major Improvements and all of the costs of the Neighborhood Improvement Area #1 Improvements.

This section of this Service and Assessment Plan is intended to describe the special benefit conferred to each Parcel within the PID as a result of the Major Improvements, and the Neighborhood Improvement Area #1 Improvements, to provide the basis and justification for the determination that this special benefit exceeds the amount of the Special Assessments, and to explain the methodologies by which the City Council allocates and reallocates the special benefit of the Major Improvements, and Neighborhood Improvement Area #1 Improvements to Parcels or Lots so that there is an equal share of the Actual Cost being apportioned to Parcels or Lots similarly benefited. The determination by the City Council of the assessment methodology 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 Owners and all future owners and developers of any Assessed Property.

The timetable for the development of Future Neighborhood Improvement Areas are difficult to establish at this time and, as such, the special benefit conferred by Future Neighborhood Improvement Area Improvements, if any, cannot be determined with absolute certainty. Accordingly, it is hereby understood and acknowledged by the City and the Owner that the Special Assessments associated with the Major Improvement Area Bonds and the Neighborhood Improvement Area #1 Bonds are the only Special Assessments that can be addressed with reasonable certainty in this SAP. As a result, this SAP will need to be amended by the City Council, if and when a Future Neighborhood Improvement Area is developed and Future Neighborhood Improvement Area Bonds, if any, are issued.

B. Special Benefit

The Assessed Property must receive a direct and special benefit from the Public Improvements, which must be equal to or greater than the amount of the Special Assessments. The Major Improvements are provided for the benefit of the Major Improvement Area Assessed Property and the Neighborhood Improvement Area #1 Assessed Property; and, the Neighborhood Improvement Area #1 Improvements are provided solely for the benefit of the Neighborhood Improvement Area #1 Assessed Property.

When the City Council approved this SAP, the Owner owned 100% of the Major Improvement Area Assessed Property and Neighborhood Improvement Area #1 Assessed Property. The Owner has acknowledged that the Major Improvements and Neighborhood Improvement Area #1 Improvements confer a special benefit on the Assessed Property and consented to the imposition of the Special Assessments to pay for the Actual Costs associated therewith. The Owner has ratified, confirmed, accepted, agreed to and approved: (i) the determinations and findings by the City Council as to the special benefits described herein and the Assessment Ordinance; (ii) this SAP and the Assessment Ordinance, and (iii) the levying of Special Assessments on the Major Improvement Area Assessed Property and the Neighborhood Improvement Area #1 Assessed Property.

The City Council determined that funding the Actual Costs for the Major Improvements, and the Neighborhood Improvement Area #1 Improvements through the PID is beneficial to the City and the Assessed Property. Accordingly, the Major Improvements, and the Neighborhood Improvement Area #1 Improvements confer a special benefit to the Assessed Property, and such special benefit exceeds the amount of the Special Assessment levied on the Major Improvement Area Assessed Property and the Neighborhood Improvement Area #1 Assessed Property. This conclusion is supported by the evidence, information, and testimony provided to the City Council.

C. Allocation of Actual Costs of Major Improvements

The Major Improvements will provide a special benefit to the Property, other than the Non-Benefited Property, in the Major Improvement Area and the Property, other than the Non-Benefited Property, in the Neighborhood Improvement Area #1. The Actual Costs of the Major Improvements are, therefore, allocated to the Major Improvement Area Assessed Property and the Neighborhood Improvement Area #1 Assessed Property, as shown in **Table IV-C**. The costs detailed in **Table IV-C** are subject to revision through the Annual Service Plan Updates, but may not result in increased Special Assessments except as authorized under this SAP or the PID Act.

Table IV-C Cost Allocation of Major Improvements					
Authorized Improvement	Total Cost (a)	NIA #1 Major Improvements		MIA Major Improvements	
		% Allocation	Share of Costs	% Allocation	Share of Costs
Storm Drainage	463,000	35%	161,000	65%	302,000
Waste Water	579,000	35%	202,000	65%	377,000
Water	233,000	35%	81,000	65%	152,000
Road Improvements	1,485,000	35%	517,000	65%	968,000
ROW Acquisition	735,000	35%	256,000	65%	479,000
CCN Certificate	39,000	36%	14,000	64%	25,000
Total Authorized Improvements	\$ 3,534,000		\$ 1,231,000		\$ 2,303,000

(a) See Table III-B for details. Any Public Improvement that is allocated 100% to the Assessed Property would be required to be built on a stand-alone basis.

D. Allocation of Actual Costs of Neighborhood Improvement Area #1 Projects

The Neighborhood Improvement Area #1 Projects include the Neighborhood Improvement Area #1 Improvements which will provide a special benefit only to the Property, other than the Non-Benefited Property, in Neighborhood Improvement Area #1, plus an allocable share of the Major Improvements as described in **Section IV.C** above. The Actual Costs of the Neighborhood Improvement Area #1 Projects are, therefore, allocated entirely to Neighborhood Improvement Area #1 Assessed Property, as shown in **Table IV-D**. The costs detailed in **Table IV-D** are subject to revision through the Annual Service Plan Updates, but may not result in increased Special Assessments except as authorized under this SAP or the PID Act.

Table IV-D Cost Allocation of Neighborhood Improvement Area #1 Projects					
Authorized Improvement	Total Cost (a)	NIA #1 Major Improvements		NIA #1 Onsite Improvements	
		% Allocation	Share of Costs	% Allocation	Share of Costs
Storm Drainage	782,000	21%	161,000	79%	621,000
Waste Water	781,000	26%	202,000	74%	579,000
Water	650,000	12%	81,000	88%	569,000
Road Improvements	3,940,000	13%	517,000	87%	3,423,000
ROW Acquisition	256,000	100%	256,000	0%	-
CCN Certificate	14,000	100%	14,000	0%	-
Total Authorized Improvements	\$ 6,423,000		\$ 1,231,000		\$ 5,192,000

(a) See Table III-C for details. Any Public Improvement that is allocated 100% to the Assessed Property would be required to be built on a stand-alone basis.

E. Allocation of Actual Costs of Future Improvement Area Improvements

As Future Neighborhood Improvement Areas are developed and Future Neighborhood Improvement Area Bonds are issued, this SAP will be amended to identify the specific Future Neighborhood Improvement Area Improvements that confer a special benefit to the property inside such Future Neighborhood Improvement Areas (e.g. **Table IV-E** will be created and amended to show the allocation of Actual Costs for Future Neighborhood Improvement Area Improvements.)

F. Special Assessment Methodology

The City Council may assess Actual Costs against Assessed Property so long as the special benefit conferred upon the Assessed Property by the Public Improvements equals or exceeds the amount of the Special Assessments. The Actual Costs may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

- *Assessment Methodology for Major Improvement Area*

For purpose of this SAP, 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 Special Assessment across all Parcels and Lots within the Major Improvement Area based on the ratio of the estimated build out value of each Lot to the total build out value for all Parcels. **Table IV-F.1** summarizes the allocation of the Special Assessments relating to the Major Improvement Area Bonds for the Assessed Property.

Based on the costs provided by the Owner for the Public Improvements, the City Council has determined that the benefit to the Assessed Property from the Public Improvements is at least equal to the Special Assessments levied on the Assessed Property.

The Special Assessments and Annual Installments for each Parcel or Lot located in the Major Improvement Area is shown on the Assessment Roll, attached as **Appendix A**, and no Special Assessment shall be changed except as authorized by this SAP or the PID Act. **Table IV-F.1** summarizes the initial allocation of the Special Assessment relating to the Major Improvement Area Bonds for the Major Improvement Area Assessed Property at the time the Assessment Ordinance relating to the Major Improvement Area Bonds was adopted by the City Council. This SAP will be modified by the City Council as appropriate based on the actual amount of Major Improvement Area Bonds that are sold.

Table IV-F.1 Major Improvement Area Special Assessment Allocation											
	Lot Size	Units/SF	Finished Lot Value per Unit	AV per Unit	Estimated Build Out Value	Total Special Assessment	Annual Installment (1 st Full Year After Cap I)	Special Assessment Per Unit/SF	Annual Installment Per Unit/SF	Equivalent Tax Rate (per \$100/AV)	
Phase 2	50'	78	\$ 65,723	\$ 328,615	\$ 25,632,000	\$ 380,844	\$ 38,041	\$ 4,883	\$ 488	\$ 0.15	
	60'	65	78,702	393,508	25,578,000	380,042	37,961	5,847	584	0.15	
	70'	-	-	-	-	-	-	-	-	-	
	HOA					7,686	768				
	Subtotal	143			\$ 51,210,000	\$ 768,572	\$ 76,770				
Phase 3	50'	121	68,340	341,702	\$ 41,346,000	\$ 614,325	\$ 61,363	\$ 5,077	\$ 507	\$ 0.15	
	60'	38	80,697	403,484	\$ 15,332,400	\$ 227,811	\$ 22,755	\$ 5,995	\$ 599	\$ 0.15	
	70'	127	96,620	483,099	\$ 61,353,600	\$ 911,601	\$ 91,057	\$ 7,178	\$ 717	\$ 0.15	
	HOA					17,715	1,769				
	Subtotal	286			\$ 118,032,000	\$ 1,771,452	\$ 176,945				
Phase 4	50'	80	69,435	347,175	\$ 27,774,000	\$ 412,670	\$ 41,220	\$ 5,158	\$ 515	\$ 0.15	
	60'	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	70'	-	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Commercial	152,460	5.00	115	\$ 17,532,900	\$ 260,506	\$ 26,021	\$ 1.71	\$ 0.17	\$ 0.15	
	HOA					6,800	679				
	Subtotal	80			\$ 45,306,900	\$ 679,977	\$ 67,921				
Total		509			\$ 214,548,900	\$ 3,220,000	\$ 321,636				

Note: Estimates based on information available as of XX/XX/16, the date the original SAP was adopted by the City Council. Although the actual unit counts and estimated unimproved land value may vary from the estimates shown above, the initial assessment allocation for each Lot Type will not change unless modified in a Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with PID Bonds. The above estimate assumes a 7.5% interest rate and a 31 year term for the PID Bonds and an annual administrative expense of \$30,000 increasing at 2.0% per year.

- Assessment Methodology for Neighborhood Improvement Area #1

For purpose of this SAP, the City Council has determined that the Actual Costs of the portion of the Neighborhood Area #1 Projects to be financed with the Neighborhood Improvement Area #1 Bonds shall be allocated to the Neighborhood Improvement Area #1 Assessed Property by spreading the entire Special Assessment across all Lots within the Neighborhood Improvement Area #1 based on the ratio of the estimated build out value of each Lot to the total build out value for the Neighborhood Improvement Area #1. **Table IV-F.2** summarizes the allocation of the Special Assessments relating to PID Bonds for the Neighborhood Area #1 Assessed Property.

Based on the costs provided by the Owner for the Neighborhood Area #1 Projects, the City Council has determined that the benefit to the Neighborhood Area #1 Assessed Property from the Neighborhood Area Public Projects is at least equal to the Special Assessments levied on the Neighborhood Improvement Area #1 Assessed Property.

The Special Assessments and Annual Installments for each Parcel or Lot located in Neighborhood Improvement Area #1 are shown on the Assessment Roll, attached as **Appendix B**, and no Special Assessment shall be changed except as authorized by this SAP or the PID Act. **Table IV-F.2** summarizes the initial allocation of the Special Assessment relating to the Neighborhood Improvement Area #1 Bonds for the Neighborhood Improvement Area #1 Assessed Property at the time the Assessment Ordinance relating to the Neighborhood Improvement Area #1 Bonds was adopted by the City Council. This SAP will be modified by the City Council as appropriate based on the actual amount of Neighborhood Improvement Area #1 Bonds that are sold.

Table IV-F.2 Neighborhood Improvement Area #1 Special Assessment Allocation										
	Lot Size	Units/SF	Finished Lot		Estimated Build Out Value	Total Special Assessment	Annual Installment (1st Full Year After Cap I)	Special Assessment Per Unit/SF	Annual Installment Per Unit/SF	Equivalent Tax Rate (per \$100/AV)
			Value per Unit	AV per Unit						
Phase 1	50'	184	\$ 62,465	\$ 312,326	\$ 57,468,000	\$ 3,075,004	\$ 258,207	\$ 16,712	\$ 1,403	\$ 0.45
	60'	149	\$ 74,334	\$ 371,670	\$ 55,378,800	\$ 2,963,214	\$ 248,820	\$ 19,887	\$ 1,670	\$ 0.45
	70'	4	\$ 93,240	\$ 466,200	\$ 1,864,800	\$ 99,782	\$ 8,379	\$ 24,945	\$ 2,095	\$ 0.45
	HOA					\$ 62,000	\$ 5,206			
	Total	337			\$ 114,711,600	\$ 6,200,000	\$ 520,611			

Note: Estimates based on information available as of XX/XX/16, the date the original SAP was adopted by the City Council. Although the actual unit counts and estimated unimproved land value may vary from the estimates shown above, the initial assessment allocation for each Lot Type will not change unless modified in a Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with PID Bonds. The above estimate assumes a 6.25% interest rate and a 31 year term for the PID Bonds and an annual administrative expense of \$30,000 increasing at 2.0% per year.

- *Assessment Methodology for Future Neighborhood Improvement Areas*

When and if the Future Neighborhood Improvement Areas are developed and the issuance of Future Neighborhood Improvement Area Bonds are contemplated, this SAP will be amended to determine the assessment methodology necessary to apply equal shares of the Actual Costs of Future Neighborhood Improvement Area Improvements on Assessed Property similarly benefited within that Future Neighborhood Improvement Area.

G. **Special Assessment and Annual Installments**

The Special Assessments for the Major Improvement Area Bonds, and the Neighborhood Improvement Area #1 Bonds will be levied on each Parcel or Lot according to the Major Improvement Area Assessment Roll and according to the Neighborhood Improvement Area #1 Assessment Roll, as applicable. The Annual Installments for the Major Improvement Area Bonds and the Neighborhood Improvement Area #1 Bonds will be collected on the dates and in the amounts shown on the Major Improvement Area Assessment Roll and the Neighborhood Improvement Area #1 Assessment Roll, subject to revisions made during an Annual Service Plan Update.

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 or Lot based on the amount of outstanding assessment remaining on the Parcel or Lot. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Major Improvement Area Assessment Roll, and the Neighborhood Improvement Area #1 Assessment Roll, shown on Appendix A, and Appendix B, respectively, which are subject to revision through Annual Service Plan Updates.

I. Excess Interest Rate

Pursuant to the PID Act, the interest rate for Special Assessments may exceed the actual interest rate per annum paid on bonds issued by a PID by no more than one half of one percent (0.50%) per annum, (the "Excess Interest Rate"). Forty percent (40.0%) of the funds generated by the Excess Interest Rate (i.e. 0.20%) per annum will be dedicated to fund the Prepayment Reserve as described in **Section IV.J** below. The remaining sixty percent (60.0%) balance of the funds generated by the Excess Interest Rate (i.e. 0.30%) per annum is dedicated to the Delinquency Reserve as described in **Section IV.K** below.

J. Prepayment Reserve

As described above, a portion of the funds generated by the Excess Interest Rate will be allocated to fund the associated interest charged between the date of prepayment of a Special Assessment and the date on which related PID Bonds are actually redeemed (the "Prepayment Reserve"). The Prepayment Reserve shall be funded each year until it reaches 1.5% of the par amount of the related PID Bonds, but in no event will the annual collections be more than 0.20% per annum higher than the actual interest rate paid on the related PID Bonds. If the PID Act is subsequently amended to allow a prepayment of a Special Assessment to include all applicable interest from the date of prepayment through and including the date of the regularly scheduled PID Bond payments to be charged upon the prepayment of the Special Assessment, the 0.20% per annum allocated to fund the associated interest charged between the date of prepayment of the Special Assessment and the date on which PID Bonds are actually prepaid may be eliminated at the election of the City. If the Prepayment Reserve requirement is so eliminated or in a given year the additional reserve is fully funded at 1.5% of the par amount of the PID Bonds, the City can allocate the Prepayment Reserve component of the Excess Interest Rate collected during that year to the Delinquency Reserve or to pay Administrative Expenses as set forth in the Indenture.

K. Delinquency Reserve

As described above, a portion of the funds generated by the Excess Interest Rate will be allocated to offset any possible delinquent payments. This additional reserve (the “**Delinquency Reserve**”) shall be funded each year up to 4.0% of the par amount of the related PID Bonds, but in no event will the annual collection of the Delinquency Reserve be more than 0.30% per annum higher than the actual interest rate paid on the related PID Bonds. If in a given year the additional reserve is fully funded at 4.0% of the par amount of the related PID Bonds, the City can allocate the Delinquency Reserve component of the Excess Interest Rate collected during that year to redeem PID Bonds as set forth in the Indenture.

Section V

SERVICE PLAN

The PID Act requires the Service Plan (i) cover a period of at least five years, and (ii) define the annual projected costs and indebtedness for the Public Improvements undertaken within the PID during the five year period. It is anticipated that it will take approximately __ months for the Major Improvement Area Projects to be constructed. It is anticipated that it will take approximately __ months for the Neighborhood Improvement Area #1 Projects to be constructed.

The Actual Costs for the Major Improvement 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 is \$3,220,000 as shown in **Table V-A**. The Actual Costs for the Neighborhood Improvement Area #1 Projects plus costs related to the issuance of the Neighborhood Improvement Area #1 Bonds, and payment of expenses incurred in the establishment, administration and operation of the PID is \$8,002,264 as shown in **Table V-B**. The Service Plan shall be reviewed and updated at least annually for purposes of determining the annual budget for Administrative Expenses, updating the estimated costs of the Public Improvements, and updating Assessment Roll shown on **Appendix A**, and **Appendix B**. Any update to this SAP is herein referred to as an “Annual Service Plan Update.”

Table V-A summarizes the sources and uses of funds required to construct the Major Improvement Area Projects, establish the PID, and issue the Major Improvement Area Bonds. The sources and uses of funds shown in **Table V-A** shall be updated each year in the Annual Service Plan Update to reflect any revisions to the Actual Costs and additional PID Bond issues, if any.

Table V-B summarizes the sources and uses of funds required to construct the Neighborhood Improvement Area #1 Projects, establish the PID, and issue the Neighborhood Improvement Area #1 Bonds. The sources and uses of funds shown in **Table V-B** shall be updated each year in the Annual Service Plan Update to reflect any revisions to the Actual Costs and additional PID Bond issues, if any.

Table V-A Major Improvement Area Bonds Sources and Uses of Funds		Table V-B Neighborhood Improvement Area #1 Bonds Sources and Uses of Funds	
Sources of Funds		Sources of Funds	
Gross Bond Amount	\$ 3,220,000	Gross Bond Amount	\$ 6,200,000
Development Agreement Contributions (a)	\$ 219,050	Development Agreement Contributions (a)	\$ 365,950
Owner Contribution (b)	-	Owner Contribution (b)	1,802,264
	<u>\$ 3,439,050</u>		<u>\$ 8,368,214</u>
Uses of Funds		Uses of Funds	
Project Fund Deposits:		Project Fund Deposits:	
Authorized Improvements (c)	<u>\$ 2,303,000</u>	Authorized Improvements (c)	<u>\$ 6,423,000</u>
Development Agreement Contributions:		Development Agreement Contributions:	
City of Celina Regional Park Improvements	219,050	City of Celina Regional Park Improvements	365,950
	<u>219,050</u>		<u>365,950</u>
Other Fund Deposits:		Other Fund Deposits:	
Debt Service Reserve Fund (d)	\$ 282,250	Debt Service Reserve Fund (d)	\$ 481,563
Capitalized Interest (e)	374,996	Capitalized Interest (e)	601,701
Additional Proceeds	2,154	Additional Proceeds	-
	<u>\$ 659,400</u>		<u>\$ 1,083,264</u>
Cost of Issuance:	<u>\$ 161,000</u>	Cost of Issuance:	<u>\$ 310,000</u>
Underwriter's Discount/Underwriter's Counsel (e):	\$ 96,600	Underwriter's Discount/Underwriter's Counsel (e):	\$ 186,000
	<u>\$ 3,439,050</u>		<u>\$ 8,368,214</u>
(a) Per the Development Agreement, the Owner is obligated to make certain payments at the closing of the PID Bonds. These payments are not PID qualified improvements and are not security for the PID Bonds.		(a) Per the Development Agreement, the Owner is obligated to make certain payments at the closing of the PID Bonds. These payments are not PID qualified improvements and are not security for the PID Bonds.	
(b) Owners will fund all costs not covered by the PID Bonds.		(b) Owners will fund all costs not covered by the PID Bonds.	
(c) See Table III-B and Table IV-C for details.		(c) See Table III-C and Table IV-D for details.	
(d) The PID Bonds will include a debt service reserve fund calculated in accordance with IRS rules.		(d) The PID Bonds will include a debt service reserve fund calculated in accordance with IRS rules.	
(e) The PID Bonds will include 18 months of capitalized interest.		(e) The PID Bonds will include 18 months of capitalized interest.	
(f) The PID Bonds will have a 3% Underwriter's Discount and Underwriter's Counsel Fee.		(f) The PID Bonds will have a 3% Underwriter's Discount and Underwriter's Counsel Fee.	

The projected Annual Installments for the first five years after the approval of this SAP for the Major Improvement Area Bonds are presented in **Table V-D**. The projected Annual Installments are subject to revision and shall be updated in the Annual Service Plan Update to reflect any change expected for each year.

**Table V-D
Major Improvement Area Bonds
Projected Annual Installments**

Period Ending September 1	Principal Payments	Interest Expense	Administrative Expenses	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual PID Installments
2016	\$ -	\$ 93,246	\$ 30,000	\$ 2,487	\$ 3,730	\$ -	\$ (93,246)	\$ 36,216
2017	\$ -	\$ 241,500	\$ 30,600	\$ 6,440	\$ 9,660	\$ -	\$ (241,500)	\$ 46,700
2018	\$ 35,000	\$ 241,500	\$ 31,212	\$ 6,440	\$ 9,660	\$ -	\$ (40,250)	\$ 283,562
2019	\$ 35,000	\$ 238,875	\$ 31,836	\$ 6,370	\$ 9,555	\$ -	\$ -	\$ 321,636
2020	\$ 35,000	\$ 236,250	\$ 32,473	\$ 6,300	\$ 9,450	\$ -	\$ -	\$ 319,473
2021	\$ 40,000	\$ 233,625	\$ 33,122	\$ 6,230	\$ 9,345	\$ -	\$ -	\$ 322,322
Total	\$ 145,000	\$ 1,284,996	\$ 189,244	\$ 34,267	\$ 51,400	\$ -	\$ (374,996)	\$ 1,329,910

Note: The Projected Annual Projected Installments are the expenditures associated with the formation of the PID, the costs of issuance and repayment of the PID Bonds and the administration of the PID. The debt service estimates are based on a 7.5% interest rate and a 31 year term for the initial series of PID Bonds. Administrative expenses are estimated to increase at a rate of 2% per year.

The projected Annual Installments for the first five years after the approval of this SAP for the Neighborhood Improvement Area #1 Bonds are presented in **Table V-E**. The projected Annual Installments are subject to revision and shall be updated in the Annual Service Plan Update to reflect any change expected for each year.

**Table V-E
Neighborhood Improvement Area #1 Bonds
Projected Annual Installments**

Period Ending September 1	Principal Payments	Interest Expense	Administrative Expenses	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual PID Installments
2016	\$ -	\$ 149,618	\$ 30,000	\$ 4,788	\$ 7,182	\$ -	\$ (149,618)	\$ 41,969
2017	\$ -	\$ 387,500	\$ 30,600	\$ 12,400	\$ 18,600	\$ -	\$ (387,500)	\$ 61,600
2018	\$ 70,000	\$ 387,500	\$ 31,212	\$ 12,400	\$ 18,600	\$ -	\$ (64,583)	\$ 455,129
2019	\$ 75,000	\$ 383,125	\$ 31,836	\$ 12,260	\$ 18,390	\$ -	\$ -	\$ 520,611
2020	\$ 80,000	\$ 378,438	\$ 32,473	\$ 12,110	\$ 18,165	\$ -	\$ -	\$ 521,185
2021	\$ 85,000	\$ 373,438	\$ 33,122	\$ 11,950	\$ 17,925	\$ -	\$ -	\$ 521,435
Total	\$ 310,000	\$ 2,059,618	\$ 189,244	\$ 65,908	\$ 98,862	\$ -	\$ (601,701)	\$ 2,121,930

Note: The Projected Annual Projected Installments are the expenditures associated with the formation of the PID, the costs of issuance and repayment of the PID Bonds and the administration of the PID. The debt service estimates are based on a 6.25% interest rate and a 31 year term for the initial series of PID Bonds. Administrative expenses are estimated to increase at a rate of 2% per year.

Section VI

TERMS OF THE SPECIAL ASSESSMENTS

A. Amount of Special Assessments and Annual Installments for Parcels Located Within the Major Improvement Area

The Special Assessments and Annual Installments for the Major Improvement Area Assessed Property are shown on the Major Improvement Area Assessment Roll in **Appendix A**. The Special Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act. The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on the Major Improvement Area Bonds, (ii) to fund the Prepayment Reserve for the Major Improvement Area Bonds, (iii) to fund the Delinquency Reserve for the Major Improvement Area Bonds, and (iv) to cover the Administrative Expenses of the Major Improvement Area.

B. Amount of Special Assessments and Annual Installments for Parcels Located Within Neighborhood Improvement Area #1

The Special Assessments and Annual Installments for each Neighborhood Improvement Area #1 Assessed Property are shown on the Neighborhood Improvement Area #1 Assessment Roll in **Appendix B**. The Special Assessment and Annual Installments shall not be changed except as authorized under the terms of this SAP and the PID Act. The Annual Installments shall be collected in an amount sufficient to pay (i) the principal and interest on the Neighborhood Improvement Area #1 Bonds, (ii) to fund the Prepayment Reserve for the Neighborhood Improvement Area #1 Bonds, (iii) to fund the Delinquency Reserve for the Neighborhood Improvement Area #1 Bonds, and (iv) to cover the Administrative Expenses of Neighborhood Improvement Area #1.

C. Amount of Special Assessments and Annual Installments for Parcels Located Within Future Neighborhood Improvement Areas

When and if Future Neighborhood Improvement Areas are developed, this SAP will be amended to determine the Special Assessment and Annual Installments associated with the costs of Future Neighborhood Improvement Area Improvements for each Parcel or Lot located within a Future Neighborhood Improvement Area. The Special Assessment shall not exceed the benefit received by the Assessed Property.

D. Reallocation of Assessments for Parcels Located Within the Major Improvement Area and Neighborhood Improvement Area #1

- *Upon Division Prior to Recording of Subdivision Plat*

The Special Assessments for each initial Parcel are based on the estimated build out value for the number and type of expected Lots within that Parcel shown on the parcel map attached hereto as **Appendix E** ("the Parcel Map"). The number of each type of Lot contained in each Parcel was counted and the amount of Special Assessments shown on **Table IV-F.1** and **Table IV-F.2** for each Lot type was added up to calculate the amount of the Special Assessment for each Parcel. For example, as shown for Phase 2 on **Table IV-F.1**, it includes 78 50' Lots and 65 60' Lots, as well as the Owner's Association Special Assessment Allocation. Accordingly, the Special Assessment for the phase 2 Parcel is \$768,572. As Lots are platted in accordance with the Parcel Map, each Lot will be assessed the Special Assessment that it was assigned pursuant to **Table IV-F.1** and **Table IV-F.2**.

If Lots are not platted in accordance with the Parcel Map, the Special Assessments for each affected Lot will be allocated in an equitable manner, but in no event will such new allocation increase the total Special Assessment for each Lot as identified in **Table IV-F.1** and **Table IV-F.2**.

- *Upon Subdivision by a Recorded Subdivision Plat*

Once a Lot has a Special Assessment applied to it, as shown in **Table IV-F.1** and **Table IV-F.2**, and then proceeds to be subdivided again, in no event will the new subdivision cause the sum of the Special Assessments for the subdivided Lots to be greater than the Special Assessment for the Lot prior to its subdivision.

The allocation method used above is to insure there will not be an increase in the Special Assessment for each specific Parcel. If Lots are not platted in accordance with the Parcel Map, the Special Assessments for each affected Lot will be allocated in an equitable manner, but in no event will such new allocation increase the total Special Assessment for each Lot as identified in **Table IV-F.1** and **Table IV-F.2**.

- *Upon Consolidation*

Upon the consolidation of two or more Assessed Properties, the Special Assessment for the consolidated Assessed Property shall be the sum of the Special Assessments for the Assessed Properties prior to consolidation. The reallocation of a Special Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Special Assessment prior to the reallocation. Any reallocation pursuant to this section shall be calculated by the Administrator and reflected in an update to this SAP approved by the City Council. The consolidation of any Assessed Property as described herein shall be

considered an administrative action and will not require any notice or public hearing (as defined in the PID Act) by the City Council.

- *Upon Change from a Commercial Parcel to a Residential Parcel*

Should an owner of an Assessed Property choose to change the intended land use for all or a portion of a Commercial Parcel to a Residential Parcel, the owner will, upon approval for the initial single family residential home building permit from the City, be required to pay down the Special Assessment and all Prepayment Costs for each Lot on the affected Assessed Property to a level equal to the average Special Assessment that a Lot within its similar Lot type is assessed.

E. Reallocation of Assessments for Parcels Located Within Future Neighborhood Improvement Areas

As Future Neighborhood Improvement Areas are developed, this SAP will be amended to determine the assessment reallocation methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within each Future Neighborhood Improvement Area.

F. Mandatory Prepayment of Assessments

If Assessed Property or a portion thereof is transferred to a party that is exempt from the payment of the Special Assessment under applicable law, or if an owner causes a Parcel or portion thereof to become Non-Benefited Property, the owner of such Parcel or portion thereof shall pay to the City the full amount of the Special Assessment, plus all Prepayment Costs, for such Parcel, Lot or portion thereof prior to any such transfer or act.

G. Reduction of Special Assessments

If after all Public Improvements to be funded with a series of PID Bonds have been completed and the Actual Costs for the Public Improvements are less than the Actual Costs used to calculate the Special Assessments securing such PID Bonds, resulting in excess PID Bond proceeds, then the City shall, at its discretion and in accordance with the Indenture related to such series of PID Bonds, reduce the Special Assessment securing the series of PID Bonds for each Assessed Property pro rata such that the sum of the resulting reduced Special Assessments for all Assessed Properties equals the reduced Actual Costs and such excess PID Bond proceeds shall be applied to redeem PID Bonds of such series. The Special Assessments shall not be reduced to an amount less than the principal amount of the related outstanding series of PID Bonds.

Similarly, if the City does not undertake some of the Public Improvements to be funded with a series of PID Bonds resulting in excess PID Bond proceeds then the City shall, at its discretion and in accordance with the Indenture related to such series of PID Bonds, reduce the Special Assessment securing the PID Bonds for each Assessed Property pro-rata to reflect only the Actual Costs that were expended and apply such excess PID Bond proceeds as described in the paragraph immediately above. The Special Assessments shall not be reduced to an amount less than the principal amount of the related outstanding series of PID Bonds.

H. Payment of Special Assessments

- *Payment in Full*
 - The Special Assessment for any Parcel or Lot may be paid in full at any time in accordance the PID Act. The Payment shall include all Prepayment Costs, if any. If prepayment in full will result in redemption of PID Bonds, the payment amount shall be reduced by the applicable portion of the proceeds from a debt service reserve fund applied to the redemption pursuant to the Indenture, net of any other costs applicable to the redemption of PID Bonds.
 - If an Annual Installment has been billed prior to payment in full of a Special Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount upon payment.
 - Upon payment in full of a Special Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the related Indenture; whereupon, the Special Assessment for the Parcel or Lot shall be reduced to zero, and the Parcel or Lot owner's obligation to pay the Special Assessment and Annual Installments thereof shall automatically terminate. The City shall provide the owner of the affected Assessed Property a recordable "Notice of PID Assessment Termination."
 - At the option of a Parcel or Lot owner, the Special Assessment on any Parcel or Lot may be paid in part in an amount equal to the amount of prepaid Special Assessments plus Prepayment Costs, if any, with respect thereto. Upon the payment of such amount for a Parcel or Lot, the Special Assessment for the Parcel or Lot shall be reduced by the amount of such partial payment, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel or Lot shall be reduced to the extent the partial payment is made.

- *Payment of Annual Installments*

- If a Special Assessment is not paid in full, the PID Act authorizes the City to collect interest and collection costs on the outstanding Special Assessment. A Special Assessment for a Parcel or Lot that is not paid in full will be collected in Annual Installments each year in the amounts shown in the applicable Assessment Roll and which includes interest on the outstanding Special Assessment and Administrative Expenses.
- The Annual Installments as listed on the Major Improvement Area Assessment Roll, and the Neighborhood Improvement Area #1 Assessment Roll, have been calculated assuming an interest rate on the Major Improvement Area Bonds of 7.5%, an interest rate on the Neighborhood Improvement Area #1 Bonds of 6.25%. The Annual Installments may not exceed the amounts shown on the Major Improvement Area Assessment Roll, and the Neighborhood Improvement Area #1 Assessment Roll, except pursuant to any amendment or update to this SAP.
- The Annual Installments shall be reduced to equal the actual costs of repaying the related series of PID 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 PID Bonds in accordance with Section 372.027 of the PID Act and the Indenture related to such PID Bonds. In the event of issuance of refunding bonds, the Administrator shall recalculate the Annual Installments, and if necessary, shall adjust, or decrease, the amount of the Annual Installment so that total Annual Installments of Special Assessments will be produced in annual amounts that are required to pay the debt service on 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 "PID Bonds" for purposes of this SAP.

I. Collection of Annual Installments

The Administrator shall, no less frequently than annually, prepare and submit to the City for its approval, 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 Assessed Property. Administrative Expenses shall be allocated among Assessed Properties in proportion to the amount of the Annual Installments before Administrative Expenses for the Assessed Property. Each Annual Installment shall be reduced by any credits applied under the applicable Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, and existing deposits for a Prepayment Reserve. Annual Installments may be collected by the City (or such entity to whom the City directs) in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of Assessed Property for nonpayment of the delinquent Annual Installments shall be subject to the lien established for the remaining unpaid Special Assessment against such Assessed Property and such Assessed 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 Assessed Property as they become due and payable.

Each Annual Installment, including the interest on the unpaid amount of a Special Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Major Improvement Area Bonds and the Neighborhood Improvement Area #1 Bonds will be due when billed, and will be delinquent if not paid prior to February 1, 2017.

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 **Section VI.G** of this SAP.

K. Surplus Funds Remaining in the Neighborhood Improvement Area # 1 Bond Account

If proceeds from the Neighborhood Improvement Area # 1 Bonds still remain after all of the Neighborhood Improvement Area Projects are constructed and accepted by the City, the proceeds may be utilized in accordance with **Section VI.G** of this SAP.

Section VII

THE ASSESSMENT ROLL

A. Major Improvement Area Assessment Roll

The City Council has evaluated each Parcel in the Major Improvement Area (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owners 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 Parcel.

The Major Improvement Area Assessed Property will be assessed for the special benefits conferred upon the property resulting from the Major Improvement Area Projects. **Table VII-A** summarizes the \$3,220,000 in special benefit received by the Major Improvement Area Assessed Property from the Major Improvements Area Projects, the costs of the PID formation, and the Major Improvement Area Bond issuance costs. The par amount of the Major Improvement Area Bonds is \$3,220,000, which is equal to the benefit received by the Major Improvement Area Assessed Property. Accordingly, the total Special Assessment to be applied to all the Major Improvement Area Assessed Property is \$3,220,000 plus annual Administrative Expenses. The Special Assessment for each Major Improvement Area Assessed Property is calculated based on the allocation methodologies described in **Section IV-G**. The Major Improvement Area Assessment Roll is attached hereto as **Appendix A**.

Table VII-A Major Improvement Area Bonds Special Benefit Summary	
Authorized Improvement	Total Cost (a)
<i>Major Improvement Area Projects</i>	
Total Authorized Improvements	\$ 2,303,000
<i>PID Formation/Bond Cost of Issuance</i>	
Reserve Fund	282,250
Capitalized Interest	374,996
Additional Proceeds	2,154
Underwriter's Discount/Financial Advisor Fee	96,600
Cost of Issuance	161,000
PID Formation/Bond Cost of Issuance	\$ 917,000
Total Special Benefit	\$ 3,220,000
<i>Special Benefit</i>	
Total Special Benefit	\$ 3,220,000
Projected Special Assessment	3,220,000
Excess Benefit	\$ -
(a) See Table III-B for details.	

B. Neighborhood Improvement Area #1 Assessment Roll

The City Council has evaluated each Parcel in Neighborhood Improvement Area #1 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owner's 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 Parcel.

The Neighborhood Improvement Area #1 Assessed Property will be assessed for the special benefits conferred upon the property resulting from the Neighborhood Improvement Area #1 Projects. **Table VII-B** summarizes the \$8,002,264 in special benefit received by the Neighborhood Improvement Area #1 Property from the Neighborhood Improvement Area #1 Projects, the costs of the PID formation, and the Neighborhood Improvement Area #1 Bond issuance costs. The par amount of the Neighborhood Improvement Area #1 Bonds is \$6,200,000, which is less than the benefit received by the Neighborhood Improvement Area #1 Assessed Property. Accordingly, the total Special Assessment to be applied to all the Neighborhood Improvement Area #1 Assessed Property is \$6,200,000 plus annual Administrative Expenses. The Special Assessment for each Neighborhood Improvement Area #1 Assessed Property is calculated based on the allocation methodologies described in **Section IV-G**. The Neighborhood Improvement Area #1 Assessment Roll is attached hereto as **Appendix B**.

Table VII-B Neighborhood Improvement Area #1 Bonds Special Benefit Summary	
Authorized Improvement	Total Cost (a)
<i>Neighborhood Improvement Area #1 Projects</i>	
Total Authorized Improvements	\$ 6,423,000
<i>PID Formation/Bond Cost of Issuance</i>	
Reserve Fund	481,563
Capitalized Interest	601,701
Underwriter's Discount/Financial Advisor Fee	186,000
Cost of Issuance	310,000
PID Formation/Bond Cost of Issuance	\$ 1,579,264
Total Special Benefit	\$ 8,002,264
<i>Special Benefit</i>	
Total Special Benefit	\$ 8,002,264
Projected Special Assessment	6,200,000
Excess Benefit	\$ 1,802,264
(a) See Table III-C for details.	

C. Future Neighborhood Improvement Area Assessment Roll

As Future Neighborhood Improvement Areas are developed, this SAP will be amended to determine the Assessment for each Parcel or Lot located within such Future Neighborhood Improvement Areas (e.g. an appendix will be added as the Assessment Roll for Future Improvement Areas).

D. Annual Assessment Roll Updates

The Administrator shall prepare, and shall submit to the City for approval, updates to the Assessment Roll and the Annual Service Plan Update to reflect changes such as (i) the identification of each Parcel (ii) the Special Assessment for each Assessed Property, including any adjustments authorized by this SAP and in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Special Assessment is payable in installments); (iv) a listing of the major property owners within the PID; and (v) payments of the Special Assessment, if any, as provided by **Section VI.I** of this SAP.

The Annual Service Plan Update shall reflect the actual interest on the Major Improvement Area Bonds, and the Neighborhood Improvement Area #1 Bonds, any reduction in the Major Improvement Area Special Assessments or Neighborhood Improvement Area #1 Special Assessments, and any revisions in the Actual Costs to be funded by the Major Improvement Area Bonds, and the Neighborhood Improvement Area #1 Bonds.

Section IX

MISCELLANEOUS PROVISIONS

A. Administrative Review

The City may elect to designate a third party to serve as Administrator of the PID. The City shall notify the Owners in writing upon appointing a third party Administrator.

To the extent consistent with the PID Act, if an owner of the Assessed Property claims that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, that owner must send a written notice describing the error to the Administrator no later than thirty (30) days after the date the invoice or other bill for the Annual Installment is received. If the owner fails to give such notice, such owners shall be deemed to have accepted the calculation of the Assessment Roll (including the Annual Installments) and to have waived any objection to the calculation. 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 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 Assessment shall be collected), 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 City Council. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

B. Termination of Assessments

Each Special Assessment shall terminate on the date the Special Assessment is paid in full, including payment of any unpaid Annual Installments and Delinquent Collection Costs, if any. After the termination of the Special 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 may be made as permitted or required by the PID Act and Texas law.

D. Administration and Interpretation of Provisions

The City Council shall administer (or cause the administration of) the PID, this SAP, and all Annual Service Plan Updates consistent with the PID Act.

E. Severability

If any provision, section, subsection, sentence, clause or phrase of this SAP, 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 SAP or the application to all or any portion of the Property or other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this SAP that no part thereof, 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 SAP are declared to be severable for that purpose.

If any provision of this SAP is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this SAP and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

Appendix A

Major Improvement Area Assessment Roll

Appendix A Special Assessment by Parcel				
Phase	Owner	PID Bond Special Assessment	Equivalent Tax Rate	
2	Hillwood Communities	\$ 760,886	\$ 0.15	
3	Hillwood Communities	\$ 1,753,737	\$ 0.15	
4	Hillwood Communities	\$ 673,177	\$ 0.15	
HOA	Hillwood Communities	\$ 32,200		
Totals		\$ 3,220,000		
Note: Preliminary and subject to change				

Appendix A-1
Annual Installments - All Parcels

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
9/1/2016	\$ -	93,245.83	\$ 93,246	\$ 30,000	\$ 2,486.56	\$ 3,729.83	\$ -	\$ (93,246)	\$ 36,216
9/1/2017	\$ -	241,500.00	\$ 241,500	\$ 30,600	\$ 6,440.00	\$ 9,660.00	\$ -	\$ (241,500)	\$ 46,700
9/1/2018	\$ 35,000	241,500.00	\$ 276,500	\$ 31,212	\$ 6,440.00	\$ 9,660.00	\$ -	\$ (40,250)	\$ 283,562
9/1/2019	\$ 35,000	238,875.00	\$ 273,875	\$ 31,836	\$ 6,370.00	\$ 9,555.00	\$ -	\$ -	\$ 321,636
9/1/2020	\$ 35,000	236,250.00	\$ 271,250	\$ 32,473	\$ 6,300.00	\$ 9,450.00	\$ -	\$ -	\$ 319,473
9/1/2021	\$ 40,000	233,625.00	\$ 273,625	\$ 33,122	\$ 6,230.00	\$ 9,345.00	\$ -	\$ -	\$ 322,322
9/1/2022	\$ 40,000	230,625.00	\$ 270,625	\$ 33,785	\$ 6,150.00	\$ 9,225.00	\$ -	\$ -	\$ 319,785
9/1/2023	\$ 45,000	227,625.00	\$ 272,625	\$ 34,461	\$ 5,108.44	\$ 9,105.00	\$ -	\$ -	\$ 321,299
9/1/2024	\$ 55,000	224,250.00	\$ 279,250	\$ 35,150	\$ -	\$ 8,970.00	\$ -	\$ -	\$ 323,370
9/1/2025	\$ 55,000	220,125.00	\$ 275,125	\$ 35,853	\$ -	\$ 8,805.00	\$ -	\$ -	\$ 319,783
9/1/2026	\$ 60,000	216,000.00	\$ 276,000	\$ 36,570	\$ -	\$ 8,640.00	\$ -	\$ -	\$ 321,210
9/1/2027	\$ 65,000	211,500.00	\$ 276,500	\$ 37,301	\$ -	\$ 8,460.00	\$ -	\$ -	\$ 322,261
9/1/2028	\$ 70,000	206,625.00	\$ 276,625	\$ 38,047	\$ -	\$ 5,595.17	\$ -	\$ -	\$ 320,267
9/1/2029	\$ 80,000	201,375.00	\$ 281,375	\$ 38,808	\$ -	\$ -	\$ -	\$ -	\$ 320,183
9/1/2030	\$ 85,000	195,375.00	\$ 280,375	\$ 39,584	\$ -	\$ -	\$ -	\$ -	\$ 319,959
9/1/2031	\$ 90,000	189,000.00	\$ 279,000	\$ 40,376	\$ -	\$ -	\$ -	\$ -	\$ 319,376
9/1/2032	\$ 100,000	182,250.00	\$ 282,250	\$ 41,184	\$ -	\$ -	\$ -	\$ -	\$ 323,434
9/1/2033	\$ 105,000	174,750.00	\$ 279,750	\$ 42,007	\$ -	\$ -	\$ -	\$ -	\$ 321,757
9/1/2034	\$ 110,000	166,875.00	\$ 276,875	\$ 42,847	\$ -	\$ -	\$ -	\$ -	\$ 319,722
9/1/2035	\$ 120,000	158,625.00	\$ 278,625	\$ 43,704	\$ -	\$ -	\$ -	\$ -	\$ 322,329
9/1/2036	\$ 130,000	149,625.00	\$ 279,625	\$ 44,578	\$ -	\$ -	\$ -	\$ -	\$ 324,203
9/1/2037	\$ 135,000	139,875.00	\$ 274,875	\$ 45,470	\$ -	\$ -	\$ -	\$ -	\$ 320,345
9/1/2038	\$ 145,000	129,750.00	\$ 274,750	\$ 46,379	\$ -	\$ -	\$ -	\$ -	\$ 321,129
9/1/2039	\$ 155,000	118,875.00	\$ 273,875	\$ 47,307	\$ -	\$ -	\$ -	\$ -	\$ 321,182
9/1/2040	\$ 165,000	107,250.00	\$ 272,250	\$ 48,253	\$ -	\$ -	\$ -	\$ -	\$ 320,503
9/1/2041	\$ 175,000	94,875.00	\$ 269,875	\$ 49,218	\$ -	\$ -	\$ -	\$ -	\$ 319,093
9/1/2042	\$ 190,000	81,750.00	\$ 271,750	\$ 50,203	\$ -	\$ -	\$ -	\$ -	\$ 321,953
9/1/2043	\$ 205,000	67,500.00	\$ 272,500	\$ 51,207	\$ -	\$ -	\$ -	\$ -	\$ 323,707
9/1/2044	\$ 215,000	52,125.00	\$ 267,125	\$ 52,231	\$ -	\$ -	\$ -	\$ -	\$ 319,356
9/1/2045	\$ 230,000	36,000.00	\$ 266,000	\$ 53,275	\$ -	\$ -	\$ -	\$ -	\$ 319,275
9/1/2046	\$ 250,000	18,750.00	\$ 268,750	\$ 54,341	\$ -	\$ -	\$ (282,250)	\$ -	\$ 40,841
Totals	\$ 3,220,000	\$ 5,086,371	\$ 8,306,371	\$ 1,271,383	\$ 45,525	\$ 110,200	\$ (282,250)	\$ (374,996)	\$ 9,076,233

(a) The 9/1/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) Annual Installments are calculated assuming a 7.5% interest rate on the Bonds plus the Additional Interest plus Administrative Expenses.

Appendix A-2
Annual Installments - Phase 2

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
9/1/2016	\$ -	\$ 22,034	\$ 22,034	\$ 7,089	\$ 588	\$ 881	\$ -	\$ (22,034)	\$ 8,558
9/1/2017	\$ -	\$ 57,066	\$ 57,066	\$ 7,231	\$ 1,522	\$ 2,283	\$ -	\$ (57,066)	\$ 11,035
9/1/2018	\$ 8,270	\$ 57,066	\$ 65,337	\$ 7,375	\$ 1,522	\$ 2,283	\$ -	\$ (9,511)	\$ 67,006
9/1/2019	\$ 8,270	\$ 56,446	\$ 64,717	\$ 7,523	\$ 1,505	\$ 2,258	\$ -	\$ -	\$ 76,003
9/1/2020	\$ 8,270	\$ 55,826	\$ 64,096	\$ 7,673	\$ 1,489	\$ 2,233	\$ -	\$ -	\$ 75,491
9/1/2021	\$ 9,452	\$ 55,206	\$ 64,658	\$ 7,827	\$ 1,472	\$ 2,208	\$ -	\$ -	\$ 76,165
9/1/2022	\$ 9,452	\$ 54,497	\$ 63,949	\$ 7,983	\$ 1,453	\$ 2,180	\$ -	\$ -	\$ 75,565
9/1/2023	\$ 10,633	\$ 53,788	\$ 64,421	\$ 8,143	\$ 1,207	\$ 2,152	\$ -	\$ -	\$ 75,923
9/1/2024	\$ 12,996	\$ 52,990	\$ 65,987	\$ 8,306	\$ -	\$ 2,120	\$ -	\$ -	\$ 76,412
9/1/2025	\$ 12,996	\$ 52,016	\$ 65,012	\$ 8,472	\$ -	\$ 2,081	\$ -	\$ -	\$ 75,565
9/1/2026	\$ 14,178	\$ 51,041	\$ 65,219	\$ 8,641	\$ -	\$ 2,042	\$ -	\$ -	\$ 75,902
9/1/2027	\$ 15,359	\$ 49,977	\$ 65,337	\$ 8,814	\$ -	\$ 1,999	\$ -	\$ -	\$ 76,150
9/1/2028	\$ 16,541	\$ 48,825	\$ 65,366	\$ 8,991	\$ -	\$ 1,322	\$ -	\$ -	\$ 75,679
9/1/2029	\$ 18,904	\$ 47,585	\$ 66,489	\$ 9,170	\$ -	\$ -	\$ -	\$ -	\$ 75,659
9/1/2030	\$ 20,085	\$ 46,167	\$ 66,253	\$ 9,354	\$ -	\$ -	\$ -	\$ -	\$ 75,606
9/1/2031	\$ 21,267	\$ 44,661	\$ 65,928	\$ 9,541	\$ -	\$ -	\$ -	\$ -	\$ 75,469
9/1/2032	\$ 23,630	\$ 43,066	\$ 66,696	\$ 9,732	\$ -	\$ -	\$ -	\$ -	\$ 76,427
9/1/2033	\$ 24,811	\$ 41,293	\$ 66,105	\$ 9,926	\$ -	\$ -	\$ -	\$ -	\$ 76,031
9/1/2034	\$ 25,993	\$ 39,433	\$ 65,426	\$ 10,125	\$ -	\$ -	\$ -	\$ -	\$ 75,550
9/1/2035	\$ 28,356	\$ 37,483	\$ 65,839	\$ 10,327	\$ -	\$ -	\$ -	\$ -	\$ 76,166
9/1/2036	\$ 30,719	\$ 35,356	\$ 66,075	\$ 10,534	\$ -	\$ -	\$ -	\$ -	\$ 76,609
9/1/2037	\$ 31,900	\$ 33,052	\$ 64,953	\$ 10,745	\$ -	\$ -	\$ -	\$ -	\$ 75,698
9/1/2038	\$ 34,263	\$ 30,660	\$ 64,923	\$ 10,959	\$ -	\$ -	\$ -	\$ -	\$ 75,883
9/1/2039	\$ 36,626	\$ 28,090	\$ 64,717	\$ 11,179	\$ -	\$ -	\$ -	\$ -	\$ 75,895
9/1/2040	\$ 38,989	\$ 25,343	\$ 64,333	\$ 11,402	\$ -	\$ -	\$ -	\$ -	\$ 75,735
9/1/2041	\$ 41,352	\$ 22,419	\$ 63,771	\$ 11,630	\$ -	\$ -	\$ -	\$ -	\$ 75,402
9/1/2042	\$ 44,897	\$ 19,318	\$ 64,215	\$ 11,863	\$ -	\$ -	\$ -	\$ -	\$ 76,077
9/1/2043	\$ 48,441	\$ 15,950	\$ 64,392	\$ 12,100	\$ -	\$ -	\$ -	\$ -	\$ 76,492
9/1/2044	\$ 50,804	\$ 12,317	\$ 63,122	\$ 12,342	\$ -	\$ -	\$ -	\$ -	\$ 75,464
9/1/2045	\$ 54,349	\$ 8,507	\$ 62,856	\$ 12,589	\$ -	\$ -	\$ -	\$ -	\$ 75,445
9/1/2046	\$ 59,075	\$ 4,431	\$ 63,506	\$ 12,841	\$ -	\$ -	\$ (66,696)	\$ -	\$ 9,651
Totals	\$ 760,886	\$ 1,201,909	\$ 1,962,795	\$ 300,428	\$ 10,758	\$ 26,040	\$ (66,696)	\$ (88,612)	\$ 2,144,714

(a) The 4/30/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) Annual Installments are calculated assuming a 7.5% interest rate on the Bonds plus the Additional Interest plus Administrative Expenses.

