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CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 10, 2023
5:00 PM
AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Presentation of the Texas Turf Grass Softball Field of the Year Award. (Webb)

B. Presentation of gift tour ticket funds to Grace Bridge. (Jackson)

C. Recognition of Celina Leadership Academy graduates.. (Hunn)

D. Recognition of Philip Ferguson for receiving the Texas Festival & Events Association Volunteer of the Year Award. (Monaco)

E. Recognition of the City of Celina Marketing Department for receiving various Texas Festival & Events Association Awards. (Monaco)

F. Presentation regarding the Managing Fire Officer Program at the National Fire Academy. (Beamis)

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Introduction of new employees, recognitions, promotions. (Johnson, Metdker)

B. Discussion regarding any and/or all agenda items.

C. EDC 2022 Year in Review. (Jackson)

D. Presentation of the 2022 Community Engagement Survey Results. (Satarino)

E. Discussion regarding potential PID bond refunding for Creeks of Legacy. (Stovall)

F. Discussion regarding Multi Family regulations. (McAfee)

G. Discussion regarding social media live recordings. (Monaco)

H. Discussion regarding moving the currently schedule March 14, 2023, City Council Meeting to March 7, 2023. (Satarino)

V. OPEN FORUM:

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

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

VI. EXECUTIVE SESSION:

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

A. Discussion regarding Project Legacy.

B. Discussion regarding a construction grant by and between the City of Celina and Granny Sweeties.

C. Discussion regarding Denton County land purchase.

D. Discussion regarding future park land purchase.

E. Discussion regarding future land purchase.

F. Discussion regarding Ownsby Parkway condemnation and property acquisition including right-of-way and easements on the North and South sides of Ownsby Parkway between Preston Road and Coit Road.

Reconvene Into Open Session

G. Consider and act upon any items discussed in executive session.

H. Consider and act upon a Resolution of the City Council authorizing the execution by the City of Celina, Texas of conveyance documents and documents necessary to effectuate the acquisition of real property; and providing for an effective date.

I. Consider and act upon a Resolution of the City Council of the City of Celina, Texas finding that a public necessity exists and authorizing condemnation to acquire rights of way, public road easements, drainage easements, and temporary construction easements for municipal purposes to install a public project, including but not limited to, public roadways, water and wastewater transmission lines, drainage facilities, grading, such appurtenant facilities as may be necessary, and other public uses, in real properties as portions of tracts of land generally described as being located in the Collin County School Land #14 Survey, Abstract A0167; in the John Cahill Survey, Abstract A0171; in the Lindsey Lewis Survey, Abstract A0532, in the Preston Hills III Addition, Blk A; in the Preston Hills III Addition, Blk B; in the Preston Hills III Addition, Blk C; in the Preston Hills III Addition Phase II, Blk C; in the McKinzie Wilhite Survey, Abstract A008; in the Bluewood Phase 3, Blk R; in the Bluewood Phase I, Blk R; in the Bluewood Phase 4, Blk I; in the Bluewood Phase 1, Blk S; in the Carter Ranch - Phase VB, Blk A; in the Carter Ranch - Phase III, Blk A; in the Carter Ranch - Phase III, Blk B; Collin County, Texas, such properties are generally located on the north and south side of East Ownsby Parkway and the south side of West Ownsby Parkway, and being more particularly described herein; providing notice of an official determination to acquire real properties for rights of way, road easements, drainage, water and sewer easements, and/or temporary construction easements, such appurtenant facilities as may be necessary, and other pubic uses; authorizing the City Manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the rights of way and easements; ratifying prior documents made for acquisition of the rights of way and easements ; authorizing legal counsel to institute eminent domain proceedings on behalf of the City for the acquisition of the rights of way and easements on said tracts if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date.

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. Consider and act to authorize an agreement for testing services with D&S Engineering Labs for the Legacy Hills WRF in an amount not to exceed $168,441.00. (Berry)

B. Authorize the City Manager of the City of Celina, Texas to enter into an agreement by and between City of Celina, Mustang Special Utility District, and G Bar 7, Ltd in Relation to Utility Service Provisions for an approximately 99-acre tract commonly known as the “Walker Tract” and Old Celina Ltd in relation to utility service provisions for an approximately 4.859-acre tract commonly known as the “Folsom Tract.” (Brawner)

C. Consider and act to authorize an agreement for engineering services with TRC Engineers for the Mustang Water CCN Application in an amount not to exceed $21,930.00. (Berry)

D. Consider and act upon an Ordinance of the City of Celina, Texas, amending Ordinance 2022-113 which adopted and approved the budget for fiscal year beginning October 1, 2022, and ending September 30, 2023, and make appropriations for each department, project, and account, by adopting an amended 2022-2023 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

E. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain Authorized Improvements to be financed within Phase #3 of the Cambridge Crossing Public Improvement District; approving a preliminary service plan and assessment plan updated for Phase #3, including a proposed Phase #3 Assessment Roll – Phase #3 Improvements and proposed Phase #3 Assessment Roll – Phase #3 Additional Projects; directing the filing of the proposed Assessment Rolls with the City Secretary; and providing for noticing and calling two public hearings on February 14, 2023, to consider two Ordinance levying assessments on property located within Phase #3 of the Cambridge Crossing Public Improvement District. (Cambridge Crossing Phase #3 PID – Pre-SAP) (Pollard)

F. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain Authorized Improvements to be financed within Phase #7 of the Lakes at Mustang Ranch Public Improvement District; approving a preliminary amended and restated service plan and assessment plan updated for Phase #7, including a proposed Phase #7 Assessment Roll; directing the filing of the proposed Phase #7 Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on February 14, 2022, to consider an Ordinance levying assessments on property located within Phase #7 of the Lakes at Mustang Ranch Public Improvement District. (Mustang Lakes Phase #7 PID – Pre-SAP) (Pollard)

G. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain Authorized Improvements to be financed within Improvement Area #1 and the Major Improvement Area of the North Sky Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #1 Assessment Roll and proposed Major Improvement Area Assessment Roll; directing the filing of the proposed Assessment Rolls with the City Secretary; and providing for noticing and calling two public hearings on February 14, 2023, to consider two Ordinance levying assessments on property located within Improvement Area #1 and the Major Improvement Area, respectively, of the North Sky Public Improvement District. (North Sky PID – Pre-SAP) (Pollard)

H. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain Authorized Improvements to be financed within the Harper Estates Public Improvement District; approving a preliminary plan and assessment plan, including a proposed Assessment Roll; directing the filing of the proposed Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on February 14, 2022, to consider an Ordinance levying assessments on property located within the Harper Estates Public Improvement District. (Harper Estates PID – Pre-SAP) (Pollard)

I. Consider and act upon a Development Agreement between the City of Celina and 3G Investments, LLC, for approximately 3 acres, generally located at the southwest corner of Louisiana Drive and future J. Fred Smith Parkway, within the City Limits. (3G10 Facilities Agreement) (McAfee)

VIII. ACTION ITEM:

A. Consider and act upon all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation, including the adoption of a Resolution pertaining thereto. (Stovall)

B. Consider and act upon of all matters incident and related to declaring expectation to reimburse expenditures with proceeds of future debt, including the adoption of a Resolution pertaining thereto. (Stovall)

C. Consider and act to purchase a modular building from Palomar Modular Buildings through a cooperative contract with BuyBoard in an amount not to exceed $518,312.00. (Brawner)

IX. ADJOURNMENT:

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: December 29, 2022 at 5:00 p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

_____ _____

Lauren Field, TRMC Date Notice Removed
City Secretary

Celina Economic Development Corporation
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Alexis Jackson, Director of Economic Development
CC:	Jason Laumer, City Manager
Date:	January 10, 2023
Re:	EDC 2022 Year in Review

Action Requested:
EDC 2022 Year in Review. (Jackson)

Background Information:
The EDC staff will present its 2022 year in review.

Staff Recommendation:
N/A

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Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Anthony Satarino, Strategic Services Director
CC:	Jason Laumer, City Manager
Date:	January 10, 2023
Re:	2022 Community Engagement Survey Results

Action Requested:
Presentation of the 2022 Community Engagement Survey Results. (Satarino)

Background Information:
The City partnered with Polco to conduct a community engagement survey to gauge residents' views on the City's impact. A representative sample of Celina's population received a letter indicating they could take part in the survey. Data from this stage was collected for five weeks after its release. At the conclusion of the representative sample, an open participation survey was released and its data was collected for two weeks. Polco has concluded its survey and will report the data and results to Council.

Supporting Documents:
Presentation

Staff Recommendation:
N/A

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Finance Department
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Jason Laumer, City Manager
Date:	January 10, 2023
Re:	PID Bond Refunding

Action Requested:
Discussion regarding potential PID bond refunding for Creeks of Legacy. (Stovall)

Background Information:
Our Financial Advisors, Hilltop Securities, Inc. are in process of reviewing the Creeks of Legacy PID Bonds. There appears to be potential to refund the bonds and lower the debt service cost.

Staff Recommendation:
N/A

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Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Dusty McAfee AICP, Director of Development Services
CC:	Jason Laumer, City Manager
Date:	January 10, 2023
Re:	Multi Family Regulations Discussion

Action Requested:
Discussion regarding Multi Family regulations. (McAfee)

Background Information:
Please refer to the attached documents for further information.

Supporting Documents:

- Staff Presentation
- Draft Regulation

Staff Recommendation:
N/A

MULTI-FAMILY REGULATIONS

ZONING UPDATE

City Council – Work Session
January 10, 2023



Attachment: Staff Presentation (Multi Family Regulations Discussion)

BACKGROUND

- Celina's development standards are among the best in the state (*Scenic City – Platinum*)
- The maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework
- It's timely to review the City's regulations for new multi-family development

Attachment: Staff Presentation (Multi Family Regulations Discussion)

TIMELINE

- January Council – discussion
- January P&Z – discussion
- February P&Z - public hearing
- March Council – public hearing & adoption

Attachment: Staff Presentation (Multi Family Regulations Discussion)

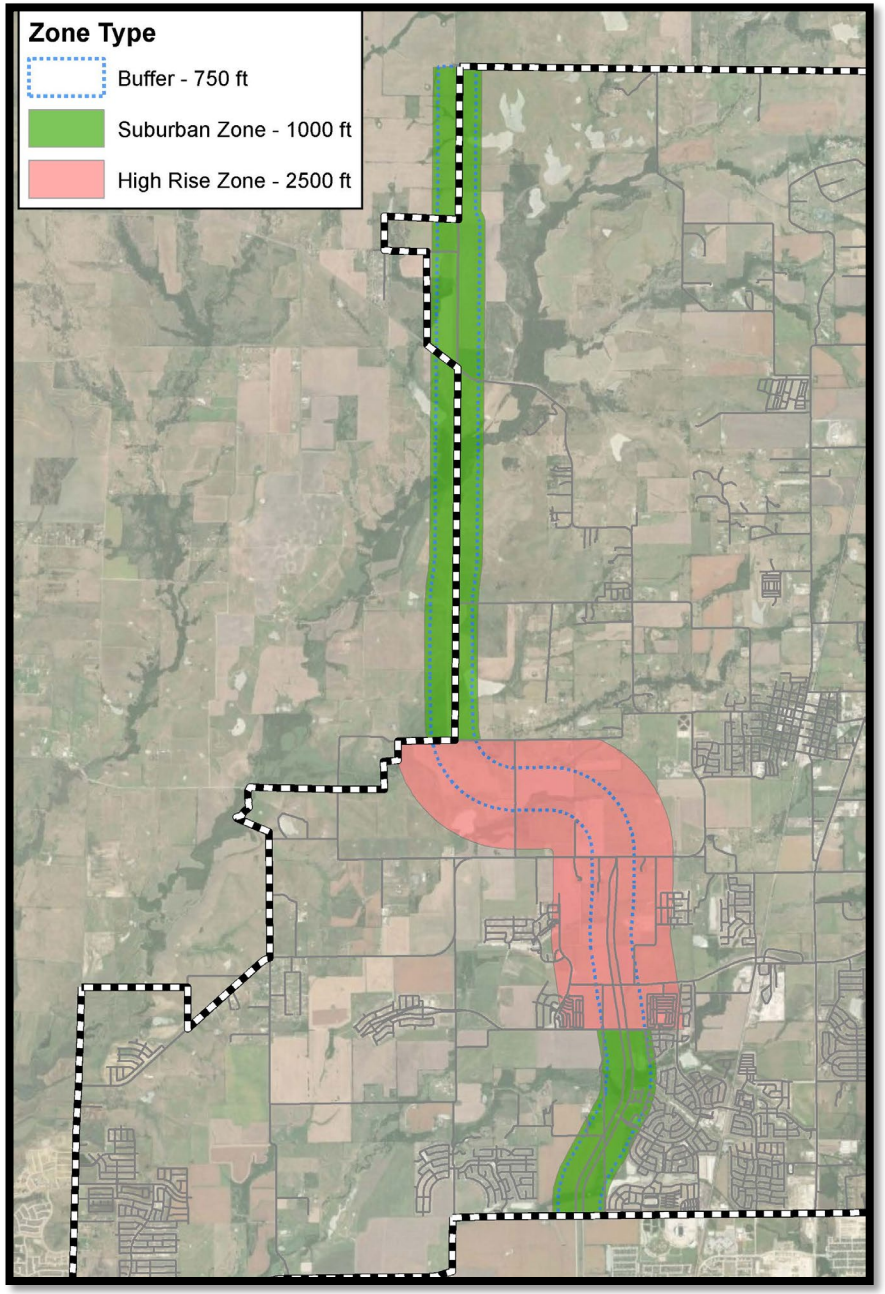
PROPOSED REVISIONS

- Remove outdated and conflicting design standards from the overlays so that the award-winning base design standards clearly govern
- Ensure that land use descriptions match the Use Chart and do not conflict
- Clean-up the Purpose and Intent sections to better describe the corridors
- Further preserve the DNT for highest & best use

Attachment: Staff Presentation (Multi Family Regulations Discussion)

P&Z

- The Planning & Zoning Commission supported all proposed revisions to the Outer Loop and Preston overlays
- The Commission also supported all proposed revisions to the DNT overlay, *except for the multi-family restrictions*
- Rob Daake (clients include Rex and Blue Star) spoke about the importance of not limiting the market, helping sway the Commission



Character District



REGIONAL MIXED-USE 1 (RMU1)

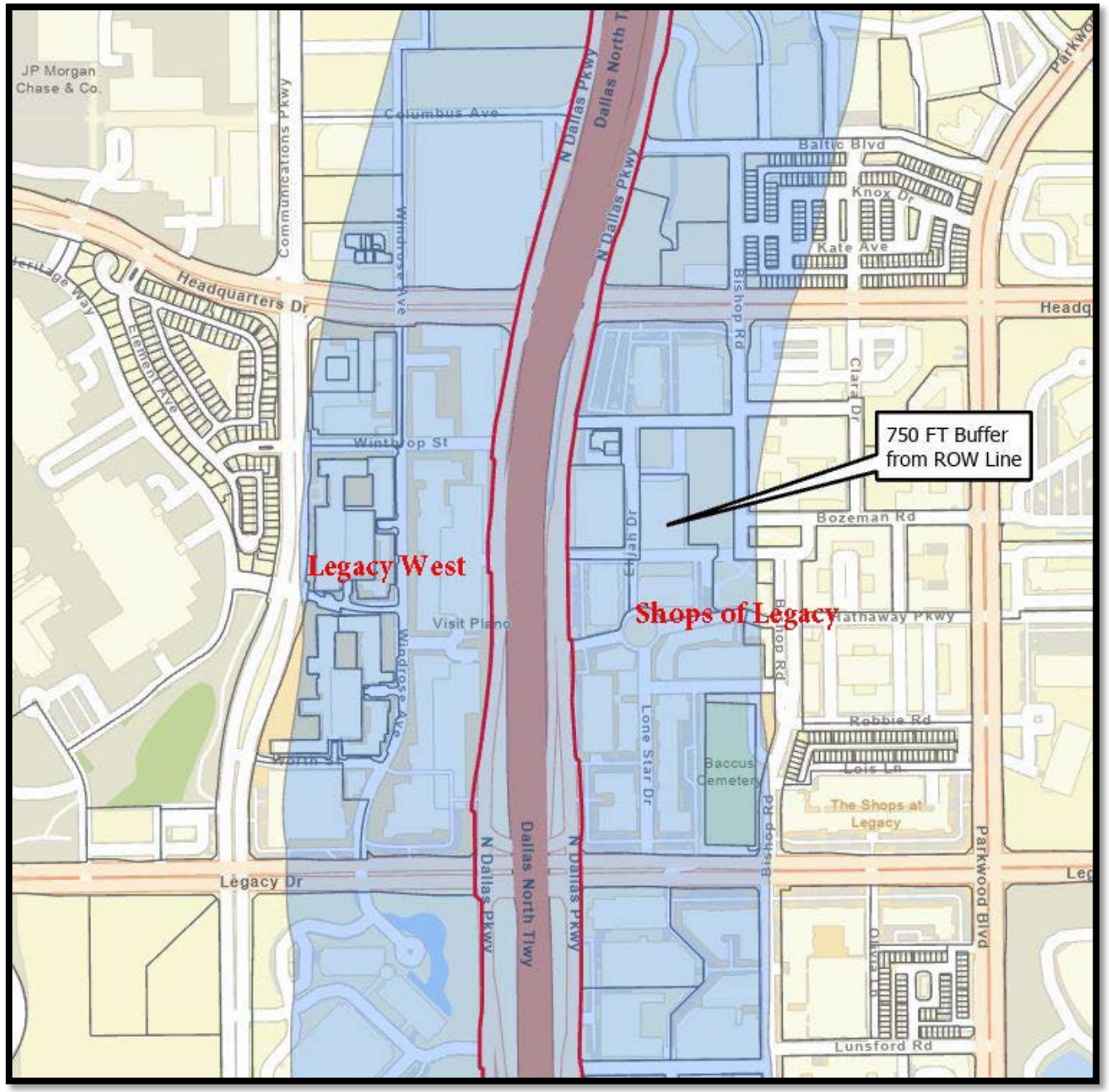
Regional Mixed-Use 1 is located at the intersection of the Dallas North Tollway and the Collin County Outer Loop alignment. This major regional activity center is anticipated to include the most intense land uses within the planning area and to accommodate the greatest building heights. Pedestrians will be a top priority, with walkable multi-story buildings and continuous shade. Envisioned as a major employment and entertain destination, a welcoming environment is reflected in an abundance of amenities and extensive landscaping.

Attachment: Staff Presentation (Multi Family Regulations Discussion)

REGIONAL MIXED-USE

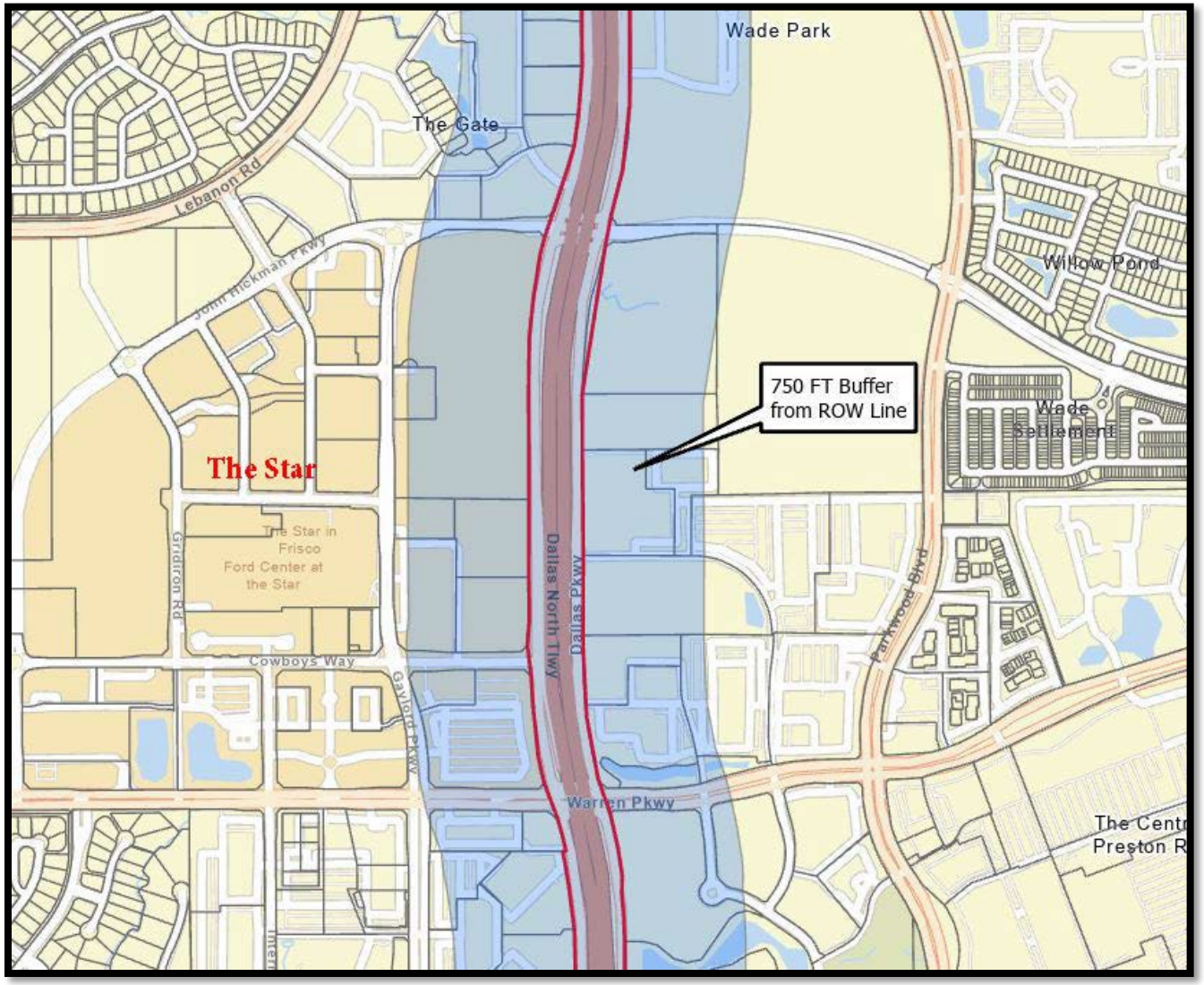
- The High-Rise subzone is reserved for regional mixed-use, per the Comprehensive Plan
- It preserves the land surrounding the DNT/CCOL intersection for corporate office, large employment, high-rise towers, mixed-use destination centers, and other high-value projects
- It is not intended for standard suburban commercial, office, and residential
- McKinney's U.S. 75 corridor was the last major commercial corridor developed in Collin County without Overlay protection

Attachment: Staff Presentation (Multi Family Regulations Discussion)



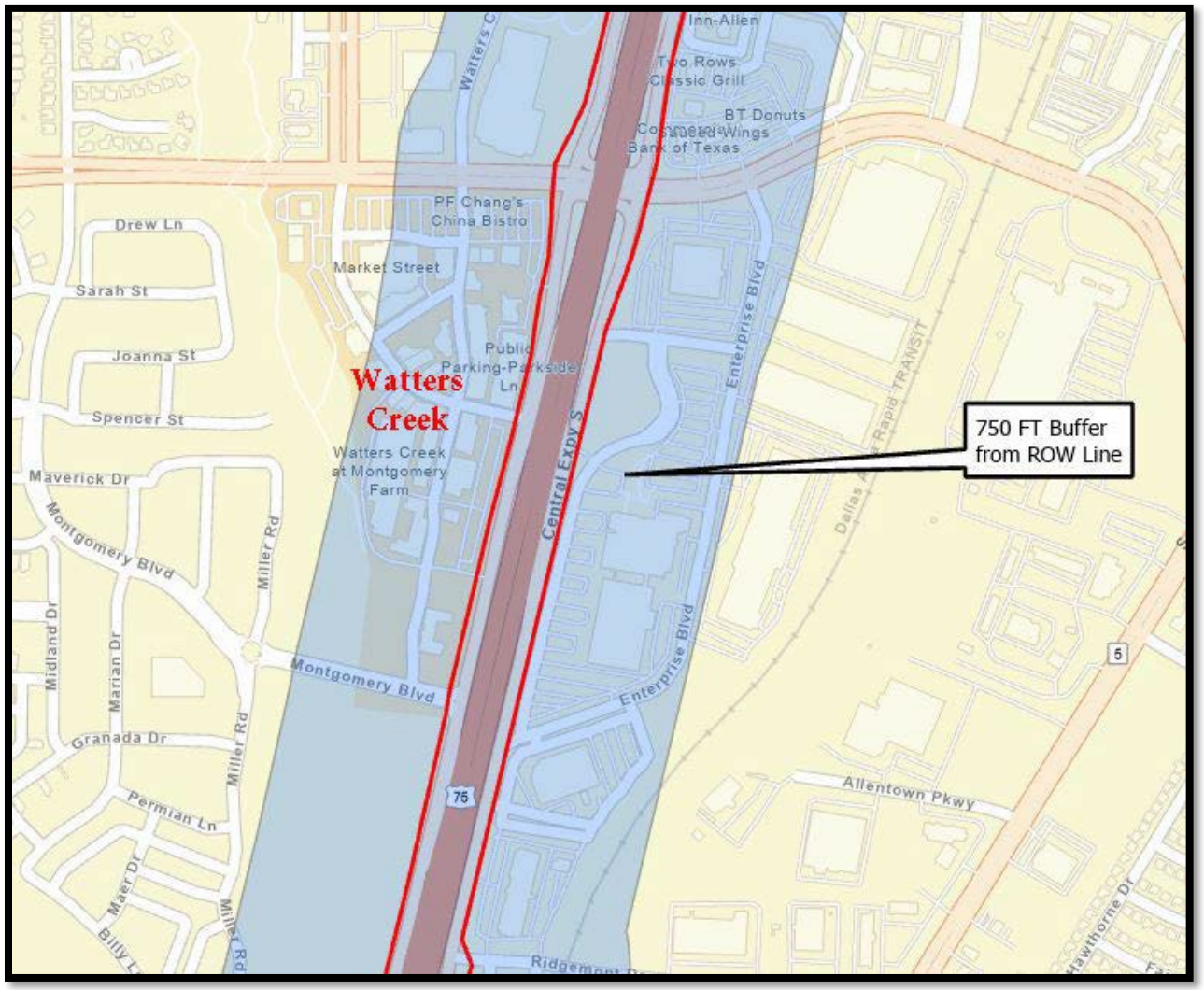
- Both Legacy West and The Shops at Legacy required discretionary zoning approvals from Council
- The MF-3 is not along the frontage, but pushed back behind the office & retail
- There is some MF-3 within 750', but it was reviewed and approved as part of the discretionary zoning application (not by right)

Attachment: Staff Presentation (Multi Family Regulations Discussion)



- The Star required discretionary zoning approvals from Council
- The residential is not along the frontage, but pushed back behind the office & retail
- There is no MF-3 within 750'
- The process that resulted in The Star is proposed

Attachment: Staff Presentation (Multi Family Regulations Discussion)



- Watters Creek required discretionary zoning approvals from Council
- The MF-3 is not along the frontage, but pushed back behind the office & retail
- There is some MF-3 within 750', but it was reviewed and approved as part of the discretionary zoning application (not by right)

Attachment: Staff Presentation (Multi Family Regulations Discussion)

MF-2 (URBAN EDGE)

- The Multi-Family 2 (Urban Edge) zoning district is intended to be a high-quality suburban development option
- It is considered "better/nicer" than traditional garden style apartments, yet is still surface-parked, with parking lots on the interior of the site
- Today, MF-2 is prohibited in the High-Rise subzone and allowed by right in the Suburban subzone
- MF-2 is proposed to require an SUP in the Suburban subzone





- Creates a nice street "edge"
- Surface parking is on the interior
- Not found on the DNT north of PGBT

Attachment: Staff Presentation (Multi Family Regulations Discussion)

MF-3 (URBAN LIVING)

- The Multi-Family 3 (Urban Living) zoning district is intended for mid-rise styled apartment communities with structured parking
- It is the highest-valued multi-family product the market supports
- Today, MF-3 is allowed by-right in both subzones
- MF-3 is proposed to require an SUP when within 750' of the DNT, which gives Council the ability to negotiate for mixed-use projects, such as The Star or Legacy West

Attachment: Staff Presentation (Multi Family Regulations Discussion)





- Units are often “wrapped” around the parking garage
- Integral component of all mixed-use destination centers
- Not allowed by right on the DNT in Plano, Frisco, or Prosper (always negotiated-in and only allowed with major projects)

Attachment: Staff Presentation (Multi Family Regulations Discussion)

MULTI-FAMILY SUMMARY

- MF-0 and MF-1 are prohibited in all 3 overlays
- The CCOLO and PRO require an SUP or PD from Council (typically within a mixed-use development)
- Several existing PDs (Planned Developments) already allow for multi-family within the Overlays (e.g. Avilla DNT)

Attachment: Staff Presentation (Multi Family Regulations Discussion)

DNTO MF PROPOSED REVISIONS

- MF-2 requires an SUP in the Suburban subzone
- MF-3 allowed, but not within 750' of the DNT, unless approved by Council through an SUP/PD process

MF-3 is not allowed within 750' of the DNT frontage roads, but is allowed by right elsewhere in the district. The City Council may approve MF-3 within 750' of the DNT frontage roads if it is included as a component of a mixed-use destination center, an integral element of an economic development project, or through the Specific Use Permit (SUP) process.

Attachment: Staff Presentation (Multi Family Regulations Discussion)

POLICY CONSIDERATIONS

- Zoning indeed is a "governor" on the free market
- Unregulated property rights would result in low-value apartments "stripped out" along the DNT
- Maximizing the DNT frontage protects & enhances the long-range tax base
- MF is not allowed by right along the DNT frontage in Prosper, Frisco, or Plano
- Council retains discretionary control to approve MF projects when warranted

Attachment: Staff Presentation (Multi Family Regulations Discussion)

NEXT STEPS

- ~~September Council – discussion of Overlays~~
- ~~September P&Z – discussion of Overlays~~
- ~~October P&Z – public hearing~~
- November Council – public hearing & adoption

- *In conformance with the Comprehensive Plan and the Strategic Plan, staff will bring additional Zoning Ordinance updates for review.*

Attachment: Staff Presentation (Multi Family Regulations Discussion)

ARTICLE II – ZONING DISTRICTS
PART THREE – MULTI-FAMILY ZONING DISTRICTS

14.02.301 ..... Multi-Family District, General Requirements.

(a) ***Purpose***. The overall purpose of the three multi-family zoning district is to create a sustainable mix of quality rental housing opportunities within the City of Celina.

(b) ***Permitted Uses***. No building, structure, land, or premises will be used, and no building or structure shall hereafter be erected, constructed, reconstructed, or altered, except for one or more of the uses specified in Section 14.03.102, *Schedule of Uses – Non-Residential*.

(c) **Product Types.** The City recognizes that the market introduces and offers various multi-family product types. Each of these product types might have unique features or situations that require specific attention from the regulatory framework. All multi-family product types shall abide by the General Requirements (14.02.301) and the requirements of the respective product type. When a proposed development does not neatly fit into a specific product type, the Director shall determine its placement and make any necessary Minor Modifications to the associated design standards.

(d) ***Regulations***. Given that the City of Celina is an area designated with historical, cultural, and architectural importance and significance, the following provisions apply to all multi-family product types unless otherwise specified within their respective descriptions.

(1) Site plan approval. Façade and siting approval shall be part of the overall site plan approval process. This will include, but not be limited to, the materials used on each façade, the orientation of buildings to the street, adjacency to single-family residential developments and commercial buildings, and location of open space. Site plans may be approved by the Director through the civil construction plan review process or as part of a preliminary Site Plan process.

(2) Setbacks adjacent to single-family residential. When any multi-family development is sited adjacent to a single-family zoning district or vacant land designated as single-family on the Comprehensive Plan, the following regulations apply:

ARTICLE II, PART THREE, TABLE 1
BUILDING SETBACKS & LANDSCAPE BUFFERS ADJACENT TO SINGLE-FAMILY

Structures – Number of Stories	*Setback from Adjacency to SF*	*Buffer Width within Setback*
1 or 2 story	40 feet	20 feet
3 story	60 feet	30 feet
4+ story	100 feet	40 feet

Note 1. Parking and/or drive aisles may be located within the setback.

(3) Parking regulations for multi-family developments. The minimum off-street parking and loading regulations shall comply with the following:

i. No garage doors shall face a public street.
ii. No covered parking spaces and/or detached garages may be placed between a multi-family building and a public street.
iii. Stacking spaces (tandem spaces between the garage door and fire lane) shall not be counted towards required parking spaces.
iv. The ratio of required parking spaces shall be no less than 1.5 spaces per dwelling unit.

(4) Open space. All multi-family development requires twenty percent (20%) of the gross acreage as open space with a minimum of fifty percent (50%) of that open space being "usable open space," as defined in Section 14.01.115, *Other Zoning Ordinance Definitions*.

Attachment: Drafts Regulations (Multi Family Regulations Discussion)

Open space should be located to preserve existing trees and other desirable physical features when possible.

(5) Amenities. All multi-family development shall abide by the *Commercial & Multi-Family Design Guidelines*, and as may be amended.

(6) Maximum number of 3+ bedroom units. No more than ten percent (10%) of the total units of any multi-family development shall have three (3) or more bedrooms.

(7) Mail kiosks. The mail kiosk must be constructed of the same exterior building materials as the main structure, and adequate parking shall be provided to serve it.

(8) Exterior Stairs. Stairs between floors shall be screened with architectural features to avoid a direct view of a stairwell from any public street.

(9) Vested Rights. Legacy entitlements, such as existing Planned Developments and/or Development Agreements, that are unclear about which multi-family product type is entitled, are presumed to be MF-2 (Multi-Family, Urban Edge). In such situations, land uses shall be honored, but modern design standards shall apply. When specific product types are referenced in a Planned Development district or development agreement, the rights to that product type may not be transferred to another multi-family product type on the subject property.

14.02.302 ..... MF-0 – Multi-Family, Horizontal.

(a) ***Purpose***. Also commonly called Single Family For Rent, the MF-0 product is intended to function similarly to a smaller single-family like development, designed with multiple detached buildings on one platted lot and enhanced amenities. In general, these homes are more horizontal in nature, often have private yards, are clustered within the development, and have shared open space.

(b) ***General Locations***. Locations of MF-0 projects should be sited on tracts that are more challenging to develop, as a buffer between single-family neighborhoods and more intense uses, or on in-fill tracts. Prime real estate is discouraged from being developed as Horizontal Multi-Family

(c) ***Specific MF-0 Design Regulations***.

(1) Maximum density. The maximum density for MF-0 developments shall be 12 units/acre.

(2) Maximum height. Maximum height of MF-0 developments shall be two (2) stories with a maximum of 12 units per building.

(3) Bedrooms. The bedroom limitation does not apply to MF-0 projects due to its similarity to single-family neighborhoods.

(4) Architecture. MF-0 developments are expected to abide by single-family architectural requirements (all units shall be 80% brick or stone, with the remainder allowed to be stucco or cementitious fiberboard).

(d) **Perimeter Engagement**. Fencing/walls, screening, and home orientation shall abide by the following:

(1) No gates crossing the fire lanes or drive aisles, nor perimeter fencing, are allowed.

(2) Private yard spaces may be fenced with either open ornamental iron fencing, enhanced wooden fencing (cedar, board-on-board, with a decorative cap), or composite caliber wooden fencing. Any fencing visible from a public right-of-way as identified by the Master Thoroughfare Plan shall be open ornamental iron, and no private yards may be created between a building and a perimeter street.

(3) When adjacent to public streets and non-residential development, including other non-MF-0 multi-family development, the shared border shall consist of homes that engage the perimeter by fronting onto and activating the perimeter (no garages) so that they are

Attachment: Drafts Regulations (Multi Family Regulations Discussion)

integrated into adjacent development. The landscape buffer and tree requirements still apply. Lead walks and other pedestrian connections are required, as determined by the Director during plan review. Minor Modifications may be provided for valid constructability situations.

(4) When adjacent to single-family residential or other MF-0 development, privacy fences are allowed within the landscape setback. Perimeter tree requirements still apply, as does the requirement for an eight (8) foot tall masonry wall along the shared property line with single-family development.

14.02.303 ..... MF-1 – Multi-Family District, Garden Style.

(a) ***Purpose***. The MF-1 product is intended as a relatively low density multi-family development that is designed with commonly used open space and other quality amenities associated with suburban, garden-style multi-family development.

(b) ***General Locations***. Locations of MF-1 projects should be sited adjacent to areas that have generally low to medium density residential development, that might be more challenging to develop for various reasons, and are not anticipated to develop with an urban character or with higher value options.

(c) ***Specific MF-1 Design Regulations***.

(1) Maximum density. The maximum density for MF-1 developments shall be 18 units/acre.

(2) Maximum height. Maximum height of MF-1 developments shall be two (2) to three (3) stories.

(d) ***Required Amenities***. A minimum of four (4) of the following must be incorporated into each MF-1 development. A minimum of two (2) major amenities must be provided. The scale of the amenities as well as other comparable amenities shall be approved through the site plan approval process and per the Commercial & Multi-Family Design Guidelines, and as may be amended.

(1) Major amenities:

i. Dog park.
ii. Indoor exercise facility.
iii. Sport courts or fields (volleyball, baseball, tennis etc.).
iv. Swimming pool.

(2) Minor amenities:

i. Gazebo.
ii. Improved picnic areas (with tables, grills, shading).
iii. Playground or tot lot.
iv. Splash pad.
v. Putting green.

14.02.304 ..... MF-2 – Multi-Family, Urban Edge.

(a) ***Purpose***. The MF-2 product is more urban in nature than garden style multi-family developments, provides a mid-range of density for apartment complexes, and can be either surface parked or make use of podium style parking. This product type places the buildings close to the street and makes use of wide sidewalks and landscape buffers with enhanced pedestrian connections.

(b) ***General Locations***. MF-2 development is typically provided at the edges of urban centers, often combined with commercial, office, and entertainment uses in proximity. Locations of MF-2 is should be sited in areas that will develop with more intensity, such as at intersections and crossing arterials or other mixed-use hubs.

(c) ***Specific MF-2 Design Regulations***.

Attachment: Drafts Regulations (Multi Family Regulations Discussion)

(1) Maximum density. The maximum density for MF-2 developments shall be 28 units/acre.
(2) Height. All buildings within an MF-2, Urban-Edge development shall be a minimum of three (3) stories in height with a maximum height of six (6) stories.
(3) Edge. Where adjacent to perimeter streets, buildings shall be pushed to the landscape buffer, generally parallel with the street, creating a nice street edge. Nothing should be between the building and curb-line, other than landscaping, sidewalks, lead-walks, and other streetscape elements. Parking shall be interior to the site, visually mitigated.
(4) Courts. Where MF-2 residential buildings are designed to create inner courts, the faces of all opposite walls of such courts shall be a minimum distance of thirty (30) feet apart and no balcony or canopy shall extend into such court area for a distance not less than five (5) feet.
(5) Balconies/patios. Where MF-2 residential buildings are designed with balconies or patios facing a public street, such balconies shall not extend beyond the building line.

(d) ***Required Amenities***. A minimum of four (4) of the following must be incorporated into each MF-2 development. A minimum of two (2) major amenities must be provided. The scale of the amenities as well as other comparable amenities shall be approved through the site plan approval process.
(1) Major amenities:
i. Indoor exercise facility.
ii. Dog Park.
iii. Sport courts or fields (volleyball, baseball, tennis etc.).
iv. Swimming pool.
(2) Minor amenities:
i. Gazebo.
ii. Improved picnic areas (with tables, grills, shading).
iii. Playground or tot lot.
iv. Splash pad.
v. Putting Green.

14.02.305 ..... MF-3 – Multi-Family, Urban Living.

(a) ***Purpose***. MF-3 products, commonly referred to as wrap products, are strictly urban in nature and typically part of a mixed-use development. This type of product places the buildings close to the street and makes use of wide sidewalks, often with limited open space and interior sited garages making up the majority of the parking. The MF-3 development is provided in an urban setting, often combined with commercial, office, and entertainment uses as part of the same development or in proximity.

(b) ***General Locations***. Locations of MF-3 development should be sited in areas that will develop with an urban character, such as at major intersections, crossing arterials, or other dense urban-type hubs.

(c) ***Open Space Calculation***.

(1) It is expected that some of or all of the shared amenities for MF-3 developments will be provided within interior spaces. Therefore, the open space requirement for this type of multi-family development may be reduced by the amount of shared interior open space provided, such as interior or rooftop swimming pools, sports courts, community rooms, etc. The Director may calculate amenities as open space, depending upon design and any adjacent development.

Attachment: Drafts Regulations (Multi Family Regulations Discussion)

(d) ***Specific MF-3 Design Regulations***.

(1) Minimum & maximum density. MF-3 developments shall have a minimum thirty-five (35) units per acre.

(2) Mixed-use integration. MF-3 buildings may be either horizontally or vertically mixed-use.

(3) Height minimums. All buildings within an MF-3, Urban-Living development shall be a minimum of four (4) stories in height. Parking garages shall not be taller than the residential building if adjacent to a perimeter street.

(4) Enclosed Parking. A minimum of eighty-five percent (85%) of all parking provided on the MF-3 site shall be in parking structures.

(5) Condo Towers. Residential condo towers are included in the definition of MF-3.

(e) ***Required Amenities***. A minimum of three (3) of the following must be incorporated into each MF-3 development. A minimum of two (2) major amenities must be provided. The scale of the amenities as well as other comparable amenities shall be approved through the site plan approval process.

(1) Major amenities:

i. Indoor exercise facility.
ii. Sport courts or fields (volleyball, baseball, tennis etc.).
iii. Swimming pool.
iv. Meeting room.

(2) Minor amenities:

i. Playground or tot lot.
ii. Splash pad.
iii. Gathering areas (fire pits, lawn games, etc.)

Attachment: Drafts Regulations (Multi Family Regulations Discussion)

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Joe Monaco, Director of Marketing and Communications
CC:	Jason Laumer, City Manager
Date:	January 10, 2023
Re:	2023 Social Media Live Recordings

Action Requested:
Discussion regarding social media live recordings. (Monaco)

Background Information:
The Marketing Department currently does a Facebook Live recording with Mayor Terry every Friday at 9:00 AM. The weekly Facebook Live recordings with Mayor Terry began in April 2022, and these 5-to-10-minute recordings were scheduled, recorded, and uploaded by the Marketing Department. The guests included City leadership and staff along with members of the Celina community that were used for the promotion of upcoming events and/or important City updates. It has been requested of the Marketing Department to begin an additional Facebook Live recording for Council to highlight businesses outside of the Downtown Square every Saturday. Currently, the Celina Chamber of Commerce and Celina EDC have been the main drivers for the promotion and highlighting of businesses in Celina.

Staff Recommendation:
N/A



Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Anthony Satarino, Strategic Services Director
CC:	Jason Laumer, City Manager
Date:	January 10, 2023
Re:	March 2023 City Council Meeting

Action Requested:
Discussion regarding moving the currently schedule March 14, 2023 City Council Meeting to March 7, 2023. (Satarino)

Staff Recommendation:
N/A

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Dawn Berry, Purchasing Director
CC:	Andy Glasgow, Director of Engineering
Date:	January 10, 2023
Re:	Legacy Hills WRF - Testing

Action Requested:

Consider and act to authorize an agreement for testing services with D&S Engineering Labs for the Legacy Hills WRF in an amount not to exceed $168,441.00. (Berry)

Background Information:
On November 8, 2022 Council authorized the contract for Legacy Hills Water Reclamation Facility (WRF) construction. This work authorization provides for the various testing components to ensure the contractor builds to standards. The fee schedule is attached.

The City maintains an executed Master Services Agreement (MSA) with the engineering firm for on-call engineering services.

Alternatives:
Council may reject the authorization and direct staff.

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

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
Agreement
Proposal
Fee Schedule

Staff Recommendation:

Authorize Work Authorization

City of Celina, Texas
Standard Contract for Services

This Agreement is made by and between the City of Celina, Texas, a Texas home-rule municipality (hereinafter referred to as the "City") and **D&S Engineering Labs** (hereinafter referred to as the "Provider") for **Testing Services of Legacy Hills WRF**, (hereinafter referred to as the "Project"). In consideration of the premises, covenants and mutual promises contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Provider hereby agree as follows:

1. **EMPLOYMENT OF THE PROVIDER.** The City agrees to retain the Provider for, and the Provider agrees to provide services relative to, the following Project: **testing services for Legacy Hills WRF** (hereinafter also referred to as "Services") in accordance with the terms and conditions as set forth in this Agreement and in Exhibit A, attached hereto and incorporated herein by reference.

2. **SCOPE OF SERVICES.** The Services to be performed are specified in **Exhibit A-Proposal.** Deviations from the agreed-upon scope of work of such Services may be authorized from time to time by the City in writing.

3. **SCHEDULE OF WORK.** The Provider agrees to begin work upon receipt of written authorization from the City. Time is of the essence for this Agreement and work is to commence immediately.

4. **CONTRACT PERIOD.** The contract period for this Agreement is twenty-four (24) months from January 11, 2023 to January 11, 2024. All pricing is to remain firm during this contract period.

5. **COMPENSATION.** The Provider's total compensation for services to be performed and expenses to be incurred is specified in **Exhibit B-Fee Schedule**, attached hereto and incorporated herein by reference.

6. **PAYMENTS.** Payments will be processed on a monthly basis with payment available within thirty (30) days after the City's receipt of the invoice for the previous month's Services or as set forth in **Exhibit A.**

7. **INVOICING.** Invoices should be prepared and submitted to the City for payment for the full month by the tenth of the following month. Invoices should be mailed to Accounts Payable, City of Celina, 142 N. Ohio, Celina, TX 75068, **or emailed to accountspayable@celina.gov.**

8. **RIGHTS OF WITHHOLDING.** The City may withhold any payment or partial payment otherwise due the Provider on account of unsatisfactory performance by the Provider. The amount to be withheld will be calculated based on the work not performed and the impact to the City. Any payment or partial payment that may be withheld for unsatisfactory performance can be used to remedy the lack of performance and, if so used, will not be paid to the Provider.

9. **INFORMATION PROVIDED BY THE CITY**. Although every effort has been or will be made to furnish accurate information, the City does not guarantee the accuracy of information it furnishes to the Provider.

10. **INSURANCE.** The Provider shall provide proof that it has obtained and will continue to maintain throughout the duration of this Agreement the insurance requirements set forth in **Exhibit A.** Failure to maintain the required insurance may result in immediate termination of this Agreement.

11. **INDEMNIFICATION. THE PROVIDER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES (HEREINAFTER COLLECTIVELY REFERRED TO AS "INDEMNITEES") FROM AND AGAINST SUITS, ACTIONS, CLAIMS, LOSSES, ANY DAMAGE, LIABILITY, AND FROM AND AGAINST ANY COSTS AND EXPENSES, INCLUDING, IN PART, ATTORNEY'S FEES INCIDENTAL TO THE DEFENSE OF SUCH SUITS, ACTIONS CLAIMS, LOSSES, DAMAGES OR LIABILITY ON ACCOUNT OF INJURY, DISEASE, SICKNESS,**

Attachment: Testing Agreement Legacy Hills WRF (Legacy Hills WRF - Testing)

INCLUDING DEATH, TO ANY PERSON OR DAMAGE TO PROPERTY INCLUDING, IN PART, THE LOSS OF USE RESULTING THEREFROM, ARISING FROM ANY NEGLIGENT ACT, ERROR OR OMISSION OF THE PROVIDER, ITS OFFICERS, EMPLOYEES, SERVANTS, AGENTS OR SUBCONTRACTORS, OR ANYONE ELSE UNDER THE PROVIDER'S DIRECTION AND CONTROL, AND ARISING OUT OF, RESULTING FROM, OR CAUSED BY THE PERFORMANCE OR FAILURE OF PERFORMANCE OF ANY WORK OR SERVICES UNDER THIS AGREEMENT, OR FROM CONDITIONS CREATED BY THE PERFORMANCE OR NON-PERFORMANCE OF SAID WORK OR SERVICES. IN THE EVENT ONE OR MORE OF THE INDEMNITEES IS DETERMINED BY A COURT OF LAW TO BE JOINTLY OR DERIVATIVELY NEGLIGENT OR LIABLE FOR SUCH DAMAGE OR INJURY, THE PROVIDER SHALL BE OBLIGATED TO INDEMNIFY INDEMNITEES AS PROVIDED HEREIN ON A PROPORTIONATE BASIS IN ACCORDANCE WITH THE FINAL JUDGMENT, AFTER ALL APPEALS ARE EXHAUSTED, DETERMINING SUCH JOINT OR DERIVATIVE NEGLIGENCE OR LIABILITY. THIS INDEMNIFICATION IS SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE, § 271.904(A) AND TEXAS CIVIL PRACTICE AND REMEDIES CODE, § 130.002(B), AS SAME MAY BE APPLICABLE TO PROVIDER AS A MATTER OF LAW.

12. **TRANSFER OF INTEREST.** Neither the City nor the Provider may assign or transfer their interests in this Agreement without the prior written consent of the other Party. Such consent shall not be unreasonably withheld. This Agreement is binding on the City, the Provider, and their successors and assigns. Nothing herein is to be construed as creating a personal liability on the part of any City officer, employee or agent.

13. **AUDITS AND RECORDS.** At any time during normal business hours and as often as the City may deem necessary, the Provider shall make available to the City for examination all of its records with respect to all matters covered by this Agreement, and will permit the City to audit, examine and make copies, excerpts, or transcripts from such records. The City may also audit all contracts, invoices, payroll records of personnel, conditions of employment and other data relating to this Agreement.

14. **EQUAL EMPLOYMENT OPPORTUNITY.** The Provider shall not discriminate against any employee or applicant for employment because of age, race, color, religion, sex, national origin, disability or any other protected characteristic. The Provider shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their age, race, color, religion, sex, national origin, disability or any other protected characteristic. Such actions shall include, but not be limited to the following: employment, promotions, demotion, transfers, recruitment or recruitment advertising, layoffs, terminations, selection for training (including apprenticeships), and participation in recreational activities.

    The Provider agrees to post in conspicuous places, accessible to employees and applicants for employment, notices setting forth the provisions of the nondiscrimination clause. The Provider will, in all solicitations or advertisements for employees placed by or on behalf of the Provider, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

    The Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that such provisions will be binding upon each sub-Provider, except that the foregoing provisions shall not apply to contracts or subcontracts for customary office supplies.

    The Provider shall keep records and submit reports concerning the racial and ethnic origin(s) of applicant employment and employees as the law may require.

15. **TERMINATION OF CONTRACT.** The City may terminate this Agreement upon thirty (30) days written notice to the Provider, except in the event (i) the Provider is in breach of this Agreement, or (ii) the Provider fails to comply with the terms of Exhibit A. If either of the foregoing conditions exists, the City shall notify the Provider and the Provider shall be given seven (7) days to cure such breach or failure to comply. Should the Provider fail to cure to the satisfaction of the City, the City may terminate this Agreement upon written notice as provided herein.

Attachment: Testing Agreement Legacy Hills WRF (Legacy Hills WRF - Testing)

Furthermore, the City retains the right to terminate this Agreement at the expiration of each City budget period (September 30) during the term of this Agreement, even without prior notice as described in the preceding sentence.

In the event of any termination hereunder, the Provider consents to the City's selection of another Provider to assist the City in any way in completing the Services. The Provider further agrees to cooperate and provide any information requested by the City in connection with the completion of the Services.

The Provider shall be compensated for Services performed and expenses incurred for satisfactory work up to the termination date in that the Provider shall receive a portion of fees and expenses permitted under this Agreement in direct proportion to percentage of work actually completed up to the termination date. This provision shall not deprive the City of any remedies against the Provider that may be available under applicable law.

16. **PROVIDER'S REPRESENTATIONS.** The Provider hereby represents to the City that the Provider is financially solvent and possesses sufficient experience, licenses, authority, personnel, and working capital to complete the Services required under this Agreement.

17. **CITY APPROVAL FOR ADDITIONAL WORK.** No payment, of any nature whatsoever, will be made to the Provider for additional work without the City's written approval before such work begins.

18. **PERFORMANCE BY PROVIDER.** All Services provided by the Provider hereunder shall be performed in accordance with the highest professional standards and in accordance with Exhibit A, and the Provider shall be responsible for all Services provided hereunder whether such services are provided directly by the Provider or by any sub-Providers hired by the Provider. The Provider shall perform all duties and Services and make all decisions called for hereunder promptly and without unreasonable delay. The Provider shall not utilize sub-Providers to perform Services without the City's prior written consent.

19. **DAMAGE.** In all instances where City property and/or equipment is damaged by the Provider's employees, a full report of the facts, extent of the damage and estimated impact on the Provider's schedule shall be submitted to the City by 8:00 a.m. of the following City business day after the incident. If damage may result in further damages to the City or loss of City property, the Provider must notify Police Dispatch immediately. The Provider shall be fully liable for all damage to City property or equipment caused by the Provider's officers, employees, agents or sub-Providers.

20. **CITY OBJECTION TO PERSONNEL.** If at any time after entering into this Agreement, the City has any reasonable objection to any of the Provider's personnel, or any personnel retained by the Provider, then the Provider shall promptly propose substitutes to whom the City has no reasonable objection, and the Provider's compensation shall be equitably adjusted to reflect any difference in the Provider's costs occasioned by such substitution.

21. **COMPLIANCE WITH LAWS.** The Provider warrants and covenants to the City that all Services will be performed in compliance with all applicable federal, state, county and City laws, rules, and regulations including, but not limited to, the Texas Industrial Safety and Health Act and the Workers Right-to-Know Law. All necessary precautions shall be taken to assure that safety regulations prescribed by OSHA and the City are followed.

22. **NON-BINDING MEDIATION.** In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved informally by the City and the Provider, the City and the Provider agree to submit such disagreement to non-binding mediation before pursuing any other legal remedy.

23. **ENTIRE CONTRACT.** This Agreement together with Exhibit A and B, attached hereto and any other exhibit attached hereto contains the entire contract between the City and the Provider concerning the Services for the Project. There will be no understandings or contracts other

Attachment: Testing Agreement Legacy Hills WRF (Legacy Hills WRF - Testing)

than those incorporated herein. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto. In the event of a conflict between an attachment to this Agreement and this Agreement, this Agreement shall control.

24. **MAILING ADDRESSES.** All notices and communications concerning this Agreement are to be mailed or delivered to the addresses shown below unless and until the other Party is otherwise notified in writing of a different address:

City of Celina
Attn: Contracts
142 N. Ohio
Celina, TX 75009
contracts@celina-tx.gov

Provider

Any notices and communications required to be given in writing by one Party or the other shall be considered as having been given to the addressee on the date in the notice or communication is placed in the United States Mail or hand-delivered.

25. **LEGAL CONSTRUCTION.** If any one or more of the provisions contained in this Agreement for any reason is held invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been included.

26. **CONFLICT.** If a conflict exists between this Agreement, and an Exhibit, the Solicitation and/or the Response, then such conflicts shall be resolved as follows:

(a) If a conflict exists between this Agreement and an Exhibit, the Solicitation, or the Response, then this Agreement shall control.

(b) If a conflict exists between the Response and an Exhibit, the Exhibit shall control.

(c) If a conflict exists between the Response and the Solicitation, the Solicitation shall control.

27. **GOVERNING LAW.** The validity of this Agreement and any of its terms or provisions as well as the rights and duties of the Parties hereunder, shall be governed by and construed in accordance with Texas law. Exclusive venue for any legal action concerning this Agreement shall be located in Denton County, Texas.

28. **COUNTERPARTS.** This Agreement may be signed in multiple counterparts, each of which shall be deemed to be an original.

29. **EFFECTIVE DATE.** This Agreement shall be effective once it is signed by the City and the Provider, as indicated below.

EXECUTED in single or multiple originals, this 10th day of January, 2023.

CITY OF CELINA

Jason Laumer, City Manager

Date

PROVIDER

Type/Print Name and Title

Date

Attachment: Testing Agreement Legacy Hills WRF (Legacy Hills WRF - Testing)

D&S Engineering Labs
4701 S. Texoma Pkwy.
Denison, Texas 75020
Phone: 903.465.0333

Budget Estimate for Construction Materials
Testing & Observation Services
Celina Legacy Hills Water Reclamation Facility Improvements
Celina, Texas
D&S P22-1008

Item	Quantity	Unit	Unit Rate	Total
Earthwork Observation & Testing Site Civil Improvements Earthwork				
Moisture Density Relations (ASTM D698 - Method A or B)	8	each	$175.00	$1,400.00
Moisture Density Relations (ASTM D1557 - Method C)	1	each	$225.00	$225.00
Moisture Density Relations (ASTM D4253 & D4254)	1	each	$950.00	$950.00
Atterberg Limits (ASTM 4318)	9	each	$85.00	$765.00
Minus 200 Sieve Analysis	8	each	$45.00	$360.00
Sieve Analysis (Tex-110-E)	1	each	$250.00	$250.00
Oversized Rock Correction	1	each	$55.00	$55.00
In-Place Moisture-Density Tests (Mass Grading) Min 3 Per Trip	47	each	$15.00	$705.00
In-Place Moisture-Density Tests (Access Road) Min 3 Per Trip	69	each	$15.00	$1,035.00
In-Place Moisture-Density Tests (Site Utility & Electrical Duct Bank) Min 3 Per	240	each	$15.00	$3,600.00
Certified Engineering Soils Technician - Access Road (Min. 4 hrs. per trip)	43	hour	$60.00	$2,580.00
Certified Engineering Soils Technician - Mass Grading (Min. 4 hrs. per trip)	25	hour	$60.00	$1,500.00
Certified Engineering Soils Technician - Utilities (Min. 4 hrs. per trip)	112	hour	$60.00	$6,720.00
Trip Charge	41	trip	$50.00	$2,050.00
Project Manager	20	hour	$115.00	$2,300.00
Project Administration	n/a	%	10	$2,450.00
Estimated Total for Earthwork Services for Site Civil Improvements:				**$26,945.00**
Concrete Observation & Testing for Site Civil Concrete Flatwork, Storm Structures & Electrical Duct Bank				
Concrete Test Cylinders (4 x 8 inch) (Includes: ambient & concrete temperatures, slump, air & unit weight)	45	each	$20.00	$900.00
Certified Engineering Concrete Technician (Min. 4 hrs. per trip) (Includes reinforcing observation & cylinder pick up)	40	hour	$60.00	$2,400.00
Trip Charge	9	trip	$50.00	$450.00
Project Manager	4	hour	$115.00	$460.00
Project Administration	n/a	%	10	$421.00
Estimated Total for Site Civil Concrete Services:				**$4,631.00**
Earthwork Observation & Testing Site Structural Improvements				
Moisture Density Relations (ASTM D698 - Method A or B)	4	each	$185.00	$740.00
Moisture Density Relations (ASTM D698 - Method C)	2	each	$200.00	$400.00
Atterberg Limits	6	each	$85.00	$510.00
Minus 200 Sieve Analysis	4	each	$40.00	$160.00
Sieve Analysis	2	each	$120.00	$240.00
Oversized Rock Correction	2	each	$75.00	$150.00
In-Place Moisture-Density Tests, Min 3 per trip	730	each	$15.00	$10,950.00
Certified Engineering Soils Technician (Min. 4 hrs. per trip)	320	hour	$60.00	$19,200.00
Certified Engineering Soils Technician (Estimated overtime)	30	hour	$90.00	$2,700.00
Trip Charge	50	trip	$50.00	$2,500.00
Project Manager	33	hour	$115.00	$3,795.00
Project Administration	n/a	%	10	$4,135.00
Estimated Total for Site Structural Earthwork Improvements:				**$45,480.00**

Attachment: Testing - Fee Schedule (Legacy Hills WRF - Testing)

Concrete Observation & Testing Site Structural Building				
Concrete Test Cylinders (4 x 8 inch)	745	each	$20.00	$14,900.00
(Includes: ambient & concrete temperatures, slump, air & unit weight)				
Maturity Meter by Probe Method	1	fee	$1,000.00	$1,000.00
(Includes: meter observation, maturity probes & reporting)				
Certified Engineering Concrete Technician (Min. 4 hrs. per trip)	550	hour	$60.00	$33,000.00
(Includes reinforcing observation & cylinder pick up)				
Certified Engineering Concrete Technician (Estimated Overtime)	38	hour	$90.00	$3,420.00
Trip Charge	120	trip	$50.00	$6,000.00
Project Manager	51	hour	$115.00	$5,865.00
Project Administration	n/a	%	10	$6,419.00
Estimated Total for Structural Concrete Services:				**$70,604.00**
Masonry Observation & Testing				
Grout Prisms (4 per set)	8	each	$35.00	$280.00
Certified Engineering Technician (Min. 4 hrs. per trip)	16	hour	$65.00	$1,040.00
(Includes observation and masonry pickup)				
Trip Charge	4	trip	$50.00	$200.00
Project Manager	2	hour	$115.00	$230.00
Project Administration	n/a	%	10	$175.00
Estimated Total for Masonry Services:				**$1,925.00**
Masonry Observation & Testing for Surface Repair Facility Systems				
Mortar Cubes	18	each	$35.00	$630.00
Certified Engineering Technician (Min. 4 hrs. per trip)	26	hour	$65.00	$1,690.00
(Includes observation and masonry pickup)				
Core Drilling Machine Fee	3	trip	$350.00	$1,050.00
Hilti Ferroscan (Min. 4 hr. charge)	12	hour	$125.00	$1,500.00
3-inch Diameter or Less Concrete Cores to 10" depth	6	each	$65.00	$390.00
Core Length Only (ASTM C-174)	6	each	$20.00	$120.00
Core Compression Test, Unit Weight, and Preparation	6	each	$75.00	$450.00
Core Hole Patching	6	each	$15.00	$90.00
Engineering Concrete Core Technician	18	hour	$65.00	$1,170.00
Trip Charge	8	trip	$50.00	$400.00
Project Manager	7	hour	$115.00	$805.00
Project Administration	n/a	%	10	$830.00
Estimated Total for Masonry Surface Repair Services:				**$9,125.00**
Structural Steel Observation				
CWI Specialist Visual Observation (Min. 4 hrs. per trip)	65	hour	$72.00	$4,680.00
Trip Charge	13	trip	$50.00	$650.00
Project Manager	5	hour	$115.00	$575.00
Project Administration	n/a	%	10	$591.00
Estimated Total for Structural Steel Services:				**$6,496.00**
Project Setup Fee	1	each	$100.00	$100.00
Allowance for Sr. Engineer, Site Visits, Compliance Letters, ect.	19	hour	$165.00	$3,135.00
Estimated Total for Professional Services:				**$3,235.00**
Estimated Total for Above Services:				**$168,441.00**

NOT INCLUDED IN REQUIREMENTS OR THE BUDGET

Tests in excess of above stated quantities or additional tests not listed
Retesting of any failed tests / observation
Temporary site curing facility
Project compliance letter

The fees listed above for field and laboratory tests, include the equipment necessary to accomplish the task. Fees not listed above are available upon request. Overtime at 1.5 times the normal rate will be billed for time in excess of 8 hours per day and Saturdays, and for time worked before 7 a.m and after 6 p.m. Overtime at 2.0 times the normal rate will be billed for Sundays and holidays.

Attachment: Testing - Fee Schedule (Legacy Hills WRF - Testing)

D&S ENGINEERING LABS

December 2, 2022
D&S 22-1008

Mr. Andy Glasgow, P.E., CFM
Director of Engineering
City of Celina
aglasgow@celina-tx.gov

Subject: **Construction Materials Testing Services**
Celina Legacy Hills Water Reclamation Facility Improvements
Celina, Texas

Dear Mr. Andy Glasgow:

Thank you for selecting D&S Engineering Labs (D&S Engineering) to perform the construction materials testing for the above-referenced project. We understand that the project entails the addition and expansion and improvements to the existing Celina Legacy Hills Water Reclamation Facility in Celina, Texas. Completed plans call for the construction of a water/sewer project; and associated site work for a water/sewer project.

City of Celina's Legacy Hills Water Reclamation Facility Phase 1 Improvements include an influent pumping facility, influent flow metering facilities, headworks facility including influent screening with screenings transport and processing facilities together with grit removal, pumping, and processing facilities, sequential batch reactor (SBR) facilities with SBR aeration blower facilities and post equalization with a flow control station. Tertiary filtration facilities together with pumped backwashing facilities are followed by ultraviolet disinfection facilities with an effluent metering facility. A non-potable water pump station and liquid hypochlorite handling and metering system are provided.

An electrical distribution with adjoining office/laboratory facilities is provided together with a standby power generator unit. An effluent pipeline transports the treated flow to an outfall discharge structure located on an unnamed tributary of Little Elm Creek. A waste-activated sludge (WAS) pump station directs waste solids to sludge holding tanks, that are complete with aeration blowers. Sludge transfer pumps direct solids from the sludge holding tanks to a sludge dewatering facility that uses belt press technology to dewater the solids. Dewatered solids are transported to an enclosed temporary sludge holding bin. The bin is then hauled offsite for emptying and final sludge disposal.

The associated array of piping enhancements, site development enhancements, drainage improvements, and civil/yard enhancements, install power supply from an electric utility, interconnection with City's potable water network, together with electrical, instrumentation, and control enhancements to develop a complete and functional facility capable of treating 0.95 MGD permitted design flow.

Based on our understanding that we have been selected due to our qualifications, we have prepared a budget estimate for your use.

This budget estimate is based on MEP, structural, and civil bid set plans dated September 2022.

Attachment: Testing ProposalP22-1008 Celina Legacy Hills Water Reclamation Facility Improvements Letter (Legacy Hills WRF - Testing)

PROJECT INFORMATION

Based on our review of the project plans and specifications, we understand that the project will consist of the following:

- Celina Legacy Hills Water Reclamation Facility Improvements:
  - Moisture-conditioned subgrades
  - Flex base and/or select fill caps
  - Slab-on-grade floor system with grade beams
  - Cast-in-place concrete walls
  - Upper-level concrete slabs
  - Scarified and re-compacted subgrade for sidewalks and paving
  - Utility trench backfill
  - Concrete encasement
  - Concrete encased duct bank
  - Gravel pavement
  - Structural steel

SCOPE OF SERVICES

The following scope of services is based on our review of the project documents and is limited to providing testing and/or observations for the previously mentioned construction. ***We do request that your construction representative provide us with a 24-hour notice for scheduling purposes.*** As such, we agree to provide the appropriate personnel to perform the below construction materials services.

<u>Earthwork</u>

- Obtain and perform laboratory moisture/density relations (ASTM D698/ASTM D1557/ASTM D4253/ASTM D4254) and soil classification tests (liquid limit, plastic limit, and percent finer than no. 200 sieve analysis as required per test) for each soil type
- Perform in-place moisture/density tests at the proposed rate of 1/3,000 square feet for the building pad, and 1/200 linear feet testing every other 1-foot lift for trench utility backfill and roadway subgrade, A minimum of two tests on granular fill beneath structures, a minimum of 2 tests for every 200 cubic yards on completed base course, and a minimum of two tests per 300 cubic yards or 6" compacted lifts for wall backfill

<u>Reinforcing Steel</u>

- Perform reinforcing steel observation which will include:
  - verify the number and size of bars
  - verify clearance between bars and spacing
  - verify securing, tying, and chairing of bars

<u>Cast-In-Place Concrete</u>

- Perform testing during concrete placements, which will include:
  - perform ambient and concrete temperature determinations
  - perform entrained air content determination
  - perform unit weight determination
  - perform slump determination

- Cast concrete test cylinders at the proposed rate of 5/50 cubic yards of concrete placed for concrete, or a fraction thereof placed per day
- Compressive strength determination of concrete test cylinders with one tested at 7 days, three tested at 28 days, and one held in reserve

Masonry

- Perform testing during masonry operations which will include:
  - Ambient, mortar, and grout temperature determinations
- Cast grout prisms at the proposed rate of 4 per set shall be made during the first day of masonry work and for every 5,000 SF of wall (or less) thereafter
- Compressive strength determination of grout prisms with one tested at 7 days and three tested at 28 days

Structural Steel

- Perform visual observation on welded and bolted connections
- Perform ultrasonic observation on moment or "full-penetration" welded connections

Notes and Qualifications:

Preparation of a compliance letter or other tasks and services that will require Professional Engineering (PE) hours will be billed at the PE's rate of $165/hour.

COMPENSATION

While testing is dependent on the construction sequence, contractor performance and efficiency, weather conditions, and the actual testing performed, ***we suggest an estimated budget of $168,441. On occasion, clients have requested a 10% contingency for similar projects; we can include this if requested. The invoicing for this project will use the attached Special Fee Schedule and the actual quantity of work performed.***

The estimated budget will not be exceeded without prior approval. Services provided by D&S Engineering will be consistent with the engineering standards prevailing at the time and in the area that the work is performed; no other warranty, express or implied, is intended.

A Letter of Agreement for your execution will be forwarded to your office upon your approval of this budget estimate and should you be awarded the contract for this project.

We appreciate the opportunity to provide you with our services. Please call if you have any questions or wish to discuss the budget estimate.

Sincerely,
D&S Engineering Labs, LLC

Brett Southerland

Mr. Brett Southerland
Denison Senior Project Manager
Attachments: Budget Estimate

Attachment: Testing ProposalP22-1008 Celina Legacy Hills Water Reclamation Facility Improvements Letter (Legacy Hills WRF - Testing)

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Kim Brawner, Assistant City Manager
CC:	Jason Laumer, City Manager
Date:	January 10, 2023
Re:	G Bar & CCN Objection Withdrawal

Action Requested:
Authorize the City Manager of the City of Celina, Texas to enter into an agreement by and between City of Celina, Mustang Special Utility District, and G Bar 7, Ltd in Relation to Utility Service Provisions for an approximately 99-acre tract commonly known as the "Walker Tract" and Old Celina Ltd in relation to utility service provisions for an approximately 4.859-acre tract commonly known as the "Folsom Tract" (Brawner)

Background Information:
In November 2020, the City of Celina entered into an agreement with Mustang Special Utility District (MSUD) to de-certify all areas for water Certificate of Convenience and Necessity (CCN) that are outside the City's ultimate boundary. The majority of the area in question is within a dually certified area and the proposed de-annexation area is 100% outside Celina's ultimate boundary. In exchange, Mustang agreed to de-certify approximately 407 acres of water CCN and approximately 644 acres of sewer CCN that are within the City's ultimate boundary. In February 2021, the City of Celina entered into an agreement with Aqua Texas to acquire CCN for property immediately adjacent to Legacy Drive. The City of Celina contracted with TRC Solutions to start the Public Utility Commission (PUC) process to transfer the CCN. The PUC docket numbers are 53614 for the Mustang CCN transfer and 53574 for the Aqua Texas CCN transfer.

In response to the PUC filing, G Bar 7, Ltd filed an opposition to the PUC Docket No. 53614 seeking to remove certain property, including the Walker Tract, from the Mustang SUD water CCN service area agreement. Old Celina, Ltd. also filed an opposition to PUC Docket No. 53574 seeking to remove the Folsom Tract from the Aqua Texas, Inc.'s CCN service area agreement.

After meeting with representatives of G Bar 7, Ltd and Old Celina, Ltd, the City of Celina has agreed to the following conditions:

1. Within 10 days, G Bar 7, Ltd and Old Celina, Ltd agreed to withdraw their objections to the PUC filing for PUC docket numbers are 53614 and 53574. G Bar 7, LTD further agrees to not submit any further opposition to the Transfers.
2. Mustang SUD agrees that it shall provide both the Walker and the Folsom Tracts water and sanitary sewer service temporarily until such time as Celina completes the water line adjacent to

the tracts.

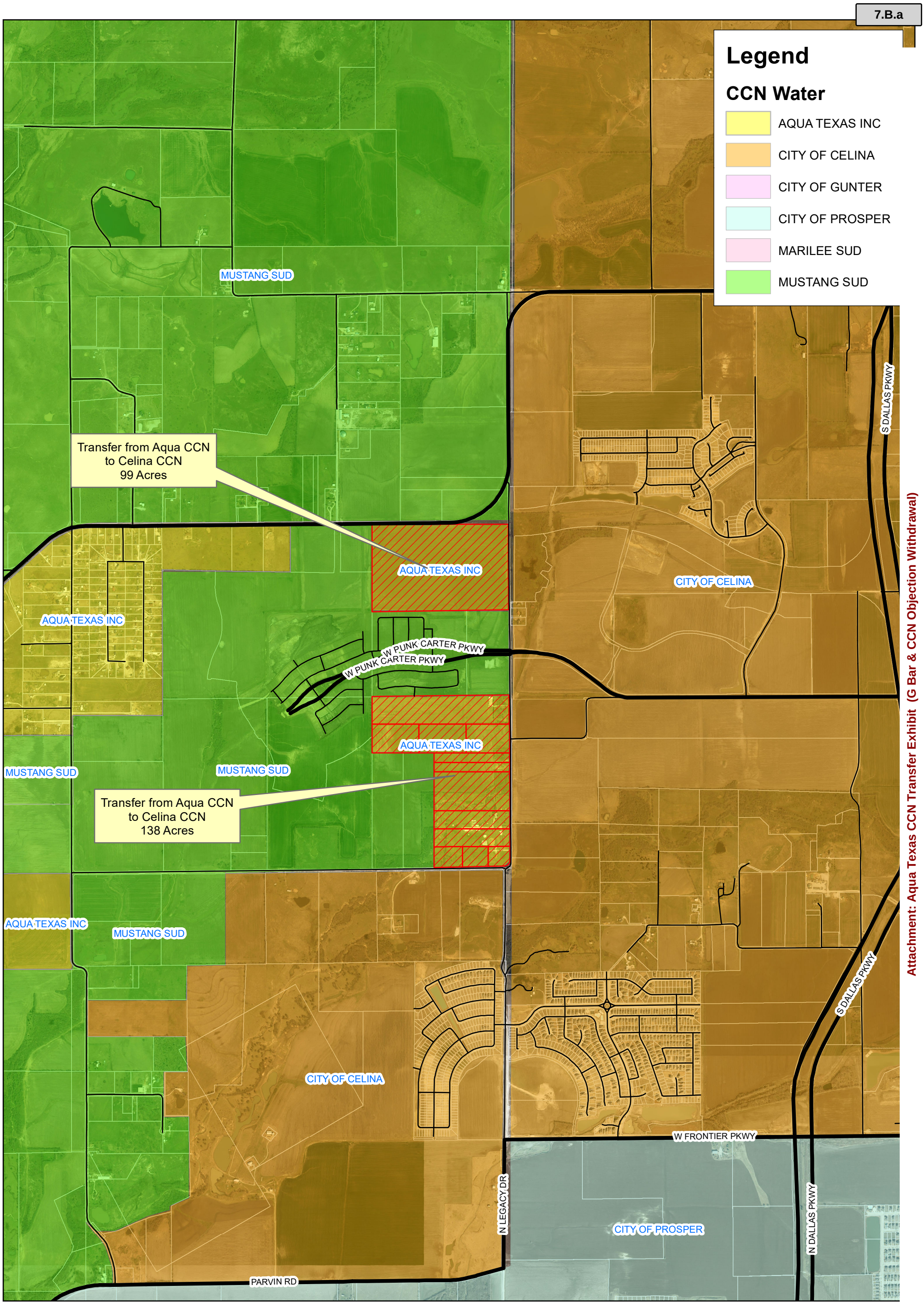
3. Owners shall install any necessary meters and construct connections to Celina's system at no cost to City. However, City shall provide a dollar for dollar impact fee credit to offset offsite service line costs to include design, construction, and easement acquisition expenses once building permits are approved and the water lines constructed.
4. Celina agrees that prior to March 1, 2023, it shall submit to the PUC an application for approval of a service-area contract between Mustang SUD and Celina, transferring CCN's for both water and sewer for the Folsom Tract, permitting it to be served by Celina, in accordance with an executed service agreement.

Alternatives: City council could not approve the agreement and provide alternative direction to city staff.

Legal Review: Celina legal council has reviewed and approved the proposed agreement.

Supporting Documents:
Agreement
Exhibits

Staff Recommendation:
Staff recommends approval.



Attachment: Aqua Texas CCN Transfer Exhibit (G Bar & CCN Objection Withdrawal)

CELINA TEXAS EST. 1876

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Exhibit A
Water CCN Transfer
Aqua to Celina - 237 Acres

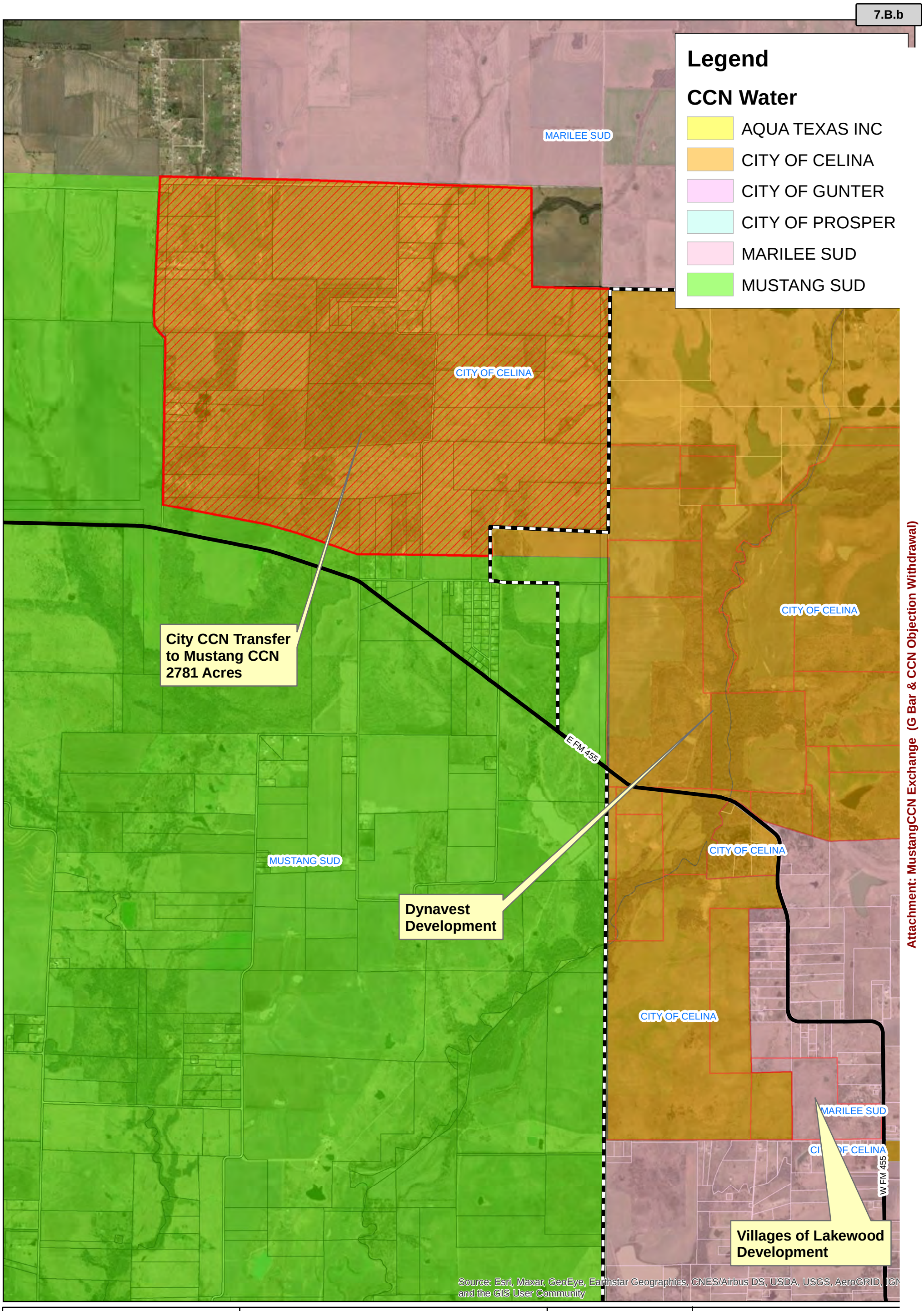
Date: 10/9/2020

Legend

- Major Roads
- Roads
- CCN Transfer

N W E S

0 1,625 3,250 Feet



Attachment: MustangCCN Exchange (G Bar & CCN Objection Withdrawal)

CELINA TEXAS EST. 1876

Life Connected.

Exhibit B
Water CCN Transfer
Celina to MSUD - 2781 Acres

Date: 10/5/2020

Legend

- Major Roads
- Ultimate Boundary
- Villages of Lakewood
- Dynavest
- City CCN to Mustang CCN
- Roads
- Parcels

N
W E
S

0 2,400 4,800 Feet

Legend

CCN Water

- CITY OF CELINA
- CITY OF GUNTER
- CITY OF PROSPER
- MARILEE SUD
- MUSTANG SUD

MARILEE SUD

CITY OF CELINA

CITY OF CELINA

Transfer Mustang CCN to Celina CCN 266 Acres

E FM 455

CITY OF CELINA

CITY OF CELINA

MUSTANG SUD

Dynavest Development

CITY OF CELINA

CITY OF CELINA

W FM 455

CITY OF CELI

CITY OF CELINA

CITY OF CELINA

Villages of Lakewood Development

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN and the GIS User Community

CITY OF CELI

Attachment: MustangCCN Exchange (G Bar & CCN Objection Withdrawal)

CELINA TEXAS EST. 1876

Life Connected.

Exhibit C
Water CCN Transfer
MSUD to Celina - 266 Acres

Date: 10/7/2020

Legend

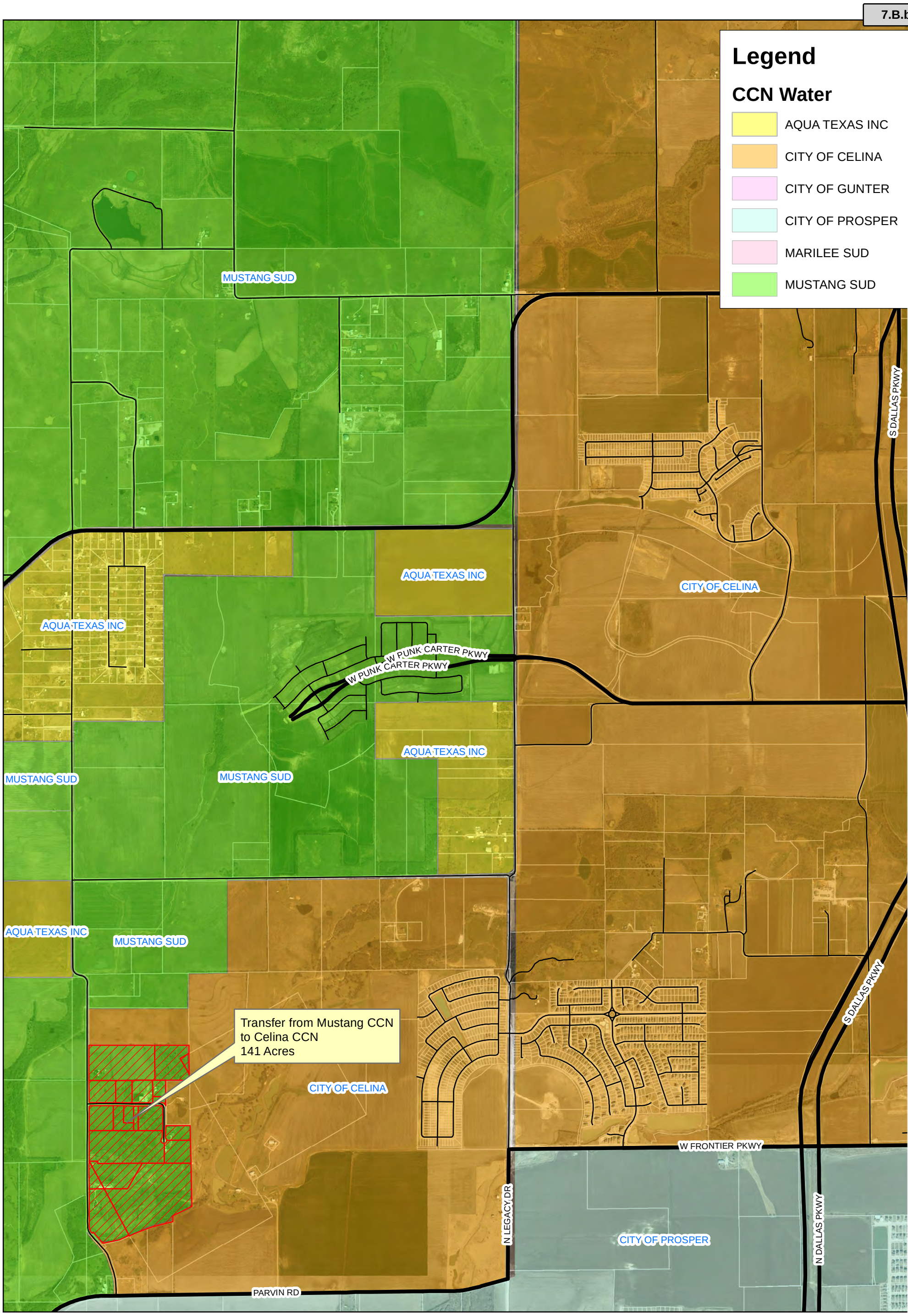
- Major Roads
- UltimadeBoundary
- VillagesofLakewood
- Dynavest
- CCN Transfer
- Roads
- Parcels

N

W E

S

0 2,450 4,900 Feet



CELINA TEXAS EST. 1876
Life Connected.

Exhibit D
Water CCN Transfer
MSUD to Celina - 141 Acres

Date: 10/5/2020

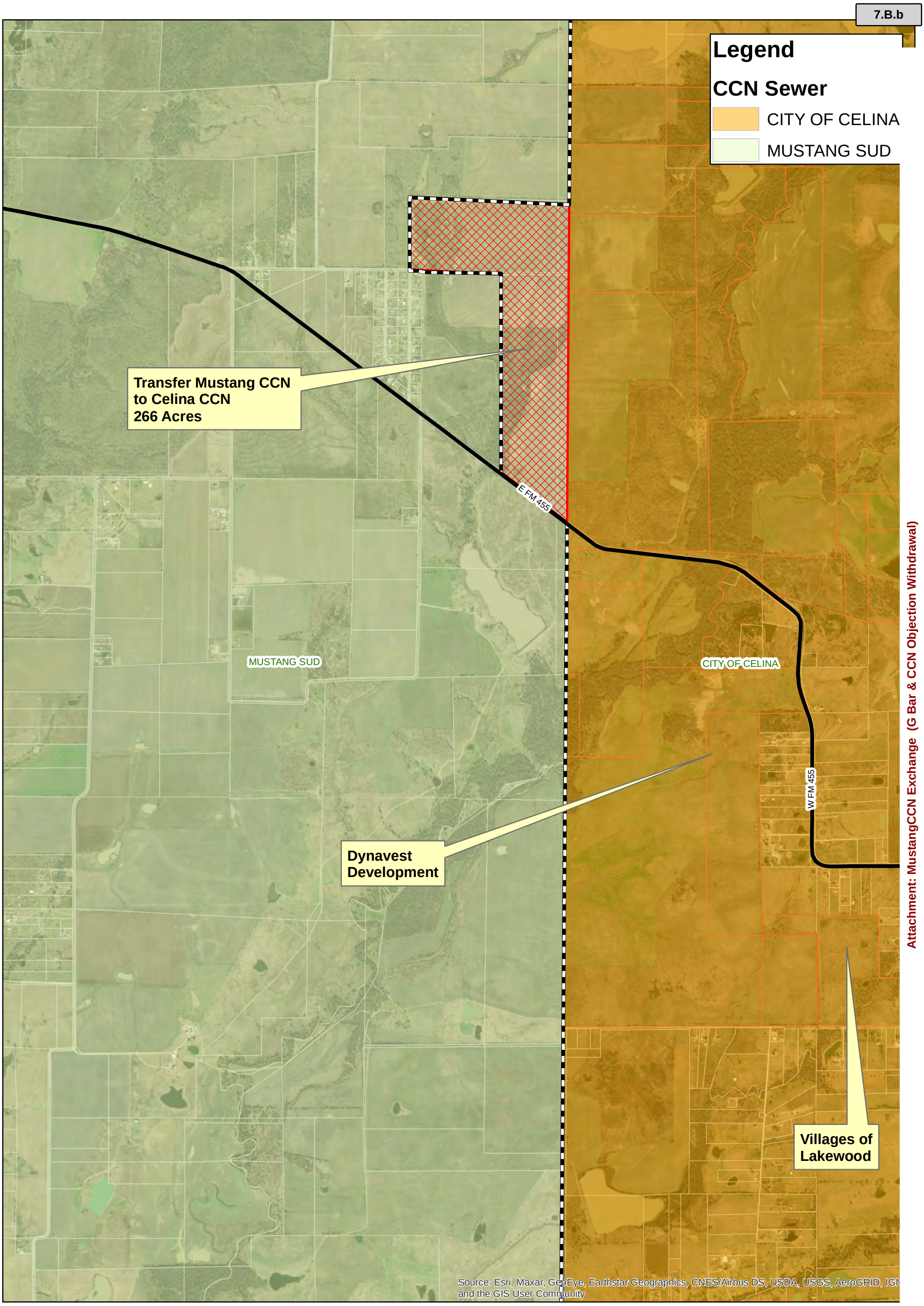
Legend

- Major Roads
- Roads
- CCN Transfer

N
W E
S

0 1,625 3,250 Feet

Attachment: MustangCCN Exchange (G Bar & CCN Objection Withdrawal)



Attachment: MustangCCN Exchange (G Bar & CCN Objection Withdrawal)

CELINA TEXAS EST. 1876
Life Connected.

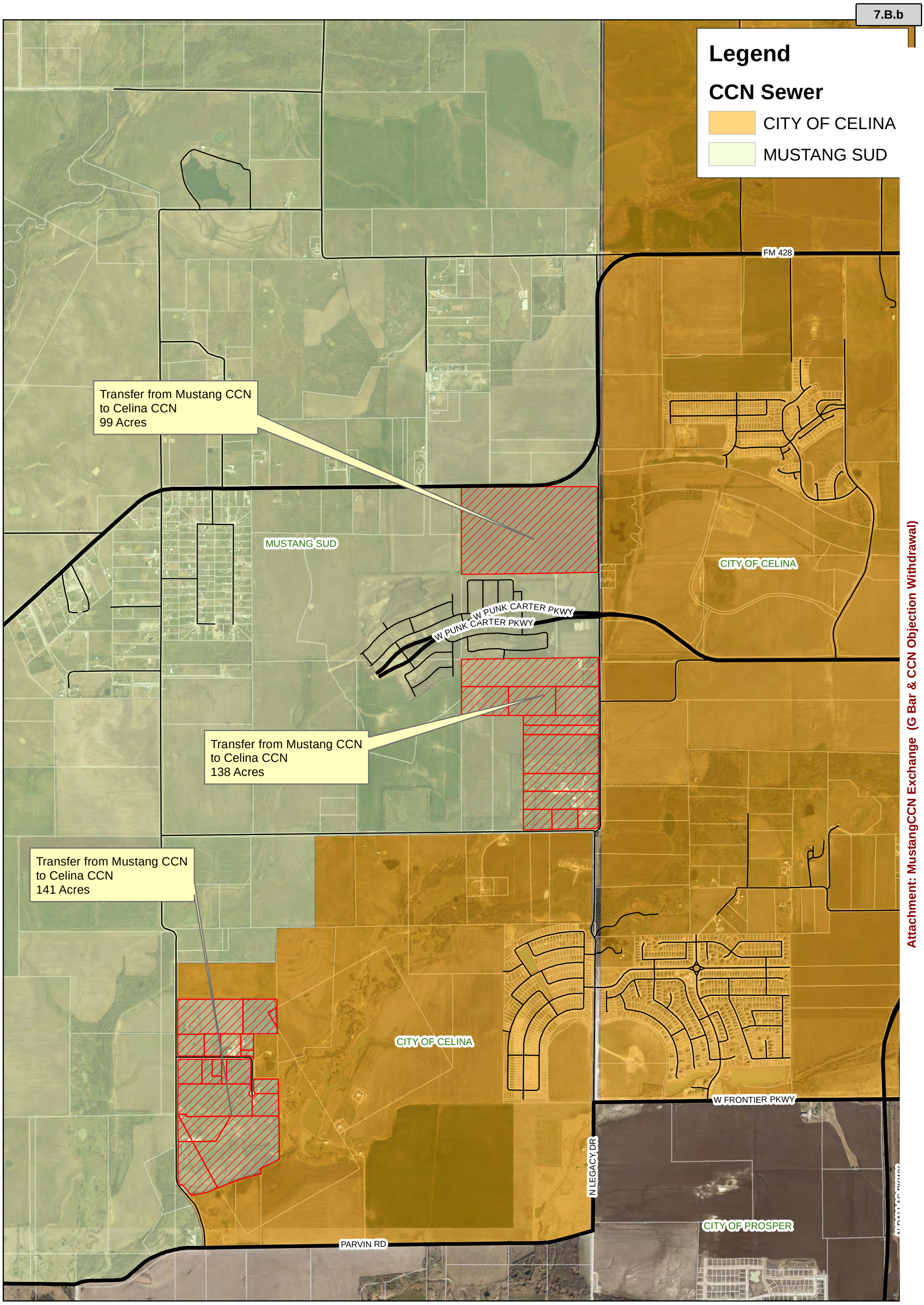
Exhibit E
Sewer CCN Transfer
MSUD to Celina - 266 Acres

Date: 10/5/2020

Legend
- Major Roads
- Ultimate Boundary
- Transfer to Celina CCN
- Villages of Lakewood
- Dynavest
- Roads
- Parcels

N
W E
S

0 1,800 3,600 Feet



Attachment: MustangCCN Exchange (G Bar & CCN Objection Withdrawal)

CELINA TEXAS EST. 1876
Life Connected.

Exhibit F
Sewer CCN Transfer
MSUD to Celina - 141, 138, 99 Acres

Date: 10/5/2020

Legend

- Major Roads
- Roads
- Transfer to Celina CCN
- Parcels

N
W E
S

0 1,625 3,250 Feet

Agreement Regarding Water and Wastewater Service;
Withdrawal of Objections to CCN Transfer

This agreement ("**Agreement**") shall set forth the terms between (i) the **CITY OF CELINA, TEXAS** ("**Celina**"), **MUSTANG SPECIAL UTILITY DISITRICT** ("**Mustang SUD**"), and **G BAR 7, LTD.** in relation to utility service provisions for an approximately 99-acre tract commonly known as the "**Walker Tract**" and as more particularly described in **Exhibit A** attached hereto; and (ii) between Celina, Mustang SUD, and **OLD CELINA, LTD.** in relation to utility service provisions for an approximately 4.859-acre tract commonly known as the "**Folsom Tract**" and as more particularly described in **Exhibit B** attached hereto. This Agreement is dated effective as of _____, 2022 (the "**Effective Date**"). Celina, Mustang SUD, G Bar 7, LTD., and Old Celina, LTD. are each a "**Party**" and collectively, the "**Parties**". G Bar 7, LTD. and Old Celina, LTD are collectively the "**Owners.**"

RECITALS

WHEREAS, Celina and Mustang SUD are currently in the process of transferring Certificate of Convenience and Necessity ("**CCN**") areas under Public Utility Commission ("**PUC**") docket numbers 53614 and 53574 ("**Transfers**"); and

WHEREAS, G Bar 7, LTD. owns the Walker Tract, for which Celina will obtain the CCN for water and sewer service;

WHEREAS, Old Celina, LTD owns the Folsom Tract; and

WHEREAS, G Bar 7, LTD. has objected to the Transfers and will withdraw its objections so long as Mustang SUD agrees to provide water and sewer service to the Walker Tract and Folsom Tracts until Celina has finished construction on the 24" water line along Legacy Drive depicted in **Exhibit C** ("**Water Line**"), and transfer water and sewer service in the future to Celina for the Folsom Tract.

AGREEMENT

1. **Agreements**. The Parties hereby agrees as follows:

   A. Within ten (10) days of the Effective Date, G Bar 7, LTD agrees to withdraw, by filing any documents required by the PUC, its opposition to PUC Docket No. 53614 seeking to remove certain property, including the Walker Tract, from the Mustang SUD water CCN service area and annex same into Celina's service area. G Bar 7, LTD shall also withdraw its opposition to PUC Docket No. 53574 seeking to remove the Walker Tract from the Aqua Texas, Inc.'s sewer CCN service area and annex same into Celina's service area. G Bar 7, LTD further agrees to not submit any further opposition to the Transfers.

Attachment: Agreement Re Water and Sewer Service - 12.20.22 (G Bar & CCN Objection Withdrawal)

B. Mustang SUD agrees that it shall provide both the Walker and the Folsom Tracts water and sanitary sewer service temporarily until such time as Celina completes the Water Line, depicted on **Exhibit C**, attached hereto and incorporated herein for all purposes. Upon the completion of the Water Line (defined as City's construction of and rendering operational the 24" waterline depicted in **Exhibit C**) and the execution of a water and sewer service agreement with G Bar 7, LTD, Celina shall exclusively provide water and sewer service to the Walker Tract, and Mustang SUD shall have no further additional rights or responsibilities with respect to the Walker or Folsom tracts.

C. Upon City's provision of water and sewer service to the Walker and Folsom tracts, Owners shall install any necessary meters and construct connections to Celina's system at no cost to City. However, it is expressly understood and acknowledged that such connection shall not be required until such time as G Bar 7, LTD or Old Celina, LTD apply for the first building permit on the Walker or Folsom tracts, respectively, subsequent to the completion of the Water Line. G Bar 7, LTD shall not be required to connect the Walker Tract to Celina's system until it applies for its first building permit after completion and acceptance of the Water Line. Similarly, Old Celina, LTD shall not be required to connect the Folsom Tract to Celina's system until it applies for its first building permit after completion and acceptance of Water Line. To the extent G Bar 7, LTD or Old Celina, LTD are required to construct offsite service lines that are identified in the City's Capital Improvements Plan for water or sewer after the completion of the Water Line, City shall provide a dollar for dollar impact fee credit to offset offsite service line costs to include design, construction, and easement acquisition expenses (collectively, the "**Eligible Expenses"**) incurred by the Owners upon presentation of supporting documents with sufficient line item detail for City to reasonably ascertain the value of the Eligible Expenses.

D. Celina agrees that prior to March 1, 2023, it shall submit to the PUC an application for approval of a service-area contract between Mustang SUD and Celina, transferring CCN's for both water and sewer for the Folsom Tract, permitting it to be served by Celina, in accordance with an executed service agreement. Subsequent to the initial submittal, Celina agrees to take all commercially reasonable actions to successfully prosecute the CCN transfer.

2. **Term**. This Agreement shall be effective against all Parties from the Effective Date and until the City has completed the Water Line at its sole determination.

3. **Applicable Law; Venue**. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Texas, and all obligations of the Parties are performable in Denton County. Exclusive venue for any action to enforce or construe this Agreement shall be in Denton County.

Attachment: Agreement Re Water and Sewer Service - 12.20.22 (G Bar & CCN Objection Withdrawal)

4. **Amendments**. Any amendments to this Agreement may be agreed to by all Parties in writing.

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

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

7. **Successors and Assigns**. This Agreement shall be binding upon the Parties hereto and upon any of the Parties' respective successors and assigns.

8. **No Third Party Beneficiaries**. This Agreement does not create any third party benefits to any person or entity other than the named Parties hereto, and is solely for the consideration and purposes herein expressed.

9. **Authority; Governmental Immunity**. The undersigned representatives covenant that they are fully authorized to sign this Agreement on behalf of their respective Party. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged. By its execution of this Agreement, Celina does not waive or surrender any of its respective governmental powers, immunities, or rights.

10. **Severability**. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the Parties, be rewritten to be enforceable and to

Attachment: Agreement Re Water and Sewer Service - 12.20.22 (G Bar & CCN Objection Withdrawal)

give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

11. **Form 1295 Certificate**. G Bar 7, LTD and Old Celina LTD represent that they have complied with Texas Government Code, Section 2252.908 and in connection therewith, have completed a Texas Ethics Commission Form 1295 Certificate generated by the Texas Ethics Commission's electronic filing system in accordance with the rules promulgated by the Texas Ethics Commission. G Bar 7, LTD and Old Celina LTD further agree to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to Celina at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate. The Parties agree that, except for the information identifying Celina and the contract identification number, Celina is not responsible for the information contained in the Form 1295 completed by the G Bar 7, LTD and Old Celina LTD. The information contained in the From 1295 completed by G Bar 7, LTD and Old Celina LTD has been provided solely by G Bar 7, LTD and Old Celina LTD and Celina has not verified such information.

[signatures on following pages]

Attachment: Agreement Re Water and Sewer Service - 12.20.22 (G Bar & CCN Objection Withdrawal)

Entered into as of the Effective Date.

G BAR 7, LTD.,
By: 7G Management, LLC,
Its General Partner

_____
Rex Glendenning, President

Date:_____

OLD CELINA, LTD.,
By: Rex Management, LLC,
Its General Partner

_____
Rex Glendenning, President

Date:_____

CITY OF CELINA, TEXAS

_____
Jason Laumer, City Manager

Date:_____

MUSTANG SPECIAL UTILITY DISTRICT

_____
Chris Boyd, General Manager

Date:_____

Attachment: Agreement Re Water and Sewer Service - 12.20.22 (G Bar & CCN Objection Withdrawal)

Exhibit A
Walker Tract Property Description

All that certain tract or parcel of land situated in the Robert Cowan Survey, Abstract Number 211, County of Denton, State of Texas, said tract being part of a called 100 acre tract as described in deed to G Bar 7, LTD. filed 04 February 2005, and recorded in clerks number 05-13872 of the real property records of the County of Denton, State of Texas, and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a point being the northeast corner of said G Bar 7 tract, same being the southeast corner of a tract described in deed to Old Celina, LTD. filed 27 June 2005, and recorded in county clerks number 05-76678 of said deed records, and said point being in County Line Road, same being Collin County Road Number 6;

Thence: SOUTH, with the east line of said G Bar 7 tract, and with said road, a distance of 1650.00 feet to the southeast corner of said G Bar 7 tract;

Thence: WEST, with the south line of said G Bar 7 tract, a distance of 2638.89 feet to the southwest corner of said G Bar 7 tract;

Thence: NORTH, with the west line of said G Bar 7 tract, a distance of 1605.00 feet to the most westerly northwest corner of this tract, on the south line of Farm to Market Road Number 428;

Thence: EAST, with the south line of said FM road, a distance of 1950.14 feet to a point for an ell corner of this tract;

Thence: NORTH, a distance of 45.00 feet to a point on the north line of said G Bar 7 tract for the most northly northwest corner of this tract, said point being the southwest corner of said Old Celina tract;

Thence: EAST, with the north line of said G Bar 7 tract, and with the south line of said Old Celina tract, a distance of 688.75 feet to the POINT OF BEGINNING and containing 97.9 acres of land more or less.

Attachment: Agreement Re Water and Sewer Service - 12.20.22 (G Bar & CCN Objection Withdrawal)

Exhibit B
Folsom Tract Property Description

All that certain tract or parcel of land lying and being situated in the Robert Cowan Survey, Abstract 211, Denton County, Texas and being the same (called) 4.869 acres Tract IV as described in a deed from Robert S. Folsom to Folsom Investments, Inc., on the 15th day of April, 1981, recorded in Volume 1075, Page 406, Deed Records, of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a found steel pin at a road intersection at the Southeast corner of the above mentioned 4.869-acre tract;

THENCE N. 88° 48’ 40” W. with the South boundary line of said Folsom Tract in a public road a distance of 688.75 feet to a steel pin;

THENCE N. 1° 1’ 20” E. a distance of 45.0 feet to a steel pin on the South Right-of-Way of Farm Road 428;

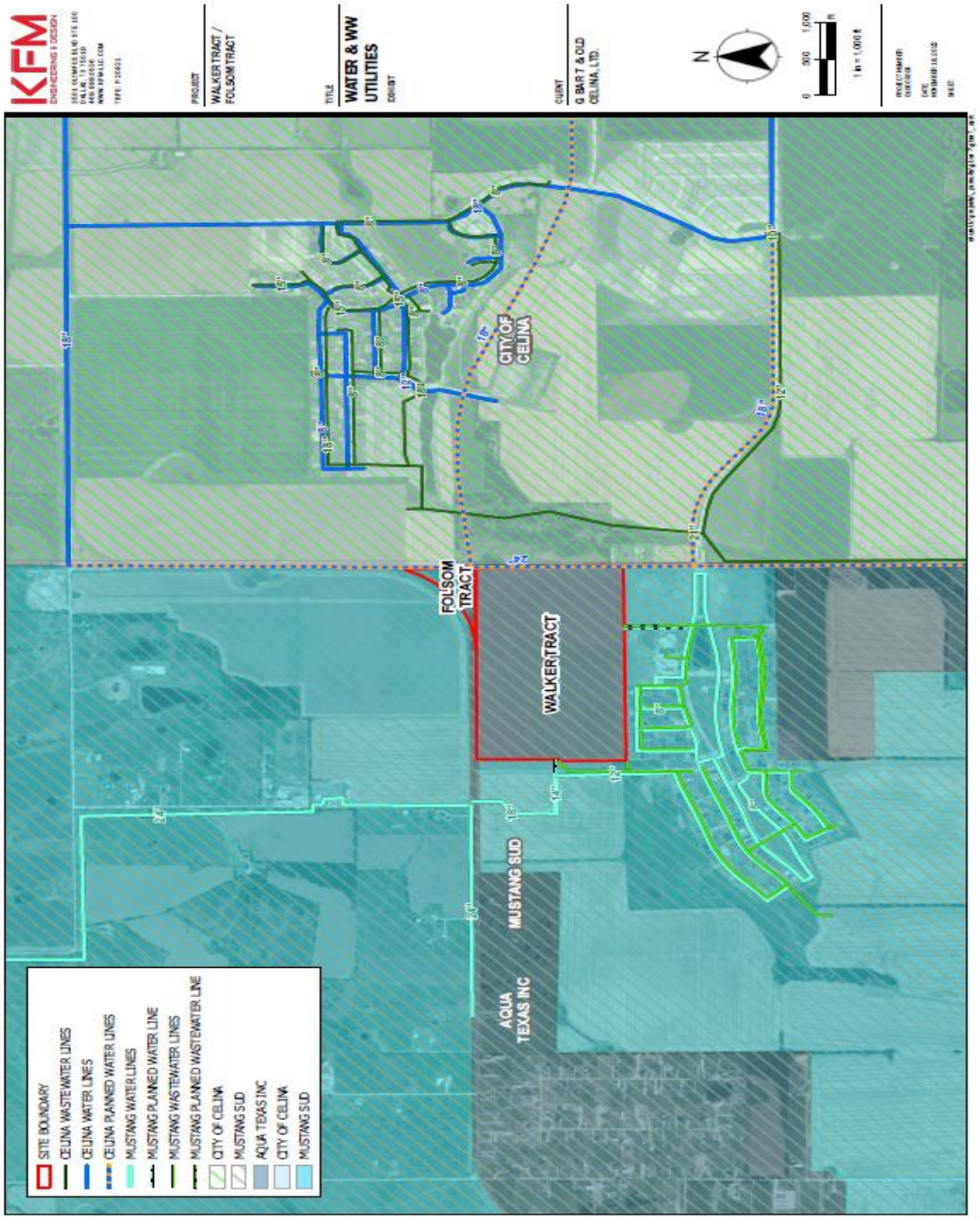
THENCE with a curve to the left on the South ROW of said Farm Road having a central angle of 45° 00’ 20”, a radius of 1191.32 feet, a chord of n. 46° 16’ 20” E., 911.91 feet to a steel pin;

THENCE S. 88° 38’ 40” E. a distance of 45.0 feet to a steel pin in the middle of a North-South road;

THENCE S. 1° 21’ 20” W. with the middle of said road a distance of 688.75 feet to the Point-of-Beginning and containing in all 4.859 acres of land in which 1.377 acres is within a road easement leaving a net of 3.482 acres.

Attachment: Agreement Re Water and Sewer Service - 12.20.22 (G Bar & CCN Objection Withdrawal)

Exhibit C
Legacy Drive Water Line



Attachment: Agreement Re Water and Sewer Service - 12.20.22 (G Bar & CCN Objection Withdrawal)

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Dawn Berry, Purchasing Director
CC:	Kim Brawner, Assistant City Manager
Date:	January 10, 2023
Re:	Mustang CCN Application

Action Requested:

Consider and act to authorize an agreement for engineering services with TRC Engineers for the Mustang Water CCN Application in an amount not to exceed $21,930.00. (Berry)

Background Information:
In September 2022, Council authorized the purchase and transfer of the certificate of convenience and necessity from Mustang Water for specific service areas. The proposed work order will authorize TRC to complete the application process for the City. A copy of the approved agreement and the work authorization are attached.

The City maintains an executed Master Services Agreement (MSA) with the engineering firm for on-call engineering services.

Alternatives:
Council may reject the authorization and direct staff.

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

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
Work Authorization
Agreement (construction)

Staff Recommendation:

Authorize Work Authorization

Life Connected.

WORK AUTHORIZATION

MAPS # _____ **MAPS DATE:** November 14, 2017

Pursuant to and subject to the above referenced Master Agreement for Professional Services (MAPS), between the City of Celina, Texas (Owner') and Consultant listed below; Owner requests that Consultant perform, and Consultant agrees to perform, the work described below.

Consultant:	TRC Engineers, Inc.		
Consultant Project #:	-		
Project Name:	Mustang Water Buyout CCN STM		
Purchase Order#		**Project #(s)**	

INVOICE SUBMITTAL

Billing Period:	Monthly-for the full month, billed by the 10th of the following month.
Invoice Mailing Instructions: **Electronic Submission is preferred.**	Email to: **accountspayable@celina-tx.gov** Mail to: City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009 Include work order number, PO number, billing period, and project name,

OWNER OPTIONAL INFORMATION:

1. **Work Site:** Consultant Offices unless otherwise stated.
2. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Master Agreement for Professional Services (MAPS). Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
3. **Drawings / Plans are attached.**
4. **Date and Time to Commence:** Upon Receipt of Purchase Order and Signed Work Order.
5. **Other:**

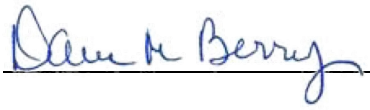
CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **See attached Engineering Services Proposal.**
2. **Compensation:** **$21,930**
3. **Timeline:** **Approximately 1 year from Notice to Proceed.**

Attachment: Work Authorization - Mustang CCN (Mustang CCN Application)

ACCEPTANCE:

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

CITY OF CELINA	**CONSULTANT**
	
Signature	Signature
Dawn Berry, Purchasing Director	Justin Thomas, P.E. – DMS Office Practice Leader
Printed Name & Title	Printed Name & Title
12/14/22	11/21/2022
Date	Date

Attachment: Work Authorization - Mustang CCN (Mustang CCN Application)

700 Highlander Blvd.
Suite 210
Arlington, TX 76015

T 817.522.1000
TRCcompanies.com

November 21, 2022

Kimberly Brawner, P.E., PTOE., CFM
Assistant City Manager – Public Services
142 N. Ohio Street
Celina, TX 75009

Re: Mustang Water Buyout CCN STM Application
Engineering Services Proposal

Dear Mrs. Brawner:

The City of Celina has requested that TRC Engineers, Inc. (TRC) provide this engineering proposal for design services related to the above referenced project. The overall project consists of amending the City of Celina Water Certificate of Convenience and Necessity (CCN) boundary. The attached exhibit show the areas to be transferred from Mustang Special Utility District (SUD) to the City of Celina.

This work would be provided as a task order under the Master Service Agreement (MSA) executed between the City and TRC.

The opportunity to provide this proposal is greatly appreciated. If you have any questions regarding this information, please feel free to contact this office.

Sincerely,

Justin Thomas

Justin Thomas, P.E.
Arlington CES Practice Leader
TRC Engineers, Inc.

Attachments

Attachment: Work Authorization - Mustang CCN (Mustang CCN Application)

CITY OF CELINA, TEXAS
MUSTANG WATER CCN STM APPLICATION
TRC SCOPE OF WORK
NOVEMBER 21, 2022

OVERVIEW:

The City of Celina has identified tracts of land currently maintained by Mustang SUD, as shown on the attached exhibit. The City has requested TRC to provide this proposal to coordinate with the Public Utility Commission (PUC) to result in the following CCN boundary adjustments for the City:

TASK 1 – MUSTANG SUD:

Water CCN – Transfer approximately 20,754 acres from Mustang SUD to retain area with City of Celina as shown in the attached Exhibit and as shown in the purchase agreement between the City of Celina and Mustang Special Utility District dated September 13, 2022.

DELIVERABLES:

TRC will prepare and submit one (1) CCN STM (Sale, Transfer or Merger) Application to the Public Utility Commission (PUC) for the City to amend its CCN boundaries as shown in the attached exhibits, to include:

a) Completion of PUC Forms – Application for Sale, Transfer, of Merger of a Retail Public Utility (STM), including preparation of all required maps and attachments.

b) Production of one original and seven copies for submittal to PUC, with electronic digital map.

c) Attendance at coordination/hearing meetings anticipated at two (2), if required.

ASSUMPTIONS / EXCLUSIONS:

1. The proposal is based on the following assumptions:
   a) The City of Celina and Mustang SUD will furnish to TRC the various information required by the application. TRC will coordinate with and provide letters to the City and Mustang on what information will be needed.

2. The following items are specifically excluded from the scope of work:
   a) Mailing or publishing of public notices and any associated fees required.
   b) Payment of PUC fees associated with the application, if any.

Attachment: Work Authorization - Mustang CCN (Mustang CCN Application)

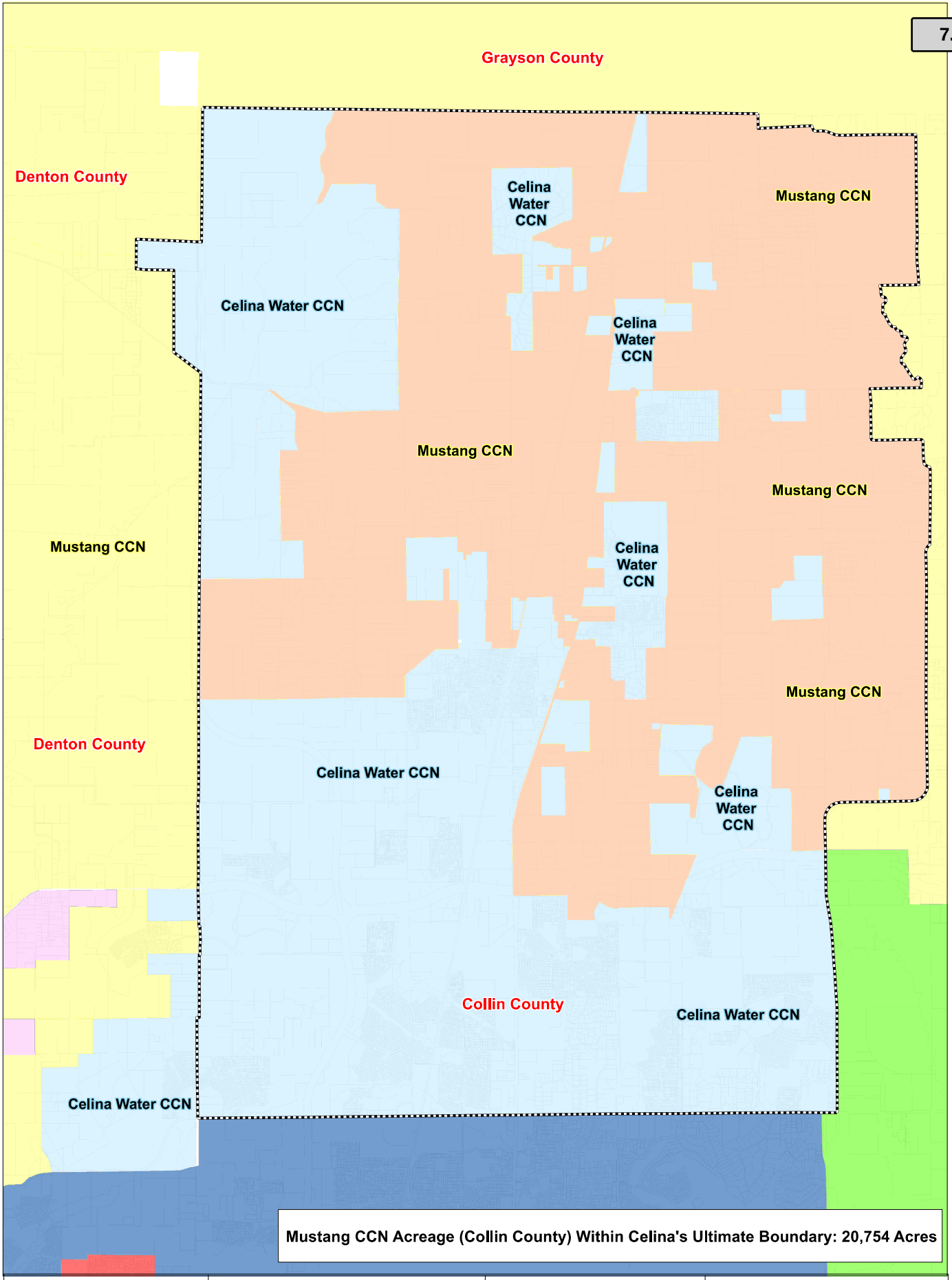
COMPENSATION FOR SERVICES

The cost to provide the design engineering services will be invoiced as a lump sum project. This lump sum fee includes labor and material costs associated with the Scope of Work identified above. A breakdown of the costs for the City's review is shown below.

TOTAL CONTRACT AMOUNT: $ 21,930

TRC's fees above are based on a continuous flow of work. Any delays or restrictions, caused by customer or customer's sub consultants, which result in idle-time or inefficiencies, could be cause for additional compensation. The payment schedule will be via progress billing (percent complete for each task).

Attachment: Work Authorization - Mustang CCN (Mustang CCN Application)



City of Celina Water CCN's Map

Date: 8/18/2022

CELINA TEXAS EST. 1876
Life Connected.

N W E S

0 0.75 1.5 Miles

Legend
UltimateBoundary_CollinCounty
Mustang Area Within Collin County - 20,754 Acres
UTILITY
AQUA TEXAS INC
CITY OF CELINA
CITY OF MCKINNEY
CITY OF PROSPER
DENTON COUNTY FWS
MUSTANG SUD

Attachment: Work Authorization - Mustang CCN (Mustang CCN Application)

AGREEMENT TO PURCHASE AND TRANSFER WATER CCN SERVICE AREA

This Agreement to Purchase and Transfer Water CCN Service Area (this "Agreement") is entered into on this the 13th day of September 2022, (the "Effective Date"), by and between the City of Celina, Texas (the "City"), and Mustang Special Utility District (the "District", f/k/a Marilee Special Utility District, f/k/a Gunter Special Utility District f/k/a Gunter Rural Water Supply Corporation). The City and the District are individually referred to as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the District, organized and operating pursuant to Chapters 65 and 49 of the Texas Water Code, owns and operates a retail public water utility system under Certificates of Convenience and Necessity ("CCN") No. 10150 and 11856 supplying potable water for human consumption and domestic use; and

WHEREAS, 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 currently holds CCN No. 20764 for retail sewer service and CCN No. 12667 for retail public water service; and

WHEREAS, the District desires to transfer to the City all of the District's CCN area located within those areas located in Collin County, consisting of approximately 20,754 acres, more or less, as described and depicted in **Exhibit A** (the "Transfer Area"), and the City desires to purchase and certificate said Transfer Area, pursuant to Texas Water Code § 13.242, and other applicable statutes and regulations; and

WHEREAS, the transfer is subject to, and may not be consummated without the prior approval of the Public Utility Commission of Texas ("PUC") pursuant to Texas Water Code § 13.248; and

WHEREAS, this Agreement is intended to replace the obligations of the Parties in their entirety under that certain Full and Final Settlement Agreement and Release entered to settle Collin County 401st District Court Cause NO.401-01829-00 (the "Settlement Agreement") executed between the Parties on April 21, 2001, and subsequently amended, and the Parties intend to terminate such Settlement Agreement; and

WHEREAS, the Parties agree to cooperate fully and in good faith to execute any and all documents and to take all actions which are necessary to give full force and effect to the transfer of the Transfer Area to the City.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the Parties agree as follows:

Attachment: Celina CCN Purchase Agreement with Mustang SUD - full buyout v8 MFM 9.12.22 (Mustang CCN Application)

ARTICLE I
REPRESENTATIONS AND DEFINITIONS

1.01 Recitals. The recitals contained in this Agreement are true and correct as of the Effective Date and form the basis upon which the Parties negotiated and entered into this Agreement.

1.02 Authority. The Parties represent and warrant that this Agreement has been approved and duly adopted by the governing body of each respective Party in accordance with all applicable public meeting and public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act), and that the individual executing this Agreement on behalf of each Party has been authorized to do so.

1.03 Term. This Agreement shall terminate on the last to occur of: (a) the City has paid the full amount of the purchase price set forth in Section 2.04 below; (b) the CCN for the Transfer Area has been finally and fully transferred to the City; or (c) all Mustang Customers within the Transfer Area have transitioned to being retail customers of the City.

ARTICLE II
PURPOSE, SERVICE WITHIN TRANSFER AREA, PURCHASE

2.01 Purpose. The Parties desire to enter into this Agreement to transfer a portion of the retail water service area within the District's CCNs to the City under the terms of this Agreement. The Transfer Area that will be transferred to the City, in whole or in part, is within the area described by metes and bounds and shown on the map attached **Exhibit A,** which is incorporated herein for all purposes.

2.02 Service within the Transfer Area. The District and the City agree that, after the Effective Date, the City shall have the sole right to provide retail water service within the Transfer Area, and the District will have no further obligations or rights to provide retail water service to any existing or future customers in the Transfer Area, except as may be agreed by the Parties in writing or provided herein. Notwithstanding the foregoing, the Parties agree that the District shall continue to serve the customers in the Transfer Area that it served on the Effective Date ("Mustang Customers"), and the Parties shall notify the PUC and take any necessary actions to effectuate such service by the District within the City's ultimate CCN(s). Once the City has the capability to serve any of the Mustang Customers, the City shall give the District at least a one (1) year notice that the Mustang Customers will be transferred to be customers of the City, specifically identifying the area/customers to be transitioned to the City. Each time Mustang Customers are transitioned to the City, the Parties shall determine and agree to the infrastructure needed to continue service, including whether existing water lines to serve the Mustang Customers will be transferred to the City or whether such water lines need to be jointly used, remain, or be abandoned.

2.03 Transfer and Amendment of the District's and the City's CCNs. Mustang SUD hereby agrees to decertify the portion of the District's CCN identified on the map attached as Exhibit A, and transfer the territory identified on Exhibit A to City. Immediately after the Effective Date, the City will prepare and file an administratively complete application with the PUC to formally transfer the Transfer Area from the District to the City. The District

Attachment: Celina CCN Purchase Agreement with Mustang SUD - full buyout v8 MFM 9.12.22 (Mustang CCN Application)

agrees to cooperate with the City and the PUC to ensure the transfer of the Transfer Area to the City. The Parties shall endeavor to obtain PUC approval in a reasonably expeditious manner and will support and cooperate with each other and the PUC to accomplish this goal. All costs associated with preparing and filing the transfer documents and the pursuit of regulatory approvals shall be borne by the City.

2.04 Purchase of Service Area.

A. It is understood and agreed that the City, in order to be compensate District for any loss of revenue and service rights in the Transfer Area and for the District's agreement to transfer the Transfer Area to the City, will pay to the District a total amount of **EIGHTEEN MILLION DOLLARS ($18,000,000.00)**. The City shall pay the District in eleven (11) annual installments, without interest, as follows: (i) annual payments of $1,000,000 shall be paid on or before January 31 of the years 2024, 2025, and 2026; (ii) annual payments of $2,000,000 shall be paid on or before January 31st of the years 2027, 2028, 2029, 2030, 2031, 2032, and 2033; and (iii) on or before January 31, 2034, the City shall pay the remainder of the total payment, being $1,000,000. The City may make pre-payments or pay the full amount owed at any time without penalty.

B. If this Agreement is terminated by the City after the Transfer Area is transferred to the City and prior to the City making all payments described in 2.04.A above, the City's obligations under 2.04.A. will be immediately due and payable in full upon the date of termination. The provisions of this Section 2.04 survive any termination of this Agreement until District has been satisfied in full.

ARTICLE III
EVENTS OF DEFAULT; REMEDIES

3.01 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. Notwithstanding the foregoing, however, a Party shall be in default of its obligation to make any payment required under this Agreement if such payment is not made within thirty (30) business days after it is due.

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

Attachment: Celina CCN Purchase Agreement with Mustang SUD - full buyout v8 MFM 9.12.22 (Mustang CCN Application)

ARTICLE IV
MISCELLANEOUS PROVISIONS

4.01 Assignment. The Parties agree that this Agreement will not be assigned or transferred without the prior written consent of the Parties.

4.02 Immunity. The Parties agree that neither Party has waived its sovereign immunity by entering into and performing its obligations under this Agreement.

4.03 Successors and Assigns. This Agreement shall be binding upon the Parties hereto and their respective successors heirs, representatives, and assigns.

4.04 Notice. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to any party shall be deemed to have been received when personally delivered or transmitted by telecopy or facsimile transmission (which shall be immediately confirmed by telephone and shall be followed by mailing an original of the same within 24 hours after such transmission) or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

If to the City:
Attn: City Manager
City of Celina
142 North Ohio
Celina, TX 75009

With a copy to:
Attn: Julie Fort
Messer, Fort & McDonald, P.L.L.C.
6371 Preston Rd., Ste. 200
Frisco, Texas 75034

To the District:
Attn: General Manager
Mustang Special Utility District
7985 FM 2931
Aubrey, TX 76227

With a copy to:
Attn: John Carlton
Carlton Law Firm
4301 Westbank Dr. Ste. B-130
Austin, TX 78746

4.05 Agreement Drafted Equally. This Agreement shall be deemed drafted equally by the Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against either Party shall not apply.

4.06 Severability. This Agreement shall not be modified or amended except in writing signed by the Parties. If any provision of this Agreement is determined by a court of competent

Attachment: Celina CCN Purchase Agreement with Mustang SUD - full buyout v8 MFM 9.12.22 (Mustang CCN Application)

jurisdiction to be unenforceable for any reason, then (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

4.07 Applicable Law; Venue. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Collin County, Texas. Venue for any action to enforce or construe this Agreement shall be in Collin County, Texas.

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

4.09 Attorneys' Fees. In the event that the terms and conditions of this Agreement are breached by either Party, and the Parties participate in a proceeding before any state or federal tribunal because the terms and conditions of this Agreement are not being complied with by one of the Parties, the prevailing Party shall recover its fees, damages, costs, attorneys' fees, and such other and further relief from the non-prevailing Party, general or special at law or in equity, to which the prevailing Party may show itself justly entitled.

4.10 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three (3) business days after the occurrence of a force majeure, the Party claiming the right to temporarily suspend its performance, shall give notice to all the other Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. The term "force majeure" shall include events or circumstances that are not within the reasonable control of the Party whose performance is suspended and that could not have been avoided by such Party with the exercise of good faith, due diligence and reasonable care. No force majeure event shall suspend a Party's obligation to perform for longer than thirty (30) days.

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

Attachment: Celina CCN Purchase Agreement with Mustang SUD - full buyout v8 MFM 9.12.22 (Mustang CCN Application)

4.12 Filing of Agreement. After execution of the Agreement by the Parties, a copy of the Agreement shall be filed with the Texas Commission of Environmental Quality ("TCEQ") and the PUC. This Agreement shall be construed and interpreted in accordance with Section 13.248 of the Texas Water Code.

4.13 Entire Agreement. This Agreement contains the entire agreement of the City and the District with respect to the subject matter of the Agreement. No Agreement, statement, or promise made by any party or to any employee, agent, or officer of any party, that is not contained in this Agreement shall be valid binding, or of any force or effect. Any amendments to this Agreement must be in writing.

4.14 Settlement Agreement. The Parties hereby agree that the Settlement Agreement is hereby terminated effective upon the Effective Date of this Agreement.

[signatures on following pages]

Attachment: Celina CCN Purchase Agreement with Mustang SUD - full buyout v8 MFM 9.12.22 (Mustang CCN Application)

IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective as of the Effective Date.

CITY OF CELINA, TEXAS

By: _____

Sean Terry, Mayor

ATTEST:

By: _____

Lauren Field, City Secretary

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 14th day of September 2022 by Sean Terry, the Mayor of the City of Celina, Texas on behalf of said City.

_____

Notary Public, State of Texas

(SEAL)

Lauren Field

Name printed or typed

Commission Expires: July 05, 2022

Attachment: Celina CCN Purchase Agreement with Mustang SUD - full buyout v8 MFM 9.12.22 (Mustang CCN Application)

MUSTANG SPECIAL UTILITY DISTRICT

By: _____

Michael Walker, President

ATTEST:

By: _____

Matt Gauntt, Secretary

STATE OF TEXAS §
§
COUNTY OF Denton §

This instrument was acknowledged before me on the 16 day of September, 2022 by Michael Walker, the President of Mustang Special Utility District on behalf of said special utility district.

_____

Notary Public, State of Texas

(SEAL)

ALYSSA BENNETT
Notary ID #130803656
My Commission Expires
December 3, 2024

Alyssa Bennett

Name printed or typed

Commission Expires: December, 3 2024

Attachment: Celina CCN Purchase Agreement with Mustang SUD - full buyout v8 MFM 9.12.22 (Mustang CCN Application)

EXHIBIT "A"
Transfer Area

BEGINNING at a point on the centerline of F.M. 1461, said point also being 40.0 feet north of the intersection of the West right-of-way line of F.M. 2478 and the South right-of-way line of F.M. 1461;

THENCE in a Northerly direction an approximate distance of 40.0 feet to a point on the North right-of-way line of F.M. 1461;

THENCE in a Easterly direction along the North right-of-way line of F.M. 1461 an approximate distance of 800.0 feet to the intersection of the North right-of-way line of F.M. 1461 and the West right-of-way line of F.M. 2478;

THENCE in a Northerly and Easterly direction along said right-of-way of F.M. 2478 an approximate distance of 22,000.0 feet to the intersection of said right-of-way line of F.M. 2478 and the South right-of-way line of C.R. 170;

THENCE in a Northerly direction along the East Row of F.M. 2478 an approximate distance of 11,500.0 feet to the intersection of F.M. 2478 and the East Row of C.R. 133;

THENCE in a Northerly direction leaving the right-of-way line of F.M. 2478 and continuing along the East Row of C.R. 133 an approximate distance of 10,700.0 feet to the intersection of the East Row of C.R. 133 and the North Row of C.R. 134;

THENCE in an Easterly direction along the North Row of C.R. 134 an approximate distance of 2,750.0 feet to the intersection of the North Row of C.R. 134 and the centerline of Honey Creek;

THENCE in a Northwesterly direction along the centerline of Honey Creek an approximate distance of 6,400.0 feet to the intersection of the centerline of Honey Creek and the centerline of C.R. 135;

THENCE in an Easterly direction along the South Row of C.R. 135 an approximate distance of 1,900.0 feet to the intersection of C.R. 135 and the East Row of C.R. 136;

THENCE in a Northerly direction along the East Row of C.R. 136 an approximate distance of 7,750.0 feet to the intersection of the East Row of C.R. 136 and the North Row of C.R. 138;

THENCE in a Westerly direction along the North Row of C.R. 138 an approximate distance of 5,400.0 feet to the intersection of the North Row of C.R. 138 and the East Row of C.R. 137;

THENCE in a Northerly direction along the East Row of C.R. 137 an approximate distance of 760.0 feet to the intersection of the East Row of C.R. 137 and Collin County line;

THENCE in a Westerly direction along the centerline of C.R. 107 an approximate distance of 6,320 feet to the intersection of N Preston Rd & C.R. 107;

Attachment: Celina CCN Purchase Agreement with Mustang SUD - full buyout v8 MFM 9.12.22 (Mustang CCN Application)

THENCE in a Westerly direction along the centerline of C.R. 60 an approximate distance of 22,180 feet to the intersection of C.R.60 & C.R.10;

THENCE in a Southerly direction, with the centerline of said County Line Road, a distance of approximately 6.880 foot to the intersection of the centerline of said County Line Road and the common northwest corner of a called 119.191 acre tract of land described in Special Warranty Deed, as Tract 1, to Parkwood. LP, recorded in Document No. 2003-R0162856, of the Deed Records of Denton County, Texas and a southeast corner of a called 1,115.294 acre tract of land described in General Warranty Deed to Four Seasons Ranch, LTD, recorded in Document No. 2009-30094 of said Deed Records;

THENCE in a Westerly direction, departing the said centerline of County Line Road along the north line of said Parkwood tract and a south line of said Four Seasons tract a distance of approximately 3,350 feet to a point for corner:

THENCE in a Southerly direction along the west line of said Parkwood tract and an east line of said Four Seasons tract a distance of approximately 1,530 feet to a point in the centerline of Fritcher Road;

THENCE in an Easterly direction along the south line of said Parkwood tract and with the said centerline of Fritcher Road a distance of approximately 1,920 feet to a point in the south line of said Parkwood tract and at the common northwest comer of a called 150.164 acre tract of land described in Special Warranty Deed as Tract 2, to Parkwood LP, recorded in Document No. 2003-R0162858, of said Deed Records and the northeast comer of a called 135.60 acre tract of land described in General Warranty Deed to Tischler Properties. LTD, recorded in Document No. 2006-80085, of said Deed Records;

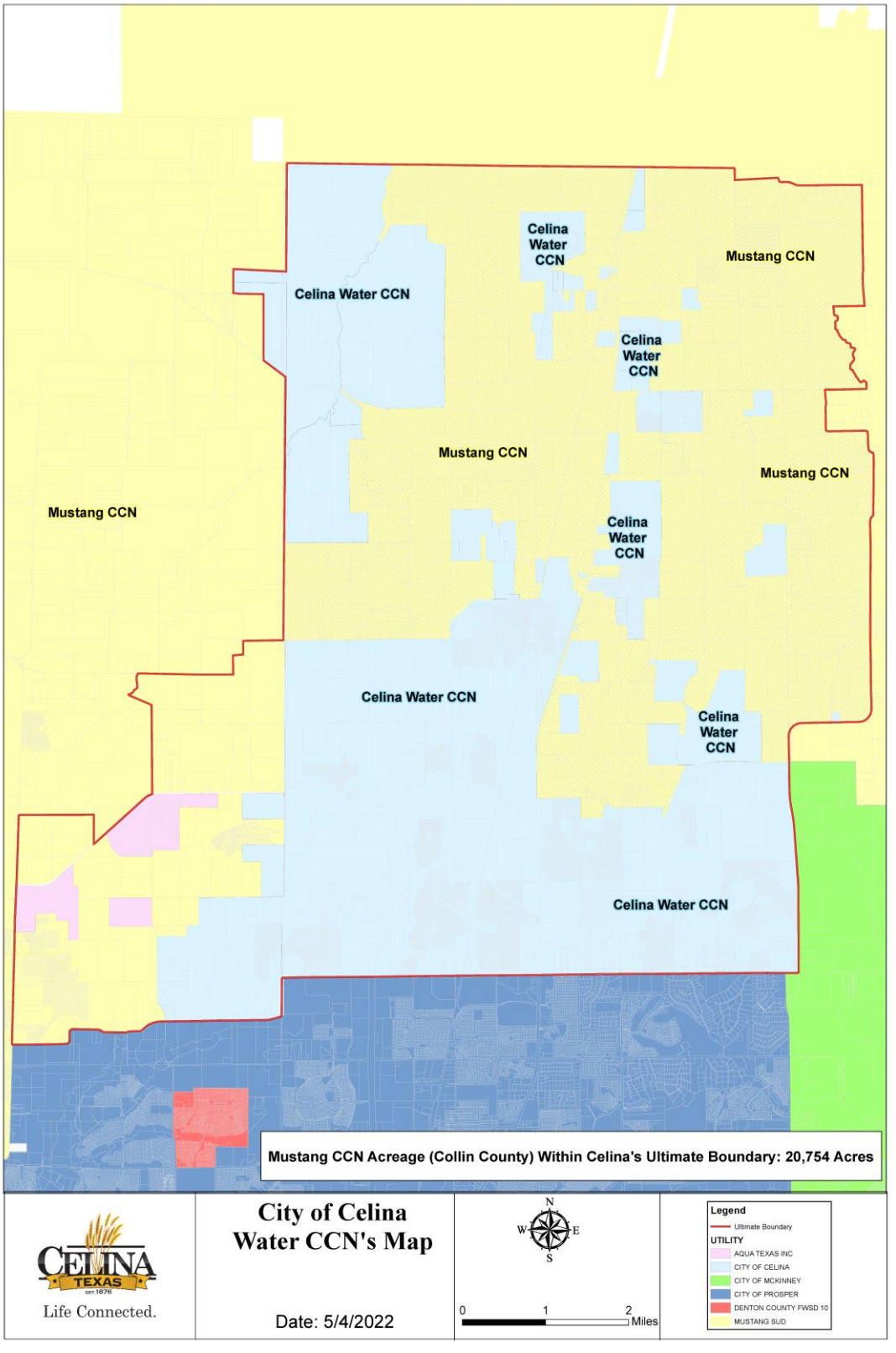
THENCE in a Southerly direction, departing the said centerline of Fritcher Road, along the common east line of said Parkwood tract and the west line said Tischler tract a distance of approximately 4,210 feet to a point in the centerline of Farm-to-Market Road 455 (FM 455):

THENCE in a Southeasterly direction with the said centerline of FM 455. a distance of approximately 1.740 foot to the intersection of the said centerline of FM 455 and the projected east line of a called 1,875.0845 acre tract of land described in Special Warranty Deed to Talley Ranch Management. LTD. recorded in Document No. 2004-156266, of said Deed Records and the projected west line of a called 957.743 acre tract of land described in General Warranty Deed to Dynavest Joint Venture, recorded in Volume 2288, Page 114 of the Deed Records of Collin County. Texas:

THENCE in a Southerly direction departing the said centerline of FM 455, at a distance of approximately 10.590 feet passing an ell corner in the centerline of County Road 9 (CR 9), then continuing with the said centerline of CR 9 for a total distance of approximately 16,770 foot to the intersection of the said centerline of CR 9 and the centerline of County Rood 8 (Mobberly Road):

THENCE in a Southerly direction departing the said intersection of CR 9 & CR 8, along the Collin & Denton County Line, a distance of approximately 21,490 feet to the POINT OF BEGINNING.

Attachment: Celina CCN Purchase Agreement with Mustang SUD - full buyout v8 MFM 9.12.22 (Mustang CCN Application)



Attachment: Celina CCN Purchase Agreement with Mustang SUD - full buyout v8 MFM 9.12.22 (Mustang CCN Application)



Finance Department
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Jason Laumer, City Manager
Date:	January 10, 2023
Re:	Budget Amendment FY 2022-2023 - January 2023

Action Requested:

Consider and act upon an ordinance of the City of Celina, Texas, amending Ordinance 2022-113 which adopted and approved the budget for fiscal year beginning October 1, 2022 and ending September 30, 2023, and make appropriations for each department, project, and account, by adopting an amended 2022-2023 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this ordinance. (Bromiley)

Background Information:

A FY2023 budget amendments is requested for the FY 2022-2023 Operating Budget. The amendments includes budget appropriation for additional grant administrative expense for Blais & Associates to help administer the SAFER fund over the 3-year grant period, election expenses, and 2023 CO Bond expenses.

Supporting Documents:

Ordinance Amending Budget
Exhibit A

Staff Recommendation:

Staff recommends approval

CITY OF CELINA, TEXAS
ORDINANCE NO. 2022-xxx

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING ORDINANCE 2022-113, WHICH ADOPTED AND APPROVED THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023, AND MAKE APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT, BY ADOPTING AN AMENDED FISCAL YEAR 2022-2023 BUDGET FOR THE CITY OF CELINA, TEXAS, REALLOCATING FUNDS BETWEEN ACCOUNTS PURSUANT TO EXHIBIT "A", ATTACHED HERETO AND INCORPORATED INTO THIS ORDINANCE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FILING OF THE AMENDED BUDGET AND ORDINANCE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is conducting business pursuant to a budget for fiscal year 2022-2023, heretofore previously adopted by Ordinance 2022-113; and

WHEREAS, Section 102.010 of the Texas Local Government Code authorizes the governing body of a municipality to make changes in the budget for municipal purposes; and

WHEREAS, the City Council has reviewed various line items within the budget and has determined that a valid municipal purpose is served by reallocating funds between various budget line items; and

WHEREAS, a proposed amendment to the budget has been placed on file with the City Secretary of the City of Celina, Texas.

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

SECTION 1. The above and foregoing premises are incorporated into the body of this Ordinance as if copied herein in their entirety.

SECTION 2. The City's budget for the fiscal year ending September 30, 2023, heretofore previously adopted by Ordinance 2022-113 duly enacted by the City Council of the City of Celina on the 13th day of September, 2022, be and is hereby amended as set out in Exhibit "A" attached hereto and incorporated herein, which amendment is hereby, in all respects, finally approved and adopted as so changed; the remainder of the budget being unchanged and remaining in full force and effect as originally adopted.

SECTION 3. That the amounts specified in Exhibit "A" be hereby appropriated and reallocated as specified for those purposes designated in Exhibit "A".

SECTION 4. The City Manager shall file or cause to be filed a true and correct copy of the amended budget, along with this Ordinance, with the City Secretary and in the office of the County Clerk of Collin County, Texas and Denton County, Texas.

Attachment: 2022 - 113 Amend Budget ordinance January 2023 (FY 2023 Budget Amendment January 2023)

SECTION 5. This Ordinance shall be cumulative of all provisions of Ordinances of the City of Celina, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 6. The provisions of this Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole, or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decision or enactment.

SECTION 7. The City Secretary of the City of Celina is hereby directed to publish in the official newspaper of the City of Celina, the descriptive caption and effective date of this ordinance as required by Section 52.013 of the Local Government Code.

SECTION 8. The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive caption in the minutes of the City Council and by filing this ordinance in the ordinance records of the City.

SECTION 9. This Ordinance shall become effective from and after its date of passage in accordance with law.

IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 10th day of January 2023.

_____
Sean Terry, Mayor

ATTEST:

_____
Lauren Field, City Secretary

APPROVED AS TO FORM:

_____
City Attorney

Attachment: 2022 - 113 Amend Budget ordinance January 2023 (FY 2023 Budget Amendment January 2023)

Exhibit A

Meeting date: January 10, 2023
FY 2023 Budget Amendment Detail

Budget Change # BA0000217

Account #	Account Name	Description	Adjustment
102-31-3050	Fund Balance	SAFER Grant management contract with Blais (over life of the grant 3 yrs.)	(48,645)
102-108-000-6200	Contract Services	SAFER Grant management contract with Blais (over life of the grant 3 yrs.)	48,645
102-31-3050	Fund Balance	Addition of a Second Election	(25,000)
102-106-000-6620	Election Expenses	Addition of a Second Election	25,000
623-400-000-4729	2023 Bond Proceeds	Series 2023 Bond Proceeds for Governmental projects	(58,000,000)
623-102-000-8502	Construction	Building Projects	7,000,000
623-103-000-8505	Computer Software/Equipment	IT Projects	2,500,000
623-110-000-8502	Construction	Fire Projects	1,500,000
623-111-000-8502	Construction	Roadway Projects	28,000,000
623-113-000-8502	Construction	Park Projects	4,133,032
623-113-000-8600	Land Acquisition	113.603 acres of Park land - Earthman	13,866,968
623-113-000-8502	Construction	Fine Arts Allocation	1,000,000
723-400-000-4729	2023 Bond Proceeds	Series 2023 Bond Proceeds for Utility Projects	(40,000,000)
723-117-000-8502	Construction	Water Projects	15,000,000
723-118-000-8502	Construction	Wastewater Projects	25,000,000

Attachment: 2022 - 113 Amend Budget ordinance January 2023 (FY 2023 Budget Amendment January

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Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Jonathan Pollard, Senior Planner
CC:	Jason Laumer, City Manager
Date:	January 10, 2023
Re:	Cambridge Crossing Phase #3 PID - Pre-SAP

Action Requested:
Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain Authorized Improvements to be financed within Phase #3 of the Cambridge Crossing Public Improvement District; approving a preliminary service plan and assessment plan updated for Phase #3, including a proposed Phase #3 Assessment Roll – Phase #3 Improvements and proposed Phase #3 Assessment Roll – Phase #3 Additional Projects; directing the filing of the proposed Assessment Rolls with the City Secretary; and providing for noticing and calling two public hearings on February 14, 2023, to consider two ordinance levying assessments on property located within Phase #3 of the Cambridge Crossing Public Improvement District. (Cambridge Crossing Phase #3 PID – Pre-SAP) (Pollard)

Background:
Please refer to the attachments for additional information.

Supporting Documents:
- Location Map
- Draft Resolution

Staff Recommendation:
Staff recommends approval.

CELINA TEXAS EST. 1876

Life Connected.

S LEGACY DR

W OUTER LOOP

HUDDLESTON DR

W PUNK CARTER PKWY

CAREY RD

Legend

- CAMBRIDGE CROSSING PHASE 3
- City Limits
- Roads
- Parcels

Cambridge Crossing Phase 3

City of Celina

12/20/2022

N W E S

0 500 1,000 Feet

Attachment: Location Map (Cambridge Crossing Phase #3 PID – Pre-SAP)

CITY OF CELINA, TEXAS

RESOLUTION NO. 2023-__R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED WITHIN PHASE #3 OF THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN UPDATED FOR PHASE #3, INCLUDING THE PROPOSED PHASE #3 ASSESSMENT ROLL – PHASE #3 IMPROVEMENTS AND THE PROPOSED PHASE #3 ASSESSMENT ROLL – PHASE #3 ADDITIONAL PROJECTS; DIRECTING THE FILING OF THE PROPOSED PHASE #3 ASSESSMENT ROLL – PHASE #3 IMPROVEMENTS AND THE PROPOSED PHASE #3 ASSESSMENT ROLL – PHASE #3 ADDITIONAL PROJECTS WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; CALLING TWO PUBLIC HEARINGS FOR FEBRUARY 14, 2023 TO CONSIDER TWO ORDINANCES LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN PHASE #3 OF THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARINGS; 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 City or the extraterritorial jurisdiction of the City; and

WHEREAS, on February 14, 2017 and February 28, 2017, the City Council of the City (the "City Council") conducted a public hearing to consider a petition received by the City on January 3, 2017 titled "Petition for the Creation of a Public Improvement District Within the City of Celina, Texas, for the Cambridge Crossing Development" requesting the creation of a public improvement district; and

WHEREAS, on February 28, 2017, the City Council adopted Resolution No. 2017-10R (the "Authorization Resolution"), authorizing, establishing, and creating the “Cambridge Crossing Public Improvement District” (the “District”); and

WHEREAS, the City authorized the creation of the District and the issuance of up to $80,000,000 in bonds for the District to finance certain public improvements authorized by the PID Act for the benefit of the property within the District (the “Authorized Improvements”); and

WHEREAS, pursuant to ordinances adopted by the City Council on August 14, 2018 the City Council approved the Cambridge Crossing Public Improvement District Service and Assessment Plan, including the Phases #2-7 Major Improvement Assessment Roll and the Phase

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

#1 Assessment Roll (the "Original SAP"), levied special assessments for the construction of the Phases #2-7 Major Improvements against property within the District, and levied special assessments for the construction of the Phase #1 Improvements against property within Phase #1 of the District, and established a lien on such property; and

WHEREAS, pursuant to an ordinance adopted by the City Council on June 14, 2022 the City Council approved the Cambridge Crossing Public Improvement District Service and Assessment Plan, updated for Phase #2, including the Phase #2 Assessment Roll (the "Phase #2 SAP Update"), which updated the Original SAP for the District, levied special assessments for the construction of the Phase #2 Improvements against property within Phase #2 of the District, and established a lien on such property; and

WHEREAS, the City Council and the City staff have been presented a Cambridge Crossing Public Improvement District Preliminary Service and Assessment Plan, updated for Phase #3, including the Proposed Assessment Rolls (as defined herein) attached thereto (collectively, the "Preliminary Updated SAP"), which updates the Original SAP and Phase #2 SAP Update (as amended by Annual Service Plan Updates and other updates to the Original SAP and Phase #2 SAP Update previously approved by the City Council) for the District to include assessments proposed to be levied against property within Phase #3 of the District that benefit from certain Authorized Improvements to be constructed within Phase #3. A copy of the Preliminary Updated SAP is (i) attached hereto as **Exhibit A,** (ii) is incorporated herein for all purposes, (iii) identifies the area constituting Phase #3 of the District, (iv) identifies the costs of the Authorized Improvements expected to be constructed solely for the benefit of Phase #3 (the "Phase #3 Improvements"), (v) identifies Phase #3's allocable share of the costs of the Authorized Improvements expected to be constructed in the future for the benefit of entire District (the "Phase #3 Additional Projects"), and (vi) sets forth the proposed assessment roll for Phase #3 related to the Phase #3 Improvements (the "Proposed Phase #3 Assessment Roll – Phase #3 Improvements") and the proposed assessment roll for Phase #3 related to the Phase #3 Additional Projects (the "Proposed Phase #3 Assessment Roll – Phase #3 Additional Projects" and, together with the Proposed Phase #3 Assessment Roll – Phase #3 Improvements, the "Proposed Assessment Rolls"); and

WHEREAS, the Preliminary Updated SAP sets forth the estimated total costs of the Phase #3 Improvements and Phase #3 Additional Projects to be financed by the District at this time and the Proposed Assessment Rolls state the assessments proposed to be levied against each

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

benefitted parcel of land in Phase #3 of the District, as determined by the method of assessment chosen by the City and set forth in the Preliminary Updated SAP; and

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

WHEREAS, the PID Act requires that a public hearing (the "Phase #3 Improvements Assessment Hearing") be called to consider proposed assessments against the benefitted property within Phase #3 of the District and related to the Phase #3 Improvements and requires City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Phase #3 Improvements Assessment Hearing; and

WHEREAS, the PID Act requires that a public hearing (the "Phase #3 Additional Projects Assessment Hearing" and, together with the Phase #3 Improvements Assessment Hearing, the "Assessment Hearings") be called to consider proposed assessments against the benefitted property within Phase #3 of the District and related to the Phase #3 Additional Projects and requires City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Phase #3 Additional Projects Assessment Hearing; and

WHEREAS, the PID Act requires that notice of the Assessment Hearings be mailed to property owners liable for assessments and published in a newspaper of general circulation in the City before the tenth (10th) day before the date of the Assessment Hearings.

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

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council does hereby accept the Preliminary Updated SAP for the District, including the Proposed Assessment Rolls, in a form substantially similar to the attached **Exhibit A**, and which is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary Updated SAP.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

SECTION 3. The City Council hereby determines that the total costs of the Phase #3 Improvements to be financed by the District are as set forth in Table IV-D of the Preliminary Updated SAP.

SECTION 4. The City Council hereby determines that the total costs of the Phase #3 Additional Projects to be financed by the District are as set forth in Table IV-D of the Preliminary Updated SAP.

SECTION 5. The City Council's final determination and approval of the costs of the Phase #3 Improvements, or any portion thereof, shall be subject to and contingent upon City Council's approval of a final, updated Service and Assessment Plan which will include a final Phase #3 Assessment Roll – Phase #3 Improvements, after the properly noticed and held Phase #3 Improvements Assessment Hearing.

SECTION 6. The City Council's final determination and approval of the costs of the Phase #3 Additional Projects, or any portion thereof, shall be subject to and contingent upon City Council's approval of a final, updated Service and Assessment Plan which will include a final Phase #3 Assessment Roll – Phase #3 Additional Projects, after the properly noticed and held Phase #3 Additional Projects Assessment Hearing.

SECTION 7. The Proposed Assessment Rolls state the assessments and the projected annual installments proposed to be levied against each parcel of land in Phase #3 of the District that benefits from the Phase #3 Improvements and the Phase #3 Additional Projects, respectively, as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary Updated SAP.

SECTION 8. The City Council hereby authorizes and directs the filing of the Proposed Assessment Rolls with the City Secretary and directs the City Secretary to make the same available for public inspection.

SECTION 9. The City Council hereby authorizes, and calls, two public hearings (collectively, the Assessment Hearings, as defined above) to be held on **February 14, 2023, at or after 5:00 p.m.** in the Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009, at which, the City Council shall, among other actions, hear and pass on any objections to the proposed assessments, and, upon the adjournment of each of the Assessment Hearings, the City Council will consider two ordinances levying the assessments as special assessments on

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

property located within Phase #3 of the District that benefits from the Phase #3 Improvements and Phase #3 Additional Projects, respectively, and which ordinances shall each specify the method of payment of the assessments.

SECTION 10. The City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearings to be held on **February 14, 2023**, 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 **February 2, 2023**, as required by Section 372.016(b) of the PID Act.

SECTION 11. When the Proposed Assessment Rolls are filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary, on or before **February 2, 2023**, to mail to owners of property liable for the respective proposed assessments notice of the Assessment Hearings to be held on **February 14, 2023**, as required by Section 372.016(c) of the PID Act.

SECTION 12. City staff is authorized and directed to take such other actions as are required (including, but not limited to, providing notice of the public hearings as required by the Texas Open Meetings Act) to place the public hearings on the agenda for the **February 14, 2023** meeting of the City Council.

SECTION 13. This Resolution shall become effective from and after its date of passage in accordance with law.

[*Remainder of Page Intentionally Left Blank*]

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

ADOPTED, PASSED, AND APPROVED on this the 10th day of January, 2023.

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

EXHIBIT A

PRELIMINARY UPDATED SAP

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

PRELIMINARY SERVICE AND ASSESSMENT PLAN

August 14, 2018

as updated for Phase #2 on June 14, 2022, and updated for Phase #3 on January 10, 2023.

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

CAMBRIDGE CROSSING
PUBLIC IMPROVEMENT DISTRICT

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On February 28, 2017, the City Council of the City of Celina, Texas passed and approved Resolution No. 2017-10R approving and authorizing the creation of the Cambridge Crossing Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in the PID, all of which is located within the City of Celina.

The property in the PID is proposed to be developed in approximately seven phases, and the PID will finance public improvements for each phase as each phase is developed. Assessments will be imposed on all the property in the PID for the public improvements that benefit the entire PID and on the property in each phase for the public improvements to be provided for that phase.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. The Cambridge Crossing Public Improvement District Service and Assessment Plan, as updated (the "Service and Assessment Plan") has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, as amended, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code." The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The Assessment Rolls for the PID are included as Appendix G, Appendix H, Appendix I, Appendix J-1 and Appendix J-2 of this Service and Assessment Plan. The Assessments as shown on each Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"**Actual Cost(s)**" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and property taxes (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, development fees), insurance premiums, and miscellaneous expenses.

Actual Costs may include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Additional Interest" means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

"Additional Interest Component" means the amount collected by application of the Additional Interest.

"Additional Major Improvements" mean the Authorized Improvements described in Section III.C that benefit all Assessed Property within the PID and that are being constructed after Phase #1. Assessments have been or will be levied against property within Phase #3 and the Future Phases only to pay for the Actual Costs of the Additional Major Improvements allocable to Phase #3 and the Future Phases, respectively. The Actual Costs of the Additional Major Improvements allocable to Phase #1 and Phase #2 will be paid by the Developer without reimbursement.

"Administrative Expenses" mean the administrative, organization, maintenance and operation costs associated with, or incidental to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance, and operation of the PID and the Authorized Improvements, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee's reasonable fees and expenses relating to the Bonds, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds or any costs of issuance associated with the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrator" means the employee or designee of the City, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments including interest, as shown on the Assessment Rolls attached hereto as Appendix G, Appendix H, Appendix I, Appendix J-1 and Appendix J-2 as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest described in Section V of this Service and Assessment Plan, if applicable, and (iii) the Administrative Expenses.

"Annual Service Plan Update" has the meaning set forth in the sixth paragraph of Section IV of this Service and Assessment Plan.

"Assessed Property" means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes all Parcels within the PID other than Non-Benefited Property.

"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

"Assessment Ordinance" means each Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments against the respective Assessed Property.

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

"Assessment Roll" means, as applicable, the Phases #2-7 Major Improvement Area Assessment Roll, the Phase #1 Assessment Roll, the Phase #2 Assessment Roll, the Phase #3 Assessment Roll - Phase #3 Improvements, the Phase #3 Assessment Roll - Phase #3 Additional Projects, or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

"Authorized Improvements" mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Bonds" mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

"**Budgeted Cost(s)**" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certification for Payment" means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

"City" means the City of Celina, Texas.

"City Council" means the duly elected governing body of the City.

"**County**" means Collin County, Texas.

"**Delinquent Collection Costs"** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means Tollway/Outer Loop, L.P., a Texas limited partnership, and any successor owner of the property within the PID or any portion thereof with obligation to construct all or a portion of the Authorized Improvements.

"Equivalent Units" mean, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix F attached hereto.

"**Future Phase Improvements**" means those Authorized Improvements associated with any Future Phases.

"**Future Phases**" means Phases to be developed after Phase #1, Phase #2, and Phase #3, as such areas are generally depicted and described in Appendix A. The Future Phases are subject to adjustment and are shown for example only.

"Homeowner Association" means a homeowner's association or property owners' association established for the benefit of property owners within the boundaries of the PID.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

"Homeowner Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner's Association.

"Initial Major Improvements" mean the Authorized Improvements described in Section III.B that benefit all Assessed Property within the PID and that were constructed concurrently with Phase #1.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of the County.

"Lot Type" means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix F. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

"Major Improvements" mean the Initial Major Improvements and the Additional Major Improvements.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, which may include Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit from the Authorized Improvements. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.G.

"Parcel" or **"Parcels"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Collin Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Collin County.

"Phase" means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within a Phase will be assessed in connection with the construction of Authorized Improvements (or the portion thereof) that specially benefit the Parcels within such Phase and designated in an update to this Service and Assessment Plan and/or the issuance of Phased PID Bonds related to such Phase.

"Phase #1" means the initial Phase to be developed, identified as "Phase #1" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

"Phase #1 Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to Phase #1, which are described in Section III.C.

"Phase #1 Assessed Property" means all Parcels within Phase #1 other than Non-Benefited Property and shown in the Phase #1 Assessment Roll against which an Assessment relating to the Phase #1 Initial Projects is levied.

"Phase #1 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #1 Assessed Property, or the Annual Installments thereof, for the Phase #1 Initial Projects.

"Phase #1 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix H**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #1 Bonds" mean those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2018 (Cambridge Crossing Public Improvement District Phase #1 Project)" that are secured primarily by Phase #1 Assessment Revenues and financed a portion of the Phase #1 Initial Projects.

"Phase #1 Improvements" mean the Authorized Improvements which only benefit Phase #1 Assessed Property, which are described in Section III.D.

"Phase #1 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #1 and (ii) the Phase #1 Improvements, which are described in Section III.

"Phase #1 Maximum Assessment Per Unit" means for Phase #1, an Assessment per unit related to the Phase #1 Initial Projects for each applicable Lot Type as follows:

Lot Type 1 (74 Ft) - $37,615.15
Lot Type 2 (60 Ft) - $30.648.27
Lot Type 3 (50 Ft) - $25.578.30

"Phase #1 Projects" mean (i) the pro rata portion of the Major Improvements allocable to Phase #1, and (ii) the Phase #1 Improvements, which are described in Section III.

"Phase #2" means the second Phase to be developed, identified as "Phase #2" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix I.

"Phase #2 Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to Phase #2, which are described in Section III.C.

"Phase #2 Assessed Property" means all Parcels within Phase #2 other than Non-Benefited Property and shown in the Phase #2 Assessment Roll against which an Assessment relating to the Phase #2 Improvements are levied.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

"Phase #2 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #2 Assessed Property, or the Annual Installments thereof, for the Phase #2 Improvements.

"Phase #2 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix I**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #2 Improvements" mean the Authorized Improvements which only benefit Phase #2 Assessed Property, which are described in Section III.E.

"Phase #2 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #2 and (ii) the Phase #2 Improvements, which are described in Section III.

"Phase #2 Maximum Assessment Per Unit" means for Phase #2, an Assessment per unit related solely to the Phase #2 Initial Projects for each applicable Lot Type as follows:

Lot Type 1 (74 Ft) - $51,716.53
Lot Type 2 (60 Ft) - $44,896.77
Lot Type 4 (84 Ft) - $56,831.35
Lot Type 5 (40 Ft) - $33,530.50

"Phase #2 Projects" mean (i) the pro rata portion of the Major Improvements allocable to Phase #2, and (ii) the Phase #2 Improvements, which are described in Section III.

"**Phases #2-7 Major Improvement Area**" means the property within the PID excluding Phase #1 which is to be developed subsequent to Phase #1 and generally depicted in Appendix A of this Service and Assessment Plan or any Annual Service Plan Update.

"**Phases #2-7 Major Improvement Area Assessment Revenues**" mean the revenues actually received by or on behalf of the City from the collection of Assessments levied against Phases #2-7 Major Improvement Area Assessed Property, or the Annual Installments thereof, for the Phase #2-7 Major Improvement Area Projects.

"Phases #2-7 Major Improvement Area Assessed Property" means, for any year, all Parcels within the PID other than (a) Non-Benefited Property, and (b) Parcels within Phase #1. Such property is shown in the Phases #2-7 Major Improvement Area Assessment Roll.

"Phases #2-7 Major Improvement Area Assessment Roll" means the document included in this Service and Assessment Plan as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phases #2-7 Major Improvement Area Bonds" mean those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2018 (Cambridge Crossing Public Improvement

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

District Phases #2-7 Major Improvement Project)" that are secured primarily by Phases #2-7 Major Improvement Area Assessment Revenues.

"**Phases #2-7 Major Improvement Area Projects**" means the pro rata portion of the Initial Major Improvements allocable to the Phases #2-7 Major Improvement Area, which are described in Section III.B.

"Phase #3" means the third Phase to be developed, identified as "Phase #3" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix J-1 or Appendix J-2.

"Phase #3 Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to Phase #3, which are described in Section III.C.

"Phase #3 Assessed Property" means all Parcels within Phase #3 other than Non-Benefited Property and shown in (i) the Phase #3 Assessment Roll - Phase #3 Improvements against which an Assessment relating to the Phase #3 Improvements are levied and (ii) the Phase #3 Assessment Roll - Phase #3 Additional Projects against which an Assessment relating to the Phase #3 Additional Projects are levied.

"Phase #3 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #3 Assessed Property, or the Annual Installments thereof, for the Phase #3 Improvements and the Phase #3 Additional Projects.

"Phase #3 Assessment Roll – Phase #3 Improvements" means the document included in this Service and Assessment Plan as Appendix J-1, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #3 Assessment Roll – Phase #3 Additional Projects" means the document included in this Service and Assessment Plan as Appendix J-2, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #3 Improvements" mean the Authorized Improvements which only benefit Phase #3 Assessed Property, which are described in Section III.F.

"Phase #3 Initial Projects" mean the pro rata portion of the Initial Major Improvements allocable to Phase #3.

"Phase #3 Maximum Assessment Per Unit" means for Phase #3, an Assessment per unit related solely to the Phase # 3 Projects for each applicable Lot Type as follows:

Lot Type 1 (74 Ft) - $51,745.88
Lot Type 2 (60 Ft) - $44,922.24
Lot Type 3 (50 Ft) - $40,373.16

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

"Phase #3 Projects" mean (i) the pro rata portion of the Major Improvements allocable to Phase #3, and (ii) the Phase #3 Improvements, which are described in Section III.

"Phased PID Bonds" mean bonds issued to fund Authorized Improvements (or a portion thereof) in a Phase. In connection with the Phased PID Bonds, Assessments will be levied only on Parcels located within the Phase in question.

"PID" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"PID Act" means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

"Prepayment and Delinquency Reserve" means, with respect to the Phases #2-7 Major Improvement Area Bonds and Phase #1 Bonds, a reserve amount to be funded from Additional Interest collected each year. The Prepayment and Delinquency Reserve shall be funded until it reaches 5.50% of the outstanding respective series of Bonds unless otherwise stipulated in the respective Bond documents. Once the Prepayment and Delinquency Reserve is funded in full, the City may allocate the Additional Interest component of the Annual Installments as provided in the respective Trust Indenture.

"Prepayment Costs" mean interest and Administrative Expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

"Public Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Reimbursement Agreement" means that certain PID Reimbursement Agreement – Cambridge Crossing dated as of August 14, 2018 by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Authorized Improvements, including the Phases #2-7 Major Improvements, the Phase #1 Projects, the Phase #2 Improvements, the Phase #2 Additional Projects, the Phase #3 Improvements, and the Phase #3 Additional Projects and the City agrees to reimburse the Developer with interest as permitted by the PID Act solely from Assessment Revenues and/or the net proceeds of Bonds for a portion of such Actual Costs funded by the Developer for Authorized Improvements constructed and accepted by the City for the benefit of the Assessed Property.

"Service and Assessment Plan" means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

"Trust Indenture" means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

"Trustee" means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

"Zoning Ordinance" means Ordinance No. 2016-32 adopted by the City Council on April 12, 2016, which ordinance establishes the permitted uses of, and standards for the development of the property within the PID.

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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 484.074 gross acres of land, generally located directly north of County Road 7, directly east of County Road 6, south of FM 428, and west of Dallas Parkway. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 1,530 single-family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID. The estimated number of lots (1,530) is based upon the updated, proposed development plan.

The property in the PID was originally proposed to be developed as shown in Table II-A.

Table II-A
Proposed Development within the PID - Original

Description	Proposed Development	
Single-family – 74 Ft	152	Units
Single-family – 60 Ft	537	Units
Single-family – 50 Ft	839	Units
Total	**1,528**	**Units**

The original development plan was revised in 2022 and the revised lot count and lot mix is shown in Table II-B.

Table II-B
Proposed Development within the PID – 2022 Revised

Description	Proposed Development	
Single-family – 84 Ft	7	Units
Single-family – 74 Ft	200	Units
Single-family – 60 Ft	491	Units
Single-family – 50 Ft	634	Units
Single-family – 40 Ft	198	Units
Total	**1,530**	**Units**

B. PROPERTY INCLUDED IN THE PHASES #2-7 MAJOR IMPROVEMENT AREA

Phases #2-7 Major Improvement Area consists of approximately 334.675 acres and is now projected to consist of approximately 1,200 residential units. A map of the property within the Phases #2-7 Major Improvement Area and depicting the boundaries of each proposed Phase is shown in Appendix A.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

The property within Phases #2-7 Major Improvement Area was originally proposed to be developed as shown in Table II-C.

Table II-C
Proposed Development within Phases #2-7 Major Improvement Area - Original

Description	Proposed Development	
Single-family – 74 Ft	109	Units
Single-family – 60 Ft	415	Units
Single-family – 50 Ft	674	Units
Total	**1,198**	**Units**

The property within Phases #2-7 Major Improvement Area was revised in 2022 and the revised lot count and lot mix is shown in Table II-D.

Table II-D
Proposed Development within Phases #2-7 Major Improvement Area - 2022 Revised

Description	Proposed Development	
Single-family – 84 Ft	7	Units
Single-family – 74 Ft	157	Units
Single-family – 60 Ft	369	Units
Single-family – 50 Ft	469	Units
Single-family – 40 Ft	198	Units
Total	**1,200**	**Units**

C. Property Included in Phase #1

Phase #1 originally consisted of approximately 108.523 acres. The final plat for Phase #1 is recorded in the real property records of Collin County, Texas as Document No. 20200212010000590 and consists of 330 residential lots on approximately 106.021 developed acres (which excludes certain right-of-way). A map of the property within Phase #1 and depicting the boundaries of each proposed Phase is shown in Appendix A.

The property within Phase #1 has been developed as shown in Table II-E.

Table II-E
Development within Phase #1

Description	Development	
Single-family – 74 Ft	43	Units
Single-family – 60 Ft	122	Units
Single-family – 50 Ft	165	Units
Total	**330**	**Units**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

D. Property Included in Phase #2

Phase #2 consists of approximately 46.878 acres and consists of 227 single family residential units. The final plat for Phase #2 is recorded in the real property records of Collin County, Texas as Document No. 2022010000381. The property within Phase #2 is shown on the map attached as Appendix A, and is further described in Appendix C-1.

The property within Phase #2 has been developed as shown in Table II-F.

Table II-F
Development within Phase #2

Proposed Development	Quantity	Measurement
Single-family – 84 Ft	7	Units
Single-family – 74 Ft	20	Units
Single-family – 60 Ft	2	Units
Single-family – 40 Ft	198	Units
Total	**227**	**Units**

E. Property Included in Phase #3

Phase #3 consists of approximately 70.971 acres and is projected to consist of 242 single family residential units. The property within Phase #3 is shown on the map attached as Appendix A, and is further described in Appendix C-2.

The property within Phase #3 is proposed to be developed as shown in Table II-G.

Table II-G
Proposed Development within Phase #3

Proposed Development	Quantity	Measurement
Single-family – 74 Ft	19	Units
Single-family – 60 Ft	133	Units
Single-family – 50 Ft	90	Units
Total	**242**	**Units**

F. Property Included in Future Phases

As Future Phases are developed, Phased PID Bonds may be issued and/or obligations may be incurred under the Reimbursement Agreement for Future Phase Improvements. In connection with the issuance of each new Phased PID Bond and/or new obligations under the Reimbursement Agreement for Future Phase Improvements, this Service and Assessment Plan will be updated to add additional details of each new Phase and the Future Phase Improvements as shown for Phase #1, Phase #2, and Phase #3 in Section II. A map of the projected property within each Future Phase is shown in Appendix A. The Future Phase(s) are shown for illustrative purposes only and are subject

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

to adjustment. The current Parcels in the PID are shown on the Assessment Rolls included as Appendix G, Appendix H, Appendix I, Appendix J-1 and Appendix J-2.

The estimated number of units at the build-out of the PID is based on the land use approvals for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the City has determined that the Authorized Improvements as described in Appendix B and shown on the diagrams included as Appendix D should be undertaken by the City for the benefit of the property within the PID.

Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

B. DESCRIPTIONS AND COSTS OF INITIAL MAJOR IMPROVEMENTS

The Initial Major Improvements benefit the entire PID. The costs of the Initial Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units.

The Initial Major Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Initial Major Improvements are shown in Table III-A.

Roadway Improvements:

The major roadway improvements include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Water Distribution System Improvements:

The major water distribution system improvements consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Sanitary Sewer Collection System Improvements:

The major sanitary sewer collection system improvements consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Storm Drainage Collection System Improvements:

The major storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts. The storm drainage collection system improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Table III-A shows the Actual Costs of the Initial Major Improvements.

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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Table III-A
Actual Costs – Initial Major Improvements

Authorized Improvements	Total Initial Major Improvement Costs	Phase #1 Allocated Amount[1]	Phases #2-7 Major Improvement Area Allocated Amount
Roadway improvements, including right-of-way	$9,884,593	$2,169,249	$7,715,343
Water improvements	$899,803	$197,469	$702,334
Sanitary sewer improvements	$1,216,182	$266,900	$949,282
Storm drainage improvements	$1,443,730	$316,838	$1,126,892
Other soft and miscellaneous costs	$1,384,840	$303,914	$1,080,926
Total Authorized Improvements	**$14,829,147**	**$3,254,369**	**$11,574,778**

Note: Costs provided by Dowdey, Anderson & Associates.
[1]See Table V-A for allocation of Actual Costs of the Initial Major Improvements to Phase #1.

C. Descriptions and Costs of Additional Major Improvements

The Additional Major Improvements benefit the entire PID. The costs of the Additional Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units. Assessments have been or are anticipated to be levied against property within Phase #3 and the Future Phases to pay for the Actual Costs of the Additional Major Improvements allocable to Phase #3 and the Future Phases, respectively. The Actual Costs of the Additional Major Improvements allocable to Phase #1 and Phase #2 will be paid by the Developer without reimbursement.

The Additional Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Additional Major Improvements are shown in Table III-B.

Roadway Improvements:

The major roadway improvements include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, street lights, and traffic control devices. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Distribution System Improvements:

The major water distribution system improvements consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

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Sanitary Sewer Collection System Improvements:

The major sanitary sewer collection system improvements consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Storm Drainage Collection System Improvements:

The major storm drainage collection system improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, multi-reinforced box culverts, junction boxes, inlets, headwalls, retaining walls, detention ponds and excavation thereof, and necessary appurtenances. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Table III-B shows the Budgeted Costs of the Additional Major Improvements.

Table III-B
Budgeted Costs – Additional Major Improvements

Authorized Improvements	Total Additional Major Improvement Costs	Phase #1 Allocated Amount[1,2]	Phase #2 Allocated Amount[1,2]	Phase #3 Allocated Amount[2]	Future Ph Allocate Amoun
Roadway improvements, including right-of-way	$3,090,645	$682,679	$388,002	$503,268	$1,51 5
Water improvements	$580,231	$128,165	$72,843	$94,483	$28 1
Sanitary sewer improvements	$207,112	$45,748	$26,001	$33,725	$10 8
Storm drainage improvements	$4,733,093	$1,045,472	$594,197	$770,718	$2,32 6
Other soft and miscellaneous costs	$0	$0	$0	$0	0
Total Authorized Improvements	**$8,611,081**	**$1,902,064**	**$1,081,043**	**$1,402,194**	**$4,22 0**

Note: Costs provided by Dowdey, Anderson & Associates.
[1]Additional Major Improvements allocated to Phase #1 and Phase #2 will be paid for by the Developer without reimbursement.
[2]See Table V-C for allocation of Budgeted Costs of the Additional Major Improvements to Phase #1, Phase #2, Phase #3 and Future Phases.

D. Descriptions and Costs of Phase #1 Improvements

The Phase #1 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #1 Projects (including the Actual Costs of the Phase #1 Initial Projects) are shown in Table III-C and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Road Improvements:

The Phase #1 roadway improvements include construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls,

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

signage, and traffic control devices. All roadway projects were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Water Improvements:

The Phase #1 water improvements consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Phase #1 Assessed Property. The water distribution system improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Sanitary Sewer Improvements:

The Phase #1 sanitary sewer collection system improvements consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Phase #1 Assessed Property. The sanitary sewer improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Table III-C shows the Actual Costs of Phase #1 Initial Projects and Budgeted Costs of Phase #1 Additional Projects.

Table III-C
Actual Costs of Phase #1 Initial Projects and Budgeted Costs of Phase #1 Additional Projects

Authorized Improvements	Phase #1 Improvements	Proportional Share of Initial Major Improvements[1]	Proportional Share of Additional Major Improvements[2]	Total Phase #1 Projects
Roadway improvements	$2,404,410	$2,169,249	$682,679	$5,256,338
Water improvements	$1,055,340	$197,469	$128,165	$1,380,974
Sanitary sewer improvements	$933,576	$266,900	$45,748	$1,246,225
Storm drainage improvements	$0	$316,838	$1,045,472	$1,362,310
Other soft and miscellaneous costs	$521,173	$303,914	$0	$825,087
Total Authorized Improvements	**$4,914,500**	**$3,254,369**	**$1,902,064**	**$10,070,933**

Note: Costs provided by Dowdey, Anderson & Associates.
[1]See Table III-A.
[2]See Table III-B. Additional Major Improvements allocated to Phase #1 will be paid for by the Developer without reimbursement.

E. Descriptions and Costs of Phase #2 Improvements

The Phase #2 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #2 Projects (including Actual Costs of the Phase #2's share of Initial Major Improvements) are shown in Table III-D and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Roadway Improvements

The roadway improvement portion of the Phase #2 Improvements consists of the construction of road improvements, including related excavation, paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, streetlights, and traffic control devices, which benefit the Phase #2 Assessed Property. All roadway projects were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Water Improvements

The water improvements portion of the Phase #2 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, water services, and appurtenances, necessary for the portion of the water distribution system that will service the Phase #2 Assessed Property. The water improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Phase #2 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Phase #2 Assessed Property. The sanitary sewer improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Phase #2 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, detention ponds and excavation thereof, and appurtenances necessary to provide adequate drainage to the Phase #2 Assessed Property constructed within the boundaries of the PID. The storm drainage collection system improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Phase #2 Improvements consist of contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

Table III-D shows the Budgeted Costs of the Phase #2 Projects.

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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Table III-D
Budgeted Costs – Phase #2 Projects

Authorized Improvements	Phase #2 Improvements	Proportional Share of Initial Major Improvements[1]	Proportional Share of Additional Major Improvements[2]	Total Phase #2 Projects
Roadway improvements	$2,984,392	$1,243,195	$388,002	$4,615,590
Water improvements	$806,538	$113,169	$72,843	$992,550
Sanitary sewer improvements	$543,344	$152,960	$26,001	$722,306
Storm drainage improvements	$1,261,460	$181,579	$594,197	$2,037,237
Other soft and miscellaneous costs	$342,420	$174,173	$0	$516,592
Total Authorized Improvements	**$5,938,154**	**$1,865,077**	**$1,081,043**	**$8,884,275**

Note: Costs provided by Dowdey, Anderson & Associates.
[1]See Table III-A. Phase #2's proportionate share of the Initial Major Improvements originally allocated to the Phases #2-7 Major Improvement Area. Phase #2's proportionate share of the Initial Major Improvements represent Actual Costs.
[2]See Table III-B. Additional Major Improvements allocated to Phase #2 will be paid for by the Developer without reimbursement.

F. DESCRIPTIONS AND COSTS OF PHASE #3 IMPROVEMENTS

The Phase #3 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #3 Projects are shown in Table III-E and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements

The roadway improvement portion of the Phase #3 Improvements consists of the construction of road improvements, including related excavation, paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, streetlights, and traffic control devices, which benefit the Phase #3 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Phase #3 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, water services, and appurtenances, necessary for the portion of the water distribution system that will service the Phase #3 Assessed Property. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Phase #3 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Phase #3 Assessed Property. The

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Phase #3 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, detention ponds and excavation thereof, and appurtenances necessary to provide adequate drainage to the Phase #3 Assessed Property constructed within the boundaries of the PID. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Phase #3 Improvements consist of contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

Table III-E shows the Budgeted Costs of the Phase #3 Projects.

Table III-E
Budgeted Costs – Phase #3 Projects

Authorized Improvements	Phase #3 Improvements	Proportional Share of Initial Major Improvements[1]	Proportional Share of Additional Major Improvements[2]	Total Phase #3 Projects
Roadway improvements	$2,651,819	$1,612,518	$503,268	$4,767,605
Water improvements	$1,009,058	$146,789	$94,483	$1,250,329
Sanitary sewer improvements	$723,478	$198,401	$33,725	$955,605
Storm drainage improvements	$1,517,380	$235,522	$770,718	$2,523,620
Other soft and miscellaneous costs	$359,310	$225,915	$0	$585,225
Total Authorized Improvements	**$6,261,045**	**$2,419,145**	**$1,402,194**	**$10,082,385**

Note: Costs provided by Dowdey, Anderson & Associates. The figures shown in Table III-E may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvements amount does not change.
[1]See Table III-A. Phase #3's proportionate share of the Initial Major Improvements originally allocated to the Phases #2-7 Major Improvement Area. Phase #3's proportionate share of the Initial Major Improvements represent Actual Costs.
[2]See Table III-B.

G. Future Phase Authorized Improvements

As Future Phases are developed and Phased PID Bonds are issued and/or obligations are incurred under the Reimbursement Agreement for Future Phase Improvements, this Service and Assessment Plan will be updated to identify the specific Future Phase Improvements that confer a special benefit to the property inside each Future Phase (e.g. a Table III-F will be added to show the costs for the specific Authorized Improvements financed within the specific Future Phase being developed.)

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

IV. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. The Phase #1 Improvements were completed and accepted by the City in the first quarter of 2020. The Initial Major Improvements were completed and accepted by the City in the first quarter of 2020. The Phase #2 Improvements were completed and accepted by the City in the third quarter of 2022. The Phase #3 Improvements are anticipated to be completed and accepted by the City in the first quarter of 2023. Construction of the Additional Major Improvements commenced in second quarter of 2020 and are anticipated to be completed and accepted by the City in 2028.

The Actual Costs for the Phases #2-7 Major Improvement Area Projects plus costs related to the issuance of the Phases #2-7 Major Improvement Area Bonds, in one or more series, for the Phases #2-7 Major Improvement Area Projects and payment of expenses incurred in the establishment, administration and operation of the PID allocable to the Phases #2-7 Major Improvement Area Projects is $14,405,058 as shown in Table IV-A.

The Actual Costs for the Phase #1 Initial Projects and Budgeted Costs for the Phase #1 Additional Projects plus costs related to the issuance of the Phase #1 Bonds, in one or more series, and payment of expenses incurred in the establishment, administration and operation of the PID allocable to Phase #1 is $11,992,499 as shown in Table IV-B.

The Actual Costs for Phase #2 Improvements and Budgeted Costs of the Phase #2 Additional Projects and payment of expenses incurred in the administration and operation of PID allocable to Phase #2 is $7,019,197 as shown in Table IV-C.

The Budgeted Costs for Phase #3 Improvements and Budgeted Costs of the Phase #3 Additional Projects and payment of expenses incurred in the administration and operation of PID allocable to Phase #3 is $7,708,239 as shown in Table IV-D.

The sources and uses of funds shown in Table IV-A, Table IV-B, Table IV-C and Table IV-D shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Actual Costs of the Authorized Improvements, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

As Future Phases are developed in connection with the issuance of Phased PID Bonds and/or obligations are incurred under the Reimbursement Agreement for Future Phase Improvements, this Service and Assessment Plan will be amended (e.g. Table IV-E will be amended to add Phase #4, etc.).

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

The Phases #2-7 Major Improvement Area Bonds shown in Table IV-A were issued in 2018 to finance a portion of the Phases #2-7 Major Improvement Area Projects.

Table IV-A
Sources and Uses – Phases #2-7 Major Improvement Area

Sources of Funds	Total
Par amount	$13,795,000
Other funding sources[1]	$610,058
Total Sources	**$14,405,058**
Uses of Funds	
Initial Major Improvements	
Roadway improvements including right-of-way	$7,715,343
Water distribution system improvements	$702,334
Sanitary sewer improvements	$949,282
Storm drainage improvements	$1,126,892
Other soft and miscellaneous costs	$1,080,926
Subtotal Initial Major Improvements	*$11,574,778*
Bond issuance costs	
Capitalized interest	$755,430
Debt service reserve fund	$1,014,000
Administrative Expenses	$35,000
Other costs of issuance including Underwriter's Discount	$1,025,850
Subtotal bond issuance costs	*$2,830,280*
Total Uses	**$14,405,058**

[1]The other funding sources represent Actual Costs of the Phases #2-7 Major Improvement Area Projects paid by the Developer without reimbursement from the City.

The Phase #1 Bonds shown in Table IV-B were issued in 2018 to finance a portion of the Phase #1 Initial Projects. Table IV-B also includes the Phase #1 Additional Projects.

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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Table IV-B
Estimated Sources and Uses – Phase #1

Sources of Funds	Total
Par amount	$9,555,000
Other funding sources[1]	$2,437,499
Total Sources	**$11,992,499**
Uses of Funds	
Initial Major Improvements[2]	
Road improvements including Right-of-Way	$2,169,249
Water distribution system improvements	$197,469
Sanitary sewer improvements	$266,900
Storm drainage improvements	$316,838
Other soft and miscellaneous costs	$303,914
Subtotal Initial Major Improvements	*$3,254,369*
Additional Major Improvements[3]	
Road improvements	$682,679
Water distribution system improvements	$128,165
Sanitary sewer improvements	$45,748
Storm drainage improvements	$1,045,472
Other soft and miscellaneous costs	$0
Subtotal Additional Major Improvements	*$1,902,064*
Phase #1 Improvements[2]	
Roadway improvements	$2,404,410
Water improvements	$1,055,340
Sanitary sewer improvements	$933,576
Storm drainage improvements	$0
Other soft and miscellaneous costs	$521,173
Subtotal Phase #1 Improvements	*$4,914,500*
Bond issuance costs	
Capitalized interest	$486,053
Debt service reserve fund	$678,863
Administrative Expenses	$35,000
Other costs of issuance including Underwriter's Discount	$721,650
Subtotal bond issuance costs	*$1,921,566*
Total Uses	**$11,992,499**

[1]The other funding sources represent Actual Costs of the Phase #1 Projects paid by the Developer without reimbursement from the City.
[2]The Phase #1 Initial Projects for which the Phase #1 Bonds were issued include the Phase #1 Improvements and the Initial Major Improvements allocated to Phase #1.
[3]Additional Major Improvements allocated to Phase #1 will be paid for by the Developer without reimbursement from the City. See Table III-B for allocation of Additional Major Improvements to Phase #1.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

The obligation under the Reimbursement Agreement related to the Phase #2 Improvements, the Phase #2 Additional Projects, and the sources and uses of such obligations, is shown in Table IV-C.