Appendix A-3
Annual Installments - Phase 3

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
9/1/2016	\$ -	\$ 22,034	\$ 22,034	\$ 16,339	\$ 1,354	\$ 2,031	\$ -	\$ (50,785)	\$ 19,725
9/1/2017	\$ -	\$ 57,066	\$ 131,530	\$ 16,666	\$ 3,507	\$ 5,261	\$ -	\$ (131,530)	\$ 25,435
9/1/2018	\$ 19,062	\$ 131,530	\$ 150,593	\$ 16,999	\$ 3,507	\$ 5,261	\$ -	\$ (21,922)	\$ 154,439
9/1/2019	\$ 19,062	\$ 130,101	\$ 149,163	\$ 17,339	\$ 3,469	\$ 5,204	\$ -	\$ -	\$ 175,176
9/1/2020	\$ 19,062	\$ 128,671	\$ 147,733	\$ 17,686	\$ 3,431	\$ 5,147	\$ -	\$ -	\$ 173,997
9/1/2021	\$ 21,786	\$ 127,241	\$ 149,027	\$ 18,040	\$ 3,393	\$ 5,090	\$ -	\$ -	\$ 175,549
9/1/2022	\$ 21,786	\$ 125,607	\$ 147,393	\$ 18,401	\$ 3,350	\$ 5,024	\$ -	\$ -	\$ 174,167
9/1/2023	\$ 24,509	\$ 123,973	\$ 148,482	\$ 18,769	\$ 2,782	\$ 4,959	\$ -	\$ -	\$ 174,992
9/1/2024	\$ 29,955	\$ 122,135	\$ 152,090	\$ 19,144	\$ -	\$ 4,885	\$ -	\$ -	\$ 176,120
9/1/2025	\$ 29,955	\$ 119,889	\$ 149,844	\$ 19,527	\$ -	\$ 4,796	\$ -	\$ -	\$ 174,166
9/1/2026	\$ 32,678	\$ 117,642	\$ 150,320	\$ 19,917	\$ -	\$ 4,706	\$ -	\$ -	\$ 174,943
9/1/2027	\$ 35,402	\$ 115,191	\$ 150,593	\$ 20,316	\$ -	\$ 4,608	\$ -	\$ -	\$ 175,516
9/1/2028	\$ 38,125	\$ 112,536	\$ 150,661	\$ 20,722	\$ -	\$ 3,047	\$ -	\$ -	\$ 174,430
9/1/2029	\$ 43,571	\$ 109,677	\$ 153,248	\$ 21,136	\$ -	\$ -	\$ -	\$ -	\$ 174,384
9/1/2030	\$ 46,294	\$ 106,409	\$ 152,703	\$ 21,559	\$ -	\$ -	\$ -	\$ -	\$ 174,262
9/1/2031	\$ 49,018	\$ 102,937	\$ 151,954	\$ 21,990	\$ -	\$ -	\$ -	\$ -	\$ 173,945
9/1/2032	\$ 54,464	\$ 99,260	\$ 153,724	\$ 22,430	\$ -	\$ -	\$ -	\$ -	\$ 176,155
9/1/2033	\$ 57,187	\$ 95,176	\$ 152,363	\$ 22,879	\$ -	\$ -	\$ -	\$ -	\$ 175,242
9/1/2034	\$ 59,910	\$ 90,887	\$ 150,797	\$ 23,336	\$ -	\$ -	\$ -	\$ -	\$ 174,133
9/1/2035	\$ 65,357	\$ 86,393	\$ 151,750	\$ 23,803	\$ -	\$ -	\$ -	\$ -	\$ 175,553
9/1/2036	\$ 70,803	\$ 81,492	\$ 152,295	\$ 24,279	\$ -	\$ -	\$ -	\$ -	\$ 176,574
9/1/2037	\$ 73,526	\$ 76,181	\$ 149,708	\$ 24,765	\$ -	\$ -	\$ -	\$ -	\$ 174,472
9/1/2038	\$ 78,973	\$ 70,667	\$ 149,640	\$ 25,260	\$ -	\$ -	\$ -	\$ -	\$ 174,900
9/1/2039	\$ 84,419	\$ 64,744	\$ 149,163	\$ 25,765	\$ -	\$ -	\$ -	\$ -	\$ 174,928
9/1/2040	\$ 89,865	\$ 58,413	\$ 148,278	\$ 26,281	\$ -	\$ -	\$ -	\$ -	\$ 174,558
9/1/2041	\$ 95,312	\$ 51,673	\$ 146,984	\$ 26,806	\$ -	\$ -	\$ -	\$ -	\$ 173,791
9/1/2042	\$ 103,481	\$ 44,524	\$ 148,006	\$ 27,342	\$ -	\$ -	\$ -	\$ -	\$ 175,348
9/1/2043	\$ 111,651	\$ 36,763	\$ 148,414	\$ 27,889	\$ -	\$ -	\$ -	\$ -	\$ 176,303
9/1/2044	\$ 117,097	\$ 28,389	\$ 145,487	\$ 28,447	\$ -	\$ -	\$ -	\$ -	\$ 173,934
9/1/2045	\$ 125,267	\$ 19,607	\$ 144,874	\$ 29,016	\$ -	\$ -	\$ -	\$ -	\$ 173,890
9/1/2046	\$ 136,160	\$ 10,212	\$ 146,372	\$ 29,596	\$ -	\$ -	\$ (153,724)	\$ -	\$ 22,244
Totals	\$ 1,753,737	\$ 2,667,020	\$ 4,495,221	\$ 692,445	\$ 24,795	\$ 60,019	\$ (153,724)	\$ (204,237)	\$ 4,943,270

(a) The 4/30/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) Annual Installments are calculated assuming a 7.5% interest rate on the Bonds plus the Additional Interest plus Administrative Expenses.

Appendix A-4
Annual Installments - Phase 4

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
9/1/2016	\$ -	\$ 22,034	\$ 22,034	\$ 6,272	\$ 520	\$ 780	\$ -	\$ (19,494)	\$ 7,571
9/1/2017	\$ -	\$ 57,066	\$ 50,488	\$ 6,397	\$ 1,346	\$ 2,020	\$ -	\$ (50,488)	\$ 9,763
9/1/2018	\$ 7,317	\$ 50,488	\$ 57,805	\$ 6,525	\$ 1,346	\$ 2,020	\$ -	\$ (8,415)	\$ 59,282
9/1/2019	\$ 7,317	\$ 49,939	\$ 57,257	\$ 6,656	\$ 1,332	\$ 1,998	\$ -	\$ -	\$ 67,242
9/1/2020	\$ 7,317	\$ 49,391	\$ 56,708	\$ 6,789	\$ 1,317	\$ 1,976	\$ -	\$ -	\$ 66,789
9/1/2021	\$ 8,362	\$ 48,842	\$ 57,204	\$ 6,925	\$ 1,302	\$ 1,954	\$ -	\$ -	\$ 67,385
9/1/2022	\$ 8,362	\$ 48,215	\$ 56,577	\$ 7,063	\$ 1,286	\$ 1,929	\$ -	\$ -	\$ 66,855
9/1/2023	\$ 9,408	\$ 47,588	\$ 56,995	\$ 7,204	\$ 1,068	\$ 1,904	\$ -	\$ -	\$ 67,171
9/1/2024	\$ 11,498	\$ 46,882	\$ 58,380	\$ 7,348	\$ -	\$ 1,875	\$ -	\$ -	\$ 67,604
9/1/2025	\$ 11,498	\$ 46,020	\$ 57,518	\$ 7,495	\$ -	\$ 1,841	\$ -	\$ -	\$ 66,854
9/1/2026	\$ 12,544	\$ 45,157	\$ 57,701	\$ 7,645	\$ -	\$ 1,806	\$ -	\$ -	\$ 67,152
9/1/2027	\$ 13,589	\$ 44,216	\$ 57,805	\$ 7,798	\$ -	\$ 1,769	\$ -	\$ -	\$ 67,372
9/1/2028	\$ 14,634	\$ 43,197	\$ 57,832	\$ 7,954	\$ -	\$ 1,170	\$ -	\$ -	\$ 66,955
9/1/2029	\$ 16,725	\$ 42,100	\$ 58,825	\$ 8,113	\$ -	\$ -	\$ -	\$ -	\$ 66,938
9/1/2030	\$ 17,770	\$ 40,845	\$ 58,616	\$ 8,276	\$ -	\$ -	\$ -	\$ -	\$ 66,891
9/1/2031	\$ 18,815	\$ 39,513	\$ 58,328	\$ 8,441	\$ -	\$ -	\$ -	\$ -	\$ 66,769
9/1/2032	\$ 20,906	\$ 38,101	\$ 59,007	\$ 8,610	\$ -	\$ -	\$ -	\$ -	\$ 67,617
9/1/2033	\$ 21,951	\$ 36,533	\$ 58,485	\$ 8,782	\$ -	\$ -	\$ -	\$ -	\$ 67,267
9/1/2034	\$ 22,997	\$ 34,887	\$ 57,884	\$ 8,958	\$ -	\$ -	\$ -	\$ -	\$ 66,842
9/1/2035	\$ 25,087	\$ 33,162	\$ 58,250	\$ 9,137	\$ -	\$ -	\$ -	\$ -	\$ 67,387
9/1/2036	\$ 27,178	\$ 31,281	\$ 58,459	\$ 9,320	\$ -	\$ -	\$ -	\$ -	\$ 67,778
9/1/2037	\$ 28,223	\$ 29,242	\$ 57,466	\$ 9,506	\$ -	\$ -	\$ -	\$ -	\$ 66,972
9/1/2038	\$ 30,314	\$ 27,126	\$ 57,440	\$ 9,696	\$ -	\$ -	\$ -	\$ -	\$ 67,136
9/1/2039	\$ 32,404	\$ 24,852	\$ 57,257	\$ 9,890	\$ -	\$ -	\$ -	\$ -	\$ 67,147
9/1/2040	\$ 34,495	\$ 22,422	\$ 56,917	\$ 10,088	\$ -	\$ -	\$ -	\$ -	\$ 67,005
9/1/2041	\$ 36,586	\$ 19,835	\$ 56,420	\$ 10,290	\$ -	\$ -	\$ -	\$ -	\$ 66,710
9/1/2042	\$ 39,722	\$ 17,091	\$ 56,812	\$ 10,495	\$ -	\$ -	\$ -	\$ -	\$ 67,308
9/1/2043	\$ 42,858	\$ 14,112	\$ 56,969	\$ 10,705	\$ -	\$ -	\$ -	\$ -	\$ 67,674
9/1/2044	\$ 44,948	\$ 10,897	\$ 55,845	\$ 10,919	\$ -	\$ -	\$ -	\$ -	\$ 66,765
9/1/2045	\$ 48,084	\$ 7,526	\$ 55,610	\$ 11,138	\$ -	\$ -	\$ -	\$ -	\$ 66,748
9/1/2046	\$ 52,265	\$ 3,920	\$ 56,185	\$ 11,361	\$ -	\$ -	\$ (59,007)	\$ -	\$ 8,538
Totals	\$ 673,177	\$ 1,072,480	\$ 1,739,079	\$ 265,797	\$ 9,518	\$ 23,039	\$ (59,007)	\$ (78,397)	\$ 1,897,487

(a) The 4/30/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) Annual Installments are calculated assuming a 7.5% interest rate on the Bonds plus the Additional Interest plus Administrative Expenses.

Appendix A-5
Annual Installments - HOA

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
9/1/2016	\$ -	\$ 22,034	\$ 22,034	\$ 300	\$ 25	\$ 37	\$ -	\$ (932)	\$ 362
9/1/2017	\$ -	\$ 57,066	\$ 2,415	\$ 306	\$ 64	\$ 97	\$ -	\$ (2,415)	\$ 467
9/1/2018	\$ 350	\$ 2,415	\$ 2,765	\$ 312	\$ 64	\$ 97	\$ -	\$ (403)	\$ 2,836
9/1/2019	\$ 350	\$ 2,389	\$ 2,739	\$ 318	\$ 64	\$ 96	\$ -	\$ -	\$ 3,216
9/1/2020	\$ 350	\$ 2,363	\$ 2,713	\$ 325	\$ 63	\$ 95	\$ -	\$ -	\$ 3,195
9/1/2021	\$ 400	\$ 2,336	\$ 2,736	\$ 331	\$ 62	\$ 93	\$ -	\$ -	\$ 3,223
9/1/2022	\$ 400	\$ 2,306	\$ 2,706	\$ 338	\$ 62	\$ 92	\$ -	\$ -	\$ 3,198
9/1/2023	\$ 450	\$ 2,276	\$ 2,726	\$ 345	\$ 51	\$ 91	\$ -	\$ -	\$ 3,213
9/1/2024	\$ 550	\$ 2,243	\$ 2,793	\$ 351	\$ -	\$ 90	\$ -	\$ -	\$ 3,234
9/1/2025	\$ 550	\$ 2,201	\$ 2,751	\$ 359	\$ -	\$ 88	\$ -	\$ -	\$ 3,198
9/1/2026	\$ 600	\$ 2,160	\$ 2,760	\$ 366	\$ -	\$ 86	\$ -	\$ -	\$ 3,212
9/1/2027	\$ 650	\$ 2,115	\$ 2,765	\$ 373	\$ -	\$ 85	\$ -	\$ -	\$ 3,223
9/1/2028	\$ 700	\$ 2,066	\$ 2,766	\$ 380	\$ -	\$ 56	\$ -	\$ -	\$ 3,203
9/1/2029	\$ 800	\$ 2,014	\$ 2,814	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ 3,202
9/1/2030	\$ 850	\$ 1,954	\$ 2,804	\$ 396	\$ -	\$ -	\$ -	\$ -	\$ 3,200
9/1/2031	\$ 900	\$ 1,890	\$ 2,790	\$ 404	\$ -	\$ -	\$ -	\$ -	\$ 3,194
9/1/2032	\$ 1,000	\$ 1,823	\$ 2,823	\$ 412	\$ -	\$ -	\$ -	\$ -	\$ 3,234
9/1/2033	\$ 1,050	\$ 1,748	\$ 2,798	\$ 420	\$ -	\$ -	\$ -	\$ -	\$ 3,218
9/1/2034	\$ 1,100	\$ 1,669	\$ 2,769	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ 3,197
9/1/2035	\$ 1,200	\$ 1,586	\$ 2,786	\$ 437	\$ -	\$ -	\$ -	\$ -	\$ 3,223
9/1/2036	\$ 1,300	\$ 1,496	\$ 2,796	\$ 446	\$ -	\$ -	\$ -	\$ -	\$ 3,242
9/1/2037	\$ 1,350	\$ 1,399	\$ 2,749	\$ 455	\$ -	\$ -	\$ -	\$ -	\$ 3,203
9/1/2038	\$ 1,450	\$ 1,298	\$ 2,748	\$ 464	\$ -	\$ -	\$ -	\$ -	\$ 3,211
9/1/2039	\$ 1,550	\$ 1,189	\$ 2,739	\$ 473	\$ -	\$ -	\$ -	\$ -	\$ 3,212
9/1/2040	\$ 1,650	\$ 1,073	\$ 2,723	\$ 483	\$ -	\$ -	\$ -	\$ -	\$ 3,205
9/1/2041	\$ 1,750	\$ 949	\$ 2,699	\$ 492	\$ -	\$ -	\$ -	\$ -	\$ 3,191
9/1/2042	\$ 1,900	\$ 818	\$ 2,718	\$ 502	\$ -	\$ -	\$ -	\$ -	\$ 3,220
9/1/2043	\$ 2,050	\$ 675	\$ 2,725	\$ 512	\$ -	\$ -	\$ -	\$ -	\$ 3,237
9/1/2044	\$ 2,150	\$ 521	\$ 2,671	\$ 522	\$ -	\$ -	\$ -	\$ -	\$ 3,194
9/1/2045	\$ 2,300	\$ 360	\$ 2,660	\$ 533	\$ -	\$ -	\$ -	\$ -	\$ 3,193
9/1/2046	\$ 2,500	\$ 188	\$ 2,688	\$ 543	\$ -	\$ -	\$ (2,823)	\$ -	\$ 408
Totals	\$ 32,200	\$ 126,617	\$ 104,165	\$ 12,714	\$ 455	\$ 1,102	\$ (2,823)	\$ (3,750)	\$ 90,762

(a) The 4/30/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) Annual Installments are calculated assuming a 7.5% interest rate on the Bonds plus the Additional Interest plus Administrative Expenses.

Appendix B

Neighborhood Improvement Area #1 Assessment Roll

Appendix B Special Assessment by Parcel			
Phase	Owner	PID Bond Special Assessment	Equivalent Tax Rate
1	Hillwood Communities	\$ 6,138,000	\$ 0.45
HOA	Hillwood Communities	\$ 62,000	
Totals		\$ 6,200,000	
Note: Preliminary and subject to change			

Appendix B-1
Annual Installments - All Parcels

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
9/1/2016	\$ -	\$ 149,618	\$ 149,618	\$ 30,000	\$ 4,788	\$ 7,182	\$ -	\$ (149,618)	\$ 41,969
9/1/2017	\$ -	\$ 387,500	\$ 387,500	\$ 30,600	\$ 12,400	\$ 18,600	\$ -	\$ (387,500)	\$ 61,600
9/1/2018	\$ 70,000	\$ 387,500	\$ 457,500	\$ 31,212	\$ 12,400	\$ 18,600	\$ -	\$ (64,583)	\$ 455,129
9/1/2019	\$ 75,000	\$ 383,125	\$ 458,125	\$ 31,836	\$ 12,260	\$ 18,390	\$ -	\$ -	\$ 520,611
9/1/2020	\$ 80,000	\$ 378,438	\$ 458,438	\$ 32,473	\$ 12,110	\$ 18,165	\$ -	\$ -	\$ 521,185
9/1/2021	\$ 85,000	\$ 373,438	\$ 458,438	\$ 33,122	\$ 11,950	\$ 17,925	\$ -	\$ -	\$ 521,435
9/1/2022	\$ 90,000	\$ 368,125	\$ 458,125	\$ 33,785	\$ 11,780	\$ 17,670	\$ -	\$ -	\$ 521,360
9/1/2023	\$ 95,000	\$ 362,500	\$ 457,500	\$ 34,461	\$ 9,312	\$ 17,400	\$ -	\$ -	\$ 518,673
9/1/2024	\$ 110,000	\$ 356,563	\$ 466,563	\$ 35,150	\$ -	\$ 17,115	\$ -	\$ -	\$ 518,827
9/1/2025	\$ 120,000	\$ 349,688	\$ 469,688	\$ 35,853	\$ -	\$ 16,785	\$ -	\$ -	\$ 522,325
9/1/2026	\$ 125,000	\$ 342,188	\$ 467,188	\$ 36,570	\$ -	\$ 16,425	\$ -	\$ -	\$ 520,182
9/1/2027	\$ 135,000	\$ 334,375	\$ 469,375	\$ 37,301	\$ -	\$ 16,050	\$ -	\$ -	\$ 522,726
9/1/2028	\$ 150,000	\$ 325,938	\$ 475,938	\$ 38,047	\$ -	\$ 8,293	\$ -	\$ -	\$ 522,278
9/1/2029	\$ 165,000	\$ 316,563	\$ 481,563	\$ 38,808	\$ -	\$ -	\$ -	\$ -	\$ 520,371
9/1/2030	\$ 175,000	\$ 306,250	\$ 481,250	\$ 39,584	\$ -	\$ -	\$ -	\$ -	\$ 520,834
9/1/2031	\$ 185,000	\$ 295,313	\$ 480,313	\$ 40,376	\$ -	\$ -	\$ -	\$ -	\$ 520,689
9/1/2032	\$ 195,000	\$ 283,750	\$ 478,750	\$ 41,184	\$ -	\$ -	\$ -	\$ -	\$ 519,934
9/1/2033	\$ 210,000	\$ 271,563	\$ 481,563	\$ 42,007	\$ -	\$ -	\$ -	\$ -	\$ 523,570
9/1/2034	\$ 220,000	\$ 258,438	\$ 478,438	\$ 42,847	\$ -	\$ -	\$ -	\$ -	\$ 521,285
9/1/2035	\$ 235,000	\$ 244,688	\$ 479,688	\$ 43,704	\$ -	\$ -	\$ -	\$ -	\$ 523,392
9/1/2036	\$ 245,000	\$ 230,000	\$ 475,000	\$ 44,578	\$ -	\$ -	\$ -	\$ -	\$ 519,578
9/1/2037	\$ 260,000	\$ 214,688	\$ 474,688	\$ 45,470	\$ -	\$ -	\$ -	\$ -	\$ 520,157
9/1/2038	\$ 275,000	\$ 198,438	\$ 473,438	\$ 46,379	\$ -	\$ -	\$ -	\$ -	\$ 519,817
9/1/2039	\$ 295,000	\$ 181,250	\$ 476,250	\$ 47,307	\$ -	\$ -	\$ -	\$ -	\$ 523,557
9/1/2040	\$ 310,000	\$ 162,813	\$ 472,813	\$ 48,253	\$ -	\$ -	\$ -	\$ -	\$ 521,066
9/1/2041	\$ 330,000	\$ 143,438	\$ 473,438	\$ 49,218	\$ -	\$ -	\$ -	\$ -	\$ 522,656
9/1/2042	\$ 350,000	\$ 122,813	\$ 472,813	\$ 50,203	\$ -	\$ -	\$ -	\$ -	\$ 523,015
9/1/2043	\$ 370,000	\$ 100,938	\$ 470,938	\$ 51,207	\$ -	\$ -	\$ -	\$ -	\$ 522,144
9/1/2044	\$ 390,000	\$ 77,813	\$ 467,813	\$ 52,231	\$ -	\$ -	\$ -	\$ -	\$ 520,043
9/1/2045	\$ 415,000	\$ 53,438	\$ 468,438	\$ 53,275	\$ -	\$ -	\$ -	\$ -	\$ 521,713
9/1/2046	\$ 440,000	\$ 27,500	\$ 467,500	\$ 54,341	\$ -	\$ -	\$ (481,563)	\$ -	\$ 40,278
Totals	\$ 6,200,000	\$ 7,988,681	\$ 14,188,681	\$ 1,271,383	\$ 87,000	\$ 208,600	\$ (481,563)	\$ (601,701)	\$ 14,672,400

(a) The 4/30/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) Annual Installments are calculated assuming a 6.25% interest rate on the Bonds plus the Additional Interest plus Administrative Expenses.

Appendix B-2
Annual Installments - Phase 1

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
9/1/2016	\$ -	\$ 148,122	\$ 148,122	\$ 300	\$ 4,740	\$ 7,110	\$ -	\$ (148,122)	\$ 41,550
9/1/2017	\$ -	\$ 383,625	\$ 383,625	\$ 30,294	\$ 12,276	\$ 18,414	\$ -	\$ (383,625)	\$ 60,984
9/1/2018	\$ 69,300	\$ 383,625	\$ 452,925	\$ 30,900	\$ 12,276	\$ 18,414	\$ -	\$ (63,937)	\$ 450,577
9/1/2019	\$ 74,250	\$ 379,294	\$ 453,544	\$ 31,518	\$ 12,137	\$ 18,206	\$ -	\$ -	\$ 515,405
9/1/2020	\$ 79,200	\$ 374,653	\$ 453,853	\$ 325	\$ 11,989	\$ 17,983	\$ -	\$ -	\$ 515,974
9/1/2021	\$ 84,150	\$ 369,703	\$ 453,853	\$ 32,791	\$ 11,831	\$ 17,746	\$ -	\$ -	\$ 516,221
9/1/2022	\$ 89,100	\$ 364,444	\$ 453,544	\$ 33,447	\$ 11,662	\$ 17,493	\$ -	\$ -	\$ 516,146
9/1/2023	\$ 94,050	\$ 358,875	\$ 452,925	\$ 34,116	\$ 9,219	\$ 17,226	\$ -	\$ -	\$ 513,486
9/1/2024	\$ 108,900	\$ 352,997	\$ 461,897	\$ 34,798	\$ -	\$ 16,944	\$ -	\$ -	\$ 513,639
9/1/2025	\$ 118,800	\$ 346,191	\$ 464,991	\$ 35,494	\$ -	\$ 16,617	\$ -	\$ -	\$ 517,102
9/1/2026	\$ 123,750	\$ 338,766	\$ 462,516	\$ 36,204	\$ -	\$ 16,261	\$ -	\$ -	\$ 514,981
9/1/2027	\$ 133,650	\$ 331,031	\$ 464,681	\$ 36,928	\$ -	\$ 15,890	\$ -	\$ -	\$ 517,499
9/1/2028	\$ 148,500	\$ 322,678	\$ 471,178	\$ 37,667	\$ -	\$ 8,210	\$ -	\$ -	\$ 517,055
9/1/2029	\$ 163,350	\$ 313,397	\$ 476,747	\$ 38,420	\$ -	\$ -	\$ -	\$ -	\$ 515,167
9/1/2030	\$ 173,250	\$ 303,188	\$ 476,438	\$ 39,189	\$ -	\$ -	\$ -	\$ -	\$ 515,626
9/1/2031	\$ 183,150	\$ 292,359	\$ 475,509	\$ 39,972	\$ -	\$ -	\$ -	\$ -	\$ 515,482
9/1/2032	\$ 193,050	\$ 280,913	\$ 473,963	\$ 40,772	\$ -	\$ -	\$ -	\$ -	\$ 514,734
9/1/2033	\$ 207,900	\$ 268,847	\$ 476,747	\$ 41,587	\$ -	\$ -	\$ -	\$ -	\$ 518,334
9/1/2034	\$ 217,800	\$ 255,853	\$ 473,653	\$ 42,419	\$ -	\$ -	\$ -	\$ -	\$ 516,072
9/1/2035	\$ 232,650	\$ 242,241	\$ 474,891	\$ 43,267	\$ -	\$ -	\$ -	\$ -	\$ 518,158
9/1/2036	\$ 242,550	\$ 227,700	\$ 470,250	\$ 44,133	\$ -	\$ -	\$ -	\$ -	\$ 514,383
9/1/2037	\$ 257,400	\$ 212,541	\$ 469,941	\$ 45,015	\$ -	\$ -	\$ -	\$ -	\$ 514,956
9/1/2038	\$ 272,250	\$ 196,453	\$ 468,703	\$ 45,916	\$ -	\$ -	\$ -	\$ -	\$ 514,619
9/1/2039	\$ 292,050	\$ 179,438	\$ 471,488	\$ 46,834	\$ -	\$ -	\$ -	\$ -	\$ 518,321
9/1/2040	\$ 306,900	\$ 161,184	\$ 468,084	\$ 47,771	\$ -	\$ -	\$ -	\$ -	\$ 515,855
9/1/2041	\$ 326,700	\$ 142,003	\$ 468,703	\$ 48,726	\$ -	\$ -	\$ -	\$ -	\$ 517,429
9/1/2042	\$ 346,500	\$ 121,584	\$ 468,084	\$ 49,701	\$ -	\$ -	\$ -	\$ -	\$ 517,785
9/1/2043	\$ 366,300	\$ 99,928	\$ 466,228	\$ 50,695	\$ -	\$ -	\$ -	\$ -	\$ 516,923
9/1/2044	\$ 386,100	\$ 77,034	\$ 463,134	\$ 51,708	\$ -	\$ -	\$ -	\$ -	\$ 514,843
9/1/2045	\$ 410,850	\$ 52,903	\$ 463,753	\$ 52,743	\$ -	\$ -	\$ -	\$ -	\$ 516,496
9/1/2046	\$ 435,600	\$ 27,225	\$ 462,825	\$ 53,797	\$ -	\$ -	\$ (476,747)	\$ -	\$ 39,876
Totals	\$ 6,138,000	\$ 7,908,794	\$ 14,046,794	\$ 1,197,446	\$ 86,130	\$ 206,514	\$ (476,747)	\$ (595,684)	\$ 14,525,676

(a) The 4/30/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) Annual Installments are calculated assuming a 6.25% interest rate on the Bonds plus the Additional Interest plus Administrative Expenses.

Appendix B-3
Annual Installments - HOA

Year (a)	PID Bonds			Administrative Expenses (c)	Prepayment Reserve	Delinquency Reserve	Debt Service Reserve Fund	Capitalized Interest	Annual Installment (d)
	Principal	Interest (b)	Net Debt Service						
9/1/2016	\$ -	\$ 1,496	\$ 1,496	\$ 300	\$ 48	\$ 72	\$ -	\$ (1,496)	\$ 420
9/1/2017	\$ -	\$ 3,875	\$ 3,875	\$ 306	\$ 124	\$ 186	\$ -	\$ (3,875)	\$ 616
9/1/2018	\$ 700	\$ 3,875	\$ 4,575	\$ 312	\$ 124	\$ 186	\$ -	\$ (646)	\$ 4,551
9/1/2019	\$ 750	\$ 3,831	\$ 4,581	\$ 318	\$ 123	\$ 184	\$ -	\$ -	\$ 515,405
9/1/2020	\$ 800	\$ 3,784	\$ 4,584	\$ 325	\$ 121	\$ 182	\$ -	\$ -	\$ 5,212
9/1/2021	\$ 850	\$ 3,734	\$ 4,584	\$ 331	\$ 120	\$ 179	\$ -	\$ -	\$ 5,214
9/1/2022	\$ 900	\$ 3,681	\$ 4,581	\$ 338	\$ 118	\$ 177	\$ -	\$ -	\$ 5,214
9/1/2023	\$ 950	\$ 3,625	\$ 4,575	\$ 345	\$ 93	\$ 174	\$ -	\$ -	\$ 5,187
9/1/2024	\$ 1,100	\$ 3,566	\$ 4,666	\$ 351	\$ -	\$ 171	\$ -	\$ -	\$ 513,639
9/1/2025	\$ 1,200	\$ 3,497	\$ 4,697	\$ 359	\$ -	\$ 168	\$ -	\$ -	\$ 5,223
9/1/2026	\$ 1,250	\$ 3,422	\$ 4,672	\$ 366	\$ -	\$ 164	\$ -	\$ -	\$ 5,202
9/1/2027	\$ 1,350	\$ 3,344	\$ 4,694	\$ 373	\$ -	\$ 161	\$ -	\$ -	\$ 5,227
9/1/2028	\$ 1,500	\$ 3,259	\$ 4,759	\$ 380	\$ -	\$ 83	\$ -	\$ -	\$ 5,223
9/1/2029	\$ 1,650	\$ 3,166	\$ 4,816	\$ 388	\$ -	\$ -	\$ -	\$ -	\$ 5,204
9/1/2030	\$ 1,750	\$ 3,063	\$ 4,813	\$ 396	\$ -	\$ -	\$ -	\$ -	\$ 5,208
9/1/2031	\$ 1,850	\$ 2,953	\$ 4,803	\$ 404	\$ -	\$ -	\$ -	\$ -	\$ 5,207
9/1/2032	\$ 1,950	\$ 2,838	\$ 4,788	\$ 412	\$ -	\$ -	\$ -	\$ -	\$ 5,199
9/1/2033	\$ 2,100	\$ 2,716	\$ 4,816	\$ 420	\$ -	\$ -	\$ -	\$ -	\$ 5,236
9/1/2034	\$ 2,200	\$ 2,584	\$ 4,784	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ 5,213
9/1/2035	\$ 2,350	\$ 2,447	\$ 4,797	\$ 437	\$ -	\$ -	\$ -	\$ -	\$ 5,234
9/1/2036	\$ 2,450	\$ 2,300	\$ 4,750	\$ 446	\$ -	\$ -	\$ -	\$ -	\$ 5,196
9/1/2037	\$ 2,600	\$ 2,147	\$ 4,747	\$ 455	\$ -	\$ -	\$ -	\$ -	\$ 5,202
9/1/2038	\$ 2,750	\$ 1,984	\$ 4,734	\$ 464	\$ -	\$ -	\$ -	\$ -	\$ 5,198
9/1/2039	\$ 2,950	\$ 1,813	\$ 4,763	\$ 473	\$ -	\$ -	\$ -	\$ -	\$ 5,236
9/1/2040	\$ 3,100	\$ 1,628	\$ 4,728	\$ 483	\$ -	\$ -	\$ -	\$ -	\$ 5,211
9/1/2041	\$ 3,300	\$ 1,434	\$ 4,734	\$ 492	\$ -	\$ -	\$ -	\$ -	\$ 5,227
9/1/2042	\$ 3,500	\$ 1,228	\$ 4,728	\$ 502	\$ -	\$ -	\$ -	\$ -	\$ 5,230
9/1/2043	\$ 3,700	\$ 1,009	\$ 4,709	\$ 512	\$ -	\$ -	\$ -	\$ -	\$ 5,221
9/1/2044	\$ 3,900	\$ 778	\$ 4,678	\$ 522	\$ -	\$ -	\$ -	\$ -	\$ 5,200
9/1/2045	\$ 4,150	\$ 534	\$ 4,684	\$ 533	\$ -	\$ -	\$ -	\$ -	\$ 5,217
9/1/2046	\$ 4,400	\$ 275	\$ 4,675	\$ 543	\$ -	\$ -	\$ (4,816)	\$ -	\$ 403
Totals	\$ 62,000	\$ 79,887	\$ 141,887	\$ 12,714	\$ 870	\$ 2,086	\$ (4,816)	\$ (6,017)	\$ 1,165,374

(a) The 4/30/XX dates represent the fiscal year end for the Bonds.

(b) Gross of Capitalized Interest

(c) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(d) Annual Installments are calculated assuming a 6.25% interest rate on the Bonds plus the Additional Interest plus Administrative Expenses.

Appendix C

Legal Descriptions for Parcels within PID

LAND DESCRIPTION PHASE I

BEING, a tract of land situated in the John Cahill Survey, Abstract No. 171 and the Shelby Glass Survey, Abstract No, 346, Collin County, Texas, and being a tract of land as described in instrument to The George White Family, as recorded in County Clerk's File No. 2005-005697 of the Official Property Records of Collin County, Texas (O.P.R.C.C.T), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with cap stamped "KHA" at the southwest corner of a tract of land as described in instrument to Collin County Community College District, as recorded in instrument number 20090818001039820, O.P.R.C.C.T., said corner being in the west line of the George White Family tract and the east line of The Carter Ranch-Phase III, an addition to the City of Celina, recorded in instrument number 20060714010003020, O.P.R.C.C.T.;

THENCE, North 89 degrees 26 minutes 56 seconds East along the south line of the Collin County Community College District tract and an extension thereof, a distance of 1,714.68 feet to a point for corner;

THENCE, North 89 degrees 26 minutes 56 seconds East a distance of 49.69 feet to a point for corner;

THENCE, South 00 degrees 17 minutes 27 seconds East a distance of 284.06 feet to a point for corner;

THENCE, North 89 degrees 31 minutes 04 seconds East a distance of 252.26 feet to a point for corner;

THENCE, South 67 degrees 35 minutes 56 seconds East a distance of 318.15 feet to a point for corner;

THENCE, North 89 degrees 23 minutes 38 seconds East a distance of 236.97 feet to a point for corner;

THENCE, South 02 degrees 34 minutes 50 seconds East a distance of 22.61 feet to a point for corner;

THENCE, North 89 degrees 34 minutes 20 seconds East a distance of 164.55 feet to a point for corner;

THENCE, South 00 degrees 55 minutes 47 seconds East a distance of 500.64 feet to a point for corner;

THENCE, South 89 degrees 14 minutes 12 seconds West a distance of 117.11 feet to a point for corner;

THENCE, South 01 degree 07 minutes 13 seconds East a distance of 34.78 feet to a point for corner;

THENCE, South 88 degrees 43 minutes 29 seconds West a distance of 362.77 feet to a point for corner and being the beginning of a non-tangent curve to the right having a central angle of 17 degrees 43 minutes 09 seconds, a radius of 1,290.55 feet, a chord bearing of North 70 degrees 54 minutes 31 seconds West, a chord distance of 397.52 feet to a point for corner:

THENCE, along said curve to the right an arc distance of 399.11 feet to a point for corner:

THENCE, South 89 degrees 17 minutes 49 seconds West a distance of 104.61 feet to a point for corner;

THENCE, South 00 degrees 27 minutes 00 seconds East a distance of 234.44 feet to a point for corner and being the beginning of a non-tangent curve to the left having a central angle of 48 degrees 01 minute 02 seconds, a radius of 209.37 feet, a chord bearing of South 28 degrees 53 minutes 49 seconds East, a chord distance of 170.37 feet to a point for corner:

THENCE, along said curve to the left an arc distance of 175.46 feet to a point for corner:

THENCE, South 00 degrees 44 minutes 51 seconds East a distance of 125.21 feet to a point for corner;

THENCE, South 89 degrees 04 minutes 30 seconds West a distance of 349.86 feet to a point for corner;

THENCE, South 00 degrees 41 minutes 35 seconds East a distance of 570.09 feet to a point for corner;

THENCE, South 25 degrees 01 minute 53 seconds West a distance of 742.31 feet to a point for corner;

THENCE, South 64 degrees 35 minutes 59 seconds East a distance of 31.92 feet to a point for corner;

THENCE, South 23 degrees 05 minutes 31 seconds West a distance of 96.79 feet to a point for corner;

THENCE, South 22 degrees 11 minutes 19 seconds East a distance of 42.83 feet to a point for corner;

THENCE, South 22 degrees 32 minutes 37 seconds West a distance of 165.73 feet to a point for corner;

THENCE, South 65 degrees 16 minutes 31 seconds East a distance of 56.52 feet to a point for corner;

THENCE, South 00 degrees 41 minutes 56 seconds East a distance of 241.53 feet to a point for corner on the south line of said George White Family tract;

THENCE, South 89 degrees 30 minutes 11 seconds West along the south line of said George White Family tract, a distance of 657.45 feet to a point for corner;

THENCE, North 00 degrees 58 minutes 05 seconds West departing the south line of said George White Family tract, a distance of 150.02 feet to a point for corner;

THENCE, North 88 degrees 53 minutes 41 seconds East a distance of 124.96 feet to a point for corner;

THENCE, North 01 degree 08 minutes 49 seconds West a distance of 151.89 feet to a point for corner;

THENCE, North 88 degrees 49 minutes 49 seconds East a distance of 106.33 feet to a point for corner;

THENCE, North 00 degrees 12 minutes 50 seconds East a distance of 116.74 feet to a point for corner;

THENCE, North 89 degrees 32 minutes 54 seconds East a distance of 16.49 feet to a point for corner and being the beginning of a curve to the right having a central angle of 26 degrees 31 minutes 46 seconds, a radius of 200.00 feet, a chord bearing of South 77 degrees 11 minutes 13 seconds East, a chord distance of 91.78 feet to a point for corner:

THENCE, along said curve to the right an arc distance of 92.60 feet to a point for corner:

THENCE, South 63 degrees 55 minutes 20 seconds East a distance of 106.45 feet to a point for corner;

THENCE, North 25 degrees 03 minutes 37 seconds East a distance of 164.22 feet to a point for corner;

THENCE, North 83 degrees 44 minutes 24 seconds East a distance of 34.37 feet to a point for corner;

THENCE, North 25 degrees 16 minutes 55 seconds East a distance of 282.82 feet to a point for corner;

THENCE, North 64 degrees 55 minutes 42 seconds West a distance of 235.16 feet to a point for corner;

THENCE, North 89 degrees 29 minutes 49 seconds West a distance of 448.49 feet to a point for corner;

THENCE, South 00 degrees 37 minutes 50 seconds East a distance of 164.29 feet to a point for corner;

THENCE, South 89 degrees 17 minutes 54 seconds West a distance of 336.83 feet to a point for corner;

THENCE, South a distance of 14.03 feet to a point for corner;

THENCE, South 89 degrees 35 minutes 23 seconds West on the west line of said George White Family tract, a distance of 114.98 feet to a point for corner;

THENCE, North 00 degrees 33 minutes 04 seconds West along the west line of said George White Family tract, a distance of 2,460.55 feet to the POINT OF BEGINNING and CONTAINING 104.24 acres of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone.

LAND DESCRIPTION PHASE II

BEING, a tract of land situated in the John Cahill Survey, Abstract No. 171, Collin County, Texas, and being a tract of land as described in instrument to The George White Family, as recorded in County Clerk's File No. 2005-005697 of the Official Property Records of Collin County, Texas (O.P.R.C.C.T), and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with plastic cap stamped "KHA" at the southeast corner of said George White Family tract;

THENCE, North 00 degrees 55 minutes 47 seconds West along the east line of the George White Family tract, a distance of 909.03 feet to the POINT OF BEGINNING;

THENCE, South 89 degrees 33 minutes 32 seconds West departing the George White Family tract, a distance of 116.72 feet to a point for corner;

THENCE, North 00 degrees 57 minutes 20 seconds West a distance of 49.36 feet to a point for corner;

THENCE, South 89 degrees 53 minutes 32 seconds West a distance of 601.96 feet to a point for corner;

THENCE, North 01 degrees 50 minutes 06 seconds West a distance of 116.78 feet to a point for corner;

THENCE, North 89 degrees 59 minutes 51 seconds West a distance of 149.34 feet to a point for corner;

THENCE, South 30 degrees 29 minutes 45 seconds West a distance of 139.03 feet to a point for corner;

THENCE, North 62 degrees 05 minutes 08 seconds West a distance of 161.50 feet to a point for corner;

THENCE, North 29 degrees 13 minutes 16 seconds East a distance of 222.09 feet to a point for corner;

THENCE, South 89 degrees 20 minutes 16 seconds West a distance of 260.34 feet to a point for corner;

THENCE, North 00 degrees 41 minutes 35 seconds West a distance of 570.09 feet to a point for corner;

THENCE, North 89 degrees 04 minutes 30 seconds East a distance of 349.86 feet to a point for corner;

THENCE, North 00 degrees 44 minutes 51 seconds West a distance of 125.21 feet to a point for corner and being the beginning of a non-tangent curve to the right having a central angle of 48 degrees 01 minute 02 seconds, a radius of 209.37 feet, a chord bearing of North 28 degrees 53 minutes 49 seconds West, a chord distance of 170.37 feet;

THENCE, along said curve to the right an arc distance of 175.46 feet to a point for corner;

THENCE, North 00 degrees 27 minutes 00 seconds West a distance of 234.44 feet to a point for corner;

THENCE, North 89 degrees 17 minutes 49 seconds East a distance of 104.61 feet to a point for corner and being the beginning of a non-tangent curve to the left having a central angle of 17 degrees 43 minutes 09 seconds, a radius of 1,290.55 feet, a chord bearing of South 70 degrees 54 minutes 31 seconds East, a chord distance of 397.52 feet;

THENCE, along said curve to the left an arc distance of 399.11 feet to a point for corner;

THENCE, North 88 degrees 43 minutes 29 seconds East a distance of 362.77 feet to a point for corner;

THENCE, North 01 degree 07 minutes 13 seconds West a distance of 34.78 feet to a point for corner;

THENCE, North 89 degrees 14 minutes 12 seconds East a distance of 117.11 feet to a point for corner on the east line of the George White Family tract;

THENCE, South 00 degrees 55 minutes 47 seconds East along the east line of the George White Family tract a distance of 1,311.01 feet to the POINT OF BEGINNING and CONTAINING 31.05 acres of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone.

LAND DESCRIPTION PHASE IIIA

BEING, a tract of land situated in the John Cahill Survey, Abstract No. 171, Collin County, Texas, and being a tract of land as described in instrument to The George White Family, as recorded in County Clerk's File No. 2005-005697 of the Official Property Records of Collin County, Texas (O.P.R.C.C.T), and being more particularly described as follows:

BEGINNING at a magnetic nail found at the southwest corner of said George White Family tract, said corner being in County Road No. 83;

THENCE, North 00 degrees 33 minutes 04 seconds West along the west line of the George White Family tract, a distance of 688.69 feet to a point for corner;

THENCE, North 89 degrees 35 minutes 23 seconds East departing the west line of the George White Family tract, a distance of 114.98 feet to a point for corner;

THENCE, North a distance of 14.03 feet to a point for corner;

THENCE, North 89 degrees 17 minutes 54 seconds East a distance of 336.83 feet to a point for corner;

THENCE, North 00 degrees 37 minutes 50 seconds West a distance of 164.29 feet to a point for corner;

THENCE, South 89 degrees 29 minutes 49 seconds East a distance of 448.49 feet to a point for corner;

THENCE, South 64 degrees 55 minutes 42 seconds East a distance of 235.16 feet to a point for corner;

THENCE, South 25 degrees 16 minutes 55 seconds West a distance of 282.82 feet to a point for corner;

THENCE, South 83 degrees 44 minutes 24 seconds West a distance of 34.37 feet to a point for corner;

THENCE, South 25 degrees 03 minutes 37 seconds West a distance of 164.22 feet to a point for corner;

THENCE, North 63 degrees 55 minutes 20 seconds West a distance of 106.45 feet to a point for corner and being the beginning of a curve to the left having a central angle of 26 degrees 31 minutes 46 seconds, a radius of 200.00 feet, a chord bearing of North 77 degrees 11 minutes 13 seconds West, a chord distance of 91.78 feet;

THENCE, along said curve to the left an arc distance of 92.60 feet;

THENCE, South 89 degrees 32 minutes 54 seconds West a distance of 16.49 feet to a point for corner;

THENCE, South 00 degrees 12 minutes 50 seconds West a distance of 116.74 feet to a point for corner;

THENCE, South 88 degrees 49 minutes 49 seconds West a distance of 106.33 feet to a point for corner;

THENCE, South 01 degree 08 minutes 49 seconds East a distance of 151.89 feet to a point for corner;

THENCE, South 88 degrees 53 minutes 41 seconds West a distance of 124.96 feet to a point for corner;

THENCE, South 00 degrees 58 minutes 05 seconds East a distance of 150.02 feet to a point for corner on the south line of the George White Family tract and being in County Road No. 83;

THENCE, South 89 degrees 30 minutes 11 seconds West along the south line of the George White Family tract in County Road No. 83 a distance of 452.63 feet to the POINT OF BEGINNING and CONTAINING 14.21 acres of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone.

**LAND DESCRIPTION
PHASE IIIB**

BEING, a tract of land situated in the John Cahill Survey, Abstract No. 171, Collin County, Texas, and being a tract of land as described in instrument to The George White Family, as recorded in County Clerk's File No. 2005-005697 of the Official Property Records of Collin County, Texas (O.P.R.C.C.T), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "KHA" at the southeast corner of said George White Family tract, said corner being in County Road No. 83;

THENCE, South 89 degrees 30 minutes 11 seconds West along the south line of the George White Family tract and in County Road No. 83, a distance of 1,568.84 feet to a point for corner;

THENCE, North 00 degrees 41 minutes 56 seconds West departing the south line of the George White Family tract, a distance of 241.53 feet to a point for corner;

THENCE, North 65 degrees 16 minutes 31 seconds West a distance of 56.52 feet to a point for corner;

THENCE, North 22 degrees 32 minutes 37 seconds East a distance of 165.73 feet to a point for corner;

THENCE, North 22 degrees 11 minutes 19 seconds West a distance of 42.83 feet to a point for corner;

THENCE, North 23 degrees 05 minutes 31 seconds East a distance of 96.79 feet to a point for corner;

THENCE, North 64 degrees 35 minutes 59 seconds West a distance of 31.92 feet to a point for corner;

THENCE, North 25 degrees 01 minute 53 seconds East a distance of 742.31 feet to a point for corner;

THENCE, North 89 degrees 20 minutes 16 seconds East a distance of 260.34 feet to a point for corner;

THENCE, South 29 degrees 13 minutes 16 seconds West a distance of 222.09 feet to a point for corner;

THENCE, South 62 degrees 05 minutes 08 seconds East a distance of 161.50 feet to a point for corner;

THENCE, North 30 degrees 29 minutes 45 seconds East a distance of 139.03 feet to a point for corner;

THENCE, South 89 degrees 59 minutes 51 seconds East a distance of 149.34 feet to a point for corner;

THENCE, South 01 degree 50 minutes 06 seconds East a distance of 116.78 feet to a point for corner;

THENCE, North 89 degrees 53 minutes 32 seconds East a distance of 601.96 feet to a point for corner;

THENCE, South 00 degrees 57 minutes 20 seconds East a distance of 49.36 feet to a point for corner;

THENCE, North 89 degrees 33 minutes 32 seconds East a distance of 116.72 feet to a point for corner in the east line of the George White Family tract;

THENCE, South 00 degrees 55 minutes 47 seconds East along the east line of the George White Family tract, a distance of 909.03 feet to the POINT OF BEGINNING and CONTAINING 35.69 acres of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone.