Table IV-C
Estimated Sources and Uses – Phase #2

Sources of Funds	Phase #2 Obligation under Reimbursement Agreement
Reimbursement Agreement amount allocable to Phase #2	$5,938,154
Other funding sources	$1,081,043
Total Sources	**$7,019,197**
Uses of Funds	
Phase #2 Improvements	
Roadway improvements	$2,984,392
Water improvements	$806,538
Sanitary sewer improvements	$543,344
Storm drainage improvements	$1,261,460
Other soft and miscellaneous costs	$342,420
Subtotal Phase #2 Improvements	*$5,938,154*
Additional Major Improvements[1]	
Road improvements	$388,002
Water distribution system improvements	$72,843
Sanitary sewer improvements	$26,001
Storm drainage improvements	$594,197
Other soft and miscellaneous costs	$0
Subtotal Additional Major Improvements	*$1,081,043*
Total Uses	**$7,019,197**

[1]Additional Major Improvements allocated to Phase #2 will be paid for by the Developer without reimbursement from the City. See Table III-B for allocation of Additional Major Improvements to Phase #2.

The obligation under the Reimbursement Agreement related to the Phase #3 Improvements, and the obligation under the Reimbursement Agreement related to Phase #3 Additional Projects, and the sources and uses of such obligations, are shown in Table IV-D.

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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Table IV-D
Estimated Sources and Uses – Phase #3

Sources of Funds	Phase #3 Obligation under Reimbursement Agreement for the Phase #3 Improvements	Phase #3 Obligation under Reimbursement Agreement for Phase #3 Additional Projects	Total
Reimbursement Agreement amount allocable to Phase #3 Improvements	$6,291,045	$0	$6,291,04
Reimbursement Agreement amount allocable to Phase #3 Additional Projects	$0	$1,417,194	$1,417,19
Other funding sources	$0	$0	
Total Sources	**$6,291,045**	**$1,417,194**	**$7,708,23**
Uses of Funds			
Phase #3 Improvements			
Roadway improvements	$2,651,819	$0	$2,651,81
Water improvements	$1,009,058	$0	$1,009,05
Sanitary sewer improvements	$723,478	$0	$723,47
Storm drainage improvements	$1,517,380	$0	$1,517,38
Other soft and miscellaneous costs	$359,310	$0	$359,31
Subtotal Phase #3 Improvements	*$6,261,045*	*$0*	*$6,261,04*
Additional Major Improvements[1]			
Road improvements	$0	$503,268	$503,26
Water distribution system improvements	$0	$94,483	$94,48
Sanitary sewer improvements	$0	$33,725	$33,72
Storm drainage improvements	$0	$770,718	$770,71
Other soft and miscellaneous costs	$0	$0	
Subtotal Additional Major Improvements	*$0*	*$1,402,194*	*$1,402,19*
Other Costs			
Administrative Expenses	$30,000	$15,000	$45,00
Subtotal	*$30,000*	*$15,000*	*$45,00*
Total Uses	**$6,291,045**	**$1,417,194**	**$7,708,23**

[1]See Table III-B for allocation of Additional Major Improvements to Phase #3.

As Future Phases are developed, Phased PID Bonds may be issued and/or additional obligations under the Reimbursement Agreement may be incurred to finance the Future Phase Improvements required for each Future Phase.

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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

B. Five Year Service Plan

Phases #2-7 Major Improvement Area

The Actual Costs and projected annual indebtedness for the Phases #2-7 Major Improvement Area is shown in Table IV-E. The annual indebtedness is subject to revision and shall be updated in the Annual Service Plan Update to reflect any changes in the indebtedness expected for each year.

Table IV-E
Actual Costs and Projected Annual Indebtedness
Phases #2-7 Major Improvement Area

Year	Annual Cost	Projected Annual Indebtedness	Other Funding Sources[1]	Projected Phases #2-7 Major Improvement Area Annual Installments
2022 & Prior	$14,405,058	$13,795,000	$610,058	$2,932,649
2023	$0	$0	$0	$1,077,375
2024	$0	$0	$0	$1,077,318
2025	$0	$0	$0	$1,079,341
2026	$0	$0	$0	$1,080,554
2027	$0	$0	$0	$1,075,958
2028	$0	$0	$0	$1,080,828
2029	$0	$0	$0	$1,079,615
Total	**$14,405,058**	**$13,795,000**	**$610,058**	**$10,483,638**

[1]The other funding sources represent Actual Costs of the Phases #2-7 Improvements paid by the Developer without reimbursement from the City.

The Actual Costs shown in Table IV-E are the expenditures relating to Phases #2-7 Major Improvement Area Projects shown in Table III-A, the costs associated with setting up the PID and bond issuance costs including reserves shown in Table IV-A. The difference between the total costs and the total projected indebtedness is the amount contributed by the Developer without reimbursement by the City.

Phase #1

The Budgeted Costs and projected annual indebtedness for Phase #1 is shown in Table IV-F. The annual indebtedness is subject to revision and shall be updated in the Annual Service Plan Update to reflect any changes in the indebtedness expected for each year.

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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Table IV-F
Budgeted Costs and Projected Annual Indebtedness
Phase #1

Year	Annual Projected Cost	Projected Annual Indebtedness	Other Funding Sources[2]	Projected Phase #1 Annual Installments
2022 & Prior[1]	$10,090,436	$9,555,000	$535,436	$2,004,079
2023	$0	$0	$0	$740,991
2024	$0	$0	$0	$745,918
2025	$1,902,064	$0	$1,902,064	$741,441
2026	$0	$0	$0	$741,723
2027	$0	$0	$0	$746,508
2028	$0	$0	$0	$745,541
2029	$0	$0	$0	$744,077
Total	**$11,992,499**	**$9,555,000**	**$2,437,499**	**$7,210,277**

[1]Annual Projected Cost for year 2022 & Prior represent Actual Costs.
[2]The other funding sources represent Budgeted Costs of the Phase #1 Projects paid by the Developer without reimbursement from the City.

The costs shown in Table IV-F are the expenditures relating to the Phase #1 Projects shown in Table III-B, the costs associated with setting up the PID and bond issuance costs including reserves shown in Table IV-B. The difference between the total costs and the total indebtedness is the amount contributed by the Developer without reimbursement by the City.

Phase #2

The Budgeted Costs and projected annual indebtedness for Phase #2 is shown in Table IV-G. The annual projected costs and indebtedness is subject to revision, shall be updated in the Annual Service Plan Update to reflect any changes in the indebtedness expected for each year.

Table IV-G
Budgeted Costs and Projected Annual Indebtedness
Phase #2

Year	Annual Projected Cost	Projected Annual Indebtedness	Other Funding Sources	Projected Phase #2 Annual Installments
2022	$5,938,154	$5,938,154	$0	$0
2023	$0	$0	$0	$560,588
2024	$0	$0	$0	$561,301
2025	$1,081,043	$0	$1,081,043	$562,029
2026	$0	$0	$0	$562,774
2027	$0	$0	$0	$563,536
2028	$0	$0	$0	$492,320
2029	$0	$0	$0	$492,050
Total	**$7,019,197**	**$5,938,154**	**$1,081,043**	**$3,794,599**

[1]The other funding sources represent Budgeted Costs of the Phase #2 Improvements and Phase #2 Additional Projects paid by the Developer without reimbursement from the City.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

The costs shown in Table IV-G are the expenditures relating to the Phase #2 Improvements and Phase #2 Additional Projects shown in Table III-C and IV-C. The difference between the total costs and the total projected indebtedness, if any, is the amount contributed by the Developer without reimbursement by the City.

Phase #3

The projected annual costs and projected annual indebtedness for Phase #3 is shown in Table IV-H. The projected annual costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-H
Budgeted Costs and Projected Annual Indebtedness
Phase #3

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Phase #3 Annual Installments
1	$7,708,239	$7,708,239	$0	$0
2	$0	$0	$0	$591,532
3	$0	$0	$0	$592,043
4	$0	$0	$0	$592,566
5	$0	$0	$0	$593,101
6	$0	$0	$0	$593,649
7	$0	$0	$0	$509,628
Total	**$7,708,239**	**$7,708,239**	**$0**	**$3,472,518**

The projected annual costs shown in Table IV-H are the annual expenditures relating to the Phase #3 Improvements and Phase #3Additional Projects, including related Administrative Expenses, shown in Table III-D and IV-D. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

As Future Phases are developed, in association with issuing Bonds and/or obligations incurred under the Reimbursement Agreement for Future Phase Improvements, a table will be added to identify the Authorized Improvements to be financed by each new series of Bonds and/or new obligation incurred under the Reimbursement Agreement for such Future Phase Improvements; and the projected indebtedness resulting from each additional series of Bonds and/or obligation under the Reimbursement Agreement.

C. PID Assessment Notice

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The "PID Assessment Notice" is attached hereto as Appendix E and may be updated in an Annual Service Plan Update.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed development financing program entails a series of bond financings and/or obligations under the Reimbursement Agreement that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the initial Phase #1 Bonds, the Phases #2-7 Major Improvement Area Bonds issued in 2018, the obligation related to the Phase #2 Improvements under the Reimbursement Agreement incurred in 2022, and the obligation related to the Phase #3 Improvements under the Reimbursement Agreement incurred in 2023, subsequent financings may be issued in the future as subsequent Future Phases are gradually constructed.

The purpose of this gradual issuance of bonds in phases is to mirror the actual private development of the Authorized Improvements. The Bonds to be issued are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

Additionally, phased issuance of debt will maintain a prudent value to lien ("VtL") within the financing program. In order to maintain a prudent VtL, the initial issuance of bonds for a specific set of Authorized Improvements may not fund the entire desired level of public infrastructure because the property value is not high enough to support the entire debt load at the VtL chosen for the development. In that case, the Developer will need to fund the additional infrastructure costs with cash at closing. This cash investment by the Developer for certain Authorized Improvements can be reimbursed by a subsequent parity lien bond financing, secured by the same Assessments, once the Assessed Property is partially or fully developed and the value has increased sufficiently to permit the issuance of the additional bonds in a prudent fashion.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Phases #2-7 Major Improvement Area Projects, Phase #1 Projects, Phase #2 Projects, Phase #3 Projects shall be allocated as described below:

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

1. The Budgeted Costs of the Phases #2-7 Major Improvement Area Projects, Phase #1 Projects, Phase #2 Projects, Phase #3 Projects shall be allocated on the basis of Equivalent Units, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

2. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken into consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home process provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the Authorized Improvements.

3. The Assessed Property is classified into different Lot Types as described in Appendix F based on the type and size of proposed development on each Parcel.

4. Equivalent Units are calculated for each Lot Type based on the relative value of each Lot Type.

5. The Actual Costs of the Initial Major Improvements are proportionally allocated to the Phases #2-7 Major Improvement Area Assessed Property and the Phase #1 Assessed Property based on the ratio of total original projected Equivalent Units for the Phases #2-7 Major Improvement Area Assessed Property and the Phase #1 Assessed Property.

6. The Phases #2-7 Major Improvement Area Assessed Property's proportional share of the costs for the Phases #2-7 Major Improvement Area Projects is allocated to each Parcel within the Phase #2, Phase #3, and the Future Phases based on the total 2022 revised projected Equivalent Units for each Parcel.

7. The Budgeted Costs of the Additional Major Improvements are proportionally allocated to the Phase #1 Assessed Property, Phase #2 Assessed Property, Phase #3 Assessed Property, and Assessed Property within the Future Phases based on the ratio of total 2022 revised projected Equivalent Units for the Phase #1 Assessed Property, Phase #2 Assessed Property, Phase #3 Assessed Property, and Assessed Property within the Future Phases.

8. The Phase #1 Projects are allocated to each Parcel within the Phase #1 Assessed Property based on the total Equivalent Units for each Parcel. Only the Actual Costs of the Initial Major Improvements and Phase #1 Improvements have been levied against the Phase #1 Assessed Property. Phase #1 Additional Projects will be paid by the Developer without reimbursement.

9. The Phase #2 Improvements are allocated to each Parcel within the Phase #2 Assessed Property based on the total Equivalent Units for each Parcel. Only the Actual Costs of the Initial Major Improvements and the Phase #2 Improvements have been levied against the Phase #2 Assessed Property. Phase #2's share of the Additional Major Improvements will be paid by the Developer without reimbursement.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

10. The Phase #3 Improvements are allocated to each Parcel within the Phase #3 Assessed Property based on the total Equivalent Units for each Parcel.

Table V-A provides the estimated allocation of costs of the Initial Major Improvements between the Phases #2-7 Major Improvement Area and Phase #1.

Table V-B provides the estimated allocation of costs of the Phases #2-7 Major Improvement Area Projects between Phase #2, Phase #3, and Future Phases.

Table V-C provides the estimated allocation of costs of the Additional Major Improvements between Phase #1, Phase #2, Phase #3, and Future Phases.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within Future Phases will receive from the direct Authorized Improvements that will benefit each individual phase and that are to be financed with Phased PID Bonds or under the Reimbursement Agreement. Therefore, Parcels have and/or will only be assessed for the special benefits conferred upon the Parcel at this time because of the Phases #2-7 Major Improvement Area Projects, Phase #1 Projects, Phase #2 Projects, Phase #3 Projects.

In connection with the issuance of Phased PID Bonds and/or obligations incurred under the Reimbursement Agreement, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within a Future Phase receives from the specific Authorized Improvements funded with those Phased PID Bonds issued and/ or obligation under the Reimbursement Agreement with respect to the Future Phase Improvements. Prior to assessing Parcels located within Future Phases in connection with issuance of Phased PID Bonds and/ or an obligation incurred under the Reimbursement Agreement, each owner of the Parcels to be assessed must acknowledge that the Authorized Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of the Assessments to pay for the Actual Costs of such Authorized Improvements.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Phases #2-7 Major Improvement Area Projects, Phase #1 Projects, Phase #2 Projects, Phase #3 Projects , (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments levied on the Phase #1 Assessed Property, Phase #2 Assessed Property, Phase #3 Assessed Property, and Phases #2-7 Major Improvement Area Assessed Property for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Phases #2-7 Major Improvement Area Projects, Phase #1 Projects, Phase #2 Projects, Phase #3 Projects to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

As Future Phases are developed, in connection with the issuance of Phased PID Bonds and/or obligations are incurred under the Reimbursement Agreement for Future Phase Improvements, this

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Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Phase.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A, Table IV-B, Table IV-C and Table IV-D are authorized by the PID Act. These improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition*.) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The Assessments will repay financing that is on advantageous terms, as any Bonds that may be issued to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax- exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a

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buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. Allocation of Initial Major Improvement Costs and Additional Major Improvement Costs to Assessed Property

The Major Improvements will provide a special benefit to all property in the PID. Accordingly, the Actual Costs of the Major Improvements must be allocated throughout all Assessed Property in the District. Table V-A summarizes the original allocation of Actual Costs of the Initial Major Improvements to Phase #1 and the Phases #2-7 Major Improvement Area. Table V-B summarizes Phases #2-7 Major Improvement Area's portion of the Actual Costs of the Initial Major Improvements and the allocation to Phase #2, Phase #3, and Future Phases. Table V-C summarizes the allocation of Budgeted Costs of the Additional Major Improvements to Phase #1, Phase #2,

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Phase #3, and Future Phases. The Actual Costs and Budgeted Costs shown in Table V-A, Table V-B, and Table V-C may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Phase #1 contains 330 residential units, and the Phases #2-7 Major Improvement Area was originally projected to contain 1,198 residential units as shown in Appendix F on Table F-5 and Table F-3, respectively. As shown in Appendix F on Table F-12, the total original projected Equivalent Units for Phase #1 was calculated as 254.02 and the total original projected Equivalent Units for the Phases #2-7 Major Improvement Area was calculated as 903.47, as shown on Table F-10. The total original projected Equivalent Units in the PID was, therefore, calculated to be 1,157.49 (i.e., 254.02 + 903.47 = 1,157.49). As a result, 21.95 percent of the Actual Costs of the Initial Major Improvements (i.e. 254.02 ÷ 1,157.49 = 21.95%) were originally allocated to the Phase #1 Assessed Property and 78.05 percent of the Actual Costs of the Initial Major Improvements (i.e., 254.02 ÷ 1,157.49 = 78.05%) were originally allocated to the Phases #2-7 Major Improvement Area Assessed Property. Table V-A summarizes the original allocation of Actual Costs of the Initial Major Improvements to Phase #1 and the Phases #2-7 Major Improvement Area.

Table V-A
Allocation of Actual Costs of Initial Major Improvements

Authorized Improvement	Total
Roadway Improvements including right-of-way	$9,884,593
Water improvements	$899,803
Sanitary sewer improvements	$1,216,182
Storm drainage improvements	$1,443,730
Other soft and miscellaneous costs	$1,384,840
Total Initial Major Improvements[1]	**$14,829,147**
Phase #1	
Projected total Equivalent Units[2]	254.02
% of total units	21.95%
Proportionate Share of Costs	$3,254,369
Phases #2-7 Major Improvement Area	
Projected total Equivalent Units[3]	903.47
% of total units	78.05%
Proportionate Share of Costs	$11,574,778

[1]See Appendix B for detailed costs of the Initial Major Improvements.
[2]See Table F-12 in Appendix F. Represents the original Equivalent Unit calculations based on the original Equivalent Unit factors at the time assessments were levied against property within Phase #1.
[3]See Table F-10 in Appendix F. Represents the original Equivalent Unit calculations based on the original Equivalent Unit factors at the time assessments were levied against property within the Major Improvement Area.

As shown in Table V-A the total amount of the Actual Costs of the Initial Major Improvements originally allocated to the Phases #2-7 Major Improvement Area was $11,574,778. Phase #2

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contains 227 residential units, and the Phases #2-7 Major Improvement Area is now projected to contain 1,200 residential units as provided in the updated development plan and shown in Appendix F on Table F-6 and Table F-4, respectively. As shown in Appendix F on Table F-14, the projected Equivalent Units for Phase #2 is calculated as 143.60 and the total updated projected Equivalent Units for the Phases #2-7 Major Improvement Area is calculated as 891.19, as shown on Table F-11. As a result, 16.11 percent of the Actual Costs of the Initial Major Improvements allocated to the Phases #2-7 Major Improvement Area (i.e. 143.60 ÷ 891.19 = 16.11%) are allocated to the Phase #2 Assessed Property.

Phase #3 is projected to contain 242 residential units and the Phases #2-7 Major Improvement Area is now projected to contain 1,200 residential units as provided in the updated development plan and shown in Appendix F on Table F-7 and Table F-4, respectively. As shown in Appendix F on Table F-15, the projected Equivalent Units for Phase #3 is calculated as 186.26 and the total updated projected Equivalent Units for the Phases #2-7 Major Improvement Area is calculated as 891.19, as shown on Table F-11. The remaining projected Equivalent Units for the Future Phases is calculated as 561.33 (i.e. 891.19 – 143.60 – 186.26 = 561.33). As a result, 20.90 percent of the Actual Costs of the Initial Major Improvements allocated to the Phases #2-7 Major Improvement Area (i.e. 186.26 ÷ 891.19 = 20.90%) are allocated to the Phase #3 Assessed Property and 62.99 percent of the Actual Costs of the Initial Major Improvements originally allocated to the Phases #2-7 Major Improvement Area (i.e., 561.33 ÷ 891.19 = 62.99%) are allocated to the Future Phases. Table V-B summarizes Phases #2-7 Major Improvement Area's portion of the Actual Costs of the Initial Major Improvements and the allocation to Phase #2, Phase #3 and Future Phases.

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Table V-B
Allocation of Actual Costs of Initial Major Improvements within Phases #2-7 Major Improvement Area

Authorized Improvement	Total
Roadway Improvements including right-of-way	$7,715,343
Water improvements	$702,334
Sanitary sewer improvements	$949,282
Storm drainage improvements	$1,126,892
Other soft and miscellaneous costs	$1,080,926
Total Initial Major Improvements[1]	**$11,574,778**
Phase #2	
Projected total Equivalent Units[2]	143.60
% of total units	16.11%
Proportionate Share of Costs	$1,865,077
Phase #3	
Projected total Equivalent Units[3]	186.26
% of total units	20.90%
Proportionate Share of Costs	$2,419,145
Future Phases	
Projected total Equivalent Units[4]	561.33
% of total units	62.99%
Proportionate Share of Costs	$7,290,555

[1]See Table V-A. Represents the Actual Costs of the Initial Major Improvements originally allocated to the Phases #2-7 Major Improvement Area.
[2]See Table F-14 in Appendix F. Represents the revised Equivalent Unit calculations based on the revised Equivalent Unit factors.
[3]See Table F-15 in Appendix F. Represents the revised Equivalent Unit calculations based on the revised Equivalent Unit factors.
[4]Represents the remaining Equivalent Units within the Future Phases within the Phases #2-7 Major Improvement Area (i.e. 891.19 – 143.60 – 186.26 = 561.33) using the revised Equivalent Unit calculations and revised Equivalent Unit factors.

As shown in Table V-C the total amount of the Budgeted Costs of the Additional Major Improvements being allocated to Phase #1, Phase #2, Phase #3, and Future Phases is $7,836,778. Phase #1 contains 330 residential units, and the Phases #2-7 Major Improvement Area is projected to contain 1,200 residential units as provided in the updated development plan and shown in Appendix F on Table F-5 and Table F-4, respectively. As shown in Appendix F on Table F-13, the revised projected Equivalent Units for Phase #1 is calculated as 252.66, the total updated projected Equivalent Units for the Phases #2-7 Major Improvement Area is calculated as 891.19 as shown on Table F-11 and, the total projected Equivalent Units for the PID is calculated as 1,143.85 (i.e. 252.66 + 891.19 = 1,143.85). As a result, 22.09 percent of the Budgeted Costs of the Additional Major Improvements are allocated to the Phase #1 Assessed Property (i.e. 252.66 ÷ 1,143.85 = 22.09%).

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Phase #2 contains 227 residential units. As shown in Appendix F on Table F-14, the projected Equivalent Units for Phase #2 is calculated as 143.60. As a result, 12.55 percent of the Budgeted Costs of the Additional Major Improvements are allocated to the Phase #2 Assessed Property (i.e. 143.60 ÷ 1,143.85 = 12.55%).

Phase #3 contains 242 residential units. As shown in Appendix F on Table F-15, the projected Equivalent Units for Phase #3 is calculated as 186.26. As a result, 16.28 percent of the Budgeted Costs of the Additional Major Improvements are allocated to the Phase #3 Assessed Property (i.e. 186.26 ÷ 1,143.85 = 16.28%).

The remaining projected Equivalent Units for the Future Phases is calculated as 561.33 (i.e. 1,143.85 – 252.66 – 143.60 – 186.26 = 561.33). As a result, 49.07 percent of the Budgeted Costs of the Additional Major Improvements are allocated to the Future Phases (i.e., 561.33 ÷ 1,143.85 = 49.07%). Table V-C summarizes the allocation of Budgeted Costs of the Additional Major Improvements to Phase #1, Phase #2, Phase #3, and Future Phases.

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Table V-C

Allocation of Budgeted Costs of Additional Major Improvements within Phases #1, Phase #2, Phase #3, and Future Phases

Authorized Improvement	Total
Roadway Improvements including right-of-way	$3,090,645
Water improvements	$580,231
Sanitary sewer improvements	$207,112
Storm drainage improvements	$4,733,093
Other soft and miscellaneous costs	$0
Total Additional Major Improvements[1]	**$8,611,081**
Phase #1	
Projected total Equivalent Units[2]	252.66
% of total units	22.09%
Proportionate Share of Costs	$1,902,064
Phase #2	
Projected total Equivalent Units[3]	143.60
% of total units	12.55%
Proportionate Share of Costs	$1,081,043
Phase #3	
Projected total Equivalent Units[4]	186.26
% of total units	16.28%
Proportionate Share of Costs	$1,402,194
Future Phases	
Projected total Equivalent Units[5]	561.33
% of total units	49.07%
Proportionate Share of Costs	$4,225,780

[1]See Table III-B and Appendix B for detailed costs of the Additional Major Improvements.
[2]See Table F-13 in Appendix F. Represents the revised Equivalent Unit calculations based on the revised Equivalent Unit factors.
[3]See Table F-14 in Appendix F. Represents the revised Equivalent Unit calculations based on the revised Equivalent Unit factors.
[4]See Table F-15 in Appendix F. Represents the revised Equivalent Unit calculations based on the revised Equivalent Unit factors.
[5]Represents the remaining Equivalent Units within the Future Phases within the PID(i.e. 1,143.85 – 252.66 – 143.60 – 186.26 = 561.33) using the revised Equivalent Unit calculations and revised Equivalent Unit factors.

D. Assessment Methodology

The costs of the Authorized Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The costs of the Authorized

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Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for Phases #2-7 Major Improvement Area Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phases #2-7 Major Improvement Area Projects financed with the Phases #2-7 Major Improvement Area Bonds shall be allocated to the Phases #2-7 Major Improvement Area Assessed Property by spreading the entire related Assessment across the Parcels within the Phases #2-7 Major Improvement Area based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phases #2-7 Major Improvement Area Projects, as set forth in Table III-A, the City Council has determined that the benefit to the Phases #2-7 Major Improvement Area Assessed Property of the Phases #2-7 Major Improvement Area Projects is at least equal to the Assessments levied on the Phases #2-7 Major Improvement Area Assessed Property.

Upon subsequent divisions of any Parcel within the Phases #2-7 Major Improvement Area, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within the Phases #2-7 Major Improvement Area is shown on the Phases #2-7 Major Improvement Area Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. Assessment Methodology for the Phase #1 Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #1 Initial Projects financed with the Phase #1 Bonds shall be allocated to the Phase #1 Assessed Property by spreading the entire related Assessment across the Parcels within Phase #1 based on the estimated number of Equivalent Units anticipated to be developed on each Parcel. The Phase #1 Assessed Property also benefits from the Phase #1 Additional Projects, the costs of which are being paid by the Developer without reimbursement.

Based on the Actual Costs of the Phase #1 Projects, as set forth in Table III-B, the City Council has determined that the benefit to Phase #1 Assessed Property of the Phase #1 Projects is at least equal to the Assessments levied on the Phase #1 Assessed Property.

Upon subsequent divisions of any Parcel within Phase #1, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned

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proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

3. Assessment Methodology for the Phase #2 Improvements

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #2 Improvements financed under the Reimbursement Agreement shall be allocated to the Phase #2 Assessed Property by spreading the entire Assessment across the Parcels within Phase #2 based on the estimated number of Equivalent Units anticipated to be developed on each Parcel. The Phase #2 Assessed Property also benefits from the Phase #2 Additional Projects, the costs of which are being paid by the Developer without reimbursement.

Based on the Budgeted Costs of the Phase #2 Projects, as set forth in Table III-D, the City Council has determined that the benefit to Phase #2 Assessed Property of the Phase #2 Projects is at least equal to the Assessments levied on the Phase #2 Assessed Property.

Upon subsequent divisions of any Parcel within Phase #2, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

4. Assessment Methodology for the Phase #3 Improvements and Phase #3 Additional Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #3 Improvements financed under the Reimbursement Agreement shall be allocated to the Phase #3 Assessed Property by spreading the entire related Assessment across the Parcels within Phase #3 based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #3 Additional Projects financed under the Reimbursement Agreement shall be allocated to the Phase #3 Assessed Property by spreading the entire related across the Parcels within Phase #3 based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

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Based on the Budgeted Costs of the Phase #3 Projects, as set forth in Table III-E, the City Council has determined that the benefit to Phase #3 Assessed Property from the Phase #3 Improvements is at least equal to the total Assessments levied on the Phase #3 Assessed Property. Additionally, the City Council has determined that (i) the benefit to the Phase #3 Assessed Property from the Phase #3 Improvements is at least equal to the total Assessments set forth in the Phase #3 Assessment Roll – Phase #3 Improvements that are levied on the Phase #3 Assessed Property and (ii) the benefit to the Phase #3 Assessed Property from the Phase #3 Additional Projects is at least equal to the total Assessments set forth in the Phase #3 Assessment Roll – Phase #3 Additional Projects that are levied on the Phase #3 Assessed Property.

Upon subsequent divisions of any Parcel within Phase #3, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #3 is shown, with respect to the Phase #3 Improvements, on the Phase #3 Assessment Roll - Phase #3 Improvements attached as Appendix J-1, and, with respect to the Phase #3 Additional Projects, the Phase #3 Assessment Roll - Phase #3 Additional Projects, attached as Appendix J-2, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

5. Assessment Methodology for Future Phases

When any given Future Phase is developed, and Phased PID Bonds for that Future Phase is to be issued and/or an obligation is incurred under the Reimbursement Agreement for Future Phase Improvements benefitting such Future Phase, this Service and Assessment Plan will be amended to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within such Future Phase.

E. ASSESSMENTS

The Assessments have been levied or are being levied on each Parcel within the Phases #2-7 Major Improvement Area, Phase #1, Phase #2 and Phase #3 according to the Assessment Rolls, attached hereto as Appendix G, Appendix H, Appendix I, Appendix J-1 and Appendix J-2, respectively. The Annual Installments of the Assessments will be collected at the time and in the amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update. Non-Benefitted Property will not be subject to any Assessments.

See Appendix F for Assessment per Equivalent Unit, leverage, and estimated tax rate equivalent calculation details.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

F. Administrative Expenses

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

G. Prepayment and Delinquency Reserve

Pursuant to the PID Act, the interest rate for any portion of the Assessments which secure a series of Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments that secure the Phase #1 Bonds and Phases #2-7 Major Improvement Area Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the Phase #1 Bonds and Phases #2-7 Major Improvement Area Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs. The Prepayment and Delinquency Reserve shall be funded until it reaches 5.50% of the outstanding Phase #1 Bonds and Phases #2-7 Major Improvement Area Bonds, respectively, unless otherwise stipulated in the related Bond documents. Once the Prepayment and Delinquency Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture. No Additional Interest will be collected from any portion of an Assessment which secures a reimbursement obligation and not a series of Bonds.

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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASES #2-7 MAJOR IMPROVEMENT AREA

The Assessment and Annual Installments for each Assessed Property located within the Phases #2-7 Major Improvement Area are shown on the Phases #2-7 Major Improvement Area Assessment Roll attached as Appendix G and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments related to Assessments levied against the Phases #2-7 Assessed Property shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #2-7 Major Improvement Area Bonds, (ii) the Additional Interest to fund the Prepayment and Delinquency Reserve described in Section V, and (iii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel within Phases #2-7 shall be calculated by taking into consideration any available capitalized interest and other available funds.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #1

The Assessment and Annual Installments for each Assessed Property located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments related to Phase #1 shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Bonds, (ii) the Additional Interest to fund the Prepayment and Delinquency Reserve described in Section V, and (iii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel within Phase #1 shall be calculated by taking into consideration any available capitalized interest and other available funds.

C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #2

The Assessment and Annual Installments for each Assessed Property located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments related to Phase #2 shall be collected in an amount sufficient to pay (i) principal and interest on the obligation under the Reimbursement Agreement allocable to Phase #2, and (ii) to pay Administrative Expenses related to the PID.

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D. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #3

The Assessment and Annual Installments for each parcel of Assessed Property located within Phase #3 is shown on (i) with respect to the Phase #3 Improvements, the Phase #3 Assessment Roll – Phase #3 Improvements attached as Appendix J-1 and (ii) with respect to the Phase #3 Additional Projects, the Phase #3 Assessment Roll – Additional Projects, attached as Appendix J-2, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments related to Phase #3 Improvements shall be collected in an amount sufficient to pay (i) principal and interest on the obligation under the Reimbursement Agreement allocable to Phase #3 Improvements and (ii) to pay Administrative Expenses related to the PID. The Annual Installments related to Phase #3 Additional Projects shall be collected in an amount sufficient to pay (i) principal and interest on the obligation under the Reimbursement Agreement allocable to Phase #3 Additional Projects and (ii) to pay Administrative Expenses related to the PID.

E. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE PHASES

As Future Phases are developed, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Assessed Property located within Future Phases (e.g., an appendix will be added as the Assessment Roll for Phase #4, etc.). The Assessments shall not exceed the benefit received by the Assessed Property.

F. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated number of Equivalent Units to be built on each new subdivided Parcel
D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels existing prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

G. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. If at any time the Assessment per unit on a Parcel exceeds the applicable Phase #1 Maximum Assessment Per Unit, Phase #2 Maximum Assessment Per Unit, or Phase #3 Maximum Assessment Per Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per unit for the Parcel exceeds the applicable Maximum Assessment per unit calculated in this Service and Assessment Plan.

3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

H. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or obligation under the Reimbursement Agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or obligation under the Reimbursement Agreement, resulting in excess Bond proceeds or Assessment Revenues being available to redeem Bonds of such series and/or a need to reduce

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

the obligation under the Reimbursement Agreement, as the case may be, then the Assessment securing such series of Bonds and/or obligation under the Reimbursement Agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs and such excess Bond proceeds or Assessment Revenues shall applied to redeem Bonds of such series as provided in the Trust Indenture or to reduce the obligation under the Reimbursement Agreement, as applicable. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under the Reimbursement Agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bond proceeds being available to redeem Bonds and/or a need to reduce the obligations under the Reimbursement Agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay obligations under the Reimbursement Agreement and/or to repay the Bonds, including interest on the Bonds and Administrative Expenses, and such excess Bond proceeds shall be applied to redeem Bonds. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/or repay the obligations under the Reimbursement Agreement, including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under the Reimbursement Agreement is equal to the outstanding principal amounts of the Bonds and/or the amounts outstanding under the Reimbursement Agreement.

I. PAYMENT OF ASSESSMENTS

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include interest through the date of the prepayment and applicable Prepayment Costs.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture and/or the Reimbursement Agreement, as applicable; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

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(d) At the option of the owner, the Assessment on any Parcel plus interest through the date of prepayment and applicable Prepayment Costs may be paid in part. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Rolls, as updated as provided for herein, which include (i) interest, (ii) Administrative Expenses, and (iii) with respect to Assessments which secure a series of Bonds, payments required for the Additional Interest to fund the Prepayment and Delinquency Reserve.

Phases #2-7 Major Improvement Area

Each Assessment for the Phases #2-7 Major Improvement Area Assessed Property for the Phases #2-7 Major Improvement Area Projects shall be paid with interest of no more than the actual interest rate paid on the Phases #2-7 Major Improvement Area Bonds plus Additional Interest. The Phases #2-7 Major Improvement Area Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048), additional interest at the rate of 0.5% the Additional Interest to fund the Prepayment and Delinquency Reserve and costs of Administrative Expenses. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Phases #2-7 Major Improvement Area Assessment Roll is shown as Appendix G.

Phase #1

Each Assessment for the Phase #1 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phase #1 Bonds. The Phase #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.125% in years 1 through 5 (2019-2023), 4.625% in years 6 through 10 (2024 through 2028), 5.125% in years 11 through 20 (2029-2038) and 5.250% in years 21 through 29 (2039-2047), the Additional Interest at the rate of 0.5% to fund Prepayment and Delinquency Reserve and the costs of Administrative Expenses. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Phase #1 Assessment Roll is shown as Appendix H.

Phase #2

Each Assessment for the Phase #2 Assessed Property for the Phase #2 Improvements shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Phase #2 Improvements. Interest on the obligation under the

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Reimbursement Agreement related to the Phase #2 Improvements shall be paid based on an interest rate of 8.75% per annum for years 1 through 5 and 5.75% per annum following the fifth Annual Installment. The interest on the obligation under the Reimbursement Agreement related to the Phase #2 Improvements shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments against the Phase #2 Assessed Property was 3.75%**.** The City has determined that the obligation under the Reimbursement Agreement related to the Phase #2 Improvements shall bear interest at the interest rate of 8.75% per annum for years 1 through 5 and 5.75% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 8.75% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 5.75%. Furthermore, the Annual Installments of the Assessments levied against Phase #2 Assessed Property may not exceed the amounts shown on the Phase #2 Assessment Roll.

Phase #3 Improvements

Each Assessment for the Phase #3 Assessed Property for the Phases #3 Improvements shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Phase #3 Improvements. Interest on the obligation under the Reimbursement Agreement related to the Phase #3 Improvements shall be paid based on an estimated interest rate of 8.91% per annum for years 1 through 5 and 5.91% per annum following the fifth Annual Installment. The interest on the obligation under the Reimbursement Agreement related to the Phase #3 Improvements shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments related to the Phase #3 Improvements against the Phase #3 Assessed Property was 3.91%. The City has determined that the obligation under the Reimbursement Agreement related to the Phase #3 Improvements and shall bear interest at the estimated interest rate of 8.91% per annum for years 1 through 5 and 5.91% per annum following the fifth Annual Installment which rates are equal to or less than the initial maximum allowable estimated rate of interest of 8.91% for years 1 through 5 and equal to the maximum allowable estimated rate of interest following the fifth Annual Installment, which would be 5.91%. Furthermore, the Annual Installments of the Assessments levied against Phase #3 Assessed Property related to the Phase #3 Improvements may not exceed the amounts shown on the Phase #3 Assessment Roll – Phase #3 Improvements

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Phase #3 Additional Projects

Each Assessment for the Phase #3 Assessed Property for the Phases #3 Additional Projects shall be paid with interest of no more than the actual interest rate paid on the obligation under the Reimbursement Agreement related to the Phase #3's share of Additional Major Improvements. Interest on the obligation under the Reimbursement Agreement related to Phase #3's share of Additional Major Improvements shall be paid based on an estimated interest rate of 8.91% per annum for years 1 through 5 and 5.91% per annum following the fifth Annual Installment. The interest on the obligation under the Reimbursement Agreement related to the Phase #3 Additional Projects shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments related to the Phase #3 Additional Projects against the Phase #3 Assessed Property was 3.91%. The City has determined that the obligation under the Reimbursement Agreement related to the Phase #3 Additional Projects shall bear interest at the estimated interest rate of 8.91% per annum for years 1 through 5 and 5.91% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable estimated rate of interest of 8.91% for years 1 through 5 and equal to the maximum allowable estimated rate of interest following the fifth Annual Installment, which would be 5.91%. Furthermore, the Annual Installments of the Assessments levied against Phase #3 Assessed Property related to the Phase #3 Additional Projects may not exceed the amounts shown on the Phase #3 Assessment Roll – Phase #3 Additional Projects.

The Annual Installments shall be reduced to equal the Actual Costs of repaying the Bonds and/or the obligations due under the Reimbursement Agreement related to the Phase #2 Improvements, Phase #3 Improvements, and/or Phase #3 Additional Projects, as applicable, and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds and/or the obligations due under the Reimbursement Agreement related to the Phase #2 Improvements, Phase #3 Improvements, and/or Phase #3 Additional Projects, as applicable, in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease (but not increase), the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay such bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

J. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall approve, an Annual Service Plan Update to allow for the billing and collection of Annual

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Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

Phases #2-7 Major Improvement Area

Each Annual Installment of an Assessment related to the Phases #2-7 Major Improvement Area Projects, including the interest on the unpaid amount of such an Assessment, shall be calculated as of September 1 and updated annually. Each such Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Phases #2-7 Major Improvement Area Bonds commenced with the issuance of the Phases #2-7 Major Improvement Area Bonds.

Phase #1

Each Annual Installment of an Assessment related to the Phase #1 Projects, including the interest on the unpaid amount of such an Assessment, shall be calculated as of September 1 and updated annually. Each such Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Phase #1 Bonds commenced with the issuance of the Phase #1 Bonds.

Phase #2

The collection of the first Annual Installment of an Assessment related to the Phase #2 Improvements for a Lot or Parcel of Phase #2 Assessed Property shall commence upon the earlier of: (i) September 1, 2023, (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #2 Improvements, such that upon the issuance of Bonds all Assessments in Phase #2 shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #2 Assessed Property, such that all Assessments in the Phase #2 begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Lot or Parcel of Phase #2 Assessed Property for which collection has begun, shall be due by January 31st of the following calendar year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Phase #3

The collection of the first Annual Installment of an Assessment related to the Phase #3 Projects for a Lot or Parcel of Phase #3 Assessed Property shall commence upon the earlier of: (i) September 1, 2024, (ii) with tax bills sent the first October after issuance of a series of Bonds for Phase #3 Projects, such that upon the issuance of Bonds all Assessments in Phase #3 shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Phase #3 Assessed Property, such that all Assessments in the Phase #3 begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Lot or Parcel of Phase #3 Assessed Property for which collection has begun, shall be due by January 31st of the following calendar year.

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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

VII. THE ASSESSMENT ROLL

A. PHASES #2-7 MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Each Parcel within Phases #2-7 Major Improvement Area has been evaluated by the City Council (based on the concept plan, developable area, proposed Homeowner Association Property and Public Property, the Phases #2-7 Major Improvement Area Projects, best and highest use of land, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Phases #2-7 Major Improvement Area.

Phases #2-7 Major Improvement Area Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phases #2-7 Major Improvement Area Projects. Table VII-A summarizes the $14,405,058 in special benefit received by the Phases #2-7 Major Improvement Area Projects, the pro rata costs of the PID formation, and bond issuance costs for the Phases #2-7 Major Improvement Area Bonds. The amount of Phases #2-7 Major Improvement Area Bonds is $13,795,000, which is less than the benefit received by Phases #2-7 Major Improvement Area Assessed Property for the Phases #2-7 Major Improvement Area Projects, and as such the total Assessment for all Assessed Property within Phases #2-7 Major Improvement Area for the Phases #2-7 Major Improvement Area Projects is $13,795,000 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within the Phases #2-7 Major Improvement Area is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phases #2-7 Major Improvement Area Assessment Roll is attached hereto as Appendix G.

Table VII-A
Phases #2-7 Major Improvement Area
Special Benefit Summary

Special Benefit	Total Cost
Total Phases #2-7 Major Improvement Area Projects[1]	$11,574,778
PID Formation/Bond Costs of Issuance:	
Capitalized interest	$755,430
Debt service reserve fund	$1,014,000
Administrative Expenses	$35,000
Other costs of issuance including Underwriter's Discount	$1,025,850
Subtotal Bond Issuance Costs	*$2,830,280*
Total Special Benefit	**$14,405,058**
Special Benefit:	
Total Special Benefit	$14,405,058
Assessment	$13,795,000
Excess Benefit	**$610,058**

[1]See Table III-A for details.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

B. Phase #1 Assessment Roll

Phase #1 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #1 Initial Projects. Table VII-B summarizes the $11,992,499 in special benefit received by Phase #1 Assessed Property from the Phase #1 Initial Projects, the Phase #1 Additional Projects, the pro rata costs of the PID formation, and bond issuance costs for the Phase #1 Bonds. The total amount of Phase #1 Bonds is $9,555,000, which is less than the benefit received by Phase #1 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #1 is $9,555,000 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within Phase #1 is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #1 Assessment Roll is attached hereto as Appendix H.

Table VII-B
Phase #1
Special Benefit Summary

Special Benefit	Total Cost
Total Phase #1 Improvements[1]	$4,914,500
Total Phase #1 share of Initial Major Improvements[1]	$3,254,369
Total Phase #1 share of Additional Major Improvements[1]	$1,902,064
Subtotal	*$10,070,933*
PID Formation/Bond Costs of Issuance:	
Capitalized interest	$486,053
Debt service reserve fund	$678,863
Administrative Expenses	$35,000
Other costs of issuance including Underwriter's Discount	$721,650
Subtotal Bond Issuance Costs	*$1,921,566*
Total Special Benefit	**$11,992,499**
Special Benefit:	
Total Special Benefit	$11,992,499
Assessment	$9,555,000
Excess Benefit	**$2,437,499**

[1]See Table III-C for details. Phase #1's share of Additional Major Improvements will be paid by the Developer without reimbursement.

C. Phase #2 Assessment Roll

Phase #2 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #2 Improvements. Table VII-C summarizes the $7,019,197 in special benefit received by Phase #2 Assessed Property from the Phase #2 Improvements and Phase #2 Additional Projects. The total amount of obligation under the Reimbursement Agreement related to the Phase #2 Improvements is $5,938,154, which is less than the benefit received by Phase #2 Assessed Property from the Phase #2 Projects, and as such the total Assessment for all Assessed Property within Phase #2 is $5,938,154 plus annual Administrative Expenses and other authorized charges.

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The Assessment for each Parcel of Assessed Property within Phase #2 is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #2 Assessment Roll is attached hereto as Appendix I.

Table VII-C
Phase #2
Special Benefit Summary

Special Benefit	Total Cost
Total Phase #2 Improvements[1]	$5,938,154
Total Phase #2 share of Additional Major Improvements[1]	**$1,081,043**
Subtotal	*$7,019,197*
Total Special Benefit	**$7,019,197**
Special Benefit:	
Total Special Benefit	$7,019,197
Assessment	$5,938,154
Excess Benefit	**$1,081,043**

[1]See Table III-D for details. Phase #2's share of Additional Major Improvements will be paid by the Developer without reimbursement.

D. PHASE #3 ASSESSMENT ROLL

The Phase #3 Assessed Property has been assessed separately for the special benefits conferred upon the property resulting from (i) the Phase #3 Improvements (ii) Phase #3 Additional Projects. Table VII-D summarizes the $7,708,239 in special benefit received by the Phase #3 Assessed Property from the Phase #3 Improvements and Phase #3 Additional Projects, and the Administrative Expenses related to Phase #3. The Assessment levied under the Reimbursement Agreement related to Phase #3 Improvements is $6,291,045 and the Assessment levied in under the Reimbursement Agreement related to Phase #3 Additional Projects is $1,402,194. The total of these two assessments levied against the Phase #3 Assessed Property $7,708,239 which is equal to the benefit received by the Phase #3 Assessed Property from the Phase #3 Improvements and Phase #3 Additional Projects. Accordingly, the total, collective Assessment to be applied to all the Phase #3 Assessed Property is $7,708,239 plus annual Administrative Expenses and other authorized charges. The total Assessments for each Parcel of Assessed Property within Phase #3 is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #3 Assessment Roll – Phase #3 Improvements is attached hereto as Appendix J-1 and the Phase #3 Assessment Roll – Phase #3 Additional Projects is attached hereto as Appendix J-2.

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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Table VII-D
Phase #3
Special Benefit Summary

Special Benefit	Phase #3 Obligation under Reimbursement Agreement for the Phase #3 Improvements	Phase #3 Obligation under Reimbursement Agreement for Phase #3 Additional Projects	Total	t
Total Phase #3 Improvements[1]	$6,261,045	$0	$6,26	5
Total Phase #3 share of Additional Major Improvements[1]	$0	$1,402,194	$1,402	4
Subtotal	*$6,261,045*	*$1,402,194*	*$7,663*	9
Other Assessment Levy Costs				
First year Administrative Expenses	$30,000	$15,000	$4	0
Subtotal	*$30,000*	*$15,000*	*$4*	*0*
Total Special Benefit	**$6,291,045**	**$1,417,194**	**$7,708**	**9**
Special Benefit:				
Total Special Benefit	$6,291,045	$1,417,194	$7,708	9
Assessment	$6,291,045	$1,417,194	$7,708	9
Excess Benefit	**$0**	**$0**		**0**

[1]See Table III-E for details.

E. Future Phases Assessment Rolls

Future Phases are developed, this Service and Assessment Plan will be updated to determine the Assessment for each Parcel located within Future Phases (e.g., an appendix will be added as the Assessment Roll for Phase #4, etc.).

F. Annual Assessment Roll Updates

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Phases #2-7 Major Improvement Area Assessment Roll, Phase #1 Assessment Roll, Phase #2 Assessment Roll, the Phase #3 Assessment Roll – Phase #3 Improvements, and the Phase #3 Assessment Roll – Phase #3 Additional Projects in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.H of this Service and Assessment Plan.

Upon the future issuance of Bonds, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual

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Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the PID Act, an owner of a parcel of Assessed Property claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Property owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

D. Administration and Interpretation of Provisions

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act, and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the applicable Trust Indenture, such determination shall be conclusive.

Tables within this Service and Assessment Plan may be rounded to the nearest dollar for presentation purposes.

E. Severability

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

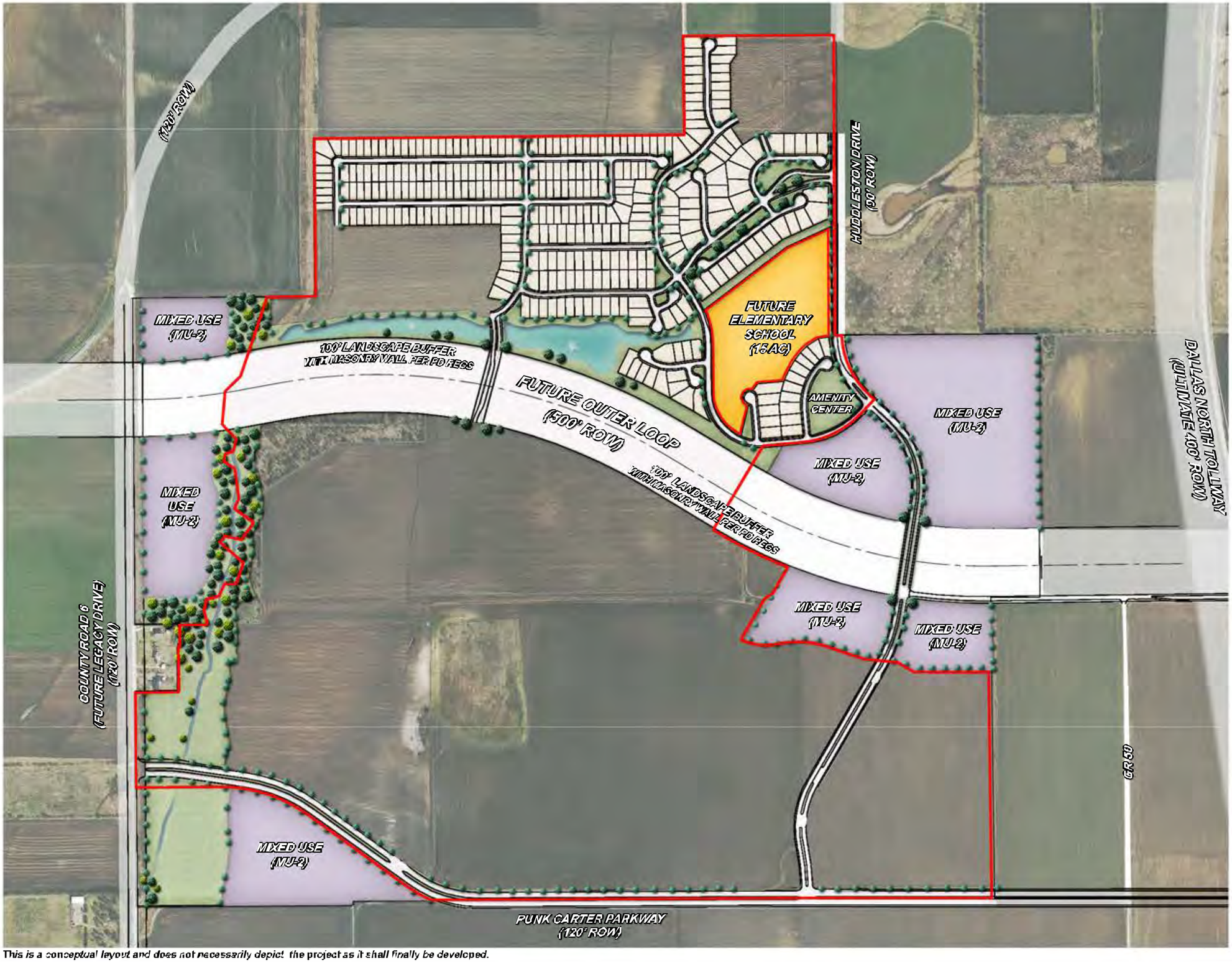
If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

APPENDIX A
PID MAP

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)



This is a conceptual layout and does not necessarily depict the project as it shall finally be developed.

PID BOUNDARY

Phase One

CONCEPT PLAN

CELINA TEXAS

CAMBRIDGE CROSSING

Cambridge
8750 N. Central Expressway
Ste. 1735
Dallas, TX 75231

ENGINEER/PLANNER
DOWDEY, ANDERSON & ASSOCIATES, INC.
1215 Village Creek Drive, Suite 200 Plano, Texas 75093
Phone 972/931-0694 Fax 972/931-9538

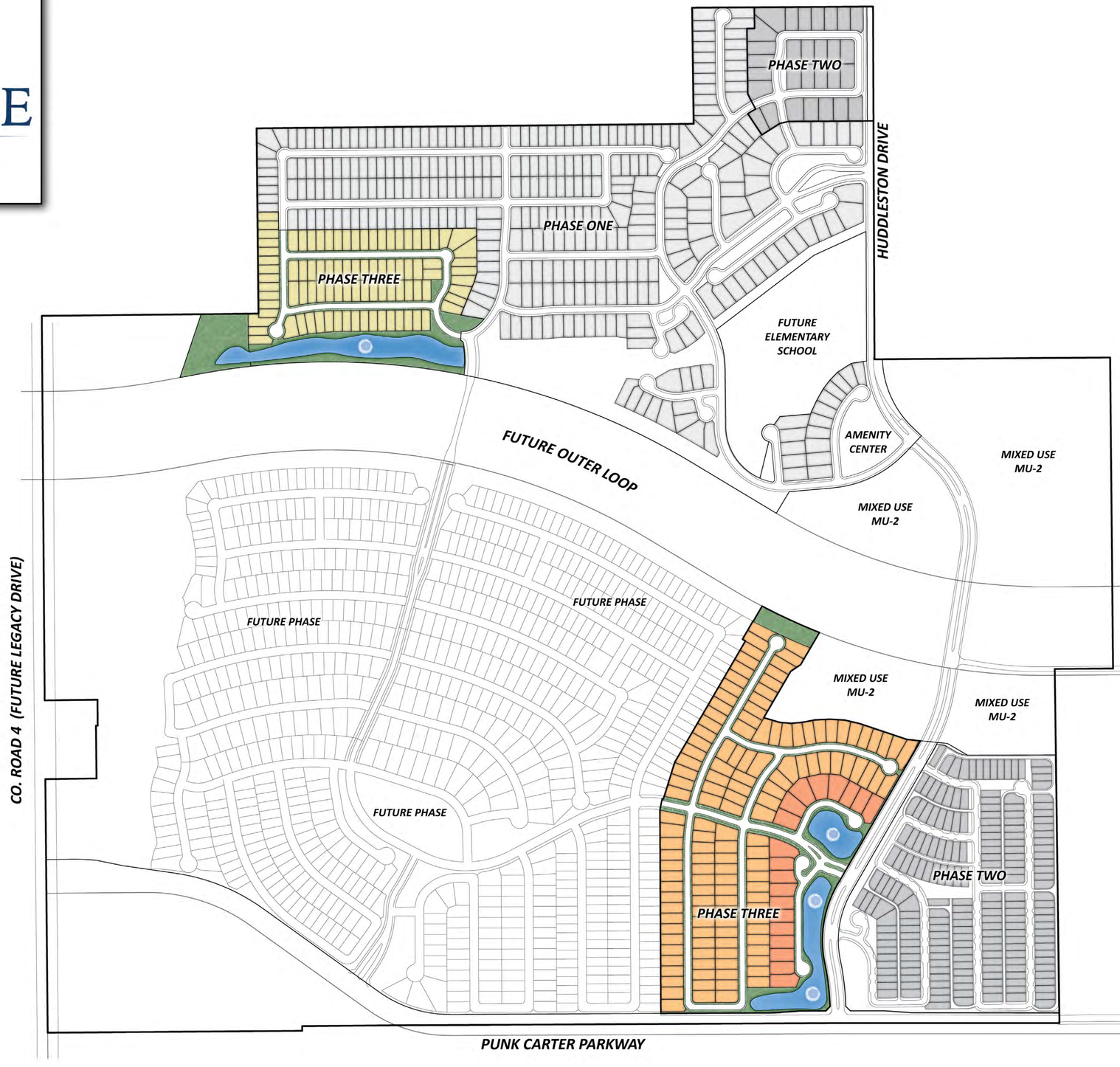
Job #14037

Exhibit Prepared 2018-06-21

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

CAMBRIDGE CROSSING

Phase Three



LAND USE LEGEND

50' x 120' Lot *40' x 85' Pad*	-	90 Lots
60' x 130' Lot *50' x 85' Pad*	-	133 Lots
74' x 140' Lot *60' x 95' Pad*	-	19 Lots
Total Lots	**-**	**242 Lots**

N

Cambridge

DOWDEY, ANDERSON & ASSOCIATES, INC.

Celina, Texas | 5-3-2020 | 14037

This layout is for conceptual purposes only, based on preliminary information. It is subject to change without notice and also subject to governmental approvals. Image is shown at a scale of **1" = 300'** when printed at 24 x 36.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

CAMBRIDGE CROSSING

Phase Two



LAND USE LEGEND

40' x 115' Lot *30' x 100' Pad*	-	198 Lots
60' x 130' Lot *50' x 80' Pad*	-	2 Lots
74' x 140' Lot *60' x 85' Pad*	-	20 Lots
84' x 140' Lot *70' x 85' Pad*	-	7 Lots
Total Lots	-	**227 Lots**

N

Cambridge

DOWDEY, ANDERSON & ASSOCIATES, INC.

Celina, Texas | 12-2-2020 | 14037

This layout is for conceptual purposes only, based on preliminary information. It is subject to change without notice and also subject to governmental approvals. Image is shown at a scale of **1" = 300'** when printed at 24 x 36.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

CAMBRIDGE CROSSING PID ~ PHASE ONE COSTS

City of Celina, Collin County, Texas

Construction Plan Set: 04-18-2018

Total Lots: ***330*** *Total Acres:* ***107.675***

Prepared: ***06/06/18*** *Revised:* _

Opinion of Probable Cost Summary

SUMMARY	TOTAL
MAJOR IMPROVEMENTS	
WATER ~ MAJOR IMPROVEMENTS	1,020,500.00
SANITARY SEWER ~ MAJOR IMPROVEMENTS	1,422,020.00
DRAINAGE ~ MAJOR IMPROVEMENTS	1,047,000.00
ROADWAY ~ MAJOR IMPROVEMENTS	7,252,339.00
CITY, PROFESSIONAL & MISC. FEES ~ MAJOR	364,333.00
TOTAL ~ MAJOR IMPROVEMENTS	11,106,192.00
DIRECT IMPROVEMENTS	
WATER ~ DIRECT	1,097,000.00
SANITARY SEWER ~ DIRECT	1,003,000.00
ROADWAYS ~ DIRECT	2,543,000.00
CITY, PROFESSIONAL & MISC. FEES ~ DIRECT	194,000.00
TOTAL ~ DIRECT IMPROVEMENTS	4,837,000.00
GRAND TOTAL	15,943,192.00

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

GENERAL NOTES:

- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN 2015, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE TO THE VOLATILITY OF PRICES TODAY.

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- CORPS/WETLANDS MITIGATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION FOR PERIMETER ROADS
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES

CAMBRIDGE CROSSING PHASE TWO - DIRECT & MI SUMMARY

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227 *Total Acres: 46.878*

Prepared: 11/19/2020 *Revised: 08/16/21*

Overall Probable Cost Opinion Summary by Phase

TRACT ID	Area (Ac)	Lots (#)	Cost ($)	By Lot ($)	By Acre ($)
PHASE TWO	46.878	227	$7,258,831	$31,977	$154,845
CATEGORY TOTALS	**46.878**	**227**	**$7,258,831**	**$31,977**	**$154,845**

GENERAL NOTES:

- THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.
- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN THE PAST COUPLE YEARS, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE TO T VOLATILITY OF PRICES TODAY.
- IMPACT FEES DUE AT TIME OF BUILDING PERMIT

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- LAND COST
- PHONE AND CABLE
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- ASBESTOS SURVEY/ABATEMENT OF EXISTING STRUCTURES
- CORPS/WETLANDS MITIGATION
- TREE MITIGATION
- TRAFFIC SIGNAL IMPROVEMENTS/INSTALLATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION (IF REQUIRED) FOR PERIMETER ROADS
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES
- TREE, TOPOGRAPHIC AND BOUNDARY SURVEYS
- PRELIMINARY PROFESSIONAL FEES (FEASIBILITY, ZONING AND PLANNING)
- LANDSCAPE, SCREENING WALL, AMENITY CENTER, ECT
- CONSTRUCTION MANAGEMENT
- MISCELLANEOUS COSTS AND OVERALL CONTINGENCY

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

CAMBRIDGE CROSSING PHASE TWO DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227 *Total Acres: 46.878*

Prepared: 11/19/2020 *Revised: 08/16/21*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$69,863	$308	$1,490
EXCAVATION (DIRECT)	$190,556	$839	$4,065
EXCAVATION (MAJOR IMPROVEMENT)	$29,329	$129	$625.64
RETAINING WALL (MAJOR IMPROVEMENTS)	$272,422	$1,200.10	$5,811.30
WATER (DIRECT)	$806,538	$3,553	$17,205
SANITARY SEWER (DIRECT)	$543,344	$2,394	$11,591
SANITARY SEWER (MAJOR IMPROVEMENT)	$207,112	$912.39	$4,418.11
STORM SEWER (DIRECT)	$1,261,460	$5,557	$26,909
STORM SEWER (MAJOR IMPROVEMENT	$32,644	$143.80	$696.35
PAVING (DIRECT)	$2,723,974	$12,000	$58,108
PAVING (MAJOR IMPROVEMENTS)	**$ 779,170**	**$ 3,432.47**	**$ 16,621.24**
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$342,420	$1,508	$7,304
GRAND TOTAL	**$7,258,831**	**$31,977**	**$154,845**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE TWO DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227 *Total Acres: 46.878*

Prepared: 11/19/2020 *Revised: 08/16/21*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	3550	$ 5,325
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	12400	$ 15,500
INLET PROTECTION	$ 500.00	EA	41	$ 20,500
DISK & SEED	$ 325.00	ACRE	27	$ 8,775
ENGINEERING, PLATTING & STAKING (10%)				$ 6,210
MISCELLANEOUS ITEMS (2.5%)				$ 1,553
TOTAL				**$ 69,863**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,080.00	ACRE	14.5	$ 15,660
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	1	$ 2,000
LOT EXCAVATION (NORTH)	$ 2.37	C.Y.	2,648	$ 6,275
LOT EXCAVATION (SOUTH)	$ 2.47	C.Y.	8,955	$ 22,118
IMPORT	$ 8.15	C.Y.	1466	$ 11,952.00
HAUL EXCESS AND PLACE	$ 8.95	C.Y.	4064	$ 36,378.00
MOISTURE CONDITION STREETS	$ 75,000.00	LS.	1	$ 75,000
ENGINEERING, PLATTING & STAKING (10%)				$ 16,938
MISCELLANEOUS ITEMS (2.5%)				$ 4,235
TOTAL				**$ 190,556**

EXCAVATION (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,080.00	ACRE	1.0	$ 1,080
POND EXCAVATION	$ 2.37	C.Y.	11000	$ 26,070
ENGINEERING, PLATTING & STAKING (10%)				$ 2,607
MISCELLANEOUS ITEMS (2.5%)				$ 652
TOTAL				**$ 29,329**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND WALL	$ 242,153.00	LS.	1	$ 242,153.00
ENGINEERING, PLATTING & STAKING (10%)				$ 24,215.30
MISCELLANEOUS ITEMS (2.5%)				$ 6,053.83
TOTAL				**$ 272,422.13**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE TWO DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227 *Total Acres: 46.878*

Prepared: 11/19/2020 *Revised: 08/16/21*

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 34.78	L.F.	7859	$ 273,336
6" GATE VALVE & BOX	$ 910.00	EA.	17	$ 15,470
8" GATE VALVE & BOX	$ 1,365.00	EA.	28	$ 38,220
REMOVE, LOWER & REPLACE 18" PVC DR 18	$ 425.00	L.F.	20	$ 8,500
FIRE HYDRANT W/ 6" LEAD	$ 4,050.00	EA.	17	$ 68,850
18"X8" CUT IN TEE	$ 11,550.00	EA.	5	$ 57,750
18" CUT IN BUTTERFLY VALVE	$ 10,400.00	EA.	2	$ 20,800
TEMPORARY POST HYDRANT	$ 2,900.00	EA.	1	$ 2,900
RELOCATE EX. FIRE HYDRANT	$ 1,500.00	EA.	1	$ 1,500
1" SINGLE WATER SERVICE	$ 801.00	EA.	226	$ 181,026
CONNECT TO EXISTING	$ 450.00	EA.	7	$ 3,150
MISCELLANEOUS FITTINGS	$ 5,450.00	TON	7	$ 35,425
TRACER WIRE TEST STATIONS	$ 215.00	EA.	30	$ 6,450
TESTING & CHLORINATION	$ 0.45	L.F.	7879	$ 3,546
ENGINEERING, PLATTING & STAKING (10%)				$ 71,692
MISCELLANEOUS ITEMS (2.5%)				$ 17,923
TOTAL				**$ 806,538**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 29.25	L.F.	5985	$ 175,061
4' DIAMETER MANHOLE	$ 4,815.00	EA.	22	$ 105,930
4' DIAMETER MANHOLE ON EXISTING	$ 6,250.00	EA.	1	$ 6,250
MANHOLE I & I BARRIER	$ 345.00	EA.	23	$ 7,935
ADJUST EXISTING MH RIM ELEVATION	$ 800.00	EA.	1	
4" SERVICE LINES	$ 753.00	EA.	225	$ 169,425
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 67.75	L.F.	160	$ 10,840
END AND PLUG	$ 50.00	EA.	1	$ 50
TRENCH SAFETY	$ 0.10	L.F.	5985	$ 599
TESTING & T.V. INSPECTION	$ 1.15	L.F.	5985	$ 6,883
ENGINEERING, PLATTING & STAKING (10%)				$ 48,297
MISCELLANEOUS ITEMS (2.5%)				$ 12,074
TOTAL				**$ 543,344**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
10" P.V.C. PIPE (SDR-35)	$ 37.95	L.F.	776	$ 29,449
8" P.V.C. PIPE (SDR-35)	$ 29.25	L.F.	1971	$ 57,652
4' DIAMETER MANHOLE	$ 4,815.00	EA.	7	$ 33,705
MANHOLE I & I BARRIER	$ 345.00	EA.	7	$ 2,415
CONNECT TO EXISTING	$ 1,815.00	EA.	1	$ 1,815
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 67.75	L.F.	80	$ 5,420
14" STEEL ENCASEMENT BY BORE	$ 380.00	L.F.	132	$ 50,160
END AND PLUG	$ 50.00	EA.	1	$ 50
TRENCH SAFETY	$ 0.10	L.F.	2747	$ 275
TESTING & T.V. INSPECTION	$ 1.15	L.F.	2747	$ 3,159
ENGINEERING, PLATTING & STAKING (10%)				$ 18,410
MISCELLANEOUS ITEMS (2.5%)				$ 4,602
TOTAL				**$ 207,112**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE TWO DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227 *Total Acres: 46.878*

Prepared: 11/19/2020 *Revised: 08/16/21*

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 56.50	L.F.	1574	$ 88,931
18" R.C.P. (RUBBER GASKET)	$ 65.00	L.F.	414	$ 26,910
21" R.C.P.	$ 62.00	L.F.	703	$ 43,586
21" R.C.P. (RUBBER GASKET)	$ 72.50	L.F.	10	$ 725
24" R.C.P.	$ 71.50	L.F.	337	$ 24,096
27" R.C.P. (RUBBER GASKET)	$ 89.00	L.F.	179	$ 15,931
30" R.C.P.	$ 89.00	L.F.	550	$ 48,950
30" R.C.P. (RUBBER GASKET)	$ 98.00	L.F.	230	$ 22,540
36" R.C.P.	$ 116.00	L.F.	208	$ 24,128
36" R.C.P. (RUBBER GASKET)	$ 137.50	L.F.	385	$ 52,938
42" R.C.P.	$ 151.00	L.F.	275	$ 41,525
48" R.C.P.	$ 179.00	L.F.	106	$ 18,974
48" R.C.P. (RUBBER GASKET)	$ 201.00	L.F.	580	$ 116,580
7' X 4' R.C.B (RUBBER GASKET)	$ 466.00	L.F.	691	$ 322,006
10' INLET	$ 4,200.00	EA.	32	$ 134,400
15' INLET	$ 5,000.00	EA.	2	$ 10,000
2-GRATE COMBO INLET	$ 5,475.00	EA.	7	$ 38,325
7' X 4' SWO HEADWALL	$ 7,700.00	EA.	1	$ 7,700
4'X4' STORM SEWER MANHOLE	$ 5,700.00	EA.	5	$ 28,500
5'X5' STORM SEWER MANHOLE	$ 6,950.00	EA.	2	$ 13,900
9' X 4' JUNCTION BOX (15' DEEP)	$ 16,350.00	EA.	1	$ 16,350
9' X 6' JUNCTION BOX	$ 13,950.00	EA.	1	$ 13,950
CONNECT TO EXISTING STORM LINE	$ 575.00	EA.	1	$ 575
TRENCH SAFETY	$ 0.10	L.F.	6242	$ 624
TV INSPECTION	$ 1.50	L.F.	6242	$ 9,363
ENGINEERING, PLATTING & STAKING (10%)				$ 112,151
MISCELLANEOUS ITEMS (2.5%)				$ 27,804
TOTAL				**$ 1,261,460**

STORM SEWER (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 56.50	L.F.	516	$ 29,154
18" R.C.P. (RUBBER GASKET)	$ 65.00	L.F.	207	$ 13,455
21" R.C.P.	$ 62.00	L.F.	11	$ 682
30" R.C.P.	$ 89.00	L.F.	115	$ 10,235
33" R.C.P.	$ 102.00	L.F.	106	$ 10,812
10' RECESSED INLET	$ 4,350.00	EA.	7	$ 30,450
4'x4' DROP INLET	$ 3,350.00	EA.	1	$ 3,350
4'X4' STORM SEWER MANHOLE	$ 5,700.00	EA.	1	$ 5,700
5'X5' STORM SEWER MANHOLE	$ 6,950.00	EA.	1	$ 6,950
DETENTION POND OUTLET STRUCTURE	$ 10,375.00	EA.	2	$ 20,750
CONNECT TO EXISTING STORM LINE	$ 575.00	EA.	9	$ 5,175
END AND PLUG 18" RCP	$ 50.00	EA.	2	$ 100
REMOVE EXISTING DROP INLET	$ 450.00	EA.	3	$ 1,350
REMOVE EXISTING CURB INLET	$ 500.00	EA.	1	$ 500
TRENCH SAFETY	$ 0.10	L.F.	955	$ 96
TV INSPECTION	$ 1.50	L.F.	955	$ 1,433
ENGINEERING, PLATTING & STAKING (10%)				$ 2,593
MISCELLANEOUS ITEMS (2.5%)				$ 648
TOTAL				**$ 32,644**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE TWO DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227 *Total Acres: 46.878*

Prepared: 11/19/2020 *Revised: 08/16/21*

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" REINF. CONCRETE STREET PAVEMENT (25')	$ 42.85	S.Y.	21,136	$ 905,678
6" REINF. CONCRETE STREET PAVEMENT (29')	$ 42.85	S.Y.	6,019	$ 257,914
6" REINF. CONCRETE ALLEY (12')	$ 55.80	S.Y.	9,982	$ 556,996
6" LIME TREATED SUBGRADE	$ 3.55	S.Y.	40,469	$ 143,665
HYDRATED LIME (36 LBS/SY)	$ 170.00	TON	612	$ 104,040
5' SIDEWALK	$ 6.15	S.F.	58,385	$ 359,068
BARRIER FREE RAMPS	$ 2,000.00	EA.	23	$ 46,000
DETECTABLE WARNING AT ALLEY	$ 1,000.00	EA.	29	$ 29,000
STREET NAME BLADE (BRANDON INDUSTRIES)	$ 275.00	EA.	40	$ 11,000
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,325.00	EA.	6	$ 7,950
ENGINEERING, PLATTING & STAKING (10%)				$ 242,131
MISCELLANEOUS ITEMS (2.5%)				$ 60,533
TOTAL				**$ 2,723,974**

PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
9" REINF. CONCRETE STREET PAVEMENT	$ 55.30	SY.	9055	$ 500,742
8" LIME TREATED SUBGRADE	$ 5.50	SY.	9717	$ 53,444
HYDRATED LIME	$ 170.00	TN.	175	$ 29,750
LAYDOWN MEDIAN NOSE WITH STAMPED CONCRETE	$ 40.00	SY.	171	$ 6,840
CONCRETE STREET HEADER	$ 20.00	LF.	28	$ 560
ROAD BARRICADE	$ 35.00	L.F.	36	$ 1,260.00
CONNECT TO EXISTING	$ 800.00	EA.	1	$ 800
SIDEWALK	$ 6.15	SF.	7600	$ 46,740
BARRIER FREE RAMPS	$ 2,000.00	EA.	5	$ 10,000
STREET NAME BLADES (BRANDON INDUSTRIES)	$ 275.00	EA.	4	$ 1,100
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,325.00	EA.	2	$ 2,650
SAWCUT AND DISPOSE OF CONCRETE CURB & GUTTER	$ 25.00	LF.	1013	$ 25,325
REMOVE EXISTING CONCRETE PAVEMEMT	$ 12.00	SY.	508	$ 6,096
TAFFIC CONTROL	$ 8,000.00	LS.	1	$ 8,000
ENGINEERING, PLATTING & STAKING (10%)				$ 68,531
MISCELLANEOUS ITEMS (2.5%)				$ 17,333
TOTAL				**$ 779,170**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 1,500.00	L.S.	1	$ 1,500
ENGINEERING REVIEW FEE	$ 10,000.00	L.S.	1	$ 10,000
INSPECTION FEE (4%)	$ 254,169.69	L.S.	1	$ 254,170
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000
MATERIAL TESTING	$ 250.00	LOT.	227	$ 56,750
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000
TOTAL				**$ 342,420**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

CAMBRIDGE CROSSING PHASE TWO INDIRECT SUMMARY

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227 *Total Acres: 46.878*

Prepared: 11/19/2020 *Revised: 08/16/21*

Overall Probable Cost Opinion Summary by Phase

TRACT ID	Area (Ac)	Lots (#)	Cost ($)	By Lot ($)	By Acre ($)
PHASE TWO	46.878	**227**	$2,303,000	$10,145	$49,128
TOTAL	**46.878**	**227**	**$2,303,000**	**$10,145**	**$49,128**

NOTES:

1) COSTS EXCLUDE ALL FEES AND COSTS ASSOCIATED WITH ROADWAY AND PUBLIC UTILITY IMPROVEMENTS.
2) ASSUMES MOISTURE CONDITIONING. A GEOTECHNICAL REPORT IS NEEDED TO DETERMINE REQUIREMENTS.
3) DEVELOPER TO CONFIRM LANDSCAPE, SCREENING WALL, ENTRY MONUMENTATION COSTS WITH APPROPRIATE CONSULTANT

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

CAMBRIDGE CROSSING PHASE TWO - INDIRECT DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 227 *Total Acres: 46.878*

Prepared: 11/19/2020 *Revised: 08/16/21*

EROSION CONTROL	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE/POST EROSION CONTROL	$ 400.00	LOT	227	$ 90,800.00
MISCELLANEOUS ITEMS (5%)				$ 5,200.00
TOTAL				**$ 96,000.00**

EXCAVATION	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,080.00	AC.	31.4	$ 33,889.00
LOT EXCAVATION (NORTH)	$ 2.37	C.Y.	5,730	$ 13,580.00
LOT EXCAVATION (SOUTH)	$ 2.47	C.Y.	19,378	$ 47,864.00
IMPORT	$ 8.15	C.Y.	3174	$ 25,865.00
HAUL EXCESS AND PLACE	$ 8.95	C.Y.	8796	$ 78,720.00
MOISTURE CONDITION PADS	$539,195.00	LS.	1	$ 539,195.00
INSTALL POLY ON LOTS (ZONE 2 NORTH)	$ 760.00	LOT	10	$ 7,600.00
INSTALL POLY ON LOTS (ZONE 2 SOUTH)	$ 440.00	LOT	174	$ 76,560.00
INSTALL POLY ON LOTS (ZONE 3 SOUTH)	$ 520.00	LOT	4	$ 2,080.00
INITIAL LOT BENCHING (NORTH)	$ 260.00	LOT	29	$ 7,540.00
INITIAL LOT BENCHING (SOUTH)	$ 140.00	LOT	198	$ 27,720.00
FINAL LOT BENCHING (NORTH)	$ 260.00	LOT	29	$ 7,540.00
FINAL LOT BENCHING (SOUTH)	$ 140.00	LOT	198	$ 27,720.00
MISCELLANEOUS ITEMS (5%)				$ 45,127.00
TOTAL				**$ 941,000.00**

RETAINING WALL	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
LOT WALLS	$ 44,956.00	LS.	1	$ 44,956.00
MISCELLANEOUS ITEMS (5%)				$ 3,044.00
TOTAL				**$ 48,000.00**

AMENITY IMPROVEMENTS	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

MISCELLANEOUS ON-SITE IMPROVEMENTS	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
ELECTRIC & GAS SERVICE (INCLUDES STREET LIGHT	$ 2,920.00	LOT	227	$ 662,840.00
FRANCHISE UTILITY SLEEVES	$ 10.00	L.F.	600	$ 6,000.00
MISCELLANEOUS ITEMS (5%)				$ 34,160.00
TOTAL				**$ 703,000.00**

MISCELLANEOUS FEES	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
ENGINEERING	$ 61,165.00	%	1	$ 61,165.00
STAKING	$ 32,935.00	%	1	$ 32,935.00
FINAL GEO-TECH REPORT	$ 350.00	LOT	227	$ 79,450.00
PARK FEE	$ 1,500.00	LOT	227	$ 340,500.00
TOTAL				**$ 515,000.00**

GRAND TOTAL	$ 2,303,000.00

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

CAMBRIDGE CROSSING PHASE THREE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242 *Total Acres: 68.538*

Prepared: ~~7/20/2021~~ *Revised: 09/23/22*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$113,611	$469	$1,658
EXCAVATION (DIRECT)	$214,285	$885	$3,127
ROADWAY - EXCAVATION (MAJOR IMPROVEMENT)	$122,111	$505	$1,782
STORM - RETAINING WALLS (MAJOR IMPROVEMENT)	$1,277,000	$5,276.86	$18,632.00
WATER (DIRECT)	$1,009,058	$4,170	$14,723
SANITARY SEWER (DIRECT)	$723,478	$2,990	$10,556
STORM SEWER (DIRECT)	$1,403,769	$5,801	$20,482
STORM SEWER (MAJOR IMPROVEMENTS)	$852,917	$3,524	$12,444
ROADWAY - PAVING (DIRECT)	$2,437,534	$10,072	$35,565
ROADWAY - PAVING (MAJOR IMPROVEMENTS)	$ 354,324	$ 1,464	$ 5,170
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$359,310	$1,485	$5,243
GRAND TOTAL	**$8,867,398**	**$36,642**	**$129,379**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE THREE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242 *Total Acres: 68.538*

Prepared: 7/20/2021 *Revised:*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	6925	$ 10,387.50
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	20300	$ 25,375.00
INLET PROTECTION	$ 500.00	EA	48	$ 24,000.00
DISK & SEED	$ 325.00	ACRE	53	$ 17,225.00
ENGINEERING, PLATTING & STAKING (10%)				$ 10,098.75
MISCELLANEOUS ITEMS (2.5%)				$ 2,524.69
TOTAL				**$ 113,610.94**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING (NORTH)	$ 1,860.00	ACRE	3.2	$ 5,952
CLEARING AND GRUBBING (SOUTH)	$ 1,200.00	ACRE	12.5	$ 15,000
ONSITE CUT/FILL (N)	$ 2.65	C.Y.	5057	$ 13,401
ONSITE CUT/FILL (S)	$ 2.95	C.Y.	21280	$ 62,776
SURCHARGE - BORROW FROM STOCKPILE (N)	$ 2.40	C.Y.	2233	$ 5,359
SURCHARGE - HAUL TO STOCKPILE (S)	$ 2.45	C.Y.	6523	$ 15,981
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	2	$ 4,000
MC STREET SUBGRADE 5' DEEP	$ 3.25	C.Y.	20925	$ 68,006
ENGINEERING, PLATTING & STAKING (10%)				$ 19,048
MISCELLANEOUS ITEMS (2.5%)				$ 4,762
TOTAL				**$ 214,285**

EXCAVATION (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING (NORTH)	$ 1,860.00	ACRE	7.4	$ 13,764
CLEARING AND GRUBBING (SOUTH)	$ 1,200.00	ACRE	6.9	$ 8,244
ONSITE CUT/FILL (N)	$ 2.65	C.Y.	11638	$ 30,841
ONSITE CUT/FILL (S)	$ 2.95	C.Y.	11718	$ 34,568
SURCHARGE - BORROW FROM STOCKPILE (N)	$ 2.40	C.Y.	5140	$ 12,336
SURCHARGE - HAUL TO STOCKPILE (S)	$ 2.45	C.Y.	3588	$ 8,791
ENGINEERING, PLATTING & STAKING (10%)				$ 10,854
MISCELLANEOUS ITEMS (2.5%)				$ 2,714
TOTAL				**$ 122,111**

RETAINING WALL (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND WALLS	$ 1,215,917.00	L.S.	1	$ 1,215,917.00
MISCELLANEOUS ITEMS (5%)				$ 61,083.00
TOTAL				**$ 1,277,000.00**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE THREE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242 *Total Acres: 68.538*

Prepared: 7/20/2021 *Revised:*

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 46.90	L.F.	10079	$ 472,705
6" GATE VALVE & BOX	$ 1,035.00	EA.	21	$ 21,735
8" GATE VALVE & BOX	$ 1,575.00	EA.	32	$ 50,400
FIRE HYDRANT W/ 6" LEAD	$ 4,850.00	EA.	21	$ 101,850
TEMPORARY POST F.H. FLUSH VAVLE	$ 3,090.00	EA.	1	$ 3,090
1" SINGLE WATER SERVICE	$ 832.00	EA.	240	$ 199,680
CONNECT TO EXISTING	$ 450.00	EA.	5	$ 2,250
MISCELLANEOUS FITTINGS	$ 5,895.00	TON	5.8	$ 34,191
TRACE WIRE STATIONS	$150.00	EA.	40.0	$ 6,000
TESTING & CHLORINATION	$ 0.50	L.F.	10079	$ 5,040
ENGINEERING, PLATTING & STAKING (10%)				$ 89,694
MISCELLANEOUS ITEMS (2.5%)				$ 22,424
TOTAL				**$ 1,009,058**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. SEWER (SDR-35)	$ 36.25	L.F.	7756	$ 281,155
4' DIAMETER MANHOLE	$ 5,115.00	EA.	26	$ 132,990
4' DIAMETER DROP MANHOLE	$ 8,165.00	EA.	1	$ 8,165
ADJUST EX. SEWER MANHOLE RIM GRADE	$ 800.00	EA.	6	$ 4,800
4" SERVICE LINES	$ 874.00	EA.	194	$ 169,556
16" SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 104.00	L.F.	80	$ 8,320
LOCATE & ADJUST EX. SEWER SERVICE	$ 375.00	EA.	47	$ 17,625
MANHOLE I & I BARRIERS	$ 405.00	EA.	10	$ 4,050
CONNECT TO EX. MANHOLE	$ 1,895.00	EA.	1	$ 1,895
CONNECT TO EX. SEWER MAIN	$ 450.00	EA.	3	$ 1,350
TRENCH SAFETY	$ 0.10	L.F.	7756	$ 776
TESTING & T.V. INSPECTION	$ 1.60	L.F.	7756	$ 12,410
ENGINEERING, PLATTING & STAKING (10%)				$ 64,309
MISCELLANEOUS ITEMS (2.5%)				$ 16,077
TOTAL				**$ 723,478**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE THREE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242 *Total Acres: 68.538*

Prepared: 7/20/2021 *Revised:*

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 59.00	L.F.	748	$ 44,132
18" R.C.P. (RUBBER GASKET)	$ 68.00	L.F.	665	$ 45,220
21" R.C.P.	$ 65.00	L.F.	118	$ 7,670
21" R.C.P. (RUBBER GASKET)	$ 77.00	L.F.	216	$ 16,632
24" R.C.P.	$ 74.50	L.F.	405	$ 30,173
24" R.C.P. (RUBBER GASKET)	$ 85.00	L.F.	116	$ 9,860
27" R.C.P.	$ 81.50	L.F.	535	$ 43,603
27" R.C.P. (RUBBER GASKET)	$ 94.00	L.F.	66	$ 6,204
30" R.C.P.	$ 93.00	L.F.	650	$ 60,450
30" R.C.P. (RUBBER GASKET)	$ 103.00	L.F.	374	$ 38,522
33" R.C.P.	$ 107.50	L.F.	117	$ 12,578
33" R.C.P. (RUBBER GASKET)	$ 124.50	L.F.	213	$ 26,519
36" R.C.P.	$ 123.00	L.F.	551	$ 67,773
48" R.C.P.	$ 189.50	L.F.	20	$ 3,790
48" R.C.P. (RUBBER GASKET)	$ 213.00	L.F.	450	$ 95,850
7' X 5' R.C.B (RUBBER GASKET)	$ 537.00	L.F.	185	$ 99,345
7' X 6' R.C.B (RUBBER GASKET)	$ 580.00	L.F.	484	$ 280,720
18" SLOPED END HEADWALL (4:1 NO BARS)	$ 3,150.00	EA.	1	$ 3,150
30" SLOPED END HEADWALL (4:1 NO BARS)	$ 3,300.00	EA.	1	$ 3,300
7' X 6' SWO HEADWALL (4:1 H=7' NO BARS)	$ 12,975.00	EA.	1	$ 12,975
10' CURB INLET	$ 4,700.00	EA.	48	$ 225,600
12' CURB INLET	$ 5,150.00	EA.	4	$ 20,600
4' X 4' STORM SEWER MANHOLE	$ 5,950.00	EA.	5	$ 29,750
5' X 5' STORM SEWER MANHOLE	$ 7,200.00	EA.	2	$ 14,400
8' X 8' STORM SEWER MANHOLE	$ 17,900.00	EA.	2	$ 35,800
CONNECT TO EXISTING STORM LINE	$ 550.00	EA.	3	$ 1,650
TRENCH SAFETY	$ 0.10	L.F.	5913	$ 591
TV INSPECTION	$ 1.85	L.F.	5913	$ 10,939
ENGINEERING, PLATTING & STAKING (10%)				$ 124,779
MISCELLANEOUS ITEMS (2.5%)				$ 31,195
TOTAL				**$ 1,403,769**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe) (RUBBER GASKET)*	$ 68.00	L.F.	78	$ 5,304
33" R.C.P.	$ 107.50	L.F.	192	$ 20,640
33" R.C.P. (RUBBER GASKET)	$ 124.50	L.F.	199	$ 24,776
48" R.C.P. (RUBBER GASKET)	$ 213.00	L.F.	357	$ 76,041
5' X 4' R.C.B. (RUBBER GASKET)	$ 327.00	L.F.	219	$ 71,613
6' X 6' R.C.B (RUBBER GASKET)	$ 512.00	L.F.	168	$ 86,016
33" SLOPED END HEADWALL	$ 3,375.00	EA.	1	$ 3,375
6' X 6' SWO HEADWALL (4:1 H=7' NO BARS)	$ 12,375.00	EA.	2	$ 24,750
10' CURB INLET	$ 4,700.00	EA.	4	$ 18,800
5' X 5' STORM MANHOLE	$ 7,200.00	EA.	1	$ 7,200
6' X 6' STORM MANHOLE	$ 12,375.00	EA.	1	$ 12,375
CONNECT TO EXISTING STORM LINE	$ 550.00	EA.	1	$ 550
REM. 8' X 8' WYE INLET TOP & INSTALL GRATE	$ 13,500.00	EA.	1	$ 13,500
15 - 10' X 2' BOX CULVERT (MC-10-10)	$ 16,250.00	L.F.	6	$ 97,500
15 - 10' X 2' SWO HEADWALL w/10' LONG WING	$ 92,975.00	EA.	2	$ 185,950
PUMP DOWN PONDS	$ 20,000.00	LS	1	$ 20,000
TRENCH SAFETY	$ 0.10	L.F.	1213	$ 121
TV INSPECTION	$ 1.85	L.F.	1213	$ 2,244
POND EXCAVATION (N)	$ 6.85	C.Y.	5,800	$ 39,730
POND DEWATERING (N)	$ 20,000.00	L.S.	1	$ 20,000
POND GRADING (N)	$ 0.35	S.Y.	26,567	$ 9,298
POND GRADING (S)	$ 0.35	S.Y.	23,900	$ 8,365
DEWATER PH. 3 SOUTH POND	$ 10,000.00	L.S.	1	$ 10,000
ENGINEERING, PLATTING & STAKING (10%)				$ 75,815
MISCELLANEOUS ITEMS (2.5%)				$ 18,954
TOTAL				

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE THREE DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242 *Total Acres: 68.538*

Prepared: 7/20/2021 *Revised:*

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" REINF. CONCRETE STREET PAVEMENT (29' B-B)	$ 48.22	S.Y.	33,151	$ 1,598,541
6" LIME TREATED SUBGRADE	$ 3.55	S.Y.	37,531	$ 133,235
HYDRATED LIME (32 LBS/SY)	$ 206.00	TON	667	$ 137,402
5' SIDEWALK	$ 6.50	S.F.	3,347	$ 21,756
6' SIDEWALK	$ 6.50	S.F.	35,879	$ 233,214
BARRIER FREE RAMPS	$ 2,300.00	EA.	12	$ 27,600
STREET NAME BLADE (BRANDON INDUSTRIES)	$ 275.00	EA.	20	$ 5,500
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,350.00	EA.	7	$ 9,450
ENGINEERING, PLATTING & STAKING (10%)				$ 216,670
MISCELLANEOUS ITEMS (2.5%)				$ 54,167
TOTAL				**$ 2,437,534**

PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" REINF. CONCRETE STREET PAVEMENT	$ 48.22	SY.	3683	$ 177,595
6" LIME TREATED SUBGRADE	$ 3.55	SY.	4170	$ 14,804
HYDRATED LIME (32 LBS/SY)	$ 206.00	TN.	75	$ 15,450
CONCRETE STREET HEADER	$ 20.00	LF.	29	$ 580
END OF ROAD BARRICADE	$ 1,100.00	L.S.	1	$ 1,100
CONNECT TO EXISTING	$ 800.00	EA.	2	$ 1,600
6' SIDEWALK	$ 6.50	SF.	3986	$ 25,909
LAYDOWN MEDIAN NOSE w/STAMPED CONCRETE	$ 318.15	S.Y.	56	$ 17,817
BARRIER FREE RAMPS	$ 2,300.00	EA.	15	$ 34,500
SAWCUT & DISPOSE OF CONCRETE CURB & GUTTER	$ 25.00	L.F.	160	$ 4,000
PAVEMENT MARKINGS	$ 3,500.00	L.S.	1	$ 3,500
STREET NAME BLADES (BRANDON INDUSTRIES)	$ 275.00	EA.	12	$ 3,300
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,350.00	EA.	6	$ 8,100
TRAFFIC CONTROL	$ 6,700.00	L.S.	1	$ 6,700
ENGINEERING, PLATTING & STAKING (10%)				$ 31,496
MISCELLANEOUS ITEMS (2.5%)				$ 7,874
TOTAL				**$ 354,324**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 1,500.00	L.S.	1	$ 1,500
ENGINEERING REVIEW FEE	$ 10,000.00	L.S.	1	$ 10,000
INSPECTION FEE (4%)	$ 267,310	L.S.	1	$ 267,310
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000
MATERIAL TESTING	$ 250.00	LOT.	242	$ 60,500
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000
TOTAL				**$ 359,310**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

CAMBRIDGE CROSSING PHASE FOUR & FIVE - MI SUMMARY

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 289 *Total Acres: 79.7*

Prepared: 7/20/2021 *Revised:*

Overall Probable Cost Opinion Summary by Phase

TRACT ID	Area (Ac)	Lots (#)	Cost ($)	By Lot ($)	By Acre ($)
PHASE FOUR	79.7	289	$3,832,328	$13,261	$48,084
PHASE FIVE	56.3	242	$851,722	$3,520	$15,128
CATEGORY TOTALS	136	531	$4,684,050	$8,821	$34,442

GENERAL NOTES:

- THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.

- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN THE PAST COUPLE YEARS, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE T VOLATILITY OF PRICES TODAY.