LAND DESCRIPTION PHASE IIIC

BEING, a tract of land situated in the Shelby Glass Survey, Abstract No, 346, Collin County, Texas, and being a tract of land as described in instrument to The George White Family, as recorded in County Clerk's File No. 2005-005697 of the Official Property Records of Collin County, Texas (O.P.R.C.C.T), and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with cap stamped "KHA" at the southeast corner of a tract of land Collin County as described in Right of Way Deed for County Road No. 88, recorded in County Clerk's File No. 20061122001662300 of the Official Property Records of Collin County, Texas, said corner being in the east line of the George White Family tract;

THENCE, South 00 degrees 55 minutes 47 seconds East along the east line of the George White Family tract, a distance of 604.54 feet to the POINT OF BEGINNING;

THENCE, South 00 degrees 55 minutes 47 seconds East continuing along the east line of the George White Family tract, a distance of 1,303.90 feet to a point for corner;

THENCE, South 89 degrees 34 minutes 20 seconds West departing the east line of the George White Family tract, a distance of 164.55 feet to a point for corner;

THENCE, North 02 degrees 34 minutes 50 seconds West a distance of 22.61 feet to a point for corner;

THENCE, South 89 degrees 23 minutes 38 seconds West a distance of 236.97 feet to a point for corner;

THENCE, North 67 degrees 35 minutes 56 seconds West a distance of 318.15 feet to a point for corner;

THENCE, South 89 degrees 31 minutes 04 seconds West a distance of 252.26 feet to a point for corner;

THENCE, North 00 degrees 17 minutes 27 seconds West a distance of 284.06 feet to a point for corner;

THENCE, South 89 degrees 26 minutes 56 seconds West a distance of 49.69 feet to a 5/8 inch iron rod found with cap stamped "KHA" at the southeast corner of a tract of land as described in instrument to Collin County Community College District, as recorded in instrument number 20090818001039820, O.P.R.C.C.T.;

THENCE, North 00 degrees 33 minutes 04 seconds West along the east line of the Collin County Community College District tract a distance of 242.54 feet to a point for corner and being the beginning of a non-tangent curve to the left having a central angle of 17 degrees

28 minutes 46 seconds, a radius of 1,000.00 feet, a chord bearing of North 09 degrees 17 minutes 27 seconds West, a chord distance of 303.89 feet;

THENCE, along the east line of the Collin County Community College District tract and said curve to the left an arc distance of 305.08 feet to a point for corner;

THENCE, North 71 degrees 28 minutes 50 seconds East departing the east line of the Collin County Community College District, a distance of 158.16 feet to a point for corner;

THENCE, North 89 degrees 09 minutes 57 seconds East a distance of 451.39 feet to a point for corner;

THENCE, North 00 degrees 04 minutes 01 second East a distance of 116.02 feet to a point for corner;

THENCE, North 88 degrees 17 minutes 10 seconds East a distance of 92.53 feet to a point for corner;

THENCE, North 00 degrees 18 minutes 05 seconds West a distance of 160.35 feet to a point for corner;

THENCE, North 89 degrees 21 minutes 14 seconds East a distance of 337.21 feet to the POINT OF BEGINNING and CONTAINING 23.80 acres of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone.

LAND DESCRIPTION PHASE IV

BEING, a tract of land situated in the Shelby Glass Survey, Abstract No, 346, Collin County, Texas, and being a tract of land as described in instrument to The George White Family, as recorded in County Clerk's File No. 2005-005697 of the Official Property Records of Collin County, Texas (O.P.R.C.C.T), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with cap stamped "KHA" at the southeast corner of a tract of land Collin County as described in Right of Way Deed for County Road No. 88, recorded in County Clerk's File No. 20061122001662300 of the Official Property Records of Collin County, Texas, said corner being in the east line of the George White Family tract;

THENCE, South 00 degrees 55 minutes 47 seconds East along the east line of the George White Family tract, a distance of 604.54 feet to a point for corner;

THENCE, South 89 degrees 21 minutes 14 seconds West departing the east line of the George White Family tract, a distance of 337.21 feet to a point for corner;

THENCE, South 00 degrees 18 minutes 05 seconds East a distance of 160.35 feet to a point for corner;

THENCE, South 88 degrees 17 minutes 10 seconds West a distance of 92.53 feet to a point for corner;

THENCE, South 00 degrees 04 minutes 01 seconds West a distance of 116.02 feet to a point for corner;

THENCE, South 89 degrees 09 minutes 57 seconds West a distance of 451.39 feet to a point for corner;

THENCE, South 71 degrees 28 minutes 50 seconds West a distance of 158.16 feet to a point for corner on the east line of a tract of land as described in instrument to Collin County Community College District, as recorded in instrument number 20090818001039820, O.P.R.C.C.T. and being the beginning of a non-tangent curve to the left having a central angle of 06 degrees 22 minutes 23 seconds, a radius of 1,000.00 feet, a chord bearing of North 21 degrees 13 minutes 02 seconds West, a chord distance of 111.17 feet;

THENCE, along the east line of the Collin County Community College District tract and said curve to the left an arc distance of 111.23 feet to a 5/8 inch iron rod found with cap stamped "KHA";

THENCE, North 24 degrees 24 minutes 13 seconds West continuing along the east line of the Collin County Community College District tract, a distance of 239.76 feet to a 5/8 inch iron rod found with cap stamped "KHA" and being the beginning of a curve to the right

having a central angle of 33 degrees 23 minutes 53 seconds, a radius of 750.00 feet, a chord bearing of North 07 degrees 42 minutes 17 seconds West, a chord distance of 431.02 feet;

THENCE, continuing along the east line of the Collin County Community College District tract said curve to the right an arc distance of 437.18 feet to a point for corner;

THENCE, South 79 degrees 01 minute 46 seconds East departing the east line of the Collin County Community College District tract, a distance of 41.99 feet to a point for corner;

THENCE, North 85 degrees 10 minutes 16 seconds East a distance of 442.97 feet to a point for corner;

THENCE, South 69 degrees 48 minutes 47 seconds East a distance of 433.90 feet to a point for corner;

THENCE, North 00 degrees 18 minutes 17 seconds West a distance of 345.89 feet to a point for corner on the said south right-of-way line of County Road No. 88, an 80.0 foot wide right-of-way at this point, and being the beginning of a non-tangent curve to the left having a central angle of 12 degrees 40 minutes 42 seconds, a radius of 1,396.84 feet, a chord bearing of South 84 degrees 18 minutes 26 seconds East, a chord distance of 308.46 feet;

THENCE, said south right-of-way line of County Road No. 88 and said curve to the left an arc distance of 309.09 feet to a point for corner;

THENCE, North 89 degrees 21 minutes 13 seconds East continuing said south right-of-way line of County Road No. 88, a distance of 22.58 feet to the POINT OF BEGINNING and CONTAINING 17.64 acres of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone.

LAND DESCRIPTION RETAIL TRACT

BEING, a tract of land situated in the Shelby Glass Survey, Abstract No, 346, Collin County, Texas, and being a tract of land as described in instrument to The George White Family, as recorded in County Clerk's File No. 2005-005697 of the Official Property Records of Collin County, Texas (O.P.R.C.C.T), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with cap stamped "KHA" at the northeast corner tract of land as described in instrument to Collin County Community College District, as recorded in instrument number 20090818001039820, O.P.R.C.C.T. said corner being on the south right-of-way line of County Road No. 88, an 80.0 foot wide right-of-way, as established by a tract of land to Collin County as described in Right of Way Deed for County Road No. 88, recorded in County Clerk's File No. 20061122001662300 of the Official Property Records of Collin County, Texas, and being the beginning of a non-tangent curve to the left having a central angle of 27 degrees 30 minutes 59 seconds, a radius of 1,396.84 feet, a chord bearing of South 64 degrees 12 minutes 36 seconds East, a chord distance of 664.41 feet;

THENCE, along the south right-of-way line of County Road No. 88 and said curve to the left an arc distance of 670.84 feet to a point for corner;

THENCE, South 00 degrees 18 minutes 17 seconds East departing the south right-of-way line of County Road No. 88, a distance of 345.89 feet to a point for corner;

THENCE, North 69 degrees 48 minutes 47 seconds West a distance of 433.90 feet to a point for corner;

THENCE, South 85 degrees 10 minutes 16 seconds West a distance of 442.97 feet to a point for corner;

THENCE, North 79 degrees 01 minute 46 seconds West a distance of 41.99 feet to a point for corner on the east line of said Collin County Community College District tract and being the beginning of a non-tangent curve to the right having a central angle of 30 degrees 33 minutes 15 seconds, a radius of 750.00 feet, a chord bearing of North 24 degrees 16 minutes 17 seconds East, a chord distance of 395.23 feet;

THENCE, along the east line of the Collin County Community College District tract and said curve to the right an arc distance of 399.95 feet to a 5/8 inch iron rod found with cap stamped "KHA";

THENCE, North 39 degrees 32 minutes 55 seconds East a distance of 200.00 feet to the POINT OF BEGINNING and CONTAINING 7.11 acres of land, more or less.

All bearings are based on the Texas State Plane Coordinate System, N.A.D. 83, North Central Zone.

Appendix D

Tax Rate and Leverage Schedule

Major Improvement Area and Neighborhood Improvement Area #1 Tax Rate and Leverage per Assessed Value and Lot Value											
Phase	Lot Size	Unit/SF	AV per Unit/SF	Lot Value per Unit/SF	Total Assessment per Unit/SF	Annual Installment per Unit/SF	Tax Rate (per \$100 AV)	Tax Rate (per \$100 Lot Value)	Leverage (AV Value)	Leverage (Lot Value)	
1	50'	184	\$ 312,326	\$ 62,465	\$ 16,712	\$ 1,403	\$ 0.45	\$ 2.25	18.69	3.74	
	60'	149	\$ 371,670	\$ 74,334	\$ 19,887	\$ 1,670	\$ 0.45	\$ 2.25	18.69	3.74	
	70'	4	\$ 466,200	\$ 93,240	\$ 24,945	\$ 2,095	\$ 0.45	\$ 2.25	18.69	3.74	
2	50'	78	\$ 328,615	\$ 65,723	\$ 4,883	\$ 488	\$ 0.15	\$ 0.74	67.30	13.46	
	60'	65	\$ 393,508	\$ 78,702	\$ 5,847	\$ 584	\$ 0.15	\$ 0.74	67.30	13.46	
	70'	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	
3	50'	121	\$ 341,702	\$ 68,340	\$ 5,077	\$ 507	\$ 0.15	\$ 0.74	67.30	13.46	
	60'	38	\$ 403,484	\$ 80,697	\$ 5,995	\$ 599	\$ 0.15	\$ 0.74	67.30	13.46	
	70'	127	\$ 483,099	\$ 96,620	\$ 7,178	\$ 717	\$ 0.15	\$ 0.74	67.30	13.46	
4	50'	80	\$ 347,175	\$ 69,435	\$ 5,158	\$ 515	\$ 0.15	\$ 0.74	67.30	13.46	
	60'	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	
	70'	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	
	Commercial	152,460	\$ 115	\$ 5	\$ 1.71	\$ 0.17	\$ 0.15	\$ 3.41	67.30	2.93	

Appendix E

Parcel Map

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 March 29, 2016 at 6:00 p.m. at 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 the Wells North Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

The proposed Authorized Improvements to be undertaken at this time ("Major Improvements and the Neighborhood Improvement Area #1 Improvements") include road improvements, water distribution system improvements, sanitary sewer collection system improvements, storm sewer collection system improvements, and costs related to the creation of the District.

The total costs of the Major Improvements and the Neighborhood Improvement Area #1 Improvements, including the costs of creating the District and issuing the bonds, is **[\$12,161,482]**. The total costs of Authorized Improvements to benefit future phases within the District cannot be determined with certainty at this time, but shall not exceed an additional **[\$20,000,000]**.

The boundaries of the District include approximately 244.136 acres of land generally located in the area encompassed by directly south of CR 88 and CR 1224, directly north of CR 83, to the west of CR 86, and to the east of Preston Road, 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 assessment within the District will be considered at the public hearing.

A copy of the Major Improvement Area Assessment Roll relating to the Major Improvements and the Neighborhood Improvement Area #1 Assessment Roll relating to the portion of the Major Improvements allocated to Neighborhood Improvement Area #1 and Neighborhood Improvement Area #1 Improvements (collectively, the "Assessment Rolls"), which Assessment Rolls include the assessments to be levied against each parcel in the District, is available for public inspection at the office of the City Secretary, 142 N. Ohio Drive, Celina, Texas 75009.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: Wells North Annexation Institution

Action Requested:

Consider and act to institute the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a ± 244.1 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171, Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, and generally located north of CR 83, south of CR 88, and east of Carter Ranch, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells North Annexation Institution) (Liebman)

Background Information:

Below is the anticipated annexation schedule for the Wells North annexation:

- ~~§ January 12, 2016 — Council acts on a resolution setting date and time of the two public hearings for February 9, 2016~~
- ~~§ January 5, 2016 — Notice sent to affected property owners~~
- ~~§ January 22, 2016 — Notice of public hearing published~~
- ~~§ January 22, 2016 — Notice of annexation sent to school districts and utilities~~
- ~~§ January 22, 2016 — Notice of public hearing posted on City website~~
- ~~§ February 9, 2016 — Council to hold two (2) public hearings.~~
- § March 8, 2016 Council to consider instituting annexation
- § March 29, 2016 Council to consider annexation ordinance

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:

Staff recommends approval.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: Wells North ROW Annexation Institution

Action Requested:

Consider and act to institute the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a ± 1.845 acre strip of land situated in the McKinzie Wilhite Survey, Abstract No. 1008, Collin County, Texas (CR-83 Annexation); being a ± 2.643 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas (CR-88 Annexation) and being a ± 2.266 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas (CR-1224 Annexation). (Wells North ROW Annexation Institutions) (Liebman)

Background Information:

Below is the anticipated annexation schedule for the CR-83, CR-88, and CR-1224 annexations:

- ~~§ January 12, 2016 — Council acts on a resolution setting date and time of the two public hearings for February 9, 2016~~
- ~~§ January 5, 2016 — Notice sent to affected property owners~~
- ~~§ January 22, 2016 — Notice of public hearing published~~
- ~~§ January 22, 2016 — Notice of annexation sent to school districts and utilities~~
- ~~§ January 22, 2016 — Notice of public hearing posted on City website~~
- ~~§ February 9, 2016 — Council to hold two (2) public hearings for each right of way~~
- § March 8, 2016 Council to consider annexation institution
- § March 29, 2016 Council to consider annexation ordinance

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- CR 83 Right-of-Way Exhibit
- CR 88 Right-of-Way Exhibit
- CR 1224 Right-of-Way Exhibit

Staff Recommendation:

Staff recommends approval.







Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: O'Donnell Annexation Institution

Action Requested:

Consider and act to institute the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a ±641.3 acre tract of land situated in the John Culwell Survey, Abstract No. 208, the Hezekiah Culwell Survey, Abstract No. 186, the B.B.B. & C.R.R. Survey, Abstract Nos. 129 and 130, and the George Jay Survey, Abstract No. 488, Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, and generally located north of CR 130, south of CR 134, and east of CR 101, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (O'Donnell Annexation Institution) (Liebman)

Below is the anticipated annexation schedule for the O'Donnell annexation:

- § ~~January 12, 2016~~ — ~~Council acts on a resolution setting date and time of the two public hearings for February 9, 2016~~
- § ~~January 5, 2016~~ — ~~Notice sent to affected property owners~~
- § ~~January 22, 2016~~ — ~~Notice of public hearing published~~
- § ~~January 22, 2016~~ — ~~Notice of annexation sent to school districts and utilities~~
- § ~~January 22, 2016~~ — ~~Notice of public hearing posted on City website~~
- § ~~February 9, 2016~~ — ~~Council to hold two (2) public hearings.~~
- § March 8, 2016 Council to consider instituting annexation
- § April 12, 2016 Council to consider annexation ordinance

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:

Staff recommends approval.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: Light Farms, The Grange Neighborhood Final Plat

Action Requested:

Consider and act on a Final Plat for Light Farms, The Grange Neighborhood, approximately 17.78 acres situated in the John Ragsdale Survey, Abstract No. 734 and the Collin County School Land Survey #14, Abstract No. 167, comprising forty-nine (49) residential lots and seven (7) open space lots. The property is generally located north of Frontier Parkway, west of Light Farms Way and east of the Dallas North Tollroad. (Liebman)

Background Information:

Staff has reviewed the proposed Final Plat for Light Farms Grange Neighborhood and has deemed it acceptable.

Public Notice:

N/A

Supporting Documents:

- Plat Exhibit

Board/Committee Recommendation:

At its meeting on February 16, 2016, the Planning and Zoning Commission voted unanimously to recommend approval of the final plat, subject to the applicant addressing staff's remaining comments prior to being placed on a City Council agenda.

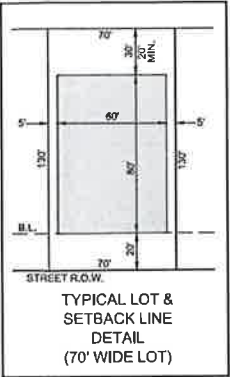
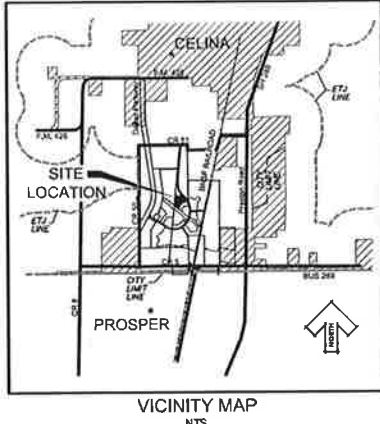
Staff Recommendation:

Staff recommends approval on the condition that the plat is not filed until all public improvements have been inspected and accepted by the City.

DWG: I:\proj\1390501\1390551_Grange 308_Design\CADD\CD\FINAL PLAT\1390551_FINAL PLAT.dwg USER: tam
DATE: Jan 21, 2016 3:34pm XREFS: 01390551-FINAL PLAT-BD



- NOTES:
1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2. OWNERSHIP, CARE AND MAINTENANCE OF ALL COMMON AREA LOTS 12X, 14X, 15X, 16X, 17X & 18X IS THE RESPONSIBILITY OF THE HOA.
 3. ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION USING A 5/8 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS" IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN X CUT OR P.K. NAIL WILL BE UTILIZED. THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT P.C.'S, P.T.'S AND INTERSECTION POINTS.
 4. ALL ROW SHALL HAVE A 7.5' EASEMENT FOR ALL FRANCHISE UTILITY INSTALLATION. FINAL LINE WORK SHALL BE SHOWN ON FINAL PLAT.



- VICINITY MAP
NTS
- BASIC OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE NAD 1983 TIED TO THE TEXAS STATE PLAN COORDINATE SYSTEM OF 1983, NORTH CENTRAL TEXAS ZONE (4202).
- LEGEND
- IRF — 5/8" IRON ROD FOUND
 - IRB — 5/8" IRON ROD SET
 - MIN.F.F. — MINIMUM FINISH FLOOR
 - W.M.E. — WALL MAINTENANCE EASEMENT
 - U.E. — UTILITY EASEMENT
 - BL — BUILDING LINE
 - DENOTES STREET NAME CHANGE
 - L.R.C.C.T. — LAND RECORD OF COLLIN COUNTY, TEXAS
 - LOMR — LETTER OF MAP REVISION

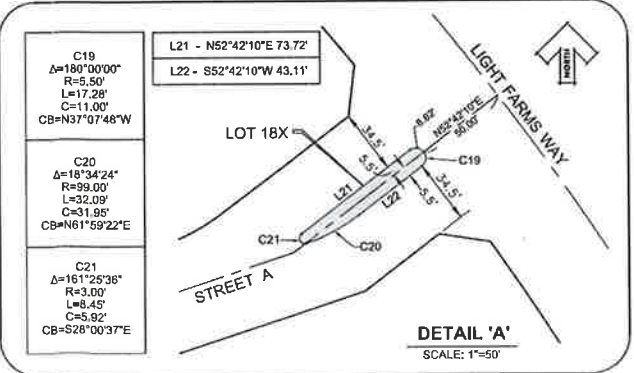
COURSE	DIRECTION	DISTANCE	CURVE	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
L1	S89°10'37"W	20.00'	C1	03°31'39"	275.00'	N48°26'29"W	16.93'
L2	S85°06'04"E	16.44'	C2	00°20'27"	2619.00'	N57°23'24"W	15.58'
L3	N18°20'59"W	38.27'	C3	02°47'22"	1560.00'	N30°25'42"W	75.94'
L4	S40°06'04"E	14.14'	C4	36°11'04"	450.00'	N76°48'24"E	284.19'
L5	N49°53'56"E	14.14'	C5	12°56'08"	751.00'	N85°10'58"E	169.19'
L6	S41°07'12"E	13.89'	C6	04°26'52"	2644.00'	N54°58'44"W	206.73'
L7	S64°50'53"E	14.51'	C7	57°38'15"	180.00'	N23°55'11"W	173.53'
L8	N71°39'01"E	21.40'	C8	37°31'21"	350.00'	N76°08'15"E	225.14'
L9	N6°47'04"E	27.83'	C9	10°47'48"	300.00'	N52°04'33"W	56.45'
L10	N21°21'02"E	19.16'	C10	39°07'28"	150.00'	N37°54'43"W	100.45'
L11	S81°22'44"E	27.83'	C11	31°46'26"	150.00'	N34°14'11"W	82.12'
L12	N65°34'24"W	14.68'	C12	11°57'14"	1610.00'	N35°00'38"W	335.30'
L13	S50°07'54"W	14.35'	C13	118°04'23"	50.00'	N70°50'23"E	85.75'
L14	N40°25'32"W	14.08'	C14	18°56'51"	114.50'	N62°10'35"E	37.69'
L15	N49°00'57"E	14.36'	C15	34°42'41"	100.00'	S85°32'15"E	59.88'
L16	S66°22'25"E	16.13'	C16	93°42'35"	20.00'	S85°50'52"W	28.18'
L17	S24°46'54"W	13.67'	C17	85°28'19"	20.00'	S76°28'54"E	27.14'
L18	S82°53'36"E	33.02'	C18	80°46'04"	30.00'	N35°35'16"W	42.29'
L19	S10°40'19"E	16.97'					
L20	S79°43'28"W	16.85'					

CITY OF CELINA
JAN 22 2016
RECEIVED
FINAL PLAT
LIGHT FARMS
PHASE 6
THE GRANGE NEIGHBORHOOD
CONTAINING
49 RESIDENTIAL & 7 H.O.A LOTS (TOTALING 17,780 ACRES)
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. #734
COLLIN COUNTY SCHOOL LAND SURVEY No.14, ABST.#167
COLLIN COUNTY, TEXAS

OWNER / DEVELOPER
LFC DEVCO GM, LLC.
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

JANUARY, 2016 SHEET 1 OF 2



Attachment: The Grange Final Plat Exhibit page 1 (1486 : Light Farms, The Grange Neighborhood Final Plat)

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LFC Devco GM, LLC is the owner of a tract of land situated in the Collin County School Land Survey No. 14, Survey, Abstract No. 167 and the John Ragsdale Survey, Abstract No. 734, Collin County, Texas and being a portion of a tract of land described in instrument to LFC Land Company, LLC as recorded under Document Number 20120423000464780 of the Official Property Records of Collin County, Texas, and being more particularly described as follows;

BEGINNING at a 5/8 inch Iron rod found with plastic cap stamped "Huilt-Zollars" at the north corner of Lot 11, Block P of Light Farms Phase 2C, The Grange Neighborhood, an addtllion to Collin County as recorded in Volume 2016, Page 398 of the Plat Records, Collin County, Texas;

THENCE along the northwesterly line of said Light Farms Phase 2C the following;

South 58 degrees 10 minutes 37 seconds West a distance of 20.00 feet to a 5/8 Inch Iron rod found with plastic cap stamped "Huilt-Zollars";

South 60 degrees 46 minutes 56 seconds West a distance of 144.73 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars";

South 43 degrees 19 minutes 21 seconds West a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars" at the beginning of a non-tangent curve to the left having a delta angle of 03 degrees 31 minutes 39 seconds, a radius of 275.00 feet and being subtended by a chord which bears North 48 degrees 26 minutes 29 seconds West a distance of 16.93 feet;

Along said curve an arc length of 16.93 feet to a 5/8 inch Iron rod found with plastic cap stamped "Huilt-Zollars" at the end of said curve;

South 70 degrees 49 minutes 45 seconds West a distance of 119.72 feet to a 5/8 Inch Iron rod found with plastic cap stamped "Huilt-Zollars";

South 65 degrees 18 minutes 10 seconds West a distance of 67.97 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars";

South 58 degrees 58 minutes 35 seconds West a distance of 67.99 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars";

South 54 degrees 50 minutes 59 seconds West a distance of 246.13 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars";

South 51 degrees 27 minutes 14 seconds East a distance of 70.47 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars";

South 31 degrees 56 minutes 57 seconds West a distance of 147.44 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars" at the beginning of a non-tangent curve to the left having a delta angle of 00 degrees 20 minutes 27 seconds, a radius of 2619.00 feet and being subtended by a chord which bears North 57 degrees 23 minutes 24 seconds West a distance of 15.58 feet;

Along said curve to the right an arc length of 15.58 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars" at the end of said curve;

South 32 degrees 46 minutes 49 seconds West a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars";

South 31 degrees 56 minutes 57 seconds West a distance of 129.83 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars" at the west corner of Lot 18, Block M of said Light Farms Phase 2C and being the beginning of a non-tangent curve to the right having a delta angle of 07 degrees 48 minutes 22 seconds, a radius of 3000.00 feet and being subtended by a chord which bears North 53 degrees 08 minutes 16 seconds West a distance of 408.41 feet;

THENCE departing the northwesterly line of said Light Farms Phase 2C and along said curve to the right an arc length of 408.72 feet to a 5/8 Inch Iron rod set with plastic cap stamped "Huilt-Zollars" at the end of said curve;

THENCE North 04 degrees 47 minutes 46 seconds East a distance of 138.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars";

THENCE North 85 degrees 06 minutes 04 seconds West a distance of 5.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars";

THENCE North 04 degrees 53 minutes 56 seconds East a distance of 762.84 feet to a 5/8 Inch Iron rod set with plastic cap stamped "Huilt-Zollars";

THENCE South 85 degrees 06 minutes 04 seconds East a distance of 185.00 feet to a 5/8 Inch Iron rod set with plastic cap stamped "Huilt-Zollars";

THENCE South 04 degrees 53 minutes 56 seconds West a distance of 37.79 feet to a 5/8 Inch Iron rod set with plastic cap stamped "Huilt-Zollars";

THENCE South 85 degrees 06 minutes 04 seconds East a distance of 146.13 feet to a 5/8 Inch Iron rod set with plastic cap stamped "Huilt-Zollars";

THENCE North 61 degrees 41 minutes 06 seconds East a distance of 221.33 feet to a 5/8 Inch Iron rod set with plastic cap stamped "Huilt-Zollars" at the beginning of a non-tangent curve to the left having a delta angle of 07 degrees 41 minutes 39 seconds, a radius of 1250.00 feet and being subtended by a chord which bears South 48 degrees 08 minutes 58 seconds East a distance of 167.73 feet;

THENCE along said curve to the left an arc length of 167.86 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" at the beginning of a reverse curve to the right having a delta angle of 11 degrees 00 minutes 32 seconds, a radius of 1560.00 feet and being subtended by a chord which bears South 46 degrees 29 minutes 31 seconds East a distance of 299.28 feet;

THENCE along said curve to the right an arc length of 299.74 feet to a 5/8 Inch Iron rod set with plastic cap stamped "Huilt-Zollars" at the end of said curve;

THENCE North 49 degrees 00 minutes 44 seconds East a distance of 100.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huilt-Zollars" at the beginning of a non-tangent curve to the right having a delta angle of 11 degrees 57 minutes 14 seconds, a radius of 1660.00 feet and being subtended by a chord which bears South 35 degrees 00 minutes 38 seconds East a distance of 345.71 feet;

THENCE along said curve to the right an arc length of 346.34 feet to a 5/8 Inch Iron rod found with plastic cap stamped "Huilt-Zollars" at the end of said curve, said point being at the north corner of Light Farms Way (a 100' right-of-way) as recorded in Volume 2009, Page 422 of the Plat Records, Collin County, Texas;

THENCE along the north line of said Light Farms Way, South 60 degrees 57 minutes 59 seconds West a distance of 100.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huilt-Zollars" at the beginning of a non-tangent curve to the left having a delta angle of 02 degrees 47 minutes 22 seconds, a radius of 1560.00 feet and being subtended by a chord which bears North 30 degrees 25 minutes 42 seconds West a distance of 75.94 feet;

THENCE departing the north line of said Light Farms Way and along said curve to the left an arc length of 75.95 feet to and containing 17.780 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC Devco GM, LLC ("Company"), acting herein by and through their respective duly authorized officer(s), do hereby adopt this plat designating the herein described property as **Light Farms-Phase 6, THE GRANGE NEIGHBORHOOD - PHASE III**, an addition to Collin County, within the extra-territorial Jurisdiction of the City of Celina, Texas. Company does hereby dedicate, in fee simple, to the Collin County Municipal Utility District No. 1 ("District") forever, the easements and public use areas, streets, rights-of-way, and public Improvements contained therein. District does hereby dedicate for the public use forever, the easements and public use areas, the streets, rights-of-way, and public improvements contained therein. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. Notwithstanding the foregoing, the District does hereby dedicate to the City of Celina all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this plat in consideration for the City of Celina's agreement to utilize such improvements to serve property within the District. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limit the use to particular utilities, said use by public utilities being subordinate to the public's, District's and City of Celina's use thereof. The City of Celina, District and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said rights-of-way and easements. The City of Celina, District and public utility entities shall at all times have the full right of ingress and egress to or from their respective rights-of-way and easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas,

WITNESS, my hand, this the _____ day of _____, 2016.

LFC Devco GM, LLC

By: RJM/Celina III, L.P., manager

By: RJM/Celina III GP, Inc., general partner

Authorized Signature of LFC Devco GM, LLC, Owner

Tony Ruggeri, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tony Ruggeri, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL

Approved this _____ day of _____ 2016
by the COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller W. Webster President Collin County Municipal Utility District No. 1

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Keller W. Webster, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas _____

My Commission Expires On: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

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.

Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862
Firm Registration No. 10025600

Date _____

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT
This property is located in the extrajurisdiction of the City of Celina, Collin County, Texas.

Signature of Mayor

Date of approval

ATTEST:

City Secretary

Date

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the plat.

RECOMMENDED BY: Planning and Zoning Commission
City of Celina, Texas

Signature of Chairperson

Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor

Date of Approval

ATTEST:

City Secretary

FINAL PLAT
LIGHT FARMS
PHASE 6
THE GRANGE NEIGHBORHOOD
CONTAINING
49 RESIDENTIAL & 7 H.O.A LOTS (TOTALING 17.780 ACRES)
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. #734
COLLIN COUNTY SCHOOL LAND SURVEY No.14, ABST.#167
COLLIN COUNTY, TEXAS

OWNER / DEVELOPER LFC DEVCO GM, LLC. 8401 North Central Expressway, Suite 350, Dallas, TX 75225 Phone 214-292-3410 Fax 214-292-3411	
PREPARED BY: HUILT-ZOLLARS Huilt-Zollars, Inc., Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757	
JANUARY, 2016	SHEET 2 OF 2

Attachment: The Grange Final Plat Exhibit, page 2 (1486 : Light Farms, The Grange Neighborhood Final Plat)

AD FILE PATH:



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Ben Rodriguez, Planner
CC: Mike Foreman, City Manager
Date: March 8, 2016
Re: Light Farms, Parkview Neighborhood Final Plat

Action Requested:

Consider and act on a Final Plat for Light Farms, Parkview Neighborhood, approximately 14.78 acres situated in the John Ragsdale Survey, Abstract No. 734, and comprising twenty-four (24) residential lots and six (6) open space lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad. (Liebman)

Background Information:

Staff has reviewed the proposed Final Plat for Light Farms Parkview Neighborhood and has deemed it acceptable.

Public Notice:

N/A

Supporting Documents:

- Plat Exhibit

Board/Committee Recommendation:

At its meeting on February 16, 2016, the Planning and Zoning Commission voted unanimously to recommend approval of the final plat, subject to the applicant addressing staff's remaining comments prior to being placed on a City Council agenda.

Staff Recommendation:

Staff recommends approval on the condition that the plat is not filed until all public improvements have been inspected and accepted by the City.

CURVE TABLE				
CURVE	DELTA	RADIUS	CH. BEARING	CH. LENGTH
C1	64°05'55"	150.00'	S 28°46'46" W	159.19'
C2	28°19'44"	150.00'	S 75°50'30" E	73.41'
C3	20°47'48"	350.00'	S 48°28'50" W	128.34'
C4	51°48'01"	150.00'	S 63°58'26" W	131.08'
C5	14°34'44"	450.00'	S 00°11'19" W	114.19'
C6	10°57'07"	300.00'	N 64°37'30" W	87.26'
C7	51°40'32"	250.00'	N 69°09'40" E	217.81'
C8	32°57'33"	150.00'	S 56°02'33" E	85.10'
C9	19°34'48"	112.50'	N 64°54'13" E	36.25'
C10	44°03'37"	90.50'	N 36°23'26" E	67.89'
C11	41°10'48"	20.00'	N 26°21'50" E	14.07'
C12	112°54'44"	50.00'	N 09°30'08" W	83.35'
C13	62°08'32"	20.50'	N 31°27'00" W	26.94'
C14	13°57'46"	150.00'	N 21°20'26" E	36.46'
C15	89°02'42"	5.00'	N 32°04'21" W	7.01'
C16	17°40'11"	145.00'	N 03°36'55" E	44.54'
C17	180°00'00"	5.00'	N 84°44'49" E	10.00'
C18	17°40'11"	155.00'	S 83°36'56" W	47.61'
C19	90°57'18"	5.00'	S 57°55'30" W	7.13'

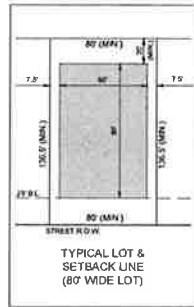
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 05°12'11" W	52.69'
L2	S 61°40'38" E	7.11'
L3	S 38°04'58" W	88.85'
L4	S 89°53'59" W	71.83'
L5	S 42°28'41" W	16.67'
L6	N 78°28'33" W	10.00'
L7	S 85°06'04" E	30.00'
L8	S 36°33'49" E	26.30'
L9	S 49°11'47" E	26.78'
L10	S 14°21'37" W	26.85'
L11	N 48°00'04" W	21.58'
L12	N 43°53'56" E	20.84'
L13	N 42°36'04" W	20.27'
L14	N 47°23'56" E	14.76'
L15	S 42°36'04" E	13.51'
L16	S 37°09'37" W	25.36'
L17	S 73°53'46" W	24.42'
L18	S 49°08'04" E	21.21'
L19	S 49°53'50" W	14.14'
L20	N 40°06'04" W	14.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 49°57'58" E	14.14'
L22	S 40°06'04" E	14.14'
L23	S 48°53'58" W	21.21'
L24	S 40°06'04" E	21.21'
L25	S 49°53'56" W	14.14'
L26	N 55°06'04" W	35.00'
L27	N 40°06'04" W	14.14'
L28	N 48°50'28" E	14.40'
L29	S 82°19'08" E	23.11'
L30	N 66°48'38" W	75.56'
L31	S 23°11'22" W	15.00'
L32	S 66°48'38" E	75.56'
L33	N 20°09'59" W	86.56'
L34	N 69°50'01" E	15.00'
L35	S 20°09'59" E	70.10'
L36	S 85°07'19" E	88.32'
L37	S 04°52'50" W	15.00'
L38	N 85°07'10" W	85.51'
L39	N 05°13'11" W	38.69'
L40	S 05°13'11" E	38.69'

LFC DEVCO HLH, LLC
DOC.# 20150528000625930
O.P.R.C.C.T.
(80.10 ACRES)

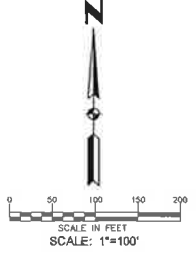
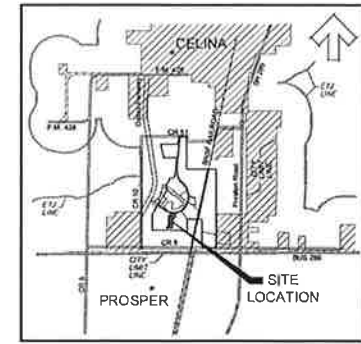
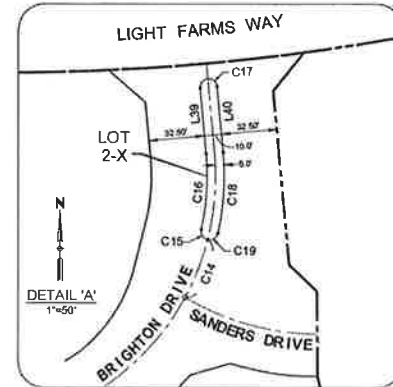
LFC DEVCO HLH, LLC
DOC.# 20150528000625930
O.P.R.C.C.T.
(80.10 ACRES)

JOHN RAGSDALE SURVEY
ABSTRACT No. 734



LFC LAND COMPANY, LLC
DOC.# 20120423000464780
O.P.R.C.C.T.
(TRACT A)

LFC LAND COMPANY II, LLC
DOC.# 20140107000015410
L.R.C.C.T.
(161.51 Acres)



BASIS OF BEARING: THE BEARINGS SHOWN ARE ON N.A.D. 1983, TIED TO TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL TEXAS ZONE (4202)

LEGEND

- IRF — IRON ROD FOUND
- IRF #42 — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- O — 5/8" IRON ROD SET WITH "HUITT-ZOLLARS" CAP
- MIN.F.F. — MINIMUM FINISH FLOOR
- WALL — WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
 BL — BUILDING LINE | — DENOTES STREET NAME CHANGE | O.P.R.C.C.T. — OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS | P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS |

NOTES:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. THE CARE, OWNERSHIP, AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 2-X, 8X, 8X, 7X, 8X, IS THE RESPONSIBILITY OF THE H.O.A.
3. FOR LOTS 40', 50', OR 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.
4. ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION USING 5/8" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS" IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN "X" CUT OR "MAG" NAIL WILL BE UTILIZED. THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT PCS, PTS AND INTERSECTION POINTS.
5. PROPOSED 100 YEAR FLOOD ELEVATIONS ARE PER HUITT-ZOLLARS, INC. DRAINAGE REPORT FOR TRIBUTARY "C" DATED 3-30-2015.

FINAL PLAT
LIGHT FARMS
PHASE 5B
THE PARKVIEW NEIGHBORHOOD
CONTAINING
24 RESIDENTIAL LOTS, 6 OPEN SPACES
TOTALING 14.78 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABSTRACT No. 734
COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO HLH, LLC.
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLLARS
Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

JANUARY 2016 SHEET 1 OF 2

CITY PROJECT NUMBER: P-201503-01 PROJECT NUMBER: 01-3905-46

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

BEING a tract of land situated in the John Ragdsdale Survey, Abstract No. 734, Collin County, Texas, and being a portion of a tract of land as described in instrument to LFC DEVCO HLH, LLC as recorded under Document No. 20150528000625830 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the intersection of the southerly right-of-way line of Light Farms Way (100 foot wide right-of-way), as established by the Final Plat of Light Farms Way at Light Farms, an addition to the City of Celina, Texas, as recorded in Document Number 2009-422 of the Plat Records of Collin County, Texas, and the east line of said LFC DEVCO HLH tract, same being the westerly right-of-way line of Prairie Crossing an existing roadway (no deed of record found - undefined width), also being the beginning of a non-tangent curve to the right having a central angle of 22 degrees 05 minutes 46 seconds, a radius of 1,330.00 feet, subtended by a 509.74 foot chord which bears South 71 degrees 15 minutes 18 seconds West;

THENCE, along the southerly right of way line of said Light Farms Way, same being the north line of said LFC DEVCO HLH tract, and along said curve to the right an arc distance of 512.81 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for the POINT OF BEGINNING;

THENCE, departing southerly right of way line of said Light Farms Way, South 38 degrees 45 minutes 25 seconds West, a distance of 28.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 05 degrees 11 minutes 11 seconds East, a distance of 102.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 45 degrees 50 minutes 35 seconds East, a distance of 22.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 22 minutes 12 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 13 degrees 48 minutes 39 seconds East, a distance of 129.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 78 degrees 42 minutes 36 seconds West, a distance of 9.67 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 80 degrees 51 minutes 38 seconds West, a distance of 87.32 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 49 degrees 12 minutes 18 seconds West, a distance of 66.69 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 38 degrees 04 minutes 39 seconds West, a distance of 111.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 24 degrees 41 minutes 51 seconds West, a distance of 70.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 04 degrees 53 minutes 58 seconds West, a distance of 782.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the south line of said LFC DEVCO HLH tract;

THENCE, along the southerly line of said LFC DEVCO HLH tract, the following courses:

North 85 degrees 08 minutes 04 seconds West, a distance of 30.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 68 degrees 11 minutes 18 seconds West, a distance of 100.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 65 degrees 06 minutes 04 seconds West, a distance of 154.16 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the left having a central angle of 51 degrees 40 minutes 32 seconds, a radius of 220.00 feet, subtended by a 191.76 foot chord which bears South 69 degrees 03 minutes 40 seconds West;

Along said curve to the left an arc distance of 198.42 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 48 degrees 48 minutes 35 seconds West, a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 00 degrees 12 minutes 06 seconds East, a distance of 21.36 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 24 degrees 42 minutes 07 seconds, a radius of 125.00 feet, subtended by a 53.48 foot chord which bears North 80 degrees 10 minutes 15 seconds West;

THENCE, along said curve to the left, passing at an arc distance of 47.54 feet a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the southerly line of said LFC DEVCO HLH tract, in all, a total an arc distance of 53.89 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 17 degrees 26 minutes 41 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 72 degrees 31 minutes 19 seconds West, a distance of 11.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 27 degrees 31 minutes 19 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 17 degrees 26 minutes 41 seconds East, a distance of 14.60 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 85 degrees 06 minutes 04 seconds East, a distance of 133.03 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 04 degrees 53 minutes 56 seconds East, a distance of 622.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 27 degrees 33 minutes 35 seconds West, a distance of 59.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 10 degrees 16 minutes 08 seconds East, a distance of 123.55 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 03 degrees 19 minutes 28 seconds East, a distance of 50.44 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 04 degrees 53 minutes 56 seconds East, a distance of 248.44 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 17 degrees 26 minutes 41 seconds East, a distance of 25.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 72 degrees 31 minutes 19 seconds East, a distance of 189.91 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 12 degrees 40 minutes 42 seconds East, a distance of 24.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 17 degrees 28 minutes 41 seconds East, a distance of 99.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the left having a central angle of 96 degrees 14 minutes 24 seconds, a radius of 30.00 feet, subtended by a 44.67 foot chord which bears North 30 degrees 38 minutes 31 seconds West;

THENCE, along said curve to the left an arc distance of 50.39 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 14 minutes 19 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" in the southerly right-of-way line of said Light Farms Way, same being a point in the northerly line of said LFC DEVCO HLH tract, and being the beginning of a non-tangent curve to the left having a central angle of 18 degrees 56 minutes 06 seconds, a radius of 1330.00 feet, subtended by a 437.54 foot chord which bears South 88 degrees 13 minutes 46 seconds East

THENCE, along the southerly right-of-way line of Light Farms Way and the northerly line of the LFC DEVCO HLH tract, also along said curve to the left an arc distance of 438.53 feet to the POINT OF BEGINNING and CONTAINING 14.78 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO HLH, LLC, acting herein by and through his/its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LIGHT FARMS PHASE 5B, THE PARKVIEW NEIGHBORHOOD, addition within the extra-territorial jurisdiction of the City of Celina, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utilities entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas,

WITNESS, my hand, this the ____ day of _____, 2016.

By: RJM/CELINA III, L.P., a Texas limited partnership, Manager

By: RJM/CELINA III, L.P., a Texas corporation, General Partner

Authorized Signature of LFC DEVCO HLH, LLC., Owner

Tony Ruggeri, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tony Ruggeri, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL:

WITNESS, my hand, this the ____ day of _____, 2016.

By:

Authorized Signature of COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller Webster, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Keller Webster, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PREPARER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

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

Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862
HUITT-ZOLLARS, Inc.
Firm Registration No. 10025900

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT
This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Signature of Mayor Date of approval

ATTEST:

City Secretary Date

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the plat.

RECOMMENDED BY: Planning and Zoning Commission
City of Celina, Texas

Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor Date of Approval

ATTEST:

City Secretary

FINAL PLAT
LIGHT FARMS
PHASE 5B
THE PARKVIEW NEIGHBORHOOD
CONTAINING
24 RESIDENTIAL LOTS, 6 OPEN SPACES
TOTALING 14.78 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABSTRACT No. 734
COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO HLH, LLC.
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

JANUARY 2016

SHEET 2 OF 2

CITY PROJECT NUMBER: P-201503-01 PROJECT NUMBER: 01-3905-46



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: Light Farms, Maydelle Phase 2 Final Plat

Action Requested:

Consider and act on a Final Plat for Light Farms, Maydelle Phase 2, approximately 15.457 acres situated in the John Ragsdale Survey, Abstract No. 734 and the Collin County School Land Survey No. 14, Abstract No. 167, comprising thirty-six (36) residential lots and three (3) open space lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad. (Liebman)

Background Information:

Staff has reviewed the proposed Final Plat for Light Farms Maydelle Phase 2 Neighborhood and has deemed it acceptable.

Public Notice:

N/A

Supporting Documents:

- Plat Exhibit

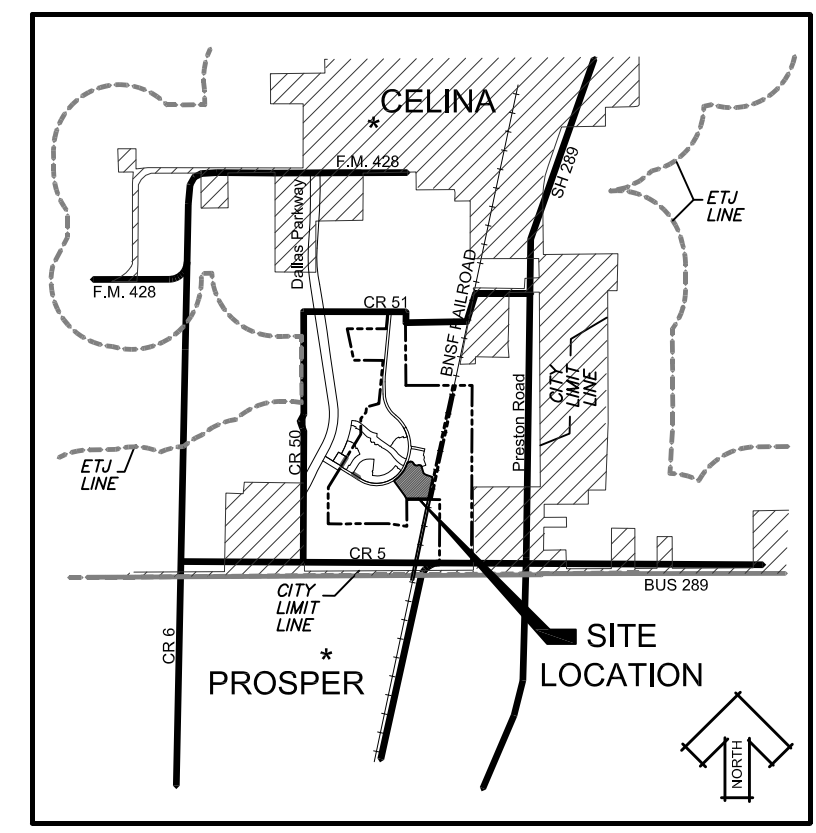
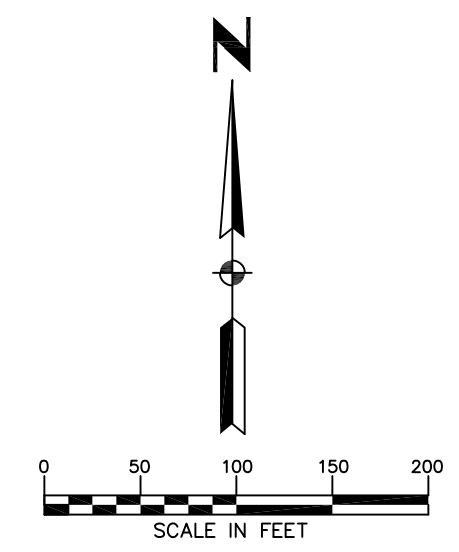
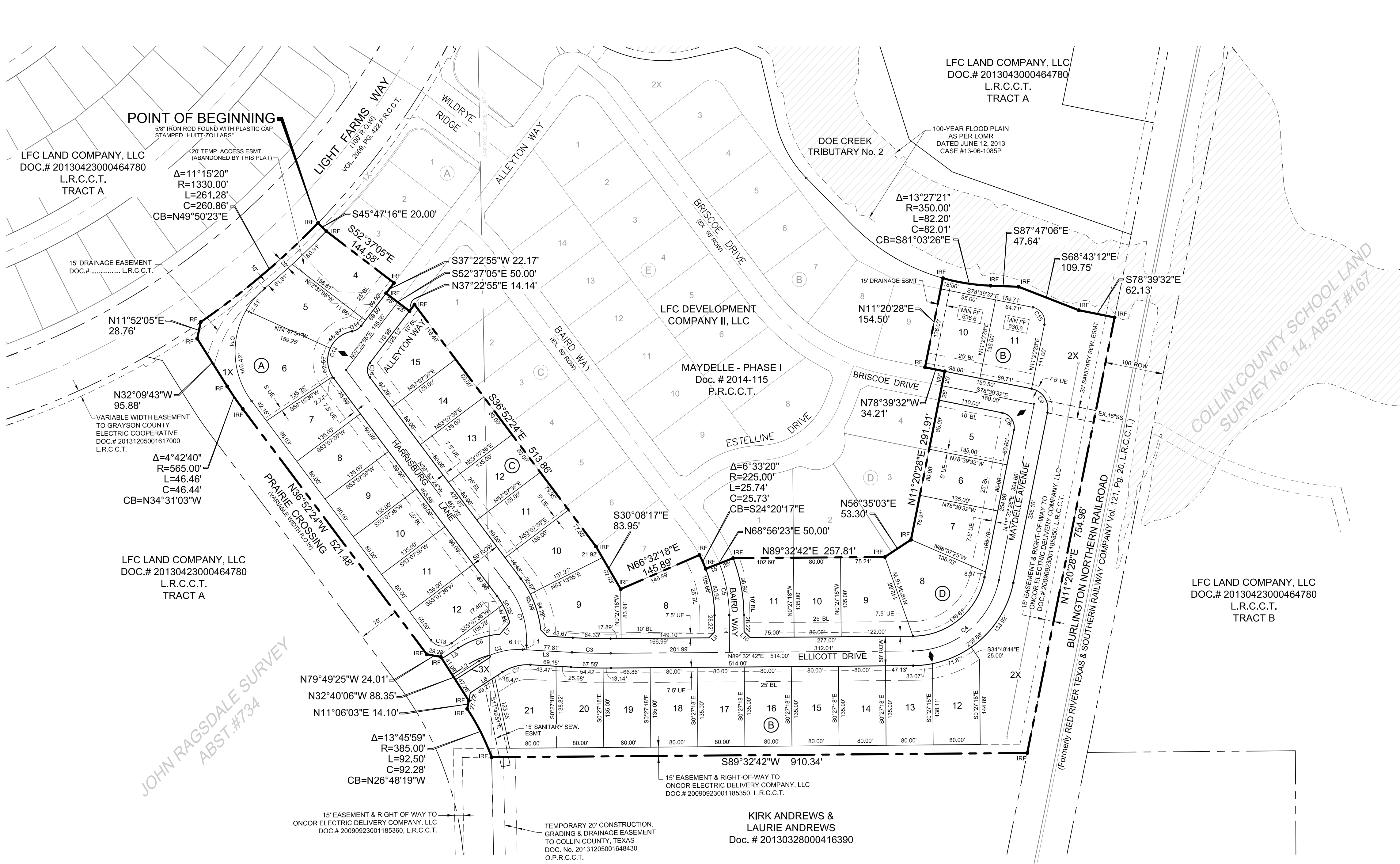
Board/Committee Recommendation:

At its meeting on February 16, 2016, the Planning and Zoning Commission voted unanimously to recommend approval of the final plat, subject to the applicant addressing staff's remaining comments prior to being placed on a City Council agenda.

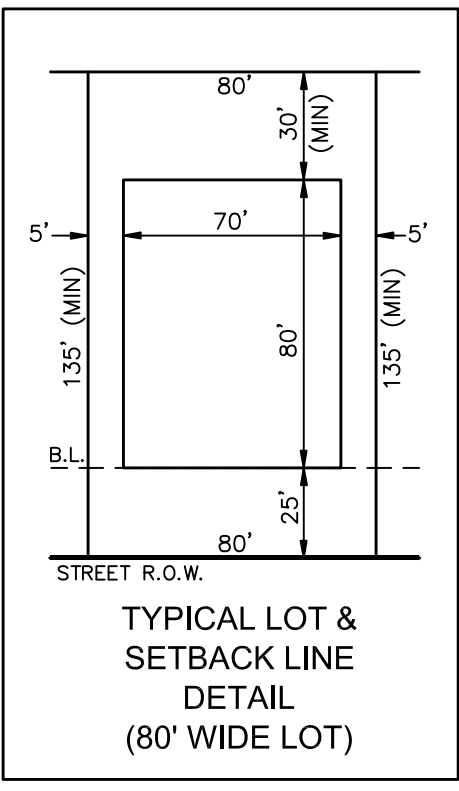
Staff Recommendation:

Staff recommends approval on the condition that the plat is not filed until all public improvements have been inspected and accepted by the City.

DWG: h:\proj\0139050\101390532 - 80' Lois/DWG/PHASE II\FINAL PLAT\MAYDELLE-PHASE II.FINAL PLAT.dwg USER: tam
DATE: Dec 03, 2015 7:50pm XREFS: 01390553 EX-BASE MAYDELLE-PHASE II PLAT-BD 01390553-SP 01390553_EX-TOPO



- LEGEND**
- IRF — IRON ROD FOUND
 - IRF (H2) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
 - IRF — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
 - MIN. F.F. — MINIMUM FINISH FLOOR
 - WME — WALL MAINTENANCE EASEMENT
 - UE — UTILITY EASEMENT
 - B.L. — BUILDING LINE
 - ◆ — DENOTES STREET NAME CHANGE
 - L.R.C.C.T. — LAND RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS



FINAL PLAT
LIGHT FARMS
THE MAYDELLE NEIGHBORHOOD-PHASE II
CONTAINING
36 RESIDENTIAL LOTS, 3 OPEN SPACES
TOTALING 15.457 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS
DECEMBER, 2015

- NOTES:**
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 - THE CARE, OWNERSHIP, AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 2X & 3X IS THE RESPONSIBILITY OF COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No.1
 - ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION USING A 5/8 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS" IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN X CUT OR P.K. NAIL WILL BE UTILIZED. THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT P.C.'S, P.T.'S AND INTERSECTION POINTS.

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	40°06'15"	150.00'	104.99'	102.86'	N16°49'15"W
C2	36°00'18"	125.00'	78.55'	77.26'	N75°13'42"E
C3	3°41'10"	1025.00'	65.94'	65.93'	S88°36'43"E
C4	78°12'14"	150.00'	204.74'	189.21'	N50°26'34"E
C5	20°36'19"	250.00'	89.91'	89.42'	S10°45'27"E
C6	28°48'10"	150.00'	75.41'	74.61'	N71°37'38"W
C7	36°00'18"	80.00'	50.27'	49.45'	N75°13'42"W
C8	90°00'00"	25.00'	39.27'	35.36'	S33°39'32"E
C9	90°00'00"	34.50'	54.19'	48.79'	S33°39'32"E
C10	74°15'18"	20.00'	25.92'	24.14'	N00°15'15"E
C11	42°50'00"	25.00'	18.89'	18.26'	S58°47'54"W
C12	117°05'18"	50.00'	102.18'	85.30'	S21°40'15"W
C13	90°00'00"	25.00'	39.27'	35.36'	S81°52'23"E
C14	87°08'34"	140.00'	212.93'	192.99'	N06°41'53"E
C15	90°00'00"	25.00'	39.27'	35.36'	S33°39'32"E

COURSE	DIRECTION	DISTANCE
L1	N03°13'52"E	7.63'
L2	N57°13'34"E	50.34'
L3	S86°46'08"E	83.92'
L4	S00°27'18"E	63.22'
L5	N57°13'34"E	29.21'
L6	N57°13'34"E	64.74'
L7	S40°15'13"W	25.93'
L8	S45°26'10"E	15.02'
L9	S44°32'42"W	14.14'
L10	S45°27'18"E	14.14'

OWNER/DEVELOPER

LFC LAND COMPANY, LLC.
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:

HUITT-ZOLLARS
Huitt-Zollars, Inc.
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

CITY FILE No. P-201506-01

SHEET 1 of 2

COUNTY RECORDING INFORMATION

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LFC LAND COMPANY, LLC is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No. 734 and in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being a portion of the 597.17 acres of land described as Tract A in instrument recorded under Document No. 20120423000464780 of Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the southeasterly right-of-way line of Light Farms Way (a 100 foot wide right-of-way at this point as recorded in Volume 2009, Page 422 of the Plat Records of Collin County, Texas) at the southwest corner of Lot 1X, Block A of Maydelle - Phase 1, at Light Farms, an addition to Collin County, Texas within the extra-territorial jurisdiction of the City of Celina, Texas, as recorded in Document Number 2014-115 of the Plat Records of Collin County, Texas;

THENCE, departing the southeasterly right-of-way line of said Light Farms Way along the southerly line of said Maydelle - Phase 1 addition the following courses and distances:

South 45 degrees 47 minutes 16 seconds East a distance of 20.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 52 degrees 37 minutes 05 seconds East a distance of 144.58 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 37 degrees 23 minutes 36 seconds West a distance of 22.17 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 52 degrees 37 minutes 05 seconds East a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 37 degrees 22 minutes 55 seconds East a distance of 14.14 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 36 degrees 52 minutes 24 seconds East a distance of 513.86 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

South 30 degrees 08 minutes 17 seconds East a distance of 83.95 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 66 degrees 32 minutes 18 seconds East a distance of 145.89 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a central angle of 06 degrees 33 minutes 20 seconds, with a radius of 225.00 feet, a chord bearing of South 24 degrees 20 minutes 17 seconds East, a chord length of 25.73 feet;

Along said curve to the right an arc length of 25.74 feet to a 5/8" iron rod found with plastic cap stamped "Huitt-Zollars";

North 68 degrees 56 minutes 23 seconds East a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 89 degrees 32 minutes 42 seconds East a distance of 257.81 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 56 degrees 35 minutes 03 seconds East a distance of 53.30 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 11 degrees 20 minutes 28 seconds East a distance of 241.91 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 11 degrees 20 minutes 28 seconds East a distance of 50.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 78 degrees 39 minutes 32 seconds West a distance of 34.21 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 11 degrees 20 minutes 28 seconds East a distance of 154.50 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northeasterly corner of Maydelle - Phase 1 addition and being the beginning of a non-tangent curve to the left having a central angle of 13 degrees 27 minutes 20 seconds, with a radius of 350.00 feet, a chord bearing of South 81 degrees 03 minutes 26 seconds East, a chord length of 82.01 feet;

THENCE, departing the Maydelle - Phase 1 addition along said curve to the left an arc length of 82.20 feet to a 5/8" iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 87 degrees 47 minutes 06 seconds East a distance of 47.64 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 68 degrees 43 minutes 12 seconds East a distance of 109.75 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 78 degrees 39 minutes 32 seconds East a distance of 62.13 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the westerly right-of-way line of the Red River Texas & Southern Railway Company Railroad (currently Burlington Northern Santa Fe Railroad), a 100.0 foot wide right-of-way, by deed recorded in Volume 121, Page 20, L.R.C.C.T;

THENCE, South 11 degrees 20 minutes 28 seconds West along the westerly right-of-way line of said Red River Texas & Southern Railway Company Railroad, a distance of 754.96 feet to a 1/2 inch iron rod found at a southeast corner of the LFC Land Company tract;

THENCE, South 89 degrees 32 minutes 42 seconds West departing the westerly right-of-way line of said Red River Texas & Southern Railway Company Railroad and along the a south line of the LFC Land Company tract, a distance of 910.34 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the proposed easterly right-of-way line of Prairie Crossing, a 75.0 foot wide right-of-way, and being the beginning of a non-tangent curve to the left having a central angle of 13 degrees 45 minutes 59 seconds, with a radius of 385.00 feet, a chord bearing of North 26 degrees 48 minutes 19 seconds West, a chord length of 92.28 feet;

THENCE, along the proposed northeasterly right-of-way line of Prairie Crossing the following courses and distances:

Along said curve to the left an arc length of 92.50 feet to a 5/8" iron rod set with plastic cap stamped "Huitt-Zollars";

North 11 degrees 06 minutes 03 seconds East a distance of 14.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 32 degrees 40 minutes 06 seconds West a distance of 88.35 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 79 degrees 49 minutes 25 seconds West a distance of 24.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 36 degrees 52 minutes 24 seconds West a distance of 521.48 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a central angle of 04 degrees 42 minutes 40 seconds, with a radius of 565.00 feet, a chord bearing of North 34 degrees 31 minutes 03 seconds West, a chord length of 46.44 feet;

Along said curve to the right an arc length of 46.46 feet to a 5/8" iron rod set with plastic cap stamped "Huitt-Zollars";

North 32 degrees 09 minutes 43 seconds West a distance of 95.88 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 11 degrees 52 minutes 05 seconds East a distance of 28.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" in the said southeasterly right-of-way line of Light Farms Way and being the beginning of a non-tangent curve to the left having a central angle of 11 degrees 15 minutes 20 seconds, with a radius of 1,330.00 feet, a chord bearing of North 49 degrees 50 minutes 24 seconds East, a chord length of 260.86 feet;

THENCE, along the southeasterly right-of-way line of Light Farms Way along the southeasterly right-of-way line of Light Farms Way and curve an arc length of 261.28 feet to the POINT OF BEGINNING and CONTAINING 15.457 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC LAND COMPANY, LLC, acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as THE MAYDELLE NEIGHBORHOOD-PHASE II, additions within the extra-territorial jurisdiction of the City of Celina, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public mprovements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may by placed in landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utilities entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements, The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas,

WITNESS, my hand, this the _____ day of _____, 2016.

By:

Authorized Signature of LFC LAND COMPANY, LLC.

Printed Name and Title, Guarantor

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

WITNESS, my hand, this the _____ day of _____, 2016.

By:

Authorized Signature of
COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Printed Name and Title, Owner

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PREPARERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862

Date _____

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas _____

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT
This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Signature of Mayor _____ Date of approval _____

ATTEST:

City Secretary _____ Date _____

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the plat.	
RECOMMENDED BY:	Planning and Zoning Commission City of Celina, Texas
Signature of Chairperson _____	Date of Recommendation _____
APPROVED BY:	City Council City of Celina, Texas
Signature of Mayor _____	Date of Approval _____
ATTEST:	
City Secretary _____	

FINAL PLAT
LIGHT FARMS
THE MAYDELLE NEIGHBORHOOD-PHASE II
CONTAINING
36 RESIDENTIAL LOTS, 3 OPEN SPACES
TOTALING 15.457 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABST. No. 167
COLLIN COUNTY, TEXAS
DECEMBER, 2015

OWNER/DEVELOPER LFC LAND COMPANY, LLC. 8401 North Central Expressway, Suite 350, Dallas, TX 75225 Phone 214-292-3410 Fax 214-292-3411	
PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757	
CITY FILE No. P-201506-01	SHEET 2 of 2



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Helen-Eve Liebman, Director of Planning and Development Services
 Date: March 8, 2016
 Re: DC Ranch Involuntary Annexation

Action Requested:

Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday, April 12, 2016 at 6:00 p.m. & Tuesday, April 19, 2016 at 5:30 p.m.) for public hearings on the proposed involuntary annexation of DC Ranch Phase 1 & 2, a residential subdivision comprised of 130 lots and approximately 165 acres situated in Collin County, Texas and is generally located at the south east corner of CR 97 (Future Coit Road) and CR 134. (DC Ranch) (Liebman)

Background Information:

Below is the anticipated annexation schedule for the DC Ranch Subdivision:

- March 8, 2016 - City Council acts on Resolution to set the public hearing dates.
- April 12, 2016 - First Public Hearing Held (6:00pm @ 112 N. Colorado Dr. Celina, Texas.)
- April 19, 2016 - Second Public Hearing Held (5:30pm @ 112 N. Colorado Dr. Celina, Texas.)
- February, 9 2016 - City Council acts on Ordinance annexing the DC Ranch Subdivision.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

Upon annexation into the City Limits approximately \$260,000 will be due to Marilee Special Utility District per our agreement.

Legal Review:

The City's Land Use Attorney assisted staff during the pre-annexation proceedings.

Supporting Documents:

- Proposed Resolution

Staff Recommendation:

Staff recommends approval.

**CITY OF CELINA
RESOLUTION NO. 2016-__**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, SETTING A DATE, TIME, AND PLACE FOR PUBLIC HEARINGS ON A PROPOSED ANNEXATION OF CERTAIN PROPERTIES BY THE CITY AND AUTHORIZING AND DIRECTING THE CITY SECRETARY TO PUBLISH NOTICE OF SUCH PUBLIC HEARINGS AND AUTHORIZING CITY STAFF TO TAKE ALL NECESSARY ACTION TO FULFILL THE REQUIREMENTS OF THE MUNICIPAL ANNEXATION ACT.

WHEREAS, the City of Celina, Texas (the “City”) is a Home Rule municipality located in Collin County, Texas, and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the Celina Home Rule Charter; and

WHEREAS, the City of Celina is provided the power to annex land under its Home Rule Charter and Section 43.021 of the Texas Local Government Code pursuant to the requirements and limitations set forth in state law; and

WHEREAS, the City of Celina has determined that it is in the best interest of the City and its citizens to consider the potential annexation of certain properties that are located within the City’s extraterritorial jurisdiction; and

WHEREAS, the City of Celina desires to start the process that will enable the City, should it so desire, to annex the properties referenced in Exhibit “A” into the City of Celina, call two public hearings, and set a proposed annexation proceedings schedule.

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

- I. That on Tuesday, the 12th day of April, 2016 at 6:00 p.m. and on Tuesday, the 19th day April, 2016 at 5:30 p.m., at 112 N. Colorado, Celina, Texas 75009. The City Council will hold public hearings giving all interested persons the right to appear and be heard on the proposed annexations by the City of Celina of the properties more particularly described on the attached Exhibit “A” and depicted on Exhibit “B”.
- II. That the City Secretary is hereby authorized and directed to cause notice of each public hearing to be published once in a newspaper having general circulation in the City and in the territories described in Exhibit “A” and depicted on Exhibit “B” not more than twenty (20) days, nor less than ten (10) days prior to the date of such public hearing, in accordance with the Municipal Annexation Act.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 8th day March, 2016.

SEAN TERRY, MAYOR

VICKI FAULKNER, CITY SECRETARY

Attachment: DC Ranch Involuntary Resolution (1459 : DC Ranch Involuntary Resolution)

DC RANCH ANNEXATION

Joab H. Biggs Survey, Abstract No. 52

George Jay Survey, Abstract No. 488

Larkin M. Boyd Survey, Abstract No. 48

Samuel Queen Survey, Abstract No. 732

City of Celina, Collin County, Texas

DESCRIPTION, of a 165.927 acre tract of land situated in the Joab H. Biggs Survey, Abstract No. 52, the George Jay Survey, Abstract No. 488, the Larkin M. Boyd Survey, Abstract No. 48 and the Samuel Queen Survey, Abstract No. 732, Collin County, Texas; said tract being all of DC Ranch, Phase 1, an addition to the City of Celina, Texas according to the Plat recorded in Instrument No. 20070409010001240 of the Official Public Records of Collin County, Texas; said tract also being all of proposed DC Ranch, Phase 2, an addition to the City of Celina, Texas; said tract also being all of that tract of land described in Special Warranty Deed to DC Ranch Owners Association recorded in Instrument No. 20120823001053010 of said Official Records; said tract also being all of that tract of land described in Special Warranty Deed to D.R. Horton – Texas, Ltd. recorded in Instrument No. 20130501000589700 of said Official Records; said tract also being part of those tracts of land described in Warranty Deed with Vendor's Lien to Phillip M. Littell recorded in Volume 2869, Page. 526 and Volume 2869, Page 535 of said Deed Records; said tract also being a part of those tracts of land described in General Warranty Deed to Four Winds Enterprises, Ltd. recorded in Volume 5476, Page 8080 of said Deed Records and in Warranty Deed to Four Winds Enterprises, Ltd. recorded in Volume 5593, Page 3200 of said Deed Records; said 165.927 tract being more particularly described as follows (Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Collin County TxDOT combination factor of 1.000152710):

BEGINNING, at a 2-inch iron pipe found for the southeast corner of said proposed DC Ranch, Phase 2 and the northeast corner of a tract of land described in General Warranty Deed to Patricia Deason recorded in Volume 5698, Page 1119 of the Deed Records of Collin County Texas and the northwest corner of a tract of land described in Warranty Deed to Patricia Deason recorded in Document No. 96-0036768 of said Official Records and the southwest corner of a tract of land described in Assignment of Contract of Veteran's Land Board to Sharon Lyons recorded in Volume 1497, Page 138 of said Deed Records;

THENCE, South 89 degrees, 20 minutes, 27 seconds West, along the south line of said DC Ranch, Phase 2 and along the north line of the said Patricia Deason tract, a distance of 1,111.75 feet to a 1/2-inch iron rod found for an angle point in said line; said corner being the northeast corner of a tract of land described in Warranty Deed with Vendor's Lien to Carolyn A. Tipton and Joel C. Molinar recorded in Volume 4698, Page 2781 of said Deed Records;

THENCE, South 89 degrees, 08 minutes, 55 seconds West, along the said south line of proposed DC Ranch, Phase 2 and along the said north line of the Carolyn Tipton and Joel Molinar tract, at a distance of 134.31 feet passing a 1/2-inch iron rod with "METROPLEX 1849" cap found for the southwest corner of said proposed DC Ranch, Phase 2 and the southeast corner of said DC Ranch, Phase 1, continuing in all a total distance of 1,550.00 feet to a Mag-Nail with plastic washer found for corner in the centerline of County Road 97; said point being the northwest corner of a tract of land described in Warranty Deed with Vendor's Lien to Steven D. Sharrock and Cynthia L. Sharrock recorded in Document No. 93-0082123 of said Official Records; said point also being in the east line of a tract of land described in Special Warranty Deed with Vendor's Lien to Central Frisco, Ltd. recorded Instrument No. 20080306000268700 of said Official Records;

DC RANCH ANNEXATION

Joab H. Biggs Survey, Abstract No. 52

George Jay Survey, Abstract No. 488

Larkin M. Boyd Survey, Abstract No. 48

Samuel Queen Survey, Abstract No. 732

City of Celina, Collin County, Texas

THENCE, North 00 degrees, 43 minutes, 23 seconds West, along the centerline of County Road 97, the west line of said DC Ranch Phase 1 and the east line of the said Central Frisco tract, a distance of 73.27 feet to a point for corner; said point being the northeast corner of the said Central Frisco tract and the southeast corner of the first referenced Philip Littell tract;

THENCE, South 88 degrees, 40 minutes, 42 seconds West, departing the centerline of County Road 97 and along the north line of the said Central Frisco tract and the south line of the first referenced Philip Littell tract, a distance of 30.00 feet to a point for corner;

THENCE, North 00 degrees, 43 minutes, 23 seconds West, across the said Philip Littell tracts, 30-foot west and parallel to the centerline of County Road 97, the east line of the said Philip Littell tracts and the west line of said DC Ranch Phase 1, a distance of 2,615.58 feet to a point for corner; said point being in the said Four Winds Enterprises tracts first reference;

THENCE, over and across said Four Winds Enterprises tract, 30-foot north and parallel to the centerline of County Road 134, the south line of the said Four Winds Enterprises tract and the north line of said DC Ranch Phase 1 and proposed DC Ranch Phase 2, the following three (3) calls:

North 89 degrees, 00 minutes, 45 seconds East, a distance of 797.34 feet to a point for corner;

North 89 degrees, 28 minutes, 16 seconds East, a distance of 1,447.71 feet to a point for corner;

North 89 degrees, 28 minutes, 38 seconds East, a distance of 444.23 feet to a point for corner;

DC RANCH ANNEXATION

Joab H. Biggs Survey, Abstract No. 52
George Jay Survey, Abstract No. 488
Larkin M. Boyd Survey, Abstract No. 48
Samuel Queen Survey, Abstract No. 732
City of Celina, Collin County, Texas

THENCE, South 00 degrees, 46 minutes, 34 seconds East, at a distance of 30.00 feet passing a Mag-Nail Found for the northeast corner of said proposed DC Ranch, Phase 2 and the northwest corner of the said Sharon Lyons tract, continuing in an all a total distance of 2,683.51 feet to the POINT OF BEGINNING;

CONTAINING, 7,227,796 square feet or 165.927 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract described.


Justin W. Waldrip Date
Registered Professional Land Surveyor No. 6179
Pacheco Koch, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

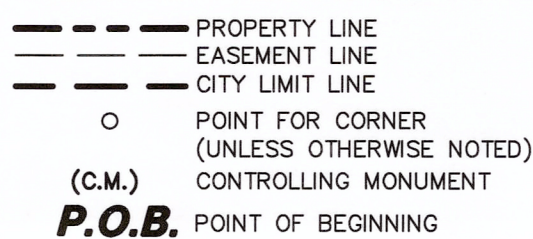


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Justin W. Waldrip
Registered Professional Land Surveyor
No. 6179
jwaldrip@pkce.com





1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Collins County TxDOT combination factor of 1.000152710.
2. This boundary survey has been prepared and performed in accordance with the Professional Land Surveying Practices Act and General Rules of Procedures and Practices, adopted by the Texas Board of Professional Land Surveying.
3. This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed without the benefit of a current title abstract.
4. Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
5. The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
6. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
7. The survey abstract lines shown hereon are approximate and are not located on the ground.
8. The city limit lines shown hereon are approximate and based of the City of Celina, Texas Annexation and Extraterritorial Jurisdiction Map, Updated: April 30, 2013.

 Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400	
		DALLAS, TX 75231 972.235.3031	
DRAWN BY		TX REG. ENGINEERING FIRM F-469	
CTP		TX REG. SURVEYING FIRM LS-10008000	
CHECKED BY	SCALE	DATE	JOB NUMBER
JWW	1"=200'	10/12/2015	3736-15.318



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: Old Celina LTD TIRZ Ordinance

Action Requested:

Consider and act upon an ordinance of the City Council of the City of Celina, Texas, designating a noncontiguous geographic area within the City and its extraterritorial jurisdiction as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as the Reinvestment Zone Number Five, City of Celina, describing the boundaries of the zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund for the Zone; containing findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance. The proposed Zone consists of approximately 1,235.8 acres generally located in the City Limits and ETJ of the City of Celina. (Old Celina LTD.) (Liebman)

Background Information:

At the time of publication the documents have not been approved by the City's Land Use Attorney.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City's Land Use Attorney is reviewing the proposed ordinance.

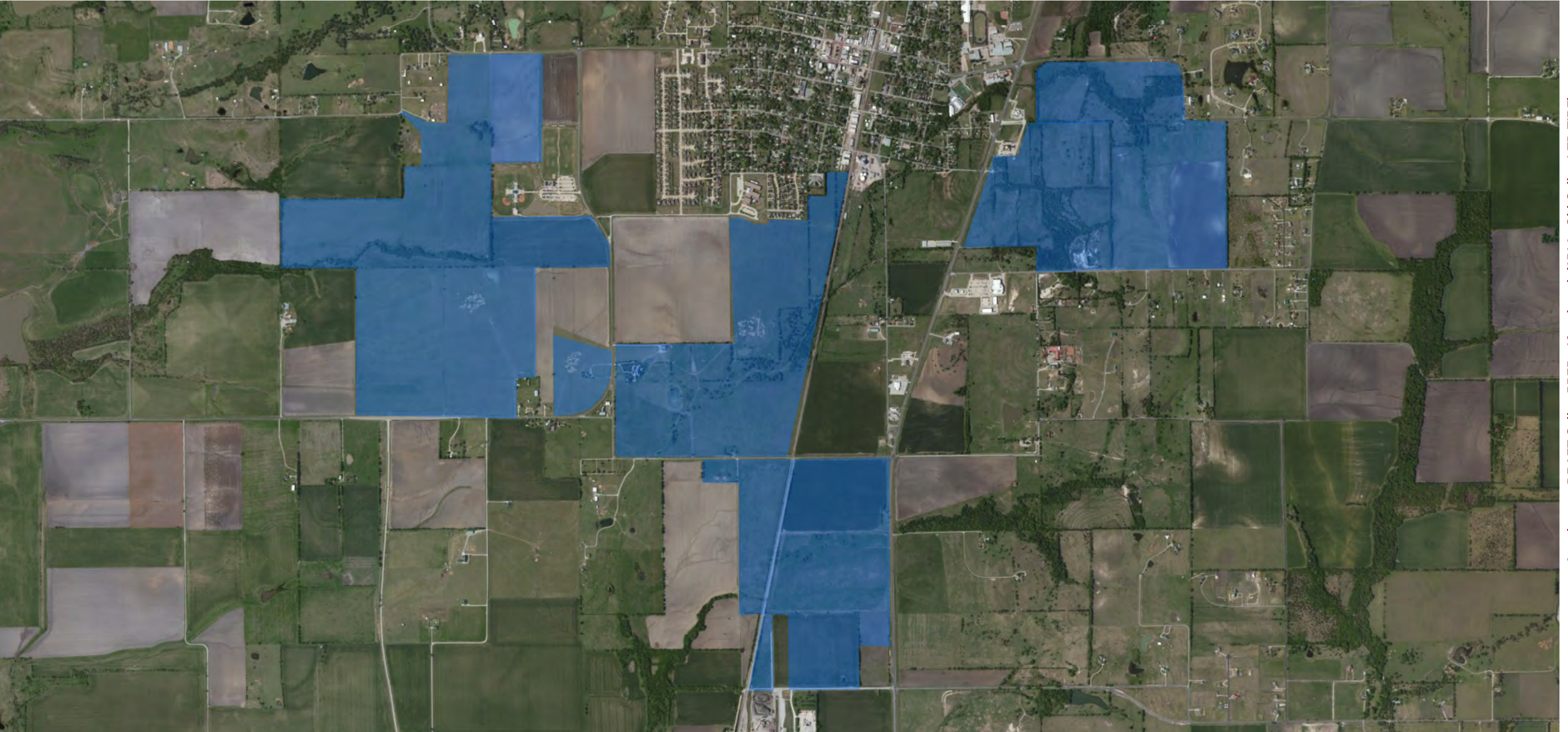
Supporting Documents:

- DRAFT Preliminary Project and Finance Plan
- DRAFT Ordinance

Staff Recommendation:

City of Celina TIRZ Number Five

City of Celina Tax Increment Reinvestment Zone #5



Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

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DISCLAIMER

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

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

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

Creating a Reinvestment Zone

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

Sec. 311.011. PROJECT AND FINANCING PLANS.

(b) The project plan must include:

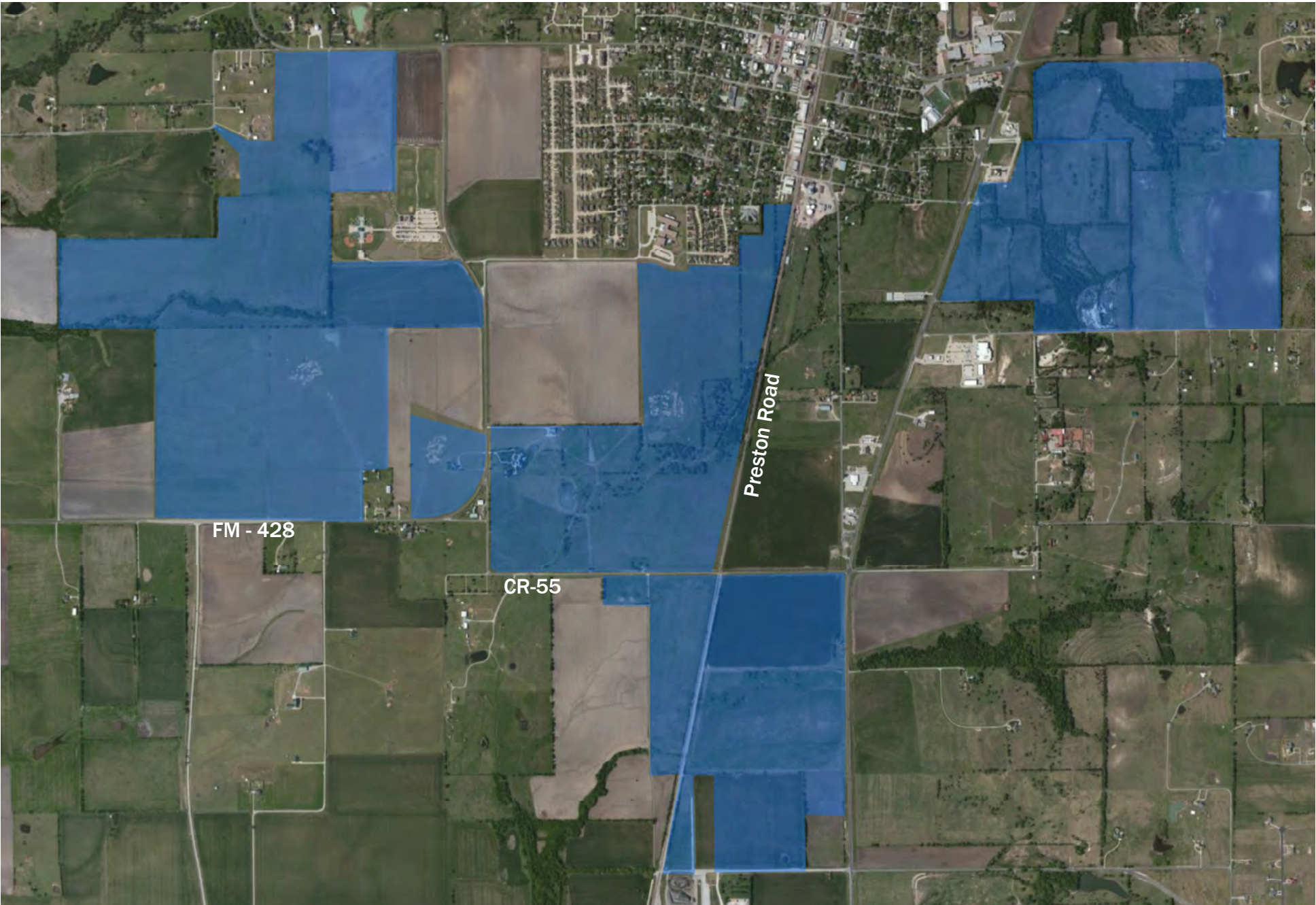
- (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;
- (2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
- (3) a list of estimated nonproject costs; and
- (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

(c) The reinvestment zone financing plan must include:

- (1) a detailed list describing the estimated project costs of the zone, including administrative expenses;
- (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone;
- (3) a finding that the plan is economically feasible and an economic feasibility study;
- (4) the estimated amount of bonded indebtedness to be incurred;
- (5) the estimated time when related costs or monetary obligations are to be incurred;
- (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone;
- (7) the current total appraised value of taxable real property in the zone;
- (8) the estimated captured appraised value of the zone during each year of its existence; and
- (9) the duration of the zone.



Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

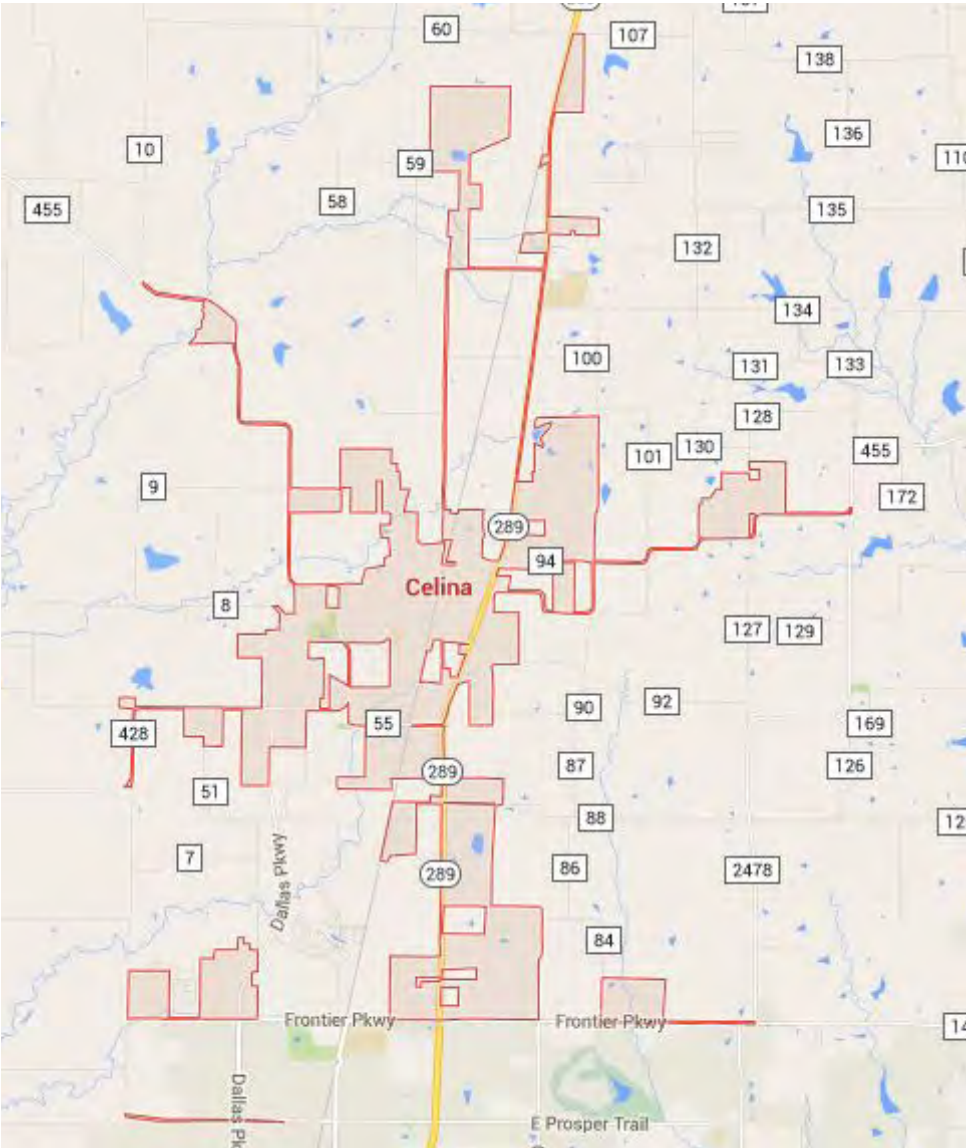


Tax Increment Reinvestment Zone Number Five, City of Celina

The City of Celina Tax Increment Reinvestment Zone Number Five (TIRZ #5) is approximately 1,050 acres and is located in the heart of the City of Celina near the intersection of TX-289 (Preston Road) and W FM-455.

The goal of the TIRZ is to facilitate development and encourage private investment while maintaining the high development standards within the City. The TIRZ will support these developments through the contribution of 50% of the City’s real property increment generated within the zone.

Without the implementation of the TIRZ, the delineated property would continue to impair the sound growth of the municipality.



Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TRACT 1 (40.233 ACRES)

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

Beginning for the southwest corner of the tract being described herein at a found 1/2 inch rebar, said rebar being the southwest corner of said Cornelius 30 acre tract, some being the southeast corner of a called 99.028 acre tract as described in deed to Old Celina, Ltd filed11 June 2002, and recorded in volume 5208 page 3408 of said deed records, said rebar also being on the north line of a called 73.558 acre tract as described in deed to Old Celina, Ltd, filed 11 June 2002, and recorded in volume 5208 page 3382 of said deed records;

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

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

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

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

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

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

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

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

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

Legal Description

TRACT 2 (0.837 ACRES)

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

Beginning for the southeast corner of the tract being described herein at a set 1/2 inch steel square tubing on the east lir of said Cornelius tract in a county road said tubing being a southwest corner of a called 107:207 acre tract as described to deed to Martha Ann King and Peggy Sue Earthman filed 29 December 1992, and recorded in county clerks number 92- 0091305 of said deed records, said tubing also being on the east right of way line of Farm to Market Road Number 428,

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

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

Thence: North 88 degrees 29 minutes 00 seconds East, with the north line of said Cornelius tract, and with said road a distance o 220.82 feet to a set ½ inch steel square tubing for the northeast corner of said Cornelius tract, and sai tubing being on the west line of said King tract, said tubing also being at this intersection of said county roads;

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

TRACT 3 (38.545 ACRES)

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

BEGINNING at a 2 ½ inch iron pipe found for corner, said corner being in the south, right-of- way line of F.M. Highway No. 455 (public thoroughfare) and also being the northeast corner of a tract of land conveyed to Rex Glendenning, et ux, as recorded in Volume 4408, Page 1763, D.R.C_C.T.:

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

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

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

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

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

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

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

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

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

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

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

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

THENCE S 00°48’00” E, along the common line of sold McKnight and City of Celina tracts, a distance of 246.81 feet to the POINT OF BEGINNING and containing 217,600 square feet or 5.000 acres of land, more or less.
Leaving an net area of 38.545 acres.

TRACT 4 (99.028 Acres)

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

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

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

THENCE North 87 degrees 43 minutes 39 seconds East following the south line of said 75.0307 acre tract a distance of 2922.26 feet to a 1 inch iron pipe found for corner at an ell corner of said 75.0307 acre tract;

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

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

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

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

TRACT 5 (93.523 ACRES)

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

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

Thence westerly with said north R.O.W, line (the north line of said 1.622 acres) as follows: South 89 degrees 05 minutes west, 17.5 feet;
South 88 degrees 43 minutes west, 1552.31 feet with said north R.O.W. line (the north line of said 1.622 acres) to an iron pi set at the northwest corner of said 1.622 acres, and at the southeast corner of the Robert L. King 86.849 acres, Ref. V. 1560, P. 259;

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

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

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

TRACT 6 (16.141)

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

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

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

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

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

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

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

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

TRACT 7 (73.558 ACRES)

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

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

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

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

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

THENCE South 0 deg. 44 min. 59 sec. West following the West line of said 16 acres a distance of 2604.08 feet to the POINT OF BEGINNING and containing 3,204,138 square feet or 73.558 acres of land.

TRACT 8 (72.9923 ACRES)

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

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

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

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

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

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

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

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

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

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

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

THENCE, along the North line of said 5.0227 acre tract, North 66 degrees 23 minutes 09 seconds West a distance of 326.95 feet, to the Northernmost corner of said 5.0227 acre tract;

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

TRACT 9 (28.28 ACRES)

Situated in the Samuel McCullough Survey, Abstract No. 593 and the BBB & CRR Co. Survey, Abstract No. 132 in Collin County, Texas, and being a called 28.15 Acre tract of land that was conveyed to Mildred Graham Short in Partition Deed recorded in Volume 2325, Page 801 of the Land Records of Collin County, Texas, being more particularly described by metes and bounds to-wit

BEGINNING at an Iron Pin found being the Southwest corner of said tract;

THENCE North 1 degree 05 minutes 30 seconds West with the West line of said tract 1561.28 feet to an Iron Pin set;

THENCE South 69 degrees 51 minutes 27 seconds East with the North line of said tract 1066.72 feet to an Iron Pin set in the West right-of-way line of FM Hwy. 428;

THENCE with said right-of-way line as follows:

South 1 degree 29 minutes East 82.92 feet an Iron Pin set; South 0 degrees 20 minutes West 316.0 feet an Iron Pin set; South 7 degrees 08 minutes West 264.4 feet an Iron Pin set;

South 18 degrees 24 minutes West 94.2 feet to an Iron Pin set, being the P.C. of a curve to the right having a central angle of 64 degrees 08 minutes 34 seconds radius of 773.5 feet and a chord bearing of South 57 degrees 30 minutes 40 seconds West;

THENCE with said curve 865.95 feet to an Iron Pin set;

THENCE South 89 degrees 31 minutes West with said right-of-way line 216.6 feet to the place of beginning, containing 28.28 acres.

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TRACT 10 (157.54 ACRES)

SITUATED in the BBB & CPR Co. Survey, Abstract No. 132 in Collin County, Texas, and being a called 158.83 acre tract of land described in Substitute Trustee’s Deed recorded in Volume 2998, gage 191, of the Land Records of Collin County, Texas, being more particularly described by metes and bounds to-wit:

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

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

THENCE NORTH 0 degrees 37 minutes West with an old established fence being the East line of a tract of Land described in Volume 28491 Page 861, 203.4 feet to a corner post;

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

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

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

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

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

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

NORTH	0 degrees	13 minutes West	183.6 feet	a	concrete	marker;
NORTH	2 degrees	49 minutes East	200.13 feet	a	concrete	marker;
NORTH	1 degree	23 minutes West	468.59 feet	to an iron pin found;		

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

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

THENCE EASTERLY with an old fence as follows:

NORTH	89	degrees	43	minutes	East	197.4	feet;
NORTH	138	degrees	35	minutes	East	324	feet;
SOUTH	68	degrees	25	minutes	East	205	feet;

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

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

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

THENCE SOUTH 0 degrees 06 minutes East 135.64 feet to an iron pin found;

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

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

TRACT 11 (0.95 ACRES)

SITUATED in the B.B.B. & C. RR. Co. Survey, Abstract No. 132, Collin County, Texas, and being more particularly described as follow:

BEGINNING at an iron rod set for the Southeast corner of the herein described tract, said iron rod is located West 980 feet from the intersection of the middle of a county road and the West line of the S.L.S.F. & T. Railroad Right-of-Way;

THENCE West with the middle of the said county road for a distance of 208.8 feet to an iron rod set for corner;

THENCE North 00 degrees 04 minutes West for a distance of 198.3 feet to a fence corner found for corner;

THENCE South 89 degrees 58 minutes East for a distance of 108.1 feet to a fence corner found for corner;

THENCE 141 South 00 degrees 17 minutes-East for a distance of 198.2 feet to the PLACE OF BEGINNING, CONTAINING 0.95 acres of land, more or less.

TRACT 12 (68.112 ACRES)

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

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

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

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

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

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

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

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

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

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THENCE South 00 degrees 00 minutes 40 seconds East, with the East line of said Higgins tract, and the West line of said 22.74 acre tract, a distance of 1562.30 feet to a found 1/2 inch rebar for a corner;

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

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

BEING all that certain called 13.416 acre tract of land from Rex Glendenning, etux to Celina Independant School District, by deed recorded in Volume 5086, Page 5064, Deed Records, Collin County, Texas, and being all of Lot 1, Block A, Celina Elementary Addition, an addition to the City of Celina, Collin County, Texas, according to the plat thereof recorded in Cabinet P, Page 144, Map Records, Collin County, Texas.

Leaving a net area of 68.112 acres.

TRACT 13 (22.741 ACRES)

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

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

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

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

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

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

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

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

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

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

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

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

TRACT 14 (46.743 ACRES)

SITUATED in Collin County, Texas, in the Collin County School Land Survey, Abstract No. 167, being a resurvey of the 33.62 acre First Tract and the 6.26 acre Second Tract as described in a deed from B.F. Gearhart and Alice Gearhart to R. L. Willard dated Augu 9, 1909, recorded in Volume 206, Page 493 of the Collin County Deed Records, and, the land owned and claimed by B.F. Willard and Joe Frank Willard, being described by metes and bounds as follows:

BEGINNING at a 1/2” iron pin set beside a corner post at the southwest corner of said 6.26 acre tract, at an ell corner of the Don Thomas Glendenning Family Trust 77.7100 acres, Ref. V. 4444, P. 2963;

Thence North, with the west line of said 6.26 acre tract, an east line of said 77.7100 acre tract, with.an old fence, passing a 1/2 iron pin set on the north side of a corner post at 374.49 feet and continuing in all 419.87 feet to a PK nail set at the northwest corner of said 6.26 acre tract, the northeast corner of said 77.7100 acre tract, in the center of the asphalt paved County Road No. 55 and in the south line of the Rex K. Glendenning 156.54 acres, Ref. V. 3788, P. 205;

Thence North 89 degrees 42 minutes 17 seconds East, 1554.87 feet with the north line of said 6.26 acre tract, the north line of said 33.62 acre tract, the south line of said 156.54 acre tract and with the center of said County Road No. 55 to a PK nail set at the northeast corner of said 33.62 acre tract, the southeast corner of said 156.54 acre tract ar in the west R.O.W. line of the Burlington Northern Railroad;

Thence South 11 degrees 43 minutes 44 seconds West, with the east line of said 33.62 acre tract and with said west R.O.W. line, passing a 1/2” iron pin set in said line at 61.35 feet and continuing in all 2810.81 feet to a 1/2” iron pin set in said wes R.O.W. line, on the west side of a cross-tie corner post at the southeast corner of said 33.62 acre tract and the northeast corner of the Eugene Stone 4:66 acres, Ref. V. 810, P. 64;

Thence South 89 degrees 38 minutes 16 seconds West, with the south line of said 33.62 acre tract, the north line of said 4.6 acre tract and with the evidence of an old fence, passing a 1/2 inch iron pin set beside an old post at 250.96 feet and continuin; in all 359.86 feet to a 1/2” iron pin set at the southwest corner of said 33.62 acre tract, the northwest corner of said 4.66 acre tract, in the east line of said 77.7100 acre tract and on the west side of County Dirt Road No. 1117;

Thence North, with the west line of said 33.62 acre tract, the east line of said 77.7100 acre tract, coming to the center of said Di Road at approximately 200 feet and continuing with the center of said County Road No. 1117, in all 2331.25 feet to a 1/2” iron p set in the center of said Dirt Road at the southeast corner of said 6.26 acre tract and in the west line of said 33.62 acre tract;

Thence South 89 degrees 33 minutes 55 seconds West with the south line of said 6.26 acre tract, with a north line of said 77.7100 acre tract, passing a 1/2” iron pin set beside a corner post at 19.4 feet and continuing with an old fence in all 623.64 feet to the PLACE OF BEGINNING and containing 46.743 acres of land.

TRACT 15 (49.985)

BEING all that certain tract or parcel of land lying and being situated in Collin County, Texas; a part of the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167, and being and including all that certain tract said to contain 50.00 acres as described in a deed from Charlie Ann Tate Lewis to Shaul C. Baruch, Trustee, recorded in V

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

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

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

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

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

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

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

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

TRACT 16 (3.305)

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

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

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

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

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

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

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

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

TRACT 17 (66.020 ACRES)

Being a tract of land situated in the Collin County School Land Survey, Abstract No. 14, Abstract No. 167, Collin County, Texas, and being the same tract of land as described n the deed to Charlie Ann Tate Lewis according to the deed recorded in Volume 3049, Page 633 of the Deed Records of Collin County, Texas, (D.R.C.C.T.) and being more particularly described as follows:

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

THENCE North 88 degrees 49 minutes 19 seconds East, along the common line of said Lewis tract, and a tract of land conveyed to Rex Glendenning according to the deed recorded in Volume 4476, Page 280 D.R.C.C.T., (for a distance of 1.67.42 feet to a 1/2 inch iron rod found at a common interior Interior corner of same;

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

THENCE North 88 degrees 48 minutes 28 seconds East for a distance of 206.70 feet to a 5/8 inch iron rod with cap stamped R.L.P.S. 5430 set on the West right-of--way line of State Highway No. 289;

THENCE South 01 degrees 13 minutes 34 seconds East along said West right-of-way line, for a distance of 1,242.72 feet to a 5/8 inch iron rod with cap stampoed R.P.L.S. 5420 set at the Southeast corner of the aforementioned Lewis tract;

THENCE South 88 degrees 53 minutes 32 seconds West leaving said west right-of-way line along the south line of said Lewis tract passing at a distance of 538.88 feet a 1/2 inch iron rod found near the intersection of a barbed wire fence, and continuing with said fence passing at a distance of 2,032.87 feet a 3/8 inch iron rod found, and continuing for a total distance of 2,179.17 to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 set at the southwest corner of said Lewis tract, and also lying on the east right-of-way line of the aforementioned S.L. & S.F. Railroad;

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

TRACT 18 (13.50 ACRES)

BEING a 13.50 acre tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Dan P. Stone, by deed recorded in Volume 831, Page 8: of the Deed Records of Collin County, Texas, and being more particularly described as follows:

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

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

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

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

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THENCE South 90 degrees 00 minutes 00 seconds East, along the common line of said 38 acre tract, and said Old Celina, Ltd. tract, a distance of 1238.92 feet to the POINT OF BEGINNING and containing 588,075 square feet or 13.50 acres of computed land, more or less.

TRACT 19 (5.50 ACRES)

BEING a 5.50 acre tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Dan P. Stone by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

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

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

THENCE South 00 degrees 58 minutes 32 seconds East, along the common line of said called 38 acre tract, and said Chen tract as recorded in Volume 5836, Page 545, passing a 3/8 inch iron rod found for the Southwest corner of said Chen tract, same being the Northwest comer of a tract of land conveyed to Candice Chen, by deed recorded in Volume 5836, Page 552, of the Deed Records of Collin County, Texas, and continuing along the common line of said called 38 acre tract and said Chen tract as recorded in Volume 5836, Page 552, passing a 3/8 Inch Torn rod found for the Southwest corner of said Chen tract as recorded in Volume 5836, Page 552, same being the Northwest corner of a tract of land conveyed to Candice Chen, by deed recorded In Volume 5836, Page 560, of the Deed Records of Collin County, Texas, and continuing a total distance of 846.30 feet to a 1/2 inch iron rod found for corner, said point being the Southeast comer of said Stone tract, same being the Southwest corner of said Chen tract recorded in Volume 5836, Page 560, said point being in the centerline of County Road No. 53, said point also being in the North line of a called 40 acre tract of land described by the deed recorded in Volume 682, Page 259, of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 43 minutes 40 seconds West, along the common line of said called 38 acre tract, and said called 40 acre tract, and the center line of County Road No. 53, a distance of 287.84 feet to a point for corner;

THENCE North 00 degrees 19 minutes 12 seconds West, through the interior of said called 38 acre tract, a distance of 847.56 feet to a point for corner;

THENCE South 90 degrees 00 minutes 00 seconds East, through the interior of said called 38 acre tract, a distance of 278.16 feet to the POINT OF BEGINNING and containing 239,668 square feet or 5.50 acres of computed land, more or less.