- IMPACT FEES DUE AT TIME OF BUILDING PERMIT

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- LAND COST
- PHONE AND CABLE
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- ASBESTOS SURVEY/ABATEMENT OF EXISTING STRUCTURES
- CORPS/WETLANDS MITIGATION
- TREE MITIGATION
- TRAFFIC SIGNAL IMPROVEMENTS/INSTALLATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION (IF REQUIRED) FOR PERIMETER ROADS
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES
- TREE, TOPOGRAPHIC AND BOUNDARY SURVEYS
- PRELIMINARY PROFESSIONAL FEES (FEASIBILITY, ZONING AND PLANNING)
- LANDSCAPE, SCREENING WALL, AMENITY CENTER, ECT
- CONSTRUCTION MANAGEMENT
- MISCELLANEOUS COSTS AND OVERALL CONTINGENCY

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

CAMBRIDGE CROSSING PHASE FOUR MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 289 *Total Acres: 79.7*

Prepared: 12/12/2022 *Revised:*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAYS - EXCAVATION (MAJOR IMPROVEMENT)	$174,526	$604	$2,190
RETAINING WALLS (MAJOR IMPROVEMENT)	$479,600	$1,659.52	$6,017.57
WATER (MAJOR)	$452,138	$1,564	$5,673
STORM SEWER (MAJOR IMPROVEMENT)	$1,592,645	$5,511	$19,983
ROADWAYS - PAVING (MAJOR IMPROVEMENT)	$ 1,133,420	$ 3,922	$ 14,221
GRAND TOTAL	$3,832,328	$13,261	$48,084

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SA

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE FOUR MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 289 *Total Acres: 79.7*

Prepared: 12/12/2022 *Revised:*

ROADWAYS - EXCAVATION (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING AND GRUBBING	$ 1,200.00	ACRE	4.6	$ 5,520
ONSITE CUT/FILL	$ 2.65	C.Y.	14752	$ 39,092
SURCHARGE - BORROW FROM STOCKPILE	$ 2.40	C.Y.	46051	$ 110,522
ENGINEERING, PLATTING & STAKING (10%)				$ 15,513
MISCELLANEOUS ITEMS (2.5%)				$ 3,878
TOTAL				**$ 174,526**

RETAINING WALL (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
4' WALL	$ 75.00	L.F.	1900	$ 142,500.00
5' WALL	$ 95.00	L.F.	110	$ 10,450.00
8' WALL	$ 175.00	L.F.	858	$ 150,150.00
MISCELLANEOUS ITEMS (5%)				$ 176,500.00
TOTAL				**$ 479,600.00**

WATER (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. WATERLINE DR-14	$ 80.50	L.F.	3320	$ 267,260.00
12" GATE VALVE & BOX	$ 4,050.00	EA.	12	$ 48,600.00
6" GATE VALVE & BOX	$ 1,035.00	EA.	10	$ 10,350
FIRE HYDRANT W/ 6" LEAD	$ 4,850.00	EA.	10	$ 48,500
CONNECT TO EXISTING	$ 450.00	EA.	2	$ 900
MISCELLANEOUS FITTINGS	$ 5,895.00	TON	4.0	$ 23,580
TRACE WIRE STATIONS	$150.00	EA.	7.0	$ 1,050
TESTING & CHLORINATION	$ 0.50	L.F.	3320	$ 1,660
ENGINEERING, PLATTING & STAKING (10%)				$ 40,190
MISCELLANEOUS ITEMS (2.5%)				$ 10,048
TOTAL				**$ 452,138**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE FOUR MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 289 *Total Acres: 79.7*

Prepared: 12/12/2022 *Revised:*

STORM SEWER (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
21" R.C.P.	$ 65.00	L.F.	550	$ 35,750
21" R.C.P. (RUBBER GASKET)	$ 77.00	L.F.	216	$ 16,632
30" R.C.P. (RUBBER GASKET)	$ 103.00	L.F.	238	$ 24,514
48" R.C.P.	$ 189.50	L.F.	359	$ 68,031
54" R.C.P.	$ 200.00	L.F.	190	$ 38,000
5' X 5' R.C.B. *(Reinforced Concrete Box)*	$ 315.00	L.F.	395	$ 124,425
5' X 5' R.C.B. (RUBBER GASKET)	$ 360.00	L.F.	87	$ 31,320
6' X 5' R.C.B	$ 400.00	L.F.	74	$ 29,600
6' X 5' R.C.B (RUBBER GASKET)	$ 490.00	L.F.	456	$ 223,440
10' X 5' R.C.B (RUBBER GASKET)	$ 680.00	L.F.	196	$ 133,280
2-6'X5' R.C.B.	$ 750.00	L.F.	80	$ 60,000
21" SLOPED END HEADWALL (4:1 NO BARS)	$ 3,150.00	EA.	2	$ 6,300
30" SLOPED END HEADWALL (4:1 NO BARS)	$ 3,300.00	EA.	4	$ 13,200
5' X 5' SWO HEADWALL (4:1 H=7' NO BARS)	$ 11,000.00	EA.	1	$ 11,000
6' X 5' SWO HEADWALL (4:1 H=7' NO BARS)	$ 12,500.00	EA.	1	$ 12,500
10' CURB INLET	$ 4,700.00	EA.	22	$ 103,400
4' X 4' STORM SEWER MANHOLE	$ 5,950.00	EA.	3	$ 17,850
5' X 5' STORM SEWER MANHOLE	$ 7,200.00	EA.	2	$ 14,400
8' X 8' STORM SEWER MANHOLE	$ 17,900.00	EA.	2	$ 35,800
CONNECT TO EXISTING STORM LINE	$ 550.00	EA.	1	$ 550
POND OUTLET STRUCTURE	$ 50,000.00	EA.	1	$ 50,000
TRENCH SAFETY	$ 0.10	L.F.	2841	$ 284
TV INSPECTION	$ 1.85	L.F.	2841	$ 5,256
POND EXCAVATION	$ 6.85	C.Y.	52,577	$ 360,153
ENGINEERING, PLATTING & STAKING (10%)				$ 141,568
MISCELLANEOUS ITEMS (2.5%)				$ 35,392
TOTAL				**$ 1,592,645**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE FOUR MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 289 *Total Acres: 79.7*

Prepared: 12/12/2022 *Revised:*

ROADWAYS - PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" REINF. CONCRETE STREET PAVEMENT	$ 48.22	SY.	9455	$ 455,921
6" LIME TREATED SUBGRADE	$ 3.55	SY.	10760	$ 38,198
HYDRATED LIME (32 LBS/SY)	$ 206.00	TN.	173	$ 35,638
CONCRETE STREET HEADER	$ 20.00	LF.	1	$ 20
END OF ROAD BARRICADE	$ 1,100.00	L.S.	1	$ 1,100
CONNECT TO EXISTING	$ 800.00	EA.	2	$ 1,600
6' SIDEWALK	$ 6.50	SF.	44880	$ 291,720
LAYDOWN MEDIAN NOSE w/STAMPED CONCRETE	$ 318.15	S.Y.	35	$ 11,136
BARRIER FREE RAMPS	$ 2,300.00	EA.	19	$ 43,700
SAWCUT & DISPOSE OF CONCRETE CURB & GUTTER	$ 25.00	L.F.	170	$ 4,250
PAVEMENT MARKINGS	$ 3,500.00	L.S.	2	$ 7,000
STREET NAME BLADES (BRANDON INDUSTRIES)	$ 275.00	EA.	4	$ 1,100
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,350.00	EA.	2	$ 2,700
TRAFFIC CONTROL	$ 6,700.00	L.S.	1	$ 6,700
ENGINEERING, PLATTING & STAKING (10%)	10%	%		$ 90,078
CONSTRUCTION MANAGEMENT	5%	%		$ 45,039
PID CREATION & LEGAL	$ 75,000.00	EA.	1	$ 75,000
MISCELLANEOUS ITEMS (2.5%)				$ 22,520
TOTAL				**$ 1,133,420**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

CAMBRIDGE CROSSING PHASE FIVE MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242 *Total Acres: 56.3*

Prepared: 12/12/2022 *Revised:*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAYS - EXCAVATION (MAJOR IMPROVEMENT)	$17,663	$72.99	$314
WATER (MAJOR)	$128,093	$529.31	$2,275
STORM SEWER (MAJOR IMPROVEMENT)	$225,865	$933	$4,012
ROADWAYS - PAVING (MAJOR IMPROVEMENT)	$ 480,102	$ 1,984	$ 8,528
GRAND TOTAL	$851,722	$3,520	$15,128

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Opinion of Probable Cost

CAMBRIDGE CROSSING PHASE FIVE MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 242 *Total Acres: 56.3*

Prepared: 12/12/2022 *Revised:*

ROADWAYS - EXCAVATION (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING AND GRUBBING	$ 1,200.00	ACRE	1.6	$ 1,920
ONSITE CUT/FILL	$ 2.65	C.Y.	5200	$ 13,780
ENGINEERING, PLATTING & STAKING (10%)				$ 1,570
MISCELLANEOUS ITEMS (2.5%)				$ 393
TOTAL				**$ 17,663**

WATER (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. WATERLINE DR-14	$ 80.50	L.F.	900	$ 72,450.00
12" GATE VALVE & BOX	$ 4,050.00	EA.	4	$ 16,200.00
6" GATE VALVE & BOX	$ 1,035.00	EA.	2	$ 2,070
FIRE HYDRANT W/ 6" LEAD	$ 4,850.00	EA.	2	$ 9,700
CONNECT TO EXISTING	$ 450.00	EA.	2	$ 900
MISCELLANEOUS FITTINGS	$ 5,895.00	TON	2.0	$ 11,790
TRACE WIRE STATIONS	$150.00	EA.	2.0	$ 300
TESTING & CHLORINATION	$ 0.50	L.F.	900	$ 450
ENGINEERING, PLATTING & STAKING (10%)				$ 11,386
MISCELLANEOUS ITEMS (2.5%)				$ 2,847
TOTAL				**$ 128,093**

STORM SEWER (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
21" R.C.P. *(Reinforced Concrete Pipe)*	$ 65.00	L.F.	120	$ 7,800
42" R.C.P.	$ 165.00	L.F.	260	$ 42,900
54" R.C.P.	$ 205.00	L.F.	340	$ 69,700
5' X 5' R.C.B.	$ 315.00	L.F.	110	$ 34,650
10' CURB INLET	$ 4,700.00	EA.	4	$ 18,800
6' X 6' STORM MANHOLE	$ 12,375.00	EA.	2	$ 24,750
CONNECT TO EXISTING STORM LINE	$ 550.00	EA.	1	$ 550
TRENCH SAFETY	$ 0.10	L.F.	830	$ 83
TV INSPECTION	$ 1.85	L.F.	830	$ 1,536
ENGINEERING, PLATTING & STAKING (10%)				$ 20,077
MISCELLANEOUS ITEMS (2.5%)				$ 5,019
TOTAL				**$ 225,865**

ROADWAYS - PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" REINF. CONCRETE STREET PAVEMENT	$ 48.22	SY.	4540	$ 218,919
6" LIME TREATED SUBGRADE	$ 3.55	SY.	5195	$ 18,443
HYDRATED LIME (32 LBS/SY)	$ 206.00	TN.	84	$ 17,304
CONNECT TO EXISTING	$ 800.00	EA.	2	$ 1,600
6' SIDEWALK	$ 6.50	S.F.	10,680	$ 69,420
LAYDOWN MEDIAN NOSE w/STAMPED CONCRETE	$ 318.15	S.Y.	10	$ 3,182
BARRIER FREE RAMPS	$ 2,300.00	EA.	4	$ 9,200
TRAFFIC CONTROL	$ 6,700.00	L.S.	1	$ 6,700
ENGINEERING, PLATTING & STAKING (10%)	10%			$ 34,477
CONSTRUCTION MANAGEMENT	5%	%		$ 17,238
PID CREATION & LEGAL	$ 75,000.00	EA.	1	$ 75,000
MISCELLANEOUS ITEMS (2.5%)				$ 8,619
TOTAL				**$ 480,102**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

APPENDIX C-1
PHASE #2 LEGAL DESCRIPTION

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Phase #2

LEGAL DESCRIPTION
46.878 ACRES

TRACT ONE

BEING a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, City of Celina, Collin County, Texas, and being part of that tract of land described as Tract 1, as conveyed in Deed to Tollway/Outer Loop, L.P., according to the document of record filed in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap stamped "DAA" found in the north line of Punk Carter, a variable width right-of-way, and the common southeast corner of said Tract 1, and the southwest corner of that tract of land conveyed in Deed to Celina Station LP, and Paramount Soft LP, according to the document of record filed in Document Number 20201216002261440, Official Public Records, Collin County, Texas;

THENCE With said north line, the following courses and distances:

N 89° 59' 51" W, a distance of 836.68 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found;

N 86° 11' 01" W, a distance of 150.33 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found;

N 89° 59' 51" W, a distance of 200.00 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at the south end of a corner clip;

THENCE N 45° 38' 00" W, with said corner clip, a distance of 35.75 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at the north end of said corner clip, said being in the east line of Huddleston Drive, a 90' right-of-way, at the beginning of a curve to the left having a central angle of 10° 07' 55", a radius of 1,495.00 feet and a chord bearing and distance of N 06° 48' 51" W, 264.02 feet;

THENCE With the east line of Huddleston Drive, a 90' right-of-way, the following courses and distances:

With said curve to the left, an arc distance of 264.37 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at the beginning of a curve to the right having a central angle of 41° 55' 46", a radius of 547.00 feet and a chord bearing and distance of N 09° 05' 04" E, 391.42 feet;

With said curve to the right, an arc distance of 400.30 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found;

N 30° 02' 57" E, a distance of 918.01 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at the beginning of a curve to the left having a central angle of 03° 31' 19", a radius of 1,045.00 feet and a chord bearing and distance of N 28° 17' 18" E, 64.23 feet;

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

With said curve to the left, an arc distance of 64.24 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found in said east line, for the common northwest corner of the above mentioned Tollway/Outer Loop, L.P. tract, and the southwest corner of that tract of land described as Commercial Parcel 7, conveyed in Deed to Tollway/Outer Loop Commercial, L.P., according to the document of record filed in Document Number 20180524000635960, Official Public Records, Collin County, Texas;

THENCE Leaving the east line of Huddleston Drive, a 90’ right-of-way, and with the north line of said Tract 1, the following courses and distances:

S 84° 13' 10" E, a distance of 55.87 feet to a 1/2" iron rod set;

S 59° 57' 03" E, a distance of 132.42 feet to a 1/2" iron rod set;

N 89° 46' 31" E, a distance of 502.08 feet to a 1/2" iron rod set in the west line of the above mentioned Celina Station LP, and Paramount Soft LP tract, for the common northeast corner of said Tract 1, and the southeast corner of said Commercial Parcel 7;

THENCE S 00° 45' 23" E, with said west line, a distance of 1,465.06 feet to the **POINT OF BEGINNING**, and containing 36.245 acres of land, more or less.

TRACT TWO

BEING a tract of land situated in the I.C. WILLIAMSON SURVEY, ABSTRACT NO. 943, City of Celina, Collin County, Texas, and being part of that tract of land described as Tract 2, as conveyed in Deed to Tollway/Outer Loop, L.P., according to the document of record filed in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being part of that tract of land described as Right-Of-Way #1 as conveyed in Street Right-Of-Way Deed to City of Celina, Texas, according to the document of record filed in Document Number 20180830001092870, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap stamped “DAA” found in the south line of that tract of land described as Tract V as conveyed in Deed to G Bar 7, LTD., according to the document of record filed in Volume 5850, Page 999, Official Public Records, Collin County, Texas, for the northeast corner of Lot 1, Block K, CAMBRIDGE CROSSING PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20200212010000590, Official Public Records, Collin County, Texas;

THENCE N 89° 38' 12" E, with the south line of said Tract V, a distance of 674.42 feet to a 1/2" iron rod found in the west line of that tract of land conveyed in Deed to Stiles Family Limited Partnership, according to the document of record filed in Document Number 97-0009838, Official Public Records, Collin County, Texas, for the common northeast corner of said Right-Of-Way #1 and the southeast corner of said Tract V;

THENCE S 00° 14' 13" E, with a common east line of said Right-Of-Way #1 and the west line of said Stiles

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Family Limited Partnership tract, a distance of 650.00 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found for the most easterly northeast corner of said Addition;

THENCE S 89° 38' 12" W, with the north line of Block J of said Addition, a distance of 484.27 feet to a 1/2" iron rod with a yellow cap stamped “DAA” found for the northwest corner of Lot 1, Block J, of said Addition;

THENCE S 76° 41' 02" W, a distance of 50.02 feet to a 1/2" iron rod with a yellow cap stamped “DAA” found for the northwest corner of Lot 23, Block I, of said Addition;

THENCE S 57° 34' 12" W, with the north line of said Lot 23, a distance of 120.17 feet to a 1/2" iron rod with a yellow cap stamped “DAA” found for the most easterly southeast corner of Lot 26, Block I, of said Addition;

THENCE N 33° 37' 42" W, leaving the north line of said Lot 23 and with the east line of said Lot 26, a distance of 144.26 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found in the south line of Coventry Drive, a 50’ right-of-way, for the north corner of said Lot 26, said being at the beginning of a non-tangent curve to the right, having a central angle of 05° 45' 28", a radius of 515.00 feet and a chord bearing and distance of N 59° 15' 02" E, 51.73 feet;

THENCE With the south line of said Coventry Drive and said curve to the right, an arc distance of 51.75 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

THENCE N 27° 52' 14" W, a distance of 50.00 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found for the southeast corner of Lot 9, Block K of said Addition;

THENCE N 27° 02' 29" W, with the east line of said Lot 9, a distance of 46.67 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found for an interior ell corner of said Lot 9;

THENCE N 00° 45' 41" W, with the east line of Block K of said Addition, a distance of 371.95 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found in the south line of Lot 2, Block K of said Addition, for the northeast corner of Lot 3, Block K of said Addition;

THENCE N 89° 14' 19" E, with the south line of said Lot 2, a distance of 43.83 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found for the southeast corner of said Lot 2;

THENCE N 00° 45' 41" W, with the east line of Block K of said Addition, a distance of 119.92 feet to the **POINT OF BEGINNING**, and containing 10.633 acres of land, more or less.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

APPENDIX C-2
PHASE #3 LEGAL DESCRIPTION

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

LEGAL DESCRIPTION

70.971 ACRES

TRACT 1

BEING a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, and the T. STATEN SURVEY, ABSTRACT NO. 806, Collin County, Texas, and being part of that tract of land conveyed in Deed to Tollway/Outer Loop, L.P., according to the document of record filed in Document Number 20140827000927480, Official Public Records, Collin County, Texas, and being part of that tract of land conveyed in Deed to Tollway/Outer Loop, L.P., according to the document of record filed in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being part of that tract of land described as Right-of-Way #2, as conveyed in Deed to City of Celina, Texas, according to the document of record filed in Document Number 20180830001092870, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow cap stamped "DAA" found in the north line of PUNK CARTER PARKWAY, a Platted variable width right-of-way, according to the Plat of record filed in Document Number 20200212010000580, Official Public Records, Collin County, Texas, for the south end of a corner clip;

THENCE With said north line, the following courses and distances:

S 89° 43' 04" W, a distance of 150.00 feet to a 1/2" iron rod with yellow cap stamped "DAA" found;

S 85° 54' 13" W, a distance of 150.33 feet to a 1/2" iron rod with yellow cap stamped "DAA" found;

S 89° 43' 04" W, a distance of 638.26 feet to a 1/2" iron rod set;

THENCE Leaving said north line, over and across said Tollway/Outer Loop, L.P. tract, (Document Number 20140827000927480), and said Right-of-Way #2 tract and said Tollway/Outer Loop, L.P. tract, (Document Number 20140827000927470), the following courses and distances:

N 00° 16' 56" W, a distance of 1,158.02 feet to a 1/2" iron rod set;

N 08° 21' 14" E, a distance of 63.00 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 01° 00' 04", a radius of 625.00 feet and a chord bearing and distance of S 81° 08' 44" E, 10.92 feet;

With said curve to the right, an arc distance of 10.92 feet to a 1/2" iron rod set;

N 17° 07' 54" E, a distance of 218.44 feet to a 1/2" iron rod set;

N 30° 12' 20" E, a distance of 797.85 feet to a 1/2" iron rod set;

N 59° 47' 40" W, a distance of 19.38 feet to a 1/2" iron rod set;

N 30° 12' 20" E, a distance of 218.95 feet to a 1/2" iron rod set in the south line of that tract of land conveyed in Deed to Collin County, Texas, according to the document of record filed in Document

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Number 20160930001319650, Official Public Records, Collin County, Texas, and being at the beginning of a non-tangent curve to the left having a central angle of 06° 00' 28", a radius of 3,450.00 feet and a chord bearing and distance of S 65° 18' 02" E, 361.58 feet;

THENCE With the south line of said Collin County, Texas tract and said curve to the left, an arc distance of 361.74 feet to a 1/2" iron rod set for the northwest corner of that tract of land described as Parcel 6, as conveyed in Deed to Tollway/Outer Loop Commercial, L.P., according to the document of record filed in Document Number 20180524000635960, Official Public Records, Collin County, Texas;

THENCE With the west line of said Parcel 6, the following courses and distances:

S 30° 12' 20" W, a distance of 212.02 feet to a 1/2" iron rod set;

S 56° 24' 40" W, a distance of 66.87 feet to a 1/2" iron rod set;

S 30° 12' 20" W, a distance of 305.10 feet to a 1/2" iron rod set for a common interior ell corner of said Tollway/Outer Loop, L.P. tract, (Document Number 20140827000927480), and the southwest corner of said Parcel 6;

THENCE With the south line of said Parcel 6, the following courses and distances:

S 73° 31' 00" E, a distance of 92.50 feet to a 1/2" iron rod set;

S 84° 54' 46" E, a distance of 65.83 feet to a 1/2" iron rod set;

N 84° 25' 34" E, a distance of 65.77 feet to a 1/2" iron rod set;

N 79° 08' 53" E, a distance of 70.87 feet to a 1/2" iron rod set;

N 87° 16' 52" E, a distance of 85.66 feet to a 1/2" iron rod set;

S 86° 20' 02" E, a distance of 85.64 feet to a 1/2" iron rod set;

S 76° 57' 53" E, a distance of 85.56 feet to a 1/2" iron rod set;

S 71° 27' 10" E, a distance of 284.63 feet to a 1/2" iron rod set;

S 84° 13' 10" E, a distance of 77.68 feet to a 1/2" iron rod set in the west line of Huddleston Drive, a 90’ right-of-way, dedicated by CAMBRIDGE CROSSING PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20200212010000590, Official Public Records, Collin County, Texas, for the southeast corner of said Parcel 6, and being at the beginning of a non-tangent curve to the right having a central angle of 01° 27' 44", a radius of 955.00 feet and a chord bearing and distance of S 29° 19' 05" W, 24.37 feet;

THENCE With the west line of said Huddleston Drive, the following courses and distances:

With said curve to the right, an arc distance of 24.37 feet to a 1/2" iron rod with yellow cap stamped “DAA” found;

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

S 30° 02' 57" W, a distance of 918.01 feet to a 1/2" iron rod with yellow cap stamped “DAA” found at the beginning of a curve to the left having a central angle of 41° 55' 46", a radius of 637.00 feet and a chord bearing and distance of S 09° 05' 04" W, 455.83 feet;

With said curve to the left, an arc distance of 466.16 feet to a 1/2" iron rod with yellow cap stamped “DAA” found at the beginning of a reverse curve to the right having a central angle of 10° 01' 31", a radius of 1,405.00 feet and a chord bearing and distance of S 06° 52' 03" E, 245.52 feet;

With said curve to the right having an arc distance of 245.84 feet to a 1/2" iron rod with yellow cap stamped “DAA” found for the north end of the above mentioned corner clip;

S 44° 11' 11" W, with said corner clip, a distance of 35.03 feet to the **POINT OF BEGINNING**, and containing 46.409 acres of land, more or less.

TRACT 2

BEING a tract of land situated in the RICHARD ALDERSON SURVEY, ABSTRACT NO. 7, and the F.D. GARY SURVEY, ABSTRACT NO. 360, Collin County, Texas, and being part of that tract of land conveyed in Deed to Tollway/Outer Loop, L.P., according to the document of record filed in Document Number 20140827000927470, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow cap stamped “DAA” found in the east line of that tract of land conveyed in Deed to Planetial, LP, according to the document of record filed in Document Number 20091016001276920, Official Public Records, Collin County, Texas, for the southwest corner of Lot 33, Block A, CAMBRIDGE CROSSING PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20200212010000590, Official Public Records, Collin County, Texas;

THENCE N 89° 23' 58" E, a distance of 119.86 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the west line of Halkin Road, a 50’ right-of-way, for the southeast corner of said Lot 33;

THENCE S 00° 36' 02" E, with said west line, a distance of 103.84 feet to a 1/2" iron rod with yellow cap stamped “DAA” found for an interior ell corner of said Tollway/Outer Loop, L.P. tract;

THENCE N 89° 23' 58" E, passing at a distance of 50.00 feet, a 1/2” iron rod with yellow cap stamped “DAA” found for the southwest corner of Lot 1, Block D of said Addition, and continuing in all with the south line of said Block D, a total distance of 1,124.50 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the west line of Lot 23, Block D, for the southeast corner of Lot 21, Block D;

THENCE With the west line of said Block D, the following courses and distances:

S 00° 36' 02" E, a distance of 250.00 feet to a 1/2" iron rod with yellow cap stamped “DAA” found for the common corner of Lot 27, and Lot 28;

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

S 15° 51' 54" W, a distance of 56.05 feet to a 1/2" iron rod with yellow cap stamped “DAA” found for the common corner of Lot 28, and Lot 29;

S 21° 57' 09" W, a distance of 205.31 feet to a 1/2" iron rod with yellow cap stamped “DAA” found for the southwest corner of Lot 31;

THENCE S 80° 21' 14" E, with the south line of said Lot 31, a distance of 134.69 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the west line of Adleigh Road, a 50’ right-of-way, for the southeast corner of said Lot 31, and being at the beginning of a non-tangent curve to the right having a central angle of 08° 59' 43", a radius of 375.00 feet and a chord bearing and distance of S 44° 55' 16" W, 58.81 feet;

THENCE With the west line of said Adleigh Road, the following courses and distances:

With said curve to the right, an arc distance of 58.87 feet to a 1/2" iron rod with yellow cap stamped “DAA” found at the beginning of a compound curve to the right having a central angle of 44° 21' 32", a radius of 125.00 feet and a chord bearing and distance of S 71° 35' 54" W, 94.38 feet;

With said curve to the right, an arc distance of 96.78 feet to a 1/2" iron rod with yellow cap stamped “DAA” found;

THENCE S 03° 46' 40" W, a distance of 50.00 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the south line of said Adleigh Road;

THENCE S 86° 48' 03" E, with said south line, a distance of 3.53 feet to a 1/2" iron rod with yellow cap stamped “DAA” found at the north end of a corner clip;

THENCE S 50° 17' 38" E, with said corner clip, a distance of 15.60 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the west line of Cambridge Crossing, a variable width right-of-way, for the south end of said corner clip, and being at the beginning of a non-tangent curve to the right having a central angle of 19° 10' 11", a radius of 560.00 feet and a chord bearing and distance of S 01° 28' 51" E, 186.49 feet;

THENCE With the west line of said Cambridge Crossing and said curve to the right, an arc distance of 187.36 feet to a 1/2" iron rod with yellow cap stamped “DAA” found in the north line of that tract of land conveyed in Deed to Collin County, Texas, according to the document of record filed in Document Number 20160930001319650, Official Public Records, Collin County, Texas, and being at the beginning of a non-tangent curve to the left having a central angle of 21° 25' 11", a radius of 4,000.00 feet and a chord bearing and distance of N 89° 39' 21" W, 1,486.68 feet;

THENCE With the north line of said Collin County, Texas tract, and said curve to the left, an arc distance of 1,495.37 feet to a 1/2" iron rod set;

THENCE S 79° 38' 04" W, continuing with the north line of said Collin County, Texas tract, a distance of 130.54 feet to a 1/2" iron rod set for the southeast corner of that tract of land described as Commercial Parcel 1 as conveyed in Deed to Tollway/Outer Loop Commercial, L.P., according to the document of record filed in Document Number 20180524000635960, Official Public Records, Collin County, Texas;

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

THENCE N 18° 33' 46" E, with the east line of said Commercial Parcel 1, a distance of 379.70 feet to a 1/2” iron rod set in the south line of the above mentioned Planetial, LP tract, for the northeast corner of said Commercial Parcel 1;

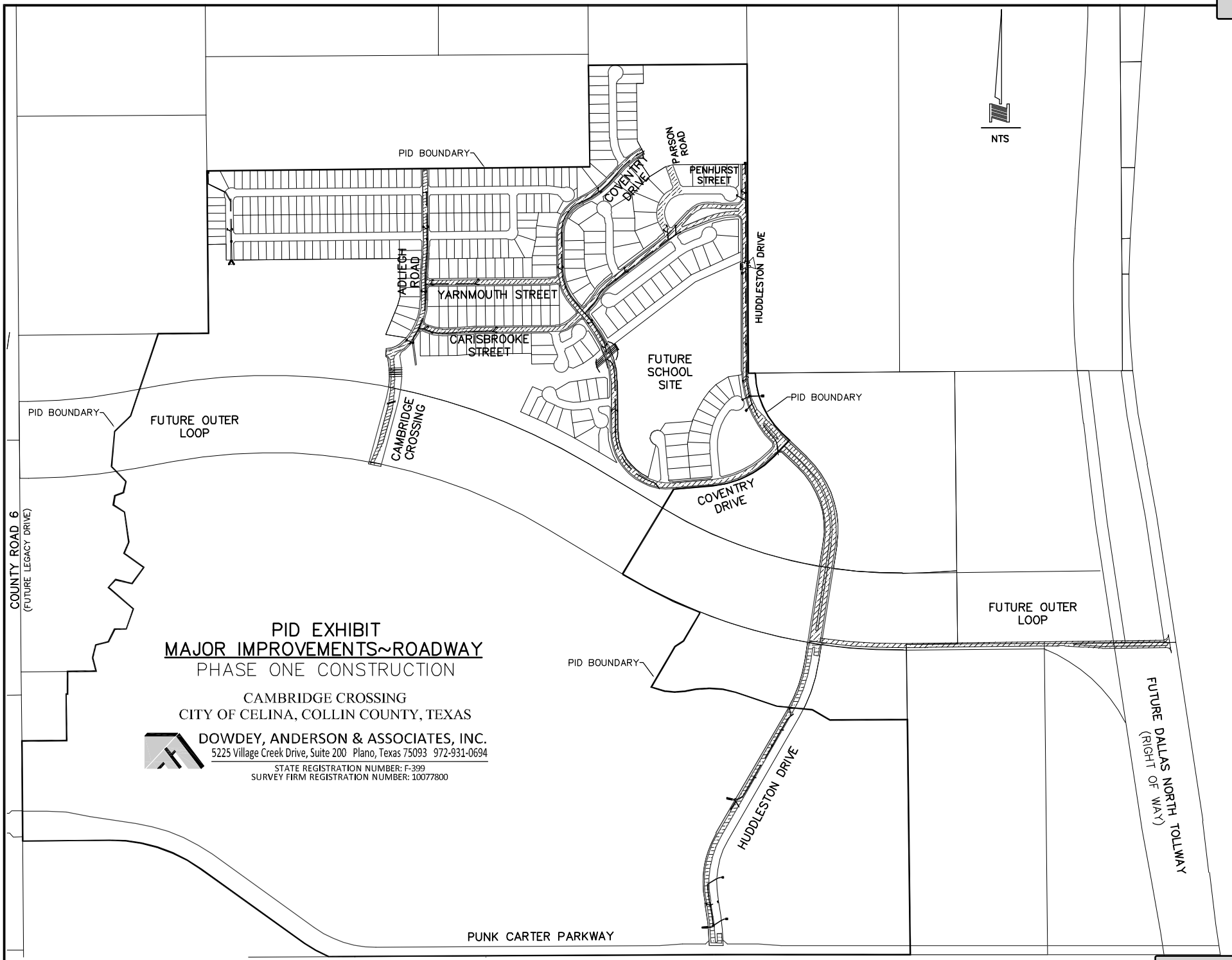
THENCE N 89° 24' 25" E, with the south line of said Planetial, LP tract, a distance of 325.42 feet to a 5/8” iron rod with yellow cap found for a common interior ell corner of the above mentioned Tollway/Outer Loop, L.P. tract, and the southeast corner of said Planetial, LP tract;

THENCE N 00° 35' 12" W, with the east line of said Planetial, LP tract, a distance of 576.89 feet to the **POINT OF BEGINNING**, and containing 24.562 acres of land, more or less.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

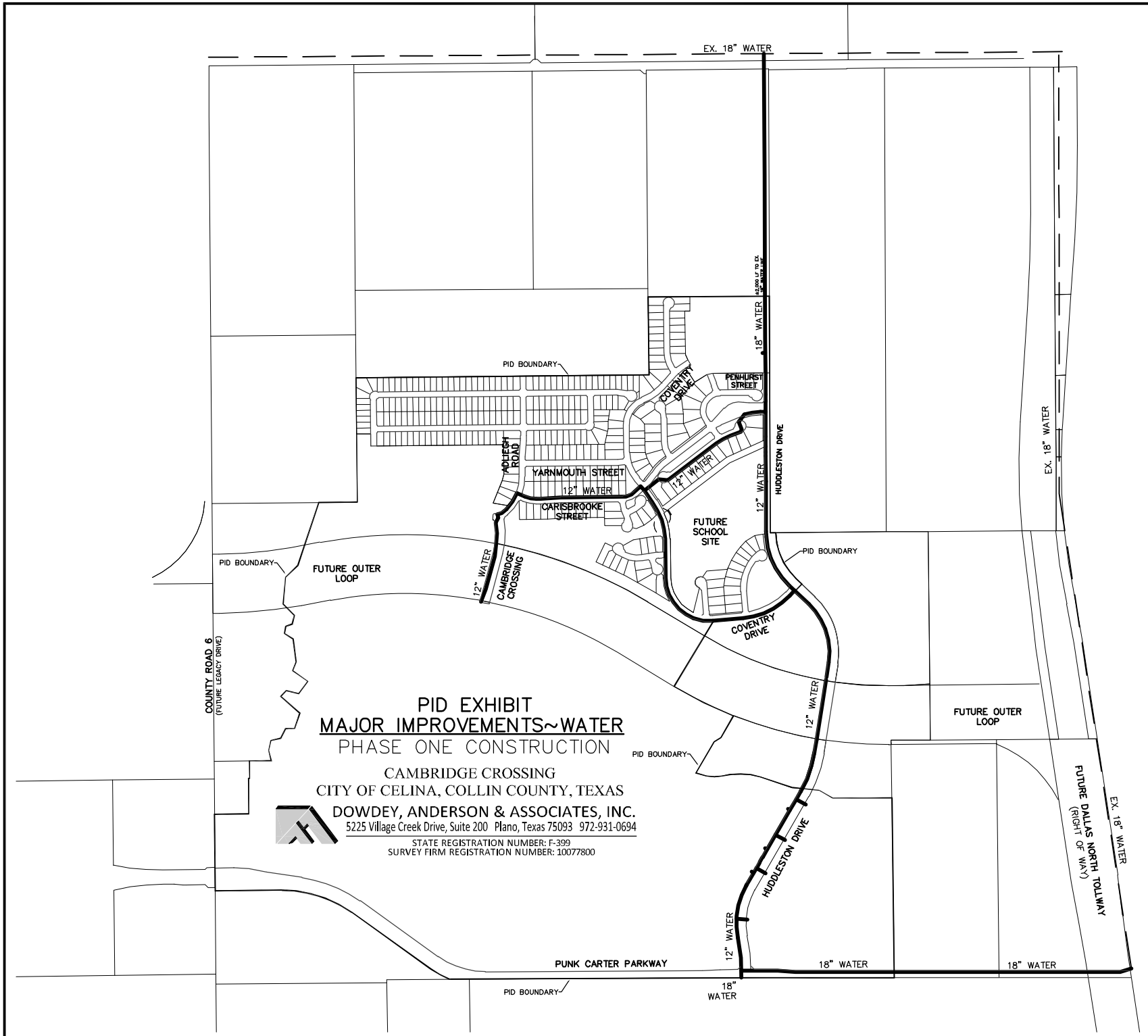


PID EXHIBIT
MAJOR IMPROVEMENTS~ROADWAY
PHASE ONE CONSTRUCTION

CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

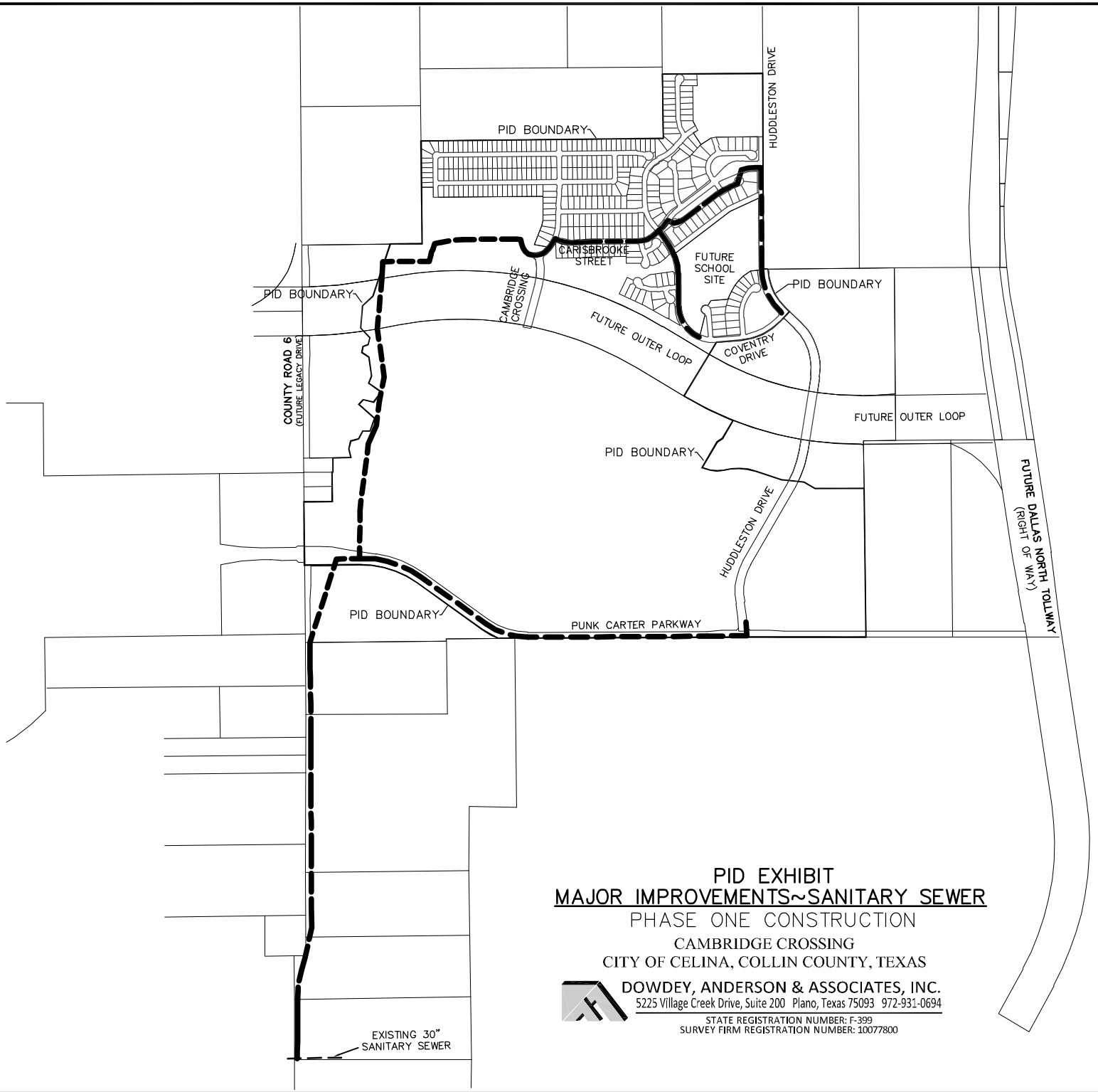
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)



NTS

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

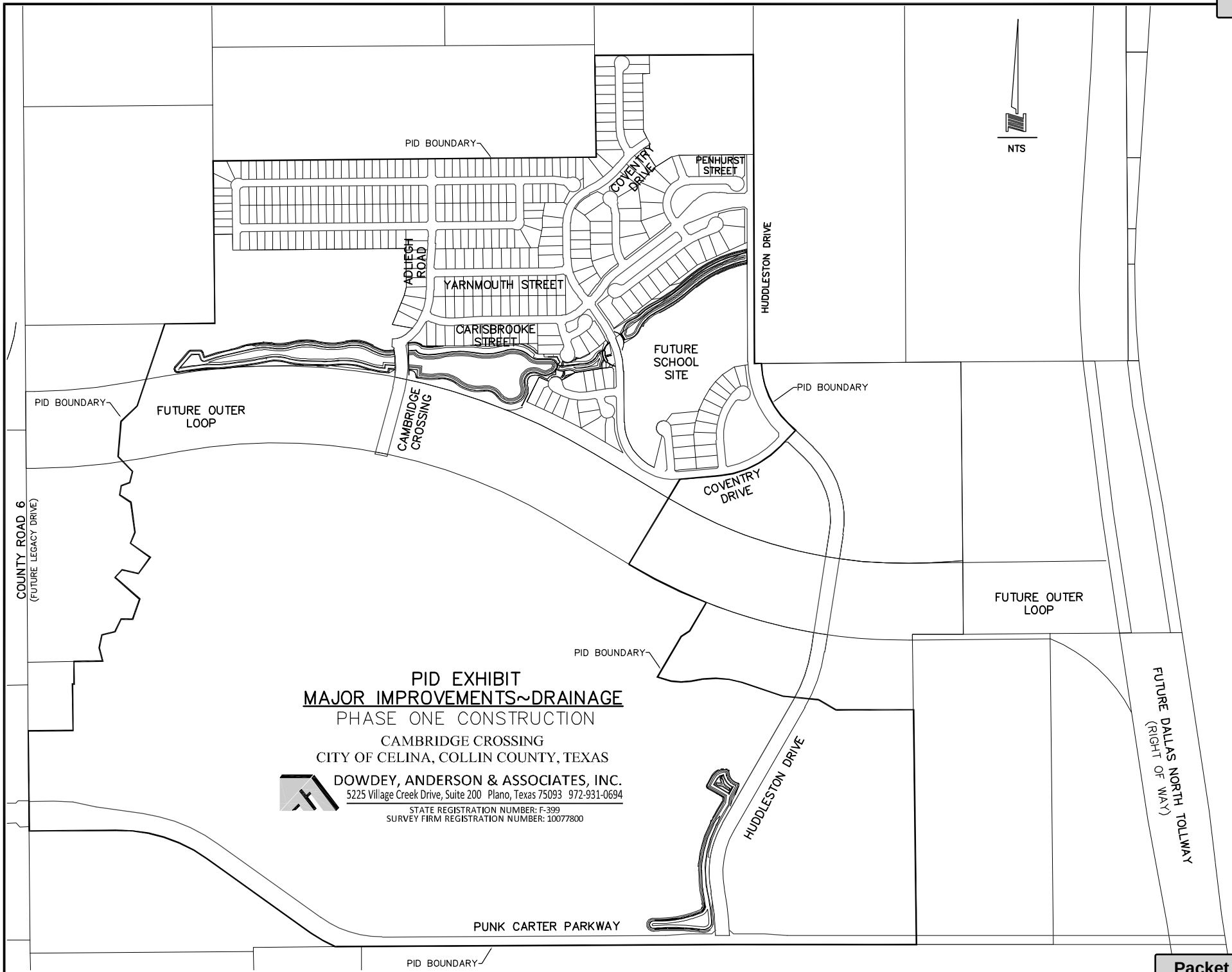


PID EXHIBIT
MAJOR IMPROVEMENTS~SANITARY SEWER
PHASE ONE CONSTRUCTION

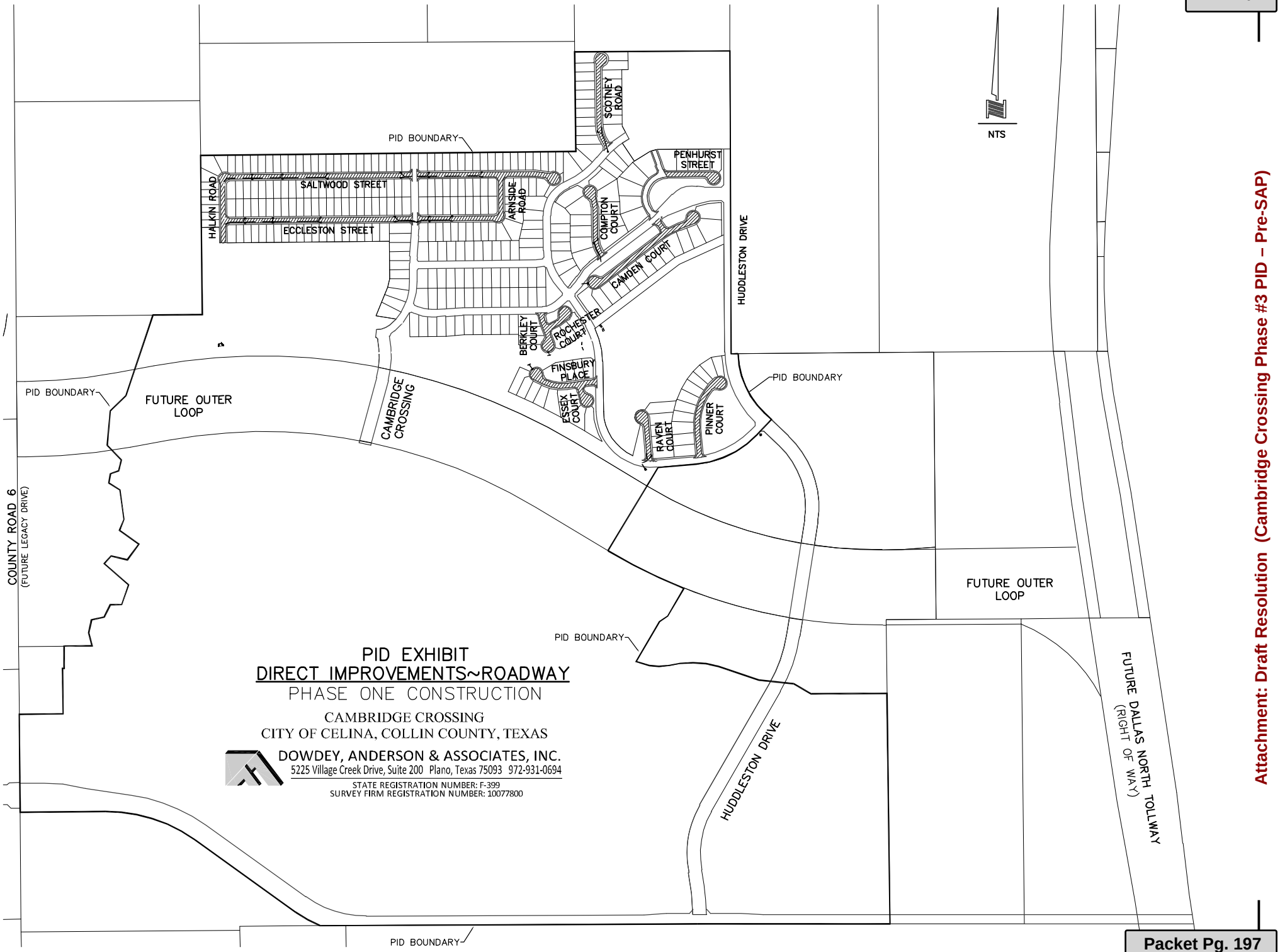
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
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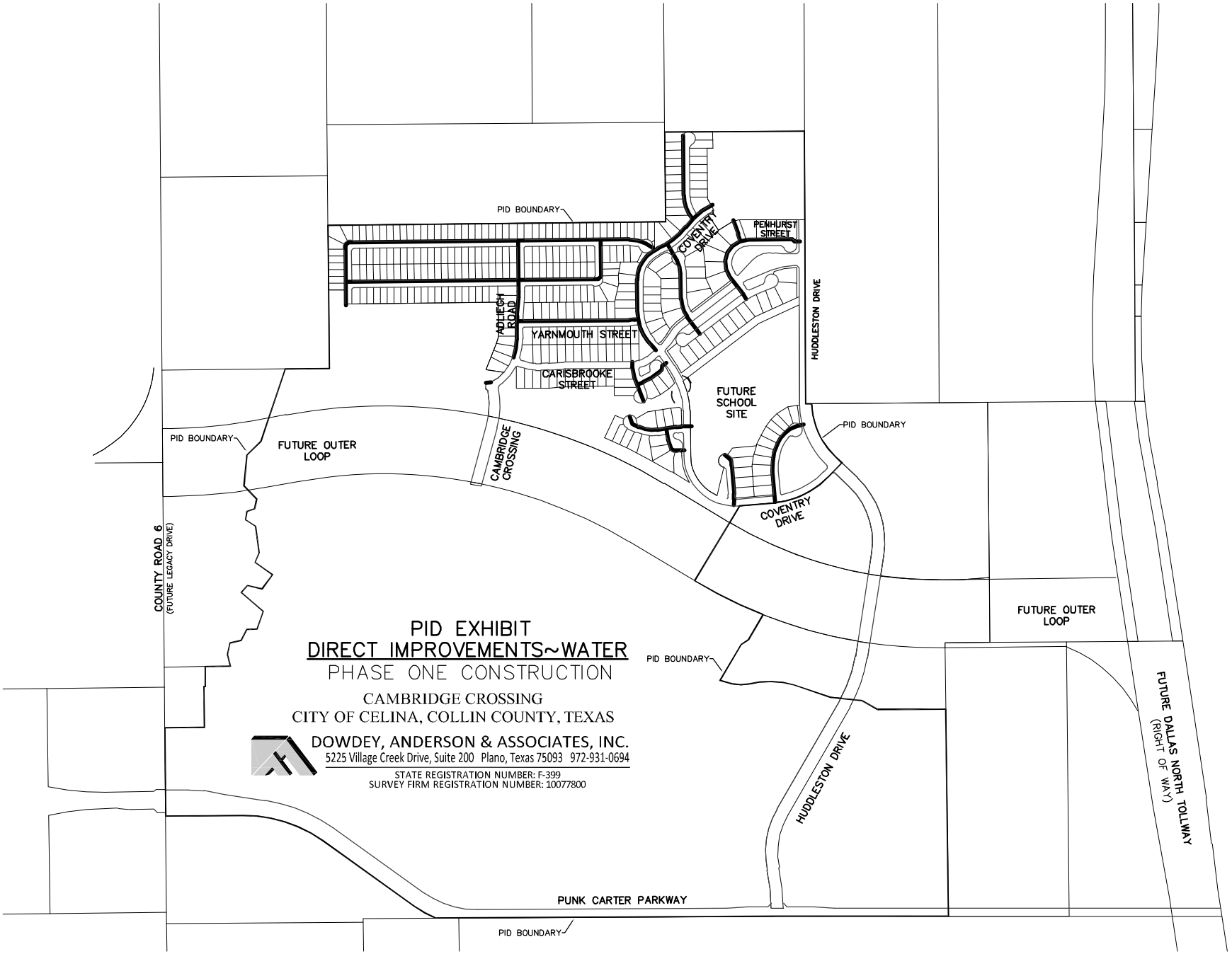


PID EXHIBIT
DIRECT IMPROVEMENTS~ROADWAY
PHASE ONE CONSTRUCTION

CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

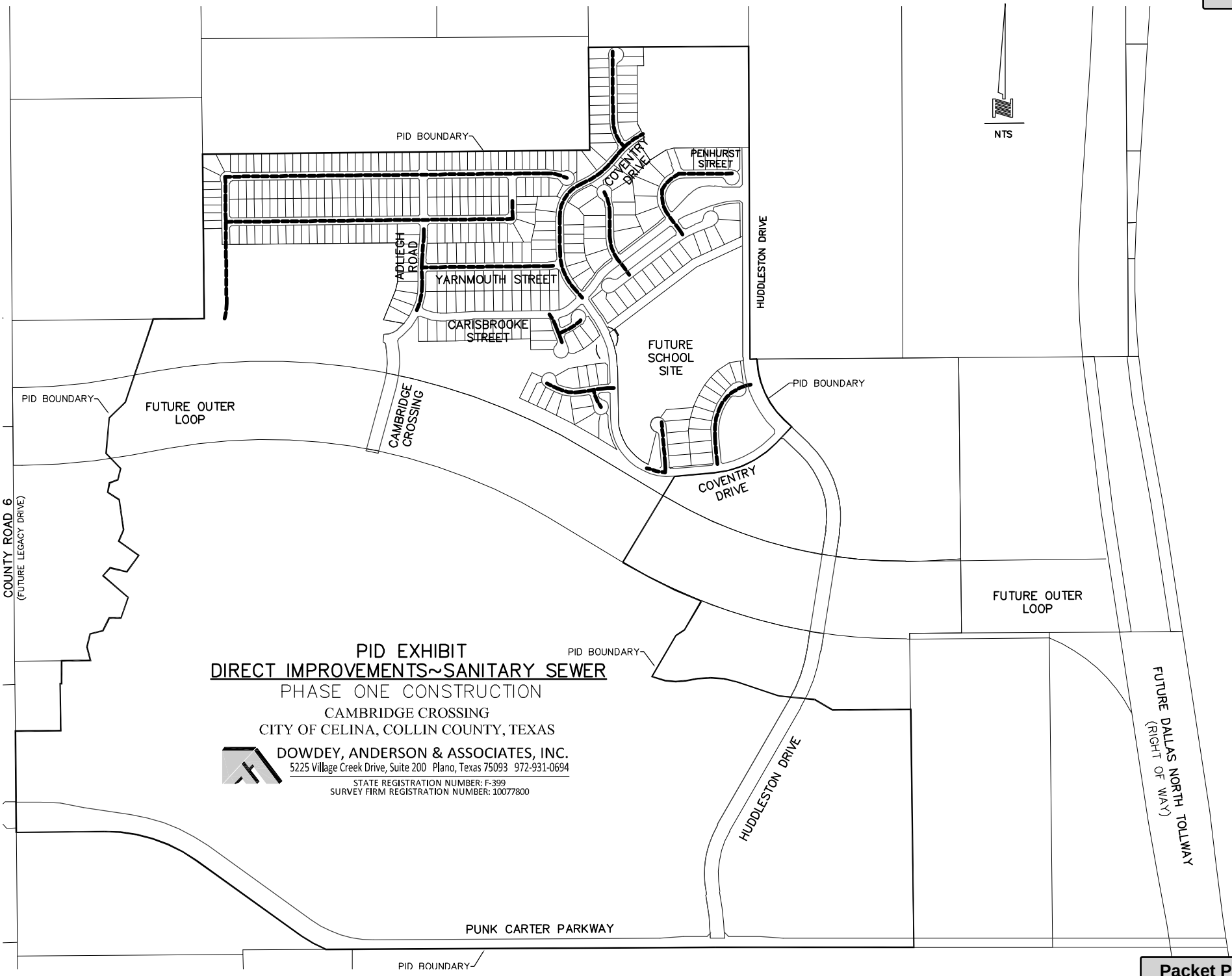


PID EXHIBIT
DIRECT IMPROVEMENTS~WATER
PHASE ONE CONSTRUCTION

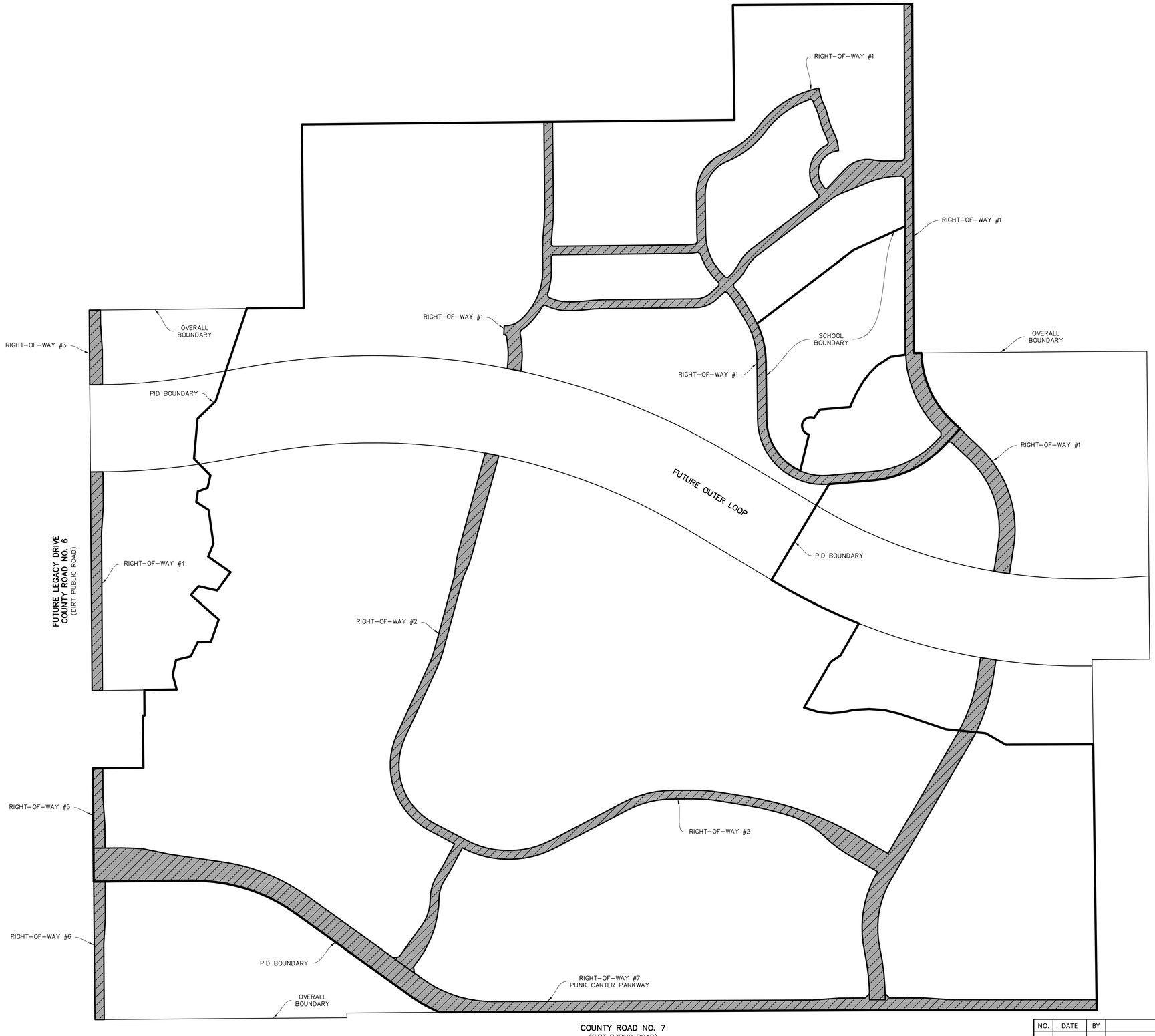
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)



Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)



LEGEND

RIGHT-OF-WAY

RIGHTS-OF-WAY AREA TABLE	
NAME	NET AREA (ACRES/SQ.FT.)
RIGHT-OF-WAY #1	16.098 ACRES (701,240 SQ.FT.)
RIGHT-OF-WAY #2	12.504 ACRES (544,680 SQ.FT.)
RIGHT-OF-WAY #3	0.692 ACRES (30,131 SQ.FT.)
RIGHT-OF-WAY #4	1.818 ACRES (79,190 SQ.FT.)
RIGHT-OF-WAY #5	0.646 ACRES (28,146 SQ.FT.)
RIGHT-OF-WAY #6	1.043 ACRES (45,451 SQ.FT.)
RIGHT-OF-WAY #7	12.289 ACRES (535,292 SQ.FT.)
OVERALL TOTAL:	45.090 ACRES (1,964,130 SQ.FT.)

NOTE:

OF THE 45.090 ACRES OF ROW BEING ACQUIRED, 38.779 ACRES IS WITHIN THE PID AND 6.311 ACRES IS OUTSIDE THE PID.

NO.	DATE	BY	REVISION

PID MAJOR IMPROVEMENTS
ROW ACQUISITION
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

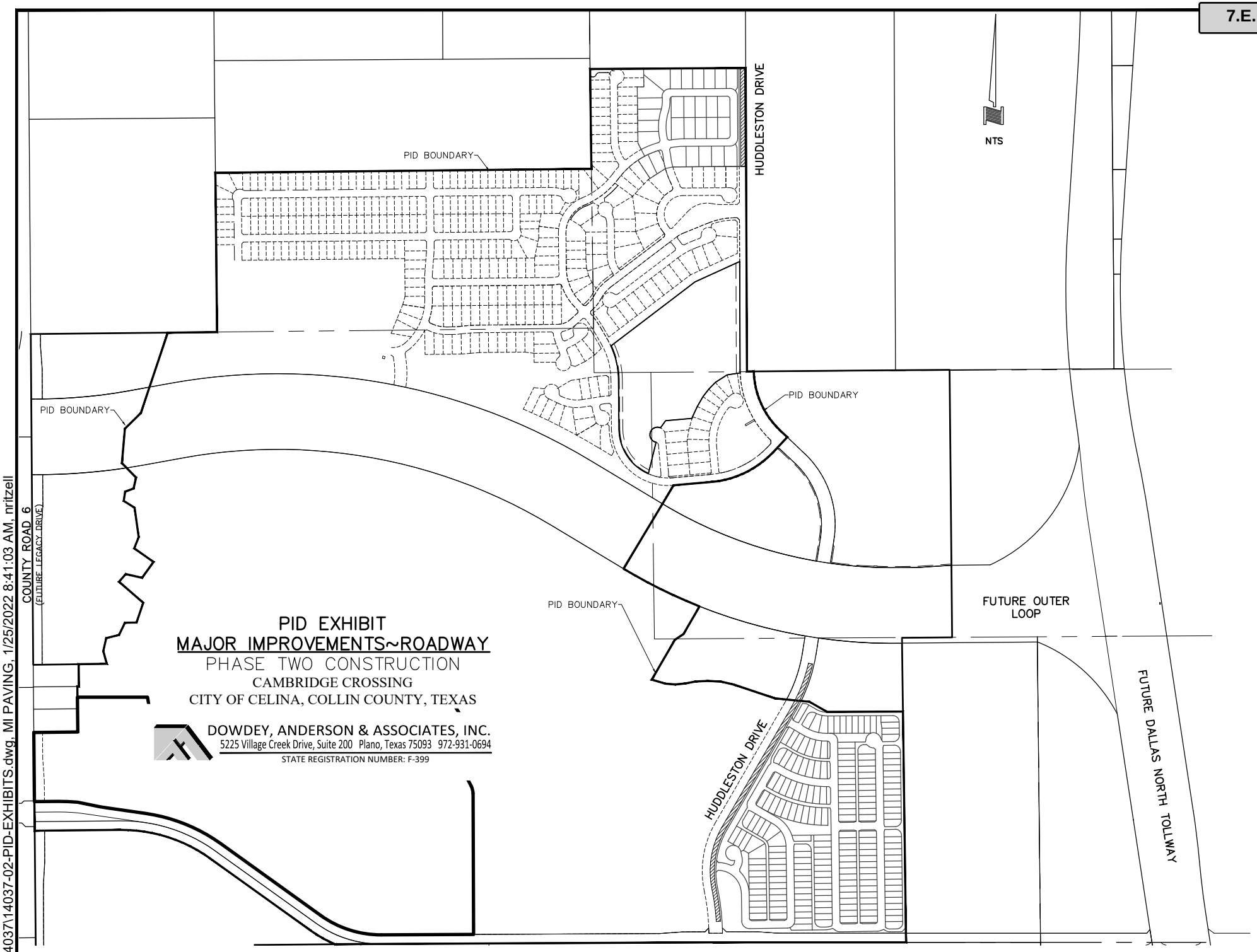
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
DAA	DAA	DAA	2018-06-18	N.T.S.	14037	1 / 1

PLATE

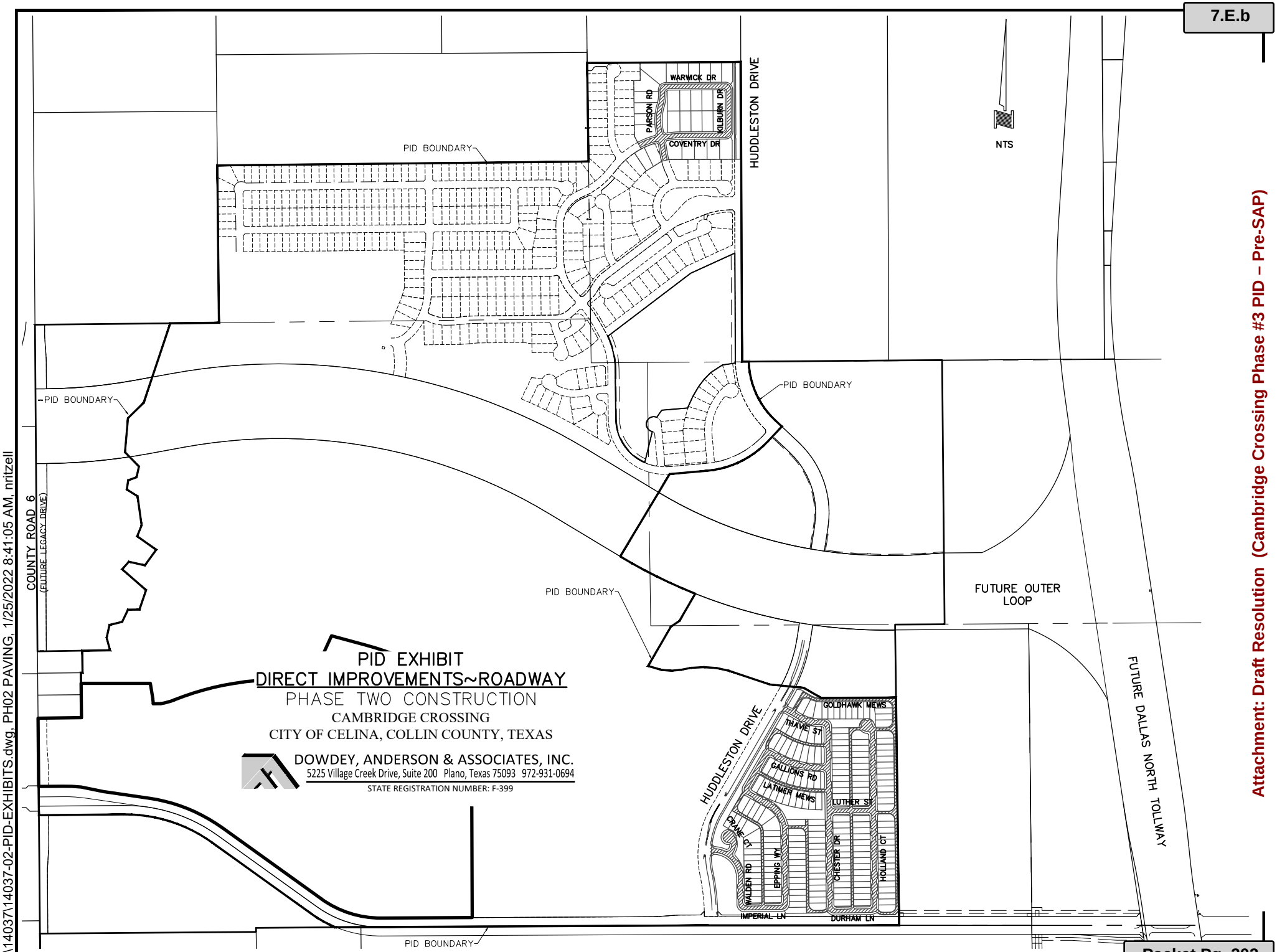
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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)



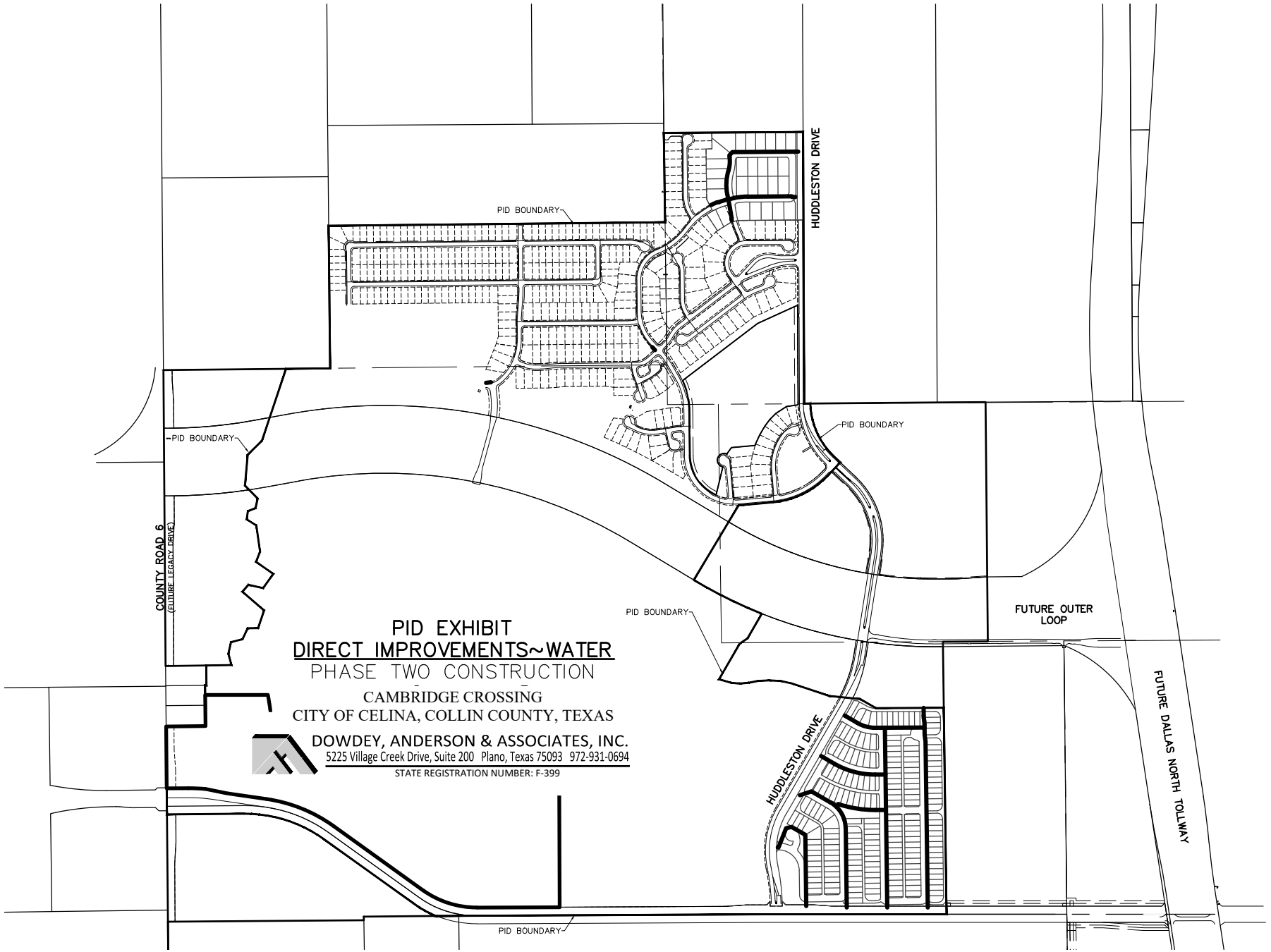
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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)



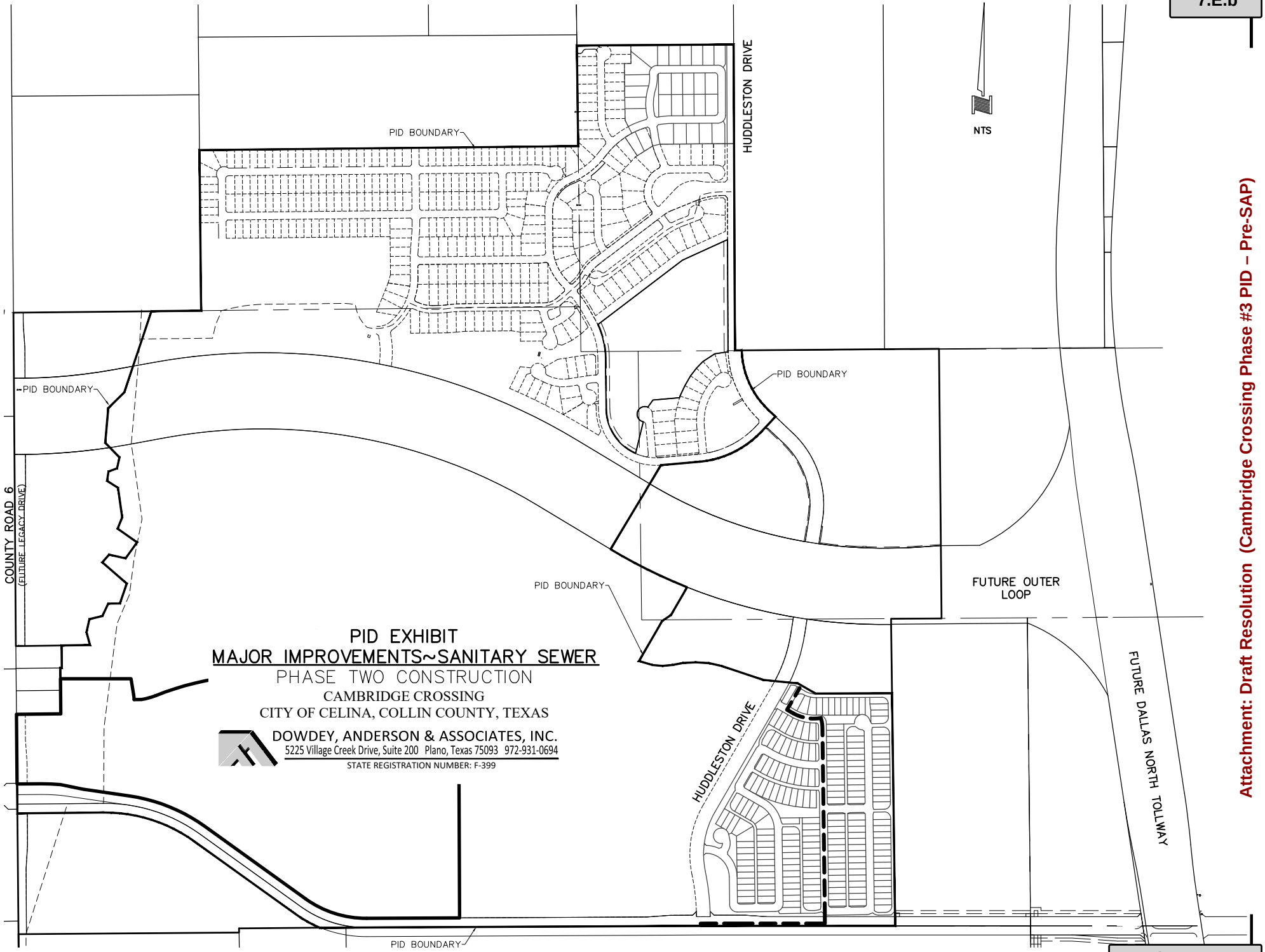
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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)



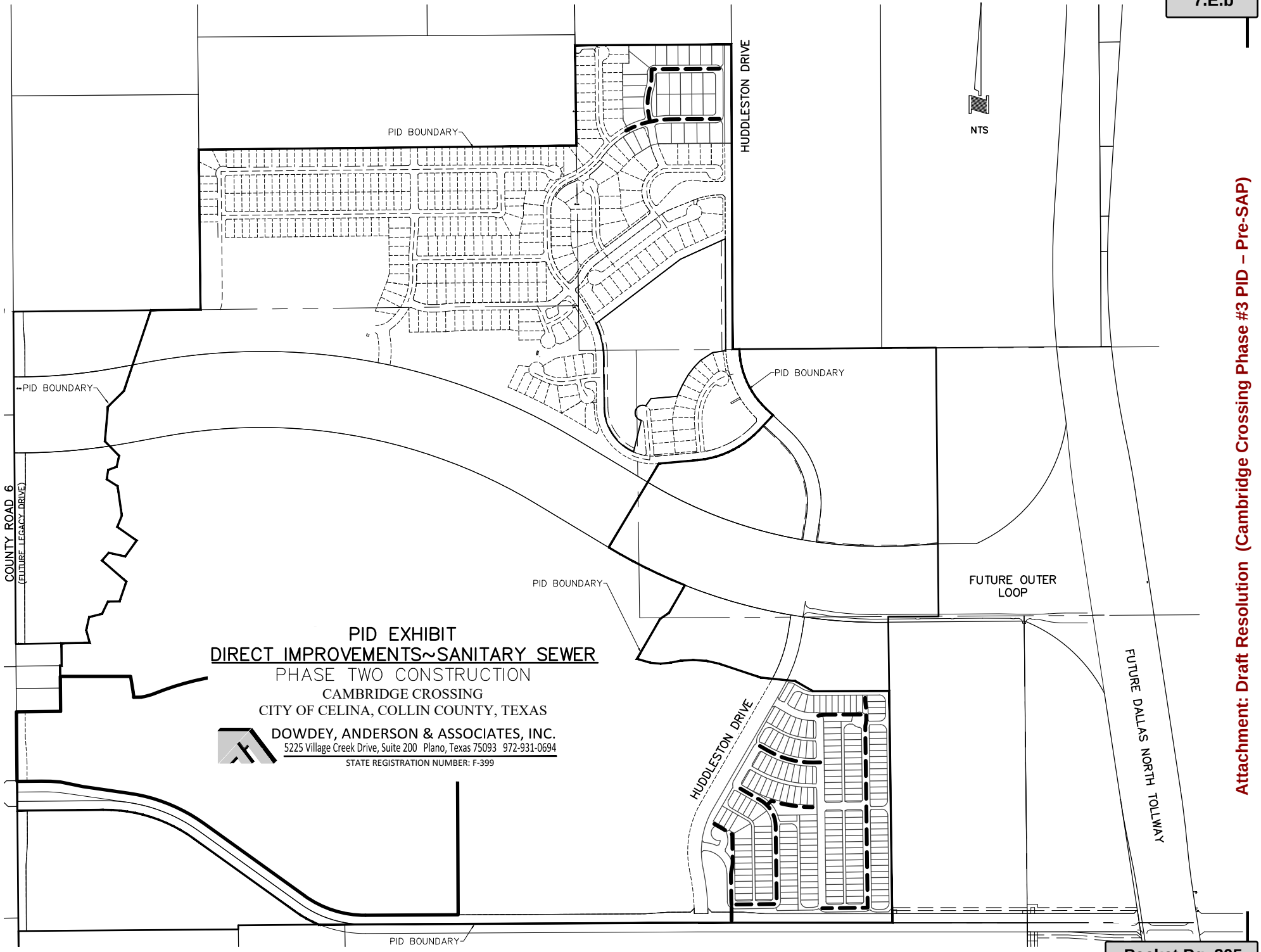
Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

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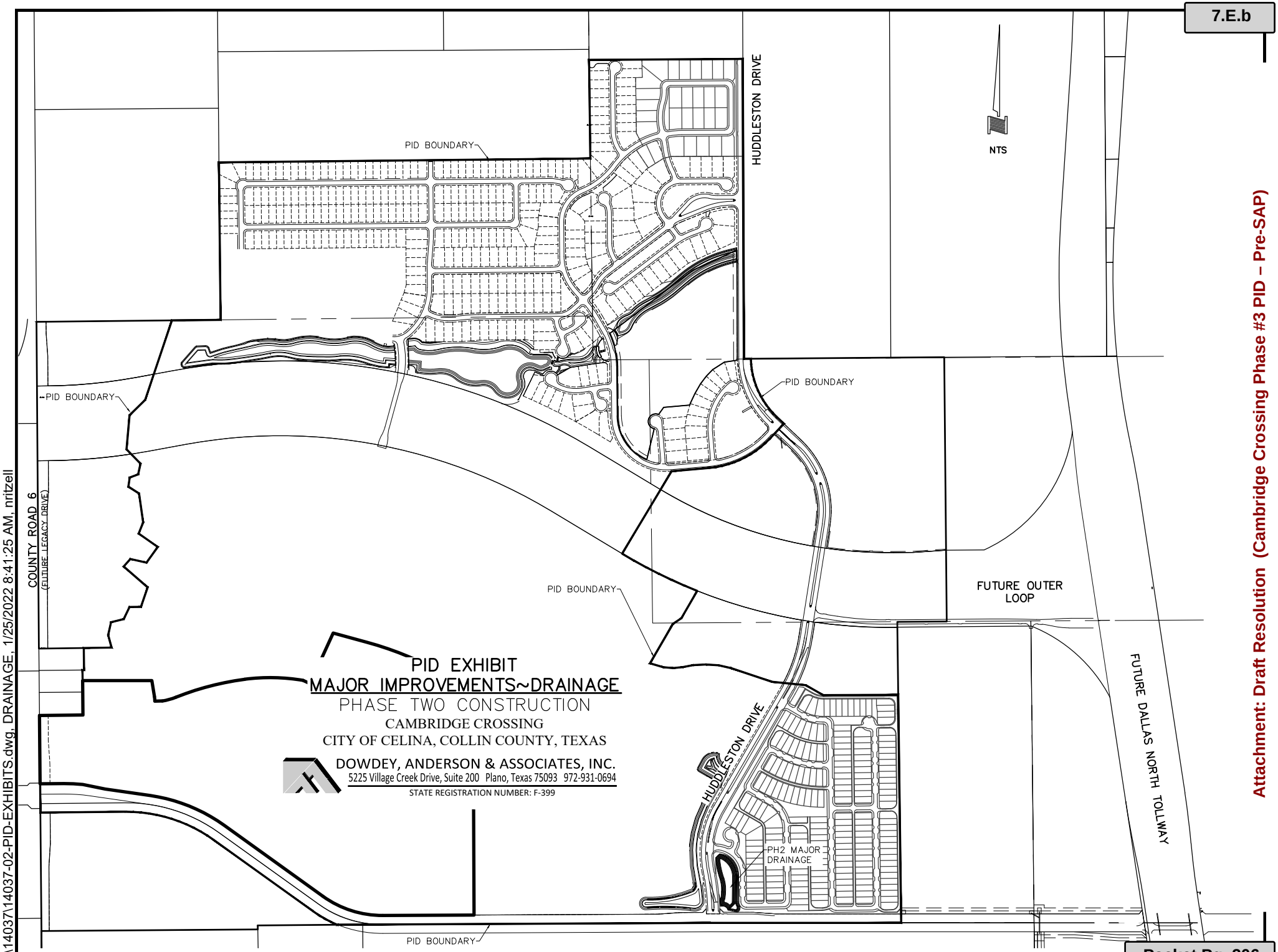
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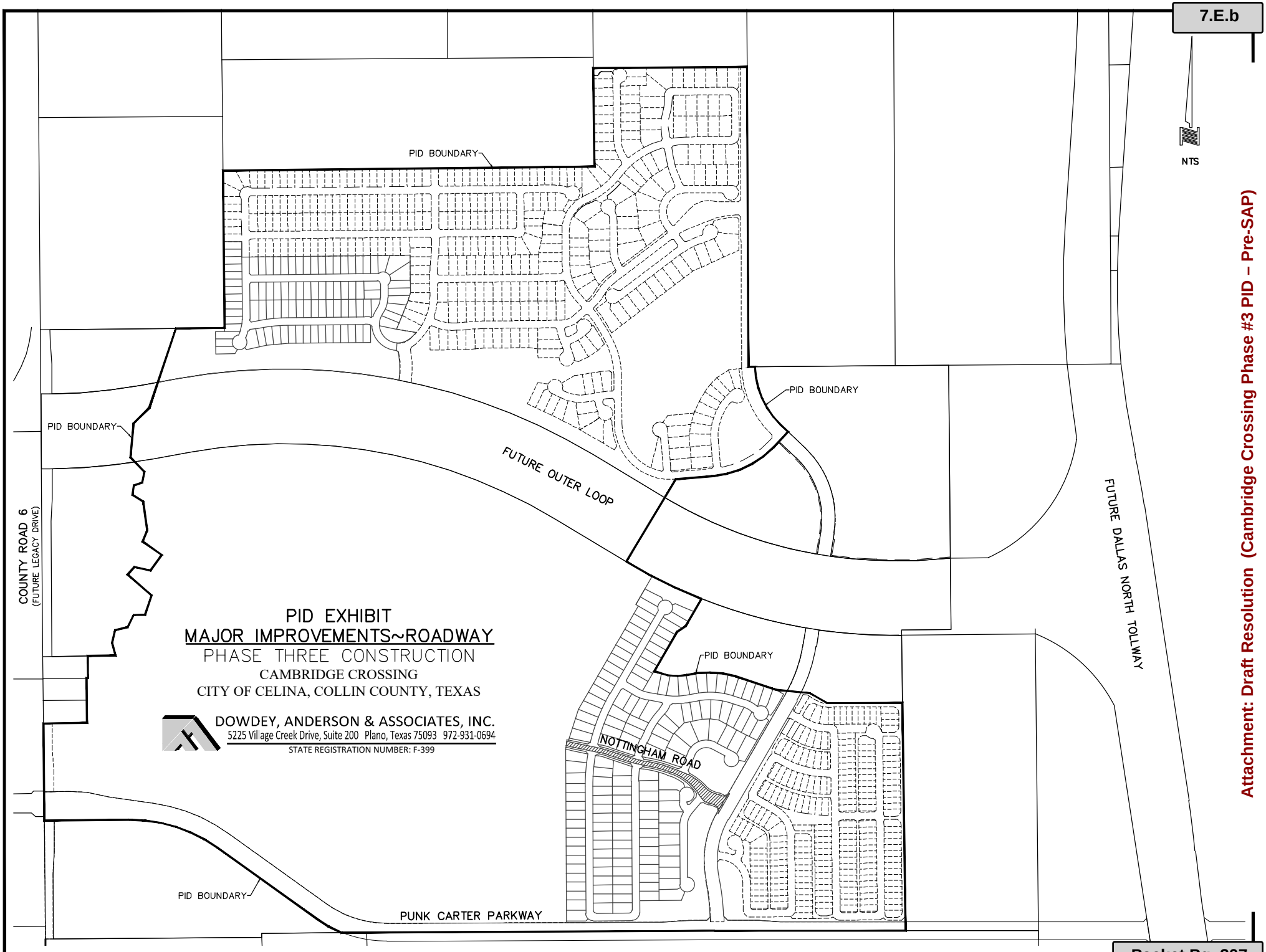
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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)



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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

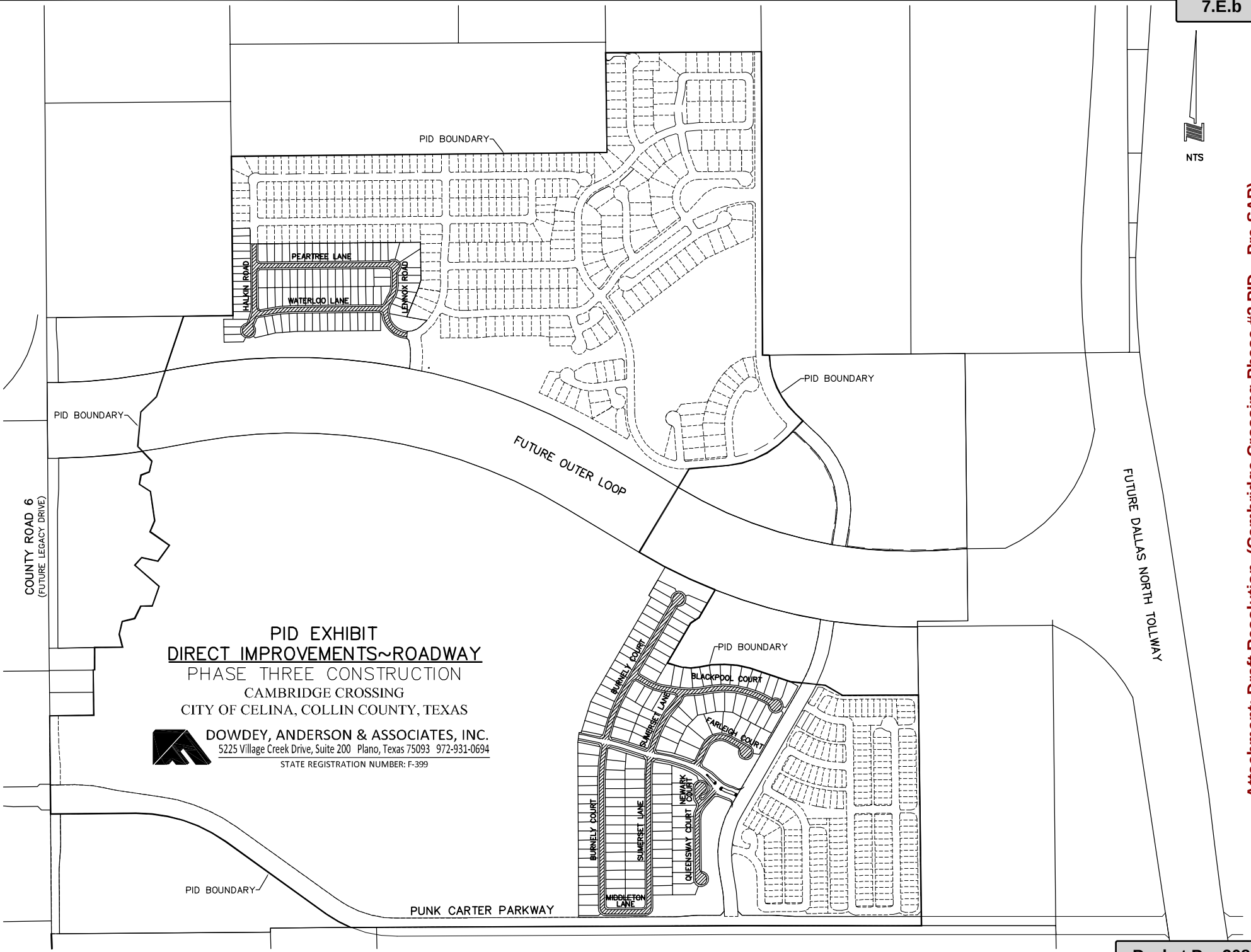


PID EXHIBIT
MAJOR IMPROVEMENTS~ROADWAY
PHASE THREE CONSTRUCTION
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

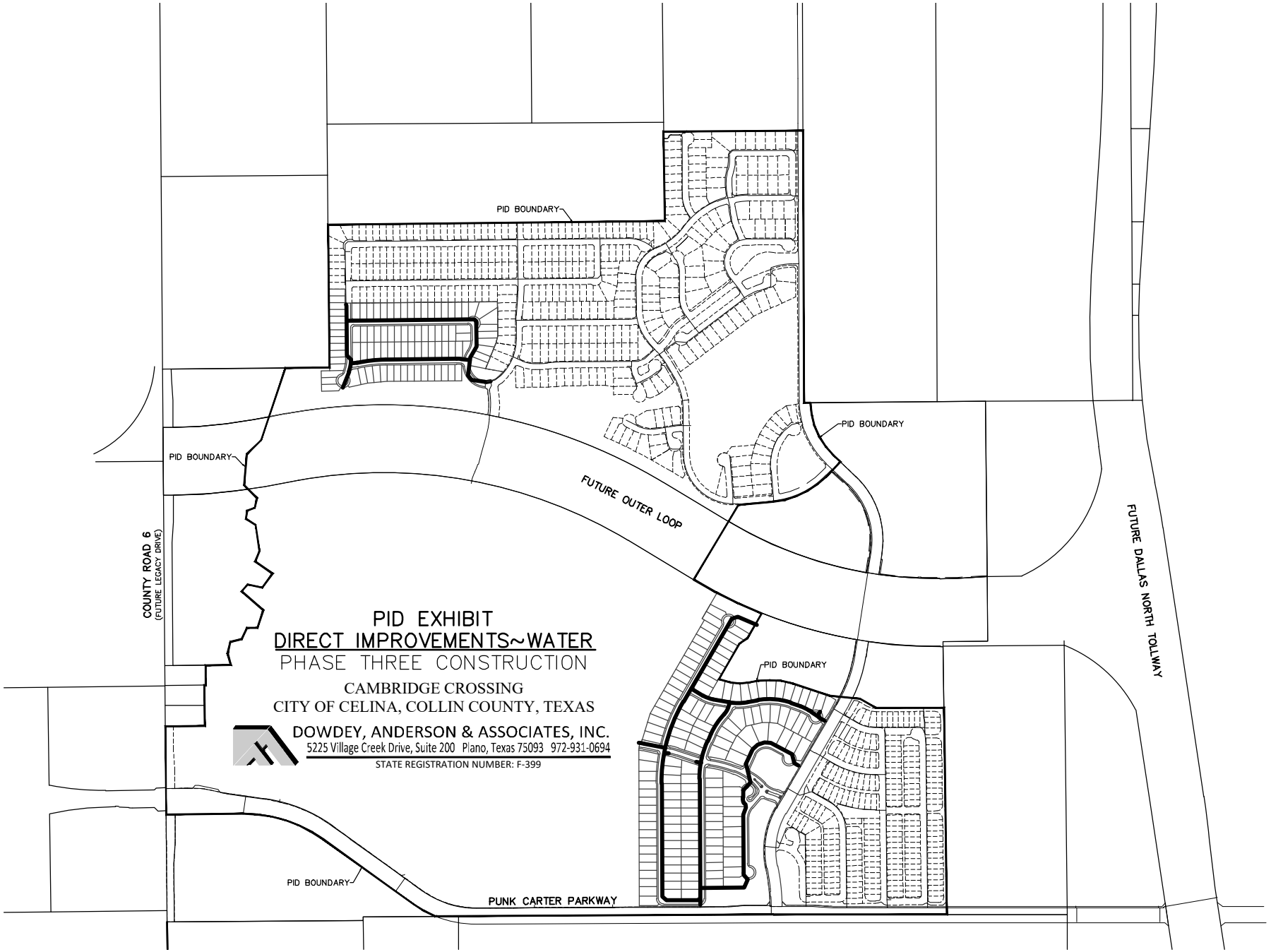
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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)



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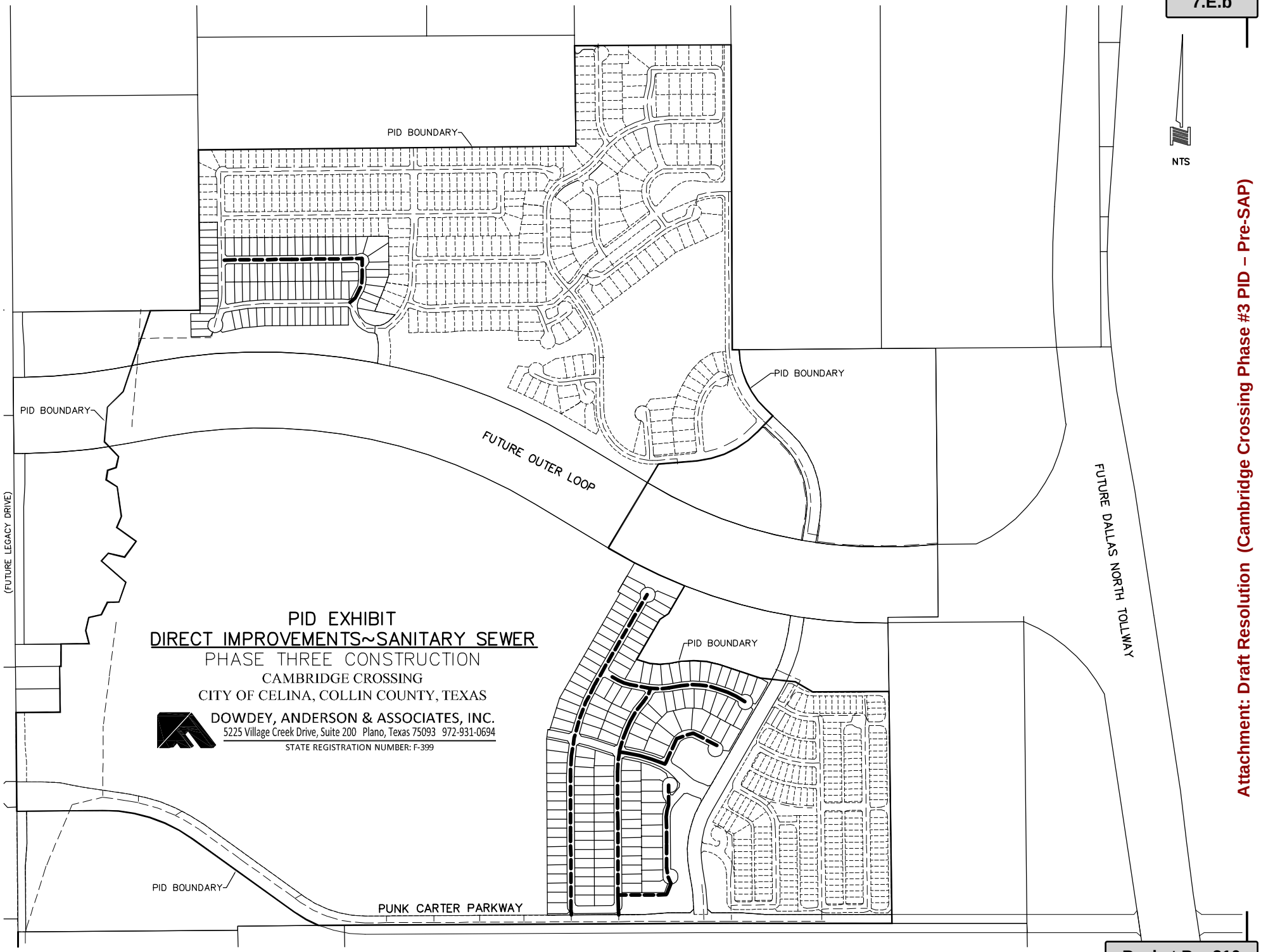
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NTS

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

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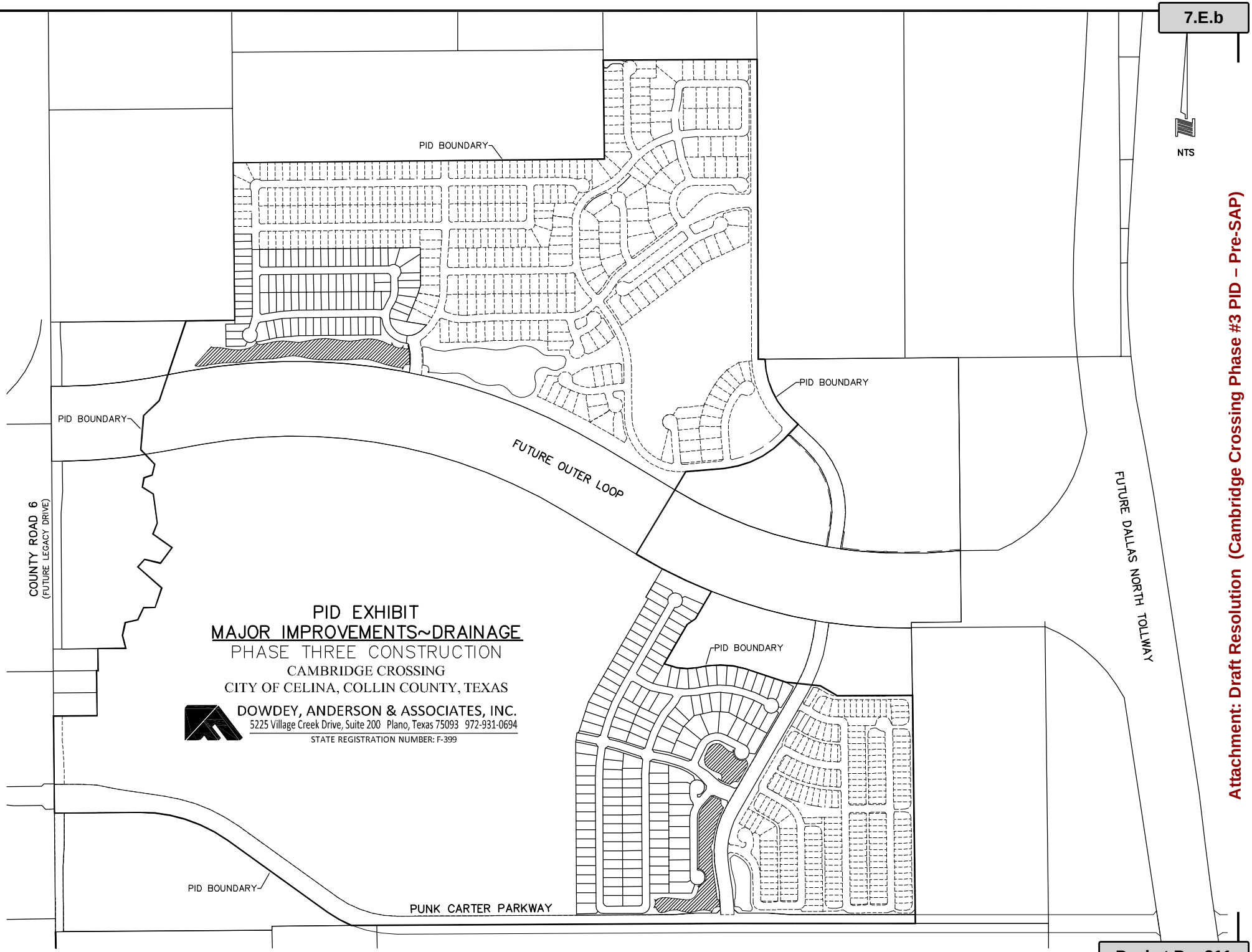


PID EXHIBIT
DIRECT IMPROVEMENTS~SANITARY SEWER
PHASE THREE CONSTRUCTION
CAMBRIDGE CROSSING
CITY OF CELINA, COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

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Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

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BELKNAP FP, LTD. DOC. NO. 98-0123880 O.P.R.C.C.T.