TRACT 20 (9.425 ACRES)

Being a 9.425 acre tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Dan P. Stone, by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

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

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

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

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

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

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

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

TRACT 21 (0.784 ACRES)

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

Beginning for the northeast corner of the tract being described herein at a found 3/8 inch rebar, said rebar being the northeast corner of said Ryno tract, same being the northwest corner of a called 7,646 acre tract as described in deed to Ayala Metro Park Properties,, filed 04 Jury 2003, and recorded in volume 5431 page 6738 of said deed records, said rebar also being on the south line of a caled 66.02 acre tract as described in deed to Old Celina, Ltd, filed 31 July 2005, and recorded in volume 5471 page 1109 of said deed records;

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

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

Thence: North 12 degrees 48 minutes 09 seconds East, with the east line of said railroad a distance of 206.40 feet to a set ½ inch steel square tubing for the northwest corner of said Ryno tract, same being the southwest corner of said Old Celina tract and said tubing being South 24 degrees 24 minutes 28 seconds West, a distance of 5.89 feet from a found 1/2 Inch rebar with a plastic cap marked Wisdom 3646;

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

TRACT 22 (5.5 ACRES)

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

Beginning for the northeast corner of the tract being described herein at a set 1/2 inch steel square tubing, said tubing being an the monumented east line of said Ryno tract, and said tubing being South 00 degrees 07 minutes 36 seconds West, a distance of 651.67 feet from a found 3/8 inch rebar, said rebar being the northeast corner of said Ryno tract, same being the northwest corner of a called 7.646 acre tract as described in deed to Ayala Metro Park Properties, filed 04 June 2003, and recorded in volume 5431 page 6738 of said deed records, said rebar also being on the south line of a caled 66.02 acre tract at described in deed to Old Celina, Ltd, filed 31 July 2003, and recorded In volume 5471 page 1109 of said deed records;

Thence: South 00 degrees 07 minutes 36 seconds West, with the monumented east line of-raid Ryno tract and passing at 648.22 feet a found 1/2 inch rebar with a plastic cap marked Wisdom 3646 on the north side of Collin County Road Number 53, and continuing on said course a total distance of 674.50 feet to a point for the southeast corner of this tract;

Thence: North 89 degrees 05 minutes 00 seconds West, with the south line of said Ryno tract, and with said road a distance of 393.80 feet to a set railroad spike for the most southerly southwest corner of said Ryno tract;

Thence. North 12 degrees 48 minutes 34 seconds West, with the monumented west line of sold Ryno tract, and passing at 24.11 feet a found “X” in a concrete wall on the north side of said road and continuing on said course, a total distance of 178.85 feet to a found 1/2 inch rebar with a plastic cap marked Wisdom 3646 for the monumented ell corner of said Ryno tract;

Thence: North 89 degrees 02 minutes 33 seconds West, with the monumented south line of said Ryno tract, a distance of 50 06 feet to a found 1/2 inch rebar with a plastic cap marked Wisdom 3646 for the monumented most westerly southwest corner of said Ryno tract, said rebar being the east line of the Burlington Northern Railroad.

Thence: North 12 degrees 48 minutes 09 seconds East, with the east line of said railroad a distance of 510.33 feet to a set 1/2 inch steel square tubing for the northwest corner of this tract;

Thence: South 89 degrees 05 minutes 00 seconds East, a distance of 292,60 feet to the POINT OF BEGINNING and containing 5.500 acres of land

TRACT 23 (2.5 ACRES)

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

Beginning for the northeast corner of the it-act being described herein at a set 1/2 inch steel square tubing, said tubing being on the monumented east line of said Ryno tract, and said tubing being South 00 degrees 07 minutes 36 seconds West, a distance of 201.95 feet from a found 3/8 inch rebar, said rebar being the northeast corner of said Ryno tract, same being the northwest corner of a called 7 646 acre tract as described in deed to Ayala Metro, Park Properties, filed 04 June 2003, and recorded in volume 5431 page 6738 of said deed records, said re bar also being on the south line of a caled 66 02 acre tract as described in deed to Old Celina Ltd, fi1ed 31 July 2005, and recorded in volume 547,1 page 1109 of said deed recasts;

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

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

Thence: North 12 degrees 48 minutes 69 seconds East, with the east line of said railroad, a distanee of 439.53 feet to a set 1/2 inch steel square tubing for the northwest corner of this tract;

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

TRACT 24 (50.596 ACRES)

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167, Collin County, Texas, and also being part of a 125.871 acre tract as recorded in Volume 1775, Page 454 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 at the Northeast corner of 70.0 acre tract as recorded in Volume 2868, Page 203, Deed Records, Collin County, Texas, said iron rod also being in the West line of a 72.00 acre tract as recorded in Volume 2532, Page 562, Deed Records, Collin County, Texas;

THENCE South 89 degrees 56 minutes 19 seconds West following the North line of said 70 acre tract a distance of 2266.24 feet to a 1/2 inch iron rod set for corner at the Northwest corner of said 70.00 acre tract, said iron rod also being in the East right of way line of State Highway No. 289 a variable-width ROW;

THENCE following the-East ROW line of State Highway No. 289:

North 18 degrees 10 minutes 56 seconds East, 24.17 feet 1/2 inch iron rod set; North 19 degrees 19 minutes 00 seconds East, 254.08 feet 1/2 inch iron rod set; North 89 degrees 46 minutes 00 seconds East, 103.11 feet-1/2 inch iron rod set;` North 02 degrees 20 minutes 00 seconds West, 35.64 feet 1/2 inch iron rod set; North 04 degrees 18 minutes 00 seconds West, 170.90 feet 1/2 inch iron rod set; North 18 degrees 11 minutes 00 seconds East, 122.11 feet 1/2 inch iron rod set;

North 12 degrees 28 minutes 00 seconds East, 8.23feet 1/2 inch iron rod set for the southwest corner of Lot 2, Block A, Cattlemans Crossing, an addition to the City of Celina, Collin County, Texas, according to the plat thereof recorded in Cabinet R, Slide 670, Map Records, Collin County, Texas;

THENCE through the interior of said called 125.871 acre tract, and along the south and east lines of said Lot 2 as follows:

North 88 deg. 04 min. 32 sec. West, a distance of 372.79 feet to a point for the southeast corner of said Lot 2;

North 18 deg. 11 min. 00 sec. East, a distance of 602.60 feet to a point for the northeast corner of a right-of-way dedication by said Cattlemans Crossing plat for County Road No. 98, same being in the north line of said called 125.871 acre tract, same beir in the South line of a 8.755 acre tract as recorded in Volume 814, Page 808, Deed Records, Collin County, Texas;

THENCE North 88 degrees 04 minutes 32 seconds East following the South line of said 8.755 acre tract a distance of 151.20 feet to 1/2 inch iron rod found for corner at the Southeast corner

TRACT 25 (2.54 ACRES)

BEING a 2.54 acre tract of land situated in the Collin County School Land Survey, Abstract No. 167, in the City of Celina, COLLIN County, Texas, and being portion of a tract of a called 125.871 acre tract of land conveyed to Old Celina, Ltd. by deed recorded in Volume 1775, Page 454, of the Deed Records of Collin County, Texas, and being all of Lot 1, Block A, Cattlemans Crossing, an addition to the City of Celina, Collin County, Texas, according to the plat thereof recorded in Cabinet R, Slide 670, Map Records Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the Southwest corner of a called 8.755 acre tract of land recorded in Volume 814, Page 808, of the Deed Records of COLLIN County, Texas, same being in the East right-of-way line of State Highway No. 289 (a variable width right-of-way), same being the northwest corner of said Lot 1;

THENCE North 88 degrees 04 minutes 32 seconds East, along the South line of said called 8.755 acre tract, and along the north line of said Lot 1, a distance of 340.00 feet to a 1/2 inch iron rod set for the northeast corner of said Lot 1, same being the most northerly northwest corner of Lot 2, of said Cattlemans Crossing;

THENCE South 18 degrees 11 minutes 00 seconds West, along the common line of said Lot 1, and said Lot 2, a distance of 284.11 feet to a point for the southeast corner of said Lot 1;

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THENCE South 88 degrees 04 minutes 32 seconds West, continuing along the common line of said Lot 1, and said Lot 2, a distance of 329.74 feet to a point for the southwest corner of said Lot 1 and the most westerly northwest corner of said Lot 2, same being in the east right-of-way line of aforesaid State Highway No. 289;

THENCE North 14 degrees 22 minutes 00 seconds East, along the East right-of-way line of said State Highway No. 289, a distance of 144.72 feet to a 1/2 inch iron rod set for corner;

THENCE North 18 degrees 11 minutes 00 seconds East, along the East right-of-way line of said State Highway No. 289, a distance of 200.09 feet to the POINT OF BEGINNING and CONTAINING 110,400 square feet or 2.54 acres of computed land, more or less.

TRACT 26 (70.802 ACRES)

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

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

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

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

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

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

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

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

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

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

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

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

North 17 degrees 14 minutes 00 seconds East, 284.05 feet to a ½-inch iron rod set;

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

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

TRACT 27 (9.425 ACRES)

BEING a 9.425 acre tract of land situated in the Collin County School Land Survey o. 14, Abstract o. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Don P. Stone, by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

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

THE CE South 00 degrees 58 minutes 32 seconds East. along the common line of said called 38 acre tract. and said Chen tract : recorded in Volume 5836, Page 545, a distance of 473.70 feet to a point for comer;

THE CE orth 90 degrees 00 minutes 00 seconds West, 278.16 feet to the POINT OF BEGINNING;

THENCE South 00 degrees 19 minutes 12 seconds East, through the interior of said called 38 acre tract, a distance of 847.56 feet to a point for corner, said point being in the south line of said called 38 acre tract, same being in the center line of Cow1ty Road No. 53, said point also being in the north line of a called 40 acre tract of land described by the deed recorded in Vol- ume 682, Page 259, of the Deed Records of Collin County. Texas;

THE CE South 89 degrees 43 minutes 40 seconds West, along the common line of said 38 acre tract. and said called 40 acre tract, and the center line of County Road o. 53, a distance of 483.73 feet to a point for comer;

THENCE North 00 degrees 19 minutes 12 seconds West. through the interior of said called 38 acre tract, a distance of 849.86 feet to a point for comer;

THENCE South 90 degrees 00 minutes 00 seconds East, through the interior of said called 38 acre tract, a distance of 483.74 feet to the POINT OF BEGINNING and containing 410,545 square feet or 9.425 acres of computed land.

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TRACT 1



TRACT 2



TRACT 3



TRACT 4



TRACT 5



TRACT 6



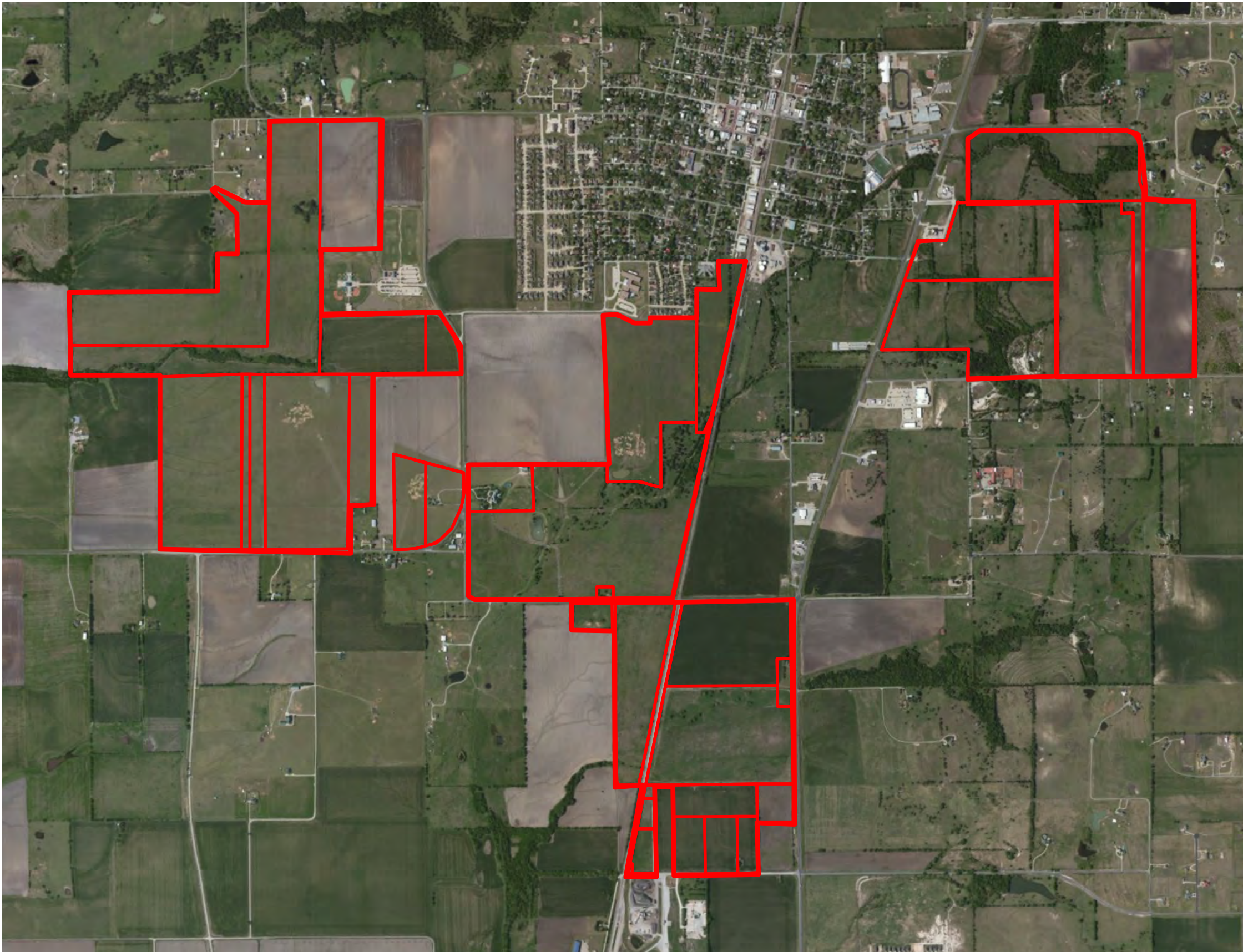
Land Use

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

Method of Relocating Persons to be Displaced

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

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)



Current Ownership Information

There are 39 different parcels within TIRZ #5 with 8 different account owners

The TIRZ has a preliminary 2015 taxable base value of \$1,203,913.

For a full list of parcels included within the TIRZ see Exhibit A.

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

Sec. 311.002.

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

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

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

(C) real property assembly costs;

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

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

(F) relocation costs;

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

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

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

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

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

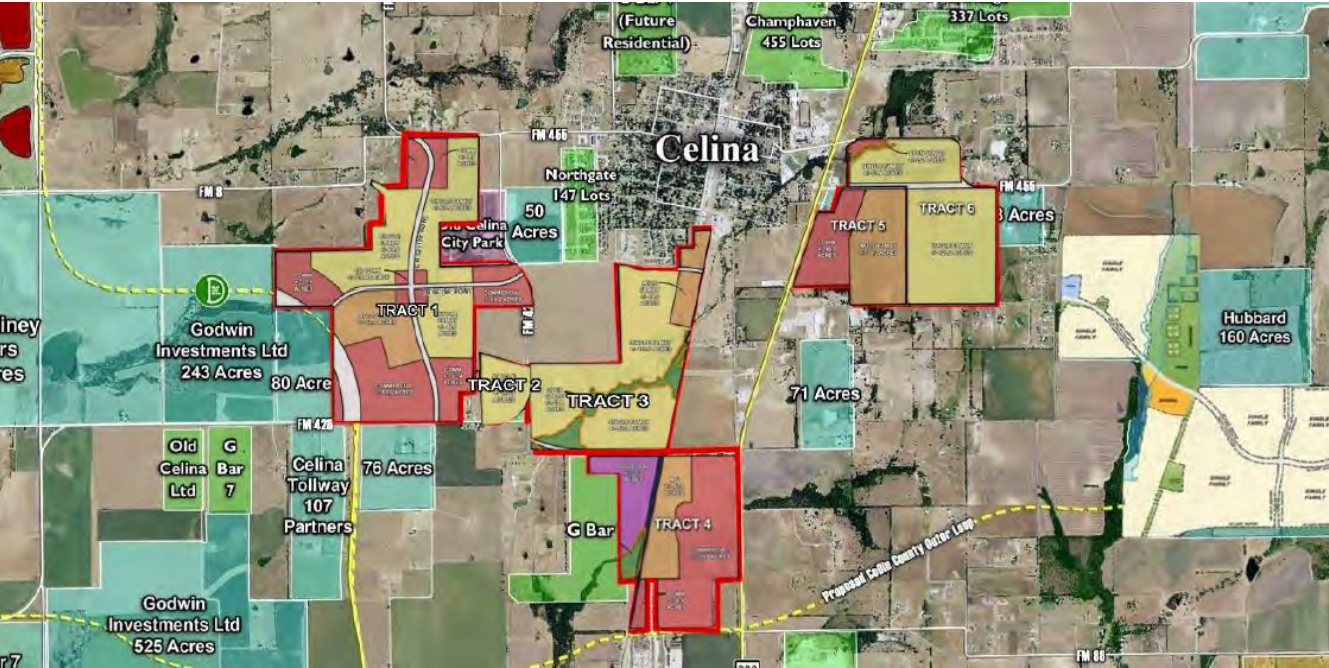
(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #5 that will be financed by in part by incremental real property tax generated within the TIRZ.

Project Costs		
Water Facilities and Improvements	\$ 14,824,075	15.00%
Sanitary Sewer Facilities and Improvements	\$ 11,859,260	12.00%
Storm Water Facilities and Improvements	\$ 11,859,260	12.00%
Street and Intersection Improvements	\$ 39,530,866	40.00%
Open Space, Park and Recreation Facilities and Improvements	\$ 9,882,717	10.00%
Economic Development Grants	\$ 9,882,717	10.00%
Administrative Costs	\$ 988,272	1.00%
TOTAL	\$ 98,827,166	100.00%

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



Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

Anticipated Development

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

Anticipated Revenue Summary

Based upon the assumptions below, the anticipated gross revenue of TIRZ #5 over its 35 year life is \$249,191,070.

Type	SF / Units	Taxable Value / PSF or Unit	Estimated Taxable Value
SFR	1,750	\$325,000	\$568,750,000
Townhome (standard)	2,079	\$150,000	\$311,850,000
Townhome (deluxe)	211	\$250,000	\$52,750,000
MFR	2,513	\$110,000	\$276,430,000
Retail	1,636,366	\$250	\$409,091,500
Office	2,398,000	\$200	\$479,600,000
Total			\$2,098,471,500

Tract	Name	Type	SF/Units	Delivery Year	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
1	Single Family	SFR	396	2017	2021	\$325,000	\$128,700,000	\$0	\$0
1	Town Homes	Townhome	211	2017	2021	\$250,000	\$52,750,000	\$0	\$0
1	Multifamily - A	MFR	690	2020	2022	\$110,000	\$75,900,000	\$0	\$0
1	Multifamily - B	MFR	296	2022	2024	\$110,000	\$32,560,000	\$0	\$0
1	Office	Office	2,247,000	2022	2024	\$200	\$449,400,000	\$0	\$0
1	Retail - A	Retail	332,780	2019	2021	\$250	\$83,195,000	\$250	\$83,195,000
1	Retail - B	Retail	209,000	2024	2026	\$250	\$52,250,000	\$250	\$52,250,000
1	Retail - C	Retail	124,000	2026	2028	\$250	\$31,000,000	\$250	\$31,000,000
2	Single Family	SFR	95	2018	2022	\$325,000	\$30,875,000	\$0	\$0
3	Multifamily	MFR	386	2019	2021	\$110,000	\$42,460,000	\$0	\$0
3	Single Family	SFR	657	2020	2024	\$325,000	\$213,525,000	\$0	\$0
4	Pad Sites - A	Retail	140,000	2020	2022	\$250	\$35,000,000	\$250	\$35,000,000
4	Pad Sites - B	Retail	29,600	2020	2022	\$250	\$7,400,000	\$250	\$7,400,000
4	Big Box	Retail	368,000	2020	2022	\$250	\$92,000,000	\$250	\$92,000,000
4	Town Homes - A	Townhome	1,368	2018	2022	\$150,000	\$205,200,000	\$0	\$0
4	Town Homes - B	Townhome	620	2020	2024	\$150,000	\$93,000,000	\$0	\$0
4	Town Homes - C	Townhome	91	2022	2026	\$150,000	\$13,650,000	\$0	\$0
4	Office	Office	151,000	2018	2020	\$200	\$30,200,000	\$0	\$0
5	Multifamily - A	MFR	400	2018	2020	\$110,000	\$44,000,000	\$0	\$0
5	Multifamily - B	MFR	400	2020	2022	\$110,000	\$44,000,000	\$0	\$0
5	Commercial	Retail	400,752	2021	2023	\$250	\$100,188,000	\$250	\$100,188,000
5	Multifamily - C	MFR	341	2022	2024	\$110,000	\$37,510,000	\$0	\$0
6	Single Family	SFR	602	2018	2022	\$325,000	\$195,650,000	\$0	\$0
6	Commercial	Retail	32,234	2021	2023	\$250	\$8,058,500	\$250	\$8,058,500
	Total						\$2,098,471,500		\$409,091,500

Method of Financing

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

City of Celina TIRZ #5 Participation Overview

REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	50%	0.3225000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.3225000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	0%	0.0000000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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Debt Service

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

Economic Feasibility Study

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

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



Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TRACT 1 INPUT

TAXABLE VALUE ANALYSIS

35 YEAR -TRACT 1: INPUT & OUTPUT

INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	50%	0.3225000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.3225000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	0%	0.0000000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.0000000

Sales Tax Rate	0.0200000	25.00%	0.0050000
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TRACT 1		Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
						PSF/UNIT	TAX VALUE	PSF/UNIT	TAX VALUE	\$ / SF	TAX VALUE
	Single Family	SFR	2017	2021	396	\$ 325,000.00	\$ 128,700,000	\$ -	\$ -	\$ -	\$ -
	Town Homes	Townhome	2017	2021	211	\$ 250,000.00	\$ 52,750,000	\$ -	\$ -	\$ -	\$ -
	Multifamily - A	MFR	2020	2022	690	\$ 110,000.00	\$ 75,900,000	\$ -	\$ -	\$ -	\$ -
	Multifamily - B	MFR	2022	2024	296	\$ 110,000.00	\$ 32,560,000	\$ -	\$ -	\$ -	\$ -
	Office	Office	2022	2024	2,247,000	\$ 200.00	\$ 449,400,000	\$ -	\$ -	\$ -	\$ -
	Retail - A	Retail	2019	2021	332,780	\$ 250.00	\$ 83,195,000	\$ -	\$ -	\$ 250.00	\$ 83,195,000
	Retail - B	Retail	2024	2026	209,000	\$ 250.00	\$ 52,250,000	\$ -	\$ -	\$ 250.00	\$ 52,250,000
	Retail - C	Retail	2026	2028	124,000	\$ 250.00	\$ 31,000,000	\$ -	\$ -	\$ 250.00	\$ 31,000,000
TOTAL					2,914,373	905,755,000		-		166,445,000	

OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
CITY OF CELINA	35.9%	\$ 324,632,964	=	\$ 207,209,224	+	\$ -	+	\$ 117,423,740	
COLLIN COUNTY	2.9%	\$ 26,330,028	=	\$ 26,330,028	+	\$ -	+	\$ -	
COLLIN COLLEGE	2.9%	\$ 26,330,028	=	\$ 26,330,028	+	\$ -	+	\$ -	
CELINA ISD	58.3%	\$ 526,857,561	=	\$ 526,857,561	+	\$ -	+	\$ -	
	100.0%	\$ 904,150,581		\$ 786,726,841		\$ -		\$ 117,423,740	
		100.0%		87.0%		0.0%		13.0%	

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
CITY OF CELINA	100.0%	\$ 132,960,547	=	\$ 103,604,612	+	\$ -	+	\$ 29,355,935	
COLLIN COUNTY	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -	
COLLIN COLLEGE	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -	
CELINA ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -	
	100.0%	\$ 132,960,547		\$ 103,604,612		\$ -		\$ 29,355,935	
		100.0%		77.9%		0.0%		22.1%	

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
CITY OF CELINA	24.9%	\$ 191,672,417	=	\$ 103,604,612	+	\$ -	+	\$ 88,067,805	
COLLIN COUNTY	3.4%	\$ 26,330,028	=	\$ 26,330,028	+	\$ -	+	\$ -	
COLLIN COLLEGE	3.4%	\$ 26,330,028	=	\$ 26,330,028	+	\$ -	+	\$ -	
CELINA ISD	68.3%	\$ 526,857,561	=	\$ 526,857,561	+	\$ -	+	\$ -	
	100.0%	\$ 771,190,034		\$ 683,122,229		\$ -		\$ 88,067,805	
				88.6%		0.0%		11.4%	

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TRACT 1 WORKSHEET

TAXABLE VALUE ANALYSIS

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS																					
Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
TOTAL TAX REVENUE																					
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
REAL PROPERTY	Taxable Value	-	-	-	36,290,000	72,580,000	150,467,500	245,506,250	321,570,000	586,817,900	714,224,658	867,894,751	897,792,646	928,027,249	946,587,794	965,519,550	984,829,941	1,004,526,540	1,024,617,071	1,045,109,412	1,066,011,600
	PV																				
	CITY OF CELINA	62,581,419	-	-	234,071	468,141	970,515	1,583,515	2,074,127	3,784,975	4,606,749	5,597,921	5,790,763	5,985,776	6,105,491	6,227,601	6,352,153	6,479,196	6,608,780	6,740,956	6,875,775
	COLLIN COUNTY	22,800,982	-	-	85,282	170,563	353,599	576,940	755,690	1,379,022	1,678,428	2,039,553	2,109,813	2,180,864	2,224,481	2,268,971	2,314,350	2,360,637	2,407,850	2,456,007	2,505,127
	COLLIN COLLEGE	7,952,206	-	-	29,743	59,487	123,323	201,217	263,559	480,956	585,379	711,327	735,831	760,611	775,823	791,340	807,167	823,310	839,776	856,572	873,703
	CELINA ISD	159,121,749	-	-	595,156	1,190,312	2,467,667	4,026,303	5,273,748	9,623,814	11,713,284	14,233,474	14,723,799	15,219,647	15,524,040	15,834,521	16,151,211	16,474,235	16,803,720	17,139,794	17,482,590
	Total	252,456,357	-	-	-	944,251	1,888,503	3,915,104	6,387,974	8,367,123	15,268,767	18,583,840	22,582,274	23,360,206	24,146,898	24,629,836	25,122,432	25,624,881	26,137,379	26,660,126	27,193,329
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																				
	CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	41,597,500	62,396,250	83,195,000	84,858,900	86,556,078	114,412,200	129,240,444	159,604,002	170,236,082	180,925,804	184,544,320	188,235,207	191,999,911	195,839,909	199,756,707
	PV																				
	Total	34,736,336	-	-	-	-	831,950	1,247,925	1,663,900	1,697,178	1,731,122	2,288,244	2,584,809	3,192,080	3,404,722	3,618,516	3,690,886	3,764,704	3,839,998	3,916,798	3,995,134
SUMMARY																					
	PV																				
CITY OF CELINA	97,317,755	-	-	-	234,071	468,141	1,802,465	2,831,440	3,738,027	5,482,153	6,337,871	7,886,165	8,375,571	9,177,856	9,510,213	9,846,117	10,043,040	10,243,900	10,448,778	10,657,754	10,870,909
COLLIN COUNTY	22,800,982	-	-	-	85,282	170,563	353,599	576,940	755,690	1,379,022	1,678,428	2,039,553	2,109,813	2,180,864	2,224,481	2,268,971	2,314,350	2,360,637	2,407,850	2,456,007	2,505,127
COLLIN COLLEGE	7,952,206	-	-	-	29,743	59,487	123,323	201,217	263,559	480,956	585,379	711,327	735,831	760,611	775,823	791,340	807,167	823,310	839,776	856,572	873,703
CELINA ISD	159,121,749	-	-	-	595,156	1,190,312	2,467,667	4,026,303	5,273,748	9,623,814	11,713,284	14,233,474	14,723,799	15,219,647	15,524,040	15,834,521	16,151,211	16,474,235	16,803,720	17,139,794	17,482,590
Total	287,192,693	-	-	-	944,251	1,888,503	4,747,054	7,635,899	10,031,023	16,965,945	20,314,961	24,870,518	25,945,014	27,338,978	28,034,557	28,740,949	29,315,768	29,902,083	30,500,125	31,110,127	31,732,330
PARTICIPATION																					
REAL PROPERTY	Taxable Value	-	-	-	36,290,000	72,580,000	150,467,500	245,506,250	321,570,000	586,817,900	714,224,658	867,894,751	897,792,646	928,027,249	946,587,794	965,519,550	984,829,941	1,004,526,540	1,024,617,071	1,045,109,412	1,066,011,600
	PV																				
	CITY OF CELINA	31,290,710	-	-	117,035	234,071	485,258	791,758	1,037,063	1,892,488	2,303,375	2,798,961	2,895,381	2,992,888	3,052,746	3,113,801	3,176,077	3,239,598	3,304,390	3,370,478	3,437,887
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	31,290,710	-	-	-	117,035	234,071	485,258	791,758	1,037,063	1,892,488	2,303,375	2,798,961	2,895,381	2,992,888	3,052,746	3,113,801	3,176,077	3,239,598	3,304,390	3,370,478	3,437,887
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																				
	CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	41,597,500	62,396,250	83,195,000	84,858,900	86,556,078	114,412,200	129,240,444	159,604,002	170,236,082	180,925,804	184,544,320	188,235,207	191,999,911	195,839,909	199,756,707
	PV																				
Total	8,684,084	-	-	-	-	-	207,988	311,981	415,975	424,295	432,780	572,061	646,202	798,020	851,180	904,629	922,722	941,176	960,000	979,200	998,784
SUMMARY																					
	PV																				
CITY OF CELINA	39,974,794	-	-	-	117,035	234,071	693,245	1,103,739	1,453,038	2,316,782	2,736,155	3,371,022	3,541,584	3,790,908	3,903,926	4,018,430	4,098,798	4,180,774	4,264,390	4,349,677	4,436,671
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	39,974,794	-	-	-	117,035	234,071	693,245	1,103,739	1,453,038	2,316,782	2,736,155	3,371,022	3,541,584	3,790,908	3,903,926	4,018,430	4,098,798	4,180,774	4,264,390	4,349,677	4,436,671
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																					
SUMMARY																					
	PV																				
CITY OF CELINA	57,342,962	-	-	-	117,035	234,071	1,109,220	1,727,701	2,284,988	3,165,371	3,601,716	4,515,144	4,833,988	5,386,948	5,606,287	5,827,688	5,944,241	6,063,126	6,184,389	6,308,076	6,434,238
COLLIN COUNTY	22,800,982	-	-	-	85,282	170,563	353,599	576,940	755,690	1,379,022	1,678,428	2,039,553	2,109,813	2,180,864	2,224,481	2,268,971	2,314,350	2,360,637	2,407,850	2,456,007	2,505,127
COLLIN COLLEGE	7,952,206	-	-	-	29,743	59,487	123,323	201,217	263,559	480,956	585,379	711,327	735,831	760,611	775,823	791,340	807,167	823,310	839,776	856,572	873,703
CELINA ISD	159,121,749	-	-	-	595,156	1,190,312	2,467,667	4,026,303	5,273,748	9,623,814	11,713,23,										

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TOTAL TAX REVENUE																	
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	
REAL PROPERTY	1,087,331,832	1,109,078,469	1,131,260,038	1,153,885,239	1,176,962,944	1,200,502,203	1,224,512,247	1,249,002,492	1,273,982,542	1,299,462,192	1,325,451,436	1,351,960,465	1,378,999,674	1,406,579,668	1,434,711,261	1,463,405,486	GROSS
CITY OF CELINA	7,013,290	7,153,556	7,296,627	7,442,560	7,591,411	7,743,239	7,898,104	8,056,066	8,217,187	8,381,531	8,549,162	8,720,145	8,894,548	9,072,439	9,253,888	9,438,965	207,209,224
COLLIN COUNTY	2,555,230	2,606,334	2,658,461	2,711,630	2,765,863	2,821,180	2,877,604	2,935,156	2,993,859	3,053,736	3,114,811	3,177,107	3,240,649	3,305,462	3,371,571	3,439,003	75,494,833
COLLIN COLLEGE	891,177	909,001	927,181	945,724	964,639	983,932	1,003,610	1,023,682	1,044,156	1,065,039	1,086,340	1,108,067	1,130,228	1,152,833	1,175,889	1,199,407	26,330,028
CELINA ISD	17,832,242	18,188,887	18,552,665	18,923,718	19,302,192	19,688,236	20,082,001	20,483,641	20,893,314	21,311,180	21,737,404	22,172,152	22,615,595	23,067,907	23,529,265	23,999,850	526,857,561
Total	28,291,939	28,857,778	29,434,934	30,023,632	30,624,105	31,236,587	31,861,319	32,498,545	33,148,516	33,811,486	34,487,716	35,177,471	35,881,020	36,598,640	37,330,613	38,077,225	835,891,646
PERSONAL PROPERTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	203,751,841	207,826,878	211,983,416	216,223,084	220,547,546	224,958,497	229,457,666	234,046,820	238,727,756	243,502,311	248,372,358	253,339,805	258,406,601	263,574,733	268,846,227	274,223,152	GROSS
Total	4,075,037	4,156,538	4,239,668	4,324,462	4,410,951	4,499,170	4,589,153	4,680,936	4,774,555	4,870,046	4,967,447	5,066,796	5,168,132	5,271,495	5,376,925	5,484,463	117,423,740
SUMMARY																	GROSS
CITY OF CELINA	11,088,327	11,310,094	11,536,296	11,767,021	12,002,362	12,242,409	12,487,257	12,737,002	12,991,743	13,251,577	13,516,609	13,786,941	14,062,680	14,343,934	14,630,812	14,923,428	324,632,964
COLLIN COUNTY	2,555,230	2,606,334	2,658,461	2,711,630	2,765,863	2,821,180	2,877,604	2,935,156	2,993,859	3,053,736	3,114,811	3,177,107	3,240,649	3,305,462	3,371,571	3,439,003	75,494,833
COLLIN COLLEGE	891,177	909,001	927,181	945,724	964,639	983,932	1,003,610	1,023,682	1,044,156	1,065,039	1,086,340	1,108,067	1,130,228	1,152,833	1,175,889	1,199,407	26,330,028
CELINA ISD	17,832,242	18,188,887	18,552,665	18,923,718	19,302,192	19,688,236	20,082,001	20,483,641	20,893,314	21,311,180	21,737,404	22,172,152	22,615,595	23,067,907	23,529,265	23,999,850	526,857,561
Total	32,366,976	33,014,316	33,674,602	34,348,094	35,035,056	35,735,757	36,450,472	37,179,482	37,923,071	38,681,533	39,455,163	40,244,267	41,049,152	41,870,135	42,707,538	43,561,688	953,315,386
PARTICIPATION																	
REAL PROPERTY	1,087,331,832	1,109,078,469	1,131,260,038	1,153,885,239	1,176,962,944	1,200,502,203	1,224,512,247	1,249,002,492	1,273,982,542	1,299,462,192	1,325,451,436	1,351,960,465	1,378,999,674	1,406,579,668	1,434,711,261	1,463,405,486	GROSS
CITY OF CELINA	3,506,645	3,576,778	3,648,314	3,721,280	3,795,705	3,871,620	3,949,052	4,028,033	4,108,594	4,190,766	4,274,581	4,360,072	4,447,274	4,536,219	4,626,944	4,719,483	103,604,612
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	3,506,645	3,576,778	3,648,314	3,721,280	3,795,705	3,871,620	3,949,052	4,028,033	4,108,594	4,190,766	4,274,581	4,360,072	4,447,274	4,536,219	4,626,944	4,719,483	103,604,612
PERSONAL PROPERTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	203,751,841	207,826,878	211,983,416	216,223,084	220,547,546	224,958,497	229,457,666	234,046,820	238,727,756	243,502,311	248,372,358	253,339,805	258,406,601	263,574,733	268,846,227	274,223,152	GROSS
Total	1,018,759	1,039,134	1,059,917	1,081,115	1,102,738	1,124,792	1,147,288	1,170,234	1,193,639	1,217,512	1,241,862	1,266,699	1,292,033	1,317,874	1,344,231	1,371,116	29,355,935
SUMMARY																	GROSS
CITY OF CELINA	4,525,404	4,615,912	4,708,231	4,802,395	4,898,443	4,996,412	5,096,340	5,198,267	5,302,232	5,408,277	5,516,443	5,626,772	5,739,307	5,854,093	5,971,175	6,090,598	132,960,547
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	4,525,404	4,615,912	4,708,231	4,802,395	4,898,443	4,996,412	5,096,340	5,198,267	5,302,232	5,408,277	5,516,443	5,626,772	5,739,307	5,854,093	5,971,175	6,090,598	132,960,547
TOTAL TAX REVENUE - PA																	
SUMMARY																	GROSS
CITY OF CELINA	6,562,923	6,694,181	6,828,065	6,964,626	7,103,919	7,245,997	7,390,917	7,538,735	7,689,510	7,843,300	8,000,166	8,160,170	8,323,373	8,489,840	8,659,637	8,832,830	191,672,417
COLLIN COUNTY	2,555,230	2,606,334	2,658,461	2,711,630	2,765,863	2,821,180	2,877,604	2,935,156	2,993,859	3,053,736	3,114,811	3,177,107	3,240,649	3,305,462	3,371,571	3,439,003	75,494,833
COLLIN COLLEGE	891,177	909,001	927,181	945,724	964,639	983,932	1,003,610	1,023,682	1,044,156	1,065,039	1,086,340	1,108,067	1,130,228	1,152,833	1,175,889	1,199,407	26,330,028
CELINA ISD	17,832,242	18,188,887	18,552,665	18,923,718	19,302,192	19,688,236	20,082,001	20,483,641	20,893,314	21,311,180	21,737,404	22,172,152	22,615,595	23,067,907	23,529,265	23,999,850	526,857,561
Total	27,841,572	28,398,403	28,966,371	29,545,699	30,136,613	30,739,345	31,354,132	31,981,214	32,620,839	33,273,256	33,938,721	34,617,495	35,309,845	36,016,042	36,736,363	37,471,090	820,354,840

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

35 YEAR -TRACT 2: INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	50%	0.3225000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.3225000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	0%	0.0000000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.0000000

Sales Tax Rate	0.0200000	25.00%	0.0050000
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TRACT 2		Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
						PSF/UNIT	TAX VALUE	PSF/UNIT	TAX VALUE	\$ / SF	TAX VALUE
2	Single Family	SFR	2018	2022	95	\$ 325,000.00	\$ 30,875,000	\$ -	\$ -	\$ -	\$ -
TOTAL					95		30,875,000		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	24.8%	\$ 7,776,804	=	\$ 7,776,804	+	\$ -	+	\$ -
COLLIN COUNTY	9.0%	\$ 2,833,409	=	\$ 2,833,409	+	\$ -	+	\$ -
COLLIN COLLEGE	3.1%	\$ 988,197	=	\$ 988,197	+	\$ -	+	\$ -
CELINA ISD	63.0%	\$ 19,773,580	=	\$ 19,773,580	+	\$ -	+	\$ -
	100.0%	\$ 31,371,991		\$ 31,371,991		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	100.0%	\$ 3,888,402	=	\$ 3,888,402	+	\$ -	+	\$ -
COLLIN COUNTY	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
COLLIN COLLEGE	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
CELINA ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 3,888,402		\$ 3,888,402		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	14.1%	\$ 3,888,402	=	\$ 3,888,402	+	\$ -	+	\$ -
COLLIN COUNTY	10.3%	\$ 2,833,409	=	\$ 2,833,409	+	\$ -	+	\$ -
COLLIN COLLEGE	3.6%	\$ 988,197	=	\$ 988,197	+	\$ -	+	\$ -
CELINA ISD	71.9%	\$ 19,773,580	=	\$ 19,773,580	+	\$ -	+	\$ -
		\$ 27,483,589		\$ 27,483,589		\$ -		\$ -
				100.0%		0.0%		0.0%

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TRACT 2 WORKSHEET

TAXABLE VALUE ANALYSIS

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE		Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
REAL PROPERTY	Taxable Value	-	-	-	-	6,175,000	12,350,000	18,525,000	24,700,000	30,875,000	31,492,500	32,122,350	32,764,797	33,420,093	34,088,495	34,770,265	35,465,670	36,174,983	36,898,483	37,636,453	38,389,182	
	PV																					
	CITY OF CELINA	2,464,576	-	-	-	39,829	79,658	119,486	159,315	199,144	203,127	207,189	211,333	215,560	219,871	224,268	228,754	233,329	237,995	242,755	247,610	
	COLLIN COUNTY	897,946	-	-	-	14,511	29,023	43,534	58,045	72,556	74,007	75,488	76,997	78,537	80,108	81,710	83,344	85,011	86,711	88,446	90,215	
	COLLIN COLLEGE	313,173	-	-	-	5,061	10,122	15,183	20,244	25,305	25,811	26,327	26,854	27,391	27,939	28,498	29,068	29,649	30,242	30,847	31,464	
	CELINA ISD	6,266,518	-	-	-	-	101,270	202,540	303,810	405,080	506,350	516,477	526,807	537,343	548,090	559,051	570,232	581,637	593,270	605,135	617,238	629,583
Total	9,942,214	-	-	-	-	160,671	321,342	482,013	642,684	803,355	819,422	835,811	852,527	869,577	886,969	904,708	922,803	941,259	960,084	979,285	998,871	
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																					
	CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																					
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY	PV																					
	CITY OF CELINA	2,464,576	-	-	-	39,829	79,658	119,486	159,315	199,144	203,127	207,189	211,333	215,560	219,871	224,268	228,754	233,329	237,995	242,755	247,610	
	COLLIN COUNTY	897,946	-	-	-	14,511	29,023	43,534	58,045	72,556	74,007	75,488	76,997	78,537	80,108	81,710	83,344	85,011	86,711	88,446	90,215	
	COLLIN COLLEGE	313,173	-	-	-	5,061	10,122	15,183	20,244	25,305	25,811	26,327	26,854	27,391	27,939	28,498	29,068	29,649	30,242	30,847	31,464	
	CELINA ISD	6,266,518	-	-	-	101,270	202,540	303,810	405,080	506,350	516,477	526,807	537,343	548,090	559,051	570,232	581,637	593,270	605,135	617,238	629,583	
	Total	9,942,214	-	-	-	-	160,671	321,342	482,013	642,684	803,355	819,422	835,811	852,527	869,577	886,969	904,708	922,803	941,259	960,084	979,285	998,871
PARTICIPATION																						
REAL PROPERTY	Taxable Value	-	-	-	-	6,175,000	12,350,000	18,525,000	24,700,000	30,875,000	31,492,500	32,122,350	32,764,797	33,420,093	34,088,495	34,770,265	35,465,670	36,174,983	36,898,483	37,636,453	38,389,182	
	PV																					
	CITY OF CELINA	1,232,288	-	-	-	19,914	39,829	59,743	79,658	99,572	101,563	103,595	105,666	107,780	109,935	112,134	114,377	116,664	118,998	121,378	123,805	
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	1,232,288	-	-	-	-	19,914	39,829	59,743	79,658	99,572	101,563	103,595	105,666	107,780	109,935	112,134	114,377	116,664	118,998	121,378	123,805	
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																					
	CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																					
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY	PV																					
	CITY OF CELINA	1,232,288	-	-	-	19,914	39,829	59,743	79,658	99,572	101,563	103,595	105,666	107,780	109,935	112,134	114,377	116,664	118,998	121,378	123,805	
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total	1,232,288	-	-	-	-	19,914	39,829	59,743	79,658	99,572	101,563	103,595	105,666	107,780	109,935	112,134	114,377	116,664	118,998	121,378	123,805
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																						
SUMMARY	PV																					
	CITY OF CELINA	1,232,288	-	-	-	19,914	39,829	59,743	79,658	99,572	101,563	103,595	105,666	107,780	109,935	112,134	114,377	116,664	118,998	121,378	123,805	
	COLLIN COUNTY	897,946	-	-	-	14,511	29,023	43,534	58,045	72,556	74,007	75,488	76,997	78,537	80,108	81,710	83,344	85,011	86,711	88,446	90,215	
	COLLIN COLLEGE	313,173	-	-	-	5,061	10,122	15,183	20,244	25,305	25,811	26,327	26,854	27,391	27,939	28,498	29,068	29,649	30,242	30,847	31,464	
	CELINA ISD	6,266,518	-	-	-	101,270	202,540	303,810	405,080	506,350	516,477	526,807	537,343	548,090	559,051	570,232	581,637	593,270	605,135	617,238	629,583	
	Total	8,709,926	-	-	-	-	140,757	281,513	422,270	563,027	703,783	717,859	732,216	746,860	761,798	777,034	792,574	808,426	824,594	841,086	857,908	875,066

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TRACT 2 WORKSHEET

TAXABLE VALUE ANALYSIS

	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	
TOTAL TAX REVENUE																	
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	
REAL PROPERTY	39,156,965	39,940,105	40,738,907	41,553,685	42,384,759	43,232,454	44,097,103	44,979,045	45,878,626	46,796,198	47,732,122	48,686,765	49,660,500	50,653,710	51,666,784	52,700,120	
																	GROSS
CITY OF CELINA	252,562	257,614	262,766	268,021	273,382	278,849	284,426	290,115	295,917	301,835	307,872	314,030	320,310	326,716	333,251	339,916	7,776,804
COLLIN COUNTY	92,019	93,859	95,736	97,651	99,604	101,596	103,628	105,701	107,815	109,971	112,170	114,414	116,702	119,036	121,417	123,845	2,833,409
COLLIN COLLEGE	32,093	32,735	33,390	34,057	34,739	35,433	36,142	36,865	37,602	38,354	39,121	39,904	40,702	41,516	42,346	43,193	988,197
CELINA ISD	642,174	655,018	668,118	681,480	695,110	709,012	723,192	737,656	752,409	767,458	782,807	798,463	814,432	830,721	847,335	864,282	19,773,580
Total	1,018,849	1,039,226	1,060,010	1,081,210	1,102,834	1,124,891	1,147,389	1,170,337	1,193,743	1,217,618	1,241,971	1,266,810	1,292,146	1,317,989	1,344,349	1,371,236	31,371,991
PERSONAL PROPERTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																	GROSS
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																	GROSS
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																	GROSS
CITY OF CELINA	252,562	257,614	262,766	268,021	273,382	278,849	284,426	290,115	295,917	301,835	307,872	314,030	320,310	326,716	333,251	339,916	7,776,804
COLLIN COUNTY	92,019	93,859	95,736	97,651	99,604	101,596	103,628	105,701	107,815	109,971	112,170	114,414	116,702	119,036	121,417	123,845	2,833,409
COLLIN COLLEGE	32,093	32,735	33,390	34,057	34,739	35,433	36,142	36,865	37,602	38,354	39,121	39,904	40,702	41,516	42,346	43,193	988,197
CELINA ISD	642,174	655,018	668,118	681,480	695,110	709,012	723,192	737,656	752,409	767,458	782,807	798,463	814,432	830,721	847,335	864,282	19,773,580
Total	1,018,849	1,039,226	1,060,010	1,081,210	1,102,834	1,124,891	1,147,389	1,170,337	1,193,743	1,217,618	1,241,971	1,266,810	1,292,146	1,317,989	1,344,349	1,371,236	31,371,991
PARTICIPATION																	
REAL PROPERTY	39,156,965	39,940,105	40,738,907	41,553,685	42,384,759	43,232,454	44,097,103	44,979,045	45,878,626	46,796,198	47,732,122	48,686,765	49,660,500	50,653,710	51,666,784	52,700,120	
																	GROSS
CITY OF CELINA	126,281	128,807	131,383	134,011	136,691	139,425	142,213	145,057	147,959	150,918	153,936	157,015	160,155	163,358	166,625	169,958	3,888,402
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	126,281	128,807	131,383	134,011	136,691	139,425	142,213	145,057	147,959	150,918	153,936	157,015	160,155	163,358	166,625	169,958	3,888,402
PERSONAL PROPERTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																	GROSS
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																	GROSS
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																	GROSS
CITY OF CELINA	126,281	128,807	131,383	134,011	136,691	139,425	142,213	145,057	147,959	150,918	153,936	157,015	160,155	163,358	166,625	169,958	3,888,402
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	126,281	128,807	131,383	134,011	136,691	139,425	142,213	145,057	147,959	150,918	153,936	157,015	160,155	163,358	166,625	169,958	3,888,402
TOTAL TAX REVENUE - PA																	
SUMMARY																	GROSS
CITY OF CELINA	126,281	128,807	131,383	134,011	136,691	139,425	142,213	145,057	147,959	150,918	153,936	157,015	160,155	163,358	166,625	169,958	3,888,402
COLLIN COUNTY	92,019	93,859	95,736	97,651	99,604	101,596	103,628	105,701	107,815	109,971	112,170	114,414	116,702	119,036	121,417	123,845	2,833,409
COLLIN COLLEGE	32,093	32,735	33,390	34,057	34,739	35,433	36,142	36,865	37,602	38,354	39,121	39,904	40,702	41,516	42,346	43,193	988,197
CELINA ISD	642,174	655,018	668,118	681,480	695,110	709,012	723,192	737,656	752,409	767,458	782,807	798,463	814,432	830,721	847,335	864,282	19,773,580
Total	892,567	910,419	928,627	947,200	966,144	985,466	1,005,176	1,025,279	1,045,785	1,066,701	1,088,035	1,109,795	1,131,991	1,154,631	1,177,724	1,201,278	27,483,589

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

35 YEAR -TRACT 3: INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	50%	0.3225000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.3225000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	0%	0.0000000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.0000000

Sales Tax Rate	0.0200000	25.00%	0.0050000
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TRACT 3		Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			Year	Year		PSF/UNIT	TAX VALUE	PSF/UNIT	TAX VALUE	\$ / SF	TAX VALUE
3	Multifamily	MFR	2019	2021	386	\$ 110,000.00	\$ 42,460,000	\$ 5.00	\$ 2,123,000	\$ -	\$ -
3	Single Family	SFR	2020	2024	657	\$ 325,000.00	\$ 213,525,000	\$ -	\$ -	\$ -	\$ -
TOTAL					1,043	255,985,000		2,123,000		-	

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
CITY OF CELINA	24.8%	\$ 60,641,823	=	\$ 60,093,511	+	\$ -
COLLIN COUNTY	9.0%	\$ 22,094,308	=	\$ 21,894,535	+	\$ -
COLLIN COLLEGE	3.1%	\$ 7,705,742	=	\$ 7,636,068	+	\$ -
CELINA ISD	63.0%	\$ 154,190,063	=	\$ 152,795,904	+	\$ -
	100.0%	\$ 244,631,936		\$ 2,211,917		\$ -
		100.0%		99.1%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
CITY OF CELINA	100.0%	\$ 30,046,756	=	\$ 30,046,756	+	\$ -
COLLIN COUNTY	0.0%	\$ -	=	\$ -	+	\$ -
COLLIN COLLEGE	0.0%	\$ -	=	\$ -	+	\$ -
CELINA ISD	0.0%	\$ -	=	\$ -	+	\$ -
	100.0%	\$ 30,046,756		\$ -		\$ -
		100.0%		100.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
CITY OF CELINA	14.3%	\$ 30,595,068	=	\$ 30,046,756	+	\$ -
COLLIN COUNTY	10.3%	\$ 22,094,308	=	\$ 21,894,535	+	\$ -
COLLIN COLLEGE	3.6%	\$ 7,705,742	=	\$ 7,636,068	+	\$ -
CELINA ISD	71.9%	\$ 154,190,063	=	\$ 152,795,904	+	\$ -
		\$ 214,585,181		\$ 2,211,917		\$ -
			99.0%	1.0%		0.0%

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TRACT 3 WORKSHEET

TAXABLE VALUE ANALYSIS

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS																					
Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
TOTAL TAX REVENUE		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
REAL PROPERTY	Taxable Value	-	-	-	-	-	21,230,000	74,550,000	127,870,000	171,424,200	214,995,384	258,583,892	263,755,570	269,030,681	274,411,295	279,899,520	285,497,511	291,207,461	297,031,610	302,972,242	309,031,687
	PV																				
	CITY OF CELINA	18,106,307	-	-	-	-	136,934	480,848	824,762	1,105,686	1,386,720	1,667,866	1,701,223	1,735,248	1,769,953	1,805,352	1,841,459	1,878,288	1,915,854	1,954,171	1,993,254
	COLLIN COUNTY	6,596,872	-	-	-	-	49,891	175,193	300,495	402,847	505,239	607,672	619,826	632,222	644,867	657,764	670,919	684,338	698,024	711,985	726,224
	COLLIN COLLEGE	2,300,764	-	-	-	-	17,400	61,101	104,802	140,499	176,210	211,935	216,174	220,498	224,907	229,406	233,994	238,674	243,447	248,316	253,282
	CELINA ISD	46,037,742	-	-	-	-	348,172	1,222,620	2,097,068	2,811,357	3,525,924	4,240,776	4,325,591	4,412,103	4,500,345	4,590,352	4,682,159	4,775,802	4,871,318	4,968,745	5,068,120
Total	73,041,684	-	-	-	-	-	552,396	1,939,761	3,327,126	4,460,389	5,594,094	6,728,249	6,862,814	7,000,071	7,140,072	7,282,874	7,428,531	7,577,102	7,728,644	7,883,217	8,040,881
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	1,061,500	1,592,250	2,123,000	2,165,460	2,208,769	2,252,945	2,298,003	2,343,964	2,390,843	2,438,660	2,487,433	2,537,182	2,587,925	2,639,684	2,692,477
	PV																				
	CITY OF CELINA	174,593	-	-	-	-	6,847	10,270	13,693	13,967	14,247	14,531	14,822	15,119	15,421	15,729	16,044	16,365	16,692	17,026	17,366
	COLLIN COUNTY	63,611	-	-	-	-	2,495	3,742	4,989	5,089	5,191	5,294	5,400	5,508	5,618	5,731	5,845	5,962	6,082	6,203	6,327
	COLLIN COLLEGE	22,185	-	-	-	-	870	1,305	1,740	1,775	1,810	1,847	1,883	1,921	1,960	1,999	2,039	2,079	2,121	2,163	2,207
	CELINA ISD	443,926	-	-	-	-	17,409	26,113	34,817	35,514	36,224	36,948	37,687	38,441	39,210	39,994	40,794	41,610	42,442	43,291	44,157
Total	704,316	-	-	-	-	-	27,620	41,430	55,240	56,344	57,471	58,621	59,793	60,989	62,209	63,453	64,722	66,016	67,337	68,684	70,057
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY		PV																			
CITY OF CELINA	18,280,900	-	-	-	-	-	143,780	491,118	838,455	1,119,653	1,400,967	1,682,398	1,716,046	1,750,366	1,785,374	1,821,081	1,857,503	1,894,653	1,932,546	1,971,197	2,010,621
COLLIN COUNTY	6,660,483	-	-	-	-	-	52,385	178,934	305,484	407,936	510,430	612,967	625,226	637,730	650,485	663,495	676,765	690,300	704,106	718,188	732,552
COLLIN COLLEGE	2,322,950	-	-	-	-	-	18,270	62,406	106,542	142,274	178,021	213,782	218,058	222,419	226,867	231,404	236,032	240,753	245,568	250,480	255,489
CELINA ISD	46,481,668	-	-	-	-	-	365,581	1,248,733	2,131,885	2,846,870	3,562,148	4,277,724	4,363,279	4,450,544	4,539,555	4,630,346	4,722,953	4,817,412	4,913,760	5,012,036	5,112,276
Total	73,746,000	-	-	-	-	-	580,016	1,981,191	3,382,366	4,516,734	5,651,565	6,786,870	6,922,608	7,061,060	7,202,281	7,346,327	7,493,253	7,643,118	7,795,980	7,951,900	8,110,938
PARTICIPATION																					
REAL PROPERTY	Taxable Value	-	-	-	-	-	21,230,000	74,550,000	127,870,000	171,424,200	214,995,384	258,583,892	263,755,570	269,030,681	274,411,295	279,899,520	285,497,511	291,207,461	297,031,610	302,972,242	309,031,687
	PV																				
	CITY OF CELINA	9,053,153	-	-	-	-	68,467	240,424	412,381	552,843	693,360	833,933	850,612	867,624	884,976	902,676	920,729	939,144	957,927	977,085	996,627
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	9,053,153	-	-	-	-	-	68,467	240,424	412,381	552,843	693,360	833,933	850,612	867,624	884,976	902,676	920,729	939,144	957,927	977,085	996,627
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	1,061,500	1,592,250	2,123,000	2,165,460	2,208,769	2,252,945	2,298,003	2,343,964	2,390,843	2,438,660	2,487,433	2,537,182	2,587,925	2,639,684	2,692,477
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY		PV																			
CITY OF CELINA	9,053,153	-	-	-	-	-	68,467	240,424	412,381	552,843	693,360	833,933	850,612	867,624	884,976	902,676	920,729	939,144	957,927	977,085	996,627
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	9,053,153	-	-	-	-	-	68,467	240,424	412,381	552,843	693,360	833,933	850,612	867,624	884,976	902,676	920,729	939,144	957,927	977,085	996,627
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																					
SUMMARY		PV																			
CITY OF CELINA	9,227,746	-	-	-	-	-	75,313	250,694	426,074	566,810	707,607	848,465	865,434	882,743	900,397	918,405	936,773	955,509	974,619	994,111	1,013,994
COLLIN COUNTY	6,660,483	-	-	-	-	-	52,385	178,934	305,484	407,936	510,430	612,967	625,226	637,730	650,485	663,495	676,765	690,300	704,106	718,188	732,552
COLLIN COLLEGE	2,322,950	-	-	-	-	-	18,270	62,406	106,542	142,274	178,021	213,782	218,058	222,419	226,867	231,404	236,032	240,753	245,568	250,480	255,489
CELINA ISD	46,481,668	-	-	-	-	-	365,581	1,248,733	2,131,885	2,846,870	3,562,148	4,277,724	4,363,279	4,450,544	4,539,555	4,630,346	4,722,953	4,817,412	4,913,760	5,012,036	5,112,276
Total	64,692,847	-	-	-	-	-	511,549	1,740,767	2,969,985	3,963,890	4,958,205	5,952,937	6,071,996	6,193,436	6,317,304	6,443,651	6,572,524	6,703,974	6,838,054	6,974,815	7,114,311

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TRACT 3 WORKSHEET

TAXABLE VALUE ANALYSIS

	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	
TOTAL TAX REVENUE																	
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	
REAL PROPERTY	315,212,321	321,516,567	327,946,899	334,505,837	341,195,954	348,019,873	354,980,270	362,079,875	369,321,473	376,707,902	384,242,060	391,926,902	399,765,440	407,760,749	415,915,963	424,234,283	
																	GROSS
CITY OF CELINA	2,033,119	2,073,782	2,115,257	2,157,563	2,200,714	2,244,728	2,289,623	2,335,415	2,382,124	2,429,766	2,478,361	2,527,929	2,578,487	2,630,057	2,682,658	2,736,311	60,093,511
COLLIN COUNTY	740,749	755,564	770,675	786,089	801,810	817,847	834,204	850,888	867,905	885,264	902,969	921,028	939,449	958,238	977,403	996,951	21,894,535
COLLIN COLLEGE	258,348	263,515	268,785	274,161	279,644	285,237	290,942	296,761	302,696	308,750	314,925	321,223	327,648	334,201	340,885	347,702	7,636,068
CELINA ISD	5,169,482	5,272,872	5,378,329	5,485,896	5,595,614	5,707,526	5,821,676	5,938,110	6,056,872	6,178,010	6,301,570	6,427,601	6,556,153	6,687,276	6,821,022	6,957,442	152,795,904
Total	8,201,699	8,365,732	8,533,047	8,703,708	8,877,782	9,055,338	9,236,445	9,421,174	9,609,597	9,801,789	9,997,825	10,197,781	10,401,737	10,609,772	10,821,967	11,038,406	242,420,019
PERSONAL PROPERTY	2,746,327	2,801,253	2,857,278	2,914,424	2,972,713	3,032,167	3,092,810	3,154,666	3,217,760	3,282,115	3,347,757	3,414,712	3,483,007	3,552,667	3,623,720	3,696,194	
																	GROSS
CITY OF CELINA	17,714	18,068	18,429	18,798	19,174	19,557	19,949	20,348	20,755	21,170	21,593	22,025	22,465	22,915	23,373	23,840	548,312
COLLIN COUNTY	6,454	6,583	6,715	6,849	6,986	7,126	7,268	7,413	7,562	7,713	7,867	8,025	8,185	8,349	8,516	8,686	199,773
COLLIN COLLEGE	2,251	2,296	2,342	2,389	2,436	2,485	2,535	2,586	2,637	2,690	2,744	2,799	2,855	2,912	2,970	3,029	69,674
CELINA ISD	45,040	45,941	46,859	47,797	48,752	49,728	50,722	51,737	52,771	53,827	54,903	56,001	57,121	58,264	59,429	60,618	1,394,158
Total	71,458	72,887	74,345	75,832	77,349	78,896	80,474	82,083	83,725	85,399	87,107	88,849	90,626	92,439	94,288	96,173	2,211,917
SALES TAX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																	GROSS
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																	GROSS
CITY OF CELINA	2,050,833	2,091,850	2,133,687	2,176,361	2,219,888	2,264,286	2,309,571	2,355,763	2,402,878	2,450,936	2,499,954	2,549,953	2,600,952	2,652,972	2,706,031	2,760,152	60,641,823
COLLIN COUNTY	747,203	762,147	777,390	792,938	808,796	824,972	841,472	858,301	875,467	892,977	910,836	929,053	947,634	966,587	985,918	1,005,637	22,094,308
COLLIN COLLEGE	260,599	265,811	271,127	276,550	282,081	287,722	293,477	299,346	305,333	311,440	317,669	324,022	330,502	337,112	343,855	350,732	7,705,742
CELINA ISD	5,214,522	5,318,812	5,425,189	5,533,692	5,644,366	5,757,253	5,872,399	5,989,846	6,109,643	6,231,836	6,356,473	6,483,602	6,613,275	6,745,540	6,880,451	7,018,060	154,190,063
Total	8,273,157	8,438,620	8,607,392	8,779,540	8,955,131	9,134,234	9,316,918	9,503,257	9,693,322	9,887,188	10,084,932	10,286,631	10,492,363	10,702,211	10,916,255	11,134,580	244,631,936
PARTICIPATION																	
REAL PROPERTY	315,212,321	321,516,567	327,946,899	334,505,837	341,195,954	348,019,873	354,980,270	362,079,875	369,321,473	376,707,902	384,242,060	391,926,902	399,765,440	407,760,749	415,915,963	424,234,283	
																	GROSS
CITY OF CELINA	1,016,560	1,036,891	1,057,629	1,078,781	1,100,357	1,122,364	1,144,811	1,167,708	1,191,062	1,214,883	1,239,181	1,263,964	1,289,244	1,315,028	1,341,329	1,368,156	30,046,756
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	1,016,560	1,036,891	1,057,629	1,078,781	1,100,357	1,122,364	1,144,811	1,167,708	1,191,062	1,214,883	1,239,181	1,263,964	1,289,244	1,315,028	1,341,329	1,368,156	30,046,756
PERSONAL PROPERTY	2,746,327	2,801,253	2,857,278	2,914,424	2,972,713	3,032,167	3,092,810	3,154,666	3,217,760	3,282,115	3,347,757	3,414,712	3,483,007	3,552,667	3,623,720	3,696,194	
																	GROSS
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																	GROSS
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																	GROSS
CITY OF CELINA	1,016,560	1,036,891	1,057,629	1,078,781	1,100,357	1,122,364	1,144,811	1,167,708	1,191,062	1,214,883	1,239,181	1,263,964	1,289,244	1,315,028	1,341,329	1,368,156	30,046,756
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	1,016,560	1,036,891	1,057,629	1,078,781	1,100,357	1,122,364	1,144,811	1,167,708	1,191,062	1,214,883	1,239,181	1,263,964	1,289,244	1,315,028	1,341,329	1,368,156	30,046,756
TOTAL TAX REVENUE - PA																	
SUMMARY																	GROSS
CITY OF CELINA	1,034,274	1,054,959	1,076,058	1,097,579	1,119,531	1,141,922	1,164,760	1,188,055	1,211,816	1,236,053	1,260,774	1,285,989	1,311,709	1,337,943	1,364,702	1,391,996	30,595,068
COLLIN COUNTY	747,203	762,147	777,390	792,938	808,796	824,972	841,472	858,301	875,467	892,977	910,836	929,053	947,634	966,587	985,918	1,005,637	22,094,308
COLLIN COLLEGE	260,599	265,811	271,127	276,550	282,081	287,722	293,477	299,346	305,333	311,440	317,669	324,022	330,502	337,112	343,855	350,732	7,705,742
CELINA ISD	5,214,522	5,318,812	5,425,189	5,533,692	5,644,366	5,757,253	5,872,399	5,989,846	6,109,643	6,231,836	6,356,473	6,483,602	6,613,275	6,745,540	6,880,451	7,018,060	154,190,063
Total	7,256,597	7,401,729	7,549,764	7,700,759	7,854,774	8,011,870	8,172,107	8,335,549	8,502,260	8,672,305	8,845,751	9,022,666	9,203,120	9,387,182	9,574,926	9,766,424	214,585,181

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TRACT 4 INPUT

TAXABLE VALUE ANALYSIS

35 YEAR -TRACT 4: INPUT & OUTPUT

INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	50%	0.3225000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.3225000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	0%	0.0000000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.0000000

Sales Tax Rate	0.0200000	25.00%	0.0050000
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TRACT 4		Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
						PSF/UNIT	TAX VALUE	PSF/UNIT	TAX VALUE	\$ / SF	TAX VALUE
4	Pad Sites - A	Retail	2020	2022	140,000	\$ 250.00	\$ 35,000,000	\$ 5.00	\$ 700,000	\$ 250.00	\$ 35,000,000
4	Pad Sites - B	Retail	2020	2022	29,600	\$ 250.00	\$ 7,400,000	\$ 5.00	\$ 148,000	\$ 250.00	\$ 7,400,000
4	Big Box	Retail	2020	2022	368,000	\$ 250.00	\$ 92,000,000	\$ 5.00	\$ 1,840,000	\$ 250.00	\$ 92,000,000
4	Town Homes - A	Townhome	2018	2022	1,368	\$ 150,000.00	\$ 205,200,000	\$ 5.00	\$ 6,840	\$ -	\$ -
4	Town Homes - B	Townhome	2020	2024	620	\$ 150,000.00	\$ 93,000,000	\$ 5.00	\$ 3,100	\$ -	\$ -
4	Town Homes - C	Townhome	2022	2026	91	\$ 150,000.00	\$ 13,650,000	\$ 5.00	\$ 455	\$ -	\$ -
4	Office	Office	2018	2020	151,000	\$ 200.00	\$ 30,200,000	\$ 5.00	\$ 755,000	\$ -	\$ -
4											
TOTAL					690,679		476,450,000		3,453,395		134,400,000

OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	38.1%	\$ 221,109,710	=	\$ 117,285,830	+	\$ 870,226	+	\$ 102,953,653
COLLIN COUNTY	7.4%	\$ 43,049,106	=	\$ 42,732,047	+	\$ 317,059	+	\$ -
COLLIN COLLEGE	2.6%	\$ 15,014,063	=	\$ 14,903,483	+	\$ 110,579	+	\$ -
CELINA ISD	51.8%	\$ 300,427,802	=	\$ 298,215,135	+	\$ 2,212,667	+	\$ -
	100.0%	\$ 579,600,680		\$ 473,136,495		\$ 3,510,532		\$ 102,953,653
		100.0%		81.6%		0.6%		17.8%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	100.0%	\$ 84,381,329	=	\$ 58,642,915	+	\$ -	+	\$ 25,738,413
COLLIN COUNTY	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
COLLIN COLLEGE	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
CELINA ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 84,381,329		\$ 58,642,915		\$ -		\$ 25,738,413
		100.0%		69.5%		0.0%		30.5%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	27.6%	\$ 136,728,381	=	\$ 58,642,915	+	\$ 870,226	+	\$ 77,215,240
COLLIN COUNTY	8.7%	\$ 43,049,106	=	\$ 42,732,047	+	\$ 317,059	+	\$ -
COLLIN COLLEGE	3.0%	\$ 15,014,063	=	\$ 14,903,483	+	\$ 110,579	+	\$ -
CELINA ISD	60.7%	\$ 300,427,802	=	\$ 298,215,135	+	\$ 2,212,667	+	\$ -
		\$ 495,219,351		\$ 414,493,580		\$ 3,510,532		\$ 77,215,240
				83.7%		0.7%		15.6%

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TAXABLE VALUE ANALYSIS

TOTAL TAX REVENUE

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TAXABLE VALUE ANALYSIS

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TRACT 5 INPUT

TAXABLE VALUE ANALYSIS

35 YEAR -TRACT 5: INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	50%	0.3225000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.3225000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	0%	0.0000000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.0000000

Sales Tax Rate	0.0200000	25.00%	0.0050000
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TRACT 5		Type	Completion	Stabilized	AREA	REAL PROPERTY		PERSONAL PROPERTY		SALES	
	Year		Year	SF/UNITS	PSF/UNIT	TAX VALUE	PSF/UNIT	TAX VALUE	\$ / SF	TAX VALUE	
	Multifamily - A	MFR	2018	2020	400	\$ 110,000.00	\$ 44,000,000	\$ 5.00	\$ 2,200,000	\$ -	\$ -
	Multifamily - B	MFR	2020	2022	400	\$ 110,000.00	\$ 44,000,000	\$ 5.00	\$ 2,200,000	\$ -	\$ -
	Commercial	Retail	2021	2023	400,752	\$ 250.00	\$ 100,188,000	\$ 15.00	\$ 6,011,280	\$ 250.00	\$ 100,188,000
	Multifamily - C	MFR	2022	2024	341	\$ 110,000.00	\$ 37,510,000	\$ 5.00	\$ 1,875,500	\$ -	\$ -

TOTAL					401,893		225,698,000		12,286,780		100,188,000
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► OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	42.8%	\$ 131,138,749	=	\$ 54,834,314	+	\$ 2,978,193	+	\$ 73,326,242
COLLIN COUNTY	6.9%	\$ 21,063,471	=	\$ 19,978,393	+	\$ 1,085,078	+	\$ -
COLLIN COLLEGE	2.4%	\$ 7,346,222	=	\$ 6,967,784	+	\$ 378,438	+	\$ -
CELINA ISD	48.0%	\$ 146,996,141	=	\$ 139,423,682	+	\$ 7,572,459	+	\$ -
	100.0%	\$ 306,544,584		\$ 221,204,173		\$ 12,014,168		\$ 73,326,242
		100.0%		72.2%		3.9%		23.9%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	100.0%	\$ 45,748,718	=	\$ 27,417,157	+	\$ -	+	\$ 18,331,561
COLLIN COUNTY	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
COLLIN COLLEGE	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
CELINA ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 45,748,718		\$ 27,417,157		\$ -		\$ 18,331,561
		100.0%		59.9%		0.0%		40.1%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	32.7%	\$ 85,390,032	=	\$ 27,417,157	+	\$ 2,978,193	+	\$ 54,994,682
COLLIN COUNTY	8.1%	\$ 21,063,471	=	\$ 19,978,393	+	\$ 1,085,078	+	\$ -
COLLIN COLLEGE	2.8%	\$ 7,346,222	=	\$ 6,967,784	+	\$ 378,438	+	\$ -
CELINA ISD	56.4%	\$ 146,996,141	=	\$ 139,423,682	+	\$ 7,572,459	+	\$ -
		\$ 260,795,866		\$ 193,787,016		\$ 12,014,168		\$ 54,994,682
				74.3%		4.6%		21.1%

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TRACT 5 WORKSHEET

TAXABLE VALUE ANALYSIS

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS																						
Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
TOTAL TAX REVENUE																						
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
REAL PROPERTY	Taxable Value	-	-	-	-	22,000,000	33,000,000	66,000,000	127,974,000	183,673,600	219,893,652	233,106,375	237,768,503	242,523,873	247,374,350	252,321,837	257,368,274	262,515,639	267,765,952	273,121,271	278,583,697	284,155,370
	PV																					
	CITY OF CELINA	16,768,058	-	-	-	141,900	212,850	425,700	825,432	1,184,695	1,418,314	1,503,536	1,533,607	1,564,279	1,595,565	1,627,476	1,660,025	1,693,226	1,727,090	1,761,632	1,796,865	1,832,802
	COLLIN COUNTY	6,109,292	-	-	-	51,700	77,550	155,100	300,739	431,633	516,750	547,800	558,756	569,931	581,330	592,956	604,815	616,912	629,250	641,835	654,672	667,765
	COLLIN COLLEGE	2,130,713	-	-	-	18,031	27,047	54,094	104,887	150,539	180,225	191,054	194,875	198,773	202,748	206,803	210,939	215,158	219,461	223,850	228,327	232,894
	CELINA ISD	42,635,062	-	-	-	360,800	541,200	1,082,400	2,098,774	3,012,247	3,606,256	3,822,945	3,899,403	3,977,392	4,056,939	4,138,078	4,220,840	4,305,256	4,391,362	4,479,189	4,568,773	4,660,148
	Total	67,643,126	-	-	-	572,431	858,647	1,717,294	3,329,832	4,779,114	5,721,545	6,065,335	6,186,641	6,310,374	6,436,582	6,565,313	6,696,620	6,830,552	6,967,163	7,106,506	7,248,636	7,393,609
PERSONAL PROPERTY	Taxable Value	-	-	-	-	1,100,000	1,650,000	3,300,000	6,899,640	9,935,090	11,996,563	12,677,236	12,930,781	13,189,397	13,453,185	13,722,248	13,996,693	14,276,627	14,562,160	14,853,403	15,150,471	15,453,480
	PV																					
	CITY OF CELINA	909,076	-	-	-	7,095	10,643	21,285	44,503	64,081	77,378	81,768	83,404	85,072	86,773	88,509	90,279	92,084	93,926	95,804	97,721	99,675
	COLLIN COUNTY	331,214	-	-	-	2,585	3,878	7,755	16,214	23,347	28,192	29,792	30,387	30,995	31,615	32,247	32,892	33,550	34,221	34,905	35,604	36,316
	COLLIN COLLEGE	115,516	-	-	-	902	1,352	2,705	5,655	8,143	9,832	10,390	10,598	10,810	11,026	11,247	11,472	11,701	11,935	12,174	12,417	12,666
	CELINA ISD	2,311,449	-	-	-	18,040	27,060	54,120	113,154	162,935	196,744	207,907	212,065	216,306	220,632	225,045	229,546	234,137	238,819	243,596	248,468	253,437
	Total	3,667,255	-	-	-	28,622	42,932	85,865	179,526	258,507	312,146	329,857	336,454	343,183	350,046	357,047	364,188	371,472	378,902	386,480	394,209	402,093
SALES TAX	Taxable Value	-	-	-	-	-	-	-	50,094,000	75,141,000	100,188,000	102,191,760	104,235,595	106,320,307	108,446,713	110,615,648	112,827,960	115,084,520	117,386,210	119,733,934	122,128,613	124,571,185
	PV																					
	Total	21,914,174	-	-	-	-	-	-	1,001,880	1,502,820	2,003,760	2,043,835	2,084,712	2,126,406	2,168,934	2,212,313	2,256,559	2,301,690	2,347,724	2,394,679	2,442,572	2,491,424
SUMMARY																						
	PV																					
CITY OF CELINA	39,591,308	-	-	-	-	148,995	223,493	446,985	1,871,815	2,751,596	3,499,452	3,629,139	3,701,722	3,775,757	3,851,272	3,928,297	4,006,863	4,087,001	4,168,741	4,252,115	4,337,158	4,423,901
COLLIN COUNTY	6,440,506	-	-	-	-	54,285	81,428	162,855	316,953	454,980	544,942	577,591	589,143	600,926	612,945	625,204	637,708	650,462	663,471	676,740	690,275	704,081
COLLIN COLLEGE	2,246,229	-	-	-	-	18,933	28,399	56,798	110,542	158,682	190,057	201,444	205,473	209,583	213,774	218,050	222,411	226,859	231,396	236,024	240,745	245,559
CELINA ISD	44,946,512	-	-	-	-	378,840	568,260	1,136,520	2,211,928	3,175,183	3,803,000	4,030,851	4,111,468	4,193,698	4,277,572	4,363,123	4,450,385	4,539,393	4,630,181	4,722,785	4,817,240	4,913,585
	Total	93,224,555	-	-	-	601,053	901,579	1,803,158	4,511,238	6,540,441	8,037,451	8,439,026	8,607,807	8,779,963	8,955,562	9,134,674	9,317,367	9,503,714	9,693,789	9,887,665	10,085,418	10,287,126
PARTICIPATION																						
REAL PROPERTY	Taxable Value	-	-	-	-	22,000,000	33,000,000	66,000,000	127,974,000	183,673,600	219,893,652	233,106,375	237,768,503	242,523,873	247,374,350	252,321,837	257,368,274	262,515,639	267,765,952	273,121,271	278,583,697	284,155,370
	PV																					
	CITY OF CELINA	8,384,029	-	-	-	70,950	106,425	212,850	412,716	592,347	709,157	751,768	766,803	782,139	797,782	813,738	830,013	846,613	863,545	880,816	898,432	916,401
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	8,384,029	-	-	-	70,950	106,425	212,850	412,716	592,347	709,157	751,768	766,803	782,139	797,782	813,738	830,013	846,613	863,545	880,816	898,432	916,401
PERSONAL PROPERTY	Taxable Value	-	-	-	-	1,100,000	1,650,000	3,300,000	6,899,640	9,935,090	11,996,563	12,677,236	12,930,781	13,189,397	13,453,185	13,722,248	13,996,693	14,276,627	14,562,160	14,853,403	15,150,471	15,453,480
	PV																					
	CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	50,094,000	75,141,000	100,188,000	102,191,760	104,235,595	106,320,307	108,446,713	110,615,648	112,827,960	115,084,520	117,386,210	119,733,934	122,128,613	124,571,185
	PV																					
	Total	5,478,543	-	-	-	-	-	-	250,470	375,705	500,940	510,959	521,178	531,602	542,234	553,078	564,140	575,423	586,931	598,670	610,643	622,856
SUMMARY																						
	PV																					
CITY OF CELINA	13,862,572	-	-	-	-	70,950	106,425	212,850	663,186	968,052	1,210,097	1,262,727	1,287,981	1,313,741	1,340,016	1,366,816	1,394,152	1,422,036	1,450,476	1,479,486	1,509,075	1,539,257
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	13,862,572	-	-	-	70,950	106,425	212,850	663,186	968,052	1,210,097	1,262,727	1,287,981	1,313,741	1,340,016	1,366,816	1,394,152					

TRACT 5 WORKSHEET

TAXABLE VALUE ANALYSIS

	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	
TOTAL TAX REVENUE																
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	
REAL PROPERTY	289,838,478	295,635,247	301,547,952	307,578,911	313,730,490	320,005,099	326,405,201	332,933,305	339,591,972	346,383,811	353,311,487	360,377,717	367,585,271	374,936,977	382,435,716	GROSS
CITY OF CELINA	1,869,458	1,906,847	1,944,984	1,983,884	2,023,562	2,064,033	2,105,314	2,147,420	2,190,368	2,234,176	2,278,859	2,324,436	2,370,925	2,418,343	2,466,710	54,834,314
COLLIN COUNTY	681,120	694,743	708,638	722,810	737,267	752,012	767,052	782,393	798,041	814,002	830,282	846,888	863,825	881,102	898,724	19,978,393
COLLIN COLLEGE	237,552	242,303	247,149	252,092	257,134	262,276	267,522	272,872	278,330	283,896	289,574	295,366	301,273	307,298	313,444	6,967,784
CELINA ISD	4,753,351	4,848,418	4,945,386	5,044,294	5,145,180	5,248,084	5,353,045	5,460,106	5,569,308	5,680,695	5,794,308	5,910,195	6,028,398	6,148,966	6,271,946	139,423,682
Total	7,541,481	7,692,311	7,846,157	8,003,080	8,163,142	8,326,405	8,492,933	8,662,791	8,836,047	9,012,768	9,193,024	9,376,884	9,564,422	9,755,710	9,950,824	221,204,173
PERSONAL PROPERTY	15,762,550	16,077,801	16,399,357	16,727,344	17,061,891	17,403,129	17,751,191	18,106,215	18,468,340	18,837,706	19,214,460	19,598,750	19,990,725	20,390,539	20,798,350	GROSS
CITY OF CELINA	101,668	103,702	105,776	107,891	110,049	112,250	114,495	116,785	119,121	121,503	123,933	126,412	128,940	131,519	134,149	2,978,193
COLLIN COUNTY	37,042	37,783	38,538	39,309	40,095	40,897	41,715	42,550	43,401	44,269	45,154	46,057	46,978	47,918	48,876	1,085,078
COLLIN COLLEGE	12,919	13,177	13,441	13,710	13,984	14,264	14,549	14,840	15,137	15,439	15,748	16,063	16,384	16,712	17,046	378,438
CELINA ISD	258,506	263,676	268,949	274,328	279,815	285,411	291,120	296,942	302,881	308,938	315,117	321,419	327,848	334,405	341,093	7,572,459
Total	410,135	418,338	426,705	435,239	443,944	452,822	461,879	471,116	480,539	490,150	499,953	509,952	520,151	530,554	541,165	12,014,168
SALES TAX	127,062,609	129,603,861	132,195,938	134,839,857	137,536,654	140,287,387	143,093,135	145,954,998	148,874,098	151,851,580	154,888,611	157,986,383	161,146,111	164,369,033	167,656,414	GROSS
Total	2,541,252	2,592,077	2,643,919	2,696,797	2,750,733	2,805,748	2,861,863	2,919,100	2,977,482	3,037,032	3,097,772	3,159,728	3,222,922	3,287,381	3,353,128	73,326,242
SUMMARY																GROSS
CITY OF CELINA	4,512,379	4,602,626	4,694,679	4,788,572	4,884,344	4,982,031	5,081,671	5,183,305	5,286,971	5,392,710	5,500,565	5,610,576	5,722,787	5,837,243	5,953,988	131,138,749
COLLIN COUNTY	718,162	732,526	747,176	762,120	777,362	792,909	808,768	824,943	841,442	858,271	875,436	892,945	910,804	929,020	947,600	21,063,471
COLLIN COLLEGE	250,471	255,480	260,590	265,801	271,117	276,540	282,071	287,712	293,466	299,336	305,322	311,429	317,657	324,010	330,491	7,346,222
CELINA ISD	5,011,857	5,112,094	5,214,336	5,318,623	5,424,995	5,533,495	5,644,165	5,757,048	5,872,189	5,989,633	6,109,426	6,231,614	6,356,246	6,483,371	6,613,039	146,996,141
Total	10,492,869	10,702,726	10,916,781	11,135,116	11,357,819	11,584,975	11,816,674	12,053,008	12,294,068	12,539,949	12,790,748	13,046,563	13,307,495	13,573,644	13,845,117	306,544,584
PARTICIPATION																
REAL PROPERTY	289,838,478	295,635,247	301,547,952	307,578,911	313,730,490	320,005,099	326,405,201	332,933,305	339,591,972	346,383,811	353,311,487	360,377,717	367,585,271	374,936,977	382,435,716	GROSS
CITY OF CELINA	934,729	953,424	972,492	991,942	1,011,781	1,032,016	1,052,657	1,073,710	1,095,184	1,117,088	1,139,430	1,162,218	1,185,462	1,209,172	1,233,355	27,417,157
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	934,729	953,424	972,492	991,942	1,011,781	1,032,016	1,052,657	1,073,710	1,095,184	1,117,088	1,139,430	1,162,218	1,185,462	1,209,172	1,233,355	27,417,157
PERSONAL PROPERTY	15,762,550	16,077,801	16,399,357	16,727,344	17,061,891	17,403,129	17,751,191	18,106,215	18,468,340	18,837,706	19,214,460	19,598,750	19,990,725	20,390,539	20,798,350	GROSS
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	127,062,609	129,603,861	132,195,938	134,839,857	137,536,654	140,287,387	143,093,135	145,954,998	148,874,098	151,851,580	154,888,611	157,986,383	161,146,111	164,369,033	167,656,414	GROSS
Total	635,313	648,019	660,980	674,199	687,683	701,437	715,466	729,775	744,370	759,258	774,443	789,932	805,731	821,845	838,282	18,331,561
SUMMARY																GROSS
CITY OF CELINA	1,570,042	1,601,443	1,633,472	1,666,141	1,699,464	1,733,453	1,768,122	1,803,485	1,839,555	1,876,346	1,913,873	1,952,150	1,991,193	2,031,017	2,071,637	45,748,718
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	1,570,042	1,601,443	1,633,472	1,666,141	1,699,464	1,733,453	1,768,122	1,803,485	1,839,555	1,876,346	1,913,873	1,952,150	1,991,193	2,031,017	2,071,637	45,748,718
TOTAL TAX REVENUE - PA																
SUMMARY																GROSS
CITY OF CELINA	2,942,337	3,001,183	3,061,207	3,122,431	3,184,880	3,248,577	3,313,549	3,379,820	3,447,416	3,516,365	3,586,692	3,658,426	3,731,594	3,806,226	3,882,351	85,390,032
COLLIN COUNTY	718,162	732,526	747,176	762,120	777,362	792,909	808,768	824,943	841,442	858,271	875,436	892,945	910,804	929,020	947,600	21,063,471
COLLIN COLLEGE	250,471	255,480	260,590	265,801	271,117	276,540	282,071	287,712	293,466	299,336	305,322	311,429	317,657	324,010	330,491	7,346,222
CELINA ISD	5,011,857	5,112,094	5,214,336	5,318,623	5,424,995	5,533,495	5,644,165	5,757,048	5,872,189	5,989,633	6,109,426	6,231,614	6,356,246	6,483,371	6,613,039	146,996,141
Total	8,922,827	9,101,283	9,283,309	9,468,975	9,658,354	9,851,522	10,048,552	10,249,523	10,454,513	10,663,604	10,876,876	11,094,413	11,316,302	11,542,628	11,773,480	260,795,866

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

35 YEAR -TRACT 6: INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	50%	0.3225000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.3225000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	0%	0.0000000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.0000000

Sales Tax Rate	0.0200000	25.00%	0.0050000
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TRACT 6		Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
						PSF/UNIT	TAX VALUE	PSF/UNIT	TAX VALUE	\$ / SF	TAX VALUE
6	Single Family	SFR	2018	2022	602	\$ 325,000.00	\$ 195,650,000	\$ -	\$ -	\$ -	\$ -
6	Commercial	Retail	2021	2023	32,234	\$ 250.00	\$ 8,058,500	\$ 15.00	\$ 483,510	\$ 250.00	\$ 8,058,500
TOTAL					32,836		203,708,500		483,510		8,058,500

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
CITY OF CELINA	26.9%	\$ 57,194,489	=	\$ 51,182,457	+	\$ 114,125	+	\$ 5,897,907
COLLIN COUNTY	8.8%	\$ 18,689,452	=	\$ 18,647,872	+	\$ 41,580	+	\$ -
COLLIN COLLEGE	3.1%	\$ 6,518,245	=	\$ 6,503,743	+	\$ 14,502	+	\$ -
CELINA ISD	61.3%	\$ 130,428,517	=	\$ 130,138,340	+	\$ 290,177	+	\$ -
	100.0%	\$ 212,830,703		\$ 206,472,412		\$ 460,384		\$ 5,897,907
		100.0%		97.0%		0.2%		2.8%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
CITY OF CELINA	100.0%	\$ 27,065,705	=	\$ 25,591,229	+	\$ -	+	\$ 1,474,477
COLLIN COUNTY	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
COLLIN COLLEGE	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
CELINA ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 27,065,705		\$ 25,591,229		\$ -		\$ 1,474,477
		100.0%		94.6%		0.0%		5.4%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
CITY OF CELINA	16.2%	\$ 30,128,783	=	\$ 25,591,229	+	\$ 114,125	+	\$ 4,423,430
COLLIN COUNTY	10.1%	\$ 18,689,452	=	\$ 18,647,872	+	\$ 41,580	+	\$ -
COLLIN COLLEGE	3.5%	\$ 6,518,245	=	\$ 6,503,743	+	\$ 14,502	+	\$ -
CELINA ISD	70.2%	\$ 130,428,517	=	\$ 130,138,340	+	\$ 290,177	+	\$ -
		\$ 185,764,998		\$ 180,881,184		\$ 460,384		\$ 4,423,430
				97.4%		0.2%		2.4%

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TRACT 6 WORKSHEET

TAXABLE VALUE ANALYSIS

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS																					
TOTAL TAX REVENUE		Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
REAL PROPERTY	Taxable Value	-	-	-	-	39,130,000	78,260,000	117,390,000	160,549,250	201,693,875	207,621,500	211,773,930	216,009,409	220,329,597	224,736,189	229,230,912	233,815,531	238,491,841	243,261,678	248,126,912	
	PV																				
	CITY OF CELINA	16,186,079	-	-	-	252,389	504,777	757,166	1,035,543	1,300,925	1,339,159	1,365,942	1,393,261	1,421,126	1,449,548	1,478,539	1,508,110	1,538,272	1,569,038	1,600,419	
	COLLIN COUNTY	5,897,254	-	-	-	91,956	183,911	275,867	377,291	473,981	487,911	497,669	507,622	517,775	528,130	538,693	549,466	560,456	571,665	583,098	
	COLLIN COLLEGE	2,056,761	-	-	-	32,071	64,142	96,213	131,586	165,308	170,167	173,570	177,041	180,582	184,194	187,878	191,635	195,468	199,377	203,365	
	CELINA ISD	41,155,303	-	-	-	641,732	1,283,464	1,925,196	2,633,008	3,307,780	3,404,993	3,473,092	3,542,554	3,613,405	3,685,673	3,759,387	3,834,575	3,911,266	3,989,492	4,069,281	
Total	65,295,398	-	-	-	-	1,018,147	2,036,294	3,054,441	4,177,427	5,247,994	5,402,228	5,510,273	5,620,478	5,732,888	5,847,546	5,964,497	6,083,787	6,205,462	6,329,572	6,456,163	
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	241,755	362,633	483,510	493,180	503,044	513,105	523,367	533,834	544,511	555,401	566,509	577,839	
	PV																				
	CITY OF CELINA	34,107	-	-	-	-	-	-	1,559	2,339	3,119	3,181	3,245	3,310	3,376	3,443	3,512	3,582	3,654	3,727	
	COLLIN COUNTY	12,427	-	-	-	-	-	-	568	852	1,136	1,159	1,182	1,206	1,230	1,255	1,280	1,305	1,331	1,358	
	COLLIN COLLEGE	4,334	-	-	-	-	-	-	198	297	396	404	412	421	429	438	446	455	464	474	
	CELINA ISD	86,722	-	-	-	-	-	-	3,965	5,947	7,930	8,088	8,250	8,415	8,583	8,755	8,930	9,109	9,291	9,477	
Total	137,590	-	-	-	-	-	-	-	6,290	9,436	12,581	12,832	13,089	13,351	13,618	13,890	14,168	14,451	14,740	15,035	
SALES TAX	Taxable Value	-	-	-	-	-	-	-	4,029,250	6,043,875	8,058,500	8,219,670	8,384,063	8,551,745	8,722,780	8,897,235	9,075,180	9,256,683	9,441,817	9,630,653	
Total	1,762,640	-	-	-	-	-	-	-	80,585	120,878	161,170	164,393	167,681	171,035	174,456	177,945	181,504	185,134	188,836	192,613	
SUMMARY	PV																				
CITY OF CELINA	17,982,827	-	-	-	-	252,389	504,777	757,166	1,117,687	1,424,142	1,503,447	1,533,516	1,564,187	1,595,470	1,627,380	1,659,927	1,693,126	1,726,988	1,761,528	1,796,759	
COLLIN COUNTY	5,909,680	-	-	-	-	91,956	183,911	275,867	377,859	474,833	489,047	498,828	508,804	518,980	529,360	539,947	550,746	561,761	572,996	584,456	
COLLIN COLLEGE	2,061,095	-	-	-	-	32,071	64,142	96,213	131,784	165,606	170,563	173,974	177,454	181,003	184,623	188,315	192,081	195,923	199,842	203,838	
CELINA ISD	41,242,025	-	-	-	-	641,732	1,283,464	1,925,196	2,636,972	3,313,727	3,412,922	3,481,181	3,550,804	3,621,820	3,694,257	3,768,142	3,843,505	3,920,375	3,998,782	4,078,758	
Total	67,195,627	-	-	-	-	1,018,147	2,036,294	3,054,441	4,264,303	5,378,307	5,575,979	5,687,499	5,801,249	5,917,274	6,035,619	6,156,332	6,279,458	6,405,047	6,533,148	6,663,811	
PARTICIPATION																					
REAL PROPERTY	Taxable Value	-	-	-	-	39,130,000	78,260,000	117,390,000	160,549,250	201,693,875	207,621,500	211,773,930	216,009,409	220,329,597	224,736,189	229,230,912	233,815,531	238,491,841	243,261,678	248,126,912	
	PV																				
	CITY OF CELINA	8,093,040	-	-	-	126,194	252,389	378,583	517,771	650,463	669,579	682,971	696,630	710,563	724,774	739,270	754,055	769,136	784,519	800,209	
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total	8,093,040	-	-	-	-	126,194	252,389	378,583	517,771	650,463	669,579	682,971	696,630	710,563	724,774	739,270	754,055	769,136	784,519	800,209	
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	241,755	362,633	483,510	493,180	503,044	513,105	523,367	533,834	544,511	555,401	566,509	577,839	
	PV																				
	CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	Taxable Value	-	-	-	-	-	-	-	4,029,250	6,043,875	8,058,500	8,219,670	8,384,063	8,551,745	8,722,780	8,897,235	9,075,180	9,256,683	9,441,817	9,630,653	
Total	440,660	-	-	-	-	-	-	-	20,146	30,219	40,293	41,098	41,920	42,759	43,614	44,486	45,376	46,283	47,209	48,153	
SUMMARY	PV																				
CITY OF CELINA	8,533,700	-	-	-	-	126,194	252,389	378,583	537,918	680,682	709,872	724,069	738,551	753,322	768,388	783,756	799,431	815,420	831,728	848,363	
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	8,533,700	-	-	-	-	126,194	252,389	378,583	537,918	680,682	709,872	724,069	738,551	753,322	768,388	783,756	799,431	815,420	831,728	848,363	
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																					
SUMMARY	PV																				
CITY OF CELINA	9,449,127	-	-	-	-	126,194	252,389	378,583	579,769	743,460	793,575	809,447	825,636	842,149	858,992	876,171	893,695	911,569	929,800	948,396	
COLLIN COUNTY	5,909,680	-	-	-	-	91,956	183,911	275,867	377,859	474,833	489,047	498,828	508,804	518,980	529,360	539,947	550,746	561,761	572,996	584,456	
COLLIN COLLEGE	2,061,095	-	-	-	-	32,071	64,142	96,213	131,784	165,606	170,563	173,974	177,454	181,003	184,623	188,315	192,081	195,923	199,842	203,838	
CELINA ISD	41,242,025	-	-	-	-	641,732	1,283,464	1,925,196	2,636,972	3,313,727	3,412,922	3,481,181	3,550,804	3,621,820	3,694,257	3,768,142	3,843,505	3,920,375	3,998,782	4,078,758	
Total	58,661,927	-	-	-	-	891,953	1,783,905	2,675,858	3,726,385	4,697,625	4,866,107	4,963,429	5,062,698	5,163,952	5,267,231	5,372,576	5,480,027	5,589,628	5,701,420	5,815,449	

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TRACT 6 WORKSHEET

TAXABLE VALUE ANALYSIS

19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	
2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	
253,089,450	258,151,239	263,314,264	268,580,549	273,952,160	279,431,203	285,019,827	290,720,224	296,534,628	302,465,321	308,514,627	314,684,920	320,978,618	327,398,191	333,946,154	340,625,077	347,437,579	
1,632,427	1,665,075	1,698,377	1,732,345	1,766,991	1,802,331	1,838,378	1,875,145	1,912,648	1,950,901	1,989,919	2,029,718	2,070,312	2,111,718	2,153,953	2,197,032	2,240,972	GROSS
594,760	606,655	618,789	631,164	643,788	656,663	669,797	683,193	696,856	710,794	725,009	739,510	754,300	769,386	784,773	800,469	816,478	51,182,457
207,432	211,581	215,812	220,129	224,531	229,022	233,602	238,274	243,040	247,901	252,859	257,916	263,074	268,336	273,702	279,176	284,760	18,647,872
4,150,667	4,233,680	4,318,354	4,404,721	4,492,815	4,582,672	4,674,325	4,767,812	4,863,168	4,960,431	5,059,640	5,160,833	5,264,049	5,369,330	5,476,717	5,586,251	5,697,976	6,503,743
6,585,286	6,716,992	6,851,332	6,988,358	7,128,126	7,270,688	7,416,102	7,564,424	7,715,712	7,870,027	8,027,427	8,187,976	8,351,735	8,518,770	8,689,145	8,862,928	9,040,187	130,138,340
589,396	601,184	613,208	625,472	637,981	650,741	663,756	677,031	690,571	704,383	718,470	732,840	747,497	762,447	777,695	793,249	809,114	206,472,412
3,802	3,878	3,955	4,034	4,115	4,197	4,281	4,367	4,454	4,543	4,634	4,727	4,821	4,918	5,016	5,116	5,219	GROSS
1,385	1,413	1,441	1,470	1,499	1,529	1,560	1,591	1,623	1,655	1,688	1,722	1,757	1,792	1,828	1,864	1,901	114,125
483	493	503	513	523	533	544	555	566	577	589	601	613	625	637	650	663	41,580
9,666	9,859	10,057	10,258	10,463	10,672	10,886	11,103	11,325	11,552	11,783	12,019	12,259	12,504	12,754	13,009	13,269	14,502
15,336	15,643	15,955	16,275	16,600	16,932	17,271	17,616	17,968	18,328	18,694	19,068	19,450	19,839	20,235	20,640	21,053	14,502
9,823,267	10,019,732	10,220,127	10,424,529	10,633,020	10,845,680	11,062,594	11,283,845	11,509,522	11,739,713	11,974,507	12,213,997	12,458,277	12,707,443	12,961,592	13,220,823	13,485,240	663
196,465	200,395	204,403	208,491	212,660	216,914	221,252	225,677	230,190	234,794	239,490	244,280	249,166	254,149	259,232	264,416	269,705	290,177
1,832,694	1,869,348	1,906,735	1,944,869	1,983,767	2,023,442	2,063,911	2,105,189	2,147,293	2,190,239	2,234,044	2,278,724	2,324,299	2,370,785	2,418,201	2,466,565	2,515,896	460,384
596,145	608,068	620,230	632,634	645,287	658,193	671,356	684,784	698,479	712,449	726,698	741,232	756,056	771,177	786,601	802,333	818,380	GROSS
207,915	212,073	216,315	220,641	225,054	229,555	234,146	238,829	243,606	248,478	253,447	258,516	263,687	268,960	274,340	279,826	285,423	57,194,489
4,160,333	4,243,540	4,328,411	4,414,979	4,503,278	4,593,344	4,685,211	4,778,915	4,874,493	4,971,983	5,071,423	5,172,851	5,276,308	5,381,834	5,489,471	5,599,261	5,711,246	18,689,452
6,797,087	6,933,029	7,071,690	7,213,124	7,357,386	7,504,534	7,654,624	7,807,717	7,963,871	8,123,149	8,285,612	8,451,324	8,620,350	8,792,757	8,968,613	9,147,985	9,330,944	6,518,245
253,089,450	258,151,239	263,314,264	268,580,549	273,952,160	279,431,203	285,019,827	290,720,224	296,534,628	302,465,321	308,514,627	314,684,920	320,978,618	327,398,191	333,946,154	340,625,077	347,437,579	130,428,517
816,213	832,538	849,189	866,172	883,496	901,166	919,189	937,573	956,324	975,451	994,960	1,014,859	1,035,156	1,055,859	1,076,976	1,098,516	1,120,486	212,830,703
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,128,783
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18,689,452
816,213	832,538	849,189	866,172	883,496	901,166	919,189	937,573	956,324	975,451	994,960	1,014,859	1,035,156	1,055,859	1,076,976	1,098,516	1,120,486	6,518,245
589,396	601,184	613,208	625,472	637,981	650,741	663,756	677,031	690,571	704,383	718,470	732,840	747,497	762,447	777,695	793,249	809,114	130,428,517
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	212,830,703
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9,823,267	10,019,732	10,220,127	10,424,529	10,633,020	10,845,680	11,062,594	11,283,845	11,509,522	11,739,713	11,974,507	12,213,997	12,458,277	12,707,443	12,961,592	13,220,823	13,485,240	GROSS
49,116	50,099	51,101	52,123	53,165	54,228	55,313	56,419	57,548	58,699	59,873	61,070	62,291	63,537	64,808	66,104	67,426	1,474,477
865,330	882,636	900,289	918,295	936,661	955,394	974,502	993,992	1,013,872	1,034,149	1,054,832	1,075,929	1,097,447	1,119,396	1,141,784	1,164,620	1,187,912	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	27,065,705
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
865,330	882,636	900,289	918,295	936,661	955,394	974,502	993,992	1,013,872	1,034,149	1,054,832	1,075,929	1,097,447	1,119,396	1,141,784	1,164,620	1,187,912	27,065,705
967,364	986,711	1,006,446	1,026,574	1,047,106	1,068,048	1,089,409	1,111,197	1,133,421	1,156,090	1,179,211	1,202,796	1,226,852	1,251,389	1,276,416	1,301,945	1,327,984	GROSS
596,145	608,068	620,230	632,634	645,287	658,193	671,356	684,784	698,479	712,449	726,698	741,232	756,056	771,177	786,601	802,333	818,380	30,128,783
207,915	212,073	216,315	220,641	225,054	229,555	234,146	238,829	243,606	248,478	253,447	258,516	263,687	268,960	274,340	279,826	285,423	18,689,452
4,160,333	4,243,540	4,328,411	4,414,979	4,503,278	4,593,344	4,685,211	4,778,915	4,874,493	4,971,983	5,071,423	5,172,851	5,276,308	5,381,834	5,489,471	5,599,261	5,711,246	6,518,245
5,931,758	6,050,393	6,171,401	6,294,829	6,420,725	6,549,140	6,680,123	6,813,725	6,949,999	7,088,999	7,230,779	7,375,395	7,522,903	7,673,361	7,826,828	7,983,365	8,143,032	130,428,517
																	185,764,998