PID BOUNDARY

COUNTY ROAD 88 (FUTURE CHOATE PARKWAY)

G&N ESTATES, LLC DOC. NO. 20070315000355600 O.P.R.C.C.T.

ROBERT D. DE NEWE, AND CHARLOTTE K. BELL 20120823001077380 O.P.R.C.C.T.

MARK VEZNAJ AND SHARON KOEN DOC. NO. 20061122001258430 O.P.R.C.C.T.

ROBERT TYLER STRICKLIN AND WIFE, RAELENE I. STRICKLIN DOC. NO. 2004-0169668 O.P.R.C.C.T.

RAELENE ADDITION DOC. NO. 20061113010004930 O.P.R.C.C.T.

VIJAY PRATHANI AND WIFE, PAVANI CHILLARIGE DOC. NO. 20160908001195410 O.P.R.C.C.T.

20' ROW DEDICATION

ROSELAND PARKWAY

GRAPHIC SCALE

300 150 0 300 900

(IN FEET)
1 inch = 300 ft.

DONALD T. KOCH, AS TRUSTEE OF THE SURVIVING GRANTOR'S REVOCABLE TRUST DOC. NO. 20170616000785220 O.P.R.C.C.T.

CITY GLOBAL INVESTMENTS, LLC DOC. NO. 20151130001493760 O.P.R.C.C.T.

CELINA TITUS, LLC DOC. NO. 20160401000388930 O.P.R.C.C.T.

DONALD T. KOCH, AS TRUSTEE OF THE SURVIVING GRANTOR'S REVOCABLE TRUST DOC. NO. 20170616000785220 O.P.R.C.C.T.

PID BOUNDARY

PID BOUNDARY

EAST/WEST COLLECTOR

ROSELAND PARKWAY

FARM TO MARKET 2478 (CUSTER ROAD)

CELINA OWNSBY COIT, LLC DOC. NO. 20180816001026240 O.P.R.C.C.T.

PID BOUNDARY

MUSTANG LAKES PHASE 2A

MUSTANG LAKES PHASE 1

MUSTANG LAKES PHASE 6

PID BOUNDARY

PID BOUNDARY

DONALD L. VEST AND WIFE, JULIE ANN VEST VOLUME 1344, PAGE 66 D.R.C.C.T.

WELLS ROAD

OWNSBY PARKWAY

WILSON CREEK ESTATES 2 DOC. NO. 98-0015033 D.R.C.C.T.

PID BOUNDARY

MUSTANG LAKES PHASE 6

MUSTANG LAKES PHASE 5

PID LEGEND

RIGHT OF WAY

RIGHT OF WAY AREA TABLE	
CHOATE PARKWAY	6.146 AC (267702.4 SQ FT)
E/W COLLECTOR	3.122 AC (135985.9 SQ FT)
OWNSBY PARKWAY	8.875 AC (386577.8 SQ FT)
ROSELAND PARKWAY	6.459 AC (281333.0 SQ FT)
WELLS ROAD	0.680 AC (29637.4 SQ FT)

ROW EXHIBIT

MUSTANG LAKES ANNEX
CITY OF CELINA, COLLIN COUNTY, TX

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

REVISED: PLATREVDATE

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID - Pre-SAP)

Y:\0505\0505025\0505024-PID-OVERALL.dwg, PID-ROW, 11/22/2022 2:03:08 PM, sstarborough

APPENDIX E
PID ASSESSMENT NOTICE

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____][1]

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF CELINA, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Cambridge Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

APPENDIX F
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of five Lot Types.

"Lot Type 1" means lots identified as such on an Assessment Roll, being lots typically with a Lot width of approximately 74 feet, as provided in the Zoning Ordinance.

"Lot Type 2" means lots identified as such on an Assessment Roll, being lots typically with a Lot width of approximately 60 feet, as provided by Zoning Ordinance.

"Lot Type 3" means lots identified as such on an Assessment Roll, being lots typically with a Lot width of approximately 50 feet, as provided by Zoning Ordinance.

"Lot Type 4" means lots identified as such on an Assessment Roll, being lots typically with a Lot width of approximately 84 feet, as provided by Zoning Ordinance.

"Lot Type 5" means lots identified as such on an Assessment Roll, being lots typically with a Lot width of approximately 40 feet, as provided by Zoning Ordinance.

A) Proposed Development

Table F-1 shows the original proposed residential Lot Types to be developed within the PID.

Table F-1
Proposed Development within the PID – Original

Description	Proposed Development	
Lot Type 1 (74 Ft)	152	Units
Lot Type 2 (60 Ft)	537	Units
Lot Type 3 (50 Ft)	839	Units
Total	**1,528**	**Units**

Table F-2 shows the 2022 revised proposed residential Lot Types to be developed within the PID.

Table F-2
Proposed Development within the PID – 2022 Revised

Description	Proposed Development	
Lot Type 1 (74 Ft)	200	Units
Lot Type 2 (60 Ft)	491	Units
Lot Type 3 (50 Ft)	634	Units
Lot Type 4 (84 Ft)	7	Units
Lot Type 5 (40 Ft)	198	Units
Total	**1,530**	**Units**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Table F-3 shows the original proposed residential Lot Types to be developed within the Phases #2-7 Major Improvement Area (including the Lots developed in Phase #2 and to be developed in Phase #3).

Table F-3
Proposed Development – Phases #2-7 Major Improvement Area - Original

Description	Proposed Development	
Lot Type 1 (74 Ft)	109	Units
Lot Type 2 (60 Ft)	415	Units
Lot Type 3 (50 Ft)	674	Units
Total	**1,198**	**Units**

Table F-4 shows the 2022 revised proposed residential Lot Types to be developed within the Phases #2-7 Major Improvement Area (including the Lots developed in Phase #2 and to be developed in Phase #3).

Table F-4
Proposed Development – Phases #2-7 Major Improvement Area – 2022 Revised

Description	Proposed Development	
Lot Type 1 (74 Ft)	157	Units
Lot Type 2 (60 Ft)	369	Units
Lot Type 3 (50 Ft)	469	Units
Lot Type 4 (84 Ft)	7	Units
Lot Type 5 (40 Ft)	198	Units
Total	**1,200**	**Units**

Table F-5 shows the residential Lot Types developed within Phase #1.

Table F-5
Development – Phase #1

Description	Development	
Lot Type 1 (74 Ft)	43	Units
Lot Type 2 (60 Ft)	122	Units
Lot Type 3 (50 Ft)	165	Units
Total	**330**	**Units**

Table F-6 shows the residential Lot Types developed within Phase #2.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Table F-6
Development – Phase #2

Description	Proposed Development	
Lot Type 1 (74 Ft)	20	Units
Lot Type 2 (60 Ft)	2	Units
Lot Type 4 (84 Ft)	7	Units
Lot Type 5 (40 Ft)	198	Units
Total	**227**	**Units**

Table F-7 shows the proposed residential Lot Types to be developed within Phase #3.

Table F-7
Proposed Development – Phase #3

Description	Proposed Development	
Lot Type 1 (74 Ft)	19	Units
Lot Type 2 (60 Ft)	133	Units
Lot Type 3 (50 Ft)	90	Units
Total	**242**	**Units**

B) Calculation of Equivalent Units

As explained under Section V.D for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Authorized Improvements shall be allocated to the parcel of the Assessed Property receiving benefit from such Authorized Improvements by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 84 Ft, 74 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council originally determined that allocating the Assessments among Parcels of Assessed Property based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. The original classifications (from Lot Type 1 (74 Ft Lots) representing the highest value to Lot Type 3 (50 Ft Lot) representing the lowest value for residential lots). Originally, the Assessments were allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the original Equivalent Unit factor for Lot Type 1 (74 Ft Lots) to 1.0.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Table F-8 shows the original Equivalent Unit factors within the PID.

Table F-8
Equivalent Unit Factors – Original

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor[1]
Lot Type 1 (74 Ft)	$592,000	1.00 per dwelling unit
Lot Type 2 (60 Ft)	$480,000	0.81 per dwelling unit
Lot Type 3 (50 Ft)	$400,000	0.68 per dwelling unit

[1]The Equivalent Unit factors are rounded to two decimal places.

In light of changes to the development process and per request from the Developer, the Lot Type classifications described above have been updated by the City Council. These classifications (from Lot Type 4 (84 Ft Lots) representing the highest value to Lot Type 5 (40 Ft Lot) representing the lowest value for residential lots). Equivalent Units are the ratio of the average value of lots within each assessment class, setting the updated Equivalent Unit factor for Lot Type 4 (84 Ft Lots) to 1.0.

Table F-9 shows the 2022 revised Equivalent Unit factors within the PID.

Table F-9
Equivalent Unit Factors – 2022 Revised

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor[1]
Lot Type 1 (74 Ft)	$730,000	0.91 per dwelling unit
Lot Type 2 (60 Ft)	$630,000	0.79 per dwelling unit
Lot Type 3 (50 Ft)	$570,000	0.71 per dwelling unit
Lot Type 4 (84 Ft)	$800,000	1.00 per dwelling unit
Lot Type 5 (40 Ft)	$475,000	0.59 per dwelling unit

[1]The Equivalent Unit factors are rounded to two decimal places.

The original total estimated Equivalent Units for the Phases #2-7 Major Improvement Area are shown in Table F-10 as calculated based on the original Equivalent Unit factors shown in Table F-8, estimated Lot Types and number of units originally estimated to be built within the Phases #2-7 Major Improvement Area.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Table F-10
Estimated Equivalent Units – Phases #2-7 Major Improvement Area – Original

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	109	1.00	109.00
Lot Type 2 (60 Ft)	415	0.81	336.15
Lot Type 3 (50 Ft)	674	0.68	458.32
Total	**1,198**		**903.47[1]**

[1]The total Equivalent Units shown above were used in 2018 to allocate costs of the Phases #2-7 Major Improvement Area Projects to the Phases #2-7 Major Improvement Area Assessed Property at the time Assessments were levied on the Phases #2-7 Major Improvement Area Assessed Property.

The 2022 revised total estimated Equivalent Units for the Phases #2-7 Major Improvement Area are shown in Table F-11 as calculated based on the 2022 revised Equivalent Unit factors shown in Table F-9, estimated Lot Types and number of units estimated to be built within the Phases #2-7 Major Improvement Area.

Table F-11
Estimated Equivalent Units – Phases #2-7 Major Improvement Area – 2022 Revised

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	157	0.91	142.87
Lot Type 2 (60 Ft)	369	0.79	291.51
Lot Type 3 (50 Ft)	469	0.71	332.99
Lot Type 4 (84 Ft)	7	1.00	7.00
Lot Type 5 (40 Ft)	198	0.59	116.82
Total	**1,200**		**891.19**

The total estimated Equivalent Units for Phase #1 are shown in Table F-12 as calculated based on the original Equivalent Unit factors shown in Table F-8, estimated Lot Types and number of units estimated to be built within Phase #1.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Table F-12
Estimated Equivalent Units – Phase #1 – Original

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	43	1.00	43.00
Lot Type 2 (60 Ft)	122	0.81	98.82
Lot Type 3 (50 Ft)	165	0.68	112.20
Total	**330**		**254.02[1]**

[1]The total Equivalent Units shown above were used in 2018 to allocate the costs of the Phase #1 Initial Projects to Phase #1 Assessed Property at the time Assessments were levied on the Phase #1 Assessed Property.

Table F-13
Estimated Equivalent Units – Phase #1 – 2022 Revised

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	43	0.91	39.13
Lot Type 2 (60 Ft)	122	0.79	96.38
Lot Type 3 (50 Ft)	165	0.71	117.15
Total	**330**		**252.66[1]**

[1]The total Equivalent Units shown above are being used in 2023 to allocate the costs of the Additional Major Improvements to Phase #1 Assessed Property.

The total estimated Equivalent Units for Phase #2 are shown in Table F-14 as calculated based on the 2022 revised Equivalent Unit factors shown in Table F-9, estimated Lot Types and number of units estimated to be built within Phase #2.

Table F-14
Estimated Equivalent Units – Phase #2

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	20	0.91	18.20
Lot Type 2 (60 Ft)	2	0.79	1.58
Lot Type 4 (84 Ft)	7	1.00	7.00
Lot Type 5 (40 Ft)	198	0.59	116.82
Total	**227**		**143.60**

The total estimated Equivalent Units for Phase #3 are shown in Table F-15 as calculated based on the 2022 revised Equivalent Unit factors shown in Table F-9, estimated Lot Types and number of units estimated to be built within Phase #3.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Table F-15
Estimated Equivalent Units – Phase #3

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (74 Ft)	19	0.91	17.29
Lot Type 2 (60 Ft)	133	0.79	105.07
Lot Type 3 (50 Ft)	90	0.71	63.90
Total	**242**		**186.26**

C) Original Allocation of Assessments to Lots within Phases #2-7 Major Improvement Area

As shown in Table F-16 the total amount of the Phases #2-7 Major Improvement Area Bonds, which represents the total Assessment to be allocated on all Parcels within the Phases #2-7 Major Improvement Area, is $13,795,000. As shown in Table F-10, there were a total of 1,198 residential units representing a total of 903.47 originally estimated Equivalent Units at the time the assessment was levied against such property for the residential development in the Phases #2-7 Major Improvement Area, resulting in an original Assessment per Equivalent Unit of $15,268.91.

The original Assessment per dwelling unit was calculated as the product of (i) $15,268.91 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 1 (74 Ft Lot) dwelling unit was $15,268.91 (i.e. $15,268.91 × 1.00). The original Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit was $12,367.82 (i.e. $15,268.91 × 0.81). The original Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit was $10,382.86 (i.e. $15,268.91 × 0.68). Table F-16 sets forth the original Assessment per dwelling unit for each of the original three Lot Types in the Phases #2-7 Major Improvement Area.

Table F-16
Original Assessment Per Unit – Phases #2-7 Major Improvement Area

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment Per Unit		Total Assessments
Lot Type 1 (74 Ft)	109	$15,268.91	1.00	$15,268.91	per dwelling unit	$1,664,311
Lot Type 2 (60 Ft)	415	$15,268.91	0.81	$12,367.82	per dwelling unit	$5,132,643
Lot Type 3 (50 Ft)	674	$15,268.91	0.68	$10,382.86	per dwelling unit	$6,998,046
Total	**1,198**					**$13,795,000**

The original projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-17.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Table F-17
Original Projected Leverage – Phases #2-7 Major Improvement Area

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	109	$114,700	$592,000	$15,268.91	7.51	38.77
Lot Type 2 (60 Ft)	415	$93,000	$480,000	$12,367.82	7.52	38.81
Lot Type 3 (50 Ft)	674	$77,500	$400,000	$10,382.86	7.46	38.53

The original projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-18.

Table F-18
Original Estimated Tax Rate Equivalent Per Unit – Phases #2-7 Major Improvement Area

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per $100 Lot Value)[1]	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (74 Ft)	109	$114,700	$592,000	$1,194.14	$1.0411	$0.2017
Lot Type 2 (60 Ft)	415	$93,000	$480,000	$967.25	$1.0401	$0.2015
Lot Type 3 (50 Ft)	674	$77,500	$400,000	$812.01	$1.0478	$0.2030

D) 2022 Revised Allocation of Assessments to Lots within Phases #2-7 Major Improvement Area

As shown in Table F-19 the total amount of the Phases #2-7 Major Improvement Area Bonds, which represents the total Assessment allocated on all Parcels within the Phases #2-7 Major Improvement Area, is $13,795,000. As shown in Table F-11, there is now anticipated to be a total of 1,200 residential units representing a 2022 revised total of 891.19 estimated Equivalent Units for the residential development in the Phases #2-7 Major Improvement Area, resulting in a 2022 revised Assessment per Equivalent Unit of $15,479.30.

The 2022 revised Assessment per dwelling unit was calculated as the product of (i) $15,479.301 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the revised Assessment for a Lot Type 1 (74 Ft Lot) dwelling unit is $14,086.17 (i.e. $15,479.30 × 0.91). The 2022 revised Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is $12,228.65 (i.e. $15,479.30 × 0.79). The 2022 revised Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is $10,990.31 (i.e. $15,479.30 × 0.71). The 2022 revised Assessment for a Lot Type 4 (84 Ft Lot) dwelling unit is $15,479.30 (i.e. $15,479.30 × 1.00). The 2022 revised Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is $9,132.79 (i.e. $15,479.30 × 0.59). Table F-19 sets forth the 2022 revised Assessment per dwelling unit for each of the five Lot Types in Phases #2-7 Major Improvement Area.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Table F-19
2022 Revised Assessment Per Unit – Phases #2-7 Major Improvement Area

Type	Planned No. of Units	Assessment Per Equivalent Unit	Equivalent Unit Factor	Assessment Per Unit		Total Assessments
Lot Type 1 (74 Ft)	157	$15,479.30	0.91	$14,086.17	per dwelling unit	$2,211,528
Lot Type 2 (60 Ft)	369	$15,479.30	0.79	$12,228.65	per dwelling unit	$4,512,372
Lot Type 3 (50 Ft)	469	$15,479.30	0.71	$10,990.31	per dwelling unit	$5,154,453
Lot Type 4 (84 Ft)	7	$15,479.30	1.00	$15,479.30	per dwelling unit	$108,355
Lot Type 5 (40 Ft)	198	$15,479.30	0.59	$9,132.79	per dwelling unit	$1,808,292
Total	**1,200**					**$13,795,000**

The 2022 revised projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-20.

Table F-20
2022 Revised Projected Leverage – Phases #2-7 Major Improvement Area

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	157	$118,400	$730,000	$14,086.17	8.41	51.82
Lot Type 2 (60 Ft)	369	$96,000	$630,000	$12,228.65	7.85	51.52
Lot Type 3 (50 Ft)	469	$80,000	$570,000	$10,990.31	7.28	51.86
Lot Type 4 (84 Ft)	7	$134,400	$800,000	$15,479.30	8.68	51.68
Lot Type 5 (40 Ft)	198	$65,000	$475,000	$9,132.79	7.12	52.01

The 2022 revised projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-21.

Table F-21
Revised Estimated Tax Rate Equivalent Per Unit – Phases #2-7 Major Improvement Area

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (74 Ft)	157	$118,400	$730,000	$1,101.64	$0.9304	$0.1509
Lot Type 2 (60 Ft)	369	$96,000	$630,000	$956.37	$0.9962	$0.1518
Lot Type 3 (50 Ft)	469	$80,000	$570,000	$859.52	$1.0744	$0.1508
Lot Type 4 (84 Ft)	7	$134,400	$800,000	$1,210.59	$0.9007	$0.1513
Lot Type 5 (40 Ft)	198	$65,000	$475,000	$714.25	$1.0988	$0.1504

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

E) Original Allocation of Assessments to Lots within Phase #1

As shown in Table F-22, the total amount of the Phase #1 Bonds, which represents the total Assessment allocated on all Parcels within Phase #1, is $9,555,000. As shown in Table F-12, there are a total of 330 residential units representing a total of 254.02 estimated original Equivalent Units at the time the assessment was levied against such property for the residential development in Phase #1, resulting in an original Assessment per Equivalent Unit of $37,615.15.

The original Assessment per dwelling unit is calculated as the product of (i) $37,615.15 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 1 (74 Ft Lot) dwelling unit is $37,615.15 (i.e. $37,615.15 × 1.00). The original Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is $30,468.27 (i.e. $37,615.15 × 0.81). The original Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is $25,578.30 (i.e. $37,615.15 × 0.68). Table F-22 sets forth the original Assessment per dwelling unit for each of the three Lot Types in Phase #1.

Table F-22
Original Assessment Per Unit – Phase #1 Initial Projects

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment Per Unit		Total Assessments
Lot Type 1 (74 Ft)	43	$37,615.15	1.00	$37,615.15	per dwelling unit	$1,617,451
Lot Type 2 (60 Ft)	122	$37,615.15	0.81	$30,468.27	per dwelling unit	$3,717,129
Lot Type 3 (50 Ft)	165	$37,615.15	0.68	$25,578.30	per dwelling unit	$4,220,420
Total	**330**					**$9,555,000**

The original projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-23.

Table F-23
Original Projected Leverage – Phase #1 Initial Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	43	$114,700	$592,000	$37,615.15	3.05	15.74
Lot Type 2 (60 Ft)	122	$93,000	$480,000	$30,468.27	3.05	15.75
Lot Type 3 (50 Ft)	165	$77,500	$400,000	$25,578.30	3.03	15.64

The original projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-24.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Table F-24
Original Estimated Tax Rate Equivalent Per Unit – Phase #1 Initial Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per $100 Lot Value)[1]	Tax Rate Equivalent (per $100 Home Value)[1]
Lot Type 1 (74 Ft)	43	$114,700	$592,000	$2,928.53	$2.5532	$0.4947
Lot Type 2 (60 Ft)	122	$93,000	$480,000	$2,372.11	$2.5507	$0.4942
Lot Type 3 (50 Ft)	165	$77,500	$400,000	$1,991.40	$2.5696	$0.4979

As shown in Table F-9, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated. The updated projected leverage calculated based on the estimated finished Lot values and home values for each Lot Type is shown in Table F-25.

Table F-25
Updated Projected Leverage – Phase #1 Initial Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	43	$118,400	$730,000	$37,615.15	3.15	19.41
Lot Type 2 (60 Ft)	122	$96,000	$630,000	$30,468.27	3.15	20.68
Lot Type 3 (50 Ft)	165	$80,000	$570,000	$25,578.30	3.13	22.28

As shown in Table F-9, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated. The updated projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-26.

Table F-26
Updated Estimated Tax Rate Equivalent Per Unit – Phase #1 Initial Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)[1]
Lot Type 1 (74 Ft)	43	$118,400	$730,000	$2,928.53	$2.4734	$0.4012
Lot Type 2 (60 Ft)	122	$96,000	$630,000	$2,372.11	$2.4710	$0.3765
Lot Type 3 (50 Ft)	165	$80,000	$570,000	$1,991.40	$2.4893	$0.3494

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

F) Allocation of Assessments to Lots within Phase #2

As shown in Table F-27 the total amount of the obligation due under the Reimbursement Agreement related to the Phase #2 Improvements, which represents the total Assessment allocated on the Phase #2 Assessed Property, is $5,938,154. As shown in Table F-14, there are anticipated to be a total of 227 residential units representing a total of 143.60 estimated Equivalent Units for the residential development in Phase #2, resulting in an Assessment per Equivalent Unit of $41,352.05.

The Assessment per dwelling unit is calculated as the product of (i) $41,352.05 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (74 Ft Lot) dwelling unit is $37,630.36 (i.e. $41,352.05 × 0.91). The Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is $32,668.12 (i.e. $41,352.05 × 0.79). The Assessment for a Lot Type 4 (84 Ft Lot) dwelling unit is $41,352.05 (i.e. $41,352.05 × 1.00). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is $24,397.71 (i.e. $41,352.05 × 0.59). Table F-27 sets forth the Assessment per dwelling unit for each of the four Lot Types in Phase #2.

Table F-27
Assessment Per Unit – Phase #2 Improvements

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment Per Unit		Total Assessments
Lot Type 1 (74 Ft)	20	$41,352.05	0.91	$37,630.36	per dwelling unit	$752,607
Lot Type 2 (60 Ft)	2	$41,352.05	0.79	$32,668.12	per dwelling unit	$65,336
Lot Type 4 (84 Ft)	7	$41,352.05	1.00	$41,352.05	per dwelling unit	$289,464
Lot Type 5 (40 Ft)	198	$41,352.05	0.59	$24,397.71	per dwelling unit	$4,830,746
Total	**227**					**$5,938,154**

The projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-28.

Table F-28
Projected Leverage – Phase #2 Improvements

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	20	$118,400	$730,000	$37,630.36	3.15	19.40
Lot Type 2 (60 Ft)	2	$96,000	$630,000	$32,668.12	2.94	19.28
Lot Type 4 (84 Ft)	7	$134,400	$800,000	$41,352.05	3.25	19.35
Lot Type 5 (40 Ft)	198	$65,000	$475,000	$24,397.71	2.66	19.47

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-29.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Table F-29
Estimated Tax Rate Equivalent Per Unit – Phase #2 Improvements

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per $100 Lot Value)[1]	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (74 Ft)	20	$118,400	$730,000	$3,204.44	$2.706	$0.439
Lot Type 2 (60 Ft)	2	$96,000	$630,000	$2,781.87	$2.898	$0.442
Lot Type 4 (84 Ft)	7	$134,400	$800,000	$3,521.36	$2.620	$0.440
Lot Type 5 (40 Ft)	198	$65,000	$475,000	$2,077.60	$3.196	$0.437

The Phases #2-7 Major Improvement Area Assessments allocated to Phase #2 are shown in Table F-30.

Table F-30
Assessment Per Unit – Phase #2's share of Phases #2-7 Major Improvement Area Assessments

Description	Planned No. of Units	Assessment per Equivalent Unit[1]	Equivalent Unit Factor	Assessment Per Unit		Total Assessments
Lot Type 1 (74 Ft)	20	$15,479.30	0.91	$14,086.17	per dwelling unit	$281,723
Lot Type 2 (60 Ft)	2	$15,479.30	0.79	$12,228.65	per dwelling unit	$24,457
Lot Type 4 (84 Ft)	7	$15,479.30	1.00	$15,479.30	per dwelling unit	$108,355
Lot Type 5 (40 Ft)	198	$15,479.30	0.59	$9,132.79	per dwelling unit	$1,808,292
Total	**227**					**$2,222,828**

[1]See Table F-19.

The combined Phase #2 Assessments (for the Phase #2 Improvements) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #2 are shown in Table F-31.

Table F-31
Combined Assessment Per Unit – Phases #2 Initial Projects

Description	Planned No. of Units	Phase #2 Improvements Assessment Per Unit[1]	Phase #2's share of Phases #2-7 Major Improvement Area Assessment Per Unit[2]	Phase #2 Projects Assessment Per Unit	Phase #2 Projects Total Assessments
Lot Type 1 (74 Ft)	20	$37,630.36	$14,086.17	$51,716.53	$1,034,331
Lot Type 2 (60 Ft)	2	$32,668.12	$12,228.65	$44,896.77	$89,794
Lot Type 4 (84 Ft)	7	$41,352.05	$15,479.30	$56,831.35	$397,819
Lot Type 5 (40 Ft)	198	$24,397.71	$9,132.79	$33,530.50	$6,639,038
Total	**227**				**$8,160,982**

[1]See Table F-27.
[2]See Table F-30.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

The combined projected leverage for the Phase #2 Assessments (for the Phase #2 Improvements) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #2 are shown in Table F-32.

Table F-32
Combined Projected Leverage – Phase #2 Initial Projects

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Phase #2 Projects Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	20	$118,400	$730,000	$51,716.53	2.29	14.12
Lot Type 2 (60 Ft)	2	$96,000	$630,000	$44,896.77	2.14	14.03
Lot Type 4 (84 Ft)	7	$134,400	$800,000	$56,831.35	2.36	14.08
Lot Type 5 (40 Ft)	198	$65,000	$475,000	$33,530.50	1.94	14.17

The combined projected tax rate equivalent for the Phase #2 Assessments (for the Phase #2 Improvements) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #2 are shown in Table F-33.

Table F-33 Projects
Combined Estimated Tax Rate Equivalent Per Unit – Phase #2 Initial Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (74 Ft)	20	$118,400	$730,000	$4,306.08	$3.637	$0.590
Lot Type 2 (60 Ft)	2	$96,000	$630,000	$3,738.24	$3.894	$0.593
Lot Type 4 (84 Ft)	7	$134,400	$800,000	$4,731.95	$3.521	$0.591
Lot Type 5 (40 Ft)	198	$65,000	$475,000	$2,791.85	$4.295	$0.588

G) Allocation of Assessments to Lots within Phase #3

As shown in Table F-34 the total amount of (i) the obligation due under the Reimbursement Agreement related to the Phase #3 Improvements and (ii) the obligation due under the Reimbursement Agreement related to Phase #3 Additional Projects, which represents the total Assessment to be allocated on the Phase #3 Assessed Property, is $7,708,239. As shown in Table F-15, there are anticipated to be a total of 242 residential units representing a total of 186.26 estimated Equivalent Units for the residential development in Phase #3, resulting in an Assessment per Equivalent Unit of $41,384.30.

The Assessment per dwelling unit is calculated as the product of (i) $41,384.30 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (74 Ft Lot) dwelling unit is $37,659.71 (i.e. $41,384.30 × 0.91). The Assessment for a Lot

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Type 2 (60 Ft Lot) dwelling unit is $32,693.60 (i.e. $41,384.30 × 0.79). The Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is $29,382.85 (i.e. $41,384.30 × 0.71). Table F-34 sets forth the Assessment per dwelling unit for each of the three Lot Types in Phase #3.

Table F-34
Assessment Per Unit –Phase #3 Improvements and Phase #3 Additional Projects

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (74 Ft)	19	$41,384.30	0.91	$37,659.71	per dwelling unit	$715,535
Lot Type 2 (60 Ft)	133	$41,384.30	0.79	$32,693.60	per dwelling unit	$4,348,248
Lot Type 3 (50 Ft)	90	$41,384.30	0.71	$29,382.85	per dwelling unit	$2,644,457
Total	**242**					**$7,708,239**

The projected leverage calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-35.

Table F-35
Projected Leverage –Phase #3 Improvements and Phase #3 Additional Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Assessment Per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	19	$118,400	$730,000	$37,659.71	3.14	19.38
Lot Type 2 (60 Ft)	133	$96,000	$630,000	$32,693.60	2.94	19.27
Lot Type 3 (50 Ft)	90	$80,000	$570,000	$29,382.85	2.72	19.40

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each Lot Type is shown in Table F-36.

Table F-36
Estimated Tax Rate Equivalent Per Unit – Phase #3 Improvements and Phase #3 Additional Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (74 Ft)	19	$118,400	$730,000	$3,212.00	$2.713	$0.440
Lot Type 2 (60 Ft)	133	$96,000	$630,000	$2,788.44	$2.905	$0.443
Lot Type 3 (50 Ft)	90	$80,000	$570,000	$2,506.06	$3.133	$0.440

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The Phases #2-7 Major Improvement Area Assessments allocated to Phase #3 are shown in Table F-37.

Table F-37
Assessment Per Unit – Phase #3's share of Phases #2-7 Major Improvement Area Assessments

Description	Planned No. of Units	Assessment per Equivalent Unit[1]	Equivalent Unit Factor	Assessment Per Unit		Total Assessments
Lot Type 1 (74 Ft)	19	$15,479.30	0.91	$14,086.17	per dwelling unit	$267,637
Lot Type 2 (60 Ft)	133	$15,479.30	0.79	$12,228.65	per dwelling unit	$1,626,410
Lot Type 3 (50 Ft)	90	$15,479.30	0.71	$10,990.31	per dwelling unit	$989,127
Total	**242**					**$2,883,175**

[1]See Table F-19.

The combined Phase #3 Assessments (for the Phase #3 Improvements and Phase #3 Additional Projects) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #3 are shown in Table F-38.

Table F-38
Combined Assessment Per Unit – Phase #3 Projects

Description	Planned No. of Units	Phase #3 Improvements Assessment Per Unit[1]	Phase #3's share of Phases #2-7 Major Improvement Area Assessment Per Unit[2]	Phase #3 Projects Assessment Per Unit	Phase #3 Projects Total Assessments
Lot Type 1 (74 Ft)	19	$37,659.71	$14,086.17	$51,745.88	$983,172
Lot Type 2 (60 Ft)	133	$32,693.60	$12,228.65	$44,922.24	$5,974,659
Lot Type 3 (50 Ft)	90	$29,382.85	$10,990.31	$40,373.16	$3,633,584
Total	**242**				**$10,591,414**

[1]See Table F-34.
[2]See Table F-36.

The combined projected leverage for the Phase #3 Assessments (for the Phase #3 Improvements and Phase #3 Additional Projects) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #3 are shown in Table F-39.

Table F-39
Combined Projected Leverage – Phase #3 Projects

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Phase #3 Projects Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (74 Ft)	19	$118,400	$730,000	$51,745.88	2.29	14.11
Lot Type 2 (60 Ft)	133	$96,000	$630,000	$44,922.24	2.14	14.02
Lot Type 3 (50 Ft)	90	$80,000	$570,000	$40,373.16	1.98	14.12

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

The combined projected tax rate equivalent for the Phase #3 Assessments (for the Phase #3 Improvements and Phase #3 Additional Projects) and the Phases #2-7 Major Improvement Area Assessments allocated to Phase #3 are shown in Table F-40.

Table F-40
Combined Estimated Tax Rate Equivalent Per Unit – Phase #3 Projects

Description	Planned No. of Units	Estimated Finished Lot Value Per Unit	Projected Home Value Per Unit	Projected Average Annual Installment Per Unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (74 Ft)	19	$118,400	$730,000	$4,313.64	$3.643	$0.591
Lot Type 2 (60 Ft)	133	$96,000	$630,000	$3,744.80	$3.901	$0.594
Lot Type 3 (50 Ft)	90	$80,000	$570,000	$3,365.58	$4.207	$0.590

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

APPENDIX G
PHASES #2-7 MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix G-1
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

Parcel	**All Parcels**
Assessment	**$13,795,000**
Equivalent Unit (2022 Revised)	**891.19**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$755,430	$0	$0	($755,430)	$0
9/1/20	$0	$753,338	$25,600	$68,976	($16,000)	$831,913
9/1/21	$220,000	$753,338	$37,000	$68,975	($38,775)	$1,040,538
9/1/22	$230,000	$743,713	$33,000	$67,875	($14,389)	$1,060,199
9/1/23	$240,000	$733,650	$37,000	$66,725	$0	$1,077,375
9/1/24	$250,000	$723,150	$38,643	$65,525	$0	$1,077,318
9/1/25	$265,000	$710,650	$39,416	$64,275	$0	$1,079,341
9/1/26	$280,000	$697,400	$40,204	$62,950	$0	$1,080,554
9/1/27	$290,000	$683,400	$41,008	$61,550	$0	$1,075,958
9/1/28	$310,000	$668,900	$41,828	$60,100	$0	$1,080,828
9/1/29	$325,000	$653,400	$42,665	$58,550	$0	$1,079,615
9/1/30	$345,000	$635,525	$43,518	$56,925	$0	$1,080,968
9/1/31	$360,000	$616,550	$44,388	$55,200	$0	$1,076,138
9/1/32	$385,000	$596,750	$45,276	$53,400	$0	$1,080,426
9/1/33	$405,000	$575,575	$46,182	$51,475	$0	$1,078,232
9/1/34	$430,000	$553,300	$47,105	$49,450	$0	$1,079,855
9/1/35	$455,000	$529,650	$48,047	$47,300	$0	$1,079,997
9/1/36	$480,000	$504,625	$49,008	$45,025	$0	$1,078,658
9/1/37	$510,000	$478,225	$49,989	$42,625	$0	$1,080,839
9/1/38	$535,000	$450,175	$50,988	$40,075	$0	$1,076,238
9/1/39	$570,000	$420,750	$52,008	$37,400	$0	$1,080,158
9/1/40	$600,000	$388,688	$53,048	$34,550	$0	$1,076,286
9/1/41	$640,000	$354,938	$54,109	$31,550	$0	$1,080,597
9/1/42	$675,000	$318,938	$55,191	$28,350	$0	$1,077,479
9/1/43	$715,000	$280,969	$56,295	$24,975	$0	$1,077,239
9/1/44	$760,000	$240,750	$57,421	$21,400	$0	$1,079,571
9/1/45	$805,000	$198,000	$58,570	$17,600	$0	$1,079,170
9/1/46	$850,000	$152,719	$59,741	$13,575	$0	$1,076,035
9/1/47	$905,000	$104,906	$60,936	$9,325	$0	$1,080,167
9/1/48	$960,000	$54,000	$62,155	$4,800	$0	$1,080,955
Total	**$13,795,000**	**$15,331,399**	**$1,370,341**	**$1,310,501**	**($824,594)**	**$30,982,647**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix G-2
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

Parcel	**Lot Type 1 (74 Ft)**
Assessment	**$14,086.17**
Equivalent Unit (2022 Revised)	**0.91**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$771	$0	$0	($771)	$0
9/1/20	$0	$769	$26	$70	($16)	$849
9/1/21	$225	$769	$38	$70	($40)	$1,062
9/1/22	$235	$759	$34	$69	($15)	$1,083
9/1/23	$245	$749	$39	$68	$0	$1,101
9/1/24	$255	$738	$39	$67	$0	$1,100
9/1/25	$271	$726	$40	$66	$0	$1,102
9/1/26	$286	$712	$41	$64	$0	$1,103
9/1/27	$296	$698	$42	$63	$0	$1,099
9/1/28	$317	$683	$43	$61	$0	$1,104
9/1/29	$332	$667	$44	$60	$0	$1,102
9/1/30	$352	$649	$44	$58	$0	$1,104
9/1/31	$368	$630	$45	$56	$0	$1,099
9/1/32	$393	$609	$46	$55	$0	$1,103
9/1/33	$414	$588	$47	$53	$0	$1,101
9/1/34	$439	$565	$48	$50	$0	$1,103
9/1/35	$465	$541	$49	$48	$0	$1,103
9/1/36	$490	$515	$50	$46	$0	$1,101
9/1/37	$521	$488	$51	$44	$0	$1,104
9/1/38	$546	$460	$52	$41	$0	$1,099
9/1/39	$582	$430	$53	$38	$0	$1,103
9/1/40	$613	$397	$54	$35	$0	$1,099
9/1/41	$654	$362	$55	$32	$0	$1,103
9/1/42	$689	$326	$56	$29	$0	$1,100
9/1/43	$730	$287	$57	$26	$0	$1,100
9/1/44	$776	$246	$59	$22	$0	$1,102
9/1/45	$822	$202	$60	$18	$0	$1,102
9/1/46	$868	$156	$61	$14	$0	$1,099
9/1/47	$924	$107	$62	$10	$0	$1,103
9/1/48	$980	$55	$63	$5	$0	$1,104
Total	**$14,086**	**$15,655**	**$1,400**	**$1,338**	**($842)**	**$31,637**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix G-3
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

Parcel	**Lot Type 2 (60 Ft)**
Assessment	**$12,228.65**
Equivalent Unit (2022 Revised)	**0.79**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$670	$0	$0	($670)	$0
9/1/20	$0	$668	$23	$61	($14)	$737
9/1/21	$195	$668	$33	$61	($34)	$922
9/1/22	$204	$659	$29	$60	($13)	$940
9/1/23	$213	$650	$33	$59	$0	$955
9/1/24	$222	$641	$34	$58	$0	$955
9/1/25	$235	$630	$35	$57	$0	$957
9/1/26	$248	$618	$36	$56	$0	$958
9/1/27	$257	$606	$36	$55	$0	$954
9/1/28	$275	$593	$37	$53	$0	$958
9/1/29	$288	$579	$38	$52	$0	$957
9/1/30	$306	$563	$39	$50	$0	$958
9/1/31	$319	$547	$39	$49	$0	$954
9/1/32	$341	$529	$40	$47	$0	$958
9/1/33	$359	$510	$41	$46	$0	$956
9/1/34	$381	$490	$42	$44	$0	$957
9/1/35	$403	$470	$43	$42	$0	$957
9/1/36	$425	$447	$43	$40	$0	$956
9/1/37	$452	$424	$44	$38	$0	$958
9/1/38	$474	$399	$45	$36	$0	$954
9/1/39	$505	$373	$46	$33	$0	$958
9/1/40	$532	$345	$47	$31	$0	$954
9/1/41	$567	$315	$48	$28	$0	$958
9/1/42	$598	$283	$49	$25	$0	$955
9/1/43	$634	$249	$50	$22	$0	$955
9/1/44	$674	$213	$51	$19	$0	$957
9/1/45	$714	$176	$52	$16	$0	$957
9/1/46	$753	$135	$53	$12	$0	$954
9/1/47	$802	$93	$54	$8	$0	$958
9/1/48	$851	$48	$55	$4	$0	$958
Total	**$12,229**	**$13,591**	**$1,215**	**$1,162**	**($731)**	**$27,465**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix G-4
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

Parcel	**Lot Type 3 (50 Ft)**
Assessment	**$10,990.31**
Equivalent Unit (2022 Revised)	**0.71**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$602	$0	$0	($602)	$0
9/1/20	$0	$600	$20	$55	($13)	$663
9/1/21	$175	$600	$29	$55	($31)	$829
9/1/22	$183	$593	$26	$54	($11)	$845
9/1/23	$191	$584	$29	$53	$0	$858
9/1/24	$199	$576	$31	$52	$0	$858
9/1/25	$211	$566	$31	$51	$0	$860
9/1/26	$223	$556	$32	$50	$0	$861
9/1/27	$231	$544	$33	$49	$0	$857
9/1/28	$247	$533	$33	$48	$0	$861
9/1/29	$259	$521	$34	$47	$0	$860
9/1/30	$275	$506	$35	$45	$0	$861
9/1/31	$287	$491	$35	$44	$0	$857
9/1/32	$307	$475	$36	$43	$0	$861
9/1/33	$323	$459	$37	$41	$0	$859
9/1/34	$343	$441	$38	$39	$0	$860
9/1/35	$362	$422	$38	$38	$0	$860
9/1/36	$382	$402	$39	$36	$0	$859
9/1/37	$406	$381	$40	$34	$0	$861
9/1/38	$426	$359	$41	$32	$0	$857
9/1/39	$454	$335	$41	$30	$0	$861
9/1/40	$478	$310	$42	$28	$0	$857
9/1/41	$510	$283	$43	$25	$0	$861
9/1/42	$538	$254	$44	$23	$0	$858
9/1/43	$570	$224	$45	$20	$0	$858
9/1/44	$605	$192	$46	$17	$0	$860
9/1/45	$641	$158	$47	$14	$0	$860
9/1/46	$677	$122	$48	$11	$0	$857
9/1/47	$721	$84	$49	$7	$0	$861
9/1/48	$765	$43	$50	$4	$0	$861
Total	**$10,990**	**$12,214**	**$1,092**	**$1,044**	**($657)**	**$24,683**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix G-5
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

Parcel	**Lot Type 4 (84 Ft)**
Assessment	**$15,479.30**
Equivalent Unit (2022 Revised)	**1.00**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$848	$0	$0	($848)	$0
9/1/20	$0	$845	$29	$77	($18)	$933
9/1/21	$247	$845	$42	$77	($44)	$1,168
9/1/22	$258	$835	$37	$76	($16)	$1,190
9/1/23	$269	$823	$42	$75	$0	$1,209
9/1/24	$281	$811	$43	$74	$0	$1,209
9/1/25	$297	$797	$44	$72	$0	$1,211
9/1/26	$314	$783	$45	$71	$0	$1,212
9/1/27	$325	$767	$46	$69	$0	$1,207
9/1/28	$348	$751	$47	$67	$0	$1,213
9/1/29	$365	$733	$48	$66	$0	$1,211
9/1/30	$387	$713	$49	$64	$0	$1,213
9/1/31	$404	$692	$50	$62	$0	$1,208
9/1/32	$432	$670	$51	$60	$0	$1,212
9/1/33	$454	$646	$52	$58	$0	$1,210
9/1/34	$483	$621	$53	$55	$0	$1,212
9/1/35	$511	$594	$54	$53	$0	$1,212
9/1/36	$539	$566	$55	$51	$0	$1,210
9/1/37	$572	$537	$56	$48	$0	$1,213
9/1/38	$600	$505	$57	$45	$0	$1,208
9/1/39	$640	$472	$58	$42	$0	$1,212
9/1/40	$673	$436	$60	$39	$0	$1,208
9/1/41	$718	$398	$61	$35	$0	$1,213
9/1/42	$757	$358	$62	$32	$0	$1,209
9/1/43	$802	$315	$63	$28	$0	$1,209
9/1/44	$853	$270	$64	$24	$0	$1,211
9/1/45	$903	$222	$66	$20	$0	$1,211
9/1/46	$954	$171	$67	$15	$0	$1,207
9/1/47	$1,015	$118	$68	$10	$0	$1,212
9/1/48	$1,077	$61	$70	$5	$0	$1,213
Total	**$15,479**	**$17,203**	**$1,538**	**$1,471**	**($925)**	**$34,765**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix G-6
Phases #2-7 Major Improvement Area Assessment Roll by Lot Type

Parcel	**Lot Type 5 (40 Ft)**
Assessment	**$9,132.79**
Equivalent Unit (2022 Revised)	**0.59**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$500	$0	$0	($500)	$0
9/1/20	$0	$499	$17	$46	($11)	$551
9/1/21	$146	$499	$24	$46	($26)	$689
9/1/22	$152	$492	$22	$45	($10)	$702
9/1/23	$159	$486	$24	$44	$0	$713
9/1/24	$166	$479	$26	$43	$0	$713
9/1/25	$175	$470	$26	$43	$0	$715
9/1/26	$185	$462	$27	$42	$0	$715
9/1/27	$192	$452	$27	$41	$0	$712
9/1/28	$205	$443	$28	$40	$0	$716
9/1/29	$215	$433	$28	$39	$0	$715
9/1/30	$228	$421	$29	$38	$0	$716
9/1/31	$238	$408	$29	$37	$0	$712
9/1/32	$255	$395	$30	$35	$0	$715
9/1/33	$268	$381	$31	$34	$0	$714
9/1/34	$285	$366	$31	$33	$0	$715
9/1/35	$301	$351	$32	$31	$0	$715
9/1/36	$318	$334	$32	$30	$0	$714
9/1/37	$338	$317	$33	$28	$0	$716
9/1/38	$354	$298	$34	$27	$0	$713
9/1/39	$377	$279	$34	$25	$0	$715
9/1/40	$397	$257	$35	$23	$0	$713
9/1/41	$424	$235	$36	$21	$0	$715
9/1/42	$447	$211	$37	$19	$0	$713
9/1/43	$473	$186	$37	$17	$0	$713
9/1/44	$503	$159	$38	$14	$0	$715
9/1/45	$533	$131	$39	$12	$0	$714
9/1/46	$563	$101	$40	$9	$0	$712
9/1/47	$599	$69	$40	$6	$0	$715
9/1/48	$636	$36	$41	$3	$0	$716
Total	**$9,133**	**$10,150**	**$907**	**$868**	**($546)**	**$20,512**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phases #2-7 Major Improvement Area Bonds. Interest is calculated using an interest rate of 4.375% in years 1 through 5 (2019-2023), 5.00% in years 6 through 10 (2024 through 2028), 5.50% in years 11 through 20 (2029-2038) and 5.625% in years 21 through 30 (2039-2048).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Cambridge Crossing Public Improvement District
Phases #2-7 Major Improvement Area Assessment Roll - 2022-23

Parcel ID	Estimated Acreage[1]	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
985517	14.03	$597,434.85	$10,744.43	$32,844.37	$2,987.17	$1,656.43	$48,232.40
997979	8.67	$369,332.81	$6,642.18	$20,304.31	$1,846.66	$1,024.00	$29,817.15
2707966	142.21	$6,056,658.56	$108,924.55	$332,968.72	$30,283.29	$16,792.53	$488,969.09
961622	43.40	$1,848,201.47	$33,238.54	$101,606.07	$9,241.01	$5,124.28	$149,209.90
961613	103.98	$4,428,505.72	$79,643.41	$243,459.96	$22,142.53	$12,278.36	$357,524.27
986384	1.05	$44,866.60	$806.89	$2,466.57	$224.33	$124.40	$3,622.19
Total	**313.350**	**$13,345,000**	**$240,000.00**	**$733,650.00**	**$66,725.00**	**$37,000.00**	**$1,077,375.00**

[1]Estimated Acreage represents assessed acreage to be developed.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

APPENDIX H
PHASE #1 ASSESSMENT ROLL

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix H-1
Phase #1 Assessment Roll

Parcel	**All Parcels**
Assessment	**$9,555,000**
Equivalent Units (Original)	**254.02**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$486,053	$0	$0	($486,053)	$0
9/1/20	$0	$484,706	$31,600	$47,775	($11,000)	$553,081
9/1/21	$175,000	$484,706	$42,000	$47,775	($31,272)	$718,209
9/1/22	$180,000	$477,488	$39,000	$46,900	($10,599)	$732,789
9/1/23	$190,000	$468,176	$37,000	$45,815	$0	$740,991
9/1/24	$200,000	$462,225	$38,643	$45,050	$0	$745,918
9/1/25	$205,000	$452,975	$39,416	$44,050	$0	$741,441
9/1/26	$215,000	$443,494	$40,204	$43,025	$0	$741,723
9/1/27	$230,000	$433,550	$41,008	$41,950	$0	$746,508
9/1/28	$240,000	$422,913	$41,828	$40,800	$0	$745,541
9/1/29	$250,000	$411,813	$42,665	$39,600	$0	$744,077
9/1/30	$265,000	$399,000	$43,518	$38,350	$0	$745,868
9/1/31	$275,000	$385,419	$44,388	$37,025	$0	$741,832
9/1/32	$290,000	$371,325	$45,276	$35,650	$0	$742,251
9/1/33	$305,000	$356,463	$46,182	$34,200	$0	$741,844
9/1/34	$325,000	$340,831	$47,105	$32,675	$0	$745,612
9/1/35	$340,000	$324,175	$48,047	$31,050	$0	$743,272
9/1/36	$360,000	$306,750	$49,008	$29,350	$0	$745,108
9/1/37	$380,000	$288,300	$49,989	$27,550	$0	$745,839
9/1/38	$400,000	$268,825	$50,988	$25,650	$0	$745,463
9/1/39	$420,000	$248,325	$52,008	$23,650	$0	$743,983
9/1/40	$445,000	$226,275	$53,048	$21,550	$0	$745,873
9/1/41	$465,000	$202,913	$54,109	$19,325	$0	$741,347
9/1/42	$495,000	$178,500	$55,191	$17,000	$0	$745,691
9/1/43	$520,000	$152,513	$56,295	$14,525	$0	$743,333
9/1/44	$550,000	$125,213	$57,421	$11,925	$0	$744,559
9/1/45	$580,000	$96,338	$58,570	$9,175	$0	$744,082
9/1/46	$610,000	$65,888	$59,741	$6,275	$0	$741,904
9/1/47	$645,000	$33,863	$60,936	$3,225	$0	$743,023
Total	**$9,555,000**	**$9,399,010**	**$1,325,187**	**$860,890**	**($538,924)**	**$20,601,163**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phase #1 Bonds. Interest is calculated using an interest rate of 4.125% in years 1 through 5 (2019-2023), 4.625% in years 6 through 10 (2024 through 2028), 5.125% in years 11 through 20 (2029-2038) and 5.250% in years 21 through 29 (2039-2047).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix H-2
Phase #1 Assessment Roll

Parcel	**Lot Type 1 (74 Ft)**
Assessment	**$37,615.15**
Equivalent Units (Original)	**1.00**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$1,913	$0	$0	($1,913)	$0
9/1/20	$0	$1,908	$124	$188	($43)	$2,177
9/1/21	$689	$1,908	$165	$188	($123)	$2,827
9/1/22	$709	$1,880	$154	$185	($42)	$2,885
9/1/23	$748	$1,843	$146	$180	$0	$2,917
9/1/24	$787	$1,820	$152	$177	$0	$2,936
9/1/25	$807	$1,783	$155	$173	$0	$2,919
9/1/26	$846	$1,746	$158	$169	$0	$2,920
9/1/27	$905	$1,707	$161	$165	$0	$2,939
9/1/28	$945	$1,665	$165	$161	$0	$2,935
9/1/29	$984	$1,621	$168	$156	$0	$2,929
9/1/30	$1,043	$1,571	$171	$151	$0	$2,936
9/1/31	$1,083	$1,517	$175	$146	$0	$2,920
9/1/32	$1,142	$1,462	$178	$140	$0	$2,922
9/1/33	$1,201	$1,403	$182	$135	$0	$2,920
9/1/34	$1,279	$1,342	$185	$129	$0	$2,935
9/1/35	$1,338	$1,276	$189	$122	$0	$2,926
9/1/36	$1,417	$1,208	$193	$116	$0	$2,933
9/1/37	$1,496	$1,135	$197	$108	$0	$2,936
9/1/38	$1,575	$1,058	$201	$101	$0	$2,935
9/1/39	$1,653	$978	$205	$93	$0	$2,929
9/1/40	$1,752	$891	$209	$85	$0	$2,936
9/1/41	$1,831	$799	$213	$76	$0	$2,918
9/1/42	$1,949	$703	$217	$67	$0	$2,936
9/1/43	$2,047	$600	$222	$57	$0	$2,926
9/1/44	$2,165	$493	$226	$47	$0	$2,931
9/1/45	$2,283	$379	$231	$36	$0	$2,929
9/1/46	$2,401	$259	$235	$25	$0	$2,921
9/1/47	$2,539	$133	$240	$13	$0	$2,925
Total	**$37,615**	**$37,001**	**$5,217**	**$3,389**	**($2,122)**	**$81,101**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.

[2]Represents the principal and interest on the Phase #1 Bonds. Interest is calculated using an interest rate of 4.125% in years 1 through 5 (2019-2023), 4.625% in years 6 through 10 (2024 through 2028), 5.125% in years 11 through 20 (2029-2038) and 5.250% in years 21 through 29 (2039-2047).

[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix H-3
Phase #1 Assessment Roll

Parcel	**Lot Type 2 (60 Ft)**
Assessment	**$30,468.27**
Equivalent Units (Original)	**0.81**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$1,550	$0	$0	($1,550)	$0
9/1/20	$0	$1,546	$101	$152	($35)	$1,764
9/1/21	$558	$1,546	$134	$152	($100)	$1,732
9/1/22	$574	$1,523	$124	$150	($34)	$1,763
9/1/23	$606	$1,493	$118	$146	$0	$1,757
9/1/24	$638	$1,474	$123	$144	$0	$1,741
9/1/25	$654	$1,444	$126	$140	$0	$1,711
9/1/26	$686	$1,414	$128	$137	$0	$1,680
9/1/27	$733	$1,382	$131	$134	$0	$1,647
9/1/28	$765	$1,349	$133	$130	$0	$1,612
9/1/29	$797	$1,313	$136	$126	$0	$1,575
9/1/30	$845	$1,272	$139	$122	$0	$1,533
9/1/31	$877	$1,229	$142	$118	$0	$1,489
9/1/32	$925	$1,184	$144	$114	$0	$1,442
9/1/33	$973	$1,137	$147	$109	$0	$1,393
9/1/34	$1,036	$1,087	$150	$104	$0	$1,341
9/1/35	$1,084	$1,034	$153	$99	$0	$1,286
9/1/36	$1,148	$978	$156	$94	$0	$1,228
9/1/37	$1,212	$919	$159	$88	$0	$1,167
9/1/38	$1,275	$857	$163	$82	$0	$1,102
9/1/39	$1,339	$792	$166	$75	$0	$1,033
9/1/40	$1,419	$722	$169	$69	$0	$959
9/1/41	$1,483	$647	$173	$62	$0	$881
9/1/42	$1,578	$569	$176	$54	$0	$799
9/1/43	$1,658	$486	$180	$46	$0	$712
9/1/44	$1,754	$399	$183	$38	$0	$620
9/1/45	$1,849	$307	$187	$29	$0	$523
9/1/46	$1,945	$210	$190	$20	$0	$421
9/1/47	$2,057	$108	$194	$10	$0	$313
Total	**$30,468**	**$29,971**	**$4,226**	**$2,745**	**($1,718)**	**$35,223**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.

[2]Represents the principal and interest on the Phase #1 Bonds. Interest is calculated using an interest rate of 4.125% in years 1 through 5 (2019-2023), 4.625% in years 6 through 10 (2024 through 2028), 5.125% in years 11 through 20 (2029-2038) and 5.250% in years 21 through 29 (2039-2047).

[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix H-4
Phase #1 Assessment Roll

Parcel	**Lot Type 3 (60 Ft)**
Assessment	**$25,578.30**
Equivalent Units (Original)	**0.68**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest/Other Available Credits	Total Annual Installment
9/1/19	$0	$1,301	$0	$0	($1,301)	$0
9/1/20	$0	$1,298	$85	$128	($29)	$1,481
9/1/21	$468	$1,298	$112	$128	($84)	$1,454
9/1/22	$482	$1,278	$104	$126	($28)	$1,480
9/1/23	$509	$1,253	$99	$123	$0	$1,475
9/1/24	$535	$1,237	$103	$121	$0	$1,461
9/1/25	$549	$1,213	$106	$118	$0	$1,436
9/1/26	$576	$1,187	$108	$115	$0	$1,410
9/1/27	$616	$1,161	$110	$112	$0	$1,383
9/1/28	$642	$1,132	$112	$109	$0	$1,353
9/1/29	$669	$1,102	$114	$106	$0	$1,323
9/1/30	$709	$1,068	$116	$103	$0	$1,287
9/1/31	$736	$1,032	$119	$99	$0	$1,250
9/1/32	$776	$994	$121	$95	$0	$1,211
9/1/33	$816	$954	$124	$92	$0	$1,169
9/1/34	$870	$912	$126	$87	$0	$1,126
9/1/35	$910	$868	$129	$83	$0	$1,080
9/1/36	$964	$821	$131	$79	$0	$1,031
9/1/37	$1,017	$772	$134	$74	$0	$979
9/1/38	$1,071	$720	$136	$69	$0	$925
9/1/39	$1,124	$665	$139	$63	$0	$867
9/1/40	$1,191	$606	$142	$58	$0	$805
9/1/41	$1,245	$543	$145	$52	$0	$740
9/1/42	$1,325	$478	$148	$46	$0	$671
9/1/43	$1,392	$408	$151	$39	$0	$598
9/1/44	$1,472	$335	$154	$32	$0	$521
9/1/45	$1,553	$258	$157	$25	$0	$439
9/1/46	$1,633	$176	$160	$17	$0	$353
9/1/47	$1,727	$91	$163	$9	$0	$262
Total	**$25,578**	**$25,161**	**$3,547**	**$2,305**	**($1,443)**	**$29,570**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Bonds.
[2]Represents the principal and interest on the Phase #1 Bonds. Interest is calculated using an interest rate of 4.125% in years 1 through 5 (2019-2023), 4.625% in years 6 through 10 (2024 through 2028), 5.125% in years 11 through 20 (2029-2038) and 5.250% in years 21 through 29 (2039-2047).
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Cambridge Crossing Public Improvement District
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2812352	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812353	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812354	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812355	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812356	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812357	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812358	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812359	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812360	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812361	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812362	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812363	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812364	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812365	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812366	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812367	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812368	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812369	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812370	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812371	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812372	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812373	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812374	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812375	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812376	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812377	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812378	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812379	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812380	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812381	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812382	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812383	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812384	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812385	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812386	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812387	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812388	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812389	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812390	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812391	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812392	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812393	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812394	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812395	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812396	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812397	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812398	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812399	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812400	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812401	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812402	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812403	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812404	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812405	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812406	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812407	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812408	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812409	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812410	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812411	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812420	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812421	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812422	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812423	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812424	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812425	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812426	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812427	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812428	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812429	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Cambridge Crossing Public Improvement District
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2812430	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812431	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812432	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812433	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812434	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812435	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812436	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812437	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812438	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812439	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812440	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812441	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812442	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812443	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812444	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812445	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812446	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812447	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812448	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812449	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812450	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812451	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812452	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812453	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812454	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812455	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812456	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812457	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812458	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812459	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812460	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812461	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812462	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812463	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812464	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812465	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812466	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812467	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812468	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812469	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812470	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812471	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812472	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812473	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812474	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812475	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812476	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812477	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812478	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812479	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812480	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812481	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812482	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812483	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812484	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812485	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812486	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812487	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812488	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812489	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812490	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812491	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812492	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812493	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812494	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812495	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812496	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812498	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812499	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812500	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Cambridge Crossing Public Improvement District
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2812501	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812502	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812503	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812504	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812505	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812506	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812507	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812508	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812509	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812510	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812511	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812512	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812513	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812514	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812515	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812516	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812518	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812519	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812520	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812521	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812522	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812523	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812524	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812525	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812526	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812527	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812528	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812529	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812530	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812531	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812532	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812533	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812534	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812535	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812536	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812537	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812538	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812539	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812540	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812541	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812542	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812543	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812544	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812547	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812548	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812549	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812550	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812551	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812552	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812553	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812554	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812555	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812556	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812557	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812558	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812559	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812560	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812561	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812562	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812563	50	3	0.68	$24,626	$510.63	$1,258.24	$123.13	$99.44	$1,991.44
2812564	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812565	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812566	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812567	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812568	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812569	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812570	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812571	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812572	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812573	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Cambridge Crossing Public Improvement District
Phase #1 Assessment Roll - 2022-23

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2812574	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812575	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812583	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812584	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812585	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812586	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812587	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812588	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812589	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812590	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812591	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812592	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812593	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812594	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812595	74	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2812596	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812597	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812598	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812599	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812600	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812601	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812602	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812603	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812604	74	1	1.00	$36,215	$750.93	$1,850.35	$181.07	$146.23	$2,928.59
2812607	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812608	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812609	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812614	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812615	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812616	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812617	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812618	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812620	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812621	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812622	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812624	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812625	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812626	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812627	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812628	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812629	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812630	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812631	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812632	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812633	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812634	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812635	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812636	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812637	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812638	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812639	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812640	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812641	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812642	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812643	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812644	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812645	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812652	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812653	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812654	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812655	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812656	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812657	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812658	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
2812659	60	2	0.81	$29,334	$608.25	$1,498.78	$146.67	$118.45	$2,372.16
Total			**253.02**	**$9,163,074**	**$190,000.00**	**$468,175.80**	**$45,815.37**	**$37,000.00**	**$740,991.17**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

APPENDIX I
PHASE #2 ASSESSMENT ROLL

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix I-1
Phase #2 Assessment Roll

Parcel	**All Parcels**
Assessment	**$5,938,154**
Equivalent Unit (2022 Revised)	**143.60**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$1,000	$519,588	$40,000	$560,588
2	$1,000	$519,501	$40,800	$561,301
3	$1,000	$519,413	$41,616	$562,029
4	$1,000	$519,326	$42,448	$562,774
5	$1,000	$519,238	$43,297	$563,536
6	$107,000	$341,156	$44,163	$492,320
7	$112,000	$335,004	$45,046	$492,050
8	$117,000	$328,564	$45,947	$491,511
9	$123,000	$321,836	$46,866	$491,703
10	$129,000	$314,764	$47,804	$491,568
11	$136,000	$307,346	$48,760	$492,106
12	$143,000	$299,526	$49,735	$492,261
13	$150,000	$291,304	$50,730	$492,034
14	$157,000	$282,679	$51,744	$491,423
15	$166,000	$273,651	$52,779	$492,431
16	$174,000	$264,106	$53,835	$491,941
17	$183,000	$254,101	$54,911	$492,013
18	$193,000	$243,579	$56,010	$492,589
19	$203,000	$232,481	$57,130	$492,611
20	$214,000	$220,809	$58,272	$493,081
21	$225,000	$208,504	$59,438	$492,942
22	$237,000	$195,566	$60,627	$493,193
23	$250,000	$181,939	$61,839	$493,778
24	$263,000	$167,564	$63,076	$493,640
25	$277,000	$152,441	$64,337	$493,779
26	$286,000	$136,514	$65,624	$488,138
27	$482,000	$120,069	$66,937	$669,006
28	$508,000	$92,354	$68,275	$668,629
29	$535,000	$63,144	$69,641	$667,785
30	$563,154	$32,381	$71,034	$666,569
Total	**$5,938,154**	**$8,258,452**	**$1,622,723**	**$15,819,329**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #2. Interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix I-2
Phase #2 Assessment Roll by Lot Type

Parcel	**Lot Type 1 (74 Ft)**
Assessment	**$37,630.36**
Equivalent Unit (2022 Revised)	**0.91**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$6	$3,293	$253	$3,552
2	$6	$3,292	$259	$3,557
3	$6	$3,292	$264	$3,562
4	$6	$3,291	$269	$3,566
5	$6	$3,290	$274	$3,571
6	$678	$2,162	$280	$3,120
7	$710	$2,123	$285	$3,118
8	$741	$2,082	$291	$3,115
9	$779	$2,039	$297	$3,116
10	$817	$1,995	$303	$3,115
11	$862	$1,948	$309	$3,118
12	$906	$1,898	$315	$3,119
13	$951	$1,846	$321	$3,118
14	$995	$1,791	$328	$3,114
15	$1,052	$1,734	$334	$3,121
16	$1,103	$1,674	$341	$3,117
17	$1,160	$1,610	$348	$3,118
18	$1,223	$1,544	$355	$3,122
19	$1,286	$1,473	$362	$3,122
20	$1,356	$1,399	$369	$3,125
21	$1,426	$1,321	$377	$3,124
22	$1,502	$1,239	$384	$3,125
23	$1,584	$1,153	$392	$3,129
24	$1,667	$1,062	$400	$3,128
25	$1,755	$966	$408	$3,129
26	$1,812	$865	$416	$3,093
27	$3,054	$761	$424	$4,240
28	$3,219	$585	$433	$4,237
29	$3,390	$400	$441	$4,232
30	$3,569	$205	$450	$4,224
Total	**$37,630**	**$52,334**	**$10,283**	**$100,248**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #2. Interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix I-3
Phase #2 Assessment Roll by Lot Type

Parcel	**Lot Type 2 (60 Ft)**
Assessment	**$32,668.12**
Equivalent Unit (2022 Revised)	**0.79**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$6	$2,858	$220	$3,084
2	$6	$2,858	$224	$3,088
3	$6	$2,857	$229	$3,092
4	$6	$2,857	$234	$3,096
5	$6	$2,857	$238	$3,100
6	$589	$1,877	$243	$2,708
7	$616	$1,843	$248	$2,707
8	$644	$1,808	$253	$2,704
9	$677	$1,771	$258	$2,705
10	$710	$1,732	$263	$2,704
11	$748	$1,691	$268	$2,707
12	$787	$1,648	$274	$2,708
13	$825	$1,603	$279	$2,707
14	$864	$1,555	$285	$2,704
15	$913	$1,505	$290	$2,709
16	$957	$1,453	$296	$2,706
17	$1,007	$1,398	$302	$2,707
18	$1,062	$1,340	$308	$2,710
19	$1,117	$1,279	$314	$2,710
20	$1,177	$1,215	$321	$2,713
21	$1,238	$1,147	$327	$2,712
22	$1,304	$1,076	$334	$2,713
23	$1,375	$1,001	$340	$2,716
24	$1,447	$922	$347	$2,716
25	$1,524	$839	$354	$2,716
26	$1,573	$751	$361	$2,685
27	$2,652	$661	$368	$3,680
28	$2,795	$508	$376	$3,678
29	$2,943	$347	$383	$3,674
30	$3,098	$178	$391	$3,667
Total	**$32,668**	**$45,433**	**$8,927**	**$87,028**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #2. Interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix I-4
Phase #2 Assessment Roll by Lot Type

Parcel	**Lot Type 4 (84 Ft)**
Assessment	**$41,352.05**
Equivalent Unit (2022 Revised)	**1.00**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$7	$3,618	$279	$3,904
2	$7	$3,618	$284	$3,909
3	$7	$3,617	$290	$3,914
4	$7	$3,616	$296	$3,919
5	$7	$3,616	$302	$3,924
6	$745	$2,376	$308	$3,428
7	$780	$2,333	$314	$3,427
8	$815	$2,288	$320	$3,423
9	$857	$2,241	$326	$3,424
10	$898	$2,192	$333	$3,423
11	$947	$2,140	$340	$3,427
12	$996	$2,086	$346	$3,428
13	$1,045	$2,029	$353	$3,426
14	$1,093	$1,969	$360	$3,422
15	$1,156	$1,906	$368	$3,429
16	$1,212	$1,839	$375	$3,426
17	$1,274	$1,770	$382	$3,426
18	$1,344	$1,696	$390	$3,430
19	$1,414	$1,619	$398	$3,430
20	$1,490	$1,538	$406	$3,434
21	$1,567	$1,452	$414	$3,433
22	$1,650	$1,362	$422	$3,434
23	$1,741	$1,267	$431	$3,439
24	$1,831	$1,167	$439	$3,438
25	$1,929	$1,062	$448	$3,439
26	$1,992	$951	$457	$3,399
27	$3,357	$836	$466	$4,659
28	$3,538	$643	$475	$4,656
29	$3,726	$440	$485	$4,650
30	$3,922	$225	$495	$4,642
Total	**$41,352**	**$57,510**	**$11,300**	**$110,162**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #2. Interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix I-5
Phase #2 Assessment Roll by Lot Type

Parcel	**Lot Type 5 (40 Ft)**
Assessment	**$24,397.71**
Equivalent Unit (2022 Revised)	**0.59**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$4	$2,135	$164	$2,303
2	$4	$2,134	$168	$2,306
3	$4	$2,134	$171	$2,309
4	$4	$2,134	$174	$2,312
5	$4	$2,133	$178	$2,315
6	$440	$1,402	$181	$2,023
7	$460	$1,376	$185	$2,022
8	$481	$1,350	$189	$2,019
9	$505	$1,322	$193	$2,020
10	$530	$1,293	$196	$2,020
11	$559	$1,263	$200	$2,022
12	$588	$1,231	$204	$2,023
13	$616	$1,197	$208	$2,022
14	$645	$1,161	$213	$2,019
15	$682	$1,124	$217	$2,023
16	$715	$1,085	$221	$2,021
17	$752	$1,044	$226	$2,022
18	$793	$1,001	$230	$2,024
19	$834	$955	$235	$2,024
20	$879	$907	$239	$2,026
21	$924	$857	$244	$2,025
22	$974	$804	$249	$2,026
23	$1,027	$748	$254	$2,029
24	$1,081	$688	$259	$2,028
25	$1,138	$626	$264	$2,029
26	$1,175	$561	$270	$2,006
27	$1,980	$493	$275	$2,749
28	$2,087	$379	$281	$2,747
29	$2,198	$259	$286	$2,744
30	$2,314	$133	$292	$2,739
Total	**$24,398**	**$33,931**	**$6,667**	**$64,996**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #2. Interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Cambridge Crossing Public Improvement District
Phase #2 Assessment Roll - 2022-23

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2865638	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865639	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865640	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865641	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865642	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865643	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865644	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865645	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865646	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865647	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865648	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865649	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865650	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865651	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865652	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865653	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865654	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865655	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865656	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865657	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865658	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865659	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865660	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865661	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865662	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865663	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865664	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865665	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865666	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865667	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865668	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865669	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865670	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865671	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865672	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865673	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865674	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865675	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865676	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865677	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865678	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865679	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865681	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865682	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865683	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865684	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865685	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865686	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865687	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865688	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865689	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865690	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865691	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865692	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865693	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865694	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865695	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865696	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865697	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865698	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865699	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865700	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865701	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865702	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865703	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865704	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865705	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865706	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865707	Common Area	0	0.00	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2865708	60	2	0.79	$32,668	$0.00	$0.00	$0.00	$0.00	$0.00

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Cambridge Crossing Public Improvement District
Phase #2 Assessment Roll - 2022-23

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2865709	60	2	0.79	$32,668	$0.00	$0.00	$0.00	$0.00	$0.00
2865710	84	4	1.00	$41,352	$0.00	$0.00	$0.00	$0.00	$0.00
2865711	84	4	1.00	$41,352	$0.00	$0.00	$0.00	$0.00	$0.00
2865712	84	4	1.00	$41,352	$0.00	$0.00	$0.00	$0.00	$0.00
2865713	84	4	1.00	$41,352	$0.00	$0.00	$0.00	$0.00	$0.00
2865714	84	4	1.00	$41,352	$0.00	$0.00	$0.00	$0.00	$0.00
2865715	84	4	1.00	$41,352	$0.00	$0.00	$0.00	$0.00	$0.00
2865718	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865719	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865720	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865721	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865722	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865723	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865724	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865725	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865726	84	4	1.00	$41,352	$0.00	$0.00	$0.00	$0.00	$0.00
2865727	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865728	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865729	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865730	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865731	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865732	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865733	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865734	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865735	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865736	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865737	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865738	74	1	0.91	$37,630	$0.00	$0.00	$0.00	$0.00	$0.00
2865739	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865742	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865743	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865744	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865745	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865746	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865747	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865748	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865749	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865750	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865751	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865752	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865753	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865754	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865755	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865756	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865757	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865758	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865759	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865760	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865761	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865762	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865763	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865764	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865765	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865766	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865767	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865768	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865769	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865770	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865771	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865772	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865773	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865774	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865775	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865776	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865777	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865778	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865779	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865780	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865781	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865782	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Cambridge Crossing Public Improvement District
Phase #2 Assessment Roll - 2022-23

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2865783	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865784	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865785	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865786	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865787	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865788	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865789	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865790	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865791	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865792	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865793	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865794	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865795	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865796	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865797	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865798	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865799	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865800	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865801	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865802	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865803	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865804	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865805	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865806	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865807	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865808	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865809	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865810	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865811	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865812	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865813	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865814	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865815	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865816	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865817	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865818	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865819	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865820	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865821	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865822	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865823	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865824	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865825	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865826	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865827	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865828	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865829	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865830	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865831	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865832	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865833	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865834	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865835	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865836	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865887	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865888	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865889	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865890	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865891	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865892	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865893	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865894	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865895	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865896	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865897	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865898	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865899	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865900	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865901	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865902	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Cambridge Crossing Public Improvement District
Phase #2 Assessment Roll - 2022-23

Parcel	Lot Size	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	2022-23 Annual Installment
2865903	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865904	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865905	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865906	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865907	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865908	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865909	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865910	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865911	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865912	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865913	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865914	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865915	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865916	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865917	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865918	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865919	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865920	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865921	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865922	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865923	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865924	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865925	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865926	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865927	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865928	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865929	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865930	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865931	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865932	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865933	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865934	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865935	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865936	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865937	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865938	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865939	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
2865940	40	5	0.59	$24,398	$0.00	$0.00	$0.00	$0.00	$0.00
Total			**143.6**	**$5,938,154**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

APPENDIX J-1
PROPOSED PHASE #3 ASSESSMENT ROLL – PHASE #3 IMPROVEMENTS

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix J-1
Proposed Phase #3 Assessment Roll – Phase #3 Improvements

Parcel	**All Parcels**
Assessment	**$6,291,045**
Equivalent Unit (2022 Revised)	**186.26**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$1,000	$560,532	$30,000	$591,532
2	$1,000	$560,443	$30,600	$592,043
3	$1,000	$560,354	$31,212	$592,566
4	$1,000	$560,265	$31,836	$593,101
5	$1,000	$560,176	$32,473	$593,649
6	$105,000	$371,505	$33,122	$509,628
7	$111,000	$365,300	$33,785	$510,085
8	$116,000	$358,740	$34,461	$509,200
9	$123,000	$351,884	$35,150	$510,034
10	$129,000	$344,615	$35,853	$509,468
11	$136,000	$336,991	$36,570	$509,561
12	$143,000	$328,953	$37,301	$509,254
13	$151,000	$320,502	$38,047	$509,549
14	$159,000	$311,578	$38,808	$509,386
15	$167,000	$302,181	$39,584	$508,765
16	$176,000	$292,311	$40,376	$508,687
17	$186,000	$281,910	$41,184	$509,093
18	$196,000	$270,917	$42,007	$508,924
19	$207,000	$259,333	$42,847	$509,181
20	$218,000	$247,100	$43,704	$508,804
21	$231,000	$234,216	$44,578	$509,794
22	$243,000	$220,564	$45,470	$509,034
23	$257,000	$206,203	$46,379	$509,582
24	$271,000	$191,014	$47,307	$509,321
25	$287,000	$174,998	$48,253	$510,251
26	$303,000	$158,036	$49,218	$510,254
27	$544,000	$140,129	$50,203	$734,331
28	$575,000	$107,978	$51,207	$734,185
29	$608,000	$73,996	$52,231	$734,227
30	$644,045	$38,063	$53,275	$735,383
Total	**$6,291,045**	**$9,090,785**	**$1,217,042**	**$16,598,873**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Improvements. Interest is calculated assuming an estimated interest rate of 8.91% per annum for years 1 to 5 and 5.91% per annum thereafter.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix J-1
Proposed Phase #3 Assessment Roll – Phase #3 Improvements By Lot Type

Parcel	**Lot Type 1 (74 Ft)**
Assessment	**$30,735.80**
Equivalent Unit (2022 Revised)	**0.91**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$5	$2,739	$147	$2,890
2	$5	$2,738	$150	$2,893
3	$5	$2,738	$152	$2,895
4	$5	$2,737	$156	$2,898
5	$5	$2,737	$159	$2,900
6	$513	$1,815	$162	$2,490
7	$542	$1,785	$165	$2,492
8	$567	$1,753	$168	$2,488
9	$601	$1,719	$172	$2,492
10	$630	$1,684	$175	$2,489
11	$664	$1,646	$179	$2,490
12	$699	$1,607	$182	$2,488
13	$738	$1,566	$186	$2,489
14	$777	$1,522	$190	$2,489
15	$816	$1,476	$193	$2,486
16	$860	$1,428	$197	$2,485
17	$909	$1,377	$201	$2,487
18	$958	$1,324	$205	$2,486
19	$1,011	$1,267	$209	$2,488
20	$1,065	$1,207	$214	$2,486
21	$1,129	$1,144	$218	$2,491
22	$1,187	$1,078	$222	$2,487
23	$1,256	$1,007	$227	$2,490
24	$1,324	$933	$231	$2,488
25	$1,402	$855	$236	$2,493
26	$1,480	$772	$240	$2,493
27	$2,658	$685	$245	$3,588
28	$2,809	$528	$250	$3,587
29	$2,970	$362	$255	$3,587
30	$3,147	$186	$260	$3,593
Total	**$30,736**	**$44,414**	**$5,946**	**$81,096**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Improvements. Interest is calculated assuming an estimated interest rate of 8.91% per annum for years 1 to 5 and 5.91% per annum thereafter.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix J-1
Proposed Phase #3 Assessment Roll – Phase #3 Improvements By Lot Type

Parcel	**Lot Type 2 (60 Ft)**
Assessment	**$26,682.73**
Equivalent Unit (2022 Revised)	**0.79**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$4	$2,377	$127	$2,509
2	$4	$2,377	$130	$2,511
3	$4	$2,377	$132	$2,513
4	$4	$2,376	$135	$2,516
5	$4	$2,376	$138	$2,518
6	$445	$1,576	$140	$2,162
7	$471	$1,549	$143	$2,163
8	$492	$1,522	$146	$2,160
9	$522	$1,492	$149	$2,163
10	$547	$1,462	$152	$2,161
11	$577	$1,429	$155	$2,161
12	$607	$1,395	$158	$2,160
13	$640	$1,359	$161	$2,161
14	$674	$1,322	$165	$2,161
15	$708	$1,282	$168	$2,158
16	$746	$1,240	$171	$2,158
17	$789	$1,196	$175	$2,159
18	$831	$1,149	$178	$2,159
19	$878	$1,100	$182	$2,160
20	$925	$1,048	$185	$2,158
21	$980	$993	$189	$2,162
22	$1,031	$935	$193	$2,159
23	$1,090	$875	$197	$2,161
24	$1,149	$810	$201	$2,160
25	$1,217	$742	$205	$2,164
26	$1,285	$670	$209	$2,164
27	$2,307	$594	$213	$3,115
28	$2,439	$458	$217	$3,114
29	$2,579	$314	$222	$3,114
30	$2,732	$161	$226	$3,119
Total	**$26,683**	**$38,558**	**$5,162**	**$70,402**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Improvements. Interest is calculated assuming an estimated interest rate of 8.91% per annum for years 1 to 5 and 5.91% per annum thereafter.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix J-1
Proposed Phase #3 Assessment Roll – Phase #3 Improvements By Lot Type

Parcel	**Lot Type 3 (50 Ft)**
Assessment	**$23,980.68**
Equivalent Unit (2022 Revised)	**0.71**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$4	$2,137	$114	$2,255
2	$4	$2,136	$117	$2,257
3	$4	$2,136	$119	$2,259
4	$4	$2,136	$121	$2,261
5	$4	$2,135	$124	$2,263
6	$400	$1,416	$126	$1,943
7	$423	$1,392	$129	$1,944
8	$442	$1,367	$131	$1,941
9	$469	$1,341	$134	$1,944
10	$492	$1,314	$137	$1,942
11	$518	$1,285	$139	$1,942
12	$545	$1,254	$142	$1,941
13	$576	$1,222	$145	$1,942
14	$606	$1,188	$148	$1,942
15	$637	$1,152	$151	$1,939
16	$671	$1,114	$154	$1,939
17	$709	$1,075	$157	$1,941
18	$747	$1,033	$160	$1,940
19	$789	$989	$163	$1,941
20	$831	$942	$167	$1,939
21	$881	$893	$170	$1,943
22	$926	$841	$173	$1,940
23	$980	$786	$177	$1,942
24	$1,033	$728	$180	$1,941
25	$1,094	$667	$184	$1,945
26	$1,155	$602	$188	$1,945
27	$2,074	$534	$191	$2,799
28	$2,192	$412	$195	$2,799
29	$2,318	$282	$199	$2,799
30	$2,455	$145	$203	$2,803
Total	**$23,981**	**$34,653**	**$4,639**	**$63,273**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Improvements. Interest is calculated assuming an estimated interest rate of 8.91% per annum for years 1 to 5 and 5.91% per annum thereafter.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

APPENDIX J-2
PROPOSED PHASE #3 ASSESSMENT ROLL – PHASE #3ADDITONAL PROJECTS

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix J-2
Proposed Phase #3 Assessment Roll – Phase #3 Additional Projects

Parcel	**All Parcels**
Assessment	**$1,417,194**
Equivalent Unit (2022 Revised)	**186.26**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$1,000	$126,272	$15,000	$142,272
2	$1,000	$126,183	$15,300	$142,483
3	$1,000	$126,094	$15,606	$142,700
4	$1,000	$126,005	$15,918	$142,923
5	$1,000	$125,916	$16,236	$143,152
6	$30,000	$83,461	$16,561	$130,022
7	$32,000	$81,688	$16,892	$130,580
8	$33,000	$79,796	$17,230	$130,027
9	$34,000	$77,846	$17,575	$129,421
10	$36,000	$75,837	$17,926	$129,763
11	$38,000	$73,709	$18,285	$129,994
12	$39,000	$71,463	$18,651	$129,114
13	$41,000	$69,158	$19,024	$129,182
14	$43,000	$66,735	$19,404	$129,139
15	$45,000	$64,194	$19,792	$128,986
16	$48,000	$61,535	$20,188	$129,723
17	$50,000	$58,698	$20,592	$129,290
18	$52,000	$55,743	$21,004	$128,746
19	$55,000	$52,670	$21,424	$129,093
20	$58,000	$49,419	$21,852	$129,271
21	$61,000	$45,991	$22,289	$129,280
22	$64,000	$42,386	$22,735	$129,121
23	$67,000	$38,604	$23,190	$128,793
24	$71,000	$34,644	$23,653	$129,298
25	$75,000	$30,448	$24,127	$129,575
26	$80,000	$26,015	$24,609	$130,625
27	$83,000	$21,287	$25,101	$129,389
28	$88,000	$16,382	$25,603	$129,985
29	$92,000	$11,181	$26,115	$129,297
30	$97,194	$5,744	$26,638	$129,576
Total	**$1,417,194**	**$1,925,105**	**$608,521**	**$3,950,821**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Additional Projects. Interest is calculated assuming an estimated interest rate of 8.91% per annum for years 1 to 5 and 5.91% per annum thereafter.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix J-2
Proposed Phase #3 Assessment Roll – Phase #3 Additional Projects By Lot Type

Parcel	**Lot Type 1 (74 Ft)**
Assessment	**$6,923.91**
Equivalent Unit (2022 Revised)	**0.91**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$5	$617	$73	$695
2	$5	$616	$75	$696
3	$5	$616	$76	$697
4	$5	$616	$78	$698
5	$5	$615	$79	$699
6	$147	$408	$81	$635
7	$156	$399	$83	$638
8	$161	$390	$84	$635
9	$166	$380	$86	$632
10	$176	$371	$88	$634
11	$186	$360	$89	$635
12	$191	$349	$91	$631
13	$200	$338	$93	$631
14	$210	$326	$95	$631
15	$220	$314	$97	$630
16	$235	$301	$99	$634
17	$244	$287	$101	$632
18	$254	$272	$103	$629
19	$269	$257	$105	$631
20	$283	$241	$107	$632
21	$298	$225	$109	$632
22	$313	$207	$111	$631
23	$327	$189	$113	$629
24	$347	$169	$116	$632
25	$366	$149	$118	$633
26	$391	$127	$120	$638
27	$406	$104	$123	$632
28	$430	$80	$125	$635
29	$449	$55	$128	$632
30	$475	$28	$130	$633
Total	**$6,924**	**$9,405**	**$2,973**	**$19,302**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Additional Projects. Interest is calculated assuming an estimated interest rate of 8.91% per annum for years 1 to 5 and 5.91% per annum thereafter.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix J-2
Proposed Phase #3 Assessment Roll – Phase #3 Additional Projects By Lot Type

Parcel	**Lot Type 2 (60 Ft)**
Assessment	**6,010.86**
Equivalent Unit (2022 Revised)	**0.79**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$4	$536	$64	$603
2	$4	$535	$65	$604
3	$4	$535	$66	$605
4	$4	$534	$68	$606
5	$4	$534	$69	$607
6	$127	$354	$70	$551
7	$136	$346	$72	$554
8	$140	$338	$73	$551
9	$144	$330	$75	$549
10	$153	$322	$76	$550
11	$161	$313	$78	$551
12	$165	$303	$79	$548
13	$174	$293	$81	$548
14	$182	$283	$82	$548
15	$191	$272	$84	$547
16	$204	$261	$86	$550
17	$212	$249	$87	$548
18	$221	$236	$89	$546
19	$233	$223	$91	$548
20	$246	$210	$93	$548
21	$259	$195	$95	$548
22	$271	$180	$96	$548
23	$284	$164	$98	$546
24	$301	$147	$100	$548
25	$318	$129	$102	$550
26	$339	$110	$104	$554
27	$352	$90	$106	$549
28	$373	$69	$109	$551
29	$390	$47	$111	$548
30	$412	$24	$113	$550
Total	**$6,011**	**$8,165**	**$2,581**	**$16,757**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Additional Projects. Interest is calculated assuming an estimated interest rate of 8.91% per annum for years 1 to 5 and 5.91% per annum thereafter.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Appendix J-2
Proposed Phase #3 Assessment Roll – Phase #3 Additional Projects By Lot Type

Parcel	**Lot Type 3 (50 Ft)**
Assessment	**$5,402.17**
Equivalent Unit (2022 Revised)	**0.71**

Year	Principal[1]	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$4	$481	$57	$542
2	$4	$481	$58	$543
3	$4	$481	$59	$544
4	$4	$480	$61	$545
5	$4	$480	$62	$546
6	$114	$318	$63	$496
7	$122	$311	$64	$498
8	$126	$304	$66	$496
9	$130	$297	$67	$493
10	$137	$289	$68	$495
11	$145	$281	$70	$496
12	$149	$272	$71	$492
13	$156	$264	$73	$492
14	$164	$254	$74	$492
15	$172	$245	$75	$492
16	$183	$235	$77	$494
17	$191	$224	$78	$493
18	$198	$212	$80	$491
19	$210	$201	$82	$492
20	$221	$188	$83	$493
21	$233	$175	$85	$493
22	$244	$162	$87	$492
23	$255	$147	$88	$491
24	$271	$132	$90	$493
25	$286	$116	$92	$494
26	$305	$99	$94	$498
27	$316	$81	$96	$493
28	$335	$62	$98	$495
29	$351	$43	$100	$493
30	$370	$22	$102	$494
Total	**$5,402**	**$7,338**	**$2,320**	**$15,060**

[1]Represents the principal and interest due under the Reimbursement Agreement related to Phase #3 Additional Projects. Interest is calculated assuming an estimated interest rate of 8.91% per annum for years 1 to 5 and 5.91% per annum thereafter.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

EXHIBIT B

CITY OF CELINA, TEXAS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT two public hearings will be conducted by the City Council of Celina, Texas on February 14, 2023 at or after 5:00 p.m. at the Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009. The public hearings will be held to consider proposed assessments to be levied against the assessable property within Phase #3 of the Cambridge Crossing Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

The proposed Authorized Improvements to be undertaken at this time solely for the benefit of property within Phase #3 of the District (the "Phase #3 Improvements") include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; acquisition, construction, and improvement of water, wastewater, sanitary sewer, and storm drainage improvements and facilities; and other projects authorized by the Act; (ii) payment of costs associated with developing and financing the public improvements listed above, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against property within the District; and (iii) payment of costs of establishing, administering, and operating the District.