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

OUTPUT

TAXABLE VALUE ANALYSIS

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

		TAXABLE BASE YEAR GROWTH 2.00%				DISCOUNT RATE 6.00%														
		REAL PROPERTY TAX			BUSINESS PROPERTY TAX			SALES TAX												
		CITY OF CELINA	0.6450000	50%	0.3225000	CITY OF CELINA	0.6450000	0%	0.0000000	0.02000000			0.00%			0.00000000				
		COLLIN COUNTY	0.2350000	0%	0.0000000	COLLIN COUNTY	0.2350000	0%	0.0000000											
		COLLIN COLLEGE	0.0819600	0%	0.0000000	COLLIN COLLEGE	0.0819600	0%	0.0000000											
		CELINA ISD	1.6400000	0%	0.0000000	CELINA ISD	1.6400000	0%	0.0000000											
		2.6019600			0.3225000			2.6019600			0.0000000									
REVENUE YEAR	BASE YEAR	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	2014	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
BASE YEAR																				
	CITY OF CELINA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TAXABLE VALUE																				
	CITY OF CELINA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TAXABLE VALUE INCREMENT																				
	CITY OF CELINA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE A																				
TAXABLE VALUE GROWTH																				
	CITY OF CELINA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NPV @ 6%		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRACT 1																				
REAL PROPERTY TAX		0	0	0	36,290,000	72,580,000	150,467,500	245,506,250	321,570,000	586,817,900	714,224,658	867,894,751	897,792,646	928,027,249	946,587,794	965,519,550	984,829,941	1,004,526,540	1,024,617,071	1,045,109,412
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CITY OF CELINA	0	0	0	117,035	234,071	485,258	791,758	1,037,063	1,892,488	2,303,375	2,798,961	2,895,381	2,992,888	3,052,746	3,113,801	3,176,077	3,239,598	3,304,390	3,370,478
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NPV @ 6%		31,290,710	0	0	117,035	234,071	485,258	791,758	1,037,063	1,892,488	2,303,375	2,798,961	2,895,381	2,992,888	3,052,746	3,113,801	3,176,077	3,239,598	3,304,390	3,370,478
TRACT 2																				
REAL PROPERTY TAX		0	0	0	0	6,175,000	12,350,000	18,525,000	24,700,000	30,875,000	31,492,500	32,122,350	32,764,797	33,420,093	34,088,495	34,770,265	35,465,670	36,174,983	36,898,483	37,636,453
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CITY OF CELINA	0	0	0	0	19,914	39,829	59,743	79,658	99,572	101,563	103,595	105,666	107,780	109,935	112,134	114,377	116,664	118,998	121,378
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NPV @ 6%		1,232,288	0	0	0	19,914	39,829	59,743	79,658	99,572	101,563	103,595	105,666	107,780	109,935	112,134	114,377	116,664	118,998	121,378
TRACT 3																				
REAL PROPERTY TAX		0	0	0	0	0	21,230,000	74,550,000	127,870,000	171,424,200	214,995,384	258,583,892	263,755,570	269,030,681	274,411,295	279,899,520	285,497,511	291,207,461	297,031,610	302,972,242
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	1,061,500	1,592,250	2,123,000	2,165,460	2,208,769	2,252,945	2,298,003	2,343,964	2,390,843	2,438,660	2,487,433	2,537,182	2,587,925	2,639,684
	CITY OF CELINA	0	0	0	0	0	68,467	240,424	412,381	552,843	693,360	833,933	850,612	867,624	884,976	902,676	920,729	939,144	957,927	977,085
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NPV @ 6%		9,053,153	0	0	0	0	68,467	240,424	412,381	552,843	693,360	833,933	850,612	867,624	884,976	902,676	920,729	939,144	957,927	977,085
TRACT 4																				
REAL PROPERTY TAX		0	0	0	0	56,140,000	104,730,000	239,120,000	332,964,000	429,550,080	458,300,482	487,199,291	499,509,477	512,011,267	522,251,492	532,696,522	543,350,452	554,217,461	565,301,810	576,607,847
BUSINESS PERSONAL PROPERTY		0	0	0	0	378,868	568,986	2,103,724	2,792,812	3,482,293	3,552,611	3,624,321	3,696,893	3,770,914	3,846,333	3,923,259	4,001,724	4,081,759	4,163,394	4,246,662
	CITY OF CELINA	0	0	0	0	181,052	337,754	771,162	1,073,809	1,385,299	1,478,019	1,571,218	1,610,918	1,651,236	1,684,261	1,717,946	1,752,305	1,787,351	1,823,098	1,859,560
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NPV @ 6%		18,231,118	0	0	0	181,052	337,754	771,162	1,073,809	1,385,299	1,478,019	1,571,218	1,610,918	1,651,236	1,684,261	1,717,946	1,752,305	1,787,351	1,823,098	1,859,560

OUTPUT

TAXABLE VALUE ANALYSIS

REVENUE YEAR		19 2033	20 2034	21 2035	22 2036	23 2037	24 2038	25 2039	26 2040	27 2041	28 2042	29 2043	30 2044	31 2045	32 2046	33 2047	34 2048	35 2049	TOTALS
BASE YEAR																			
	CITY OF CELINA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TAXABLE VALUE																			
	CITY OF CELINA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TAXABLE VALUE INCREMENT																			
	CITY OF CELINA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE A																			
TAXABLE VALUE GROWTH																			
	CITY OF CELINA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TRACT 1																			
REAL PROPERTY TAX		1,066,011,600	1,087,331,832	1,109,078,469	1,131,260,038	1,153,885,239	1,176,962,944	1,200,502,203	1,224,512,247	1,249,002,492	1,273,982,542	1,299,462,192	1,325,451,436	1,351,960,465	1,378,999,674	1,406,579,668	1,434,711,261	1,463,405,486	
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CITY OF CELINA	3,437,887	3,506,645	3,576,778	3,648,314	3,721,280	3,795,705	3,871,620	3,949,052	4,028,033	4,108,594	4,190,766	4,274,581	4,360,072	4,447,274	4,536,219	4,626,944	4,719,483	
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		3,437,887	3,506,645	3,576,778	3,648,314	3,721,280	3,795,705	3,871,620	3,949,052	4,028,033	4,108,594	4,190,766	4,274,581	4,360,072	4,447,274	4,536,219	4,626,944	4,719,483	
TRACT 2																			
REAL PROPERTY TAX		38,389,182	39,156,965	39,940,105	40,738,907	41,553,685	42,384,759	43,232,454	44,097,103	44,979,045	45,878,626	46,796,198	47,732,122	48,686,765	49,660,500	50,653,710	51,666,784	52,700,120	
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CITY OF CELINA	123,805	126,281	128,807	131,383	134,011	136,691	139,425	142,213	145,057	147,959	150,918	153,936	157,015	160,155	163,358	166,625	169,958	
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		123,805	126,281	128,807	131,383	134,011	136,691	139,425	142,213	145,057	147,959	150,918	153,936	157,015	160,155	163,358	166,625	169,958	
TRACT 3																			
REAL PROPERTY TAX		309,031,687	315,212,321	321,516,567	327,946,899	334,505,837	341,195,954	348,019,873	354,980,270	362,079,875	369,321,473	376,707,902	384,242,060	391,926,902	399,765,440	407,760,749	415,915,963	424,234,283	
BUSINESS PERSONAL PROPERTY		2,692,477	2,746,327	2,801,253	2,857,278	2,914,424	2,972,713	3,032,167	3,092,810	3,154,666	3,217,760	3,282,115	3,347,757	3,414,712	3,483,007	3,552,667	3,623,720	3,696,194	
	CITY OF CELINA	996,627	1,016,560	1,036,891	1,057,629	1,078,781	1,100,357	1,122,364	1,144,811	1,167,708	1,191,062	1,214,883	1,239,181	1,263,964	1,289,244	1,315,028	1,341,329	1,368,156	
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		996,627	1,016,560	1,036,891	1,057,629	1,078,781	1,100,357	1,122,364	1,144,811	1,167,708	1,191,062	1,214,883	1,239,181	1,263,964	1,289,244	1,315,028	1,341,329	1,368,156	
TRACT 4																			
REAL PROPERTY TAX		588,140,004	599,902,804	611,900,860	624,138,877	636,621,654	649,354,088	662,341,169	675,587,993	689,099,753	702,881,748	716,939,383	731,278,170	745,903,734	760,821,808	776,038,244	791,559,009	807,390,190	
BUSINESS PERSONAL PROPERTY		4,331,595	4,418,227	4,506,592	4,596,724	4,688,658	4,782,431	4,878,080	4,975,641	5,075,154	5,176,657	5,280,190	5,385,794	5,493,510	5,603,380	5,715,448	5,829,757	5,946,352	
	CITY OF CELINA	1,896,752	1,934,687	1,973,380	2,012,848	2,053,105	2,094,167	2,136,050	2,178,771	2,222,347	2,266,794	2,312,130	2,358,372	2,405,540	2,453,650	2,502,723	2,552,778	2,603,833	
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		1,896,752	1,934,687	1,973,380	2,012,848	2,053,105	2,094,167	2,136,050	2,178,771	2,222,347	2,266,794	2,312,130	2,358,372	2,405,540	2,453,650	2,502,723	2,552,778	2,603,833	

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

OUTPUT

TAXABLE VALUE ANALYSIS

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES																					
TRACT 5																					
REAL PROPERTY TAX		0	0	0	0	22,000,000	33,000,000	66,000,000	127,974,000	183,673,600	219,893,652	233,106,375	237,768,503	242,523,873	247,374,350	252,321,837	257,368,274	262,515,639	267,765,952	273,121,271	
BUSINESS PERSONAL PROPERTY		0	0	0	0	1,100,000	1,650,000	3,300,000	6,899,640	9,935,090	11,996,563	12,677,236	12,930,781	13,189,397	13,453,185	13,722,248	13,996,693	14,276,627	14,562,160	14,853,403	
CITY OF CELINA		0	0	0	0	70,950	106,425	212,850	412,716	592,347	709,157	751,768	766,803	782,139	797,782	813,738	830,013	846,613	863,545	880,816	
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CELINA ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NPV @ 6%		8,384,029	0	0	0	70,950	106,425	212,850	412,716	592,347	709,157	751,768	766,803	782,139	797,782	813,738	830,013	846,613	863,545	880,816	
TRACT 6																					
REAL PROPERTY TAX		0	0	0	0	39,130,000	78,260,000	117,390,000	160,549,250	201,693,875	207,621,500	211,773,930	216,009,409	220,329,597	224,736,189	229,230,912	233,815,531	238,491,841	243,261,678	248,126,912	
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	241,755	362,633	483,510	493,180	503,044	513,105	523,367	533,834	544,511	555,401	566,509	577,839	
CITY OF CELINA		0	0	0	0	126,194	252,389	378,583	517,771	650,463	669,579	682,971	696,630	710,563	724,774	739,270	754,055	769,136	784,519	800,209	
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CELINA ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NPV @ 6%		8,093,040	0	0	0	126,194	252,389	378,583	517,771	650,463	669,579	682,971	696,630	710,563	724,774	739,270	754,055	769,136	784,519	800,209	
SALES TAX																					
TRACT 1		0	0	0	0	0	41,597,500	62,396,250	83,195,000	84,858,900	86,556,078	114,412,200	129,240,444	159,604,002	170,236,082	180,925,804	184,544,320	188,235,207	191,999,911	195,839,909	
TRACT 2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TRACT 3		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TRACT 4		0	0	0	0	0	0	67,200,000	100,800,000	134,400,000	137,088,000	139,829,760	142,626,355	145,478,882	148,388,460	151,356,229	154,383,354	157,471,021	160,620,441	163,832,850	
TRACT 5		0	0	0	0	0	0	0	50,094,000	75,141,000	100,188,000	102,191,760	104,235,595	106,320,307	108,446,713	110,615,648	112,827,960	115,084,520	117,386,210	119,733,934	
TRACT 6		0	0	0	0	0	0	0	4,029,250	6,043,875	8,058,500	8,219,670	8,384,063	8,551,745	8,722,780	8,897,235	9,075,180	9,256,683	9,441,817	9,630,653	
Sales		0	0	0	0	0	41,597,500	129,596,250	238,118,250	300,443,775	331,890,578	364,653,390	384,486,457	419,954,936	435,794,035	451,794,916	460,830,814	470,047,431	479,448,379	489,037,347	
NPV @ 6%		Town of Celina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE A, 1, 2, 3, 4, 5, 6, Sales Tax		0	0	0	117,035	632,181	1,290,121	2,454,519	3,533,398	5,173,012	5,955,053	6,742,445	6,926,011	7,112,230	7,254,475	7,399,565	7,547,556	7,698,507	7,852,477	8,009,527	
Running Total		0	0	0	117,035	749,216	2,039,337	4,493,856	8,027,254	13,200,266	19,155,319	25,897,764	32,823,775	39,936,006	47,190,481	54,590,045	62,137,601	69,836,108	77,688,585	85,698,112	
NET PRESENT VALUE @ 6%		76,284,338																			
GROSS		249,191,070																			
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
CITY OF CELINA		\$76,284,338.24	0	0	0	117,035	632,181	1,290,121	2,454,519	3,533,398	5,173,012	5,955,053	6,742,445	6,926,011	7,112,230	7,254,475	7,399,565	7,547,556	7,698,507	7,852,477	8,009,527
COLLIN COUNTY		\$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COLLIN COLLEGE		\$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CELINA ISD		\$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
\$		76,284,338	0	0	0	117,035	632,181	1,290,121	2,454,519	3,533,398	5,173,012	5,955,053	6,742,445	6,926,011	7,112,230	7,254,475	7,399,565	7,547,556	7,698,507	7,852,477	8,009,527

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

OUTPUT

TAXABLE VALUE ANALYSIS

TRACT 5																				
REAL PROPERTY TAX		278,583,697	284,155,370	289,838,478	295,635,247	301,547,952	307,578,911	313,730,490	320,005,099	326,405,201	332,933,305	339,591,972	346,383,811	353,311,487	360,377,717	367,585,271	374,936,977	382,435,716		
BUSINESS PERSONAL PROPERTY		15,150,471	15,453,480	15,762,550	16,077,801	16,399,357	16,727,344	17,061,891	17,403,129	17,751,191	18,106,215	18,468,340	18,837,706	19,214,460	19,598,750	19,990,725	20,390,539	20,798,350		
CITY OF CELINA		898,432	916,401	934,729	953,424	972,492	991,942	1,011,781	1,032,016	1,052,657	1,073,710	1,095,184	1,117,088	1,139,430	1,162,218	1,185,462	1,209,172	1,233,355	27,417,157	CITY OF CELINA
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COUNTY
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COLLEGE
CELINA ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CELINA ISD
		898,432	916,401	934,729	953,424	972,492	991,942	1,011,781	1,032,016	1,052,657	1,073,710	1,095,184	1,117,088	1,139,430	1,162,218	1,185,462	1,209,172	1,233,355	27,417,157	
TRACT 6																				
REAL PROPERTY TAX		253,089,450	258,151,239	263,314,264	268,580,549	273,952,160	279,431,203	285,019,827	290,720,224	296,534,628	302,465,321	308,514,627	314,684,920	320,978,618	327,398,191	333,946,154	340,625,077	347,437,579		
BUSINESS PERSONAL PROPERTY		589,396	601,184	613,208	625,472	637,981	650,741	663,756	677,031	690,571	704,383	718,470	732,840	747,497	762,447	777,695	793,249	809,114		
CITY OF CELINA		816,213	832,538	849,189	866,172	883,496	901,166	919,189	937,573	956,324	975,451	994,960	1,014,859	1,035,156	1,055,859	1,076,976	1,098,516	1,120,486	25,591,229	CITY OF CELINA
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COUNTY
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COLLEGE
CELINA ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CELINA ISD
		816,213	832,538	849,189	866,172	883,496	901,166	919,189	937,573	956,324	975,451	994,960	1,014,859	1,035,156	1,055,859	1,076,976	1,098,516	1,120,486	25,591,229	
SALES TAX																				
TRACT 1		199,756,707	203,751,841	207,826,878	211,983,416	216,223,084	220,547,546	224,958,497	229,457,666	234,046,820	238,727,756	243,502,311	248,372,358	253,339,805	258,406,601	263,574,733	268,846,227	274,223,152		
TRACT 2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TRACT 3		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TRACT 4		167,109,507	170,451,697	173,860,731	177,337,946	180,884,705	184,502,399	188,192,447	191,956,296	195,795,422	199,711,330	203,705,557	207,779,668	211,935,261	216,173,966	220,497,446	224,907,395	229,405,542		
TRACT 5		122,128,613	124,571,185	127,062,609	129,603,861	132,195,938	134,839,857	137,536,654	140,287,387	143,093,135	145,954,998	148,874,098	151,851,580	154,888,611	157,986,383	161,146,111	164,369,033	167,656,414		
TRACT 6		9,823,267	10,019,732	10,220,127	10,424,529	10,633,020	10,845,680	11,062,594	11,283,845	11,509,522	11,739,713	11,974,507	12,213,997	12,458,277	12,707,443	12,961,592	13,220,823	13,485,240		
Sales		498,818,094	508,794,456	518,970,345	529,349,752	539,936,747	550,735,482	561,750,191	572,985,195	584,444,899	596,133,797	608,056,473	620,217,602	632,621,954	645,274,393	658,179,881	671,343,479	684,770,348		
Town of Celina		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CITY OF CELINA
REVENUE A, 1, 2, 3, 4, 5, 6, Sales Tax		8,169,717	8,333,111	8,499,774	8,669,769	8,843,165	9,020,028	9,200,428	9,384,437	9,572,126	9,763,568	9,958,840	10,158,016	10,361,177	10,568,400	10,779,768	10,995,364	11,215,271	249,191,070	
Running Total		93,867,829	102,200,940	110,700,714	119,370,483	128,213,648	137,233,675	146,434,104	155,818,541	165,390,666	175,154,235	185,113,074	195,271,091	205,632,267	216,200,668	226,980,436	237,975,799	249,191,070		
NET PRESENT VALUE @ 6%																				
GROSS																				
		2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049		
CITY OF CELINA		8,169,717	8,333,111	8,499,774	8,669,769	8,843,165	9,020,028	9,200,428	9,384,437	9,572,126	9,763,568	9,958,840	10,158,016	10,361,177	10,568,400	10,779,768	10,995,364	11,215,271	249,191,070	CITY OF CELINA
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COUNTY
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COLLEGE
CELINA ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CELINA ISD
		8,169,717	8,333,111	8,499,774	8,669,769	8,843,165	9,020,028	9,200,428	9,384,437	9,572,126	9,763,568	9,958,840	10,158,016	10,361,177	10,568,400	10,779,768	10,995,364	11,215,271	249,191,070	

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

TAXABLE VALUE ANALYSIS

TAXABLE BASE YEAR GROWTH	2.00%
DISCOUNT RATE	6.00%

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

OUTPUT (100%)		TAXABLE VALUE ANALYSIS																			
REVENUE YEAR		19 2033	20 2034	21 2035	22 2036	23 2037	24 2038	25 2039	26 2040	27 2041	28 2042	29 2043	30 2044	31 2045	32 2046	33 2047	34 2048	35 2049	TOTALS		
BASE YEAR	CITY OF CELINA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TAXABLE VALUE	CITY OF CELINA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TAXABLE VALUE INCREMENT	CITY OF CELINA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
REVENUE A																					
TAXABLE VALUE GROWTH	CITY OF CELINA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CITY OF CELINA
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COUNTY
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COLLEGE
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CELINA ISD
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TRACT 1																					
REAL PROPERTY TAX	1,066,011,600	1,087,331,832	1,109,078,469	1,131,260,038	1,153,885,239	1,176,962,944	1,200,502,203	1,224,512,247	1,249,002,492	1,273,982,542	1,299,462,192	1,325,451,436	1,351,960,465	1,378,999,674	1,406,579,668	1,434,711,261	1,463,405,486				
	BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	CITY OF CELINA	6,875,775	7,013,290	7,153,556	7,296,627	7,442,560	7,591,411	7,743,239	7,898,104	8,056,066	8,217,187	8,381,531	8,549,162	8,720,145	8,894,548	9,072,439	9,253,888	9,438,965	207,209,224	CITY OF CELINA	
	COLLIN COUNTY	2,505,127	2,555,230	2,606,334	2,658,461	2,711,630	2,765,863	2,821,180	2,877,604	2,935,156	2,993,859	3,053,736	3,114,811	3,177,107	3,240,649	3,305,462	3,371,571	3,439,003	75,494,833	COLLIN COUNTY	
	COLLIN COLLEGE	873,703	891,177	909,001	927,181	945,724	964,639	983,932	1,003,610	1,023,682	1,044,156	1,065,039	1,086,340	1,108,067	1,130,228	1,152,833	1,175,889	1,199,407	26,330,028	COLLIN COLLEGE	
	CELINA ISD	17,482,590	17,832,242	18,188,887	18,552,665	18,923,718	19,302,192	19,688,236	20,082,001	20,483,641	20,893,314	21,311,180	21,737,404	22,172,152	22,615,595	23,067,907	23,529,265	23,999,850	526,857,561	CELINA ISD	
		27,737,195	28,291,939	28,857,778	29,434,934	30,023,632	30,624,105	31,236,587	31,861,319	32,498,545	33,148,516	33,811,486	34,487,716	35,177,471	35,881,020	36,598,640	37,330,613	38,077,225	835,891,646		
TRACT 2																					
REAL PROPERTY TAX	38,389,182	39,156,965	39,940,105	40,738,907	41,553,685	42,384,759	43,232,454	44,097,103	44,979,045	45,878,626	46,796,198	47,732,122	48,686,765	49,660,500	50,653,710	51,666,784	52,700,120				
	BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	CITY OF CELINA	247,610	252,562	257,614	262,766	268,021	273,382	278,849	284,426	290,115	295,917	301,835	307,872	314,030	320,310	326,716	333,251	339,916	7,776,804	CITY OF CELINA	
	COLLIN COUNTY	90,215	92,019	93,859	95,736	97,651	99,604	101,596	103,628	105,701	107,815	109,971	112,170	114,414	116,702	119,036	121,417	123,845	2,833,409	COLLIN COUNTY	
	COLLIN COLLEGE	31,464	32,093	32,735	33,390	34,057	34,739	35,433	36,142	36,865	37,602	38,354	39,121	39,904	40,702	41,516	42,346	43,193	988,197	COLLIN COLLEGE	
	CELINA ISD	629,583	642,174	655,018	668,118	681,480	695,110	709,012	723,192	737,656	752,409	767,458	782,807	798,463	814,432	830,721	847,335	864,282	19,773,580	CELINA ISD	
		998,871	1,018,849	1,039,226	1,060,010	1,081,210	1,102,834	1,124,891	1,147,389	1,170,337	1,193,743	1,217,618	1,241,971	1,266,810	1,292,146	1,317,989	1,344,349	1,371,236	31,371,991		
TRACT 3																					
REAL PROPERTY TAX	309,031,687	315,212,321	321,516,567	327,946,899	334,505,837	341,195,954	348,019,873	354,980,270	362,079,875	369,321,473	376,707,902	384,242,060	391,926,902	399,765,440	407,760,749	415,915,963	424,234,283				
	BUSINESS PERSONAL PROPERTY	2,692,477	2,746,327	2,801,253	2,857,278	2,914,424	2,972,713	3,032,167	3,092,810	3,154,666	3,217,760	3,282,115	3,347,757	3,414,712	3,483,007	3,552,667	3,623,720	3,696,194			
	CITY OF CELINA	2,010,621	2,050,833	2,091,850	2,133,687	2,176,361	2,219,888	2,264,286	2,309,571	2,355,763	2,402,878	2,450,936	2,499,954	2,549,953	2,600,952	2,652,972	2,706,031	2,760,152	60,641,823	CITY OF CELINA	
	COLLIN COUNTY	732,552	747,203	762,147	777,390	792,938	808,796	824,972	841,472	858,301	875,467	892,977	910,836	929,053	947,634	966,587	985,918	1,005,637	22,094,308	COLLIN COUNTY	
	COLLIN COLLEGE	255,489	260,599	265,811	271,127	276,550	282,081	287,722	293,477	299,346	305,333	311,440	317,669	324,022	330,502	337,112	343,855	350,732	7,705,742	COLLIN COLLEGE	
	CELINA ISD	5,112,276	5,214,522	5,318,812	5,425,189	5,533,692	5,644,366	5,757,253	5,872,399	5,989,846	6,109,643	6,231,836	6,356,473	6,483,602	6,613,275	6,745,540	6,880,451	7,018,060	154,190,063	CELINA ISD	
		8,110,938	8,273,157	8,438,620	8,607,392	8,779,540	8,955,131	9,134,234	9,316,918	9,503,257	9,693,322	9,887,188	10,084,932	10,286,631	10,492,363	10,702,211	10,916,255	11,134,580	244,631,936		
TRACT 4																					
REAL PROPERTY TAX	588,140,004	599,902,804	611,900,860	624,138,877	636,621,654	649,354,088	662,341,169	675,587,993	689,099,753	702,881,748	716,939,383	731,278,170	745,903,734	760,821,808	776,038,244	791,559,009	807,390,190				
	BUSINESS PERSONAL PROPERTY	4,331,595	4,418,227	4,506,592	4,596,724	4,688,658	4,782,431	4,878,080	4,975,641	5,075,154	5,176,657	5,280,190	5,385,794	5,493,510	5,603,380	5,715,448	5,829,757	5,946,352			
	CITY OF CELINA	3,821,442	3,897,871	3,975,828	4,055,345	4,136,452	4,219,181	4,303,564	4,389,635	4,477,428	4,566,977	4,658,316	4,751,483	4,846,512	4,943,442	5,042,311	5,143,158	5,246,021	118,156,056	CITY OF CELINA	
	COLLIN COUNTY	1,392,308	1,420,154	1,448,558	1,477,529	1,507,079	1,537,221	1,567,965	1,599,325	1,631,311	1,663,937	1,697,216	1,731,160	1,765,784	1,801,099	1,837,121	1,873,864	1,911,341	43,049,106	COLLIN COUNTY	
	COLLIN COLLEGE	485,590	495,302	505,208	515,312	525,618	536,130	546,853	557,790	568,946	580,325	591,931	603,770	615,845	628,162	640,725	653,540	666,611	15,014,063	COLLIN COLLEGE	
	CELINA ISD	9,716,534	9,910,865	10,109,082	10,311,264	10,517,489	10,727,839	10,942,396	11,161,244	11,384,468	11,612,158	11,844,401	12,081,289	12,322,915	12,569,373	12,820,761	13,077,176	13,338,719	300,427,802	CELINA ISD	
		15,415,874	15,724,191	16,038,675	16,359,449	16,686,638	17,020,371	17,360,778	17,707,994	18,062,153	18,423,396	18,791,864	19,167,702	19,551,056	19,942,077	20,340,918	20,747,737	21,162,691	476,647,027		

Attachment: DRAFT Celina PFP v10 reduced (1514 : Old Celina LTD TIRZ)

OUTPUT (100%)

TAXABLE VALUE ANALYSIS

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES																				
TRACT 5																				
REAL PROPERTY TAX		0	0	0	0	22,000,000	33,000,000	66,000,000	127,974,000	183,673,600	219,893,652	233,106,375	237,768,503	242,523,873	247,374,350	252,321,837	257,368,274	262,515,639	267,765,952	273,121,271
BUSINESS PERSONAL PROPERTY		0	0	0	0	1,100,000	1,650,000	3,300,000	6,899,640	9,935,090	11,996,563	12,677,236	12,930,781	13,189,397	13,453,185	13,722,248	13,996,693	14,276,627	14,562,160	14,853,403
CITY OF CELINA		0	0	0	0	148,995	223,493	446,985	869,935	1,248,776	1,495,692	1,585,304	1,617,010	1,649,351	1,682,338	1,715,984	1,750,304	1,785,310	1,821,016	1,857,437
COLLIN COUNTY		0	0	0	0	54,285	81,428	162,855	316,953	454,980	544,942	577,591	589,143	600,926	612,945	625,204	637,708	650,462	663,471	676,740
COLLIN COLLEGE		0	0	0	0	18,933	28,399	56,798	110,542	158,682	190,057	201,444	205,473	209,583	213,774	218,050	222,411	226,859	231,396	236,024
CELINA ISD		0	0	0	0	378,840	568,260	1,136,520	2,211,928	3,175,183	3,803,000	4,030,851	4,111,468	4,193,698	4,277,572	4,363,123	4,450,385	4,539,393	4,630,181	4,722,785
NPV @ 6%																				
71,310,382		0	0	0	0	601,053	901,579	1,803,158	3,509,358	5,037,621	6,033,691	6,395,191	6,523,095	6,653,557	6,786,628	6,922,361	7,060,808	7,202,024	7,346,065	7,492,986
TRACT 6																				
REAL PROPERTY TAX		0	0	0	0	22,000,000	33,000,000	66,000,000	127,974,000	183,673,600	219,893,652	233,106,375	237,768,503	242,523,873	247,374,350	252,321,837	257,368,274	262,515,639	267,765,952	273,121,271
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	241,755	362,633	483,510	493,180	503,044	513,105	523,367	533,834	544,511	555,401	566,509	577,839
CITY OF CELINA		0	0	0	0	141,900	212,850	425,700	826,992	1,187,034	1,421,433	1,506,717	1,536,851	1,567,589	1,598,940	1,630,919	1,663,537	1,696,808	1,730,744	1,765,359
COLLIN COUNTY		0	0	0	0	51,700	77,550	155,100	301,307	432,485	517,886	548,959	559,938	571,137	582,560	594,211	606,095	618,217	630,581	643,193
COLLIN COLLEGE		0	0	0	0	18,031	27,047	54,094	105,086	150,836	180,621	191,458	195,287	199,193	203,177	207,241	211,385	215,613	219,925	224,324
CELINA ISD		0	0	0	0	360,800	541,200	1,082,400	2,102,738	3,018,194	3,614,185	3,831,033	3,907,653	3,985,806	4,065,523	4,146,833	4,229,770	4,314,365	4,400,652	4,488,665
NPV @ 6%																				
67,780,716		0	0	0	0	572,431	858,647	1,717,294	3,336,123	4,788,549	5,734,126	6,078,167	6,199,730	6,323,725	6,450,199	6,579,203	6,710,787	6,845,003	6,981,903	7,121,541
SALES TAX																				
TRACT 1		0	0	0	0	0	41,597,500	62,396,250	83,195,000	84,858,900	86,556,078	114,412,200	129,240,444	159,604,002	170,236,082	180,925,804	184,544,320	188,235,207	191,999,911	195,839,909
TRACT 2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRACT 3		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRACT 4		0	0	0	0	0	0	67,200,000	100,800,000	134,400,000	137,088,000	139,829,760	142,626,355	145,478,882	148,388,460	151,356,229	154,383,354	157,471,021	160,620,441	163,832,850
TRACT 5		0	0	0	0	0	0	0	50,094,000	75,141,000	100,188,000	102,191,760	104,235,595	106,320,307	108,446,713	110,615,648	112,827,960	115,084,520	117,386,210	119,733,934
TRACT 6		0	0	0	0	0	0	0	4,029,250	6,043,875	8,058,500	8,219,670	8,384,063	8,551,745	8,722,780	8,897,235	9,075,180	9,256,683	9,441,817	9,630,653
Sales		0	0	0	0	0	41,597,500	129,596,250	238,118,250	300,443,775	331,890,578	364,653,390	384,486,457	419,954,936	435,794,035	451,794,916	460,830,814	470,047,431	479,448,379	489,037,347
NPV @ 6%																				
Town of Celina 90,171,312		0	0	0	0	0	831,950	2,591,925	4,762,365	6,008,876	6,637,812	7,293,068	7,689,729	8,399,099	8,715,881	9,035,898	9,216,616	9,400,949	9,588,968	9,780,747
REVENUE A, 1, 2, 3, 4, 5, 6, Sales Tax		0	0	0	944,251	4,693,256	10,148,476	21,240,100	32,736,277	47,691,230	55,477,688	62,742,415	64,641,123	66,874,362	68,360,649	69,873,562	71,271,033	72,696,454	74,150,383	75,633,390
Running Total		0	0	0	944,251	5,637,507	15,785,983	37,026,083	69,762,359	117,453,590	172,931,277	235,673,693	300,314,816	367,189,177	435,549,826	505,423,388	576,694,421	649,390,875	723,541,258	799,174,648
NET PRESENT VALUE @ 6%																				
713,596,881																				
GROSS																				
2,343,027,041																				
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
CITY OF CELINA		\$244,712,308.82	0	0	0	234,071	1,163,411	3,141,424	7,214,622	11,696,819	16,341,517	18,744,731	21,038,409	21,807,413	22,894,535	23,501,225	24,116,950	24,599,289	25,091,275	25,593,100
COLLIN COUNTY		\$56,305,634.53	0	0	0	85,282	423,879	841,436	1,684,238	2,526,507	3,764,606	4,411,048	5,007,993	5,143,652	5,281,283	5,386,909	5,494,647	5,604,540	5,716,630	5,830,963
COLLIN COLLEGE		\$19,637,488.54	0	0	0	29,743	147,834	293,464	587,405	881,160	1,312,966	1,538,423	1,746,617	1,793,931	1,841,932	1,878,770	1,916,346	1,954,673	1,993,766	2,033,641
CELINA ISD		\$392,941,449.49	0	0	0	595,156	2,958,131	5,872,151	11,753,834	17,631,791	26,272,142	30,783,485	34,949,396	35,896,127	36,856,612	37,593,745	38,345,620	39,112,532	39,894,783	40,692,678
\$ 713,596,881		0	0	0	944,251	4,693,256	10,148,476	21,240,100	32,736,277	47,691,230	55,477,688	62,742,415	64,641,123	66,874,362	68,360,649	69,873,562	71,271,033	72,696,454	74,150,383	75,633,390

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

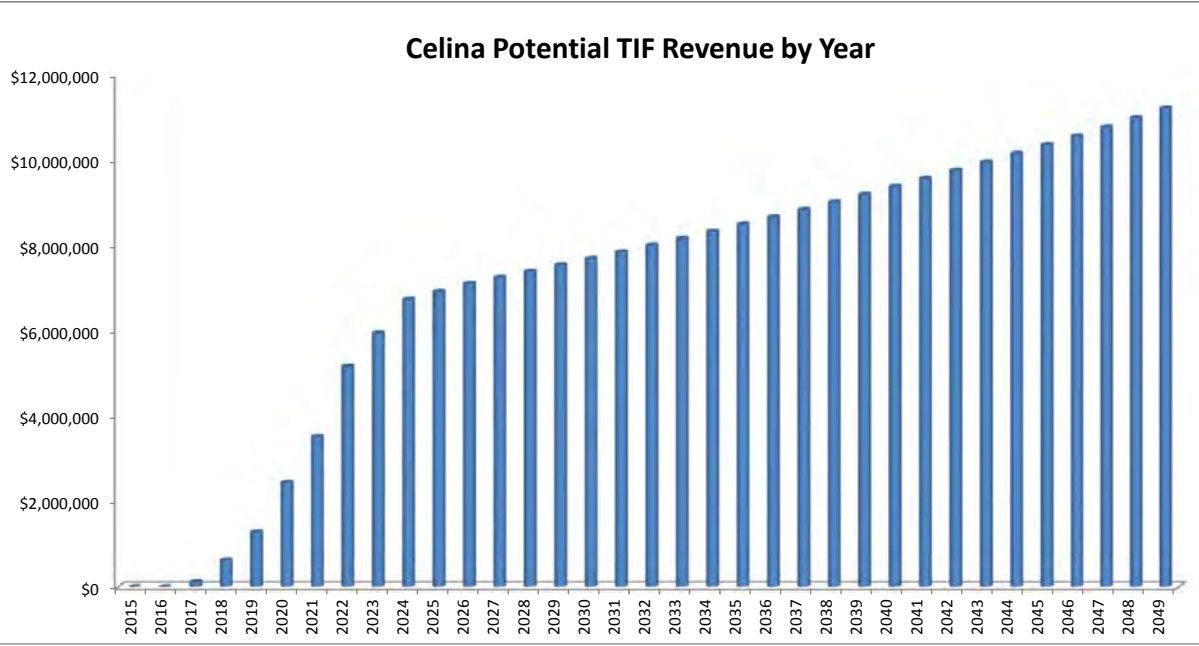
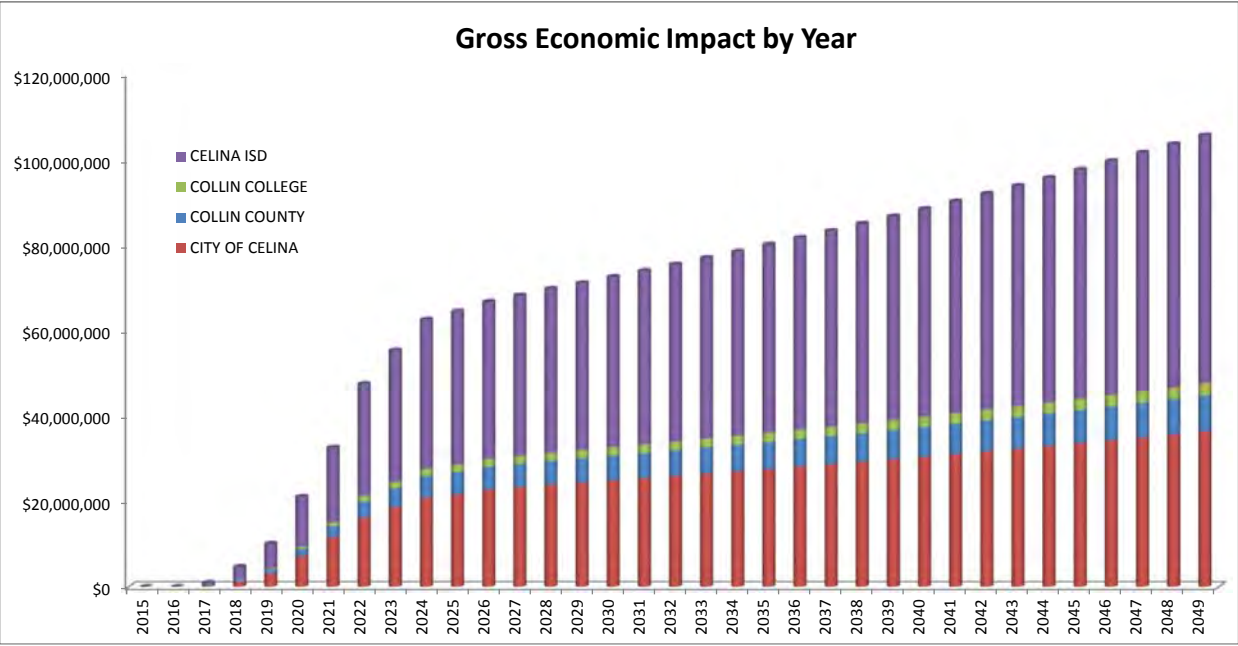
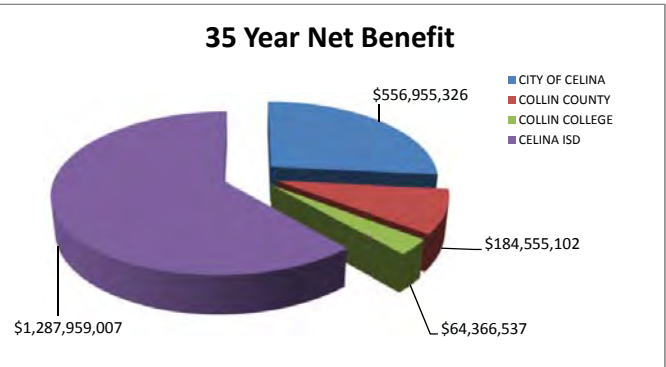
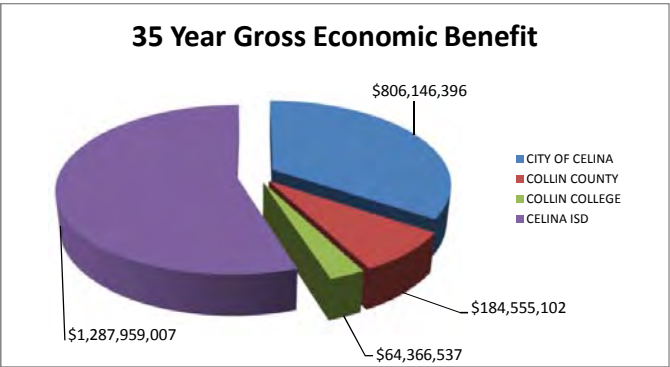
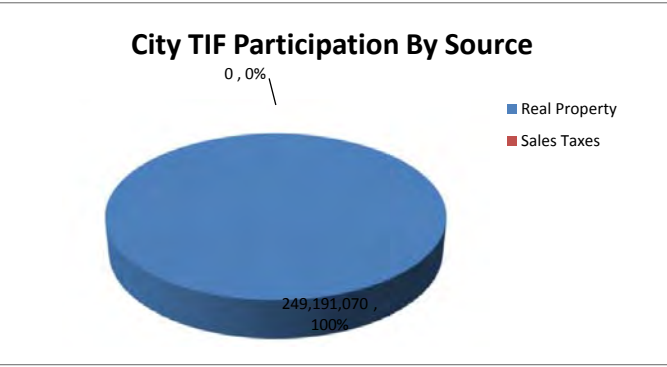
OUTPUT (100%)										TAXABLE VALUE ANALYSIS											
TRACT 5																					
REAL PROPERTY TAX		278,583,697	284,155,370	289,838,478	295,635,247	301,547,952	307,578,911	313,730,490	320,005,099	326,405,201	332,933,305	339,591,972	346,383,811	353,311,487	360,377,717	367,585,271	374,936,977	382,435,716			
BUSINESS PERSONAL PROPERTY		15,150,471	15,453,480	15,762,550	16,077,801	16,399,357	16,727,344	17,061,891	17,403,129	17,751,191	18,106,215	18,468,340	18,837,706	19,214,460	19,598,750	19,990,725	20,390,539	20,798,350			
CITY OF CELINA		1,894,585	1,932,477	1,971,127	2,010,549	2,050,760	2,091,775	2,133,611	2,176,283	2,219,809	2,264,205	2,309,489	2,355,679	2,402,792	2,450,848	2,499,865	2,549,862	2,600,860	57,812,507	CITY OF CELINA	
COLLIN COUNTY		690,275	704,081	718,162	732,526	747,176	762,120	777,362	792,909	808,768	824,943	841,442	858,271	875,436	892,945	910,804	929,020	947,600	21,063,471	COLLIN COUNTY	
COLLIN COLLEGE		240,745	245,559	250,471	255,480	260,590	265,801	271,117	276,540	282,071	287,712	293,466	299,336	305,322	311,429	317,657	324,010	330,491	7,346,222	COLLIN COLLEGE	
CELINA ISD		4,817,240	4,913,585	5,011,857	5,112,094	5,214,336	5,318,623	5,424,995	5,533,495	5,644,165	5,757,048	5,872,189	5,989,633	6,109,426	6,231,614	6,356,246	6,483,371	6,613,039	146,996,141	CELINA ISD	
		7,642,846	7,795,702	7,951,617	8,110,649	8,272,862	8,438,319	8,607,085	8,779,227	8,954,812	9,133,908	9,316,586	9,502,918	9,692,976	9,886,836	10,084,572	10,286,264	10,491,989	233,218,341		
TRACT 6																					
REAL PROPERTY TAX		278,583,697	284,155,370	289,838,478	295,635,247	301,547,952	307,578,911	313,730,490	320,005,099	326,405,201	332,933,305	339,591,972	346,383,811	353,311,487	360,377,717	367,585,271	374,936,977	382,435,716			
BUSINESS PERSONAL PROPERTY		589,396	601,184	613,208	625,472	637,981	650,741	663,756	677,031	690,571	704,383	718,470	732,840	747,497	762,447	777,695	793,249	809,114			
CITY OF CELINA		1,800,666	1,836,680	1,873,413	1,910,882	1,949,099	1,988,081	2,027,843	2,068,400	2,109,768	2,151,963	2,195,002	2,238,902	2,283,680	2,329,354	2,375,941	2,423,460	2,471,929	54,948,438	CITY OF CELINA	
COLLIN COUNTY		656,057	669,178	682,561	696,213	710,137	724,340	738,826	753,603	768,675	784,049	799,730	815,724	832,039	848,679	865,653	882,966	900,625	20,019,974	COLLIN COUNTY	
COLLIN COLLEGE		228,810	233,386	238,054	242,815	247,672	252,625	257,678	262,831	268,088	273,449	278,918	284,497	290,187	295,990	301,910	307,948	314,107	6,982,285	COLLIN COLLEGE	
CELINA ISD		4,578,439	4,670,007	4,763,408	4,858,676	4,955,849	5,054,966	5,156,066	5,259,187	5,364,371	5,471,658	5,581,091	5,692,713	5,806,567	5,922,699	6,041,153	6,161,976	6,285,215	139,713,859	CELINA ISD	
		7,263,972	7,409,252	7,557,437	7,708,585	7,862,757	8,020,012	8,180,413	8,344,021	8,510,901	8,681,119	8,854,742	9,031,836	9,212,473	9,396,723	9,584,657	9,776,350	9,971,877	221,664,557		
SALES TAX																					
TRACT 1		199,756,707	203,751,841	207,826,878	211,983,416	216,223,084	220,547,546	224,958,497	229,457,666	234,046,820	238,727,756	243,502,311	248,372,358	253,339,805	258,406,601	263,574,733	268,846,227	274,223,152			
TRACT 2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TRACT 3		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TRACT 4		167,109,507	170,451,697	173,860,731	177,337,946	180,884,705	184,502,399	188,192,447	191,956,296	195,795,422	199,711,330	203,705,557	207,779,668	211,935,261	216,173,966	220,497,446	224,907,395	229,405,542			
TRACT 5		122,128,613	124,571,185	127,062,609	129,603,861	132,195,938	134,839,857	137,536,654	140,287,387	143,093,135	145,954,998	148,874,098	151,851,580	154,888,611	157,986,383	161,146,111	164,369,033	167,656,414			
TRACT 6		9,823,267	10,019,732	10,220,127	10,424,529	10,633,020	10,845,680	11,062,594	11,283,845	11,509,522	11,739,713	11,974,507	12,213,997	12,458,277	12,707,443	12,961,592	13,220,823	13,485,240			
Sales		498,818,094	508,794,456	518,970,345	529,349,752	539,936,747	550,735,482	561,750,191	572,985,195	584,444,899	596,133,797	608,056,473	620,217,602	632,621,954	645,274,393	658,179,881	671,343,479	684,770,348			
Town of Celina		9,976,362	10,175,889	10,379,407	10,586,995	10,798,735	11,014,710	11,235,004	11,459,704	11,688,898	11,922,676	12,161,129	12,404,352	12,652,439	12,905,488	13,163,598	13,426,870	13,695,407	299,601,543	CITY OF CELINA	
REVENUE A, 1, 2, 3, 4, 5, 6, Sales Tax		77,146,058	78,688,979	80,262,759	81,868,014	83,505,375	85,175,482	86,878,992	88,616,571	90,388,903	92,196,681	94,040,615	95,921,427	97,839,855	99,796,653	101,792,586	103,828,437	105,905,006	2,343,027,041		
Running Total		876,320,706	955,009,686	1,035,272,445	1,117,140,459	1,200,645,834	1,285,821,316	1,372,700,307	1,461,316,879	1,551,705,782	1,643,902,463	1,737,943,077	1,833,864,504	1,931,704,359	2,031,501,012	2,133,293,598	2,237,122,035	2,343,027,041			
NET PRESENT VALUE @ 6%																					
GROSS																					
		2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049			
CITY OF CELINA		26,627,061	27,159,603	27,702,795	28,256,851	28,821,988	29,398,427	29,986,396	30,586,124	31,197,846	31,821,803	32,458,239	33,107,404	33,769,552	34,444,943	35,133,842	35,836,519	36,553,249	806,146,396	CITY OF CELINA	
COLLIN COUNTY		6,066,534	6,187,865	6,311,622	6,437,854	6,566,611	6,697,944	6,831,903	6,968,541	7,107,911	7,250,070	7,395,071	7,542,972	7,693,832	7,847,709	8,004,663	8,164,756	8,328,051	184,555,102	COLLIN COUNTY	
COLLIN COLLEGE		2,115,801	2,158,117	2,201,279	2,245,304	2,290,211	2,336,015	2,382,735	2,430,390	2,478,998	2,528,577	2,579,149	2,630,732	2,683,347	2,737,014	2,791,754	2,847,589	2,904,541	64,366,537	COLLIN COLLEGE	
CELINA ISD		42,336,662	43,183,396	44,047,064	44,928,005	45,826,565	46,743,096	47,677,958	48,631,517	49,604,148	50,596,231	51,608,155	52,640,318	53,693,125	54,766,987	55,862,327	56,979,573	58,119,165	1,287,959,007	CELINA ISD	
		77,146,058	78,688,979	80,262,759	81,868,014	83,505,375	85,175,482	86,878,992	88,616,571	90,388,903	92,196,681	94,040,615	95,921,427	97,839,855	99,796,653	101,792,586	103,828,437	105,905,006	2,343,027,041		

Summary

TAXABLE VALUE ANALYSIS

TIF Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF CELINA	\$806,146,396	\$249,191,070	\$556,955,326
COLLIN COUNTY	\$184,555,102	\$0	\$184,555,102
COLLIN COLLEGE	\$64,366,537	\$0	\$64,366,537
CELINA ISD	\$1,287,959,007	\$0	\$1,287,959,007
Total	\$2,343,027,041	\$249,191,070	\$2,093,835,971



Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)



Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #5 in Years:

The TIRZ has a 35-year term and is scheduled to end on December 31, 2051.

Powers and Duties of Board of Directors:

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

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

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

Account	Georeference	Name	Owner Address	Owner City	Owner State	Owner Zip	Legal Description	Exemptions	Acres	Taxable
990315	R-6124-000-0110-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0124 HENRY BENTLEY SURVEY, TRACT 11, 30.45 ACRES		30.45	\$ 5,298
990351	R-6124-000-0140-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0124 HENRY BENTLEY SURVEY, TRACT 14, 99.028 ACRES		99.03	\$ 17,238
990360	R-6124-000-0150-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0124 HENRY BENTLEY SURVEY, TRACT 15, 72.9923 ACRES		72.99	\$ 7,511
995971	R-6593-000-0010-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0593 S MCCULLOUGH SURVEY, TRACT 1, 73.558 ACRES		73.56	\$ 12,798
996024	R-6593-000-0060-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0593 S MCCULLOUGH SURVEY, TRACT 6, 13.323 ACRES		13.32	\$ 2,311
996033	R-6593-000-0070-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0593 S MCCULLOUGH SURVEY, TRACT 7, 16.141 ACRES		16.14	\$ 2,808
1013637	R-6988-000-0020-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0988 GEORGE WILEY SURVEY, TRACT 2, 6.88 ACRES		6.88	\$ 1,197
1013646	R-6988-000-0030-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0988 GEORGE WILEY SURVEY, TRACT 3, 73.32 ACRES		73.32	\$ 12,758
2560003	R-6124-000-0090-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0124 HENRY BENTLEY SURVEY, TRACT 9, 38.545 ACRES		38.55	\$ 6,707
2629709	R-6132-000-0030-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 3, 9.783 ACRES		9.78	\$ 1,707
995999	R-6593-000-0030-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0593 S MCCULLOUGH SURVEY, TRACT 3, 14.28 ACRES		14.28	\$ 2,481
2120505	R-6132-000-0300-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 30, 14.0 ACRES		14.00	\$ 42,267
991172	R-6132-000-0110-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 11, 22.741 ACRES		22.74	\$ 3,957
991261	R-6132-000-0200-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 20, .95 ACRES		0.95	\$ 98
2144634	R-6132-000-0070-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 7, 68.112 ACRES		68.11	\$ 11,857
2509351	R-6132-000-0240-1	GLENDENNING REX K & SHERESE M	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 24, 15.144 ACRES	HS	15.14	\$ 899,988
2509352	R-6132-000-0380-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 38, 142.396 ACRES		142.40	\$ 21,598
18426	R-6167-002-0880-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 2, TRACT 88, ACRES 49.9850		49.99	\$ 8,697
962729	R-6167-002-0320-1	ENSERCH CORPORATION	PO BOX 650205	DALLAS	TX	75265-0205	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 2, TRACT 32, ACRES 0.1700		0.17	\$ 10,000
962747	R-6167-002-0339-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 2, TRACT 33-9, ACRES 66.0200		66.02	\$ 11,487
962756	R-6167-002-0340-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 2, TRACT 34, ACRES 40.4830		40.48	\$ 7,044
962809	R-6167-002-0390-1	CHEN FELIX Y &	25 TEVIS PL	HILLSBOROUGH	CA	94010-6441	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 2, TRACT 39, ACRES 7.0000		7.00	\$ 72
963005	R-6167-002-0580-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 2, TRACT 58, ACRES 6.2600		6.26	\$ 64
963238	R-6167-002-0760-1	BURLINGTON NORTHERN & SF RAIL	PO BOX 961089	FORT WORTH	TX	76161-0089	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 2, TRACT 76, ACRES 16.3000		16.30	\$ -
1871825	R-6167-002-0020-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 2, TRACT 2, ACRES 3.3050		3.31	\$ 60,798
2584034	R-6167-002-0910-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 2, TRACT 91, ACRES 13.5000		13.50	\$ 2,345
2584039	R-6167-002-0920-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 2, TRACT 92, ACRES 5.5000		5.50	\$ 95
2584046	R-6167-002-0930-1	STERLING TRUST CO	1101 WOODED ACRES DR STE 120	WACO	TX	76710-4455	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 2, TRACT 93, ACRES 9.4260		9.43	\$ 1,644
2584056	R-6167-002-0940-1	STERLING TRUST CO	1101 WOODED ACRES DR STE 120	WACO	TX	76710-4455	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 2, TRACT 94, ACRES 9.4240		9.42	\$ 1,644
2649840	R-6167-002-0380-1	STERLING TRUST COMPANY CUSTODIAN	PO BOX 2526	WACO	TX	76702-2526	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 2, TRACT 38, ACRES 5.5000		5.50	\$ 56
2649841	R-6167-002-0950-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 2, TRACT 95, ACRES 0.7840		0.78	\$ 8
2649842	R-6167-002-0960-1	STERLING TRUST COMPANY CUSTODIAN	PO BOX 2526	WACO	TX	76702-2526	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 2, TRACT 96, ACRES 2.5000		2.50	\$ 25
1845855	R-6167-001-0860-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 1, TRACT 86, ACRES 70.8020		70.80	\$ 7,298
2587302	R-6167-001-0020-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 1, TRACT 2, ACRES 50.5880		50.59	\$ 4,708
963210	R-6167-001-0740-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 1, TRACT 74, ACRES 7.0000		7.00	\$ 1,211
997041	R-6731-000-0070-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0731 SAMUEL QUEEN SURVEY, TRACT 7, 44.0 ACRES		44.00	\$ 7,658
1967330	R-6765-000-0110-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0765 H C ROUTH SURVEY, TRACT 11, .193 ACRES		0.19	\$ 1
2110261	R-6767-000-0020-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0767 J K RICE SURVEY, TRACT 2, 65.9297 ACRES		65.93	\$ 11,477
2120659	R-6167-001-0010-1	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 1, TRACT 1, ACRES 69.5303		69.53	\$ 12,098
								TOTAL	1255.84	\$ 1,203,913

Attachment: DRAFT Celina PPFP v10 reduced (1514 : Old Celina LTD TIRZ)

CITY OF CELINA, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, DESIGNATING A NON-CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY LIMITS OF THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER FIVE, CITY OF CELINA; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Celina, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area or/and extraterritorial jurisdiction ("ETJ") within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous-geographic area that is in the City limits or/and the extraterritorial jurisdiction ("ETJ") of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

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WHEREAS, the City Council desires for the City to consider the creation of a tax increment reinvestment zone with the boundaries described in the metes and bounds attached hereto as **Exhibit A** and the general locator map attached hereto as **Exhibit B** (the "Zone"); and

WHEREAS, the anticipated developer of the Property, Old Celina, Ltd, a Texas limited partnership (the "Developer") has made certain commitments to develop the property within the Zone in a certain manner to be set out in the Development Agreement; and

WHEREAS, the City has made certain promises in return in regards to the development of the property within the Zone; and

WHEREAS, in particular, the Developer of the property within the Zone commits to the design, and construction of a certain two-lane portion of a future parkway to be called Celina Parkway, to be set out in the Development Agreement; and

WHEREAS, the City shall acquire the right-of-way for the future parkway to be called the Celina Parkway; and

WHEREAS, the portion of Celina Parkway that the Developer shall construct shall be that portion of the future Celina Parkway between FM 428 and FM 455; and

WHEREAS, the intersection of Celina Parkway and FM 455 shall be designed in a manner that is mutually agreeable to both the Developer and the City; and

WHEREAS, the Developer shall complete the design of that portion of Celina Parkway between FM 428 and FM 455 within twelve (12) months of the effective date of a fully executed and recorded Development Agreement for the development of the Zone, and shall commence construction of two lanes of that portion of Celina Parkway between FM 428 and FM 455 within eighteen (18) months of the effective date of a fully executed and recorded Development Agreement for the development of the Zone; and

WHEREAS, the City acknowledges that design and construction of Celina Parkway between FM 428 and FM 455 is an item reimbursable by the City to the Developer by the use of TIRZ funds; and

WHEREAS, the City acknowledges that the cost of the acquisition of the right-of-way for the portion of Celina Parkway between FM 428 and FM 455 is an item reimbursable by the City to the Developer by the use of TIRZ funds; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Reinvestment Zone Number Five, City of Celina, Preliminary Project and Financing Plan*, dated March 8, 2016, attached as **Exhibit C** (hereinafter referred to as the “Preliminary Project and Finance Plan”) for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in the official newspaper of the City on or before February 26, 2016, which date is before the seventh (7th) day before the public hearing held on March 8, 2016; and

WHEREAS, at the public hearing on March 8, 2016, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, evidence was received and presented at the public hearing on March 8, 2016 in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on March 8, 2016; and

WHEREAS, the public hearing was held in full accordance with Section 311.003(c) of the Act; and

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

WHEREAS, the percentage of the property in the proposed zone, excluding property that is publicly owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance ~~P~~lan has been prepared for the proposed reinvestment zone.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. FINDINGS.

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

- (a) That the public hearing on the creation of the proposed reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by applicable law, including the Act; and
- (b) That creation of the proposed reinvestment zone with boundaries as described and depicted in *Exhibits A* and *B* will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as defined in *Exhibits A* and *B*, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 1. It is a geographic area located entirely within the city limits or the extraterritorial jurisdiction of the City; and
 2. The area is predominately open or; undeveloped ~~or underdeveloped~~, and the lack of necessary public improvements substantially impairs the sound growth of the City; and
- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and

- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the city and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in **Exhibits A** and **B** hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is **Reinvestment Zone Number Five, City of Celina** (hereinafter referred to as the “Zone”).

SECTION 4. BOARD OF DIRECTORS.

- (a) The City Council hereby creates a board of directors for the Zone (hereinafter referred to as the “Board”) consisting of seven (7) members all appointed by the City Council. Council members may serve as Board members.
- (b) The Board members appointed to the Board shall be eligible to serve on the Board if that person is at least 18 years of age, and is a resident of the county in which the Zone is located or a county adjacent to that county.
- (c) The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a final project plan and reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall consider amendments to the final project and reinvestments zone financing plans on its own initiative or upon submission by the City Council, but amendments recommended by the Board shall not take effect unless and until adopted by the City Council.
- (d) Directors shall not receive any salary or other compensation for their services as directors.
- (e) Members of the Board shall be appointed for terms of two years. The terms of the Board members may be staggered. The City Council may remove and replace Board members at any time during a term.

(f) The initial Board shall be seven members and the following shall be members:

1. Sean Terry
2. Erik Geiger
3. Wayne Nabors
4. Andy Hopkins
5. Carmen Roberts
6. Lori Vaden
7. Chad Anderson

The City Council hereby appoints Sean Terry to serve as chairman of the Board during the time the initial Board is serving. The Board shall then elect a chair person each year. The Board may elect a vice-chair to preside in the absence of the chair or when there is a vacancy in the office of chair person. The Board may elect other officers as it considers appropriate.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) ~~on December 31, 2035~~ 2051; (ii) at an earlier time designated by subsequent ordinance; or (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

Pursuant to Section 311.012(c) of the Act, the tax increment base of the City, or any other taxing unit participating in the Zone, is the total taxable value of all real property taxable by the City or other taxing unit participating in the Zone, and located in the Zone determined as of January 1, 2016, the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base"). Taxable value is the assessed value determined by the Collin County Appraisal District after applying any agricultural use, open space, or other special appraisal methodologies applicable to real property as of January 1, 2016, without regard to any rollback that may later occur due to a change of use of the property. That consistent with Section 311.012(a) of the Act, the amount of the Tax Increment for a year is ~~50%~~ % 50% of property taxes levied, assessed, and collected by the City and all or a portion of property taxes of other taxing units participating in the Zone and located in the Zone (as set forth in an agreement to participate in the Zone) for that year on the Captured Appraised Value (defined below) of real property taxable by City or other taxing unit participating in the Zone and located in the Zone (the "Tax Increment"). That consistent with Section 311.012(b) of the Texas Tax Code, as amended, the Captured Appraised Value of real property taxable by the City or other taxing unit participating in the Zone for a year is the total appraised value of all real property taxable by the unit and located in the Zone for that year less the Tax Increment Base (the "Captured Appraised Value").

SECTION 7. TAX INCREMENT FUND.

Old Celina TIRZ #5 Creation

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That there is hereby created and established a “Tax Increment Fund” for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited into such fund or subaccount from which money will be disbursed to pay project costs, plus interest, for the Zone.

SECTION 8. SEVERABILITY CLAUSE.

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

SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THIS THE 8th DAY OF MARCH, 2016.

Mayor

ATTEST:

Old Celina TIRZ #5 Creation
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|

Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

Julie Fort, Attorney for the City

DRAFT

Attachment: DRAFT Ord Establishing Old Celina TIRZ #5 (1514 : Old Celina LTD TIRZ)

Old Celina TIRZ #5 Creation

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Exhibit A

Metes and Bounds Description of the Zone

DRAFT

Attachment: DRAFT Ord Establishing Old Celina TIRZ #5 (1514 : Old Celina LTD TIRZ)

Exhibit B

Depiction of Property Described in Exhibit A

DRAFT

Attachment: DRAFT Ord Establishing Old Celina TIRZ #5 (1514 : Old Celina LTD TIRZ)

Exhibit C

Preliminary Project Plan and Finance Plan

*REINVESTMENT ZONE NUMBER FIVE,
CITY OF CELINA
PRELIMINARY PROJECT AND FINANCING PLAN
(the "Preliminary Plan")*

Attachment: DRAFT Ord Establishing Old Celina TIRZ #5 (1514 : Old Celina LTD TIRZ)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: Sign amendment, Wall, Window & Monument

Action Requested:

Consider and act upon an ordinance amending the City's Signage Standards, Chapter 3: Building Regulations, Article 3.07: "Signs." (Liebman)

Background Information:

Staff is proposing an amendment to the Sign Ordinance to amend the regulations for wall and window signs within the City of Celina. The current adopted wall sign regulations are difficult to interpret and staff must consistently explain them to applicants. Staff is proposing new wall sign regulations which staff feels will be easier for applicants to understand and interpret.

Staff is also proposing a change to the City's window sign regulations to be in line with the recent lighting standard revision which prohibited High Intensity border lighting in windows. Window border lighting may still be allowed in conjunction with a federally recognized national holiday such as Christmas in which case such lights may be in place for forty-five (45) days before the holiday and must be removed (14) fourteen days after said holiday.

Finally staff is proposing a change to the City's monument sign regulations which prohibits building the pad of a sign up higher than the average grade of the lot in order to make a sign taller than it other wise would have been.

Legal Obligations and Review:

N/A

Public Notifications:

N/A

Supporting Documents:

- Proposed regulations

Staff Recommendation:

- Staff recommends approval of the item as presented

Staff Recommendation:

Staff recommends approval

CITY OF CELINA, TEXAS

ORDINANCE 2016-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, PROVIDING A COMPREHENSIVE REVISION OF THE CITY'S SIGN ORDINANCE BY AMENDING THE CITY'S CODE OF ORDINANCES, CHAPTER 3: BUILDING REGULATIONS, ARTICLE 3.07: SIGNS; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT TO THE CODE OF ORDINANCES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PENALTY, 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 County 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, Chapter 216 of the Texas Local Government Code, empowers a municipality to establish regulations pertaining to signs within its incorporated boundaries and its extraterritorial jurisdiction.

WHEREAS, the City Council, has determined that adjusting the City's sign standards will provide flexibility to both our residents and developers, while promoting an aesthetically pleasing environment; and

WHEREAS, the City Council, has determined that adjusting the City's sign standards is necessary to promote responsible land and economic development, and to protect the public health and safety.

WHEREAS, the City's former sign ordinance was enacted as Ordinance No 2003-23 on May 23, 2003;

WHEREAS, Ordinance No. 2003-23 prohibited certain signs, including but not limited billboard signs;

WHEREAS, Ordinance No. 2003-23 now codified as article 3.07.004 in the City's Code of Ordinances set forth certain rules regarding the amortization of non-conforming signs;

WHEREAS, the City Council explicitly desires to preserve the rules set forth in section 3.07.004 Non Conforming Uses of the City's Code of Ordinances;

WHEREAS, the City Council explicitly desires to maintain and preserve the amortization timetable set forth in said section 3.07.004;

WHEREAS, this amending ordinance does NOT repeal replace or in any manner affect the existing section 3.07.004;

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

SECTION 1 **INCORPORATION OF PREMISES**

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

SECTION 2 **FINDINGS**

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

SECTION 3 **AMENDMENTS**

ARTICLE 3.07 SIGNS

3.01 That the Celina Code of Ordinances, Chapter 3: Building Regulations; Article 3.07: Signs; Section 3.07.018 (13) (C), Manner. Shall be amended to read as follows:

(C) Manner.

(i) The design, materials, and finish of an MIS-1 shall match those of the buildings on the same lot. A MIS-1 shall contain minimum one (1) foot masonry with mortar border around all sides. An MIS-1 constructed entirely of masonry materials, as defined in the city's zoning ordinance as it currently exists or may be amended, shall satisfy the one (1) foot masonry border requirement. Back-lit MIS-1s shall be inset into the pedestal rather than attached or applied to the pedestal.

(ii) MIS-1s constructed in conjunction with UDMSs and monument (individual) sign-2 (MIS-2) shall be consistent with the building elements and materials of UDMSs within the unified development, and MIS-2s on the same lot and within the unified development. Architectural embellishments are also encouraged and may be considered through the review of a sign coordination plan.

(iii) A lot is allowed a maximum of one (1) MIS-1 per street frontage.

(iv) The maximum area of an MIS-1, including the 1-foot masonry border, is sixty (60) square feet.

(v) The maximum height of a MIS-1 is eight (8) feet. The average finished grade of the property shall not be altered to increase the height of a MIS-1 sign.

(vi) MIS-1s are permitted to contain electronic variable message display subject to the following conditions:

a. Variable message monument displays shall only be permitted on lots adjacent to a major thoroughfare or greater as designated in the city's thoroughfare plan, as it currently exists or may be amended.

b. Variable message monument displays shall only be permitted in nonresidential zoning districts.

c. Variable message displays integrated into wall signs are also permitted, but only one (1) variable message display, either monument or wall, is permitted per lot.

d. Variable message monument displays shall comply with [section 3.07.028](#) of this article.

3.02 That the Celina Code of Ordinances, Chapter 3: Building Regulations; Article 3.07: Signs; Section 3.07.018 (23), Wall Sign. Shall be amended to read as follows:

(23) Wall sign.

(A) Time. A sign permit is required. A sign permit shall not be issued to erect, place or install a wall sign on a property until a building permit has been approved for a building on the property.

(B) Place. Wall signs are permitted only in conjunction with a nonresidential use or in a nonresidential zoning district or a multi-family use in a multi-family or mixed use zoning district. When a wall sign of any character is placed directly on the face of a wall and constructed over a pedestrian walkway or vehicular drive, a minimum of nine (9) feet clearance shall be provided between the grade of the sidewalk or drive and the lowest portion of a projecting sign. A wall sign may not be erected or placed on a parapet wall, unless the parapet wall extends around the entire perimeter of the building at the same elevation. When projections on the wall face prevent the erection of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom and ends with incombustible materials. For buildings with a height of five (5) stories or greater (>), a wall sign may extend above the roofline of the building on which it is attached up to twenty-five (25) percent of the sign's height. The wall sign must be located on that portion of the building that is five (5) stories or greater. Wall signs shall not extend vertically above the highest point of the roofline above the facade.

(C) Manner.

(a) Wall signs are permitted to contain electronic variable message display subject to the following conditions:

(i) Variable message monument displays shall only be located on lots adjacent to a major thoroughfare or greater as designated in the city's thoroughfare plan, as it currently exists or may be amended.

(ii) Variable message monument displays shall only be permitted in nonresidential areas.

(iii) Variable message displays integrated into wall signs are also permitted, but only one (1) variable message display, either monument or wall, is permitted per lot.

(iv) Variable message monument displays shall comply with [section 3.07.028](#) of this article.

(b) The size of wall signs shall be as follows:

(i) Multifamily residential uses, residential condominiums and group quarters (lodging houses and boarding houses, dormitories, fraternity and sorority houses) may have identification signs having a total aggregate area of up to five per cent of the area of the facade on which they are located (CEVM signs prohibited);

(ii) Non-residential uses may have signs with a total aggregate area of up to ten per cent of the area of the facade on which they are located;

(iii) Premises containing two or more uses having different standards under this Section shall have the allowable area determined by the use allowing the greater area.

d. The allowances may be increased by 50 per cent when the premises will have no freestanding signs.

3.03 That the Celina Code of Ordinances, Chapter 3: Building Regulations; Article 3.07: Signs; Section 3.07.019 (t), Window Sign. Shall be amended to read as follows:

(t) Window sign.

(1) Time. No sign permit required, except illuminated window signs, such as open/closed or hours of operations signs. Illuminated window signs that exceed twenty-five (25) percent of a window requires the issuance of a sign permit and shall not be closer than three (3) feet from a public door. A window sign may be displayed twenty-four (24) hours each and every continuing day. Illuminated window borders are prohibited. Unless in conjunction with a federally recognized holiday such as

Christmas in which case such lights may be in place for thirty (45) days before the holiday and must be removed (14) fourteen days after said holiday.

(2) Place. Window signs shall only be displayed on the inside or exterior of a window.

(3) Manner. Window sign(s) shall be installed on the inside or outside of a window. The maximum area of a window sign shall not exceed twenty-five (25) percent of the window where the sign is displayed. Window signs are limited to one (1) sign per window. Illuminated and nonilluminated window signs or its appendages shall not blink, strobe, fade, flash, scroll, or move in any manner. Illuminated window signs shall remain static and stationary.

3.04 All other articles, chapters, sections, paragraphs, sentences, phrases, charts, definitions and words are not amended but are hereby ratified and affirmed.

SECTION 4 **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. This Ordinance shall not repeal or replace section 3.07.004 in any respect but said section and the amortization timetable therein are hereby ratified and affirmed.

SECTION 5 **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 sign regulations which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 6 **SEVERABILITY**

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or 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 7 **PENALTY**

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) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs and continues.

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 **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 Clause of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 9 **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 10 **EFFECTIVE DATE**

This Ordinance shall become effective from and after its date of passage in accordance with law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this ____ day of _____, 2014.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Attachment: Sign Amendment Ordinance 3-8-16 (1492 : Sign amendment, Wall, Window & Monument)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: March 8, 2016
 Re: LM 115 Annexation Ordinance

Action Requested:

Consider and act on an ordinance of the City of Celina, Texas, adopting the annexation of certain territories contiguous to and adjoining the City of Celina, Texas, to wit: being tracts #9, #34, #44, & #76 situated in the Collin County School Land Survey #15, Abstract No. 0170, block 2, being ± 79.531 acres owned by LM Celina 115LP C/O D2 Investments; and being more particularly described by legal description in Exhibit "A" and graphically depicted in Exhibit "B" such tracts are generally located north of E. Malone Street, west of SH 289, east of the BNSF railroad, and south of County Road 95. (Liebman)

Background Information:

Below is the anticipated annexation schedule for the properties listed in Exhibit "A"

The properties have an agricultural exemption. A pre-annexation agreement was offered to the owner and was not returned to the City prior to the required deadline.

- ~~• January 12, 2015 - City Council acts on Resolution to set the public hearing dates.~~
- February 9, 2016 - Two separate public hearings are held on the same night (6:00pm & 6:05pm @ 112 N. Colorado Dr. Celina, Texas.)
- March 8, 2016 - City Council acts on Ordinance annexing the properties listed in Exhibit "A".

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City's land use attorney assisted staff during the pre-annexation process.

Staff Recommendation:

Staff recommends approval of the item as presented

CITY OF CELINA, TEXAS

ORDINANCE NO. 2016-

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORIES CONTIGUOUS TO AND ADJOINING THE CITY OF CELINA, TEXAS, TO WIT:

- BEING A TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY #15, ABSTRACT NO. 0170, BLOCK 2, TRACT #9, COLLIN COUNTY, TEXAS, BEING ALL OF A 18.8 ACRE TRACT OF LAND OWNED BY LM CELINA 115 LP C/O D2 INVESTMENTS AS REFERENCED BY PROPERTY ID 2519631 AND BY GEOGRAPHIC ID R-6170-002-0090-1 OF THE APPRASIAL DISTRICT RECORDS OF COLLIN COUNTY, TEXAS ; AND
- BEING A TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY #15, ABSTRACT NO. 0170, BLOCK 2, TRACT #34, COLLIN COUNTY, TEXAS, BEING ALL OF A .39 ACRE TRACT OF LAND OWNED BY LM CELINA 115 LP C/O D2 INVESTMENTS AS REFERENCED BY PROPERTY ID 992313 AND BY GEOGRAPHIC ID R-6170-002-0340-1 OF THE APPRASIAL DISTRICT RECORDS OF COLLIN COUNTY, TEXAS; AND
- BEING A TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY #15, ABSTRACT NO. 0170, BLOCK 2, TRACT #44, COLLIN COUNTY, TEXAS, BEING ALL OF A 2.89 ACRE TRACT OF LAND OWNED BY LM CELINA 115 LP C/O D2 INVESTMENTS AS REFERENCED BY PROPERTY ID 992411 AND BY GEOGRAPHIC ID R-6170-002-0440-1 OF THE APPRASIAL DISTRICT RECORDS OF COLLIN COUNTY, TEXAS; AND
- BEING A TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY #15, ABSTRACT NO. 0170, BLOCK 2, TRACT #76, COLLIN COUNTY, TEXAS, BEING ALL OF A 57.451 ACRE TRACT OF LAND OWNED BY LM CELINA 115 LP C/O D2 INVESTMENTS AS REFERENCED BY PROPERTY ID 2544676 AND BY GEOGRAPHIC ID R-6170-002-0760-1 OF THE APPRASIAL DISTRICT RECORDS OF COLLIN COUNTY, TEXAS; AND

AND BEING MORE PARTICULARLY DESCRIBED BY LEGAL DESCRIPTION IN EXHIBIT "A" AND GRAPHICALLY DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACTS ARE GENERALLY LOCATED AT THE NORTH OF E. MALONE STREET, WEST OF SH 289, EAST OF THE BNSF RAILROAD, AND SOUTH OF COUNTY ROAD 95.; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDING OF THE OFFICIAL CITY MAP; PROVIDING FOR 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 A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; 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; and

WHEREAS, two separate public hearings were conducted in accordance with Section 43.052 of the Texas Local Government Code, the first hearing being held on the 9th day of February, 2016 and the second hearing being held on the 9th day of February, 2016 in the Council Chambers located in the First United Methodist Church, 112 N. Colorado in the City of Celina to consider the annexation of the properties being more particularly described in Exhibit “A”, attached hereto and incorporated herein; 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 public hearings were conducted and held no more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the notice of the public hearings were published in the Celina Record, a newspaper of general circulation within the City of Celina, Texas, on the 22th day of January, 2016, 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; and

WHEREAS, the City Council of the City of Celina, Texas has determined that such territory is contiguous to and adjoins 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 such territory 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, metes and bounds descriptions of the property to be annexed is attached hereto as Exhibit “A” and incorporated herein for all purposes; and

WHEREAS, the service plan for such territory is attached hereto as Exhibit “C” and incorporated herein for all purposes.

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 being more particularly described in Exhibit “A”, which is incorporated herein as if written word for word, 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 **SERVICE PLAN**

The municipal service plan for the herein annexed territory, attached hereto as Exhibit “C”, was

submitted in accordance with Chapter 43 of the Texas Local Government Code and is hereby approved as part of this ordinance, and is made a part hereof.

SECTION 4
FILING OF ORDINANCE REQUIRED

The Mayor shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of Collin County, Texas, 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 territory referenced in Exhibit "A", attached hereto and incorporated herein for all purposes, shall be a part of the City of Celina, Texas, and subject to the municipal service plan referenced in Section 3 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.

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 8
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage.

AND IT IS SO ORDAINED .

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this ____ day of _____, 2016.

Sean Terry, Mayor
City of Celina, Texas

Attachment: LM 115 Annexation Ordinance (1494 : LM 115 Annexation Ordinance)

ATTEST:

APPROVED AS TO FORM:

Vicki Faulkner, City Secretary
City of Celina, Texas

City Attorney
City of Celina, Texas

Attachment: LM 115 Annexation Ordinance (1494 : LM 115 Annexation Ordinance)

EXHIBIT "A"
Property Legal Descriptions

Tract 9

Abs A0170 Collin County School Land #15 Survey, Blk 2, Tract 9, 18.8 Acres

Referenced by property ID 2519631 and by geographic ID R- 6170-002-0090-1 of the Appraisal
District Records of Collin County, Texas

Tract 34

Abs A0170 Collin County School Land #15 Survey, Blk 2, Tract 34, .39 Acres

Referenced by property ID 992313 and by geographic ID R- 6170-002-0340-1 of the appraisal district
records of Collin County, Texas

Tract 44

Abs A0170 Collin County School Land #15 Survey, Blk 2, Tract 44, 2.89 Acres

Referenced by property ID 992411 and by geographic ID R- 6170-002-0440-1 of the appraisal district
records of Collin County, Texas

Tract 76

Abs A0170 Collin County School Land #15 Survey, Blk 2, Tract 76, 57.451 Acres

Referenced by property ID 2544676 and by geographic ID R- 6170-002-0760-1 of the appraisal
district records of Collin County, Texas

Exhibit "B"
Celina LM 115 Annexation



Exhibit “C”**Service Plan****A) SERVICE PLAN GENERALLY**

- 1) This service plan has been prepared in accordance with the Texas Local Government Code (“LGC”), 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) Constriction 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 be 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.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Ben Rodriguez, Planner
CC: Mike Foreman, City Manager
Date: March 8, 2016
Re: Light Farms, Hazel Neighborhood Final Plat

Action Requested:

Consider and act on a Final Plat for Light Farms, Hazel Neighborhood, approximately 28.89 acres situated in the John Ragsdale Survey, Abstract No. 734, comprising 106 residential lots and eight (8) open space lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad. (Liebman)

Background Information:

Staff has reviewed the proposed Final Plat for Light Farms Hazel Neighborhood and has deemed it acceptable.

Public Notice:

N/A

Supporting Documents:

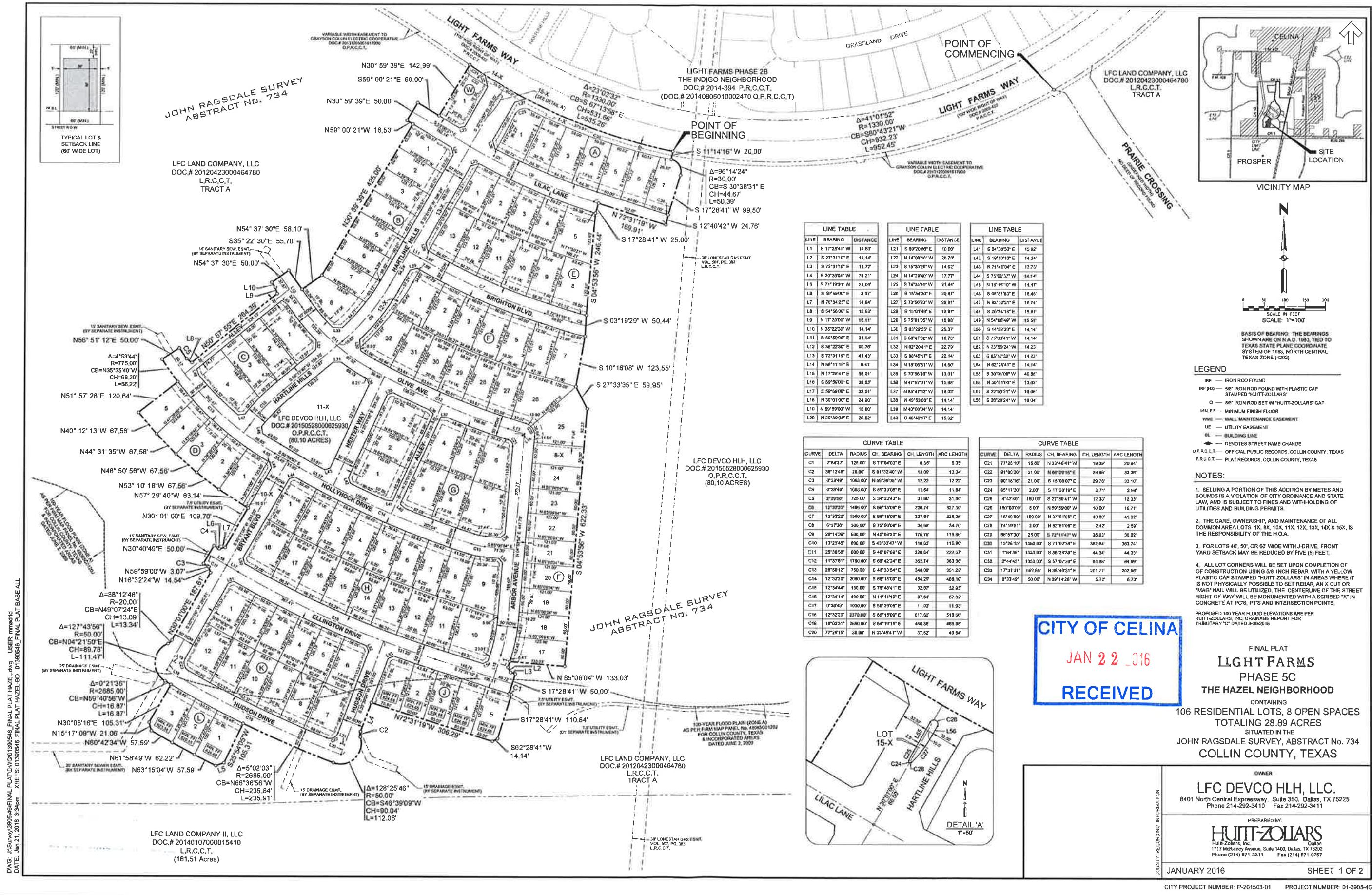
- Plat Exhibit

Board/Committee Recommendation:

At its meeting on February 16, 2016, the Planning and Zoning Commission voted unanimously to recommend approval of the final plat, subject to the applicant addressing staff's remaining comments prior to being placed on a City Council agenda.

Staff Recommendation:

Staff recommends approval on the condition that the plat is not filed until all public improvements have been inspected and accepted by the City.



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

BEING a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, and being a portion of a tract of land as described in instrument to LFC DEVCO HLH, LLC as recorded under Document No. 20150528000625930 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the intersection of the southerly right-of-way line of Light Farms Way (100 foot wide right-of-way), as established by the Final Plat of Light Farms Way at Light Farms, an addition to the City of Celina, Texas, as recorded in Document Number 2009-422 of the Plat Records of Collin County, Texas, and the east line of said LFC DEVCO HLH tract, same being the westerly right-of-way line of Prairie Crossing an existing roadway (no deed of record found - undefined width), also being the beginning of a non-tangent curve to the right having a central angle of 41 degrees 01 minute 52 seconds, a radius of 1330.00 feet, subtended by a 932.23 foot chord which bears South 80 degrees 43 minutes 21 seconds West;

THENCE, along the southerly right of way line of said Light Farms Way, same being the north line of said LFC DEVCO HLH tract, and along said curve to the right an arc distance of 952.45 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for the POINT OF BEGINNING;

THENCE, departing southerly right of way line of said Light Farms Way, South 11 degrees 14 minutes 16 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 96 degrees 14 minutes 24 seconds, a radius of 30.00 feet, subtended by a 44.67 foot chord which bears South 30 degrees 38 minutes 31 seconds East;

THENCE, along said curve to the right an arc distance of 50.39 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 17 degrees 28 minutes 41 seconds West, a distance of 99.50 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 12 degrees 40 minutes 42 seconds West, a distance of 24.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 72 degrees 31 minutes 19 seconds West, a distance of 189.91 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 17 degrees 28 minutes 41 seconds West, a distance of 25.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 04 degrees 53 minutes 56 seconds West, a distance of 246.44 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 03 degrees 19 minutes 29 seconds West, a distance of 50.44 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 10 degrees 16 minutes 08 seconds West, a distance of 123.55 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 27 degrees 33 minutes 35 seconds East, a distance of 59.95 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 04 degrees 53 minutes 56 seconds West, a distance of 622.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 85 degrees 06 minutes 04 seconds West, a distance of 133.03 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 17 degrees 28 minutes 41 seconds West, a distance of 14.60 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 27 degrees 31 minutes 19 seconds East, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 72 degrees 31 minutes 19 seconds East, a distance of 11.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 17 degrees 28 minutes 41 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 02 degrees 54 minutes 32 seconds, a radius of 125.00 feet, subtended by a 6.35 foot chord which bears South 71 degrees 04 minutes 03 seconds East;

THENCE, along said curve to the right an arc distance of 6.35 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the south line of said LFC DEVCO HLH tract;

THENCE, along the southerly line of said LFC DEVCO HLH tract, the following courses:

South 17 degrees 28 minutes 41 seconds West, a distance of 110.84 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 62 degrees 28 minutes 41 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 72 degrees 31 minutes 19 seconds West, a distance of 306.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 20 degrees 39 minutes 04 seconds West, a distance of 74.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the left having a central angle of 38 degrees 12 minutes 48 seconds, a radius of 20.00 feet, subtended by a 13.09 foot chord which bears South 01 degrees 32 minutes 40 seconds West

Along said curve to the left an arc distance of 13.34 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a compound curve to the right having a central angle of 126 degrees 25 minutes 46 seconds, a radius of 50.00 feet, subtended by a 90.04 foot chord which bears South 46 degrees 39 minutes 09 seconds West

Along said curve to the right an arc distance of 112.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a compound curve to the right having a central angle of 05 degrees 02 minutes 03 seconds, a radius of 2885.00 feet, subtended by a 235.84 foot chord which bears North 68 degrees 36 minutes 56 seconds West;

Along said curve to the right an arc distance of 235.91 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 25 degrees 54 minutes 05 seconds West, a distance of 105.31 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 71 degrees 18 minutes 30 seconds West, a distance of 21.06 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 83 degrees 15 minutes 04 seconds West, a distance of 57.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 81 degrees 58 minutes 49 seconds West, a distance of 62.22 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 80 degrees 42 minutes 34 seconds West, a distance of 57.59 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the southwest corner of said LFC DEVCO HLH tract;

THENCE, along the westerly line of said LFC DEVCO HLH tract, the following courses:

North 15 degrees 17 minutes 09 seconds West, a distance of 21.06 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 30 degrees 08 minutes 16 seconds East, a distance of 105.31 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 00 degrees 21 minutes 36 seconds, a radius of 685.00 feet, subtended by a 16.87 foot chord which bears North 50 degrees 40 minutes 56 seconds West;

Along said curve to the right an arc distance of 16.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a compound curve to the right having a central angle of 127 degrees 43 minutes 56 seconds, a radius of 50.00 feet, subtended by a 69.75 foot chord which bears North 04 degrees 21 minutes 50 seconds East;

Along said curve to the right an arc distance of 111.47 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a reverse curve to the left having a central angle of 38 degrees 12 minutes 47 seconds, a radius of 20.00 feet, subtended by a 13.09 foot chord which bears North 49 degrees 07 minutes 24 seconds East;

Along said curve to the left an arc distance of 13.34 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 30 degrees 01 minute 00 seconds East, a distance of 187.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 16 degrees 32 minutes 24 seconds West, a distance of 14.54 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 59 degrees 58 minutes 59 seconds West, a distance of 3.07 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the right having a central angle of 00 degrees 39 minutes 49 seconds, a radius of 1055.00 feet, subtended by a 12.22 foot chord which bears North 59 degrees 39 minutes 05 seconds West;

Along said curve to the right an arc distance of 12.22 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 30 degrees 40 minutes 49 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the right having a central angle of 00 degrees 39 minutes 49 seconds, a radius of 1005.00 feet, subtended by a 11.64 foot chord which bears South 59 degrees 39 minutes 05 seconds East;

Along said curve to the left an arc distance of 11.64 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 59 degrees 59 minutes 00 seconds East, a distance of 3.07 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

Huitt 70 degrees 34 minutes 25 seconds East, a distance of 14.54 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 30 degrees 01 minute 00 seconds East, a distance of 109.70 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 57 degrees 29 minutes 40 seconds West, a distance of 83.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 53 degrees 10 minutes 16 seconds West, a distance of 87.56 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 46 degrees 50 minutes 56 seconds West, a distance of 67.56 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 44 degrees 31 minutes 35 seconds West, a distance of 67.56 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 40 degrees 12 minutes 13 seconds West, a distance of 67.56 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 51 degrees 57 minutes 28 seconds East, a distance of 120.64 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 04 degrees 53 minutes 44 seconds, a radius of 775.00 feet, subtended by a 66.20 foot chord which bears North 35 degrees 35 minutes 40 seconds West;

Along said curve to the right an arc distance of 66.22 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 58 degrees 51 minutes 12 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the left having a central angle of 02 degrees 29 minutes 50 seconds, a radius of 725.00 feet, subtended by a 31.60 foot chord which bears South 34 degrees 23 minutes 43 seconds East;

Along said curve to the left an arc distance of 31.60 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 54 degrees 56 minutes 06 seconds East, a distance of 15.56 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 50 degrees 57 minutes 55 seconds East, a distance of 264.39 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 17 degrees 20 minutes 00 seconds West, a distance of 16.11 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 35 degrees 22 minutes 30 seconds West, a distance of 14.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 54 degrees 37 minutes 30 seconds East, a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 35 degrees 22 minutes 30 seconds East, a distance of 55.70 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 54 degrees 37 minutes 30 seconds East, a distance of 56.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 30 degrees 59 minutes 36 seconds East, a distance of 425.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 59 degrees 00 minutes 21 seconds West, a distance of 16.53 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 30 degrees 59 minutes 39 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

South 59 degrees 00 minutes 21 seconds East, a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

North 30 degrees 59 minutes 39 seconds East, a distance of 142.99 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the northwest corner of said LFC DEVCO HLH tract, also being the southerly right-of-way line of said Light Farms Way, and the beginning of a non-tangent curve to the left having a central angle of 23 degrees 03 minutes 32 seconds, a radius of 1330.00 feet, subtended by a 531.66 foot chord which bears South 67 degrees 13 minutes 58 seconds East;

THENCE, along the southerly right-of-way line of Light Farms Way, the northerly line of the LFC DEVCO HLH tract, and along said curve to the left an arc distance of 535.26 feet to the POINT OF BEGINNING and CONTAINING 28.89 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO HLH, LLC, acting herein by and through his/(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LIGHT FARMS PHASE 5C, THE HAZEL NEIGHBORHOOD, addition within the extra-territorial jurisdiction of the City of Celina, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utilities entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas,

WITNESS, my hand, this the ____ day of _____, 2016,

By: RJM/CELINA III, L.P., a Texas limited partnership, Manager

By: RJM/CELINA III, L.P., a Texas corporation, General Partner

Authorized Signature of LFC DEVCO HLH, LLC, Owner

Tony Ruggeri, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, Owner, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2016,

Notary Public in and for the State of Texas

My Commission Expires On: _____

Keller Webster, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Keller Webster, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2016,

Notary Public in and for the State of Texas My Commission Expires On: _____

PREPARER'S CERTIFICATE:

KNOWALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

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

Eric J. Yahoudy, Registered Professional Land Surveyor
Texas Registration No. 4862
HUITT-ZOLLARS, Inc.
Firm Registration No. 10025800

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2016,

Notary Public in and for the State of Texas

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT

This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Signature of Mayor Date of approval

ATTEST:

City Secretary Date

Approved for preparation of final plat following construction of all public improvements (or appropriate surties thereof) necessary for the subdivision shown on the plat.

RECOMMENDED BY: Planning and Zoning Commission
City of Celina, Texas

Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Celina, Texas

Signature of Mayor Date of Approval

ATTEST:

City Secretary

FINAL PLAT
LLGHT FARMS
PHASE 5C
THE HAZEL NEIGHBORHOOD
CONTAINING
106 RESIDENTIAL LOTS, 8 OPEN SPACES
TOTALING 28.89 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABSTRACT No. 734
COLLIN COUNTY, TEXAS

OWNER
LFC DEVCO HLH, LLC.
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

COUNTY RECORDING INFORMATION

JANUARY 2016 SHEET 2 OF 2

CITY PROJECT NUMBER: P-201503-01 PROJECT NUMBER: 01-3905-46

DWG: J:\SW\0305046\FINAL PLATTING\0150046_FINAL PLAT HAZEL.dwg USER: mmadd
DATE: Jan 21, 2016 9:39am XREFS: 0150046_FINAL PLAT HAZEL.SD 0150046_FINAL PLAT BASE.ALL



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Michael Montgomery, Administrative Services
Date: March 8, 2016
Re:

Action Requested:

Consider and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor of the City of Celina, Texas, to execute an interlocal agreement with Collin County for the acquisition of park land and authorize the City Manager to purchase 18.97 Acres For a maximum price of \$1,681,000. (Montgomery)

Background Information:

In October 2015 the City was awarded \$500,000 in grant funds to purchase open space near Old Celina Park. Due to unforeseen circumstances the City was not able to complete this transaction. This money has been reallocated to purchase two different tracts near Old Celina Park. The Collin County Commissioner's Count is set to approve this agreement on Monday, March 7th, 2016.

Financial Considerations:

The City has two tracts of land under contract. The larger tract of 14.97 acres for \$1,631,000 and the smaller tract of 4 .00 acres for \$550,000. The total price of the two tracts of land is \$2,181,000. The County grant will cover \$500,000. Thus the City will be responsible for a maximum of \$1,681,000. The City has these funds ready and available from previous development agreements.

Staff Recommendation:

Approve

**INTERLOCAL AGREEMENT
BETWEEN
COLLIN COUNTY
AND THE
CITY OF CELINA**

WHEREAS, the County of Collin, Texas (“County”) and the City of Celina (“City”) desire to enter into an Agreement concerning the acquisition of land in the City of Celina, Collin County, Texas; and

WHEREAS, the Interlocal Cooperation Act (Texas Government Code Chapter 791) authorizes any local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act; and

WHEREAS, the City and County have determined that the land acquisition may be performed most economically by implementing this Agreement; and

WHEREAS, the City and the County find that this Agreement will benefit the residents of the County and provide additional park and recreational facilities and open space for all County residents; and

WHEREAS, this Agreement will support or advance the mission of the Collin County Parks and Open Space Strategic Plan;

NOW, THEREFORE, this Agreement is made and entered into by the County and the City upon and for the mutual consideration stated herein.

WITNESSETH:

ARTICLE I.

The City shall arrange to purchase land on the southwest corner of F.M. Highway No. 428 and F.M. Highway No. 455 adjacent to Old Celina Regional Park, hereinafter called the “Project”. The Project shall consist of the acquisition of property identified in Exhibit “A”.

ARTICLE II.

The City shall prepare and execute all documents necessary to purchase land and in such activities, shall comply with all state statutory requirements. The City shall supply the County with a copy of the executed documents. Changes to the project which alter the initial funding request referenced in Exhibit “A” must be reviewed by The Parks Foundation Advisory Board and approved by Commissioners Court.

ARTICLE III.

The City will not expend funds to acquire easements or real property for use as right-of-way.

ARTICLE IV.

The City estimates the total actual cost of land identified for purchase to be \$2,131,000.00. The County agrees to fund a portion of the purchase price in an amount not to exceed **\$500,000.00** as shown on Exhibit "A". The County shall remit payment to the City for land purchases after closing. The City shall provide the County a copy of closing documents indicating the final purchase price and a copy of the deed(s) showing the City received ownership of such land.

ARTICLE V.

Collin County's participation in this project shall not exceed \$500,000.00 as indicated in Article IV above. The City shall be responsible for any costs, which exceed the total estimated project cost.

ARTICLE VI.

The City shall also provide **quarterly progress reports** in electronic format to the contact identified on Exhibit "A". Following completion of the project, the City shall provide **an itemized final accounting of expenditures** including the City's match, in-kind services or donations for the project. All projects for which the County has provided funds through its 2007 Parks and Open Space Bond Program must remain open and accessible to all County residents. Upon development of the property, the City shall install a **project sign** identifying the project as being partially funded by the Collin County 2007 Parks and Open Space Bond Program.

ARTICLE VII.

The City and County agree that the party paying for the performance of governmental functions or services shall make those payments only from current revenues legally available to the paying party.

The City acknowledges that the County's source of funding for the property acquisition is 2007 Parks and Open Space Bonds. The City further acknowledges that property acquired with these funds must be utilized for Parks and Open Space purposes and be available for use by all county citizens.

ARTICLE VIII.

INDEMNIFICATION. To the extent allowed by law, each party agrees to release, defend, indemnify, and hold harmless the other (and its officers, agents, and employees) from and against all claims or causes of action for injuries (including death), property damages (including loss of use), and any other losses, demands, suits, judgements and costs, including reasonable attorneys' fees and expenses, in any way arising out of, related to, or resulting from its performance under this Agreement, or caused by its negligent acts or omissions (or those of its respective officers, agents, employees, or any other third parties for whom it is legally responsible) in connection with performing this Agreement.

ARTICLE IX.

VENUE. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Agreement. The parties agree that this Agreement is performable in Collin County, Texas and that exclusive venue shall lie in Collin County, Texas.

ARTICLE X.

SEVERABILITY. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation having the force and effect of the law, the remaining portions of the Agreement shall be enforced as if the invalid provision had never been included.

ARTICLE XI.

ENTIRE AGREEMENT. This Agreement embodies the entire Agreement between the parties and may only be modified in writing executed by both parties.

ARTICLE XII.

SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon the parties hereto, their successors, heirs, personal representatives and assigns. Neither party will assign or transfer an interest in this Agreement without the written consent of the other party.

ARTICLE XIII.

IMMUNITY. It is expressly understood and agreed that, in the execution of this Agreement, neither party waives, nor shall be deemed hereby to have waived any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement shall not create any rights in parties not signatories hereto.

ARTICLE XIV.

TERM. This Agreement shall be effective upon execution by both parties and shall continue in effect annually until final acceptance of the Project.

ARTICLE XV.

The declarations, determinations and findings declared, made and found in the preamble to this Agreement are hereby adopted, restated and made part of the operative provisions hereof.

APPROVED AS TO FORM:

By: _____
 Name: _____
 Title: _____
 Date: _____

COUNTY OF COLLIN, TEXAS

By: _____
 Name: Keith Self
 Title: County Judge
 Date: _____
 Executed on this ____ day of _____,
 201 __, by the County of Collin,
 pursuant to Commissioners' Court
 Order No. _____.

ATTEST:

By: _____
 Name: _____
 Title: _____
 Date: _____

CITY OF CELINA

By: _____
 Name: _____
 Title: _____
 Date: _____
 Executed on behalf of the City of
 Celina pursuant to City Council
 Resolution No. _____

APPROVED AS TO FORM:

By: _____
 Name: _____
 Title: _____
 Date: _____

EXHIBIT “A”

The County will provide funding assistance for the following:

- Approximately 18.97 acres of land depicted on Exhibit “B” (Attached)

Total funding

\$500,000.00

Contact Information

Request for reimbursement submitted to:

Collin County Special Projects
Teresa Nelson
4690 Community Avenue, Suite 200
McKinney, Texas 75071
972-548-3744

Submission of electronic photos and quarterly reports:

Teresa Nelson
tnelson@collincountytexas.gov

Project Manager Contact: (must be able to answer specific questions regarding project)

Name: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

COUNTY ROAD 8

W FM 455

FM 428

Current Acquisition Request
19.04 ac

Original Acquisition Request
38.76 ac

Existing Park
44.78 ac

**PARK GRANT 2015
OLD CELINA
REGIONAL PARK EXPANSION
CITY OF CELINA**



-  Original Acquisition Request
-  Existing Park
-  Current Acquisition Request
-  Roads
-  Railroads

0 200 400 800
Feet