The estimated total costs of the Phase #3 Improvements, including administrative costs and the costs of issuing bonds, is $6,291,045.

Phase #3's allocable portion of the proposed Authorized Improvements to be undertaken in the future for the benefit of all of the property within the District (the "Phase #3 Additional Projects") include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; acquisition, construction, and improvement of water and storm drainage improvements and facilities; and other projects authorized by the Act; (ii) payment of costs associated with developing and financing the public improvements listed above, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against property within the District; and (iii) payment of costs of establishing, administering, and operating the District.

The estimated total costs of the Phase #3 Additional Projects, including administrative costs and the costs of issuing bonds, is $1,417,194.

The boundaries of the District include approximately 484.074 gross acres of land generally located directly north of County Road 7, directly east of County Road 6, south of FM 428, and west of Dallas Parkway, 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.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

All written or oral objections on the proposed assessments against benefitted property within Phase #3 of the District will be considered at the public hearings.

A copy of the proposed (i) Phase #3 Assessment Roll – Phase #3 Improvements, which includes the assessments proposed to be levied against each parcel of land within Phase #3 of the District that benefits from the Phase #3 Improvements and (ii) Phase #3 Assessment Roll – Phase #3 Additional Projects, which includes the assessments proposed to be levied against each parcel of land within Phase #3 of the District that benefits from the Phase #3 Additional Projects is available for public inspection at the office of the City Secretary, 142 N. Ohio Street, Celina, Texas 75009.

Attachment: Draft Resolution (Cambridge Crossing Phase #3 PID – Pre-SAP)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Jonathan Pollard, Senior Planner
CC:	Jason Laumer, City Manager
Date:	January 10, 2023
Re:	Mustang Lakes Phase #7 PID - Pre-SAP

Action Requested:
Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain Authorized Improvements to be financed within Phase #7 of the Lakes at Mustang Ranch Public Improvement District; approving a preliminary amended and restated service plan and assessment plan updated for Phase #7, including a proposed Phase #7 Assessment Roll; directing the filing of the proposed Phase #7 Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on February 14, 2022, to consider an ordinance levying assessments on property located within Phase #7 of the Lakes at Mustang Ranch Public Improvement District. (Mustang Lakes Phase #7 PID – Pre-SAP) (Pollard)

Background:
Please refer to the attachments for additional information.

Supporting Documents:
- Location Map
- Draft Resolution

Staff Recommendation:
Staff recommends approval.

CELINA TEXAS EST. 1876

Life Connected.

S CUSTER RD

E OWNSBY PKWY

ROSELAND PKWY

WATERVIEW TRL

FRONTIER PKWY

Attachment: Location Map (Mustang Lakes Phase #7 PID – Pre-SAP)

Legend

- MUSTANG LAKES PHASE 7
- City Limits
- Roads
- Parcels

Mustang Lakes Phase 7

City of Celina

12/20/2022

N W E S

0 500 1,000 Feet

CITY OF CELINA, TEXAS

RESOLUTION NO. 2023-__R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED WITHIN PHASE #7 OF THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN UPDATED FOR PHASE #7, INCLUDING A PROPOSED PHASE #7 ASSESSMENT ROLL; DIRECTING THE FILING OF THE PROPOSED PHASE #7 ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; NOTICING A PUBLIC HEARING FOR FEBRUARY 14, 2023 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN PHASE #7 OF THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

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 City or the extraterritorial jurisdiction of the City; and

WHEREAS, on February 11, 2008, the City Council of the City (the "City Council") conducted a public hearing to consider a petition received by the City on January 24, 2008 titled "Petition for the Creation of a Public Improvement District Within the ETJ of the City of Celina, Texas, for the Lakes as Mustang Ranch Development" requesting the creation of a public improvement district; and

WHEREAS, on March 10, 2008, the City Council adopted Resolution No. 2008-06R (the "Authorization Resolution"), authorizing, establishing, and creating the “Lakes at Mustang Ranch Public Improvement District” (the “District”); and

WHEREAS, the City authorized the creation of the District and the issuance of up to $111,000,000 in bonds for the District to finance certain public improvements authorized by the PID Act for the benefit of the property within the District (the “Authorized Improvements”); and

WHEREAS, pursuant to ordinances adopted by the City Council on January 13, 2015 the City Council approved The Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan, including the Phases #2-9 Major Improvement Assessment Roll and the Phase #1 Assessment Roll (the “Original SAP”), levied special assessments for the construction of the Phases #2-9 Major Improvements against property within the District, levied special assessments

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

for the construction of the Phase #1 Improvements against property within Phase #1 of the District, and established a lien on such property; and

WHEREAS, the Original SAP has been previously updated in connection with the levy of assessments against property within Phase #2, Phase #3, Phase #4, Phase #5, and Phase #6 of the District and has been updated annually as required by the PID Act; and

WHEREAS, the City Council and the City staff have been presented a preliminary amended and restated service and assessment plan updated for Phase #7, including a proposed Phase #7 Assessment Roll attached thereto (the "Preliminary Updated SAP"), which updates the Original SAP (as amended and restated by Annual Service Plan Updates and other updates to the Original SAP previously approved by the City Council) for the District to include assessments proposed to be levied against property within Phase #7 of the District that benefit from certain Authorized Improvements that benefit property within Phase #7 of the District (the "Phase #7 Projects"). A copy of the Preliminary Updated SAP is (i) attached hereto as **Exhibit A,** (ii) is incorporated herein for all purposes, (iii) identifies the area constituting Phase #7 of the District, (iv) identifies the costs of the Phase #7 Projects, and (v) sets forth the proposed assessment roll for Phase #7 (the "Proposed Phase #7 Assessment Roll"); and

WHEREAS, the Preliminary Updated SAP sets forth the estimated total costs of certain Authorized Improvements to be financed by the District at this time and the Phase #7 Assessment Roll states the assessments proposed to be levied against each benefitted parcel of land in Phase #7 of the District, as determined by the method of assessment chosen by the City and set forth in the Preliminary Updated SAP; and

WHEREAS, the PID Act requires that the Proposed Phase #7 Assessment Roll be filed with the municipal secretary of the City (the "City Secretary") and be subject to public inspection; and

WHEREAS, the PID Act requires that a public hearing (the "Assessment Hearing") be called to consider proposed assessments against the benefitted property within Phase #7 of the District and requires 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 PID Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City and in the part of the City's extraterritorial jurisdiction in which the District is located or in

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

which the Phase #7 Projects are to be undertaken before the tenth (10th) day before the date of the Assessment Hearing.

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

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council does hereby accept the Preliminary Updated SAP for the District, including the Proposed Phase #7 Assessment Roll, in a form substantially similar to the attached **Exhibit A**, and which is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary Updated SAP.

SECTION 3. The City Council hereby determines that the total costs of the Phase #7 Projects to be financed by the District are as set forth in Table IV-J of the Preliminary Updated SAP.

SECTION 4. The City Council's final determination and approval of the costs of the Phase #7 Projects, or any portion thereof, shall be subject to and contingent upon City Council's approval of a final, updated Service and Assessment Plan which will include a final Phase #7 Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. The Proposed Phase #7 Assessment Roll states the assessments and the projected annual installments proposed to be levied against each parcel of land in Phase #7 of the District that benefits from the Phase #7 Projects, as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary Updated SAP.

SECTION 6. The City Council hereby authorizes and directs the filing of the Proposed Phase #7 Assessment Roll with the City Secretary and directs the City Secretary to make the same available for public inspection.

SECTION 7. The City Council hereby authorizes, and calls, a public hearing (the Assessment Hearing, as defined above) to be held on **February 14, 2023, at or after 5:00 p.m.**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

in the Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009, at which, the City Council shall, among other actions, hear and pass on any objections to the proposed assessments, and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying the assessments as special assessments on property located within Phase #7 of the District that benefits from the Phase #7 Projects and which ordinance shall specify the method of payment of the assessments.

SECTION 8. The City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing to be held on **February 14, 2023**, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes, in the *Celina Record*, a newspaper of general circulation in the City and in the part of the City's extraterritorial jurisdiction in which the District is located or in which the Phase #7 Projects are to be undertaken, on or before **February 2, 2023**, as required by Section 372.016(b) of the PID Act.

SECTION 9. When the Proposed Phase #7 Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary, on or before **February 2, 2023** to mail to owners of property liable for the proposed assessments notice of the Assessment Hearing to be held on **February 14, 2023**, as required by Section 372.016(c) of the PID Act.

SECTION 10. 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 **February 14, 2023** meeting of the City Council.

SECTION 11. This Resolution shall become effective from and after its date of passage in accordance with law.

[*Remainder of Page Intentionally Left Blank*]

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

ADOPTED, PASSED, AND APPROVED on this the 10th day of January, 2023.

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

EXHIBIT A

PRELIMINARY UPDATED SAP

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

January 13, 2015
As updated for Phase #2 on December 13, 2016,
updated for Phase #3 on December 10, 2019,
updated for Phase #4 on July 14, 2020,
amended and restated for Phase #1 Refunding on August 11, 2020, updated for Phase #5 on June 8, 2021,
updated for Phase #6 on June 14, 2022, and
updated for Phase #7 on January 10, 2023

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT

PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

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APPENDIX M – PROPOSED PHASE #7 ASSESSMENT ROLL

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RECITALS

WHEREAS, a petition was submitted by the petitioners and filed with the City Secretary of the City (the "City Secretary") pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID Act"), requesting the creation of a public improvement district then located in the extraterritorial jurisdiction of the City to be known as The Lakes at Mustang Ranch Public Improvement District (the "PID"); and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Collin Central Appraisal District ("CCAD"), and the signatures of property owners who own taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the PID; and

WHEREAS, on February 11, 2008, after due notice, the City Council of the City (the "City Council") held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the petition as required by Section 372.009 of the PID Act and on March 10, 2008, the City Council made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 2008-06R, adopted by a majority of the members of the City Council, authorized the District in accordance with its finding as to the advisability of the improvement projects and services and also made findings and determinations relating to the Actual Costs of certain Authorized Improvements; and

WHEREAS, on March 27, 2008, the City published notice of its authorization of the PID in the McKinney Courier-Gazette and the Celina Record, newspapers of general circulation in Collin County, the City and the extraterritorial jurisdiction of the City, respectively; and

WHEREAS, no written protests of the PID from any owners of record of property within the PID were filed with the City Secretary within 20 days after March 27, 2008; and

WHEREAS, on November 18, 2014, the City Council by Resolution 2014-60R (i) approved a preliminary service and assessment plan prepared in accordance with Sections 372.13 and 372.14 of the PID Act that determined the costs of certain authorized improvements for the benefit of "Phase #1" and "Phases #2-9" of the PID, including proposed assessment rolls (the "Phase #1 Assessment Roll" and "Phases #2-9 Assessment Roll") as required by Section 372.016(a) of the PID Act; (ii) directed the City Secretary to file said proposed assessment rolls and to make both available for public inspection as required by Section 372.016(b); (iii) called a special meeting and public hearing for December 9, 2014, for the purpose of hearing and passing on any objections to the proposed assessments shown on the proposed Phase #1 Assessment Roll and Phases #2-9 Assessment Roll; and (iv) directed the City Secretary to publish and mail notice of such December 9, 2014 public hearing as required by Section 372.016(b) of the PID Act; and

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WHEREAS, after publishing and mailing notice as require by the PID Act, the City Council convened the hearing on December 9, 2014 and then the City Council recessed such public hearing until January 13, 2015; and

WHEREAS, on January 13, 2015, the City Council reconvened the public hearing first opened on December 9, 2014, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, the City approved Ordinance No. 2015-02 (the "Phase #1 Assessment Ordinance") which approved and accepted the Service and Assessment Plan dated January 13, 2015 (the "Original Service and Assessment Plan") in conformity with the requirements of the PID Act, and levied the Phase #1 Assessments, as provided in the Service and Assessment Plan and the Phase #1 Assessment Roll and approved Ordinance No. 2015-03 (the "Phases #2-9 Assessment Ordinance") which approved and accepted the Original Service and Assessment Plan in conformity with the requirements of the PID Act, and levied the Phases #2-9 Assessments, as provided in the Original Service and Assessment Plan and the Phases #2-9 Assessment Roll; and

WHEREAS, the City levied the Phase #1 Assessments on the Phase #1 Assessed Property for the Phase #1 Improvements (as defined in the Original Service and Assessment Plan) and the Phases #2-9 Assessments on the Phases #2-9 Major Improvement Area Assessed Property for the major improvements allocable to Phases #2-9 of the PID (the "Phases #2-9 Major Improvements") described in Section III of the Original Service and Assessment Plan, constructed and installed in accordance with the Original Service and Assessment Plan, as amended or updated from time to time; and

WHEREAS, the Phase #1 Assessments and Phases #2-9 Assessments each included a "City Improvement Portion" related to certain water and sewer major improvements as described in Section III of the Original Service and Assessment Plan (the "2015 CCMI Assessment"); and

WHEREAS, the City Council has previously issued the City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project) (the "Phase #1 Bonds"), which are secured by the Phase #1 Assessments (excluding the portion of the 2015 CCMI Assessment allocable to Phase #1) which were levied against the assessable property located within the first construction phase of the District ("Phase #1"); and

WHEREAS, the City Council has previously issued the City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phases #2-9 Major Improvement Project) (the "Phases #2-9 Major Improvement Area Bonds", and together with the Phase #1 Bonds, the "2015 PID Bonds"), which are secured by the Phases #2-9 Assessments (excluding the portion of 2015 CCMI Assessment allocable to Phases #2-9) which were levied against the assessable property outside of Phase #1 of the District ("Phase #2-9"); and

WHEREAS, in connection with the 2015 PID Bonds, the City Council approved Resolution No. 2015-01R on January 13, 2015, authorizing that certain "*Reimbursement Agreement – The Lakes at Mustang Ranch Public Improvement District"*, effective January 13, 2015, by and between the Developer and the City in which the Developer agrees to fund the costs of Authorized

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Improvements that specially benefit the assessable property within the PID and the City agrees to reimburse the Developer for a portion of such costs funded by the Developer with interest as permitted by Section 372.023(d)(1) of the Act; and

WHEREAS, on December 13, 2016, the City Council adopted Ordinance No. 2016-84, recorded as Document No. 2022022500314270 in the real property records of the County on February 25, 2022, that approved an update to the Service and Assessment Plan and levied assessments on Phase #2 for the Phase #2 Improvements; and

WHEREAS, on December 10, 2019, the City Council adopted Ordinance No. 2019-51, recorded as Document No. 20200102000005770 in the real property records of the County on January 2, 2020, that approved an update to the Service and Assessment Plan and levied assessments on Phase #3 for the Phase #3 Improvements; and

WHEREAS, on July 14, 2020, the City Council adopted Ordinance No. 2020-50, recorded as Document No. 20200716001107540 in the real property records of the County on July 16, 2020, that approved an update to the Service and Assessment Plan and levied assessments on Phase #4 for the Phase #4 Improvements; and

WHEREAS, Chapter 1207, Texas Government Code, as amended, and the PID Act, provide that the City is authorized to issue refunding bonds for the purpose of refunding a series of Bonds and restructuring the City's debt service requirements, and to accomplish such refunding by depositing directly with the trustee under the indenture of trust related to the Refunded Bonds, the proceeds of such refunding bonds, together with other available finds, in an amount sufficient to provide for the payment or redemption of such Refunded Bonds, and that such deposit shall constitute the making of firm banking and financial arrangements for the discharge and final payment or redemption of the Refunded Bonds; and

WHEREAS, the City Council has previously issued revenue bonds, in accordance with the PID Act and Chapter 1207, Texas Government Code, as amended, to refund a portion of the Phase #1 Bonds, such bonds are entitled "City of Celina, Texas, Special Assessment Revenue Refunding Bonds Series 2020 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project)" (the "Phase #1 Refunding Bonds"), such Phase #1 Refunding Bonds are payable solely from the Assessment Revenue and other funds pledged under the Indenture related to the Phase #1 Refunding Bonds to the payment of the Phase #1 Refunding Bonds and for the purposes set forth in the Indenture related to the Phase #1 Refunding Bonds; and

WHEREAS, in connection with the Phase #1 Refunding Bonds, the City Council approved an amendment and restatement to the Service and Assessment Plan, as it had been previously updated (the "2020 Amended and Restated Service and Assessment Plan"), and pursuant to direction from the Administrator that the conditions required for completely reducing the 2015 CCMI Assessments, the City has formally released the 2015 CCMI Assessment portion of the Phase #1 Assessment and the Phases #2-9 Assessment; and

WHEREAS, on June 8, 2021, the City Council adopted Ordinance No. 2021-48, recorded as Document No. 20211221002567660 in the real property records of the County on December 21,

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2021, that approved an update to the 2020 Amended and Restated Service and Assessment Plan and levied Assessments on Phase #5 for the Phase #5 Improvements; and

WHEREAS, on June 14, 2022, the City Council adopted Ordinance No. 2022-68, recorded as Document No. 2022000095835 in the real property records of the County on June 17, 2022 and re-recorded as Document No. 2022000098447 in the real property records of the County on June 23, 2022, that approved an update to the 2020 Amended and Restated Service and Assessment Plan and levied Assessments on Phase #6 for the Phase #6 Projects (the "2022 Amended and Restated Service and Assessment Plan"); and

WHEREAS, construction is progressing within the seventh construction phase of the District ("Phase #7") and the City wishes to update the 2022 Amended and Restated Service and Assessment Plan, as previously updated, to levy of Assessments against property within Phase #7 of the District for the Phase #7 Projects and to prepare for the potential issuance of bonds to be secured by these Assessments levied against property within Phase #7 of the District;

NOW, THEREFORE, the 2022 Amended and Restated Service and Assessment Plan, as previously updated, is further updated for Phase #7 as follows:

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On March 10, 2008 the City Council of the City of Celina, Texas passed Resolution No. 2008-06R approving and authorizing the creation of The Lakes at Mustang Ranch Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in the PID, all of which is located within the City.

The property in the PID is proposed to be developed in approximately nine phases, and the PID will finance public improvements for each phase as each phase is developed. Assessments will be imposed on all property in the PID for the public improvements that benefit the entire PID and on the property in each phase for the public improvements to be provided for that phase. Additionally, certain improvements that benefit the entire PID and certain improvements that benefit property within each phase will be paid for by the Developer without reimbursement.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. The Original Service and Assessment Plan, as updated from time to time, and as amended and restated by the 2020 Amended and Restated Service and Assessment Plan (as updated), and as further updated by this Amended and Restated The Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan updated for Phase #7 (the Original Service and Assessment Plan, the 2020 Amended and Restated Service and Assessment Plan and all updates are referred to collectively as the "Service and Assessment Plan") has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code." The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter". The Assessment Rolls for the PID are included as Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix

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K, Appendix L, and Appendix M of this Service and Assessment Plan. The Assessments as shown on each applicable Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"Actual Cost(s)" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and property taxes (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, development fees), insurance premiums, and miscellaneous expenses.

Actual Costs may include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Additional Interest Component" mean the amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means the 0.50% additional interest rate charged on the Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve" means, with respect to the Phase #1 Refunding Bonds, a reserve account to be funded from Additional Interest Component collected each year as more fully described in Section V.J of this Service and Assessment Plan.

"Additional Major Improvements" mean the Authorized Improvements which benefit all Assessed Property within the PID and are described in Section III.C. Assessments have been or will be levied against property within Phase #6 and Phase #7 and the Future Phases only to pay for the Actual Costs of the Additional Major Improvements allocable to Phase #6 and Phase #7 and the

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Future Phases, respectively. The Actual Costs of the Additional Major Improvements allocable to Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5 will be paid by the Developer without reimbursement.

"Administrative Expenses" mean the administrative, organization, maintenance and operation costs associated with, or incidental to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance, and operation of the PID and the Authorized Improvements, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee's reasonable fees and expenses relating to the Bonds, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds or any costs of issuance associated with the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrator" means the employee or designee of the City, identified in any Trust Indenture relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments, including interest, as shown on the Assessment Rolls attached hereto as Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, Appendix L, and Appendix M as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the amount collected as the Additional Interest Component for the following (as applicable): (A) the Prepayment Reserve described in Section V of this Service and Assessment Plan (with respect to the Phases #2-9 Major Improvement Area Bonds), (B) the Delinquency Reserve in Section V of this Service and Assessment Plan (with respect to the Phases #2-9 Major Improvement Area Bonds) and/or (C) the Additional Interest Reserve described in Section V of this Service and Assessment Plan (with respect to the Phase #1 Refunding Bonds); and (iii) the Administrative Expenses.

"Annual Service Plan Update" has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

"Assessed Property" means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in the applicable Assessment Roll, as the Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within the PID other than Non-Benefited Property.

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"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

"Assessment Ordinance" means each Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments against the respective Assessed Property.

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments.

"Assessment Roll" means, as applicable, the Phases #2-9 Major Improvement Area Assessment Roll, the Phase #1 Assessment Roll, the Phase #2 Assessment Roll, the Phase #3 Assessment Roll, the Phase #4 Assessment Roll, the Phase #5 Assessment Roll, the Phase #6 Assessment Roll, the Phase #7 Assessment Roll, or an Assessment Roll for Future Phases of development or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

"Authorized Improvements" mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Bonds" mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

"**Budgeted Cost(s**)" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certification for Payment" means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

"City" means the City of Celina, Texas.

"City Council" means the duly elected governing body of the City.

"**County**" means Collin County, Texas.

"Delinquency Reserve" means, with respect to the Phases #2-9 Major Improvement Area Bonds, a reserve amount to be funded from additional interest collected each year as more fully described in Section V.H of this Service and Assessment Plan.

"Delinquent Collection Costs" mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

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"Developer" means Celina 682 Partners, L.P., a Texas limited partnership.

"Equivalent Units" mean, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix E attached hereto.

"Future Phases" means Phases that are fully developed after Phase #1, Phase #2, Phase #3, Phase #4, Phase #5, Phase #6, and Phase #7, as such areas are generally depicted in Appendix A. The Future Phases are subject to adjustment and are shown for illustration only. It is anticipated each Future Phase will be assessed for improvements benefitting the specific Phase as well as that specific Future Phase's allocable share of the Additional Major Improvements.

"Homeowner Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a homeowners' association.

"Initial Major Improvements" mean the Authorized Improvements which benefit all Assessed Property within the PID and are described in Section III.B.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of the County.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix E. In the case of single family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, Lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the Lot, as determined by the Administrator and confirmed by the City Council.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.I.

"Parcel" or **"Parcels"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Collin Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Collin County.

"Phase" means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within a Phase will be assessed in connection with the issuance of Bonds or upon the incurrence of an obligation under the Reimbursement Agreement related to such Phase for

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Phase.

"Phase #1" means the initial Phase to be developed, identified as "Phase #1" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix G.

"Phase #1 Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to Phase #1, which are described in Section III.C.

"Phase #1 Assessed Property" means all Parcels within Phase #1 other than Non-Benefited Property and shown in the Phase #1 Assessment Roll against which an Assessment relating to the Phase #1 Initial Projects is levied.

"Phase #1 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #1 Assessed Property, or the Annual Installments thereof, for the Phase #1 Initial Projects.

"Phase #1 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix G**,** as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #1 Bonds" mean those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Improvement District Phase #1 Project)" that were secured by Phase #1 Assessment Revenues and which have been refunded by the Phase #1 Refunding Bonds.

"Phase #1 Improvements" mean the Authorized Improvements which only benefit Phase #1 Assessed Property, which are described in Section III.D.

"Phase #1 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #1 and (ii) the Phase #1 Improvements, which are described in Section III.

"Phase #1 Refunding Bonds" means those certain "City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2020 (Lakes at Mustang Ranch Public Improvement District Phase #1 Project)" issued by the City to refund the Phase #1 Bonds relating to the Phase #1 Initial Projects.

"Phase #2" means the second Phase to be developed, identified as "Phase #2" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H.

"Phase #2 Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to Phase #2, which are described in Section III.C.

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"Phase #2 Assessed Property" means all Parcels within Phase #2 other than Non-Benefited Property and shown in the Phase #2 Assessment Roll against which an Assessment relating to the Phase #2 Improvements is levied.

"Phase #2 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #2 Assessed Property, or the Annual Installments thereof, for a portion of the Phase #2 Improvements.

"Phase #2 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix H**,** as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #2 Improvements" mean the Authorized Improvements which only benefit Phase #2 Assessed Property and are described in Section III.E.

"Phase #2 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #2, and (ii) the Phase #2 Improvements, which are described in Section III.

"Phase #3" means the third Phase to be developed, identified as "Phase #3" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H.

"Phase #3 Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to Phase #3, which are described in Section III.C.

"Phase #3 Assessed Property" means all Parcels within Phase #3 other than Non-Benefited Property and shown in the Phase #3 Assessment Roll against which an Assessment relating to the Phase #3 Improvements is levied.

"Phase #3 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #3 Assessed Property, or the Annual Installments thereof, for a portion of the Phase #3 Improvements.

"Phase #3 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix I**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #3 Improvements" mean the Authorized Improvements which only benefit Phase #3 Assessed Property and are described in Section III.F.

"Phase #3 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #3, and (ii) the Phase #3 Improvements, which are described in Section III.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

"Phase #4" means the fourth Phase to be developed, identified as "Phase #4" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix J.

"Phase #4 Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to Phase #4, which are described in Section III.C.

"Phase #4 Assessed Property" means all Parcels within Phase #4 other than Non-Benefited Property and shown in the Phase #4 Assessment Roll against which an Assessment relating to the Phase #4 Improvements is levied.

"Phase #4 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #4 Assessed Property, or the Annual Installments thereof, for a portion of the Phase #4 Improvements.

"Phase #4 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix J**,** as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #4 Improvements" mean the Authorized Improvements which only benefit Phase #4 Assessed Property and are described in Section III.G.

"Phase #4 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #4, and (ii) the Phase #4 Improvements, which are described in Section III.

"Phase #5" means the fifth Phase to be developed, identified as "Phase #5" and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown on the Final Plat Mustang Lakes Phase Five approved by the City on August 10, 2021, and recorded in the real property records of the County as Document No. 20210811010002910 on August 11, 2021.

"Phase #5 Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to Phase #5, which are described in Section III.C.

"Phase #5 Assessed Property" means all Parcels within Phase #5 other than Non-Benefited Property and shown in the Phase #5 Assessment Roll against which an Assessment relating to the Phase #5 Improvements is levied.

"Phase #5 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #5 Assessed Property, or the Annual Installments thereof, for a portion of the Phase #5 Improvements.

"Phase #5 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix K**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

"Phase #5 Improvements" mean the Authorized Improvements which only benefit Phase #5 Assessed Property and are described in Section III.H.

"Phase #5 Initial Projects" mean (i) the pro rata portion of the Initial Major Improvements allocable to Phase #5, and (ii) the Phase #5 Improvements, which are described in Section III.

"Phase #6" means the sixth Phase to be developed, identified as "Phase #6" and generally shown in the PID map in Appendix A, and as described in the legal description for Phase #6 in Appendix A.

"Phase #6 Assessed Property" means all Parcels within Phase #6 other than Non-Benefited Property and shown in the Phase #6 Assessment Roll against which an Assessment relating to the Phase #6 Projects is levied.

"Phase #6 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #6 Assessed Property, or the Annual Installments thereof, for the Phase #6 Projects.

"Phase #6 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix L**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #6 Improvements" mean the Authorized Improvements which only benefit Phase #6 Assessed Property and are described in Section III.I.

"Phase #6 Initial Projects" mean the pro rata portion of the Initial Major Improvements allocable to Phase #6.

"Phase #6 Projects" means (i) the pro rata portion of the Additional Major Improvements allocable to Phase #6, and (ii) the Phase #6 Improvements, which are described in Section III.

"Phase #7" means the seventh Phase to be developed, identified as "Phase #7" and generally shown in the PID map in Appendix A, and as described in the legal description for Phase #7 in Appendix A.

"Phase #7 Assessed Property" means all Parcels within Phase #7 other than Non-Benefited Property and shown in the Phase #7 Assessment Roll against which an Assessment relating to the Phase #7 Projects is levied.

"Phase #7 Assessment Revenues" means the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #7 Assessed Property, or the Annual Installments thereof, for the Phase #7 Projects.

"Phase #7 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix M**,** as updated, modified or amended from time to time in accordance with the procedures

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #7 Improvements" mean the Authorized Improvements which only benefit Phase #7 Assessed Property and are described in Section III.J.

"Phase #7 Initial Projects" mean the pro rata portion of the Initial Major Improvements allocable to Phase #7.

"Phase #7 Projects" mean (i) the pro rata portion of the Additional Major Improvements allocable to Phase #7, and (ii) the Phase #7 Improvements, which are described in Section III.

"Phases #2-9 Major Improvement Area" mean the property within the PID excluding Phase #1 which is to be developed subsequent to Phase #1 and generally depicted in Appendix A of this Service and Assessment Plan or any Annual Service Plan Update.

"Phases #2-9 Major Improvement Area Additional Projects" means the pro rata portion of the Additional Major Improvements allocable to the Phases #2-9 Major Improvement Area and are described in Section III.D.

"Phases #2-9 Major Improvement Area Assessed Property" means, for any year, all Parcels within the PID other than (a) Non-Benefited Property, and (b) Parcels within Phase #1.

"Phases #2-9 Major Improvement Area Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments levied against the Phases #2-9 Major Improvement Area Assessed Property, or the Annual Installments thereof, for the Phases #2-9 Major Improvement Area Projects, excluding the pro rata portion of the Additional Major Improvements allocable to the Phases #2-9 Major Improvement Area.

"Phases #2-9 Major Improvement Area Initial Projects" means the pro rata portion of the Initial Major Improvements allocable to the Phases #2-9 Major Improvement Area and are described in Section III.D.

"Phases #2-9 Major Improvement Area Assessment Roll" means the document included in this Service and Assessment Plan as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phases #2-9 Major Improvement Area Bonds" mean those certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Improvement District Phases #2-9 Major Improvement Project)" that are secured by Phases #2-9 Major Improvement Area Assessment Revenues.

"PID" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"PID Act" has the meaning set forth in Section I.A of this Service and Assessment Plan.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

"Planned Development Regulations" means the development regulations included as Exhibit D to the Amended and Restated Development Agreement dated as of October 23, 2014, and recorded in the Official Public Records of Collin County, Texas, on November 7, 2014, at document number 20141107001222280.

"**Prepayment Costs**" means interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

"Prepayment Reserve" means, with respect to the Phases #2-9 Major Improvement Area Bonds, a reserve amount to be funded from additional interest collected each year as more fully described in Section V.G of this Service and Assessment Plan.

"Public Property" means property, real property, right-of-way and easements within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Reimbursement Agreement" means that certain Reimbursement Agreement – The Lakes at Mustang Ranch Public Improvement District, effective January 13, 2015, by and between the Developer and the City in which the Developer agrees to fund certain Actual Costs of Authorized Improvements and the City agrees to reimburse the Developer for a portion of such Actual Costs funded by the Developer with interest as permitted by Section 372.023(d)(1) of the Act.

"Service and Assessment Plan" means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be updated and/or amended from time to time.

"Trust Indenture" means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

"Trustee" means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is located within the City limits and contains approximately 682 acres of land. A map of the property and each Phase within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 1,701 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to property within the PID. The estimated number of Lots (1,701) and the classification of each Lot are based upon the revised development plan. Development within the Future Phases (i.e., Phases #8-9) is subject to change and this Service and Assessment Plan will be updated as Assessments are levied for Authorized Improvements within each of these Future Phases.

The property within the PID was originally proposed to be developed as shown Table II-A.

Table II-A
Proposed Development - Original

Lot Type	Quantity	Measurement
Single Family – One acre	49	Units
Single Family – 100 Ft	25	Units
Single Family – 86 Ft	170	Units
Single Family – 74 Ft	457	Units
Single Family – 60 Ft	508	Units
Single Family – 50 Ft	590	Units
Total	**1,799**	**Units**

The original development plan was revised in 2016 and the revised lot count and lot mix is shown in Table II-B.

Table II-B
Proposed Development – Revised 2016

Lot Type	Quantity	Measurement
Single Family – One acre	48	Units
Single Family – 100 Ft	18	Units
Single Family – 86 Ft	163	Units
Single Family – 74 Ft	458	Units
Single Family – 60 Ft	495	Units
Single Family – 50 Ft	590	Units
Total	**1,772**	**Units**

The 2016 revised development plan was revised in 2021 and the revised lot count and lot mix is shown in Table II-C.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table II-C
Proposed Development – Revised 2021

Lot Type	Quantity	Measurement
Single Family – One acre	32	Units
Single Family – 100 Ft	58	Units
Single Family – 86 Ft	262	Units
Single Family – 74 Ft	375	Units
Single Family – 65 Ft	69	Units
Single Family – 60 Ft	334	Units
Single Family – 50 Ft	594	Units
Total	**1,724**	**Units**

The 2021 revised development plan was revised in 2022 and the revised lot count and lot mix is shown in Table II-D.

Table II-D
Proposed Development – Revised 2022

Lot Type	Quantity	Measurement
Single Family – One acre	33	Units
Single Family – 100 Ft	58	Units
Single Family – 86 Ft	280	Units
Single Family – 74 Ft	362	Units
Single Family – 65 Ft	167	Units
Single Family – 60 Ft	325	Units
Single Family – 50 Ft	343	Units
Single Family – 40 Ft	73	Units
Single Family – 35 Ft	60	Units
Total	**1,701**	**Units**

B. Property Included in the Phases #2-9 Major Improvement Area

The Phases #2-9 Major Improvement Area consists of approximately 504 acres and is currently projected to contain 1,366 single family residential units (including the 360 units in Phase #2, 195 single units in Phase #3, 9 units in Phase #4, 96 units in Phase #5, 257 units in Phase #6, and 171 units in Phase #7). A map of the property depicting the boundaries of each Phase and the proposed boundary of each Future Phase is shown in Appendix A.

The property within the Phases #2-9 Major Improvement Area was originally proposed to be developed as shown Table II-E.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table II-E
Proposed Development – Phases #2-9 Major Improvement Area - Original

Lot Type	Quantity	Measurement
Single Family – One acre	31	Units
Single Family – 100 Ft	25	Units
Single Family – 86 Ft	123	Units
Single Family – 74 Ft	401	Units
Single Family – 60 Ft	404	Units
Single Family – 50 Ft	481	Units
Total	**1,465**	**Units**

The original development plan was revised in 2016 and the revised lot count and lot mix for the Phases #2-9 Major Improvement Area is shown in Table II-F.

Table II-F
Proposed Development – Phases #2-9 Major Improvement Area – Revised 2016

Lot Type	Quantity	Measurement
Single Family – One acre	30	Units
Single Family – 100 Ft	18	Units
Single Family – 86 Ft	115	Units
Single Family – 74 Ft	402	Units
Single Family – 60 Ft	391	Units
Single Family – 50 Ft	481	Units
Total	**1,437**	**Units**

The 2016 revised development plan was revised in 2021 and the revised lot count and lot mix for the Phases #2-9 Major Improvement Area is shown in Table II-G.

Table II-G
Proposed Development – Phases #2-9 Major Improvement Area – Revised 2021

Lot Type	Quantity	Measurement
Single Family – One acre	14	Units
Single Family – 100 Ft	58	Units
Single Family – 86 Ft	214	Units
Single Family – 74 Ft	319	Units
Single Family – 65 Ft	69	Units
Single Family – 60 Ft	230	Units
Single Family – 50 Ft	485	Units
Total	**1,389**	**Units**

The 2021 revised development plan was revised in 2022 and the revised lot count and lot mix for the Phases #2-9 Major Improvement Area is shown in Table II-H.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table II-H
Proposed Development – Phases #2-9 Major Improvement Area – Revised 2022

Lot Type	Quantity	Measurement
Single Family – One acre	15	Units
Single Family – 100 Ft	58	Units
Single Family – 86 Ft	232	Units
Single Family – 74 Ft	306	Units
Single Family – 65 Ft	167	Units
Single Family – 60 Ft	221	Units
Single Family – 50 Ft	234	Units
Single Family – 40 Ft	73	Units
Single Family – 35 Ft	60	Units
Total	**1,366**	**Units**

C. PROPERTY INCLUDED IN PHASE #1

Phase #1 consists of approximately 178 acres and is projected to contain 335 single family residential units. A map of the property within Phase #1 is shown in Appendix A.

The property within Phase #1 of the PID was originally proposed to be developed as shown in Table II-I.

Table II-I
Proposed Development – Phase #1 – Original

Lot Type	Quantity	Measurement
Single Family – One acre	18	Units
Single Family – 86 Ft	47	Units
Single Family – 74 Ft	56	Units
Single Family – 60 Ft	104	Units
Single Family – 50 Ft	109	Units
Total	**334**	**Units**

The original development plan was revised in 2016 and the revised lot count and lot mix for the Phase #1 is shown in Table II-J.

Table II-J
Actual Development – Phase #1 – Revised 2016

Lot Type	Quantity	Measurement
Single Family – One acre	18	Units
Single Family – 86 Ft	48	Units
Single Family – 74 Ft	56	Units
Single Family – 60 Ft	104	Units
Single Family – 50 Ft	109	Units
Total	**335**	**Units**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

D. Property Included in Phase #2

Phase #2 consists of approximately 104 acres and is projected to contain 360 single family residential units. A map of the property within Phase #2 is shown in Appendix A.

The property within Phase #2 of the PID has been developed as shown in Table II-K.

Table II-K
Actual Development – Phase #2

Lot Type	Quantity	Measurement
Single Family – 100 Ft	4	Units
Single Family – 86 Ft	49	Units
Single Family – 74 Ft	68	Units
Single Family – 60 Ft	68	Units
Single Family – 50 Ft	171	Units
Total	**360**	**Units**

E. Property Included in Phase #3

Phase #3 consists of approximately 72 acre and is projected to contain 195 single family residential units. A map of the property within Phase #3 is shown in Appendix A.

The property within Phase #3 of the PID has been developed as shown in Table II-L.

Table II-L
Actual Development – Phase #3

Lot Type	Quantity	Measurement
Single Family – 86 Ft	25	Units
Single Family – 74 Ft	88	Units
Single Family – 60 Ft	82	Units
Total	**195**	**Units**

F. Property Included in Phase #4

Phase #4 consists of approximately 3.007 acres and is projected to contain 9 single family residential units. A map of the property within Phase #4 is shown in Appendix A.

The property within Phase #4 of the PID has been developed as shown in Table II-M.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table II-M
Actual Development – Phase #4

Lot Type	Quantity	Measurement
Single Family – 86 Ft	2	Units
Single Family – 74 Ft	3	Units
Single Family – 60 Ft	2	Units
Single Family – 50 Ft	2	Units
Total	**9**	**Units**

G. Property Included in Phase #5

Phase #5 consists of approximately 35.835 acres and is projected to contain 96 single family residential units. A map of the property within Phase #5 is shown in Appendix A.

The property within Phase #5 of the PID has been developed as shown in Table II-N.

Table II-N
Proposed Development – Phase #5 - Original

Lot Type	Quantity	Measurement
Single Family – 86 Ft	60	Units
Single Family – 65 Ft	36	Units
Total	**96**	**Units**

The development plan was revised in 2021 based on the actual plat recorded in August 2021 and the revised lot count and lot mix within Phase #5 is shown in Table II-O.

Table II-O
Actual Development – Phase #5 – 2021 Revised

Lot Type	Quantity	Measurement
Single Family – 86 Ft	58	Units
Single Family – 65 Ft	38	Units
Total	**96**	**Units**

H. Property Included in Phase #6

Phase #6 consists of approximately 64.337 acres is and projected to contain 257 single family residential units. A map of the property within Phase #6 is shown in Appendix A.

The property within Phase #6 of the PID has been developed as shown in Table II-P.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table II-P
Actual Development – Phase #6

Lot Type	Quantity	Measurement
Single Family – 74 Ft	61	Units
Single Family – 60 Ft	69	Units
Single Family – 50 Ft	61	Units
Single Family – 40 Ft	66	Units
Total	**257**	**Units**

I. PROPERTY INCLUDED IN PHASE #7

Phase #7 consists of approximately 100.467 acres is and projected to contain 171 single family residential units. A map of the property within Phase #7 is shown in Appendix A.

The property within Phase #7 of the PID is proposed to be developed as shown in Table II-Q.

Table II-Q
Proposed Development – Phase #7

Lot Type	Quantity	Measurement
Single Family – One-Acre Ft	14	Units
Single Family – 100 Ft	54	Units
Single Family – 86 Ft	33	Units
Single Family – 74 Ft	39	Units
Single Family – 65 Ft	31	Units
Total	**171**	**Units**

J. PROPERTY INCLUDED IN FUTURE PHASES

As Future Phases are developed, it is anticipated that additional Bonds may be issued and/or obligations may be incurred under the Reimbursement Agreement for each new Phase. In connection with the issuance of each new series of Bonds and/or new obligations under the Reimbursement Agreement, this Service and Assessment Plan will be updated to add additional details of each new Phase as shown for Phase #1 in Section C above. A map of the projected property within each Future Phase is shown in Appendix A. The Future Phases are shown for illustrative purposes only and are subject to adjustment. The current Parcels in the PID are shown on the Assessment Rolls included as Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, Appendix L, and Appendix M.

The estimated number of units at the build-out of the PID is based on the land use approvals by the City for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or streets, any other roadways, or their rights-of-way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

After analyzing the public improvement projects authorized by the PID Act, the City has determined that the Authorized Improvements as described in Appendix B and shown on the diagrams included as Appendix C should be undertaken by the City for the benefit of the property within the PID.

B. DESCRIPTIONS AND COSTS OF INITIAL MAJOR IMPROVEMENTS

The Initial Major Improvements benefit the entire PID. The Actual Costs of the Initial Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units.

The Initial Major Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Initial Major Improvements are shown in Table III-A.

Roadway Improvements:

The roadway portion of the Initial Major Improvements includes clearing, grubbing, excavation of streets and right of ways, construction of lime treated subgrade and reinforced concrete street pavements, deceleration lanes, turn lanes, sidewalks and retaining walls. The roadway improvements include an allocable share of perimeter road improvements. The roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Initial Major Improvements includes water mains of various diameters, generally, 8-12 inches, that are generally polyvinyl chloride (PVC) pipe, matching gate valves and boxes, fire hydrants, tapping sleeves, service lines, and other water line appurtenances. The water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Initial Major Improvements includes sanitary sewer mains of various diameters, which are PVC pipe, manholes, service lines, clean-outs, and other sewer main appurtenances. The sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Initial Major Improvements includes pre-development erosion control, silt fences, rock check dams, sedimentation basins, and drainage structures, various size reinforced concrete pipes, curb inlets, pre-cast headwalls, detention structures and trench safety. The storm drainage collection system improvements have been constructed according to City standards.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table III-A
Initial Major Improvement Costs

Authorized Improvements	Total Initial Major Improvement Costs	Phase #1 Allocated Amount[1]	Phases #2-9 Major Improvement Area Allocated Amount
Roadway Improvements	$10,366,268	$1,988,018	$8,378,250
Water improvements	$918,591	$176,165	$742,426
Sanitary sewer improvements	$1,651,669	$316,753	$1,334,916
Storm drainage improvements	$1,768,948	$339,245	$1,429,703
Soft and miscellaneous costs[2]	$427,195	$81,926	$1,692,977
Total Authorized Improvements	**$15,132,671**	**$2,902,107**	**$13,578,272**

[1]Allocation of Initial Major Improvements are based on the methodologies described in Section V.C and shown in Table V-A.
[2]The Phases #2-9 Major Improvement Area allocated amount includes $1,347,708 in estimated bond issuance costs included in the original budget that were subsequently substituted with other soft and miscellaneous costs.

C. DESCRIPTIONS AND COSTS OF ADDITIONAL MAJOR IMPROVEMENTS

The Additional Major Improvements benefit the entire PID. The Budgeted Costs of the Additional Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units. Assessments have been levied against property within Phase #6 and are anticipated to be levied against property within Phase #7 and the Future Phases to pay for the Actual Costs of the Additional Major Improvements allocable to Phase #6, Phase #7, and the Future Phases, respectively. The Actual Costs of the Additional Major Improvements allocable to Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5 will be paid by the Developer without reimbursement.

The Additional Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Additional Major Improvements are shown in Table III-B.

Roadway Improvements:

The roadway portion of the Additional Major Improvements includes clearing, grubbing, excavation of streets and right of ways, construction of lime treated subgrade and reinforced concrete street pavements, deceleration lanes, turn lanes, sidewalks, street lights and appurtenances thereto. The roadway improvements include an allocable share of perimeter road improvements. The roadway improvements will be constructed according to City standards.

Water Improvements:

The water distribution system portion of the Additional Major Improvements includes water mains of various diameters, generally, 8-12 inches, that are generally polyvinyl chloride (PVC) pipe, matching gate valves and boxes, fire hydrants, tapping sleeves, service lines, and other water line appurtenances. The water distribution system improvements will be constructed according to City standards.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Additional Major Improvements includes sanitary sewer mains of various diameters, which are PVC pipe, manholes, service lines, clean-outs, and other sewer main appurtenances. The sanitary sewer collection system improvements will be constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Additional Major Improvements includes pre-development erosion control, excavation of detention facilities, retaining walls, silt fences, rock check dams, sedimentation basins and drainage structures, various size reinforced concrete pipes, curb inlets, pre-cast headwalls, detention structures and trench safety. The storm drainage collection system improvements will be constructed according to City standards.

Table III-B
Estimated Additional Major Improvement Costs

Authorized Improvements	Total Additional Major Improvement Costs	Phase #1 Allocated Amount[1]	Phases #2-9 Major Improvement Area Allocated Amount[1]
Roadway Improvements	$1,417,681	$281,873	$1,135,808
Water improvements	$182,128	$36,212	$145,916
Sanitary sewer improvements	$172,975	$34,392	$138,583
Storm drainage improvements	$285,348	$56,735	$228,613
Soft and miscellaneous costs	$80,026	$15,911	$64,115
Total Authorized Improvements	**$2,138,158**	**$425,124**	**$1,713,034**

[1]Allocation of Additional Major Improvements are based on the methodologies described in Section V.D and shown in Table V-D. Additional Major Improvements allocated to Phase #1, Phase #2, Phase #3, Phase #4, and Phase #5 will be paid for by the Developer without reimbursement.

The Phases #2-9 Major Improvement Area allocated amounts of the Additional Major Improvements is allocated to all Phases within the Phases #2-9 Major Improvement Area as shown in Table III-C.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table III-C
Estimated Additional Major Improvement Costs – Phases #2-9 Major Improvement Area Allocation

Authorized Improvements	Total Phases #2-9 Major Improvement Area Allocated Amount[1]	Phase #2, Phase #3, Phase #4, and Phase #5 Allocated Amount[2]	Phase #6 Allocated Amount[2]	Phase #7 Allocated Amount	Future Ph Allocate Amoun
Roadway Improvements	$1,135,808	$536,957	$176,944	$198,823	$223
Water improvements	$145,916	$68,982	$22,732	$25,543	$28
Sanitary sewer improvements	$138,583	$65,515	$21,589	$24,259	$27
Storm drainage improvements	$228,613	$108,078	$35,615	$40,019	$44
Soft and miscellaneous costs	$64,115	$30,310	$9,988	$11,223	$12
Total Authorized Improvements	$1,713,034	**$809,842**	**$266,869**	**$299,867**	**$336**

[1]See Table III-B.
[2]Allocation of Additional Major Improvements are based on the methodologies described in Section V.D and shown in Table V-D. Additional Major Improvements allocated to Phase #2, Phase #3, Phase #4, and Phase #5 will be paid for by the Developer without reimbursement.

D. DESCRIPTION AND COSTS OF PHASE #1 IMPROVEMENTS

The Phase #1 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #1 Initial Projects and the Budgeted Costs of the Phase #1 Additional Projects are shown in Table III-D.

Roadway Improvements:

The roadway portion of the Phase #1 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, removal of existing curbs, sidewalks, retaining walls, signage and traffic control devises. The Phase #1 roadway improvements include an allocable share of perimeter road improvements. The Phase #1 roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #1 Improvements includes PVC waterlines, various gate valves and boxes, fire hydrants, and tapping sleeves. The Phase #1 water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #1 Improvements includes PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #1 sanitary sewer collection system improvements have been constructed according to City standards.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #1 Improvements includes pre and post development erosion control, silt fences, rock check dams, sedimentation basins and drainage structures, various size R.C.B.s, curb inlets, pre-cast headwalls, detention structures and trench safety. The Phase #1 storm drainage collection system improvements have been constructed according to City standards.

Table III-D
Phase #1 Initial Project and Phase #1 Additional Project Costs

Authorized Improvements	Phase #1's Proportional Share of Initial Major Improvements[1]	Phase #1 Additional Projects[2]	Phase #1 Improvements	Total
Roadway improvements	$1,988,018	$281,873	$3,039,827	$5,309,718
Water improvements	$176,165	$36,212	$1,108,794	$1,321,171
Sanitary sewer improvements	$316,753	$34,392	$943,787	$1,294,932
Storm drainage improvements	$339,245	$56,735	$651,432	$1,047,412
Soft and miscellaneous costs	$81,926	$15,911	$626,775	$724,613
Total Authorized Improvements	**$2,902,107**	**$425,124**	**$6,370,615**	**$9,697,846**

[1]See Table III-A.
[2]See Table III-B. Additional Major Improvements allocated to Phase #1 will be paid for by the Developer without reimbursement.

E. DESCRIPTIONS AND COSTS OF PHASE #2 IMPROVEMENTS

The Phase #2 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #2 Initial Projects and the Budgeted Costs of the Phase #2 Additional Projects are shown in Table III-E.

Roadway Improvements:

The roadway portion of the Phase #2 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks, signage and traffic control devises. The Phase #2 roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #2 Improvements include PVC waterlines, various sized gate valves and boxes, fire hydrants, and miscellaneous fittings. The Phase #2 water distribution system improvements have been constructed according to City standards.

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Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #2 Improvements includes PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #2 sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #2 Improvements includes pre and post development erosion control, silt fences, rock check dams, sedimentation basins and drainage structures, various size R.C.B.s, curb inlets, pre-cast headwalls, detention structures and trench safety. The Phase #2 storm drainage collection system improvements have been constructed according to City standards.

Table III-E
Phase #2 Initial Project and Phase #2 Additional Project Costs

Authorized Improvements	Phase #2 Improvements[1]	Phase #2's Proportional Share of Initial Major Improvements[2]	Phase #2's Additional Projects[3]	Total
Roadway improvements	$2,170,986	$2,024,515	$273,347	$4,468,848
Water improvements	$740,466	$179,399	$35,117	$954,982
Sanitary sewer improvements	$826,596	$322,568	$33,352	$1,182,516
Storm drainage improvements	$914,871	$345,473	$55,019	$1,315,362
Soft and miscellaneous costs	$761,108	$409,090	$15,430	$1,185,628
Total Authorized Improvements	**$5,414,027**	**$3,281,045**	**$412,265**	**$9,107,337**

[1]Costs of the Phase #2 Improvements were paid by the Developer, and a portion of such costs have been or will be reimbursed to the Developer solely by Phase #2 Assessment Revenues or by the proceeds of Bonds secured by Phase #2 Assessment Revenues if issued by the City in the future.

[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #2's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) Phases #2-9 Major Improvement Area Assessment Revenues not securing the Phases #2-9 Major Improvement Area Bonds applied toward the obligation under the Reimbursement Agreement relating to the Initial Major Improvements, or (iii) from Developer funds without reimbursement.

[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #2's proportional share of Additional Major Improvements will be paid solely by the Developer without reimbursement.

F. DESCRIPTIONS AND COSTS OF PHASE #3 IMPROVEMENTS

The Phase #3 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #3 Initial Projects and the Budgeted Costs of the Phase #3 Additional Projects are shown in Table III-F.

Roadway Improvements:

The roadway portion of the Phase #3 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street

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pavements, ramps, sidewalks, signage and traffic control devises. The Phase #3 roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #3 Improvements include PVC waterlines, various sized gate valves and boxes, fire hydrants, and miscellaneous fittings. The Phase #3 water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #3 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #3 sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #3 Improvements includes pre and post development erosion control, silt fences, rock check dams, sedimentation basins and drainage structures, various size R.C.B.s, curb inlets, headwalls, detention structures and trench safety. The Phase #3 storm drainage collection system improvements have been constructed according to City standards.

Table III-F
Phase #3 Initial Project and Phase #3 Additional Project Costs

Authorized Improvements	Phase #3 Improvements[1]	Phase #3's Proportional Share of Initial Major Improvements[2]	Phase #3's Additional Projects[3]	Total
Roadway improvements	$1,919,000	$1,241,757	$165,782	$3,326,538
Water improvements	$727,000	$110,036	$21,298	$858,334
Sanitary sewer improvements	$554,000	$197,850	$20,227	$772,078
Storm drainage improvements	$965,000	$211,899	$33,368	$1,210,267
Soft and miscellaneous costs	$212,000	$250,919	$9,358	$472,277
Total Authorized Improvements	**$4,377,000**	**$2,012,462**	**$250,033**	**$6,639,495**

[1]Costs of the Phase #3 Improvements were paid by the Developer, and a portion of such costs have been or will be reimbursed to the Developer solely by Phase #3 Assessment Revenues or by the proceeds of Bonds secured by Phase #3 Assessment Revenues if issued by the City in the future.

[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #3's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) Phases #2-9 Major Improvement Area Assessment Revenues not securing the Phases #2-9 Major Improvement Area Bonds applied toward the obligation under the Reimbursement Agreement relating to the Initial Major Improvements, or (iii) from Developer funds without reimbursement.

[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #3's proportional share of Additional Major Improvements will be paid solely by the Developer without reimbursement.

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G. DESCRIPTION AND COSTS OF PHASE #4 IMPROVEMENTS

The Phase #4 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #4 Initial Projects and the Budgeted Costs of the Phase #4 Additional Projects are shown in Table III-G.

Roadway Improvements:

The roadway portion of the Phase #4 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks and signage. The Phase #4 roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #4 Improvements includes PVC waterlines and miscellaneous fittings. The Phase #4 water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #4 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #4 sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #4 Improvements includes pre and post development erosion control, silt fences, various size R.C.B.s, storm inlets, headwalls, curb inlets, curlex with seed and trench safety. The Phase #4 storm drainage collection system improvements have been constructed according to City standards.

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Table III-G
Phase #4 Initial Project and Phase #4 Additional Project Costs

Authorized Improvements	Phase #4 Improvements[1]	Phase #4's Proportional Share of Initial Major Improvements[2]	Phase #4's Additional Projects[3]	Total
Roadway improvements	$222,000	$56,019	$7,506	$285,525
Water improvements	$48,000	$4,964	$964	$53,928
Sanitary sewer improvements	$33,000	$8,926	$916	$42,841
Storm drainage improvements	$33,000	$9,559	$1,511	$44,070
Soft and miscellaneous costs	$56,000	$11,320	$424	$67,743
Total Authorized Improvements	**$392,000**	**$90,788**	**$11,320**	**$494,108**

[1]Costs of the Phase #4 Improvements were paid by the Developer, and a portion of such costs have been or will be reimbursed to the Developer solely by Phase #4 Assessment Revenues or by the proceeds of Bonds secured by Phase #4 Assessment Revenues if issued by the City in the future.

[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #4's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) Phases #2-9 Major Improvement Area Assessment Revenues not securing the Phases #2-9 Major Improvement Area Bonds applied toward the obligation under the Reimbursement Agreement relating to the Initial Major Improvements, or (iii) from Developer funds without reimbursement.

[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #4's proportional share of Additional Major Improvements will be paid solely by the Developer without reimbursement.

H. DESCRIPTIONS AND COSTS OF PHASE #5 IMPROVEMENTS

The Phase #5 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #5 Initial Projects and the Budgeted Costs of the Phase #5 Additional Projects are shown in Table III-H.

Roadway Improvements:

The roadway portion of the Phase #5 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks and signage. The Phase #5 roadway improvements have been constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #5 Improvements includes PVC waterlines and miscellaneous fittings. The Phase #5 water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #5 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #5 sanitary sewer collection system improvements have been constructed according to City standards.

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Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #5 Improvements includes pre and post development erosion control, silt fences, various size R.C.B.s, storm inlets, headwalls, curb inlets, curlex with seed and trench safety. The Phase #5 storm drainage collection system improvements will be constructed according to City standards.

Table III-H
Phase #5 Initial Project and Phase #5 Additional Project Costs

Authorized Improvements	Phase #5 Improvements[1]	Phase #5's Proportional Share of Initial Major Improvements[2]	Phase #5's Additional Projects[3]	Total
Roadway improvements	$1,819,522	$686,941	$90,322	$2,596,785
Water improvements	$561,505	$60,872	$11,604	$633,981
Sanitary sewer improvements	$372,977	$109,451	$11,020	$493,449
Storm drainage improvements	$527,430	$117,223	$18,180	$662,833
Soft and miscellaneous costs	$182,761	$138,809	$5,099	$326,668
Total Authorized Improvements	**$3,464,195**	**$1,113,296**	**$136,224**	**$4,713,716**

[1]Costs of the Phase #5 Improvements have been paid by the Developer, and a portion of such costs have been or will be reimbursed to the Developer solely by Phase #5 Assessment Revenues or by the proceeds of Bonds secured by Phase #5 Assessment Revenues if issued by the City in the future.

[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #5's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) Phases #2-9 Major Improvement Area Assessment Revenues not securing the Phases #2-9 Major Improvement Area Bonds applied toward the obligation under the Reimbursement Agreement relating to the Initial Major Improvements, or (iii) from Developer funds without reimbursement.

[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #5's proportional share of Additional Major Improvements will be paid solely by the Developer without reimbursement.

I. DESCRIPTION OF ESTIMATED COSTS OF PHASE #6 IMPROVEMENTS

The Phase #6 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #6 Initial Projects and Phase #6 Projects are shown in Table III-I and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements:

The roadway portion of the Phase #6 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks and signage. The Phase #6 roadway improvements will be constructed according to City standards.

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Water Improvements:

The water distribution system portion of the Phase #6 Improvements includes PVC waterlines, various sized gate valves and boxes, fire hydrants, and miscellaneous fittings. The Phase #6 water distribution system improvements will be constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #6 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #6 sanitary sewer collection system improvements will be constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #6 Improvements includes pre and post development erosion control, silt fences, various size R.C.B.s, storm inlets, headwalls, curb inlets, curlex with seed and trench safety. The Phase #6 storm drainage collection system improvements will be constructed according to City standards.

Table III-I
Estimated Phase #6 Initial Project and Phase #6 Project Costs

Authorized Improvements	Phase #6 Improvements[1]	Phase #6's Proportional Share of Initial Major Improvements[2]	Phase #6's Proportional Share of Additional Major Improvements[3]	Total
Roadway improvements	$2,868,493	$1,290,927	$176,944	$4,336,364
Water improvements	$929,716	$114,394	$22,732	$1,066,842
Sanitary sewer improvements	$882,344	$205,685	$21,589	$1,109,619
Storm drainage improvements	$675,593	$220,290	$35,615	$931,498
Soft and miscellaneous costs	$344,797	$260,855	$9,988	$615,641
Total Phase #6 Improvement Costs	$5,700,944	$2,092,151	$266,869	$8,059,964

[1]Costs of the Phase #6 Improvements will be paid by the Developer, and a portion of such costs will be reimbursed to the Developer solely by Phase #6 Assessment Revenues or by the proceeds of Bonds secured by Phase #6 Assessment Revenues if issued by the City in the future.

[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #6's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) Phases #2-9 Major Improvement Area Assessment Revenues not securing the Phases #2-9 Major Improvement Area Bonds applied toward the obligation under the Reimbursement Agreement relating to the Initial Major Improvements, or (iii) from Developer funds without reimbursement.

[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #6's proportional share of Additional Major Improvements will be paid by the Developer and a portion of such costs will be reimbursed to the Developer solely by Phase #6 Assessment Revenues or by the proceeds of Bonds secured by Phase #6 Assessment Revenues if issued by the City in the future.

The detailed costs of the Authorized Improvements are shown in Appendix B to this Service and Assessment Plan. Savings from one line item may be applied to a cost increase in another line item.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

These savings may be applied only to increases in costs of the Authorized Improvements (i.e., the improvements for the benefit of property within the PID).

J. DESCRIPTION OF ESTIMATED COSTS OF PHASE #7 IMPROVEMENTS

The Phase #7 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #7 Initial Projects and Phase #7 Projects are shown in Table III-J and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements:

The roadway portion of the Phase #7 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, ramps, sidewalks and signage. The Phase #7 roadway improvements will be constructed according to City standards.

Water Improvements:

The water distribution system portion of the Phase #7 Improvements includes PVC waterlines, various sized gate valves and boxes, fire hydrants, and miscellaneous fittings. The Phase #7 water distribution system improvements will be constructed according to City standards.

Sanitary Sewer Improvements:

The sanitary sewer collection system portion of the Phase #7 Improvements includes various sizes of PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #7 sanitary sewer collection system improvements will be constructed according to City standards.

Storm Drainage Improvements:

The storm drainage collection system portion of the Phase #7 Improvements includes pre and post development erosion control, silt fences, various size R.C.B.s, storm inlets, headwalls, curb inlets, curlex with seed and trench safety. The Phase #7 storm drainage collection system improvements will be constructed according to City standards.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table III-J
Estimated Phase #7 Initial Project and Phase #7 Project Costs

Authorized Improvements	Phase #7 Improvements[1]	Phase #7's Proportional Share of Initial Major Improvements[2]	Phase #7's Proportional Share of Additional Major Improvements[3]	Total
Roadway improvements	$4,046,257	$1,450,548	$198,823	$5,695,628
Water improvements	$1,138,466	$128,538	$25,543	$1,292,547
Sanitary sewer improvements	$1,047,775	$231,117	$24,259	$1,303,151
Storm drainage improvements	$1,017,931	$247,528	$40,019	$1,305,478
Soft and miscellaneous costs	$320,612	$293,109	$11,223	$624,945
Total Phase #7 Improvement Costs	**$7,571,041**	**$2,350,841**	**$299,867**	**$10,221,749**

[1]Costs of the Phase #7 Improvements will be paid by the Developer, and a portion of such costs will be reimbursed to the Developer solely by Phase #7 Assessment Revenues or by the proceeds of Bonds secured by Phase #7 Assessment Revenues if issued by the City in the future.

[2]Allocation of Initial Major Improvements costs are based on the methodologies described in Section V.C. Costs of Phase #7's proportional share of Initial Major Improvements were paid solely from: (i) the proceeds of the Phases #2-9 Major Improvement Area Bonds, (ii) Phases #2-9 Major Improvement Area Assessment Revenues not securing the Phases #2-9 Major Improvement Area Bonds applied toward the obligation under the Reimbursement Agreement relating to the Initial Major Improvements, or (iii) from Developer funds without reimbursement.

[3]Allocation of Additional Major Improvements costs are based on the methodologies described in Section V.D. Costs of Phase #7's proportional share of Additional Major Improvements will be paid by the Developer and a portion of such costs will be reimbursed to the Developer solely by Phase #7 Assessment Revenues or by the proceeds of Bonds secured by Phase #7 Assessment Revenues if issued by the City in the future.

The detailed costs of the Authorized Improvements are shown in Appendix B of this Service and Assessment Plan. Savings from one line item may be applied to a cost increase in another line item. These savings may be applied only to increases in costs of the Authorized Improvements (i.e., the improvements for the benefit of property within the PID).

K. FUTURE PHASE AUTHORIZED IMPROVEMENTS

As Future Phases are developed, additional Bonds may be issued and/or obligations may be incurred under the Reimbursement Agreement to finance Authorized Improvements for each Future Phase. As Bonds are issued and/or obligations are incurred under the Reimbursement Agreement for each Future Phase, this Service and Assessment Plan will be updated to identify the specific Authorized Improvements financed by such Bonds or the Reimbursement Agreement that benefit each Future Phase (e.g., a Table III-K will be added to show the estimated costs for phase #8, etc.).

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

IV. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five year period. The Initial Major Improvements and the Phase #1 Improvements were completed and accepted by the City in 2016. The Phase #2 Improvements were completed and accepted by the City in 2017. The Phase #3 Improvements were completed and accepted by the City in 2020. The Phase #4 Improvements were completed and accepted by the City in 2020. The Phase #5 Improvements were completed and accepted by the City in 2021. The Phase #6 Improvements were completed and accepted by the City in June 2022. The Phase #7 Improvements are under construction and anticipated to be completed and accepted by the City in first quarter of 2023. Construction of the Additional Major Improvements commenced in June 2022 and is anticipated to be completed and accepted by the City in 2025.

The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated and Actual Costs of the Authorized Improvements, and updating the Assessment Rolls. Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

The Phases #2-9 Major Improvement Area Bonds were issued in 2015 to finance a portion of the Phases #2-9 Major Improvement Area Initial Projects. Table IV-A summarizes the updated sources and uses of funds required to construct the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-9 Major Improvement Area Additional Projects, establish the PID, and issue the Phases #2-9 Major Improvement Area Bonds. The Actual Costs for Phases #2-9 Major Improvement Area Initial Projects and the Budgeted Costs of the Phases #2-9 Major Improvement Area Additional Projects plus costs related to the issuance of the Phases #2-9 Major Improvement Area Bonds, in one or more series, and payment of expenses incurred in the establishment, administration and operation of the PID is $19,862,958 as shown in Table IV-A. As noted previously and shown in Table IV-A, the costs of the Phases #2-9 Major Improvement Area Additional Projects allocable to Phases #1-5 will be paid by the Developer without reimbursement. A portion of the costs of the Phases #2-9 Additional Major Improvement Area Additional Projects allocable to Phase #6 and Phase #7 may be paid from Phase #6 Assessment Revenues or Phase #7 Assessment Revenues, as applicable, or from the proceeds of Bonds secured by Phase #6 Assessment Revenues or Phase #7 Assessment Revenues, as applicable, if issued by the City in the future. The remaining costs of the Phases #2-9 Major Improvement Area Additional Projects allocable to Phases #8-9 will be paid by the Developer and a portion of such costs may be reimbursed to the Developer from Assessments levied against Phases #8 and #9 if the City, in its sole discretion, chooses to levy such Assessments in the future.

The Phase #1 Bonds were issued in 2015 to finance a portion of the Phase #1 Initial Projects. Table IV-B shows the updated sources and uses of the Phase #1 Bonds. The Actual Costs for Phase #1 Initial Projects and the Budgeted Costs of the Phase #1 Additional Projects plus costs related to the issuance of the Phase #1 Bonds, in one or more series and payment of expenses incurred in the establishment, administration and operation of the PID is $11,397,743 as shown in Table IV-B. As noted previously and shown in Table IV-B, the costs of the Phase #1 Additional Projects will be paid by the Developer without reimbursement.

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The Phase #1 Refunding Bonds were issued in 2020 to refund the Phase #1 Bonds and were secured by the Phase #1 Assessments. The Actual Costs for Phase #1 Initial Projects plus costs related to the issuance of the Phase #1 Bonds and the Phase #1 Refunding Bonds for Phase #1 Initial Projects and payment of expenses incurred in the establishment, administration and operation of the PID is $9,808,026 as shown in Table IV-C.

Phases #2-9 Major Improvement Area

Table IV-A shows the updated sources and uses of the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-9 Major Improvement Area Additional Projects.

Table IV-A
Updated Sources and Uses – Phases #2-9 Major Improvement Area

Sources of Funds	Phases # 2-9 Major Improvement Bonds	Reimbursement Agreement	Other Financing Sources (Reimbursable[1])	Other Financing Sources (Non-Reimbursable[2])	Total
Bond par amount	$13,150,000	$5,000,000	$0	$0	$18,150,0
Other financing sources	$0	$0	$903,192	$809,842	$1,713,0
Total Sources	**$13,150,000**	**$5,000,000**	**$903,192**	**$809,842**	**$19,863,0**
Uses of Funds					
Initial Major Improvements:					
Roadway improvements	$6,315,471	$2,062,779	$0	$0	$8,378,2
Water improvements	$468,504	$273,922	$0	$0	$742,4
Sanitary sewer improvements	$859,158	$475,758	$0	$0	$1,334,9
Storm drainage improvements	$712,550	$717,153	$0	$0	$1,429,7
Soft and miscellaneous costs	$222,589	$1,470,388	$0	$0	$1,692,9
Subtotal	*$8,578,272*	*$5,000,000*	*$0*	*$0*	*$13,578,2*
Additional Major Improvements:					
Roadway improvements	$0	$0	$598,851	$536,957	$1,135,8
Water improvements	$0	$0	$76,934	$68,982	$145,9
Sanitary sewer improvements	$0	$0	$73,067	$65,515	$138,5
Storm drainage improvements	$0	$0	$120,536	$108,078	$228,6
Soft and miscellaneous costs	$0	$0	$33,804	$30,310	$64,1
Subtotal	*$0*	*$0*	*$903,192*	*$809,842*	*$1,713,0*
Bond Issuance Costs:					
Debt service reserve	$1,073,375	$0	$0	$0	$1,073,3
Capitalized interest	$1,590,250	$0	$0	$0	$1,590,2
Bond issuance costs	$1,908,104	$0	$0	$0	$1,908,1
Subtotal	*$4,571,728*	*$0*	*$0*	*$0*	*$4,571,7*
Total Uses	**$13,150,000**	**$5,000,000**	**$903,192**	**$809,842**	**$19,863,0**

[1]The Additional Major Improvements allocable to Phase #6, Phase #7, and Future Phases are reimbursable under the Reimbursement Agreement for respective Phase.
[2]The Additional Major Improvements allocable to Phase #2, Phase #3, Phase #4, and Phase #5 are non-reimbursable and will be financed by the Developer

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

The Phases #2-9 Major Improvement Area Bonds shown in Table IV-A were issued in 2015 and are being used to pay and/or reimburse the Developer for a portion of the costs of Phases #2-9 Major Improvement Area Initial Projects. A portion of the costs of the Phases #2-9 Major Improvement Area Initial Projects are being financed in accordance with the Reimbursement Agreement. The remaining costs of the Phases #2-9 Major Improvement Area Initial Projects as well as the costs of the Phases #2-9 Major Improvement Area Additional Projects is being financed by the Developer and will not be assessed or reimbursed.

All tables in this section are rounded to the nearest dollar for presentation purposes.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Phase #1

Table IV-B shows the updated sources and uses of the Phase #1 Initial Projects and Phase #1 Additional Projects.

Table IV-B
Updated and Sources and Uses –Phase #1

Sources of Funds	Phase #1 Bonds	Other Financing Sources (Non-Reimbursable[2])	Total
Bond par amount	$9,000,000	$0	$9,000,000
Developer contribution[1]	$1,972,619	$0	$1,972,619
Other financing sources	$0	$425,124	$425,124
Total Sources	**$10,972,619**	**$425,124**	**$11,397,743**
Uses of Funds			
Initial Major Improvements:			
Roadway improvements	$1,988,018	$0	$1,988,018
Water improvements	$176,165	$0	$176,165
Sanitary sewer improvements	$316,753	$0	$316,753
Storm drainage improvements	$339,245	$0	$339,245
Soft and miscellaneous costs	$81,926	$0	$81,926
Subtotal	*$2,902,107*	*$0*	*$2,902,107*
Phase #1 Improvements:			
Roadway improvements	$3,039,827	$0	$3,039,827
Water improvements	$1,108,794	$0	$1,108,794
Sanitary sewer improvements	$943,787	$0	$943,787
Storm drainage improvements	$651,432	$0	$651,432
Soft and miscellaneous costs	$626,775	$0	$626,775
Subtotal	*$6,370,615*	*$0*	*$6,370,615*
Additional Major Improvements:			
Roadway improvements	$0	$281,873	$281,873
Water improvements	$0	$36,212	$36,212
Sanitary sewer improvements	$0	$34,392	$34,392
Storm drainage improvements	$0	$56,735	$56,735
Soft and miscellaneous costs	$0	$15,911	$15,911
Subtotal	*$0*	*$425,124*	*$425,124*
Bond Issuance Costs:			
Debt service reserve	$727,844	$0	$727,844
Capitalized interest	$456,939	$0	$456,939
Other Bond issuance costs	$515,114	$0	$515,114
Subtotal	*$1,699,897*	*$0*	*$1,699,897*
Total Uses	**$10,972,619**	**$425,124**	**$11,397,743**

[1]The Developer contribution amount includes amount deposited in connection with the Phase #1 Bonds and Phase #1 share of the Initial Major Improvements and includes the Actual Costs for the Phase #1 Initial Projects paid for directly by the Developer.
[2]The Additional Major Improvements allocable to Phase #1 are non-reimbursable and will be financed by the Developer.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

The Phase #1 Bonds shown in Table IV-B were issued in 2015 and were used to pay and/or reimburse the Developer for a portion of the costs of Phase #1 Initial Projects. A portion of the costs of Phase #1 Initial Projects were financed through contributions made by the Developer. The remaining costs of the Phase #1 Initial Projects and the Phase #1 Additional Projects are being financed by the Developer and will not be assessed or reimbursed.

On August 11, 2020, the City approved issuance of the Phase #1 Refunding Bonds in the total par amount of $7,750,000 to refund the Phase #1 Bonds. Table IV-C shows the sources and uses of the Phase #1 Refunding Bonds.

Table IV-C
Updated Sources and Uses – Phase #1 -Refunding

Sources of Funds	**Total**
Bond par amount	$7,750,000
Bond Premium	$436,658
Available Trust Fund Balances	$1,621,369
Total Sources	**$9,808,026**
Uses of Funds	
Deposit to Escrow Fund for Phase #1 Refunding Bonds	$8,910,266
Bond issuance costs:	
Reserve Fund	$134,259
Cost of Issuance	$384,712
Other bond issuance costs	$378,789
Subtotal: Bond issuance costs	*$897,760*
Total Uses	**$9,808,026**

The outstanding principal due, interest due, and additional interest due for Prepayment Reserve and Delinquency Reserve for the Phase #1 Bonds from 2021 to 2040 were $8,225,000, $5,869,063, and $509,250, respectively, for 335 Lots less 3 prepaid Lots (332 Lots) at the time the Phase #1 Refunding Bonds were issued.

The total principal due, interest due, and additional interest for Additional Interest Reserve due for the Phase #1 Refunding Bonds from 2021 to 2040 were $7,750,000, $2,741,550, and $454,025, respectively, for 335 Lots less 3 prepaid Lots (332 Lots) at the time the Phase #1 Refunding Bonds were issued. As a result, the principal, interest, and Additional Interest Reserve net refunding savings from the Phase #1 Refunding Bonds are $475,000, $3,127,512, and $55,225, respectively, totaling $3,657,737. Table IV-D shows a summary of net savings from the refunding.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table IV-D
Summary of Savings –Phase #1 Refunding Bonds (Series 2020)

	Lots	Period	Principal	Interest	Administrative Expenses	Additional Interest	Total Annua Installme
Phase #1 Bonds - Original	335	2015-2040	$9,000,000	$8,647,400	$485,335	$755,125	$18,887,
Phase #1 Bonds - Outstanding	332	2021-2040	$8,225,000	$5,869,063	$391,422	$509,250	$14,994,
Phase #1 Refunding Bonds	332	2021-2040	$7,750,000	$2,741,550	$391,422	$454,025	$11,336,
Net Refunding related savings			**$475,000**	**$3,127,512**	**$0**	**$55,225**	**$3,657,**

Phase #2

Under the Reimbursement Agreement, reimbursement of a portion of the Actual Costs of the Phase #2 Improvements is secured by Assessments levied against Phase #2 Assessed Property (i.e., the Phase #2 Assessment Revenues). The Phase #2 Assessment Revenues related to the Phase #2 Improvements are separate and distinct from the Phases #2-9 Major Improvement Area Assessment Revenues securing the Phases #2-9 Major Improvement Area Bonds and the obligations under the Reimbursement Agreement related to the Initial Major Improvements. The Actual Costs for Phase #2 Improvements are $5,414,027.

Table IV-E shows the sources and uses for Phase #2 Improvements and Phase #2 Additional Projects.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table IV-E
Updated Sources and Uses –Phase #2

Sources of Funds	Reimbursement Agreement	Other Financing Sources (Non-Reimbursable[1])	Total
Assessments	$5,300,000	$0	$5,300,000
Other funding sources	$114,027	$412,265	$526,292
Total Sources	**$5,414,027**	**$412,265**	**$5,826,292**
Uses of Funds			
Phase #2 Improvements:			
Roadway improvements	$2,170,986	$0	$2,170,986
Water improvements	$740,466	$0	$740,466
Sanitary sewer improvements	$826,596	$0	$826,596
Storm drainage improvements	$914,871	$0	$914,871
Other soft and miscellaneous costs	$761,108	$0	$761,108
Subtotal	*$5,414,027*	*$0*	*$5,414,027*
Phase #2 Additional Projects:			
Roadway improvements	$0	$273,347	$273,347
Water improvements	$0	$35,117	$35,117
Sanitary sewer improvements	$0	$33,352	$33,352
Storm drainage improvements	$0	$55,019	$55,019
Soft and miscellaneous costs	$0	$15,430	$15,430
Subtotal	*$0*	*$412,265*	*$412,265*
Total Uses	**$5,414,027**	**$412,265**	**$5,826,292**

[1]The Phase #2 Additional Projects are non-reimbursable and will be financed by the Developer.

A portion of the costs of Phase #2 Improvements will be reimbursed to the Developer under the terms of the Reimbursement Agreement. The City may elect to issue one or more series of Bonds secured by the Phase #2 Assessments to finance the costs of the Phase #2 Improvements, including paying any amounts owed for the Phase #2 Improvements under the Reimbursement Agreement.

Phase #3

Under the Reimbursement Agreement, reimbursement of a portion of the Actual Costs of the Phase #3 Improvements is secured by Assessments levied against Phase #3 Assessed Property (i.e., the Phase #3 Assessment Revenues). The Phase #3 Assessment Revenues related to the Phase #3 Improvements are separate and distinct from the Phases #2-9 Major Improvement Area Assessment Revenues securing the Phases #2-9 Major Improvement Area Bonds and the obligations under the Reimbursement Agreement related to the Initial Major Improvements. The Actual Costs for Phase #3 Improvements are $4,377,000.

Table IV-F shows the sources and uses for Phase #3 Improvements and Phase #3 Additional Projects.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table IV-F
Updated Sources and Uses –Phase #3

Sources of Funds	Reimbursement Agreement	Other Financing Sources (Non-Reimbursable[1])	Total
Assessments	$3,700,000	$0	$3,700,000
Other funding sources	$677,000	$250,033	$927,033
Total Sources	**$4,377,000**	**$250,033**	**$4,627,033**
Uses of Funds			
Phase #3 Improvements:			
Roadway improvements	$1,919,000	$0	$1,919,000
Water improvements	$727,000	$0	$727,000
Sanitary sewer improvements	$554,000	$0	$554,000
Storm drainage improvements	$965,000	$0	$965,000
Other soft and miscellaneous costs	$212,000	$0	$212,000
Subtotal	*$4,377,000*	$0	$4,377,000
Phase #3 Additional Projects:			
Roadway improvements	$0	$165,782	$165,782
Water improvements	$0	$21,298	$21,298
Sanitary sewer improvements	$0	$20,227	$20,227
Storm drainage improvements	$0	$33,368	$33,368
Soft and miscellaneous costs	$0	$9,358	$9,358
Subtotal	*$0*	*$250,033*	*$250,033*
Total Uses	**$4,377,000**	**$250,033**	**$4,627,033**

[1]The Phase #3 Additional Projects are non-reimbursable and will be financed by the Developer.

A portion of the costs of Phase #3 Improvements will be reimbursed to the Developer under the terms of the Reimbursement Agreement. The City may elect to issue one or more series of Bonds secured by the Phase #3 Assessments to finance the costs of the Phase #3 Improvements, including paying any amounts owed for the Phase #3 Improvements under the Reimbursement Agreement.

Phase #4

Under the Reimbursement Agreement, reimbursement of a portion of the Actual Costs of the Phase #4 Improvements is secured by Assessments levied against Phase #4 Assessed Property (i.e., the Phase #4 Assessment Revenues). The Phase #4 Assessment Revenues related to the Phase #4 Improvements are separate and distinct from the Phases #2-9 Major Improvement Area Assessment Revenues securing the Phases #2-9 Major Improvement Area Bonds and the obligations under the Reimbursement Agreement related to the Initial Major Improvements. The Actual Costs for Phase #4 Improvements are $392,000.

Table IV-G shows the sources and uses for Phase #4 Improvements and Phase #4 Additional Projects.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table IV-G
Sources and Uses –Phase #4

Sources of Funds	Reimbursement Agreement	Other Financing Sources (Non-Reimbursable[1])	Total
Assessments	$167,000	$0	$167,000
Other funding sources	$225,000	$11,320	$236,320
Total Sources	**$392,000**	**$11,320**	**$403,320**
Uses of Funds			
Phase #4 Improvements:			
Roadway improvements	$222,000	$0	$222,000
Water improvements	$48,000	$0	$48,000
Sanitary sewer improvements	$33,000	$0	$33,000
Storm drainage improvements	$33,000	$0	$33,000
Other soft and miscellaneous costs	$56,000	$0	$56,000
Subtotal	*$392,000*	$0	$392,000
Phase #4 Additional Projects:			
Roadway improvements	$0	$7,506	$7,506
Water improvements	$0	$964	$964
Sanitary sewer improvements	$0	$916	$916
Storm drainage improvements	$0	$1,511	$1,511
Soft and miscellaneous costs	$0	$424	$424
Subtotal	*$0*	*$11,320*	*$11,320*
Total Uses	**$392,000**	**$11,320**	**$403,320**

[1]The Phase #4 Additional Projects are non-reimbursable and will be financed by the Developer.

A portion of the costs of Phase #4 Improvements will be reimbursed to the Developer under the terms of the Reimbursement Agreement. The City may elect to issue one or more series of Bonds secured by the Phase #4 Assessments to finance the costs of the Phase #4 Improvements, including paying any amounts owed for the Phase #4 Improvements under the Reimbursement Agreement.

Phase #5

Under the Reimbursement Agreement, reimbursement of a portion of the Actual Costs of the Phase #5 Improvements is secured by Assessments levied against Phase #5 Assessed Property (i.e., the Phase #5 Assessment Revenues). The Phase #5 Assessment Revenues related to the Phase #5 Improvements are separate and distinct from the Phases #2-9 Major Improvement Area Assessment Revenues securing the Phases #2-9 Major Improvement Area Bonds and the obligations under the Reimbursement Agreement related to the Initial Major Improvements. The Actual Costs for Phase #5 Improvements are $3,464,195.

Table IV-H shows the sources and uses for Phase #5 Improvements and Phase #5 Additional Projects.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table IV-H
Sources and Uses –Phase #5

Sources of Funds	Reimbursement Agreement	Other Financing Sources (Non-Reimbursable[1])	Total
Assessments	$2,510,000	$0	$2,510,000
Other funding sources	$954,195	$136,224	$1,090,419
Total Sources	**$3,464,195**	**$136,224**	**$3,600,419**
Uses of Funds			
Phase #5 Improvements:			
Roadway improvements	$1,819,522	$0	$1,819,522
Water improvements	$561,505	$0	$561,505
Sanitary sewer improvements	$372,977	$0	$372,977
Storm drainage improvements	$527,430	$0	$527,430
Other soft and miscellaneous costs	$182,761	$0	$182,761
Subtotal	*$3,464,195*	*$0*	*$3,464,195*
Phase #5 Additional Projects:			
Roadway improvements	$0	$90,322	$90,322
Water improvements	$0	$11,604	$11,604
Sanitary sewer improvements	$0	$11,020	$11,020
Storm drainage improvements	$0	$18,180	$18,180
Soft and miscellaneous costs	$0	$5,099	$5,099
Subtotal	*$0*	*$136,224*	*$136,224*
Total Uses	**$3,464,195**	**$136,224**	**$3,600,419**

[1]The Phase #5 Additional Projects are non-reimbursable and will be financed by the Developer.

A portion of the costs of Phase #5 Improvements will be reimbursed to the Developer under the terms of the Reimbursement Agreement. The City may elect to issue one or more series of Bonds secured by the Phase #5 Assessments to finance the costs of the Phase #5 Improvements, including paying any amounts owed for the Phase #5 Improvements under the Reimbursement Agreement.

Phase #6

Under the Reimbursement Agreement, reimbursement of a portion of the Actual Costs of the Phase #6 Projects, consisting both of the Actual Costs of the Phase #6 Improvements and Phase #6's allocable portion of the Additional Major Improvements is secured by Assessments levied against Phase #6 Assessed Property (i.e., the Phase #6 Assessment Revenues). For the avoidance of doubt, the Phase #6 Assessment Revenues related to the Phase #6 Projects are separate and distinct from the Phases #2-9 Major Improvement Area Assessment Revenues securing the Phases #2-9 Major Improvement Area Bonds and the obligations under the Reimbursement Agreement related to the Initial Major Improvements. The Budgeted Costs for Phase #6 Projects are $5,967,861 (consisting of $5,700,944 relating to the Phase #6 Improvements and $266,917 relating to Phase #6 proportional share of the Budgeted Costs of the Additional Major Improvements).

Table IV-I shows the sources and uses for Phase #6 Projects.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table IV-I
Projected Sources and Uses – Phase #6

Sources of Funds	Total
Assessments	$5,967,861
Other funding sources	$0
Total Sources	**$5,967,861**
Uses of Funds	
Phase #6 Improvements:	
Roadway improvements	$2,868,493
Water improvements	$929,716
Sanitary sewer improvements	$882,344
Storm drainage improvements	$675,593
Other soft and miscellaneous costs	$344,845
Subtotal	*$5,700,992*
Additional Major Improvements:	
Roadway improvements	$176,944
Water improvements	$22,732
Sanitary sewer improvements	$21,589
Storm drainage improvements	$35,615
Other soft and miscellaneous costs	$9,988
Subtotal	*$266,869*
Total Uses	**$5,967,861**

The costs of Phase #6 Projects will be reimbursed to the Developer under the terms of the Reimbursement Agreement. The City may elect to issue one or more series of Bonds secured by the Phase #6 Assessments to finance the costs of the Phase #6 Projects, including paying any amounts owed for the Phase #6 Projects under the Reimbursement Agreement.

Phase #7

Under the Reimbursement Agreement, reimbursement of a portion of the Actual Costs of the Phase #7 Projects, consisting both of the Actual Costs of the Phase #7 Improvements and Phase #7's allocable portion of the Additional Major Improvements is secured by Assessments levied against Phase #7 Assessed Property (i.e., the Phase #7 Assessment Revenues). For the avoidance of doubt, the Phase #7 Assessment Revenues related to the Phase #7 Projects are separate and distinct from the Phases #2-9 Major Improvement Area Assessment Revenues securing the Phases #2-9 Major Improvement Area Bonds and the obligations under the Reimbursement Agreement related to the Initial Major Improvements. The Budgeted Costs for Phase #7 Projects are $7,920,908 (consisting of $7,571,041 relating to the Phase #7 Improvements and $299,867 relating to Phase #7 proportional share of the Budgeted Costs of the Additional Major Improvements).

Table IV-J shows the sources and uses for Phase #7 Projects.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table IV-J
Projected Sources and Uses – Phase #7

Sources of Funds	Total
Assessments	$7,920,908
Other funding sources	$0
Total Sources	**$7,920,908**
Uses of Funds	
Phase #7 Improvements:	
Roadway improvements	$4,046,257
Water improvements	$1,138,466
Sanitary sewer improvements	$1,047,775
Storm drainage improvements	$1,017,931
Other soft and miscellaneous costs	$320,612
Subtotal	*$7,571,041*
Additional Major Improvements:	
Roadway improvements	$198,823
Water improvements	$25,543
Sanitary sewer improvements	$24,259
Storm drainage improvements	$40,019
Other soft and miscellaneous costs	$11,223
Subtotal	*$299,867*
Administrative Expenses (First Year)	$50,000
Total Uses	**$7,920,908**

The costs of Phase #7 Projects will be reimbursed to the Developer under the terms of the Reimbursement Agreement. The City may elect to issue one or more series of Bonds secured by the Phase #7 Assessments to finance the costs of the Phase #7 Projects, including paying any amounts owed for the Phase #7 Projects under the Reimbursement Agreement.

Future Phases

As Future Phases are developed, the City may levy Assessments against benefitted property within such Future Phase and/or may issue phased Bonds to finance the Authorized Improvements required for each new Phase. In connection with the issuance of Bonds and/or as obligations are incurred under the Reimbursement Agreement, this Service and Assessment Plan will be amended (e.g., Table IV-K will be included to add phase #8, etc.).

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

B. Five Year Service Plan

Phases #2-9 Major Improvement Area

The annual projected costs and annual projected indebtedness for the Phases #2-9 Major Improvement Area is shown in Table IV-K. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-K
Annual Projected Costs and Annual Projected Indebtedness - Phases #2-9 Major Improvement Area

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Phases #2-9 MIA Annual Installments
2021 & Prior	$18,150,000	$18,150,000	$0	$8,542,351
2022	$677,280	$0	$677,280	$1,404,747
2023	$0	$0	$0	$1,399,817
2024	$0	$0	$0	$1,391,347
2025	$1,035,754	$0	$1,035,754	$1,378,894
2026	$0	$0	$0	$1,380,509
2027	$0	$0	$0	$1,387,111
2028	$0	$0	$0	$1,385,250
Total	**$19,863,034**	**$18,150,000**	**$1,713,034**	**$18,270,026**

The annual projected costs shown in Table IV-K are the annual expenditures relating to the Initial Major Improvements shown in Table III-A, the Additional Major Improvements shown in Table III-B, and the costs associated with setting up the PID and costs of issuance including reserves shown in Table IV-A that are allocable to the Phases #2-9 Major Improvement Area. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #1

The annual projected costs and annual projected indebtedness for Phase #1 is shown in Table IV-L. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table IV-L
Annual Projected Costs and Annual Projected Indebtedness - Phase #1

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Phase #1 Bonds Annual Installments	Phase #1 Refunding Bonds Annual Installments
2021 & Prior	$10,972,619	$9,000,000	$1,972,619	$4,196,859	$0
2022	$168,081	$0	$168,081	$0	$590,354
2023	$0	$0	$0	$0	$566,885
2024	$0	$0	$0	$0	$569,576
2025	$257,043	$0	$257,043	$0	$566,598
2026	$0	$0	$0	$0	$568,175
2027	$0	$0	$0	$0	$569,082
2028	$0	$0	$0	$0	$569,319
Total	**$11,397,743**	**$9,000,000**	**$2,397,743**	**$4,196,859**	**$3,999,989**

The annual projected costs shown in Table IV-L are the annual expenditures relating to the Phase #1 Initial Projects, the Phase #1 Additional Projects, shown in Table III-D, and the costs associated with setting up the PID allocable to Phase #1 and costs of issuance including reserves shown in Table IV-B and Table IV-C. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #2

The annual projected costs and annual projected indebtedness for Phase #2 is shown in Table IV-M. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-M
Annual Projected Costs and Annual Projected Indebtedness - Phase #2

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Phase #2 Annual Installments
2021 & Prior	$5,414,027	$5,300,000	$114,027	$1,537,555
2022	$162,997	$0	$162,997	$535,965
2023	$0	$0	$0	$533,199
2024	$0	$0	$0	$392,295
2025	$249,268	$0	$249,268	$391,736
2026	$0	$0	$0	$394,890
2027	$0	$0	$0	$392,522
2028	$0	$0	$0	$395,926
Total	**$5,826,292**	**$5,300,000**	**$526,292**	**$4,574,089**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

The annual projected costs shown in Table IV-M are the annual expenditures relating to the Phase #2 Initial Projects and the Phase #2 Additional Projects shown in Table III-E and the costs associated with setting up the PID allocable to Phase #2 shown in Table IV-E. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #3

The annual projected costs and annual projected indebtedness for Phase #3 is shown in Table IV-N. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-N
Annual Projected Costs and Annual Projected Indebtedness - Phase #3

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Phase #3 Annual Installments
2021 & Prior	$4,377,000	$3,700,000	$677,000	$338,210
2022	$98,855	$0	$98,855	$323,009
2023	$0	$0	$0	$323,278
2024	$0	$0	$0	$323,213
2025	$151,178	$0	$151,178	$323,155
2026	$0	$0	$0	$259,376
2027	$0	$0	$0	$262,187
2028	$0	$0	$0	$264,738
Total	**$4,627,033**	**$3,700,000**	**$927,033**	**$2,417,167**

The annual projected costs shown in Table IV-N are the annual expenditures relating to the Phase #3 Initial Projects and the Phase #3 Additional Projects shown in Table III-F and the costs associated with setting up the PID allocable to Phase #3 shown in Table IV-F. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #4

The annual projected costs and annual projected indebtedness for Phase #4 is shown in Table IV-O. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table IV-O
Annual Projected Costs and Annual Projected Indebtedness - Phase #4

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Phase #4 Annual Installments
2021 & Prior	$392,000	$167,000	$225,000	$0
2022	$4,476	$0	$4,476	$14,709
2023	$0	$0	$0	$15,082
2024	$0	$0	$0	$15,032
2025	$6,844	$0	$6,844	$14,982
2026	$0	$0	$0	$11,073
2027	$0	$0	$0	$11,008
2028	$0	$0	$0	$11,943
Total	**$403,320**	**$167,000**	**$236,320**	**$93,829**

The annual projected costs shown in Table IV-O are the annual expenditures relating to the Phase #4 Initial Projects and the Phase #4 Additional Projects shown in Table III-G, and the costs associated with setting up the PID allocable to Phase #4 shown in Table IV-G. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #5

The annual projected costs and annual projected indebtedness for Phase #5 is shown in Table IV-P. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-P
Annual Projected Costs and Annual Projected Indebtedness - Phase #5

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Phase #5 Annual Installments
2021 & Prior	$3,464,195	$2,510,000	$954,195	$0
2022	$53,859	$0	$53,859	$0
2023	$0	$0	$0	$212,764
2024	$0	$0	$0	$213,028
2025	$82,365	$0	$82,365	$213,297
2026	$0	$0	$0	$213,572
2027	$0	$0	$0	$213,853
2028	$0	$0	$0	$184,991
Total	**$3,600,419**	**$2,510,000**	**$1,090,419**	**$1,251,505**

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The annual projected costs shown in Table IV-P are the annual expenditures relating to the Phase #5 Initial Projects and Phase #5 Additional Projects shown in Table III-H, and the costs associated with setting up the PID allocable to Phase #5 shown in Table IV-H. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #6

The annual projected costs and annual projected indebtedness for Phase #6 is shown in Table IV-Q. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-Q
Annual Projected Costs and Annual Projected Indebtedness - Phase #6

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Phase #6 Annual Installments
2022	$5,967,861	$5,967,861	$0	$0
2023	$0	$0	$0	$0
2024	$0	$0	$0	$563,188
2025	$0	$0	$0	$563,900
2026	$0	$0	$0	$564,629
2027	$0	$0	$0	$565,374
2028	$0	$0	$0	$566,135
Total	**$5,967,861**	**$5,967,861**	**$0**	**$2,823,226**

The annual projected costs shown in Table IV-Q are the annual expenditures relating to the Phase #6 Projects shown in Table III-I, and the costs associated with setting up the PID shown in Table IV-I. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Phase #7

The annual projected costs and annual projected indebtedness for Phase #7 is shown in Table IV-R. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-R
Annual Projected Costs and Annual Projected Indebtedness - Phase #7

Year	Annual Projected Costs	Annual Projected Indebtedness	Other Funding Sources	Phase #7 Annual Installments
2023	$7,920,908	$7,920,908	$0	$0
2024	$0	$0	$0	$0
2025	$0	$0	$0	$758,337
2026	$0	$0	$0	$759,248
2027	$0	$0	$0	$760,178
2028	$0	$0	$0	$761,130
2029	$0	$0	$0	$762,101
Total	**$7,920,908**	**$7,920,908**	**$0**	**$3,800,994**

The annual projected costs shown in Table IV-R are the annual expenditures relating to the Phase #7 Projects shown in Table III-J, and the costs associated with setting up the PID shown in Table IV-J. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The "PID Assessment Notice" is attached hereto as Appendix D and may be updated in an Annual Service Plan Update.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed bond issuance program entails a series of bond financings and/or obligations under the Reimbursement Agreement that are intended to finance and/or reimburse the costs of the public infrastructure required for the development of property within the PID. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. The City previously issued the Phase #1 Bonds the Phases #2-9 Major Improvement Area Bonds, and the Phase #1 Refunding Bonds to refund the Phase #1 Bonds. The City has also levied assessments on property within Phase #2, Phase #3, Phase #4, Phase #5, and Phase #6 in connection with obligations under the Reimbursement Agreement related to Authorized Improvements undertaken in each Phase and anticipates levying an assessment on property within Phase #7 in connection with obligations under the Reimbursement Agreement relating to the Phase #7 Projects. Subsequent Bonds are anticipated to be issued and/or obligations under the Reimbursement Agreement are anticipated to be incurred over the upcoming decade as the Future Phases of the PID are gradually constructed.

The purpose of this gradual issuance of bonds in phases is to mirror the actual private development of the Authorized Improvements. The Bonds to be issued are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Authorized Improvements shall be allocated as described below:

1. The Actual Costs of the Authorized Improvements shall be allocated to the Assessed Property on the basis of Equivalent Units calculated using the average home price of each Lot Type once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

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2. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken in to consideration: (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the improvements.

3. The Assessed Property is classified into different Lot Types as described in Appendix E based on the type and size of proposed development on each Parcel.

4. Equivalent Units are calculated for each Lot Type based on the relative value of each Lot Type.

5. The Actual Costs of the Initial Major Improvements are proportionally allocated to the Phases #2-9 Major Improvement Area Assessed Property and the Phase #1 Assessed Property based on the ratio of total original Equivalent Units calculated for the Phases #2-9 Major Improvement Area Assessed Property and the Phase #1 Assessed Property.

6. The Phases #2-9 Major Improvement Area Assessed Property's proportional share of the costs for the Initial Major Improvements is allocated to each Parcel within the Phase #2, Phase #3, Phase #4, and Phase #5 based on the total 2016 revised Equivalent Units calculated for each Parcel.

7. The Phases #2-9 Major Improvement Area Assessed Property's proportional share of the costs for the Initial Major Improvements (excluding Phase #2, Phase #3, Phase #4, and Phase #5 allocable shared) is allocated to each Parcel within the Phase #6, Phase #7, and the Future Phases based on the ratio of the total 2022 revised Equivalent Units calculated for each Parcel for the Phase #6 Assessed Property, Phase #7 Assessed Property, and the Assessed Property within the Future Phases.

8. The Phases #2-9 Major Improvement Area Assessed Property's proportional share of the costs for the Additional Major Improvements is allocated to each Parcel within the Phases #2-9 Major Improvement Area based on the total 2022 revised Equivalent Units calculated for each Parcel.

9. The Actual Costs of the Phase #1 Improvements are allocated to each Parcel within the Phase #1 Assessed Property based on the total 2016 revised Equivalent Units calculated for each Parcel.

10. The Phase #1 Assessed Property's proportional share of the costs of the Initial Major Improvements are allocated to each Parcel within the Phase #1 Assessed Property based on the total 2016 revised Equivalent Units calculated for each Parcel.

11. The Phase #1 Assessed Property's proportional share of the costs of the Additional Major Improvements are allocated to each Parcel within the Phase #1 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

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12. The Phase #2 Improvements are allocated to each Parcel within the Phase #2 Assessed Property based on the original total Equivalent Units calculated for each Parcel.

13. The Phase #3 Improvements are allocated to each Parcel within the Phase #3 Assessed Property based on the original total Equivalent Units calculated for each Parcel.

14. The Phase #4 Improvements are allocated to each Parcel within the Phase #4 Assessed Property based on the original total Equivalent Units calculated for each Parcel.

15. The Phase #5 Improvements are allocated to each Parcel within the Phase #5 Assessed Property based on the original total Equivalent Units calculated for each Parcel.

16. The Phase #6 Improvements are allocated to each Parcel within the Phase #6 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

17. The Phase #7 Improvements are allocated to each Parcel within the Phase #7 Assessed Property based on the total 2022 revised Equivalent Units calculated for each Parcel.

Table V-A provides the original allocation of costs of the Initial Major Improvements and Phase #1 Improvements. Table V-B provides the allocation of the costs of the Initial Major Improvements to property within Phase #2, Phase #3, Phase #4, Phase #5. Table V-C provides the allocation of the costs of the Initial Major Improvements to Phase #6, Phase #7, and the Future Phases. Table V-D provides the allocation of the costs of the Additional Major Improvements to property within Phase #1, Phase #2, Phase #3, Phase #4, Phase #5, Phase #6, Phase #7, and the Future Phases.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within Future Phases will receive from internal subdivision Authorized Improvements that will benefit each individual phase and that are to be financed with Bonds. Therefore, at this time Parcels are only assessed or expected to be assessed for the special benefits conferred upon the Parcel because of its allocable portion of the Initial Major Improvements, Additional Major Improvements, Phase #1 Improvements, Phase #2 Improvements, Phase #3 Improvements, Phase #4 Improvements, Phase #5 Improvements, Phase #6 Improvements and Phase #7 Improvements.

In connection with the issuance of Bonds and/or obligations incurred under the Reimbursement Agreement, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within a Future Phase receives from the specific Authorized Improvements funded with those Bonds issued and/or obligation under the Reimbursement Agreement with respect to that Future Phase. Prior to assessing Parcels located within Future Phases in connection with issuance of Bonds and/or incurring an obligation under the Reimbursement Agreement, each owner of the Parcels to be assessed must acknowledge that the Authorized Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of the Assessments to pay for the Actual Costs of such Authorized Improvements.

This section of this Service and Assessment Plan currently: (i) describes the special benefit received by each Parcel within the PID as a result of the Initial Major Improvements, Additional Major Improvements, Phase #1 Improvements, the Phase #2 Improvements, the Phase #3 Improvements, the Phase #4 Improvements, the Phase #5 Improvements, the Phase #6 Improvements, and the Phase

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#7 Improvements, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments levied or to be levied on the Phase #1 Assessed Property, Phases #2-9 Major Improvement Area Assessed Property, the Phase #2 Assessed Property, the Phase #3 Assessed Property, the Phase #4 Assessed Property, the Phase #5 Assessed Property, the Phase #6 Assessed Property, and the Phase #7 Assessed Property for that property's allocable portion of such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Initial Major Improvements, Additional Major Improvements, Phase #1 Improvements, the Phase #2 Improvements, the Phase #3 Improvements, the Phase #4 Improvements, the Phase #5 Improvements, the Phase #6 Improvements, and the Phase #7 Improvements to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

As Future Phases are developed, in connection with the issuance of Bonds and/or obligations are incurred under the Reimbursement Agreement, this Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Phase.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID are authorized by the PID Act. These improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable,

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including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (Dictionary of Real Estate Appraisal, Third Edition.) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The Assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the public improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax- exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve; (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Assessments result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The property owner has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the property owner is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the Assessed Property;

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4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ALLOCATION OF INITIAL MAJOR IMPROVEMENTS TO ASSESSED PROPERTY

The Initial Major Improvements will provide a special benefit to all property in the PID. Accordingly, the Actual Costs of the Initial Major Improvements must be allocated throughout all Assessed Property in the District. Table V-A summarizes the allocation of Actual Costs for each Initial Major Improvement to Phase #1 and the Phases #2-9 Major Improvement Area.

Phase #1 contains 335 residential units, and the Phases #2-9 Major Improvement Area was, as part of the 2016 development plan update, projected to contain 1,437 residential units as shown in Appendix E on Table E-6 and Table E-8, respectively. As shown in Appendix E on Table E-21, the total projected 2016 revised Equivalent Units for Phase #1 was calculated as 210.80 and the total projected 2016 revised Equivalent Units for the Phases #2-9 Major Improvement Area was calculated as 888.39, as shown on Table E-24. The total projected 2016 revised Equivalent Units in the PID was, therefore, calculated to be 1,099.19 (i.e., 210.80 + 888.39 = 1,099.19). As a result, 19.18 percent of the Actual Costs of the Initial Major Improvements (i.e.,210.80 ÷ 1,099.19 = 19.18%) were allocated to the Phase #1 Assessed Property and 80.82 percent of the Actual Costs of the Initial Major Improvements (i.e., 888.39 ÷ 1,099.19 = 80.82%) were allocated to the Phases #2-9 Major Improvement Area Assessed Property. Table V-A summarizes the original allocation of Budgeted Costs of the Initial Major Improvements to Phase #1 and the Phases #2-9 Major Improvement Area.

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Table V-A
Allocation of Initial Major Improvements

Authorized Improvement	Total Costs
Roadway improvements	$10,366,268
Water improvements	$918,591
Sanitary sewer Improvements	$1,651,669
Storm drainage Improvements	$1,768,948
Other soft and miscellaneous costs	$427,195
Total Initial Major Improvements	**$15,132,671**
Phase #1	
Projected total Equivalent Units	210.80
% of total Equivalent Units	19.18%
Proportionate share of costs	$2,902,107
Phases #2-9 Major Improvement Area	
Projected total Equivalent Units	888.39
% of total Equivalent Units	80.82%
Proportionate share of costs[1]	$13,578,272

[1]The Phases #2-9 Major Improvement area share of Initial Major Improvement Costs is $13,578,272, which includes $1,347,708 in estimated bond issuance costs included in the original budget that has subsequently been substituted with other soft and miscellaneous costs.

As shown in Table V-A the total amount of the Actual Costs of the Initial Major Improvements originally allocated to the Phases #2-9 Major Improvement Area was $13,578,272.

Phase #2 contains 360 residential units. As shown in Table E-27 of Appendix E, the original total projected Equivalent Units for Phase #2 was calculated as 214.67. The Phases #2-9 Major Improvement Area was projected to contain 1,437 residential units in the 2016 development plan update, resulting in a total 2016 updated Equivalent Units of 888.39 as shown in Table E-24 of Appendix E. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #2 Assessed Property was calculated as 24.16 percent of the costs of the Phases #2-9 Major Improvement Area Initial Major Improvements (i.e., 214.67 ÷ 888.39 = 24.16%) originally allocated to the Phases #2-9 Major Improvement Area Assessed Property. These costs are applicable to the Phase #2 Assessed Property and were reallocated Phase #2 Assessed Property.

Phase #3 contains 195 residential units. As shown in Table E-29 of Appendix E, the original total projected Equivalent Units for Phase #3 was calculated as 131.67. The Phases #2-9 Major Improvement Area was projected to contain 1,437 residential units in the 2016 development plan update, resulting in a total 2016 updated Equivalent Units was 888.39 as shown in Table E-24 of Appendix E. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #3 Assessed Property was calculated as 14.82 percent of the costs of the Phases #2-9 Major Improvement Area Initial Major Improvements (i.e., 131.67 ÷ 888.39 = 14.82%) originally allocated to the Phases #2-9 Major

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Improvement Area Assessed Property. These costs are applicable to the Phase #3 Assessed Property and were reallocated Phase #3 Assessed Property as shown in Table V-B.

Phase #4 contains 9 residential units. As shown in Table E-31 of Appendix E, the original total projected Equivalent Units for Phase #2 was calculated as 5.94. The Phases #2-9 Major Improvement Area was projected to contain 1,437 residential units in the 2016 development plan update, resulting in a total 2016 updated Equivalent Units was 888.39 as shown in Table E-24 of Appendix E. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #4 Assessed Property was calculated as 0.67 percent of the costs of the Phases #2-9 Major Improvement Area Initial Major Improvements (i.e., 5.94 ÷ 888.39 = 0.67%) originally allocated to the Phases #2-9 Major Improvement Area Assessed Property. These costs are applicable to the Phase #2 Assessed Property and were reallocated Phase #2 Assessed Property as shown in Table V-B.

Phase #5 contains 96 residential units. As shown in Table E-34 of Appendix E, the 2021 revised total projected Equivalent Units for Phase #5 is calculated as 72.84. The Phases #2-9 Major Improvement Area was originally projected to contain 1,437 residential units in the 2016 development plan update, resulting in a total 2016 updated Equivalent Units was 888.39 as shown in Table E-24 of Appendix E. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #5 Assessed Property was calculated as 8.20 percent of the costs of the Phases #2-9 Major Improvement Area Initial Major Improvements (i.e., 72.84 ÷ 888.39 = 8.20%) originally allocated to the Phases #2-9 Major Improvement Area Assessed Property. These costs are applicable to the Phase #5 Assessed Property and were reallocated Phase #5 Assessed Property as shown in Table V-B.

As shown in Table V-B, the total Initial Major Improvements allocable to Phases #2-9 Major Improvement Area was $13,578,272 and the specific phase proportional amount allocable to Phase #2, Phase #3, Phase #4, and Phase #5 were $3,281,045, $2,012,462, $90,788, and $1,113,296, respectively. As a result, the total Initial Major Improvements allocable to Phases #2-9 Major Improvement Area remaining to be reallocated to Phase #6, Phase #7, and the Future Phases is $7,080,681 (i.e., $13,578,272 – $3,281,045, – $2,012,462 – $90,788 – $1,113,296 = $7,080,681).

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Table V-B
Reallocation of Initial Major Improvement Costs Allocated to Phases
#2-9 Major Improvement Area

Total Initial Major Improvements[1]	**$13,578,272**
Phase #2	
Projected total Equivalent Units	214.67
% of total units	24.16%
Proportionate Share of Costs	$3,281,045
Phase #3	
Projected total Equivalent Units	131.67
% of total units	14.82%
Proportionate Share of Costs	$2,012,462
Phase #4	
Projected total Equivalent Units	5.94
% of total units	0.67%
Proportionate Share of Costs	$90,788
Phase #5	
Projected total Equivalent Units	72.84
% of total units	8.20%
Proportionate Share of Costs	$1,113,296
Future Phases	
Projected total Equivalent Units	463.27
% of total units	52.15%
Proportionate Share of Costs	$7,080,681

[1]Represents the original allocated amount of Initial Major Improvements to the Phases #2-9 Major Improvement Area as shown in Table V-A.

As part of the 2022 development plan update, the Phases #2-9 Major Improvement Area is now projected to contain 1,366 residential units resulting in a total 2022 revised Equivalent Units of 534.07 as shown in Table E-25 of Appendix E. The total 2022 revised Equivalent Units for Phase #2, Phase #3 Phase #4, and Phase #5 are calculated to be 128.56, 77.97, 3.53, and 42.48 as shown in Table E-28, Table E-30, Table E-32, and Table E-35 of Appendix E, respectively. As a result, the Phases #2-9 Major Improvement Area's 2022 revised Equivalent Units applicable to Phase #6, Phase #7, and Future Phases is 281.53 (i.e., 534.07 - 128.56 - 77.97 - 3.53 – 42.48 = 281.53).

Phase #6 contains 257 residential units. As shown in Table E-36-1 of Appendix E, the total Equivalent Units for Phase #6 is calculated as 83.22. As shown above, the Phases #2-9 Major Improvement Area 2022 revised Equivalent Units applicable to Phase #6 and Future Phases, collectively, is 281.65. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #6 Assessed Property is 29.55 percent (i.e., 83.22 ÷ 281.65 = 29.55%).

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Phase #7 contains 171 residential units. As shown in Table E-36-2 of Appendix E, the total Equivalent Units for Phase #7 is calculated as 93.51. As shown above, the Phases #2-9 Major Improvement Area 2022 revised Equivalent Units applicable to Phase #7 and Future Phases, collectively, is 281.65. As a result, the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Phase #7 Assessed Property is 29.56 percent (i.e., 93.51 ÷ 281.65 = 33.20%) and the percentage used to reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements applicable to the Future Phases is 37.25 percent (i.e., 104.92 ÷ 281.65 = 37.25%) as shown in Table V-C.

Table V-C
Allocation of Initial Major Improvement Costs within the Phases #2-9 Major Improvement Area

Total Initial Major Improvements[1]	**$7,080,681**
Phase #6	
Projected total Equivalent Units	83.22
% of total units	29.55%
Proportionate Share of Costs	$2,092,151
Phase #7	
Projected total Equivalent Units	93.51
% of total units	33.20%
Proportionate Share of Costs	$2,350,841
Future Phases	
Projected total Equivalent Units	104.92
% of total units	37.25%
Proportionate Share of Costs	$2,637,689

[1]Represents the original allocated amount of Initial Major Improvements to the Phases #2-9 Major Improvement Area excluding amounts allocated to Phase #2, Phase #3, Phase #4, and Phase #5. See Table V-B for amounts previously allocated to Phase #2, Phase #3, Phase #4, and Phase #5.

D. Allocation of Additional Major Improvements to Assessed Property

As shown in Table E-22 and Table E-26 of Appendix E, the 2022 revised total Equivalent Units for Phase #1 and Phases #2-9 Major Improvement Area are calculated as 132.57 and 534.19, respectively, resulting in 666.76 2022 revised total Equivalent Units for the entire PID (i.e., 132.57 + 534.19 = 666.76). As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #1 Assessed Property is calculated as 19.88 percent of the costs of the Additional Major Improvements (i.e., 132.57 ÷ 666.76 = 19.88%) and the percentage used to reallocate the Additional Major Improvements applicable to the Phases #2-9 Major Improvement Area Assessed Property is calculated as 80.12 percent of the costs of the Additional Major Improvements (i.e., 534.19 ÷ 666.76 = 80.12%) as shown in Table V-D.

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As shown in Table E-28 of Appendix E, the 2022 revised total Equivalent Units for Phase #2 is calculated as 128.56. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.76. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #2 Assessed Property is calculated as 19.28 percent of the costs of the Additional Major Improvements (i.e., 128.56 ÷ 666.76 = 19.28%) as shown in Table V-D.

As shown in Table E-30 of Appendix E, the 2022 revised total Equivalent Units for Phase #3 is calculated as 77.97. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.76. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #3 Assessed Property is calculated as 11.69 percent of the costs of the Additional Major Improvements (i.e., 77.97 ÷ 666.76 = 11.69%) as shown in Table V-D.

As shown in Table E-32 of Appendix E, the 2022 revised total Equivalent Units for Phase #4 is calculated as 3.53. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.76. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #4 Assessed Property is calculated as 0.53 percent of the costs of the Additional Major Improvements (i.e., 3.53 ÷ 666.76 = 0.53%) as shown in Table V-D.

As shown in Table E-35 of Appendix E, the 2022 revised total Equivalent Units for Phase #5 is calculated as 42.48. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.76. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #5 Assessed Property is calculated as 6.37 percent of the costs of the Additional Major Improvements (i.e., 42.48 ÷ 666.76 = 6.37%) as shown in Table V-D.

As shown in Table E-36-1 of Appendix E, the total Equivalent Units for Phase #6 is calculated as 83.22. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.76. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #6 Assessed Property is calculated as 12.48 percent of the costs of the Additional Major Improvements (i.e., 83.22 ÷ 666.76 = 12.48%) as shown in Table V-D.

As shown in Table E-36-2 of Appendix E, the total Equivalent Units for Phase #7 is calculated as 93.51. As shown above, the 2022 revised total Equivalent Units for the entire PID is 666.76. As a result, the percentage used to reallocate the Additional Major Improvements applicable to the Phase #7 Assessed Property is calculated as 14.02 percent of the costs of the Additional Major Improvements (i.e., 93.51 ÷ 666.76 = 14.02%) as shown in Table V-D.

The remaining portion of the Additional Major Improvements allocated to the Phases #2-9 Major Improvement Area are allocated to the Future Phases. The percentage used to reallocate the Additional Major Improvements applicable to the Future Phases within the Phases #2-9 Major Improvement Area is calculated as 15.74 percent of the costs of the Additional Major Improvements (i.e., 80.12% – 19.28% – 11.69% – 0.53% – 6.37% – 12.48% - 14.02% = 15.74%) as shown in Table V-D.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table V-D
Allocation of Additional Major Improvements

Authorized Improvement	Total Costs
Roadway Improvements	$1,417,681
Water Improvements	$182,128
Sanitary Sewer Improvements	$172,975
Storm Drainage Improvements	$285,348
Other soft and miscellaneous costs	$80,026
Total Additional Major Improvements	**$2,138,158**
Phase #1	
Projected total Equivalent Units	132.57
% of total units	19.88%
Proportionate Share of Costs	$425,124
Phase #2	
Projected total Equivalent Units	128.56
% of total units	19.28%
Proportionate Share of Costs	$412,265
Phase #3	
Projected total Equivalent Units	77.97
% of total units	11.69%
Proportionate Share of Costs	$250,033
Phase #4	
Projected total Equivalent Units	3.53
% of total units	0.53%
Proportionate Share of Costs	$11,320
Phase #5	
Projected total Equivalent Units	42.48
% of total units	6.37%
Proportionate Share of Costs	$136,224
Phase #6	
Projected total Equivalent Units	83.22
% of total units	12.48%
Proportionate Share of Costs	$266,869
Phase #7	
Projected total Equivalent Units	93.51
% of total units	14.02%
Proportionate Share of Costs	$299,867
Future Phases	
Projected total Equivalent Units	104.92
% of total units	15.74%
Proportionate Share of Costs	$336,456

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

E. ASSESSMENT METHODOLOGY

The Actual Costs may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The Actual Costs may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for the Phases #2-9 Major Improvement Area

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-9 Major Improvement Area Additional Projects financed with the Phases #2-9 Major Improvement Area Bonds and by the Developer under the Reimbursement Agreement and otherwise without reimbursement shall be allocated to the Phases #2-9 Major Improvement Area Assessed Property by spreading the entire Assessment across the Parcels within the Phases #2-9 Major Improvement Area based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phases #2-9 Major Improvement Area Initial Projects and the Budgeted Costs of the Phases #2-9 Major Improvement Area Additional Projects, as set forth in Table III-A and III-B, the City Council has determined that the benefit to the Phases #2-9 Major Improvement Area Assessed Property from the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-9 Major Improvement Area Additional Projects is at least equal to the Assessments levied on the Phases #2-9 Major Improvement Area Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phases #2-9 is shown on the Phases #2-9 Major Improvement Area Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. Assessment Methodology for Phase #1

For purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Phase #1 Initial Projects and Phase #1 Additional Projects, shall be allocated to the

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Phase #1 Assessed Property by spreading the entire Assessment across the Parcels within Phase #1 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phase #1 Initial Projects and the Budgeted Costs of the Phase #1 Additional Projects, as set forth in Table III-D, the City Council has determined that the benefit to Phase #1 Assessed Property from the Phase #1 Initial Projects and the Phase #1 Additional Projects is at least equal to the Assessments levied on the Phase #1 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

Appendix E shows the detailed calculation of the Assessment per Equivalent Unit and the Assessment for each Lot Type.

3. Assessment Methodology for Phase #2

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #2 Improvements shall be allocated to the Phase #2 Assessed Property by spreading the entire Assessment across the Parcels within Phase #2 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phase #2 Initial Projects and the Budgeted Costs of the Phase #2 Additional Projects, as set forth in Table III-E, the City Council has determined that the benefit to Phase #2 Assessed Property from the Phase #2 Improvements is at least equal to the Assessments levied on the Phase #2 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential

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Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

4. Assessment Methodology for Phase #3

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #3 Improvements shall be allocated to the Phase #3 Assessed Property by spreading the entire Assessment across the Parcels within Phase #3 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phase #3 Initial Projects and the Budgeted Costs of the Phase #3 Additional Projects as set forth in Table III-F, the City Council has determined that the benefit to Phase #3 Assessed Property from the Phase #3 Improvements is at least equal to the Assessments levied on the Phase #3 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #3 is shown on the Phase #3 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

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5. Assessment Methodology for Phase #4

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #4 Improvements shall be allocated to the Phase #4 Assessed Property by spreading the entire Assessment across the Parcels within Phase #4 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phase #4 Initial Projects and the Budgeted Costs of the Phase #4 Additional Projects, as set forth in Table III-G, the City Council has determined that the benefit to Phase #4 Assessed Property from the Phase #4 Improvements is at least equal to the Assessments levied on the Phase #4 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #4 is shown on the Phase #4 Assessment Roll, attached as Appendix J, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

6. Assessment Methodology for Phase #5

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #5 Improvements shall be allocated to the Phase #5 Assessed Property by spreading the entire Assessment across the Parcels within Phase #5 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Actual Costs of the Phase #5 Initial Projects and the Budgeted Costs of the Phase #5 Additional Projects, as set forth in Table III-H, the City Council has determined that the benefit to Phase #5 Assessed Property from the Phase #5 Improvements is at least equal to the Assessments levied on the Phase #5 Assessed Property

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each

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Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #5 is shown on the Phase #5 Assessment Roll, attached as Appendix K, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

7. Assessment Methodology for Phase #6

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #6 Projects shall be allocated to the Phase #6 Assessed Property by spreading the entire Assessment across the Parcels within Phase #6 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Phase #6 Projects, as set forth in Tables III-I, the City Council has determined that the benefit to Phase #6 Assessed Property from the Phase #6 Projects is at least equal to the Assessments levied on the Phase #6 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #6 is shown on the Phase #6 Assessment Roll, attached as Appendix L, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

8. Assessment Methodology for Phase #7

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #7 Projects shall be allocated to the Phase #7 Assessed Property by spreading the entire Assessment across the Parcels within Phase #7 based on the estimated Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Phase #7 Projects, as set forth in Tables III-I, the City Council has determined that the benefit to Phase #7 Assessed Property from the Phase #7 Projects is at least equal to the Assessments levied on the Phase #7 Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the Equivalent Unit applicable to each Lot Type at the time residential Lots are platted to the total Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach will be that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #7 is shown on the Phase #7 Assessment Roll, attached as Appendix M, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

9. Assessment Methodology for Future Phases

When any given Future Phase is developed, and Bonds for that Future Phase are to be issued and/or a related obligation is incurred under the Reimbursement Agreement, this Service and Assessment Plan will be amended to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within that Phase.

F. ASSESSMENTS

The Assessments for the Phases #2-9 Major Improvement Area, Phase #1, Phase #2, Phase #3, Phase #4, Phase #5, Phase #6 and Phase #7 are levied on each Parcel according to the Phases #2-9 Major Improvement Area Assessment Roll, the Phase #1 Assessment Roll, the Phase #2 Assessment Roll, the Phase #3 Assessment Roll, the Phase #4 Assessment Roll, the Phase #5 Assessment Roll, the Phase #6 Assessment Roll, and the Phase #7 Assessment Roll attached hereto as Appendix F, Appendix G, Appendix H, Appendix I, Appendix J, Appendix K, Appendix L, and Appendix M, respectively. The Annual Installments of the Assessments will be collected at the time and in the

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amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update. Non-Benefitted Property will not be subject to any Assessments.

G. Administrative Expenses

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

H. Prepayment Reserve

Pursuant to the PID Act, the interest rate for Assessments that secure a series of Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments which secure a series of Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds (the "Additional Interest Component") and with respect to the Phases #2-9 Major Improvement Area Bonds, with up to 0.20% (the "Prepayment Component") of such Additional Interest Component allocated to fund the associated interest charged between the date of prepayment of an Assessment and the date on which Phases #2-9 Major Improvement Area Bonds are prepaid, and with respect to the Phases #2-9 Major Improvement Area Bonds, up to 0.30% (the "Delinquency Component") of such Additional Interest Component allocated to fund a Delinquency Reserve account as described below. The Prepayment Component shall be deposited to a Prepayment Reserve until it reaches 1.50% of the outstanding Phases #2-9 Major Improvement Area Bonds as stipulated in the Phases #2-9 Major Improvement Bond documents. Once the Prepayment Reserve is funded in full, the Prepayment Component will continue to be collected and the Prepayment Component shall be deposited in a Delinquency Reserve account as described in sub-section I below.

I. Delinquency Reserve

The City has allocated the Delinquency Component of the Annual Installments, and with respect to the Phases #2-9 Major Improvement Area Bonds, to offset any possible delinquent payments. The Delinquency Reserve shall be funded up to 4% of the outstanding Phases #2-9 Major Improvement Area Bonds. Once the Delinquency Reserve has reached such level, the Delinquency Component may not continue to be collected. The City may allocate a portion of the Delinquency Component of the Annual Installments to pay for Administrative Expenses, improvement costs, and any other use that benefits the Assessed Property or reduce the Assessments, as determined by the City Council.

J. Additional Interest Reserve

Funds generated by the Additional Interest Rate related to the Phase #1 Refunding Bonds and Future Phase Bonds are held in reserves held under the applicable Trust Indenture (the "Additional Interest Reserve"), which may be used to fund the associated interest charged between the date of prepayment of an Assessment and the date on which Phase #1 Refunding Bonds or Future Phase

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Bonds are prepaid, to offset any possible delinquent payments and pay Administrative Expenses provided for in the applicable Trust Indenture.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

VI. THE ASSESSMENT ROLL

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE PHASES #2-9 MAJOR IMPROVEMENT AREA

The Assessment and Annual Installments for each Assessed Property located within the Phases #2-9 Major Improvement Area are shown on the Phases #2-9 Major Improvement Area Assessment Roll, attached as Appendix F, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments for each Assessed Property located within the Phases #2-9 Major Improvement Area shall be collected in an amount sufficient to pay (i) principal and interest on the Phases #2-9 Major Improvement Area Bonds, (ii) principal and interest on the Reimbursement Agreement for Phases #2-9 Initial Major Improvements, (iii) Additional Interest Component to fund the Prepayment Reserve and Delinquency Reserve related to the Phases #2-9 Major Improvement Area Bonds described in Section V, and (iii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest and other available funds.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #1

The Assessment and Annual Installments for each Assessed Property located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments for each Assessed Property located within Phase #1 shall be collected in an amount sufficient to pay (i) principal and interest on the Phase #1 Refunding Bonds, (ii) the Additional Interest Component to fund the Additional Interest Reserve described in Section V, and (iii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest and other available funds.

C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #2

The Assessment and Annual Installments for each Assessed Property located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments for each Assessed Property located within Phase #2 shall be collected in an amount sufficient to pay (i) principal and interest due under the Reimbursement Agreement related to Phase #2, and (ii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest and other available funds.

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D. Amount of Assessments and Annual Installments for Parcels Located Within Phase #3

The Assessment and Annual Installments for each Assessed Property located within Phase #3 is shown on the Phase #3 Assessment Roll, attached as Appendix I, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments for each Assessed Property located within Phase #3 shall be collected in an amount sufficient to pay (i) principal and interest due under the Reimbursement Agreement for Phase #3, and (ii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest and other available funds.

E. Amount of Assessments and Annual Installments for Parcels Located Within Phase #4

The Assessment and Annual Installments for each Assessed Property located within Phase #4 is shown on the Phase #4 Assessment Roll, attached as Appendix J, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments for each Assessed Property located within Phase #4 shall be collected in an amount sufficient to pay (i) principal and interest due under the Reimbursement Agreement for Phase #4, and (ii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest and other available funds.

F. Amount of Assessments and Annual Installments for Parcels Located Within Phase #5

The Assessment and Annual Installments for each Assessed Property located within Phase #5 is shown on the Phase #5 Assessment Roll, attached as Appendix K, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments for each Assessed Property located within Phase #5 shall be collected in an amount sufficient to pay (i) principal and interest due under the Reimbursement Agreement for Phase #5, and (ii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest and other available funds.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

G. Amount of Assessments and Annual Installments for Parcels Located Within Phase #6

The Assessment and Annual Installments for each Assessed Property located within Phase #6 is shown on the Phase #6 Assessment Roll, attached as Appendix L, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments for each Assessed Property located within Phase #6 shall be collected in an amount sufficient to pay (i) principal and interest due under the Reimbursement Agreement for Phase #6, and (ii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest and other available funds.

H. Amount of Assessments and Annual Installments for Parcels Located Within Phase #7

The Assessment and Annual Installments for each Assessed Property located within Phase #7 is shown on the Phase #7 Assessment Roll, attached as Appendix M, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments for each Assessed Property located within Phase #7 shall be collected in an amount sufficient to pay (i) principal and interest due under the Reimbursement Agreement for Phase #7, and (ii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest and other available funds.

I. Amount of Assessments and Annual Installments for Parcels Located Within Future Phases

As Future Phases are developed, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Assessed Property located within Future Phases (e.g., an Appendix will be added as the Assessment Roll for phase #8, etc.). The Assessments shall not exceed the benefit received by the Assessed Property.

J. Reallocation of Assessments

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel

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B = the Assessment for the Parcel prior to subdivision
C = the estimated number of Equivalent Units to be built on each new subdivided Parcel
D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels existing prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount and related Prepayment Costs by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

K. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. Payments required as described in Section I or this Section J shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

L. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or an obligation due under the Reimbursement Agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized

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Improvements used to calculate the Assessments securing such series of Bonds and/or obligation under the Reimbursement Agreement, resulting in excess Bond proceeds or Assessment Revenues being available to redeem Bonds of such series and/or a need to reduce the related obligation under the Reimbursement Agreement, as the case may be, then the Assessment securing such series of Bonds and/or obligations under the Reimbursement Agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs and such excess Bond proceeds or Assessment Revenues shall applied to redeem Bonds of such series as provided in the Indenture or to reduce the obligation under the Reimbursement Agreement, as applicable. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under the Reimbursement Agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bond proceeds being available to redeem Bonds and/or a need to reduce the obligations under the Reimbursement Agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay obligations under the Reimbursement Agreement and/or to repay the Bonds, including interest on the Bonds and Administrative Expenses, and such excess Bond proceeds shall be applied to redeem Bonds. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/or repay the obligations under the Reimbursement Agreement, including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under the Reimbursement Agreement is equal to the outstanding principal amount of the Bonds and/or the amount outstanding under the Reimbursement Agreement.

M. PAYMENT OF ASSESSMENTS

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

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(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture or applicable reimbursement agreement; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner responsible to pay an Assessment, the Assessment on any Parcel plus Prepayment Costs related thereto may be paid in part; provided, however, if PID Bonds have been issued, then such payment shall be in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator and approved by the City. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Component.

Phases #2-9 Major Improvement Area

Each Assessment for the Phases #2-9 Major Improvement Area Assessed Property shall be paid with interest related to the actual interest rate paid on the Phases #2-9 Major Improvement Area Bonds (plus additional interest) and Reimbursement Agreement allocable to the Phases #2-9 Major Improvement Area, respectively, as shown in the Phases #2-9 Major Improvement Area Assessment Roll. Interest on the Phases #2-9 Major Improvement Area Bonds is based on an interest rate of 5.50% in years 1 through 10 (2015-2024), 6.00% in years 11 through 16 (2025-2030), 6.250% in years 17 through 26 (2031-2040). Interest on the Reimbursement Agreement allocable to the Phases #2-9 Major Improvement Area shall be paid based on an interest rate of 9.43% per annum for years 1 through 5 and 6.43% per annum following the fifth Annual Installment. The interest on the Reimbursement Agreement allocable to the Phases #2-9 Major Improvement Area shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments against the Phases #2-9 Major Improvement Area Assessed Property was 4.43%. The City has determined that the Reimbursement Agreement shall bear interest at the interest rate of 9.43% per annum for years 1 through 5 and 6.43% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 9.43% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 6.43%. Furthermore, the Annual

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Installments may not exceed the amounts shown on the Phases #2-9 Major Improvement Area Assessment Roll. The Phases #2-9 Major Improvement Area Assessment Roll is shown as Appendix F.

Phase #1 (for Phase #1 Bonds)

Each Assessment for the Phase #1 Assessed Property was originally paid with interest of no more than the actual interest rate paid on the Phase #1 Bonds. The Phase #1 Assessment Roll set forth for each year the Annual Installment for each Parcel based on an interest rate of 5.375% in years 1 through 14 (2015-2028), 5.50% in years 15 through 18 (2029-2032), 5.875% in years 19 through 26 (2033-2040), and the Additional Interest Rate of 0.5% to fund the Prepayment and Delinquency Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Phase #1 Assessment Roll is shown as Appendix G.

Phase #1 Refunding

Following the issuance of the Phase #1 Refunding Bonds, each Assessment for the Phase #1 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phase #1 Refunding Bonds. The Phase #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 4.00% in years 1 through 10 (2021-2030), 3.00% in years 11 through 15 (2031 through 2035), 2.625% in years 16 through 20 (2036-2040), and the Additional Interest Rate of 0.5% to fund Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Phase #1 Assessment Roll is shown as Appendix G.

Phase #2

Each Assessment for the Phase #2 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the portion of the Reimbursement Agreement allocable to Phase #2. Interest on the portion of the Reimbursement Agreement allocable to Phase #2 shall be paid based on an interest rate of 8.87% per annum for years 1 through 5 and 5.87% per annum following the fifth Annual Installment. The interest on the Reimbursement Agreement shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bonds reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments against the Phase #2 Assessed Property was 3.87%. The City has determined that the portion of the Reimbursement Agreement allocable to Phase #2 shall bear interest at the interest rate of 8.87% per annum for years 1 through 5 and 5.87% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 8.87% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 5.87%. Furthermore, the Annual Installments of the Assessments levied against Phase #2 Assessed Property may not exceed the

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amounts shown on the Phase #2 Assessment Roll. The Phase #2 Assessment Roll is shown as Appendix H.

Phase #3

Each Assessment for the Phase #3 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the portion of the Reimbursement Agreement allocable to Phase #3. Interest on the portion of the Reimbursement Agreement allocable to Phase #3 shall be paid based on an interest rate of 8.33% per annum for years 1 through 5 and 5.33% per annum following the fifth Annual Installment. The interest on the Reimbursement Agreement shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments against the Phase #3 Assessed Property was 3.33%. The City has determined that the portion of the Reimbursement Agreement allocable to Phase #3 shall bear interest at the interest rate of 8.33% per annum for years 1 through 5 and 5.33% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 8.33% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 5.33%. Furthermore, the Annual Installments of the Assessments levied against Phase #3 Assessed Property may not exceed the amounts shown on the Phase #3 Assessment Roll. The Phase #3 Assessment Roll is shown as Appendix I.

Phase #4

Each Assessment for the Phase #4 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the portion of the Reimbursement Agreement allocable to Phase #4. Interest on the portion of the Reimbursement Agreement allocable to Phase #4 shall be paid based on an interest rate of 7.61% per annum for years 1 through 5 and 4.61% per annum following the fifth Annual Installment. The interest on the Reimbursement Agreement shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments against the Phase #4 Assessed Property was 2.61%. The City has determined that the portion of the Reimbursement Agreement allocable to Phase #4 shall bear interest at the interest rate of 7.61% per annum for years 1 through 5 and 4.61% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 7.61% for years 1 through 5 and equal to the maximum allowable rate of interest

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following the fifth Annual Installment, which would be 4.61%. Furthermore, the Annual Installments of the Assessments levied against Phase #4 Assessed Property may not exceed the amounts shown on the Phase #4 Assessment Roll. The Phase #4 Assessment Roll is shown as Appendix J.

Phase #5

Each Assessment for the Phase #5 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the portion of the Reimbursement Agreement allocable to Phase #5. Interest on the portion of the Reimbursement Agreement allocable to Phase #5 shall be paid based on an interest rate of 7.64% per annum for years 1 through 5 and 4.64% per annum following the fifth Annual Installment. The interest on the Reimbursement Agreement shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments against the Phase #5 Assessed Property was 2.64%. The City has determined that the portion of the Reimbursement Agreement allocable to Phase #5 shall bear interest at the interest rate of 7.64% per annum for years 1 through 5 and 4.64% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 7.64% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 4.64%. Furthermore, the Annual Installments of the Assessments levied against Phase #5 Assessed Property may not exceed the amounts shown on the Phase #5 Assessment Roll. The Phase #5 Assessment Roll is shown as Appendix K.

Phase #6

Each Assessment for the Phase #6 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the portion of the Reimbursement Agreement allocable to Phase #6. Interest on the portion of the Reimbursement Agreement allocable to Phase #6 shall be paid based on an interest rate of 8.75% per annum for years 1 through 5 and 5.75% per annum following the fifth Annual Installment. The interest on the Reimbursement Agreement shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments against the Phase #6 Assessed Property was 3.75%. The City has determined that the portion of the Reimbursement Agreement allocable to Phase #6 shall bear interest at the interest rate of 8.75% per annum for years 1 through 5 and 5.75% per annum following

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the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 8.75% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 5.75%. Furthermore, the Annual Installments of the Assessments levied against Phase #6 Assessed Property may not exceed the amounts shown on the Phase #6 Assessment Roll. The Phase #6 Assessment Roll is shown as Appendix L.

Phase #7

Each Assessment for the Phase #7 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the portion of the Reimbursement Agreement allocable to Phase #7. Interest on the portion of the Reimbursement Agreement allocable to Phase #7 shall be paid based on an estimated interest rate of 8.93% per annum for years 1 through 5 and 5.93% per annum following the fifth Annual Installment. The interest on the Reimbursement Agreement shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments securing such portion of the obligation due under the Reimbursement Agreement and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments against the Phase #7 Assessed Property was 3.93%. The City has determined that the portion of the Reimbursement Agreement allocable to Phase #7 shall bear interest at the estimated interest rate of 8.93% per annum for years 1 through 5 and 5.93% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 8.93% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 5.93%. Furthermore, the Annual Installments of the Assessments levied against Phase #7 Assessed Property may not exceed the amounts shown on the Phase #7 Assessment Roll. The Phase #7 Assessment Roll is shown as Appendix M.

The Annual Installments shall be reduced to equal the Actual Costs of repaying the Bonds and/or the obligation due under the Reimbursement Agreement and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds and/or the obligation due under the Reimbursement Agreement in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

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N. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall approve, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a Prepayment Reserve (if applicable). Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes, as applicable, and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Phases #2-9 Major Improvement Area

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Phases #2-9 Major Improvement Area Bonds and Reimbursement Agreement commenced with the issuance of the Phases #2-9 Major Improvement Area Bonds.

Phase #1

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Phase #1 Bonds commenced with the issuance of the Phase #1 Bonds.

Phase #2

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the obligation under the Reimbursement Agreement for Phase #2 Improvements were billed in October 2018.

Phase #3

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual

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Installments relating to the obligation under the Reimbursement Agreement for Phase #3 Improvements were billed in October 2020.

Phase #4

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the obligation under the Reimbursement Agreement for Phase #4 Improvements were billed in October 2021.

Phase #5

The collection of the first Annual Installment for a Phase #5 Lot or Phase #5 Parcel shall commence upon: (A) satisfaction of the applicable requirements of the Trust Indenture relating to the Phases #2-9 Major Improvement Area Bonds relating to the issuance of additional obligations, and (B) the earlier of: (i) September 1st following the recording of the final plat for that Lot or Parcel in the official public records of Collin County, Texas, (ii) the issuance of one or more series of Phase #5 Bonds, or (iii) September 1st following the two year anniversary of the levy of Assessments on the Phase #5 Assessed Property. Such first Annual Installment for a Phase #5 Lot or Phase #5 Parcel shall be due by January 31st of the following calendar year. It is anticipated that the initial Annual Installments relating to the obligation under the Reimbursement Agreement for Phase #5 Improvements were billed in October 2022.

Phase #6

The collection of the first Annual Installment for a Phase #6 Lot or Phase #6 Parcel shall commence upon: (A) satisfaction of the applicable requirements of the Trust Indenture relating to the Phases #2-9 Major Improvement Area Bonds relating to the issuance of additional obligations, and (B) the earlier of: (i) September 1, 2023, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for Phase #6 Projects such that upon the issuance of such Bonds, all Assessments levied for Phase #6 Projects shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments related to the Phase #6 Projects on the Phase #6 Assessed Property. Such first Annual Installment for a Phase #6 Lot or Phase #6 Parcel shall be due by January 31st of the following calendar year.

Phase #7

The collection of the first Annual Installment for a Phase #7 Lot or Phase #7 Parcel shall commence upon: (A) satisfaction of the applicable requirements of the Trust Indenture relating to the Phases #2-9 Major Improvement Area Bonds relating to the issuance of additional obligations, and (B) the earlier of: (i) September 1, 2024, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for Phase #7 Projects such that upon the issuance of such Bonds, all Assessments levied for Phase #7 Projects shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments related

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to the Phase #7 Projects on the Phase #7 Assessed Property. Such first Annual Installment for a Phase #7 Lot or Phase #7 Parcel shall be due by January 31st of the following calendar year.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

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VII. THE ASSESSMENT ROLL

A. PHASES #2-9 MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Each Parcel within the Phases #2-9 Major Improvement Area has been evaluated by the City Council (based on the concept plan, developable area, proposed Homeowner Association Property and Public Property, the major improvements, best and highest use of land, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Phases #2-9 Major Improvement Area.

Phases #2-9 Major Improvement Area Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phases #2-9 Major Improvement Area Initial Projects and receives benefit from the Phases #2-9 Major Improvement Area Additional Projects being paid for by the Developer. Table VII-A summarizes the $21,575,915 in special benefit received by the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-9 Major Improvement Area Additional Projects, the pro rata costs of the PID formation, and issuance costs for the Phases #2-9 Major Improvement Area Bonds. The amount of Phases #2-9 Major Improvement Area Bonds and the Reimbursement Agreement for the Phases #2-9 Major Improvement Area is calculated as $18,150,000 [$13,150,000 + $5,000,000 = $18,150,000], which is less than the benefit received by Phases #2-9 Major Improvement Area Assessed Property for the Phases #2-9 Major Improvement Area Initial Projects and the Phases #2-9 Major Improvement Area Additional Projects, and as such the total Assessment for all Assessed Property within Phases #2-9 Major Improvement Area for the Phases #2-9 Major Improvement Area Projects is $18,150,000 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within the Phases #2-9 Major Improvement Area is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phases #2-9 Major Improvement Area Assessment Roll is attached hereto as Appendix F.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table VII-A
Special Benefit Summary – Phases #2-9 Major Improvement Area

Special Benefit	Total Cost
Total Phases #2-9 Major Improvement Area Initial Projects	$15,291,306
Total Phases #2-9 Major Improvement Area Additional Projects[1]	$1,713,034
Subtotal	*$17,004,340*
PID Formation/Bond Issuance Costs:	
Debt service reserve	$1,073,375
Capitalized interest	$1,590,250
Bond issuance costs	$1,908,104
Subtotal Bond Issuance Costs	*$4,571,728*
Total Special Benefit	**$21,576,068**
Special Benefit:	
Total Special Benefit	$21,576,068
Assessment	$18,150,000
Excess Benefit	**$3,426,068**

[1]See Table III-A and Table III-B for details.

B. PHASE #1 ASSESSMENT ROLL

Phase #1 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #1 Initial Projects and receives benefit from the Phase #1 Additional Projects being paid for by the Developer. Table VII-B summarizes the $11,397,743 in special benefit received by Phase #1 Assessed Property from the Phase #1 Initial Projects and Phase #1 Additional Projects, the pro rata costs of the PID formation, and the issuance costs for the Phase #1 Bonds. The original amount of Phase #1 Bonds was $9,000,000, which was less than the benefit received by Phase #1 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #1 was $9,000,000 plus annual Administrative Expenses and other authorized charges. In addition, the Phase #1 Assessments were adjusted to reflect the Phase #1 Refunding Bond related savings in the total amount of $475,000. As a result, the net assessment on the Phase #1 Assessed Property was $8,525,000, resulting in $2,872,743 in excess benefit as shown below. The Assessment for each Parcel of Assessed Property within Phase #1 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan. The Phase #1 Assessment Roll is attached hereto as Appendix G.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table VII-B
Special Benefit Summary – Phase #1

Special Benefit	Total Cost
Total Phase #1 Initial Projects[1]	$9,272,722
Total Phase #1 Additional Projects	$425,124
Subtotal	*$9,697,846*
PID Formation/Bond Issuance Costs:	
Debt service reserve	$727,844
Capitalized interest	$456,939
Bond issuance costs	$515,114
Subtotal Bond Issuance Costs	*$1,699,897*
Total Special Benefit	**$11,397,743**
Special Benefit:	
Total Special Benefit	$11,397,743
Original Assessment:	$9,000,000
Refunding related savings	($475,000)
Net Assessment	*$8,525,000*
Excess Benefit	**$2,872,743**

[1]See Table III-D details.

C. PHASE #2 ASSESSMENT ROLL

Phase #2 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #2 Improvements and receives benefit from the Phase #2 Additional Projects being paid for by the Developer. Table VII-C summarizes the $5,826,366 ($5,414,027 + $412,265 = $5,826,292) in special benefit received by Phase #2 Assessed Property from the Phase #2 Improvements, the Phase #2 Additional Projects and the pro rata costs of the PID formation. The total amount of obligation under the Reimbursement Agreement related to Phase #2 is $5,300,000, which is less than the benefit received by Phase #2 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #2 is $5,300,000 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within Phase #2 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan. The Phase #2 Assessment Roll is attached hereto as Appendix H.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table VII-C
Special Benefit Summary – Phase #2

Special Benefit	Total Cost
Total Phase #2 Improvements[1]	$5,414,027
Total Phase #2 Additional Projects	$412,265
Subtotal	*$5,826,292*
Total Special Benefit	**$5,826,292**
Special Benefit:	
Total Special Benefit	$5,826,292
Assessment	$5,300,000
Excess Benefit	**$526,292**

[1]See Table III-E for details.

D. PHASE #3 ASSESSMENT ROLL

Phase #3 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #3 Improvements and receives benefit from the Phase #3 Additional Projects being paid for by the Developer. Table VII-D summarizes the $4,627,033 ($4,377,000 + $250,033 = $4,627,033) in special benefit received by Phase #3 Assessed Property from the Phase #3 Improvements, the Phase #3 Additional Projects and the pro rata costs of the PID formation. The total amount of obligation under the Reimbursement Agreement related to Phase #3 is $3,700,000, which is less than the benefit received by Phase #3 Assessed Property, and as such, the total Assessment for all Assessed Property within Phase #3 is $3,700,000 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within Phase #3 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan. The Phase #3 Assessment Roll is attached hereto as Appendix I.

Table VII-D
Special Benefit Summary – Phase #3

Special Benefit	Total Cost
Total Phase #3 Improvements[1]	$4,377,000
Total Phase #3 Additional Projects	$250,033
Subtotal	*$4,627,033*
Total Special Benefit	**$4,627,033**
Special Benefit:	
Total Special Benefit	$4,627,033
Assessment	$3,700,000
Excess Benefit	**$927,033**

[1]See Table III-F for details.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

E. PHASE #4 ASSESSMENT ROLL

Phase #4 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #4 Improvements and receives benefit from the Phase #4 Additional Projects being paid for by the Developer. Table VII-E summarizes the $403,320 ($392,000 + $11,320 = $403,320) in special benefit received by Phase #4 Assessed Property from the Phase #4 Improvements, the Phase #4 Additional Projects and the pro rata costs of the PID formation. The total amount of obligation under the Reimbursement Agreement related to Phase #4 is $167,000, which is less than the benefit received by Phase #4 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #4 is $167,000 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within Phase #4 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan. The Phase #4 Assessment Roll is attached hereto as Appendix J.

Table VII-E
Special Benefit Summary – Phase #4

Special Benefit	Total Cost
Total Phase #4 Improvements[1]	$392,000
Total Phase #4 Additional Projects	$11,320
Subtotal	*$403,320*
Total Special Benefit	**$403,320**
Special Benefit:	
Total Special Benefit	$403,320
Assessment	$167,000
Excess Benefit	**$236,320**

[1]See Table III-G for details.

F. PHASE #5 ASSESSMENT ROLL

Phase #5 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #5 Improvements and receives benefit from the Phase #5 Additional Projects being paid for by the Developer. Table VII-F summarizes the $3,600,419 ($3,464,195 + $136,224 = $3,600,419) in special benefit received by Phase #5 Assessed Property from the Phase #5 Improvements, the Phase #5 Additional Projects and the pro rata costs of the PID formation. The total amount of obligation under the Reimbursement Agreement related to Phase #5 is $2,510,000, which is less than the benefit received by Phase #5 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #5 is $2,510,000 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within Phase #5 is calculated based on the allocation methodologies described in Section V.E of this Service and Assessment Plan. The Phase #5 Assessment Roll is attached hereto as Appendix K.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table VII-F
Special Benefit Summary – Phase #5

Special Benefit	Total Cost
Total Phase #5 Improvements[1]	$3,464,195
Total Phase #5 Additional Projects	$136,224
Total	*$3,600,419*
Total Special Benefit	**$3,600,419**
Special Benefit:	
Total Special Benefit	$3,600,419
Assessment	$2,510,000
Excess Benefit	**$1,090,419**

[1]See Table III-H for details.

G. PHASE #6 ASSESSMENT ROLL

Phase #6 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #6 Projects. Table VII-G summarizes the $5,967,861 in special benefit received by Phase #6 Assessed Property from the Phase #6 Projects and the pro rata costs of the PID formation. The total amount of obligation under the Reimbursement Agreement related to Phase #6 is $5,967,861, which is equal to the benefit received by Phase #6 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #6 is $5,967,861 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within Phase #6 is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #6 Assessment Roll is attached hereto as Appendix L.

Table VII-G
Special Benefit Summary – Phase #6

Special Benefit	Total Cost
Total Phase #6 Projects[1]	$5,967,861
Total Special Benefit	**$5,967,861**
Special Benefit:	
Total Special Benefit	$5,967,861
Assessment	$5,967,861
Excess Benefit	**$0**

[1]See Table III-I for details.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

H. Phase #7 Assessment Roll

Phase #7 Assessed Property has been assessed for the special benefits conferred upon the property as a result of the Phase #7 Projects. Table VII-G summarizes the $7,920,908 in special benefit received by Phase #7 Assessed Property from the Phase #7 Improvements and the pro rata costs of the PID formation. The total amount of obligation under the Reimbursement Agreement related to Phase #7 is $7,920,908, which is equal to the benefit received by Phase #7 Assessed Property, and as such the total Assessment for all Assessed Property within Phase #7 is $7,920,908 plus annual Administrative Expenses and other authorized charges. The Assessment for each Parcel of Assessed Property within Phase #7 is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #7 Assessment Roll is attached hereto as Appendix M.

Table VII-H
Special Benefit Summary – Phase #7

Special Benefit	Total Cost
Total Phase #7 Projects[1]	$7,870,908
Administrative Expenses (First Year)	$50,000
Total Special Benefit	$7,920,908
Special Benefit:	
Total Special Benefit	$7,920,908
Projected Assessment	$7,920,908
Excess Benefit	$0

[1]See Table III-J for details.

I. Future Phase Assessment Roll

As Future Phases are developed, this Service and Assessment Plan will be updated to determine the Assessment for each Parcel located within Future Phases (e.g., an Appendix will be added as the Assessment Roll for phase #8, etc.).

J. Annual Assessment Roll Updates

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Phases #2-9 Major Improvement Area Assessment Roll, the Phase #1 Assessment Roll, the Phase #2 Assessment Roll, the Phase #3 Assessment Roll, the Phase #4 Assessment Roll, the Phase #5 Assessment Roll, the Phase #6 Assessment Roll, and the Phase #7 Assessment Roll, in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); (iv) payments of the Assessment, if any, as provided by Section VI.H of this Service and Assessment Plan.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Upon the future issuance of Bonds, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the PID Act, an owner of Assessed Property claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Property owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:

(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Administrative Expenses, and other charges imposed by the Service and Assessment Plan.

D. Administration and Interpretation of Provisions

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the applicable Trust Indenture, such determination shall be conclusive. Tables within this Service and Assessment Plan may be rounded to the nearest dollar.

E. Severability

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to a parcel of Assessed Property or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

APPENDIX A
THE PID MAP AND LEGAL DESCRIPTIONS

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

MUSTANG LAKES
PHASE 7 (682)

MUSTANG LAKES



DEVELOPMENT DATA

PHASE SEVEN (170)

31 Lots Total	-	65' x 125' Lots
39 Lots Total	-	74' x 130-135' Lots
33 Lots Total	-	86' x 135-140' Lots
54 Lots Total	-	100' x 175-200' Lots
14 Lots Total	-	1 Acre Lots

Celina, Texas
11-30-2022

Existing Lots
Future Lots
Mixed Use

This sketch is for conceptual purposes only, based on preliminary information. It is subject to change without notice and also subject to governmental approvals.

Image is shown at a scale of 1" = 800' when printed at 24x36.

N

Cambridge

DOWDEY, ANDERSON & ASSOCIATES, INC.
A Kimley-Horn Engineering Company

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

PHASE #6 LEGAL DESCRIPTIONS

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

PHASE #6 LEGAL DESCRIPTION
(64.337 Acres)

TRACT ONE
28.866 ACRES

BEING a tract of land in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas, and being part of that tract of land conveyed in Deed to Celina 682 Partners, L.P., according to the document of record filed in Document Number 20060419000517060, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow cap stamped "DAA" found in the south line of that tract of land conveyed in Deed to Celina 557 Partners, L.P., according to the document of record filed in Document Number 20190205000119410, Official Public Records, Collin County, Texas, for the northeast corner of Lot 22, Block P, MUSTANG LAKES PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Amended Plat of record filed in Cabinet 2017, Page 74, Official Public Records, Collin County, Texas;

THENCE N 89° 51' 51" E, a distance of 110.00 feet to a 1/2" iron rod set in the common north line of said Celina 682 Partners, L.P. tract and the south line of said Celina 557 Partners, L.P. tract

THENCE Leaving said common line, over and across said Celina 682 Partners, L.P. tract, the following courses and distances:

S 00° 17' 18" E, a distance of 19.90 feet to a 1/2" iron rod set;

N 89° 42' 42" E, a distance of 120.00 feet to a 1/2" iron rod set;

N 00° 17' 18" E, a distance of 19.58 feet to a 1/2" iron rod set in said common line;

THENCE N 89° 51' 51" E, along said common line, a distance of 23.09 feet to a 1/2" iron rod set;

THENCE S 89° 56' 24" E, continuing along said common line, a distance of 160.91 feet to a 1/2" iron rod set;

THENCE Leaving said common line, over and across said Celina 682 Partners, L.P. tract, the following courses and distances:

S 00° 17' 18" E, a distance of 41.57 feet to a 1/2" iron rod set;

N 89° 42' 42" E, a distance of 115.00 feet to a 1/2" iron rod set;

N 87° 37' 20" E, a distance of 18.01 feet to a 1/2" iron rod set;

N 00° 17' 18" E, a distance of 40.00 feet to a 1/2" iron rod set in said common line:

THENCE N 89° 42' 42" E, along said common line, a distance of 51.00 feet to a 1/2" iron rod set;

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THENCE Leaving said common line, over and across said Celina 682 Partners, L.P. tract, the following courses and distances:

S 00° 17' 18" E, a distance of 136.76 feet to a 1/2” iron rod set;

S 45° 16' 10" E, a distance of 14.15 feet to a 1/2” iron rod set;

N 89° 44' 59" E, passing at a distance of 172.31 feet, a 1/2” iron rod found for a common interior ell corner of said Celina 682 Partners, L.P. tract and the southwest corner of that tract of land conveyed in Deed to City of McKinney, according to the document of record filed in Document Number 20111026001149950, Official Public Records, Collin County, Texas, and continuing in all with the south line of said City of McKinney tract, a total distance of 233.83 feet to a 1/2” iron rod set at the beginning of a curve to the right having a central angle of 66° 09' 26", a radius of 58.00 feet and a chord bearing and distance of S 57° 10' 18" E, 63.31 feet;

THENCE Leaving said south line, over and across said Celina 682 Partners, L.P. tract, the following courses and distances:

With said curve to the right, an arc distance of 66.97 feet to a 1/2” iron rod set;

S 33° 30' 00" E, a distance of 16.83 feet to a 1/2” iron rod set;

N 86° 09' 58" E, a distance of 128.26 feet to a 1/2” iron rod set;

N 03° 50' 02" W, a distance of 40.69 feet to a 1/2” iron rod set in said south line;

THENCE N 89° 44' 59" E, with said south line, a distance of 50.11 feet to a 1/2” iron rod with yellow cap stamped “DAA” found in the west line of Farm to Market Road 2478, (F.M. 2478), a variable width right-of-way, for the common most easterly northeast corner of said Celina 682 Partners, L.P. tract and the southeast corner of said City of McKinney tract;

THENCE S 04° 07' 13" E, with the common east line of said Celina 682 Partners, L.P. and the west line of said F.M. 2478, a distance of 113.40 feet to a 1/2” iron rod set;

THENCE S 03° 46' 13" E, continuing with said common line, a distance of 468.22 feet to a 1/2” iron rod set;

THENCE Leaving said common line, over and across said Celina 682 Partners, L.P., the following courses and distances:

S 86° 13' 47" W, a distance of 20.00 feet to a 1/2” iron rod set;

N 48° 46' 13" W, a distance of 42.43 feet to a 1/2” iron rod set;

S 86° 13' 47" W, a distance of 43.85 feet to a 1/2” iron rod set at the beginning of a curve to the left having a central angle of 39° 30' 50", a radius of 425.00 feet and a chord bearing and distance of S 66° 28' 23" W, 287.33 feet;

With said curve to the left, an arc distance of 293.10 feet to a 1/2” iron rod set;

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S 46° 42' 58" W, a distance of 226.46 feet to a 1/2” iron rod set at the beginning of a curve to the right having a central angle of 42° 59' 44", a radius of 275.00 feet and a chord bearing and distance of S 68° 12' 50" W, 201.56 feet;

With said curve to the right, an arc distance of 206.36 feet to a 1/2” iron rod set;

S 89° 42' 42" W, a distance of 288.01 feet to a 1/2” iron rod set;

S 00° 17' 18" E, a distance of 383.11 feet to a 1/2” iron rod set;

S 16° 50' 58" W, a distance of 90.90 feet to a 1/2” iron rod set;

S 28° 47' 36" W, a distance of 70.11 feet to a 1/2” iron rod set in the north line of Ownsby Parkway, a 120’ right-of-way, said being at the beginning of a non-tangent curve to the right having a central angle of 04° 50' 19", a radius of 1,440.00 feet and a chord bearing and distance of N 58° 47' 15" W, 121.57 feet;

THENCE With the north line of said Ownsby Parkway and said curve to the right, an arc distance of 121.60 feet to a 1/2” iron rod set;

THENCE N 56° 22' 06" W, continuing with the north line of said Ownsby Parkway, a distance of 29.63 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found for the southeast corner of Lot 16X, Block N, of the above mentioned AMENDED PLAT MUSTANG LAKES PHASE ONE Addition;

THENCE Leaving said north line, and with the east line of said Addition, the following courses and distances:

N 10° 33' 28" E, a distance of 51.53 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found at the beginning of a curve to the left having a central angle of 100° 50' 48", a radius of 50.00 feet and a chord bearing and distance of N 50° 08' 04" E, 77.08 feet;

With said curve the left, an arc distance of 88.01 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

N 00° 17' 18" W, a distance of 401.47 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

S 89° 42' 42" W, a distance of 60.00 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found for the southeast corner of Lot 18, Block S of said Addition;

THENCE N 00° 17' 18" W, a distance of 125.00 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found for the northeast corner of said Lot 18;

THENCE With the north and east lines of Block S of said Addition, the following courses and distances:

S 89° 42' 42" W, a distance of 420.00 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

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N 89° 56' 03" W, a distance of 60.00 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

N 88° 45' 30" W, a distance of 62.00 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

N 75° 42' 38" W, a distance of 54.87 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

N 63° 09' 54" W, a distance of 54.88 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

N 50° 34' 40" W, a distance of 54.88 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

N 37° 59' 21" W, a distance of 54.88 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

N 25° 26' 07" W, a distance of 54.88 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

N 12° 50' 57" W, a distance of 54.88 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

N 00° 17' 18" W, a distance of 187.42 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found in the south line of Seattle Slew Drive, a 50’ right-of-way, for the northeast corner of Lot 1, Block S of said Addition;

THENCE N 89° 42' 42" E, with said south line, a distance of 144.96 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found at the intersection of said south line and the west line of Pillory Lane, a 50’ right-of-way;

THENCE S 00° 17' 18" E, with said west line, a distance of 120.00 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

THENCE N 89° 42' 42" E, passing at a distance of 50.00 feet, a 1/2” iron rod with a yellow cap stamped “DAA” found for the southwest corner of Lot 1, Block R of said Addition, and continuing in all for a total distance of 610.00 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found for the southeast corner of Lot 11, Block R of said Addition;

THENCE With the east line of said Addition, the following courses and distances:

N 00° 17' 18" W, a distance of 120.00 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

N 89° 42' 42" E, a distance of 60.00 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

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N 00° 17' 18" W, a distance of 350.50 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

S 89° 42' 42" W, a distance of 50.00 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

S 00° 17' 18" E, a distance of 10.50 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

S 89° 42' 42" W, a distance of 60.00 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

N 00° 17' 18" W, a distance of 122.57 feet to the **POINT OF BEGINNING**, and containing 28.866 acres of land, more or less.

TRACT TWO
17.720 ACRES

BEING a tract of land in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas, and being part of that tract of land conveyed in Deed to Celina 682 Partners, L.P., according to the document of record filed in Document Number 20060419000517060, Official Public Records, Collin County, Texas, and being part of Lot 5X, Block I, MUSTANG LAKES PHASE 3B, an Addition to the City of Celina, Collin County, Texas, according to the Plat filed of record in Cabinet 2020, Page 72, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2” iron rod with a yellow cap stamped “DAA” found for the common northwest corner of said Lot 5X and the southwest corner of Lot 8X, Block T, AMENDED PLAT MUSTANG LAKES PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Cabinet 2017, Page 74, Official Public Records, Collin County, Texas;

THENCE With the south line of Block T of said Addition, the following courses and distances:

S 74° 53' 19" E, a distance of 187.06 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

S 68° 27' 17" E, a distance of 326.93 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

S 79° 48' 00" E, a distance of 271.24 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found for the common southeast corner of Lot 12, Block T of said Addition and the southwest corner of Lot 13, Block T, MUSTANG LAKES PHASE 3B, an Addition to the City of Celina, Collin County, Texas, according to the Plat filed of record in Cabinet 2020, Page 72, Official Public Records, Collin County, Texas;

THENCE N 89° 40' 07" E, with the south line of said Lot 13, a distance of 18.78 feet to a 1/2” iron rod with a yellow cap stamped “DAA” found;

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THENCE N 73° 05' 16" E, a distance of 101.52 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for the southeast corner of Lot 14, Block T of said Addition, said being at the beginning of a non-tangent curve to the right having a central angle of 04° 41' 16", a radius of 175.00 feet and a chord bearing and distance of N 22° 39' 06" E, 14.31 feet;

THENCE With the southeast line of said Lot 14, said curve to the right, an arc distance of 14.32 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at the beginning of a reverse curve to the left having a central angle of 01° 13' 19", a radius of 125.00 feet and a chord bearing and distance of N 24° 23' 04" E, 2.67 feet;

THENCE Continuing with the southeast line of said Lot 14 and with said curve to the left, an arc distance of 2.67 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found;

THENCE S 66° 13' 35" E, leaving the southeast line of said Lot 14, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for the southwest corner of Lot 86, Block I of said Addition;

THENCE S 89° 35' 30" E, a distance of 209.93 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for an interior ell corner of Lot 2X, Block I of said Addition;

THENCE S 12° 03' 09" W, with the west line of said Lot 2X, a distance of 675.04 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for an interior ell corer of said Lot 2X;

THENCE N 87° 13' 54" W, a distance of 313.41 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for the common corner of Lot 57 and Lot 58, Block I of said Addition;

THENCE S 88° 05' 41" W, a distance of 172.33 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for the common corner of Lot 59 and Lot 60, Block I of said Addition;

THENCE N 77° 01' 17" W, a distance of 253.78 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for the common corner of Lot 62 and Lot 63, Block I of said Addition;

THENCE N 69° 19' 55" W, a distance of 254.15 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for the common corner of Lot 65 and Lot 66, Block I of said Addition;

THENCE N 59° 08' 35" W, a distance of 254.28 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for the common corner of Lot 68 and Lot 4X, Block I of said Addition, said being the southeast corner of the above mentioned Lot 5X;

THENCE N 56° 54' 29" W, a distance of 15.00 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found in the east line of Roseland Parkway, a 50' right-of-way, said being the north corner of said Lot 4X and being at the beginning of a non-tangent curve to the left having a central angle of 24° 33' 38", a radius of 1,405.00 feet and a chord bearing and distance of N 20° 48' 42" E, 597.67 feet;

THENCE With the east line of said Roseland Parkway and said curve to the left, an arc distance of 602.27 feet to the **POINT OF BEGINNING**, and containing 17.720 acres of land, more or less.

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TRACT THREE
17.751 ACRES

BEING a tract of land in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas, and being part of that tract of land conveyed in Deed to Celina 682 Partners, L.P., according to the document of record filed in Document Number 20060419000517060, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for a common interior ell corner of said Celina 682 Partners, L.P. tract and the most southerly southeast corner of that tract of land conveyed in Deed to Celina 557 Partners, L.P., according to the document of record filed in Document Number 20190205000119410, Official Public Records, Collin County, Texas;

THENCE Over and across said Celina 682 Partners, L.P. tract, the following courses and distances:

S 07° 49' 01" E, a distance of 74.05 feet to a 1/2" iron rod set for the **POINT OF BEGINNING** of the tract of land described herein, said being at the beginning of a non-tangent curve to the right having a central angle of 15° 34' 26", a radius of 575.00 feet and a chord bearing and distance of S 24° 23' 49" W, 155.81 feet;

With said curve to the right, an arc distance of 156.29 feet to a 1/2" iron rod set at the beginning of a reverse curve to the left having a central angle of 20° 10' 58", a radius of 1,025.00 feet and a chord bearing and distance of S 22° 05' 33" W, 359.20 feet;

With said curve to the left, an arc distance of 361.06 feet to a 1/2" iron rod set, from which a 1/2" iron rod found for the common northwest corner of Lot 1X and the northeast corner of Lot 1, Block II, MUSTANG LAKES PHASE FOUR, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Cabinet 2020, Page 518, Official Public Records, Collin County, Texas, bears S 06° 26' 04" W, 322.26 feet;

S 89° 38' 46" W, a distance of 854.63 feet to a 1/2" iron rod set;

S 12° 40' 08" W, a distance of 59.64 feet to a 1/2" iron rod set at the beginning of a curve to the left having a central angle of 13° 01' 22", a radius of 225.00 feet and a chord bearing and distance of S 06° 09' 27" W, 51.03 feet;

With said curve to the left, an arc distance of 51.14 feet to a 1/2" iron rod set;

S 00° 21' 14" E, a distance of 76.19 feet to a 1/2" iron rod set;

S 89° 38' 46" W, a distance of 227.59 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 22° 58' 31", a radius of 525.00 feet and a chord bearing and distance of N 78° 51' 59" W, 209.11 feet;

With said curve to the right, an arc distance of 210.52 feet to a 1/2" iron rod set at the beginning of a reverse curve to the left having a central angle of 08° 54' 51", a radius of 475.00 feet and a chord bearing and distance of N 71° 50' 09" W, 73.83 feet;

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With said curve to the left, an arc distance of 73.90 feet to a 1/2” iron rod set;

N 76° 17' 34" W, a distance of 32.26 feet to a 1/2” iron rod set;

N 13° 33' 49" E, a distance of 50.00 feet to a 1/2” iron rod set;

S 76° 17' 34" E, a distance of 12.50 feet to a 1/2” iron rod set;

N 18° 09' 01" E, a distance of 157.29 feet to a 1/2” iron rod set;

N 07° 18' 54" E, a distance of 69.08 feet to a 1/2” iron rod set;

N 00° 21' 14" W, a distance of 147.03 feet to a 1/2” iron rod set;

N 05° 55' 25" W, a distance of 142.80 feet to a 1/2” iron rod set;

N 74° 29' 32" E, a distance of 166.14 feet to a 1/2” iron rod set at the beginning of a non-tangent curve to the right having a central angle of 05° 36' 47", a radius of 175.00 feet and a chord bearing and distance of N 27° 32' 14" E, 17.14 feet;

With said curve to the right, an arc distance of 17.14 feet to a 1/2” iron rod set;

N 41° 04' 00" E, a distance of 50.00 feet to a 1/2” iron rod set at the beginning of a non-tangent curve to the left having a central angle of 41° 25' 14", a radius of 225.00 feet and a chord bearing and distance of S 69° 38' 37" E, 159.14 feet;

With said curve to the left, an arc distance of 162.66 feet to a 1/2” iron rod set;

N 89° 38' 46" E, a distance of 1,112.68 feet to a 1/2” iron rod set at the beginning of a curve to the right having a central angle of 20° 27' 08", a radius of 175.00 feet and a chord bearing and distance of S 80° 07' 40" E, 62.14 feet;

With said curve to the right, an arc distance of 62.47 feet to a 1/2” iron rod set;

S 69° 54’ 06" E, a distance of 4.38 feet to a 1/2” iron rod set;

N 63° 36' 11" E, a distance of 13.77 feet to the **POINT OF BEGINNING**, and containing 17.751 acres of land, more or less.

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PHASE #7 LEGAL DESCRIPTIONS

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Phase #7

LEGAL DESCRIPTION
100.467 ACRES

TRACT 1-36.745 Acres

BEING a tract of land located in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas and being part of that tract of land described in Deed to Celina 682 Partners, L.P., recorded in Document Number 20060419000517060, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap stamped "DAA" found in the west right-of-way line of Farm-To-Market Road 2478 (F.M. 2478), a variable width right-of-way, for the common most easterly southeast corner of said Celina 682 Partners, L.P. tract and the northeast corner of that tract of land described in Deed to David Nguyen and Thao Lam, recorded in Document Number 20160915001232420, O.P.R.C.C.T.;

THENCE S 89° 48' 02" W, along the north line of said David Nguyen and Thao Lam tract, a distance of 291.81 feet to a 1/2" iron rod found at the northwest corner of said David Nguyen and Thao Lam tract;

THENCE S 00° 20' 34" E, along the west line of said David Nguyen and Thao Lam tract, a distance of 150.52 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found on the north line of Lot 4, ROLLING MEADOWS ESTATES, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Cabinet N, Slide 302, Map Records, Collin County, Texas, (M.R.C.C.T.), at the southwest corner of said David Nguyen and Thao Lam tract;

THENCE S 89° 40' 07" W, along the south line of said Celina 682 Partners, L.P. tract, passing at a distance of 1,509.89 feet to the northwest corner of Lot 13, of said ROLLING MEADOWS ESTATES Addition and the northeast corner of Lot 40, Block F, WELLSPRING ESTATES PHASE II, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Cabinet 2022, Slide 430, M.R.C.C.T., and continuing in all for a total distance of 2,007.99 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found at the southeast corner of Lot 1X, Block H, MUSTANG LAKES PHASE 2B, an Addition to the City of Celina, Collin County, Texas, according to the Amended Plat of record filed in Document Number 20171117010005380, O.P.R.C.C.T.;

THENCE N 13° 42' 58" E, along the east line of said Lot 1X, a distance of 300.80 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found;

THENCE N 26° 25' 06" E, continuing along said east line, a distance of 602.70 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at an interior ell corner of said Lot 1X;

THENCE N 89° 40' 07" E, a distance of 1,001.08 feet to a 1/2" iron rod with a yellow caps stamped "DAA" found at the southeast corner of Lot 54, Block H of said MUSTANG LAKES PHASE 2B Addition;

THENCE N 00° 19' 53" W, a distance of 150.00 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found on the south right-of-way line of Twin Eagles Drive, a 50' right-of-way, at the northeast corner of said Lot 54;

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THENCE Along the south right-of-way line of said Twin Eagles Drive, the following courses and distances:

N 89° 40' 07" E, a distance of 81.54 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at the beginning of a curve to the right having a central angle of 50° 48' 59", a radius of 375.00 feet and a chord bearing and distance of S 64° 55' 23" E, 321.80 feet;

Along said curve to the right, an arc distance of 332.59 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found;

S 39° 30' 54" E, a distance of 539.14 feet to a 1/2" iron rod with yellow cap stamped "DAA" found at the beginning of a curve to the left having a central angle of 43° 07' 17", a radius of 300.00 feet and a chord bearing and distance of S 61° 04' 33" E, 220.49 feet;

Along said curve to the left, an arc distance of 225.78 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at the north end of a corner;

THENCE S 42° 47' 41" E, along said corner clip and said south right-of-way line of Twin Eagles Drive, a distance of 44.09 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at the south end of a corner clip;

THENCE N 89° 54' 47" E, a distance of 20.00 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found on the west right-of-way line of the above mentioned F.M. 2478;

THENCE S 00° 05' 13" E, along the west right-of-way line of said F.M. 2478, a distance of 133.81 feet to the **POINT OF BEGINNING**, and containing 36.745 acres of land, more or less.

TRACT 2-29.019 Acres

BEING a tract of land located in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas and being part of that tract of land described in Deed to Celina 682 Partners, L.P., according to the document of record filed in Document Number 20060419000517060, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), and being all of that tract of land described in Street Right-of-Way Deed to City of Celina, Texas, according to the document of record filed in Document Number 20191108001424070, O.P.R.C.C.T., and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with a yellow cap stamped "DAA" found on the south line of Lot 1, Block A, PROSPER ELEMENTARY SCHOOL #12 ADDITION, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20200220010000730, (O.P.R.C.C.T.), at the northeast corner of Lot 18, Block C, TWELVE OAKS PHASE II, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Cabinet P, Slide 486, Map Records, Collin County, Texas, (M.R.C.C.T.);

THENCE S 89° 37' 23" W, along the north line of said Lot 18, passing at a distance of 358.10 feet a 5/8" iron rod with yellow cap stamped "TNP" found at the common southwest corner of said Lot 1 and the southeast corner of that tract of land described in Deed to Eric E. Reish and wife, Anna M. Reisch, according to the document of record filed in Document Number 20200617000913330, (O.P.R.C.C.T.), and

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continuing in all for a total distance of 463.67 feet to a 1/2” iron rod set for the **POINT OF BEGINNING** of the tract of land described herein;

THENCE S 89° 37' 23" W, along the south line of said Celina 682 Partners, L.P. tract, a distance of 1,542.82 feet to a 1/2” iron rod set;

THENCE Leaving the south line of said Celina 682 Partners, L.P. tract, over and across said Celina 682 Partners, L.P. tract, the following courses and distances:

N 00° 00' 00" E, a distance of 10.64 feet to a 1/2” iron rod set;

N 41° 19' 32" W, a distance of 50.05 feet to a 1/2” iron rod set;

N 33° 11' 18" E, a distance of 73.89 feet to a 1/2” iron rod set;

N 12° 59' 50" E, a distance of 72.52 feet to a 1/2” iron rod set;

N 27° 34' 30" E, a distance of 44.69 feet to a 1/2” iron rod set;

N 03° 57' 30" E, a distance of 34.96 feet to a 1/2” iron rod set;

N 27° 43' 03" E, a distance of 57.38 feet to a 1/2” iron rod set;

N 18° 37' 28" E, a distance of 102.04 feet to a 1/2” iron rod set;

S 78° 16' 49" E, a distance of 46.12 feet to a 1/2” iron rod set;

N 63° 52' 16" E, a distance of 37.79 feet to a 1/2” iron rod set;

N 89° 51' 38" E, a distance of 64.97 feet to a 1/2” iron rod set;

N 58° 44' 42" E, a distance of 97.29 feet to a 1/2” iron rod set;

N 52° 19' 22" E, a distance of 165.47 feet to a 1/2” iron rod set;

N 88° 53' 46" E, a distance of 234.29 feet to a 1/2” iron rod set;

N 52° 57' 32" E, a distance of 48.48 feet to a 1/2” iron rod set;

N 08° 52' 43" E, a distance of 42.44 feet to a 1/2” iron rod set;

N 71° 21' 38" E, a distance of 99.56 feet to a 1/2” iron rod set;

S 44° 17' 06" E, a distance of 32.27 feet to a 1/2” iron rod set;

N 76° 42' 55" E, a distance of 25.04 feet to a 1/2” iron rod set;

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S 46° 42' 11" E, a distance of 34.50 feet to a 1/2" iron rod set;

S 73° 11' 26" E, a distance of 104.38 feet to a 1/2" iron rod set;

N 46° 55' 31" E, a distance of 31.33 feet to a 1/2" iron rod set;

N 25° 46' 11" E, a distance of 34.91 feet to a 1/2" iron rod set;

N 67° 54' 59" E, a distance of 90.40 feet to a 1/2" iron rod set;

N 30° 44' 24" E, a distance of 55.07 feet to a 1/2" iron rod set;

N 45° 01' 25" E, a distance of 77.40 feet to a 1/2" iron rod set;

S 87° 04' 52" E, a distance of 27.46 feet to a 1/2" iron rod set;

N 74° 58' 41" E, a distance of 46.17 feet to a 1/2" iron rod set;

N 52° 32' 30" E, a distance of 78.40 feet to a 1/2" iron rod set;

S 33° 14' 03" E, a distance of 166.21 feet to a 1/2" iron rod set;

N 56° 45' 57" E, a distance of 233.67 feet to a 1/2" iron rod set on the northwest line of the above mentioned City of Celina, Texas tract, and being at the beginning of a non-tangent curve to the right having a central angle of 03° 19' 50", a radius of 880.00 feet and a chord bearing and distance of N 37° 46' 09" W, 51.15 feet;

THENCE Along the northwest line of said City of Celina, Texas tract the following courses and distances:

Along said curve to the right, an arc distance of 51.15 feet to a 1/2" iron rod found;

N 39° 26' 04" E, a distance of 589.16 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 09° 01' 34", a radius of 830.00 feet and a chord bearing and distance of N 43° 56' 51" E, 130.62 feet;

Along said curve to the right, an arc distance of 130.76 feet to a 1/2" iron rod set at the north corner of said City of Celina, Texas tract;

THENCE S 41° 32' 22" E, with the northeast line of said City of Celina, Texas tract, a distance of 55.00 feet to a 1/2" iron rod with yellow cap stamped "DAA" found at the beginning of a non-tangent curve to the right having a central angle of 06° 07' 09", a radius of 775.00 feet and a chord bearing and distance of N 51° 31' 13" E, 82.73 feet;

THENCE Along the southeast right-of-way line of Roseland Parkway, a variable width right-of-way and said curve to the right, an arc distance of 82.77 feet to a 1/2" iron rod with yellow cap stamped "DAA" found at the beginning of a compound curve to the right having a central angle of 95° 39' 39", a radius of 40.00 feet and a chord bearing and distance of S 77° 35' 23" E, 59.29 feet;

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THENCE Along said curve to the right, an arc distance of 66.78 feet to a 1/2” iron rod with yellow cap stamped “DAA” found on the west right-of-way line of Waterview Trail, a variable width right-of-way;

THENCE S 29° 45' 34" E, along the west right-of-way line of said Waterview Trail, a distance of 27.70 feet to a 1/2” iron rod with yellow cap stamped “DAA” found at the beginning of a curve to the right having a central angle of 43° 39' 34", a radius of 867.50 feet and a chord bearing and distance of S 07° 55' 47" E, 645.16 feet;

THENCE Along said west right-of-way line and said curve to the right, an arc distance of 661.03 feet to a 1/2” iron rod set at the northeast corner of the above mentioned Lot 1;

THENCE Along the north line of said Lot 1, the following courses and distances:

N 80° 02' 28" W, a distance of 177.31 feet to a 1/2” iron rod set;

N 89° 04' 39" W, a distance of 140.47 feet to a 1/2” iron rod set at the beginning of a non-tangent curve to the right having a central angle of 06° 44' 47", a radius of 2,650.49 feet and a chord bearing and distance of N 54° 58' 52" W, 311.90 feet;

Along said curve to the right, an arc distance of 312.08 feet to a 1/2” iron rod set on the southeast line of the above mentioned City of Celina, Texas tract;

THENCE S 39° 26' 04" W, along the common southeast line of said City of Celina, Texas tract and the northwest line of said Lot 1, a distance of 173.03 feet to a 1/2” iron rod set at the beginning of a curve to the left having a central angle of 20° 34' 12", a radius of 820.00 feet and a chord bearing and distance of S 29° 08' 58" W, 292.81 feet;

THENCE Along said common line and said curve to the left, an arc distance of 294.39 feet to a 1/2” iron rod set at the common southeast corner of said City of Celina, Texas tract and the most westerly northwest corner of said Lot 1;

THENCE S 55° 16' 14" E, along the west line of said Lot 1, a distance of 19.99 feet to a 1/2” iron rod set;

THENCE S 06° 15' 56" E, continuing along said west line, a distance of 522.56 feet to a 1/2” iron rod set at the north corner of the above mentioned Eric E. Reish and wife, Anna M. Reish tract;

THENCE S 37° 16' 04" W, along the north line of said Eric E. Reish and wife, Anna M. Reish tract, a distance of 34.25 feet to a 1/2” iron rod set;

THENCE S 89° 36' 59" W, continuing along said north line, a distance of 80.64 feet to a 1/2” iron rod set at the northwest corner of said Eric E. Reish and wife, Anna M. Reish tract;

THENCE S 00° 30' 32" E, along the west line of said Eric E. Reish and wife, Anna M. Reish tract, a distance of 12.01 feet to the **POINT OF BEGINNING**, and containing 29.019 acres of land, more or less.

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TRACT 3-15.133 Acres

BEING a tract of land located in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas and being part of that tract of land described in Deed to Celina 682 Partners, L.P., recorded in Document Number 20060419000517060, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.);

BEGINNING at a 1/2" iron rod with a yellow cap stamped "DAA" found at the common most northerly northeast corner of the remainder of said Celina 682 Partners, L.P. tract at the north end of a corner clip on the south right-of-way line of Waterview Trail, a variable width right-of-way, and being at the beginning of a non-tangent curve to the right having a central angle of 52° 20' 39", a radius of 525.00 feet and a chord bearing and distance of S 55° 55' 53" E, 463.12 feet;

THENCE Along said curve to the right, an arc distance of 479.63 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found on the southwest right-of-way line of said Waterview Trail;

THENCE Along the southwest right-of-way line of said Waterview Trail, the following courses and distances:

S 29° 45' 34" E, a distance of 35.48 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at the beginning of a curve to the right having a central angle of 08° 29' 16", a radius of 515.50 feet and a chord bearing and distance of S 25° 30' 56" E, 76.30 feet;

Along said curve to the right, an arc distance of 76.37 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at the beginning of a reverse curve to the left having a central angle of 08° 29' 16", a radius of 534.50 feet and a chord bearing and distance of S 25° 30' 56" E, 79.11 feet;

Along said curve to the left, an arc distance of 79.18 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found;

S 29° 45' 34" E, a distance of 73.57 feet to a 1/2" iron rod set at the beginning of a non-tangent curve to the right having a central angle of 84° 55' 34", a radius of 40.00 feet and a chord bearing and distance of S 12° 42' 13" W, 54.01 feet;

Along said curve to the right, an arc distance of 59.29 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found on the north right-of-way line of Roseland Parkway, a variable width right-of-way, and being at the beginning of a reverse curve to the left having a central angle of 02° 05' 24", a radius of 825.00 feet and a chord bearing and distance of S 54° 07' 19" W, 30.09 feet;

THENCE Along the north right-of-way line of said Roseland Parkway and said curve to the left, an arc distance of 30.09 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at the beginning of a non-tangent curve to the right having a central angle of 61° 54' 31", a radius of 66.00 feet and a chord bearing and distance of N 02° 13' 47" W, 67.89 feet;

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THENCE Leaving the north right-of-way line of said Roseland Parkway, over and across Celina 682 Partners, L.P. tract, the following courses and distances:

Along said curve to the right, an arc distance of 71.31 feet to a 1/2" iron rod set;

N 29° 45' 34" W, a distance of 56.42 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 08° 29' 16", a radius of 569.50 feet and a chord bearing and distance of N 25° 30' 56" W, 84.29 feet;

Along said curve to the right, an arc distance of 84.36 feet to a 1/2" iron rod set at the beginning of a reverse curve to the left having a central angle of 08° 29' 16", a radius of 480.50 feet and a chord bearing and distance of N 25° 30' 56" W, 71.12 feet;

Along said curve to the left, an arc distance of 71.18 feet to a 1/2" iron rod set;

N 29° 45' 34" W, a distance of 18.99 feet to a 1/2" iron rod set at the beginning of a non-tangent curve to the right having a central angle of 41° 34' 35", a radius of 75.00 feet and a chord bearing and distance of S 57° 59' 45" W, 53.24 feet;

Along said curve to the right, an arc distance of 54.42 feet to a 1/2" iron rod set;

S 21° 52' 53" W, a distance of 34.00 feet to a 1/2" iron rod set;

S 36° 18' 46" W, a distance of 39.23 feet to a 1/2" iron rod set;

S 51° 31' 22" W, a distance of 110.42 feet to a 1/2" iron rod set;

S 47° 43' 14" W, a distance of 48.67 feet to a 1/2" iron rod set;

S 40° 52' 36" W, a distance of 29.91 feet to a 1/2" iron rod set;

S 87° 08' 38" W, a distance of 63.90 feet to a 1/2" iron rod set;

S 45° 15' 23" W, a distance of 79.35 feet to a 1/2" iron rod set;

S 84° 10' 07" W, a distance of 49.26 feet to a 1/2" iron rod set;

N 79° 16' 44" W, a distance of 60.83 feet to a 1/2" iron rod set;

S 49° 37' 54" W, a distance of 74.77 feet to a 1/2" iron rod set;

S 17° 18' 06" W, a distance of 137.69 feet to a 1/2" iron rod set;

S 15° 27' 53" W, a distance of 128.71 feet to a 1/2" iron rod set;

S 29° 19' 18" W, a distance of 94.79 feet to a 1/2" iron rod set;

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S 35° 18' 52" W, a distance of 86.07 feet to a 1/2" iron rod set;

S 51° 49' 39" W, a distance of 78.50 feet to a 1/2" iron rod set;

N 08° 09' 02" E, a distance of 93.58 feet to a 1/2" iron rod set at the beginning of a non-tangent curve to the left having a central angle of 29° 08' 22", a radius of 325.00 feet and a chord bearing and distance of N 75° 47' 03" W, 163.51 feet;

Along said curve to the left, an arc distance of 165.29 feet to a 1/2" iron rod set;

S 89° 38' 46" W, a distance of 1,180.00 feet to a 1/2" iron rod set;

N 00° 21' 14" W, a distance of 342.19 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 05° 46' 38", a radius of 525.00 feet and a chord bearing and distance of N 02° 32' 05" E, 52.92 feet;

Along said curve to the right, an arc distance of 52.94 feet to a 1/2" iron rod set;

N 05° 25’ 24” E, a distance of 17.31 feet to a 1/2" iron rod set;

S 89° 38' 46" W, a distance of 150.80 feet to a 1/2" iron rod set on the west line of said Celina 682 Partners, L.P. tract;

THENCE Continuing along the west line of said Celina 682 Partners, L.P. tract, the following courses and distances:

N 00° 07' 29" E, a distance of 137.51 feet to a 1/2" iron rod set;

N 39° 31' 50" E, a distance of 1.00 feet to a 1/2" iron rod set at the most southerly southeast corner of Lot 4 Block A, Wilson Creek Estates, an Addition to the City of Celina, Collin County, Texas, according to the plat of record filed in Cabinet J, Slide 605, Map Records, Collin County, Texas (M.R.C.C.T.)

THENCE Continuing along the west line of said Celina 682 Partners, L.P. tract, and the east line of said Lot 4, Block A, Wilson Creek Estates tract, the following courses and distances:

N 14° 09' 54" E, a distance of 67.24 feet to a 1/2" iron rod set;

N 01° 45' 24" W, a distance of 113.30 feet to a 1/2" iron rod set;

N 08° 43' 39" W, a distance of 104.22 feet to a 1/2" iron rod set;

THENCE N 89° 38' 46" E, leaving the west line of said Celina 682 Partners, L.P. tract and east line of said Lot 4 Block A, Wilson Creek Estates tract, over and across said Celina 682 Partners, L.P. tract a distance of 302.56 feet to a 1/2" iron rod found at the northwest corner of Lot 10, Block KK, MUSTANG LAKES PHASE

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FIVE, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20210811010002910, O.P.R.C.C.T.;

THENCE Along the west line of said MUSTANG LAKES PHASE FIVE Addition, the following courses and distances

S 00° 21' 14" E, a distance of 137.00 feet to a 1/2" iron rod found;

S 89° 38' 46" W, a distance of 3.68 feet to a 1/2" iron rod found;

S 00° 21' 14" E, a distance of 322.00 feet to a 1/2" iron rod found;

S 89° 38' 46" W, a distance of 10.18 feet to a 1/2" iron rod found;

S 00° 21' 14" E, a distance of 186.00 feet to a 1/2" iron rod found at the southwest corner of Lot 13, Block MM of said MUSTANG LAKES PHASE FIVE Addition;

THENCE N 89° 38' 46" E, along the south line of Block MM of said MUSTANG LAKES PHASE FIVE Addition, a distance of 1,118.00 feet to a 1/2" iron rod found at the southeast corner of Lot 1, Block MM of said Addition;

THENCE N 00° 21' 14" W, along the east line of said Lot 1, a distance of 134.49 feet to a 1/2" iron rod found on the south right-of-way line of Zaide Way, a 50’ right-of-way, at the northeast corner of said Lot 1, same being at the beginning of a curve to the right having a central angle of 14° 32' 11", a radius of 125.00 feet and a chord bearing and distance of S 74° 10' 01" E, 31.63 feet;

THENCE Along the south right-of-way line of line of said Zaide Way, the following courses and distances:

Along said curve to the right, an arc distance of 31.71 feet to a 1/2" iron rod found;

S 66° 53' 56" E, a distance of 126.73 feet to a 1/2" iron rod found;

S 26° 16' 20" E, a distance of 15.18 feet to a 1/2" iron rod found;

S 75° 38' 44" E, a distance of 50.00 feet to a 1/2" iron rod found on the east right-of-way line of Churchill Road, a variable width right-of-way;

THENCE Along the east line of said MUSTANG LAKES PHASE FIVE Addition, and east right-of-way line of said Churchill Road, the following courses and distances:

N 14° 21' 16" E, a distance of 16.46 feet to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 25° 26' 22", a radius of 475.00 feet and a chord bearing and distance of N 27° 04' 27" E, 209.17 feet;

Along said curve to the right, an arc distance of 210.90 feet to a 1/2" iron rod found at the beginning of a reverse curve to the left having a central angle of 40° 08' 53", a radius of 525.00 feet and a chord bearing and distance of N 19° 43' 12" E, 360.39 feet;

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Along said curve to the left, an arc distance of 367.87 feet to a 1/2" iron rod found;

THENCE N 00° 21' 14" W, continuing along the east line of said Addition and east right-of-way line of said Churchill Road, passing at a distance of 24.94 feet, a 1/2" iron rod found at the common northeast corner of said MUSTANG LAKES PHASE FIVE Addition and the southeast corner of MUSTANG LAKES PHASE FOUR, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20200806010002980, (O.P.R.C.C.T.), and continuing in all for a total distance of 130.60 feet to a 1/2" iron rod found at the south end of the above mentioned Waterview Trail corner clip;

THENCE N 48° 05' 21" E, along said corner clip, a distance of 33.17 feet to the **POINT OF BEGINNING**, and containing 15.133 acres of land, more or less.

TRACT 4-7.641 Acres

BEING a tract of land located in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas and being part of that tract of land described in Deed to Celina 682 Partners, L.P., recorded in Document Number 20060419000517060, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the west right-of-way line of Churchill Road, a 50' right-of-way, at the northeast corner of Lot 1X, Block II, MUSTANG LAKES PHASE FOUR, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20200806010002980, O.P.R.C.C.T.;

THENCE S 89° 38' 46" W, passing at a distance of 358.35 feet a 1/2" iron rod found at the northwest corner of Lot 5, Block II of said MUSTANG LAKES PHASE FOUR Addition, and continuing over and across said Celina 682 Partners, L.P. tract, for a total distance of 1,288.35 feet to a 1/2" iron rod set at an interior ell corner of said Celina 682 Partners, L.P. tract;

THENCE Continuing over and across said Celina 682 Partners, L.P. tract, the following courses and distances:

N 00° 21' 14" W, a distance of 10.55 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 18° 30' 15", a radius of 275.00 feet and a chord bearing and distance of N 08° 53' 53" E, 88.43 feet;

Along said curve to the right, an arc distance of 88.81 feet to a 1/2" iron rod set;

N 18° 09' 01" E, a distance of 60.51 feet to a 1/2" iron rod set;

N 26° 08' 55" W, a distance of 14.31 feet to a 1/2" iron rod set at the beginning of a non-tangent curve to the left having a central angle of 20° 27' 09", a radius of 525.00 feet and a chord bearing and distance of S 80° 07' 40" E, 186.41 feet;

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Along said curve to the left, an arc distance of 187.41 feet to a 1/2” iron rod set;

N 89° 38' 46" E, a distance of 227.59 feet to a 1/2” iron rod set;

N 00° 21' 14" W, a distance of 76.19 feet to a 1/2” iron rod set at the beginning of a curve to the right having a central angle of 13° 01' 22", a radius of 225.00 feet and a chord bearing and distance of N 06° 09' 27" E, 51.03 feet;

Along said curve to the right, an arc distance of 51.14 feet to a 1/2” iron rod set;

N 12° 40' 08" E, a distance of 59.64 feet to a 1/2” iron rod set;

N 89° 38' 46" E, a distance of 854.63 feet to a 1/2” iron rod set on the west right-of-way line of the above mentioned Churchill Road, on a non-tangent curve to the left having a central angle of 12° 21' 18", a radius of 1,025.00 feet and a chord bearing and distance of S 05° 49' 25" W, 220.60 feet;

THENCE Along the west right-of-way line of said Churchill Road and along said curve to the left, an arc distance of 221.03 feet to a 1/2” iron rod set;

THENCE S 00° 21' 14" E, continuing along said west right-of-way line, a distance of 100.68 feet to the **POINT OF BEGINNING**, and containing 7.641 acres of land, more or less.

TRACT 5-11.929 Acres

BEING a tract of land located in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas and being part of that tract of land described in Deed to Celina 682 Partners, L.P., recorded in Document Number 20060419000517060, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at 1/2” iron rod found on the south right-of-way line of Ownsby Parkway, a 120’ right-of-way, at the northeast corner of Lot 1X, Block RR, MUSTANG LAKES PHASE FIVE, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20210811010002910, O.P.R.C.C.T. on a curve to the left having a central angle of 07° 47' 42", a radius of 2,060.00 feet and a chord bearing and distance of N 81° 23' 31" E, 280.04 feet,;

THENCE Along the south right-of-way line of said Ownsby Parkway and along said curve to the left, an arc distance of 280.26 feet to a 1/2” iron rod set;

THENCE N 77° 29' 40" E, continuing along said south right-of-way line, a distance of 517.57 feet to a 1/2” iron rod set at the beginning of a curve to the right having a central angle of 01° 43' 02", a radius of 1000.00 feet and a chord bearing and distance of N 78° 21' 11" E, 29.97 feet;

THENCE Northeasterly, along said curve to the right, an arc distance of 29.97 feet to a 1/2” iron rod set;

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THENCE Leaving the south right-of-way line of said Ownsby Parkway, over and across said Celina 682 Partners, L.P. tract, the following courses and distances:

S 12° 33' 04" E, a distance of 43.68 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 70° 28' 01", a radius of 91.51 feet and a chord bearing and distance of S 46° 03' 46" E, 105.58 feet;

Along said curve to the right, an arc distance of 112.55 feet to a 1/2" iron rod set;

S 11° 19' 00" E, a distance of 50.90 feet to a 1/2" iron rod set at the beginning of a non-tangent curve to the left having a central angle of 78° 28' 08", a radius of 50.00 feet and a chord bearing and distance of S 20° 45' 43" W, 63.25 feet;

Along said curve to the left, an arc distance of 68.48 feet to a 1/2" iron rod set;

S 18° 28' 21" E, a distance of 26.88 feet to a 1/2" iron rod set at the beginning of a non-tangent curve to the left having a central angle of 51° 11' 51", a radius of 79.02 feet and a chord bearing and distance of S 38° 25' 14" W, 68.29 feet;

Along said curve to the left, an arc distance of 70.61 feet to a 1/2" iron rod set at the beginning of a compound curve to the left having a central angle of 05° 06' 35", a radius of 1,774.57 feet, and a chord bearing and distance of S 06° 56' 08" W, 158.21 feet;

Along said curve to the left, an arc distance of 158.26 feet to a 1/2" iron rod set at the beginning of a compound curve to the left having a central angle of 05° 06' 35", a radius of 1,774.57 feet and a chord bearing and distance of S 06° 56' 08" W, 158.21 feet;

Along said curve to the left, an arc distance of 158.26 feet to a 1/2" iron rod set at the beginning of a reverse curve to the right having a central angle of 83° 15' 02", a radius of 90.67 feet and a chord bearing and distance of S 46° 28' 44" W, 120.46 feet;

Along said curve to the right, an arc distance of 131.75 feet to a 1/2" iron rod set;

S 14° 09' 02" W, a distance of 147.92 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found on the northeast line of Lot 8X, Block V, MUSTANG LAKES PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Amended Plat of record filed in Document Number 20170201010000510, (O.P.R.C.C.T.);

THENCE N 78° 59' 29" W, along the north line of said Lot 8X, a distance of 77.36 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found on the northwest line of said Lot 8X same being at the beginning of a non-tangent curve to the left having a central angle of 80° 13' 35", a radius of 32.00 feet and a chord bearing and distance of S 60° 53' 43" W, 41.24 feet;

THENCE Along said northwest line and said curve to the left, an arc distance of 44.81 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found;

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THENCE S 20° 46' 56" W, continuing along the northwest line of said Lot 8X, a distance of 177.30 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found at the beginning of a curve to the left having a central angle of 12° 39' 05", a radius of 92.00 feet and a chord bearing and distance of S 14° 27' 23" W, 20.27 feet;

THENCE Continuing along said northwest line and said curve to the left, an arc distance of 20.31 feet to a 1/2" iron rod found at the northeast corner of Lot 2X, Block PP of the above mentioned MUSTANG LAKES PHASE FIVE Addition;

THENCE S 76° 47' 25" W, a distance of 86.39 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the right having a central angle of 90° 00' 00", a radius of 20.00 feet and a chord bearing and distance of S 31° 47' 25" W, 28.28 feet;

THENCE Along said curve to the right, an arc distance of 31.42 feet to a 1/2" iron rod found on the north right-of-way line of Hawksbury Court, a 50' right-of-way;

THENCE Along the north right-of-way line of said Hawksbury Court, the following courses and distances:

S 76° 47' 25" W, a distance of 25.89 feet to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 35° 50' 27", a radius of 125.00 feet and a chord bearing and distance of N 85° 17' 22" W, 76.92 feet;

Along said curve to the right, an arc distance of 78.19 feet to a 1/2" iron rod found;

N 67° 22' 08" W, a distance of 24.53 feet to a 1/2" iron rod found at the southeast corner of Lot 10, Block QQ of said MUSTANG LAKES PHASE FIVE Addition;

THENCE Northerly, along the east line of said MUSTANG LAKES PHASE FIVE Addition, the following courses and distances:

N 00° 21' 14" W, a distance of 319.01 feet to a 1/2" iron rod found;

S 89° 38' 46" W, a distance of 125.00 feet to a 1/2" iron rod found;

N 00° 21' 14" W, a distance of 28.66 feet to a 1/2" iron rod found;

S 89° 38' 46" W, a distance of 175.00 feet to a 1/2" iron rod found;

N 00° 21' 14" W, a distance of 406.16 feet to the **POINT OF BEGINNING**, and containing 11.929 acres of land, more or less.

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APPENDIX B
ESTIMATED COSTS OF THE AUTHORIZED IMPROVEMENTS

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT
CITY OF CELINA, TX

Summary of Estimated Authorized Improvement Costs

Authorized Improvement[1]	Estimated Costs						
	Total Major Improvements to be funded	Major Improvements to be funded with Phases #2-9 Major Improvement Bonds	Major Improvements funded with Reimbursement Agreement	Offsite Utilities Improvements to be funded with Off-site Utilities Assessments	Phase #1 Improvements to be funded with Series 2015 Phase #1 Bonds	Phase #2 Improvements to be funded with Reimbursement Agreement	Estimated Future Phase Costs to be funded with Future Bonds (For information purposes only)
Road Improvements							
Excavation	$807,909	$385,088	$422,821	$0	$185,963	$107,325	$612,790
paving	$6,517,351	$4,402,238	$2,115,113	$0	$2,874,038	$2,344,013	$8,361,642
Retaining walls	$141,008	$86,940	$54,068	$0	$0	$0	$0
Right-of-way	$2,900,000	$2,900,000	$0	$0	$28,350	$11,250	
Subtotal - Road Improvements	**$10,366,268**	**$7,774,266**	**$2,592,002**	**$0**	**$3,088,351**	**$2,462,588**	**$8,974,432**
Water Improvements							
Water Improvements	$918,591	$576,722	$341,869	$0	$914,569	$796,359	$2,862,942
Offsites water improvements	$0	$0	$0	$1,755,092	$0	$1	
Subtotal - Water Improvements	**$918,591**	**$576,722**	**$341,869**	**$1,755,092**	**$914,569**	**$796,360**	**$2,862,942**
Sanitary Sewer Improvements							
Sanitary Sewer	$1,651,669	$1,057,613	$594,056	$0	$780,469	$800,483	$2,132,039
Subtotal - Sanitary Improvements	**$1,651,669**	**$1,057,613**	**$594,056**	**$0**	**$780,469**	**$800,483**	**$2,132,039**
Storm Drainage Improvements							
Storm Sewer	$1,592,235	$813,521	$778,714	$0	$930,713	$856,862	$2,766,005
Erosion Control	$176,713	$63,619	$113,094	$0	$211,669	$110,138	$740,264
Offsite sewer improvements	$0	$0	$0	$1,763,455	$0	$0	$0
Subtotal - Drainage Improvements	**$1,768,948**	**$877,140**	**$891,808**	**$1,763,455**	**$1,142,382**	**$967,000**	**$3,506,269**
Total Construction Costs	**$14,705,476**	**$10,285,741**	**$4,419,735**	**$3,518,547**	**$5,925,771**	**$5,026,431**	**$17,475,682**
Other Costs							
City, professional and other costs	$427,195	$274,004	$153,191	$211,453	$432,000	$273,569	$1,530,089
Subtotal Soft Costs	**$427,195**	**$274,004**	**$153,191**	**$211,453**	**$432,000**	**$273,569**	**$1,530,089**
Grand Total Construction + Other Costs	**$15,132,671**	**$10,559,745**	**$4,572,926**	**$3,730,000**	**$6,357,771**	**$5,300,000**	**$19,005,771**
Estimated Major Improvement Costs allocated to Phase 1	($2,839,556)	($1,981,474)	($858,083)	$0	$2,839,556	$0	
Total Estimated Improvement Costs to be funded	**$12,293,115**	**$8,578,271**	**$3,714,843**	**$0**	**$9,197,327**	**$5,300,000**	**$19,005,771**
Estimated Bond issuance related costs							
Deposits to Debt Service Reserve Fund	$1,647,300	$1,147,300	$500,000	$0	$796,900	$0	$0
Deposits to Capitaized Interest	$2,179,373	$1,857,873	$321,500	$0	$407,883	$0	$0
Other costs of issuance (underwriters, bond counsel etc)	$2,030,213	$1,566,556	$463,657	$0	$495,114	$0	$0
Total estimated Bond issuance related costs	**$5,856,886**	**$4,571,729**	**$1,285,157**	**$0**	**$1,699,897**	**$0**	**$0**
TOTAL ESTIMATED COSTS	**$18,150,001**	**$13,150,000**	**$5,000,000**	**$3,730,000**	**$10,897,224**	**$5,300,000**	**$19,005,771**
Less: Other funding sources	$0	$0	$0	$0	($1,897,224)	$0	
al Bond Amount	**$18,150,001**	**$13,150,000**	**$5,000,000**	**$3,730,000**	**$9,000,000**	**$5,300,000**	

Authorized improvement line item details are provided as part of the engineering estimates.

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ESTIMATED COSTS OF OFFSITE UTILITY IMPROVEMENTS

Authorized Improvements	Entire Project	Lakes at Mustang Ranch Allocation	Parks at Wilson Creek Allocation	Hillwood Development Allocation	City of Celina Allocation
WATER IMPROVEMENTS					
Planning, Acquisition and Design	$800,000	$114,120	$96,703	$65,188	$523,989
Water line 12" -W1	$738,300	$105,318	$89,245	$60,160	$483,577
Water line 18" -W2	$1,965,100	$280,321	$237,539	$160,125	$1,287,114
Water line 12" -W3	$559,100	$79,756	$67,583	$45,558	$366,203
Water line 12" -W4	$126,000	$17,974	$15,231	$10,267	$82,528
Planning, Acquisition and Design	$750,000	$106,987	$90,659	$61,113	$491,240
Water line 12" -W5	$705,900	$100,697	$85,329	$57,520	$462,355
Water line 18" -W6	$182,100	$25,977	$22,012	$14,838	$119,273
Elevated Storage Tank 2.0 MGD	$5,358,500	$764,389	$647,731	$436,635	$3,509,745
Subtotal - Water Improvements	**$11,185,000**	**$1,595,538**	**$1,352,033**	**$911,405**	**$7,326,024**
SEWER IMPROVEMENTS					
Planning, Acquisition and Design	$800,000	$114,120	$96,703	$65,188	$523,989
Sewer line 21" -SW1	$1,007,100	$143,663	$121,737	$82,063	$659,637
Sewer line 24" -SW2	$1,631,600	$232,747	$197,226	$132,950	$1,068,676
Sewer line 21" -S2	$479,200	$68,358	$57,925	$39,047	$313,870
Sewer line 21" -S3	$2,214,500	$315,898	$267,687	$180,447	$1,450,468
Sewer line 12" -S4	$128,700	$18,359	$15,557	$10,487	$84,297
Sewer line 12" -S5	$239,300	$34,136	$28,926	$19,499	$156,738
Force Main 3 X 10" -FM1	$2,361,900	$336,924	$285,505	$192,458	$1,547,013
Lift Station 5.5 MGD -LS1	$2,376,000	$338,936	$287,209	$193,607	$1,556,248
Subtotal - Sewer Improvements	**$11,238,300**	**$1,603,141**	**$1,358,476**	**$915,748**	**$7,360,936**
Contingency (10%)	$2,242,330	$319,868	$271,051	$182,715	$1,468,696
Estimated financing costs	$1,019,370	$211,453	$173,440	$110,131	$524,345
Grand Total	**$25,685,000**	**$3,730,000**	**$3,155,000**	**$2,120,000**	**$16,680,000**

Source - City of Celina

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

THE LAKES AT MUSTANG RANCH

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***1799*** *Total Acres:* ***682***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

Overall Probable Cost Opinion Summary by Tract

TRACT ID	Area (Ac)	Lots (#)	Cost ($)	By Lot ($)	By Acre ($)
PHASE ONE	172	334	$14,017,512	$41,969	$81,497
PHASE TWO	95	298	$8,078,927	$27,110	$85,041
PHASE THREE	72	158	$2,689,063	$17,019	$37,348
PHASE FOUR	75	261	$4,539,775	$17,394	$60,530
PHASE FIVE	88	229	$4,906,060	$21,424	$55,751
PHASE SIX	49	130	$2,356,240	$18,125	$48,087
PHASE SEVEN	43	79	$1,301,685	$16,477	$30,272
PHASE EIGHT	40	147	$2,073,282	$14,104	$51,832
PHASE NINE	48	163	$2,855,745	$17,520	$59,495
CATEGORY TOTALS	**682**	**1799**	**$42,818,289**	**$23,801**	**$62,783**

GENERAL NOTES:

- IT IS IMPORTANT TO NOTE THAT THIS REPORT IS LIMITED IN ACCURACY BECAUSE IT WAS PREPARED WITHOUT THE BENEFIT OF PERMITTED CONSTRUCTION DOCUMENTS AND/OR ENGINEERING REPORTS, THAT MAY BE REQUIRED FOR PERMITTING AND THAT MAY YIELD NEW INFORMATION WHICH COULD AFFECT THE FINAL DEVELOPMENT COST.
- ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.
- THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.
- THIS OPINION OF PROBABLE COST IS ASSOCIATED WITH THE SPECIFIC LAND PLAN SHOWN AT THE TOP OF THIS PAGE. THE SCOPE OF ANY FUTURE LAND PLAN REVISIONS WILL HAVE A DIRECT BEARING ON THE DEVELOPMENT COST.
- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN 2014, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE TO THE VOLATILITY OF PRICES TODAY.
- IMPACT FEES DUE AT TIME OF BUILDING PERMIT
- ASSUMES PROJECT SHALL BE DEVELOPED IN 8 DIFFERENT PHASES
- ASSUMES CITY WILL APPROVE ZONING CHANGE
- PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT AND PHASE 1 ENVIRONMENTAL ASSESSMENT
- PREPARED WITHOUT THE BENEFIT OF A CITY MEETING REGARDING THE CONCEPT PLAN

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- LAND COST
- PHONE AND CABLE
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- ASBESTOS SURVEY/ABATEMENT OF EXISTING STRUCTURES
- CORPS/WETLANDS MITIGATION
- TREE MITIGATION
- TRAFFIC SIGNAL IMPROVEMENTS/INSTALLATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION (IF REQUIRED) FOR PERIMETER ROADS
- CCN BUY OUT (IF REQUIRED)
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES
- COSTS TO BRING 12" WATER TO WEST SIDE OF PROJECT AND TO BRING 24" SEWER TO SOUTHWEST CORNER OF PROJECT.
- ALL CITY, PROFESSIONAL AND CONSTRUCTION COSTS ASSOCIATED WITH LOT DEVELOPMENT
- TREE, TOPOGRAPHIC AND BOUNDARY SURVEYS
- PRELIMINARY PROFESSIONAL FEES (FEASIBILITY, ZONING AND PLANNING)
- LANDSCAPE, SCREENING WALL, AMENITY CENTER, ETC.
- EXPANSION OF FM2478 AND FM1461
- MISCELLANEOUS COSTS AND OVERALL CONTINGENCY
- 24" SANITARY SEWER LINE EXTENSION ALONG WEST PROPERTY LINE

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

THE LAKES AT MUSTANG RANCH PHASE ONE

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***334*** *Total Acres:* ***172***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$211,669	$634	$1,231
EROSION CONTROL (MAJOR IMPROVEMENTS)	$63,619	$190	$370
EXCAVATION (DIRECT)	$185,963	$557	$1,081
EXCAVATION (MAJOR IMPROVEMENTS)	$385,088	$1,153	$2,239
RETAINING WALL (DIRECT)	$28,350	$85	$165
RETAINING WALL (MAJOR IMPROVEMENTS)	$86,940	$260	$505
WATER (DIRECT)	$914,569	$2,738	$5,317
WATER (MAJOR IMPROVEMENTS)	$576,722	$1,727	$3,353
SANITARY SEWER (DIRECT)	$780,469	$2,337	$4,538
SANITARY SEWER (MAJOR IMPROVEMENTS)	$1,057,613	$3,167	$6,149
STORM SEWER (DIRECT)	$930,713	$2,787	$5,411
STORM SEWER (MAJOR IMPROVEMENTS)	$813,521	$2,436	$4,730
PAVING (DIRECT)	$2,874,038	$8,605	$16,710
PAVING (MAJOR IMPROVEMENTS)	$4,402,238	$13,180	$25,594
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT	$432,000	$1,293	$2,512
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$274,004	$820	$1,593
GRAND TOTAL	**$14,017,512**	**$41,969**	**$81,497**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

THE LAKES AT MUSTANG RANCH PHASE ONE

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***334*** *Total Acres:* ***172***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	16200	$ 24,300.00
ROCK CHECK DAMS	$ 1,800.00	EA.	14	$ 25,200.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	3	$ 36,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	40000	$ 50,000.00
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	2600	$ 3,900.00
DISK & SEED	$ 325.00	ACRE	150	$ 48,750.00
ENGINEERING, PLATTING & STAKING (10%)				$ 18,815.00
MISCELLANEOUS ITEMS (2.5%)				$ 4,703.75
TOTAL				**$ 211,668.75**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	10000	$ 15,000.00
ROCK CHECK DAMS	$ 1,800.00	EA.	6	$ 10,800.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	15000	$ 18,750.00
ENGINEERING, PLATTING & STAKING (10%)				$ 5,655.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,413.75
TOTAL				**$ 63,618.75**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	40	$ 68,000.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	3	$ 6,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	41500	$ 91,300.00
ENGINEERING, PLATTING & STAKING (10%)				$ 16,530.00
MISCELLANEOUS ITEMS (2.5%)				$ 4,132.50
TOTAL				**$ 185,962.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	15	$ 25,500.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	39000	$ 85,800.00
POND EXCAVATION	$ 2.20	C.Y.	105000	$ 231,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 34,230.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,557.50
TOTAL				**$ 385,087.50**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 32.00	L.F.	300	$ 9,600.00
3' WALL	$ 40.00	L.F.	390	$ 15,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 2,520.00
MISCELLANEOUS ITEMS (2.5%)				$ 630.00
TOTAL				**$ 28,350.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 32.00	L.F.	150	$ 4,800.00
3' WALL	$ 40.00	L.F.	840	$ 33,600.00
4' WALL	$ 48.00	L.F.	360	$ 17,280.00
6' WALL	$ 90.00	L.F.	240	$ 21,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 7,728.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,932.00
TOTAL				**$ 86,940.00**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

THE LAKES AT MUSTANG RANCH PHASE ONE

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***334*** *Total Acres:* ***172***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	15900	$ 333,900.00
6" GATE VALVE & BOX	$ 750.00	EA.	34	$ 25,500.00
8" GATE VALVE & BOX	$ 1,100.00	EA.	75	$ 82,500.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	34	$ 119,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	334	$ 200,400.00
2" BLOW OFF VALVE	$ 1,100.00	L.F.	3	$ 3,300.00
2" IRRIGATION SERVICE	$ 1,100.00	EA.	3	$ 3,300.00
MISCELLANEOUS FITTINGS	$ 2,500.00	TON	13.3	$ 33,125.00
TESTING & CHLORINATION	$ 0.75	L.F.	15900	$ 11,925.00
ENGINEERING, PLATTING & STAKING (10%)				$ 81,295.00
MISCELLANEOUS ITEMS (2.5%)				$ 20,323.75
TOTAL				**$ 914,568.75**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. WATERLINE	$ 33.00	L.F.	10850	$ 358,050.00
6" GATE VALVE & BOX	$ 750.00	EA.	9	$ 6,750.00
12" GATE VALVE & BOX	$ 2,100.00	EA.	36	$ 75,600.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	9	$ 31,500.00
12" X 12" TAPPING SLEEVE	$ 5,000.00	EA.	2	$ 10,000.00
MISCELLANEOUS FITTINGS	$ 2,500.00	TON	9.0	$ 22,604.17
TESTING & CHLORINATION	$ 0.75	L.F.	10850	$ 8,137.50
ENGINEERING, PLATTING & STAKING (10%)				$ 51,264.17
MISCELLANEOUS ITEMS (2.5%)				$ 12,816.04
TOTAL				**$ 576,721.88**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	15000	$ 330,000.00
4' DIAMETER MANHOLE	$ 2,800.00	EA.	48	$ 134,400.00
5' DIAMETER DROP MANHOLE	$ 7,000.00	EA.	5	$ 35,000.00
ADDITIONAL MANHOLE DEPTH	$ 1,000.00	EA.	5	$ 5,000.00
CONNECT TO EXISTING	$ 500.00	EA.	1	$ 500.00
SINGLE CLEANOUT	$ 750.00	EA.	5	$ 3,750.00
4" SERVICE LINES	$ 400.00	EA.	334	$ 133,600.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	400	$ 14,000.00
TRENCH SAFETY	$ 1.50	L.F.	15000	$ 22,500.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	15000	$ 15,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 69,375.00
MISCELLANEOUS ITEMS (2.5%)				$ 17,343.75
TOTAL				**$ 780,468.75**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	10150	$ 223,300.00
15" P.V.C. PIPE (12+ DEPTH)	$ 60.00	L.F.	7200	$ 432,000.00
5' DIAMETER MANHOLE	$ 5,000.00	EA.	12	$ 60,000.00
5' DIAMETER DROP MANHOLE (12+ DEPTH)	$ 7,000.00	EA.	20	$ 140,000.00
ADDITIONAL MANHOLE DEPTH	$ 1,000.00	EA.	20	$ 20,000.00
SINGLE CLEANOUT	$ 750.00	EA.	17	$ 12,750.00
TRENCH SAFETY	$ 2.00	L.F.	17350	$ 34,700.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	17350	$ 17,350.00
ENGINEERING, PLATTING & STAKING (10%)				$ 94,010.00
MISCELLANEOUS ITEMS (2.5%)				$ 23,502.50
TOTAL				**$ 1,057,612.50**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

THE LAKES AT MUSTANG RANCH PHASE ONE

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***334*** *Total Acres:* ***172***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 35.00	L.F.	1150	$ 40,250.00
21" R.C.P.	$ 40.00	L.F.	780	$ 31,200.00
24" R.C.P.	$ 45.00	L.F.	1200	$ 54,000.00
27" R.C.P.	$ 55.00	L.F.	1100	$ 60,500.00
30" R.C.P.	$ 65.00	L.F.	310	$ 20,150.00
36" R.C.P.	$ 80.00	L.F.	1050	$ 84,000.00
42" R.C.P.	$ 105.00	L.F.	400	$ 42,000.00
48" R.C.P.	$ 130.00	L.F.	610	$ 79,300.00
CURB INLET	$ 4,500.00	EA.	70	$ 315,000.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	4	$ 16,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	5	$ 14,000.00
48"-60" TYPE "B" PRE-CAST HEADWALL	$ 4,000.00	EA.	1	$ 4,000.00
DETENTION STRUCTURES	$ 10,000.00	L.S.	3	$ 30,000.00
ROCK-RIP-RAP	$ 50.00	S.Y.	450	$ 22,500.00
DROP INLET	$ 3,000.00	EA.	2	$ 6,000.00
TRENCH SAFETY	$ 1.00	L.F.	6600	$ 6,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 82,730.00
MISCELLANEOUS ITEMS (2.5%)				$ 20,682.50
TOTAL				**$ 930,712.50**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 35.00	L.F.	100	$ 3,500.00
21" R.C.P.	$ 40.00	L.F.	750	$ 30,000.00
24" R.C.P.	$ 45.00	L.F.	570	$ 25,650.00
27" R.C.P.	$ 55.00	L.F.	400	$ 22,000.00
30" R.C.P.	$ 65.00	L.F.	630	$ 40,950.00
36" R.C.P.	$ 80.00	L.F.	650	$ 52,000.00
42" R.C.P.	$ 105.00	L.F.	720	$ 75,600.00
48" R.C.P.	$ 130.00	L.F.	50	$ 6,500.00
4' X 4' R.C.B.	$ 180.00	L.F.	160	$ 28,800.00
9' X 5' R.C.B.	$ 295.00	L.F.	100	$ 29,500.00
3 - 5' X 3' R.C.B.	$ 460.00	L.F.	120	$ 55,200.00
CURB INLET	$ 4,500.00	EA.	13	$ 58,500.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	4	$ 16,000.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	6	$ 16,800.00
4' X 4' HEADWALL	$ 5,000.00	EA.	2	$ 10,000.00
9' X 5' HEADWALL	$ 20,000.00	EA.	1	$ 20,000.00
3 - 5' X 3' HEADWALL	$ 15,000.00	EA.	2	$ 30,000.00
GRADE TO DRAIN	$ 10.00	L.F.	800	$ 8,000.00
POND FOUNTAIN	$ 30,000.00	EA.	3	$ 90,000.00
RECONSTRUCT DAM	$ 100,000.00	EA.	1	$ 100,000.00
TRENCH SAFETY	$ 1.00	L.F.	4130	$ 4,130.00
ENGINEERING, PLATTING & STAKING (10%)				$ 72,313.00
MISCELLANEOUS ITEMS (2.5%)				$ 18,078.25
TOTAL				**$ 813,521.25**

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Opinion of Probable Cost

THE LAKES AT MUSTANG RANCH PHASE ONE

City of Celina, Collin County, Texas

Land Plan: 05-19-2014

Total Lots: ***334*** *Total Acres:* ***172***

Prepared: ***05/19/14*** *Revised:* ***11/10/14***

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	69900	$ 209,700.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	1260	$ 195,300.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	65700	$ 1,971,000.00
SAWCUT & REMOVE EXISTING CURB	$ 10.00	L.F.	150	$ 1,500.00
CONSTRUCT STEET HEADER AND BARRICADE	$ 500.00	EA.	6	$ 3,000.00
4' SIDEWALK	$ 4.00	S.F.	10000	$ 40,000.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	88	$ 96,800.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 15,000.00	L.S.	1	$ 15,000.00
STREET STOP SIGNS	$ 350.00	EA.	18	$ 6,300.00
STREET NAME BLADES	$ 350.00	EA.	46	$ 16,100.00
ENGINEERING, PLATTING & STAKING (10%)				$ 255,470.00
MISCELLANEOUS ITEMS (2.5%)				$ 63,867.50
TOTAL				**$ 2,874,037.50**

PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" LIME TREATED SUBGRADE	$ 3.00	S.Y.	24100	$ 72,300.00
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	28100	$ 84,300.00
HYDRATED LIME	$ 155.00	TON	940	$ 145,700.00
8" REINF. CONCRETE STREET PAVEMENT (37 B-B)	$ 39.00	S.Y.	26600	$ 1,037,400.00
8" REINF. CONCRETE STREET PAVEMENT (2-25 B-B)	$ 39.00	S.Y.	22300	$ 869,700.00
8" REINF. CONCRETE TURN LANES	$ 42.00	S.Y.	1750	$ 73,500.00
TXDOT DECELERATION LANE	$ 85,000.00	EA.	2	$ 170,000.00
TXDOT LEFT TURN LANE	$ 85,000.00	EA.	2	$ 170,000.00
SAWCUT & REMOVE EXISTING CURB	$ 10.00	L.F.	150	$ 1,500.00
CONSTRUCT STEET HEADER AND BARRICADE	$ 500.00	EA.	3	$ 1,500.00
CONNECT TO EXISTING	$ 500.00	EA.	3	$ 1,500.00
4' SIDEWALK	$ 4.00	S.F.	11000	$ 44,000.00
8' TRAIL	$ 4.00	S.F.	115000	$ 460,000.00
TURN LANE BUTTONING AND STRIPING	$ 4.00	L.F.	750	$ 3,000.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STREET STOP SIGNS	$ 350.00	EA.	12	$ 4,200.00
STREET NAME BLADES	$ 350.00	EA.	20	$ 7,000.00
LANDSCAPE MEDIAN (50')	$ 3.00	S.F.	252500	$ 757,500.00
ENGINEERING, PLATTING & STAKING (10%)				$ 391,310.00
MISCELLANEOUS ITEMS (2.5%)				$ 97,827.50
TOTAL				**$ 4,402,237.50**

NOTE:

1) ASSUMES FM1461 AND FM2478 SHALL BE LEFT AS TWO-LANE ASPHALT ROADS; ESTIMATE INCLUDES INSTALLATION OF TURN LANES ONLY.

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 9,000.00	L.S.	1	$ 9,000.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 219,991.50	L.S.	1	$ 219,991.50
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
CONSTRUCTION MANAGEMENT	$ 162,500.00	L.S.	1	$ 162,500.00
MATERIAL TESTING	$ 7,500.00	L.S.	1	$ 7,500.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 432,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 274,003.73	L.S.	1	$ 274,003.73
TOTAL				**$ 274,003.73**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

MUSTANG LAKES

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***1437*** *Total Acres:* ***513***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Overall Probable Cost Opinion Summary by Phase

TRACT ID	Area (Ac)	Lots (#)	Cost ($)	By Lot ($)	By Acre ($)
PHASE TWO	104	360	$8,596,424	$23,879	$82,658
PHASE THREE	63	154	$2,908,752	$18,888	$46,171
PHASE FOUR	64	171	$3,617,637	$21,156	$56,526
PHASE FIVE	99	222	$5,012,496	$22,579	$50,631
PHASE SIX	36	128	$2,257,911	$17,640	$62,720
PHASE SEVEN	40	79	$1,314,880	$16,644	$32,872
PHASE EIGHT	57	135	$2,856,895	$21,162	$50,121
PHASE NINE	50	188	$2,723,540	$14,487	$54,471
CATEGORY TOTALS	**513**	**1437**	**$29,288,536**	**$20,382**	**$57,093**

GENERAL NOTES:

- IT IS IMPORTANT TO NOTE THAT THIS REPORT IS LIMITED IN ACCURACY BECAUSE IT WAS PREPARED WITHOUT THE BENEFIT OF PERMITTED CONSTRUCTION DOCUMENTS AND/OR ENGINEERING REPORTS, THAT MAY BE REQUIRED FOR PERMITTING AND THAT MAY YIELD NEW INFORMATION WHICH COULD AFFECT THE FINAL DEVELOPMENT COST.
- ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.
- THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.
- THIS OPINION OF PROBABLE COST IS ASSOCIATED WITH THE SPECIFIC LAND PLAN SHOWN AT THE TOP OF THIS PAGE. THE SCOPE OF ANY FUTURE LAND PLAN REVISIONS WILL HAVE A DIRECT BEARING ON THE DEVELOPMENT COST.
- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN 2016, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE TO THE VOLATILITY OF PRICES TODAY.
- IMPACT FEES DUE AT TIME OF BUILDING PERMIT
- ASSUMES PROJECT SHALL BE DEVELOPED IN 7 DIFFERENT PHASES
- PREPARED WITHOUT THE BENEFIT OF A GEOTECHNICAL REPORT AND PHASE 1 ENVIRONMENTAL ASSESSMENT

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- LAND COST
- PHONE AND CABLE
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- ASBESTOS SURVEY/ABATEMENT OF EXISTING STRUCTURES
- CORPS/WETLANDS MITIGATION
- TREE MITIGATION
- TRAFFIC SIGNAL IMPROVEMENTS/INSTALLATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION (IF REQUIRED) FOR PERIMETER ROADS
- CCN BUY OUT (IF REQUIRED)
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES
- COSTS TO BRING 12" WATER TO WEST SIDE OF PROJECT AND TO BRING 24" SEWER TO SOUTHWEST CORNER OF PROJECT.
- ALL CITY, PROFESSIONAL AND CONSTRUCTION COSTS ASSOCIATED WITH LOT DEVELOPMENT
- TREE, TOPOGRAPHIC AND BOUNDARY SURVEYS
- PRELIMINARY PROFESSIONAL FEES (FEASIBILITY, ZONING AND PLANNING)
- LANDSCAPE, SCREENING WALL, AMENITY CENTER, ETC.
- CONSTRUCTION MANAGEMENT
- MISCELLANEOUS COSTS AND OVERALL CONTINGENCY
- 24" SANITARY SEWER LINE EXTENSION ALONG WEST PROPERTY LINE

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$110,138	$306	$1,059
EROSION CONTROL (MAJOR IMPROVEMENTS)	$22,478	$62	$216
EXCAVATION (DIRECT)	$107,325	$298	$1,032
EXCAVATION (MAJOR IMPROVEMENTS)	$95,288	$265	$916
RETAINING WALL (DIRECT)	$11,250	$31	$108
RETAINING WALL (MAJOR IMPROVEMENTS)	$54,000	$150	$519
WATER (DIRECT)	$796,359	$2,212	$7,657
WATER (MAJOR IMPROVEMENTS)	$363,805	$1,011	$3,498
SANITARY SEWER (DIRECT)	$800,483	$2,224	$7,697
SANITARY SEWER (MAJOR IMPROVEMENTS)	$321,458	$893	$3,091
STORM SEWER (DIRECT)	$856,862	$2,380	$8,239
STORM SEWER (MAJOR IMPROVEMENTS)	$393,626	$1,093	$3,785
PAVING (DIRECT)	$2,344,013	$6,511	$22,539
PAVING (MAJOR IMPROVEMENTS)	$1,930,843	$5,363	$18,566
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$268,109	$745	$2,578
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$120,389	$334	$1,158
GRAND TOTAL	**$8,596,424**	**$23,879**	**$82,658**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	5000	$ 7,500.00
ROCK CHECK DAMS	$ 1,800.00	EA.	8	$ 14,400.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	40000	$ 50,000.00
DISK & SEED	$ 325.00	ACRE	80	$ 26,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 9,790.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,447.50
TOTAL				**$ 110,137.50**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	5460	$ 8,190.00
ROCK CHECK DAMS	$ 1,800.00	EA.	2	$ 3,600.00
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	5460	$ 8,190.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,998.00
MISCELLANEOUS ITEMS (2.5%)				$ 499.50
TOTAL				**$ 22,477.50**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	10	$ 17,000.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	4	$ 8,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	32000	$ 70,400.00
ENGINEERING, PLATTING & STAKING (10%)				$ 9,540.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,385.00
TOTAL				**$ 107,325.00**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	11	$ 18,700.00
POND EXCAVATION	$ 2.20	C.Y.	30000	$ 66,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 8,470.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,117.50
TOTAL				**$ 95,287.50**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 40.00	L.F.	250	$ 10,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 250.00
TOTAL				**$ 11,250.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
4' WALL	$ 60.00	L.F.	800	$ 48,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 4,800.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,200.00
TOTAL				**$ 54,000.00**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	13700	$ 287,700.00
6" GATE VALVE & BOX	$ 800.00	EA.	22	$ 17,600.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	41	$ 47,150.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	22	$ 77,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	360	$ 216,000.00
1" IRRIGATION SERVICE	$ 650.00	EA.	6	$ 3,900.00
CONNECT TO EXISTING	$ 500.00	EA.	5	$ 2,500.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	6.1	$ 45,750.00
TESTING & CHLORINATION	$ 0.75	L.F.	13700	$ 10,275.00
ENGINEERING, PLATTING & STAKING (10%)				$ 70,787.50
MISCELLANEOUS ITEMS (2.5%)				$ 17,696.88
TOTAL				**$ 796,359.38**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. WATERLINE	$ 33.00	L.F.	2190	$ 72,270.00
8" P.V.C. WATERLINE	$ 21.00	L.F.	3800	$ 79,800.00
6" GATE VALVE & BOX	$ 800.00	EA.	18	$ 14,400.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	23	$ 26,450.00
12" GATE VALVE & BOX	$ 2,100.00	EA.	10	$ 21,000.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	18	$ 63,000.00
12" X 8" TAPPING SLEEVE AND VALVE	$ 6,500.00	EA.	2	$ 13,000.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	4.8	$ 36,000.00
TESTING & CHLORINATION	$ 0.75	L.F.	5990	$ 4,492.50
ENGINEERING, PLATTING & STAKING (10%)				$ 25,914.25
MISCELLANEOUS ITEMS (2.5%)				$ 6,478.56
TOTAL				**$ 363,805.31**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 22.00	L.F.	12400	$ 272,800.00
8" P.V.C. PIPE (SDR-26)	$ 30.00	L.F.	1870	$ 56,100.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	42	$ 126,000.00
4' DIAMETER DROP MANHOLE	$ 5,000.00	EA.	1	$ 5,000.00
CLEAN OUT	$ 500.00	EA.	1	$ 500.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
4" SERVICE LINES	$ 600.00	EA.	360	$ 216,000.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	160	$ 5,600.00
TRENCH SAFETY	$ 1.00	L.F.	14270	$ 14,270.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	14270	$ 14,270.00
ENGINEERING, PLATTING & STAKING (10%)				$ 71,154.00
MISCELLANEOUS ITEMS (2.5%)				$ 17,788.50
TOTAL				**$ 800,482.50**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. PIPE (SDR-26)	$ 48.00	L.F.	320	$ 15,360.00
10" P.V.C. PIPE (SDR-35)	$ 28.00	L.F.	730	$ 20,440.00
10" P.V.C. PIPE (SDR-26)	$ 32.00	L.F.	2950	$ 94,400.00
8" P.V.C. PIPE (SDR-35)	$ 22.00	L.F.	350	$ 7,700.00
8" P.V.C. PIPE (SDR-26)	$ 30.00	L.F.	1770	$ 53,100.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	23	$ 69,000.00
4' DIAMETER DROP MANHOLE	$ 5,000.00	EA.	2	$ 10,000.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	100	$ 3,500.00
TRENCH SAFETY	$ 1.00	L.F.	6120	$ 6,120.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	6120	$ 6,120.00
ENGINEERING, PLATTING & STAKING (10%)				$ 28,574.00
MISCELLANEOUS ITEMS (2.5%)				$ 7,143.50
TOTAL				**$ 321,457.50**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 45.00	L.F.	1260	$ 56,700.00
21" R.C.P.	$ 50.00	L.F.	850	$ 42,500.00
24" R.C.P.	$ 55.00	L.F.	1020	$ 56,100.00
24" R.C.P. (RUBBER GASKET)	$ 60.00	L.F.	110	$ 6,600.00
27" R.C.P.	$ 60.00	L.F.	90	$ 5,400.00
30" R.C.P.	$ 70.00	L.F.	250	$ 17,500.00
33" R.C.P.	$ 75.00	L.F.	120	$ 9,000.00
33" R.C.P. (RUBBER GASKET)	$ 80.00	L.F.	80	$ 6,400.00
36" R.C.P.	$ 55.00	L.F.	50	$ 2,750.00
42" R.C.P. (RUBBER GASKET)	$ 120.00	L.F.	40	$ 4,800.00
48" R.C.P.	$ 135.00	L.F.	1200	$ 162,000.00
48" R.C.P. (RUBBER GASKET)	$ 140.00	L.F.	660	$ 92,400.00
54" R.C.P.	$ 165.00	L.F.	50	$ 8,250.00
54" R.C.P. (RUBBER GASKET)	$ 170.00	L.F.	150	$ 25,500.00
60" R.C.P. (RUBBER GASKET)	$ 200.00	L.F.	100	$ 20,000.00
4'x3' R.C.B.	$ 230.00	L.F.	40	$ 9,200.00
DROP INLET	$ 3,000.00	EA.	1	$ 3,000.00
8' CURB INLET	$ 2,800.00	EA.	10	$ 28,000.00
10' CURB INLET	$ 3,000.00	EA.	26	$ 78,000.00
12' CURB INLET	$ 3,200.00	EA.	6	$ 19,200.00
15' CURB INLET	$ 3,500.00	EA.	2	$ 7,000.00
4'X4' STORM MANHOLE	$ 3,600.00	EA.	4	$ 14,400.00
5'X5' STORM MANHOLE	$ 4,800.00	EA.	4	$ 19,200.00
REMOVE HEADWALL AND CONNECT TO EXISTING	$ 800.00	EA.	4	$ 3,200.00
REMOVE DROP INLET AND CONNECT TO EXISTING	$ 750.00	EA.	1	$ 750.00
REMOVE PLUG AND CONNECT TO EXISTING	$ 500.00	EA.	1	$ 500.00
REMOVE 48" RCP	$ 45.00	L.F.	75	$ 3,375.00
CONSTRUCT RCP HEADWALL	$ 2,200.00	EA.	6	$ 13,200.00
CONSTRUCT RCB HEADWALL	$ 9,500.00	EA.	3	$ 28,500.00
CONCRETE FLUME	$ 12.00	L.F.	560	$ 6,720.00
GRADE-TO-DRAIN	$ 20.00	L.F.	272	$ 5,440.00
TRENCH SAFETY	$ 1.00	L.F.	6070	$ 6,070.00
ENGINEERING, PLATTING & STAKING (10%)				$ 76,165.50
MISCELLANEOUS ITEMS (2.5%)				$ 19,041.38
TOTAL				**$ 856,861.88**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 45.00	L.F.	980	$ 44,100.00
18" R.C.P. (RUBBER GASKET)	$ 50.00	L.F.	190	$ 9,500.00
21" R.C.P.	$ 50.00	L.F.	580	$ 29,000.00
21" R.C.P. (RUBBER GASKET)	$ 55.00	L.F.	60	$ 3,300.00
27" R.C.P.	$ 60.00	L.F.	230	$ 13,800.00
30" R.C.P. (RUBBER GASKET)	$ 75.00	L.F.	70	$ 5,250.00
33" R.C.P.	$ 75.00	L.F.	200	$ 15,000.00
33" R.C.P. (RUBBER GASKET)	$ 80.00	L.F.	140	$ 11,200.00
36" R.C.P.	$ 55.00	L.F.	60	$ 3,300.00
36" R.C.P. (RUBBER GASKET)	$ 90.00	L.F.	190	$ 17,100.00
42" R.C.P.	$ 115.00	L.F.	160	$ 18,400.00
42" R.C.P. (RUBBER GASKET)	$ 120.00	L.F.	60	$ 7,200.00
54" R.C.P.	$ 165.00	L.F.	210	$ 34,650.00
54" R.C.P. (RUBBER GASKET)	$ 170.00	L.F.	140	$ 23,800.00
6'x5' R.C.B.	$ 340.00	L.F.	100	$ 34,000.00
DROP INLET	$ 3,000.00	EA.	1	$ 3,000.00
10' CURB INLET	$ 3,000.00	EA.	10	$ 30,000.00
12' CURB INLET	$ 3,200.00	EA.	2	$ 6,400.00
10' RECESSED CURB INLET	$ 3,200.00	EA.	2	$ 6,400.00
4'X4' STORM MANHOLE	$ 3,600.00	EA.	2	$ 7,200.00
6'X6' STORM MANHOLE	$ 5,500.00	EA.	1	$ 5,500.00
CONSTRUCT RCP HEADWALL	$ 2,200.00	EA.	4	$ 8,800.00
CONSTRUCT RCB HEADWALL	$ 9,500.00	EA.	1	$ 9,500.00
CONCRETE FLUME	$ 12.00	L.F.	10	$ 120.00
TRENCH SAFETY	$ 1.00	L.F.	3370	$ 3,370.00
ENGINEERING, PLATTING & STAKING (10%)				$ 34,989.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,747.25
TOTAL				**$ 393,626.25**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	51700	$ 155,100.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	931	$ 144,305.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	48500	$ 1,455,000.00
CONNECT TO EXISTING	$ 500.00	EA.	6	$ 3,000.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	43	$ 47,300.00
SAWCUT EXISTING CURB & GUTTER	$ 12.00	L.F.	126	$ 1,512.00
INSTALL STREET HEADER AND BARRICADE	$ 1,500.00	EA.	2	$ 3,000.00
4' SIDEWALK	$ 4.50	S.F.	22300	$ 100,350.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,500.00	EA.	15	$ 22,500.00
STOP SIGN AND POLE (AMERON CONCRETE POLE)	$ 4,500.00	EA.	27	$ 121,500.00
STREET NAME BLADE	$ 400.00	EA.	50	$ 20,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 208,356.70
MISCELLANEOUS ITEMS (2.5%)				$ 52,089.18
TOTAL				**$ 2,344,012.88**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE TWO

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***360*** *Total Acres:* ***104***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	21200	$ 63,600.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	382	$ 59,210.00
8" REINF. CONCRETE STREET PAVEMENT (25 B-B)	$ 42.00	S.Y.	7000	$ 294,000.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	12800	$ 384,000.00
12" TYPE "B" ASPHALT BASE	$ 70.00	S.Y.	1665	$ 116,550.00
2" TYPE "C" ASPHALT OVERLAY	$ 15.00	S.Y.	4521	$ 67,815.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	10	$ 11,000.00
SAWCUT EXISTING CURB & GUTTER	$ 12.00	L.F.	240	$ 2,880.00
INSTALL STREET HEADER AND BARRICADE	$ 1,500.00	EA.	1	$ 1,500.00
6' SIDEWALK	$ 4.50	S.F.	22500	$ 101,250.00
STRIPING, BUTTONING, ETC.	$ 30,000.00	L.S.	1	$ 30,000.00
FM2478 EXCAVATION	$ 10,000.00	L.S.	1	$ 10,000.00
BRIDGE	$ 550,000.00	L.S.	1	$ 550,000.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,500.00	EA.	4	$ 6,000.00
STOP SIGN AND POLE (AMERON CONCRETE POLE)	$ 4,500.00	EA.	1	$ 4,500.00
STREET NAME BLADE	$ 400.00	EA.	10	$ 4,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 171,630.50
MISCELLANEOUS ITEMS (2.5%)				$ 42,907.63
TOTAL				**$ 1,930,843.13**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 4,700.00	L.S.	1	$ 4,700.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 191,908.67	L.S.	1	$ 191,908.67
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	154	$ 38,500.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 268,108.67**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 120,389.29	L.S.	1	$ 120,389.29
TOTAL				**$ 120,389.29**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

MUSTANG LAKES PHASE THREE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***154*** *Total Acres:* ***63***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$109,716	$712	$1,742
EROSION CONTROL (MAJOR IMPROVEMENTS)	$17,888	$116	$284
EXCAVATION (DIRECT)	$103,838	$674	$1,648
EXCAVATION (MAJOR IMPROVEMENTS)	$168,525	$1,094	$2,675
RETAINING WALL (DIRECT)	$14,006	$91	$222
RETAINING WALL (MAJOR IMPROVEMENTS)	$20,250	$131	$321
WATER (DIRECT)	$466,313	$3,028	$7,402
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$285,300	$1,853	$4,529
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$338,153	$2,196	$5,368
STORM SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
PAVING (DIRECT)	$1,171,322	$7,606	$18,592
PAVING (MAJOR IMPROVEMENTS)	$45,000	$292	$714
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$166,643	$1,082	$2,645
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$1,800	$12	$29
GRAND TOTAL	**$2,908,752**	**$18,888**	**$46,171**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***154*** *Total Acres:* ***63***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	12000	$ 18,000.00
ROCK CHECK DAMS	$ 1,800.00	EA.	9	$ 16,200.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	14300	$ 17,875.00
DISK & SEED	$ 325.00	ACRE	66	$ 21,450.00
ENGINEERING, PLATTING & STAKING (10%)				$ 9,752.50
MISCELLANEOUS ITEMS (2.5%)				$ 2,438.13
TOTAL				**$ 109,715.63**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	1400	$ 2,100.00
ROCK CHECK DAMS	$ 1,800.00	EA.	1	$ 1,800.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,590.00
MISCELLANEOUS ITEMS (2.5%)				$ 397.50
TOTAL				**$ 17,887.50**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	25	$ 42,500.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	4	$ 8,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	19000	$ 41,800.00
ENGINEERING, PLATTING & STAKING (10%)				$ 9,230.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,307.50
TOTAL				**$ 103,837.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	4	$ 6,800.00
POND EXCAVATION	$ 2.20	C.Y.	65000	$ 143,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 14,980.00
MISCELLANEOUS ITEMS (2.5%)				$ 3,745.00
TOTAL				**$ 168,525.00**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
5' WALL	$ 83.00	L.F.	150	$ 12,450.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,245.00
MISCELLANEOUS ITEMS (2.5%)				$ 311.25
TOTAL				**$ 14,006.25**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 40.00	L.F.	120	$ 4,800.00
3' WALL	$ 50.00	L.F.	120	$ 6,000.00
4' WALL	$ 60.00	L.F.	120	$ 7,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,800.00
MISCELLANEOUS ITEMS (2.5%)				$ 450.00
TOTAL				**$ 20,250.00**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***154*** *Total Acres:* ***63***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	7550	$ 158,550.00
6" GATE VALVE & BOX	$ 800.00	EA.	18	$ 14,400.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	24	$ 27,600.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	18	$ 63,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	154	$ 92,400.00
2" BLOW OFF VALVE	$ 1,100.00	L.F.	2	$ 2,200.00
CONNECT TO EXISTING	$ 500.00	EA.	7	$ 3,500.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	6.3	$ 47,187.50
TESTING & CHLORINATION	$ 0.75	L.F.	7550	$ 5,662.50
ENGINEERING, PLATTING & STAKING (10%)				$ 41,450.00
MISCELLANEOUS ITEMS (2.5%)				$ 10,362.50
TOTAL				**$ 466,312.50**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	4800	$ 105,600.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	12	$ 36,000.00
CONNECT TO EXISTING	$ 500.00	EA.	6	$ 3,000.00
4" SERVICE LINES	$ 600.00	EA.	154	$ 92,400.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	200	$ 7,000.00
TRENCH SAFETY	$ 1.00	L.F.	4800	$ 4,800.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	4800	$ 4,800.00
ENGINEERING, PLATTING & STAKING (10%)				$ 25,360.00
MISCELLANEOUS ITEMS (2.5%)				$ 6,340.00
TOTAL				**$ 285,300.00**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	180	$ 7,200.00
21" R.C.P.	$ 45.00	L.F.	500	$ 22,500.00
24" R.C.P.	$ 50.00	L.F.	1110	$ 55,500.00
27" R.C.P.	$ 55.00	L.F.	380	$ 20,900.00
30" R.C.P.	$ 65.00	L.F.	70	$ 4,550.00
36" R.C.P.	$ 80.00	L.F.	100	$ 8,000.00
42" R.C.P.	$ 110.00	L.F.	240	$ 26,400.00
7' X 4' R.C.B.	$ 240.00	L.F.	100	$ 24,000.00
CURB INLET	$ 4,500.00	EA.	18	$ 81,000.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	2	$ 8,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	1	$ 2,800.00
4' X 4' HEADWALL	$ 5,000.00	EA.	1	$ 5,000.00
7' X 4' HEADWALL	$ 9,500.00	EA.	2	$ 19,000.00
ROCK-RIP-RAP	$ 50.00	S.Y.	225	$ 11,250.00
TRENCH SAFETY	$ 1.00	L.F.	2680	$ 2,680.00
ENGINEERING, PLATTING & STAKING (10%)				$ 30,058.00
MISCELLANEOUS ITEMS (2.5%)				$ 7,514.50
TOTAL				**$ 338,152.50**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***154*** *Total Acres:* ***63***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	28900	$ 86,700.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	525	$ 81,375.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	27100	$ 813,000.00
CONNECT TO EXISTING	$ 500.00	EA.	6	$ 3,000.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	25	$ 27,500.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,500.00	EA.	8	$ 12,000.00
STREET NAME BLADE	$ 400.00	EA.	19	$ 7,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 104,117.50
MISCELLANEOUS ITEMS (2.5%)				$ 26,029.38
TOTAL				**$ 1,171,321.88**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8' TRAIL	$ 4.00	S.F.	10000	$ 40,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 4,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,000.00
TOTAL				**$ 45,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 4,700.00	L.S.	1	$ 4,700.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 90,443.48	L.S.	1	$ 90,443.48
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	154	$ 38,500.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 166,643.48**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 1,800.00	L.S.	1	$ 1,800.00
TOTAL				**$ 1,800.00**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

MUSTANG LAKES PHASE FOUR

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***171*** *Total Acres:* ***64***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$114,919	$672	$1,796
EROSION CONTROL (MAJOR IMPROVEMENTS)	$20,419	$119	$319
EXCAVATION (DIRECT)	$90,833	$531	$1,419
EXCAVATION (MAJOR IMPROVEMENTS)	$11,070	$65	$173
RETAINING WALL (DIRECT)	$0	$0	$0
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$506,306	$2,961	$7,911
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$434,678	$2,542	$6,792
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$426,926	$2,497	$6,671
STORM SEWER (MAJOR IMPROVEMENTS)	$12,375	$72	$193
PAVING (DIRECT)	$1,408,134	$8,235	$22,002
PAVING (MAJOR IMPROVEMENTS)	$382,106	$2,235	$5,970
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$194,092	$1,135	$3,033
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$15,779	$92	$247
GRAND TOTAL	**$3,617,637**	**$21,156**	**$56,526**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE FOUR

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***171*** *Total Acres:* ***64***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	7000	$ 10,500.00
ROCK CHECK DAMS	$ 1,800.00	EA.	8	$ 14,400.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	19800	$ 24,750.00
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	3400	$ 5,100.00
DISK & SEED	$ 325.00	ACRE	72	$ 23,400.00
ENGINEERING, PLATTING & STAKING (10%)				$ 10,215.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,553.75
TOTAL				**$ 114,918.75**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	1700	$ 2,550.00
ROCK CHECK DAMS	$ 1,800.00	EA.	2	$ 3,600.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,815.00
MISCELLANEOUS ITEMS (2.5%)				$ 453.75
TOTAL				**$ 20,418.75**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	19	$ 32,300.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	2	$ 4,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	20200	$ 44,440.00
ENGINEERING, PLATTING & STAKING (10%)				$ 8,074.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,018.50
TOTAL				**$ 90,832.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	1	$ 1,700.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	3700	$ 8,140.00
ENGINEERING, PLATTING & STAKING (10%)				$ 984.00
MISCELLANEOUS ITEMS (2.5%)				$ 246.00
TOTAL				**$ 11,070.00**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE FOUR

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***171*** *Total Acres:* ***64***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	8000	$ 168,000.00
6" GATE VALVE & BOX	$ 800.00	EA.	19	$ 15,200.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	29	$ 33,350.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	19	$ 66,500.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	171	$ 102,600.00
2" BLOW OFF VALVE	$ 1,100.00	L.F.	2	$ 2,200.00
2" IRRIGATION SERVICE	$ 1,100.00	EA.	2	$ 2,200.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	6.7	$ 50,000.00
CONNECT TO EXISTING	$ 500.00	EA.	8	$ 4,000.00
TESTING & CHLORINATION	$ 0.75	L.F.	8000	$ 6,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 45,005.00
MISCELLANEOUS ITEMS (2.5%)				$ 11,251.25
TOTAL				**$ 506,306.25**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	7970	$ 175,340.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	27	$ 81,000.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
4" SERVICE LINES	$ 600.00	EA.	171	$ 102,600.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	300	$ 10,500.00
TRENCH SAFETY	$ 1.00	L.F.	7970	$ 7,970.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	7970	$ 7,970.00
ENGINEERING, PLATTING & STAKING (10%)				$ 38,638.00
MISCELLANEOUS ITEMS (2.5%)				$ 9,659.50
TOTAL				**$ 434,677.50**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	360	$ 14,400.00
21" R.C.P.	$ 45.00	L.F.	530	$ 23,850.00
24" R.C.P.	$ 50.00	L.F.	350	$ 17,500.00
27" R.C.P.	$ 55.00	L.F.	90	$ 4,950.00
30" R.C.P.	$ 65.00	L.F.	480	$ 31,200.00
36" R.C.P.	$ 80.00	L.F.	240	$ 19,200.00
42" R.C.P.	$ 110.00	L.F.	150	$ 16,500.00
48" R.C.P.	$ 125.00	L.F.	290	$ 36,250.00
4' X 4' R.C.B.	$ 180.00	L.F.	250	$ 45,000.00
5' X 4' R.C.B.	$ 200.00	L.F.	250	$ 50,000.00
CURB INLET	$ 4,500.00	EA.	22	$ 99,000.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	1	$ 4,000.00
CONNECT TO EXISTING STORM LINE	$ 500.00	EA.	1	$ 500.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	2	$ 5,600.00
ROCK-RIP-RAP	$ 50.00	S.Y.	135	$ 6,750.00
TRENCH SAFETY	$ 1.00	L.F.	2990	$ 2,990.00
ENGINEERING, PLATTING & STAKING (10%)				$ 37,949.00
MISCELLANEOUS ITEMS (2.5%)				$ 9,487.25
TOTAL				**$ 426,926.25**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE FOUR

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***171*** *Total Acres:* ***64***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
21" R.C.P.	$ 40.00	L.F.	50	$ 2,000.00
CURB INLET	$ 4,500.00	EA.	2	$ 9,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,100.00
MISCELLANEOUS ITEMS (2.5%)				$ 275.00
TOTAL				**$ 12,375.00**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	33600	$ 100,800.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	605	$ 93,775.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	31400	$ 942,000.00
CONNECT TO EXISTING	$ 500.00	EA.	3	$ 1,500.00
4' SIDEWALK	$ 4.00	S.F.	13400	$ 53,600.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	36	$ 39,600.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STREET STOP SIGNS	$ 400.00	EA.	7	$ 2,800.00
STREET NAME BLADES	$ 400.00	EA.	19	$ 7,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 125,167.50
MISCELLANEOUS ITEMS (2.5%)				$ 31,291.88
TOTAL				**$ 1,408,134.38**

PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" LIME TREATED SUBGRADE	$ 3.00	S.Y.	5000	$ 15,000.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	90	$ 13,950.00
8" REINF. CONCRETE STREET PAVEMENT (2-25 B-B)	$ 39.00	S.Y.	4600	$ 179,400.00
8" REINF. CONCRETE TURN LANES	$ 42.00	S.Y.	1050	$ 44,100.00
CONNECT TO EXISTING	$ 500.00	EA.	1	$ 500.00
4' SIDEWALK	$ 4.00	S.F.	3800	$ 15,200.00
8' TRAIL	$ 4.00	S.F.	4300	$ 17,200.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	39	$ 42,900.00
TURN LANE BUTTONING AND STRIPING	$ 4.00	L.F.	450	$ 1,800.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 5,000.00	L.S.	1	$ 5,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,500.00	EA.	2	$ 3,000.00
STREET NAME BLADE	$ 400.00	EA.	4	$ 1,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 33,965.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,491.25
TOTAL				**$ 382,106.25**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 7,300.00	L.S.	1	$ 7,300.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 111,041.78	L.S.	1	$ 111,041.78
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT	171	$ 42,750.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 194,091.78**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 15,779.25	L.S.	1	$ 15,779.25
TOTAL				**$ 15,779.25**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***222*** *Total Acres:* ***99***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$158,653	$715	$1,603
EROSION CONTROL (MAJOR IMPROVEMENTS)	$27,338	$123	$276
EXCAVATION (DIRECT)	$143,685	$647	$1,451
EXCAVATION (MAJOR IMPROVEMENTS)	$14,288	$64	$144
RETAINING WALL (DIRECT)	$27,810	$125	$281
RETAINING WALL (MAJOR IMPROVEMENTS)	$10,125	$46	$102
WATER (DIRECT)	$629,719	$2,837	$6,361
WATER (MAJOR IMPROVEMENTS)	$277,988	$1,252	$2,808
SANITARY SEWER (DIRECT)	$440,235	$1,983	$4,447
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$646,943	$2,914	$6,535
STORM SEWER (MAJOR IMPROVEMENTS)	$21,938	$99	$222
PAVING (DIRECT)	$1,973,627	$8,890	$19,936
PAVING (MAJOR IMPROVEMENTS)	$369,214	$1,663	$3,729
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$244,171	$1,100	$2,466
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$26,766	$121	$270
GRAND TOTAL	**$5,012,496**	**$22,579**	**$50,631**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***222*** *Total Acres:* ***99***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	18500	$ 27,750.00
ROCK CHECK DAMS	$ 1,800.00	EA.	10	$ 18,000.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	3	$ 36,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	24800	$ 31,000.00
DISK & SEED	$ 325.00	ACRE	87	$ 28,275.00
ENGINEERING, PLATTING & STAKING (10%)				$ 14,102.50
MISCELLANEOUS ITEMS (2.5%)				$ 3,525.63
TOTAL				**$ 158,653.13**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	2200	$ 3,300.00
ROCK CHECK DAMS	$ 1,800.00	EA.	5	$ 9,000.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 2,430.00
MISCELLANEOUS ITEMS (2.5%)				$ 607.50
TOTAL				**$ 27,337.50**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	25	$ 42,500.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	4	$ 8,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	35100	$ 77,220.00
ENGINEERING, PLATTING & STAKING (10%)				$ 12,772.00
MISCELLANEOUS ITEMS (2.5%)				$ 3,193.00
TOTAL				**$ 143,685.00**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	1	$ 1,700.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	5000	$ 11,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,270.00
MISCELLANEOUS ITEMS (2.5%)				$ 317.50
TOTAL				**$ 14,287.50**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 40.00	L.F.	120	$ 4,800.00
5' WALL	$ 83.00	L.F.	240	$ 19,920.00
ENGINEERING, PLATTING & STAKING (10%)				$ 2,472.00
MISCELLANEOUS ITEMS (2.5%)				$ 618.00
TOTAL				**$ 27,810.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
4' WALL	$ 60.00	L.F.	150	$ 9,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 900.00
MISCELLANEOUS ITEMS (2.5%)				$ 225.00
TOTAL				**$ 10,125.00**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***222*** *Total Acres:* ***99***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	9600	$ 201,600.00
6" GATE VALVE & BOX	$ 800.00	EA.	24	$ 19,200.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	47	$ 54,050.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	24	$ 84,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	222	$ 133,200.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	8.0	$ 60,000.00
CONNECT TO EXISTING	$ 500.00	EA.	1	$ 500.00
TESTING & CHLORINATION	$ 0.75	L.F.	9600	$ 7,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 55,975.00
MISCELLANEOUS ITEMS (2.5%)				$ 13,993.75
TOTAL				**$ 629,718.75**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
12" P.V.C. WATERLINE	$ 33.00	L.F.	4400	$ 145,200.00
6" GATE VALVE & BOX	$ 800.00	EA.	8	$ 6,400.00
12" GATE VALVE & BOX	$ 2,100.00	EA.	17	$ 35,700.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	8	$ 28,000.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	3.7	$ 27,500.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
TESTING & CHLORINATION	$ 0.75	L.F.	4400	$ 3,300.00
ENGINEERING, PLATTING & STAKING (10%)				$ 24,710.00
MISCELLANEOUS ITEMS (2.5%)				$ 6,177.50
TOTAL				**$ 277,987.50**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	8130	$ 178,860.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	18	$ 54,000.00
CONNECT TO EXISTING	$ 500.00	EA.	4	$ 2,000.00
4" SERVICE LINES	$ 600.00	EA.	222	$ 133,200.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	200	$ 7,000.00
TRENCH SAFETY	$ 1.00	L.F.	8130	$ 8,130.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	8130	$ 8,130.00
ENGINEERING, PLATTING & STAKING (10%)				$ 39,132.00
MISCELLANEOUS ITEMS (2.5%)				$ 9,783.00
TOTAL				**$ 440,235.00**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***222*** *Total Acres:* ***99***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	410	$ 16,400.00
21" R.C.P.	$ 45.00	L.F.	1770	$ 79,650.00
24" R.C.P.	$ 50.00	L.F.	1380	$ 69,000.00
27" R.C.P.	$ 55.00	L.F.	280	$ 15,400.00
30" R.C.P.	$ 65.00	L.F.	880	$ 57,200.00
36" R.C.P.	$ 80.00	L.F.	410	$ 32,800.00
48" R.C.P.	$ 125.00	L.F.	420	$ 52,500.00
6' X 4' R.C.B.	$ 220.00	L.F.	60	$ 13,200.00
CURB INLET	$ 4,500.00	EA.	43	$ 193,500.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	5	$ 20,000.00
CONNECT TO EXISTING STORM LINE	$ 500.00	EA.	2	$ 1,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
6' X 4' HEADWALL	$ 9,500.00	EA.	1	$ 9,500.00
ROCK-RIP-RAP	$ 50.00	S.Y.	90	$ 4,500.00
GRADE TO DRAIN	$ 10.00	L.F.	300	$ 3,000.00
TRENCH SAFETY	$ 1.00	L.F.	5610	$ 5,610.00
ENGINEERING, PLATTING & STAKING (10%)				$ 57,506.00
MISCELLANEOUS ITEMS (2.5%)				$ 14,376.50
TOTAL				**$ 646,942.50**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
21" R.C.P.	$ 40.00	L.F.	150	$ 6,000.00
CURB INLET	$ 4,500.00	EA.	3	$ 13,500.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,950.00
MISCELLANEOUS ITEMS (2.5%)				$ 487.50
TOTAL				**$ 21,937.50**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	48700	$ 146,100.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	877	$ 135,935.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	45700	$ 1,371,000.00
CONNECT TO EXISTING	$ 500.00	EA.	5	$ 2,500.00
CONSTRUCT STEET HEADER AND BARRICADE	$ 500.00	EA.	3	$ 1,500.00
4' SIDEWALK	$ 4.00	S.F.	3000	$ 12,000.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	49	$ 53,900.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 15,000.00	L.S.	1	$ 15,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 400.00	EA.	11	$ 4,400.00
STREET NAME BLADE	$ 400.00	EA.	30	$ 12,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 175,433.50
MISCELLANEOUS ITEMS (2.5%)				$ 43,858.38
TOTAL				**$ 1,973,626.88**

PAVING (MAJOR IMPROVEMENT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" LIME TREATED SUBGRADE	$ 3.00	S.Y.	6600	$ 19,800.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	118	$ 18,290.00
8" REINF. CONCRETE STREET PAVEMENT (2-25 B-B)	$ 39.00	S.Y.	6100	$ 237,900.00
8" REINF. CONCRETE TURN LANES	$ 42.00	S.Y.	700	$ 29,400.00
CONNECT TO EXISTING	$ 500.00	EA.	1	$ 500.00
CONSTRUCT STEET HEADER AND BARRICADE	$ 500.00	EA.	1	$ 500.00
4' SIDEWALK	$ 4.00	S.F.	3200	$ 12,800.00
TURN LANE BUTTONING AND STRIPING	$ 4.00	L.F.	300	$ 1,200.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 5,000.00	L.S.	1	$ 5,000.00
STREET STOP SIGNS	$ 400.00	EA.	3	$ 1,200.00
STREET NAME BLADES	$ 400.00	EA.	4	$ 1,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 32,819.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,204.75
TOTAL				**$ 369,213.75**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***222*** *Total Acres:* ***99***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 6,300.00	L.S.	1	$ 6,300.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 147,620.93	L.S.	1	$ 147,620.93
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	L.S.	229	$ 57,250.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 244,170.93**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 26,765.55	L.S.	1	$ 26,765.55
TOTAL				**$ 26,765.55**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

MUSTANG LAKES PHASE SIX

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***128*** *Total Acres:* ***36***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$91,997	$719	$2,555
EROSION CONTROL (MAJOR IMPROVEMENTS)	$0	$0	$0
EXCAVATION (DIRECT)	$60,953	$476	$1,693
EXCAVATION (MAJOR IMPROVEMENTS)	$0	$0	$0
RETAINING WALL (DIRECT)	$72,900	$570	$2,025
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$362,756	$2,834	$10,077
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$353,621	$2,763	$9,823
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$246,971	$1,929	$6,860
STORM SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
PAVING (DIRECT)	$852,114	$6,657	$23,670
PAVING (MAJOR IMPROVEMENTS)	$72,000	$563	$2,000
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$141,719	$1,107	$3,937
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$2,880	$23	$80
GRAND TOTAL	**$2,257,911**	**$17,640**	**$62,720**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***128*** *Total Acres:* ***36***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	10000	$ 15,000.00
ROCK CHECK DAMS	$ 1,800.00	EA.	10	$ 18,000.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	10200	$ 12,750.00
DISK & SEED	$ 325.00	ACRE	37	$ 12,025.00
ENGINEERING, PLATTING & STAKING (10%)				$ 8,177.50
MISCELLANEOUS ITEMS (2.5%)				$ 2,044.38
TOTAL				**$ 91,996.88**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	11	$ 18,700.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	3	$ 6,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	13400	$ 29,480.00
ENGINEERING, PLATTING & STAKING (10%)				$ 5,418.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,354.50
TOTAL				**$ 60,952.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6' WALL	$ 108.00	L.F.	600	$ 64,800.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,480.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,620.00
TOTAL				**$ 72,900.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	5600	$ 117,600.00
6" GATE VALVE & BOX	$ 800.00	EA.	14	$ 11,200.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	19	$ 21,850.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	14	$ 49,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	128	$ 76,800.00
2" BLOW OFF VALVE	$ 1,100.00	L.F.	1	$ 1,100.00
2" IRRIGATION SERVICE	$ 1,100.00	EA.	2	$ 2,200.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	4.7	$ 35,000.00
CONNECT TO EXISTING	$ 500.00	EA.	7	$ 3,500.00
TESTING & CHLORINATION	$ 0.75	L.F.	5600	$ 4,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 32,245.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,061.25
TOTAL				**$ 362,756.25**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***128*** *Total Acres:* ***36***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	6970	$ 153,340.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	20	$ 60,000.00
CONNECT TO EXISTING	$ 500.00	EA.	3	$ 1,500.00
4" SERVICE LINES	$ 600.00	EA.	128	$ 76,800.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	250	$ 8,750.00
TRENCH SAFETY	$ 1.00	L.F.	6970	$ 6,970.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	6970	$ 6,970.00
ENGINEERING, PLATTING & STAKING (10%)				$ 31,433.00
MISCELLANEOUS ITEMS (2.5%)				$ 7,858.25
TOTAL				**$ 353,621.25**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	150	$ 6,000.00
21" R.C.P.	$ 45.00	L.F.	270	$ 12,150.00
24" R.C.P.	$ 50.00	L.F.	910	$ 45,500.00
30" R.C.P.	$ 65.00	L.F.	180	$ 11,700.00
36" R.C.P.	$ 80.00	L.F.	110	$ 8,800.00
42" R.C.P.	$ 110.00	L.F.	180	$ 19,800.00
48" R.C.P.	$ 125.00	L.F.	180	$ 22,500.00
CURB INLET	$ 4,500.00	EA.	13	$ 58,500.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	1	$ 4,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	1	$ 2,800.00
48"-60" TYPE "B" PRE-CAST HEADWALL	$ 4,000.00	EA.	2	$ 8,000.00
ROCK-RIP-RAP	$ 50.00	S.Y.	180	$ 9,000.00
GRADE TO DRAIN	$ 10.00	L.F.	700	$ 7,000.00
TRENCH SAFETY	$ 1.00	L.F.	1980	$ 1,980.00
ENGINEERING, PLATTING & STAKING (10%)				$ 21,953.00
MISCELLANEOUS ITEMS (2.5%)				$ 5,488.25
TOTAL				**$ 246,971.25**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***128*** *Total Acres:* ***36***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	20900	$ 62,700.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	377	$ 58,435.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	19500	$ 585,000.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
CONSTRUCT STEET HEADER AND BARRICADE	$ 500.00	EA.	3	$ 1,500.00
4' SIDEWALK	$ 4.00	S.F.	2200	$ 8,800.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	20	$ 22,000.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 1.00	L.S.	10000	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 400.00	EA.	6	$ 2,400.00
STREET NAME BLADE	$ 400.00	EA.	14	$ 5,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 75,743.50
MISCELLANEOUS ITEMS (2.5%)				$ 18,935.88
TOTAL				**$ 852,114.38**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8' TRAIL	$ 4.00	S.F.	16000	$ 64,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,400.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,600.00
TOTAL				**$ 72,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 4,100.00	L.S.	1	$ 4,100.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 72,618.53	L.S.	1	$ 72,618.53
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT	128	$ 32,000.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 141,718.53**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 2,880.00	L.S.	1	$ 2,880.00
TOTAL				**$ 2,880.00**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

MUSTANG LAKES PHASE SEVEN

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***79*** *Total Acres:* ***40***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$75,895	$961	$1,897
EROSION CONTROL (MAJOR IMPROVEMENTS)	$0	$0.00	$0.00
EXCAVATION (DIRECT)	$42,075	$533	$1,052
EXCAVATION (MAJOR IMPROVEMENTS)	$0	$0	$0
RETAINING WALL (DIRECT)	$21,600	$273	$540
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$189,169	$2,395	$4,729
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$77,400	$980	$1,935
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$231,311	$2,928	$5,783
STORM SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
PAVING (DIRECT)	$578,430	$7,322	$14,461
PAVING (MAJOR IMPROVEMENTS)	$0	$0	$0
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$99,000	$1,253	$2,475
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$0	$0	$0
GRAND TOTAL	**$1,314,880**	**$16,644**	**$32,872**

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Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***79*** *Total Acres:* ***40***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	9100	$ 13,650.00
ROCK CHECK DAMS	$ 1,800.00	EA.	7	$ 12,600.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	6750	$ 8,437.50
DISK & SEED	$ 325.00	ACRE	27	$ 8,775.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,746.25
MISCELLANEOUS ITEMS (2.5%)				$ 1,686.56
TOTAL				**$ 75,895.31**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	8	$ 13,600.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	2	$ 4,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	9000	$ 19,800.00
ENGINEERING, PLATTING & STAKING (10%)				$ 3,740.00
MISCELLANEOUS ITEMS (2.5%)				$ 935.00
TOTAL				**$ 42,075.00**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
2' WALL	$ 40.00	L.F.	150	$ 6,000.00
3' WALL	$ 50.00	L.F.	120	$ 6,000.00
4' WALL	$ 60.00	L.F.	120	$ 7,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,920.00
MISCELLANEOUS ITEMS (2.5%)				$ 480.00
TOTAL				**$ 21,600.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***79*** *Total Acres:* ***40***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	2700	$ 56,700.00
6" GATE VALVE & BOX	$ 800.00	EA.	7	$ 5,600.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	9	$ 10,350.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	7	$ 24,500.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	79	$ 47,400.00
2" BLOW OFF VALVE	$ 1,100.00	L.F.	2	$ 2,200.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	2.3	$ 16,875.00
CONNECT TO EXISTING	$ 500.00	EA.	5	$ 2,500.00
TESTING & CHLORINATION	$ 0.75	L.F.	2700	$ 2,025.00
ENGINEERING, PLATTING & STAKING (10%)				$ 16,815.00
MISCELLANEOUS ITEMS (2.5%)				$ 4,203.75
TOTAL				**$ 189,168.75**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	600	$ 13,200.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	2	$ 6,000.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
4" SERVICE LINES	$ 600.00	EA.	79	$ 47,400.00
TRENCH SAFETY	$ 1.00	L.F.	600	$ 600.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	600	$ 600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,880.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,720.00
TOTAL				**$ 77,400.00**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	200	$ 8,000.00
21" R.C.P.	$ 45.00	L.F.	190	$ 8,550.00
24" R.C.P.	$ 50.00	L.F.	100	$ 5,000.00
30" R.C.P.	$ 65.00	L.F.	300	$ 19,500.00
36" R.C.P.	$ 80.00	L.F.	550	$ 44,000.00
42" R.C.P.	$ 110.00	L.F.	60	$ 6,600.00
48" R.C.P.	$ 125.00	L.F.	130	$ 16,250.00
5' X 4' R.C.B.	$ 200.00	L.F.	80	$ 16,000.00
CURB INLET	$ 4,500.00	EA.	10	$ 45,000.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	2	$ 8,000.00
CONNECT TO EXISTING STORM LINE	$ 500.00	EA.	2	$ 1,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	1	$ 2,800.00
48"-60" TYPE "B" PRE-CAST HEADWALL	$ 4,000.00	EA.	1	$ 4,000.00
5' X 4' HEADWALL	$ 7,500.00	EA.	1	$ 7,500.00
ROCK-RIP-RAP	$ 50.00	S.Y.	180	$ 9,000.00
GRADE TO DRAIN	$ 10.00	L.F.	100	$ 1,000.00
TRENCH SAFETY	$ 1.00	L.F.	1610	$ 1,610.00
ENGINEERING, PLATTING & STAKING (10%)				$ 20,561.00
MISCELLANEOUS ITEMS (2.5%)				$ 5,140.25
TOTAL				**$ 231,311.25**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***79*** *Total Acres:* ***40***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	14000	$ 42,000.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	252	$ 39,060.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	13200	$ 396,000.00
CONNECT TO EXISTING	$ 500.00	EA.	4	$ 2,000.00
4' SIDEWALK	$ 4.00	S.F.	1400	$ 5,600.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	13	$ 14,300.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 400.00	EA.	4	$ 1,600.00
STREET NAME BLADE	$ 400.00	EA.	9	$ 3,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 51,416.00
MISCELLANEOUS ITEMS (2.5%)				$ 12,854.00
TOTAL				**$ 578,430.00**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 2,800.00	L.S.	1	$ 2,800.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 43,052.40	L.S.	1	$ 43,052.40
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT	79	$ 19,750.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 99,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

MUSTANG LAKES PHASE EIGHT

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***135*** *Total Acres:* ***57***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$110,588	$819	$1,940
EROSION CONTROL (MAJOR IMPROVEMENTS)	$4,219	$31	$74
EXCAVATION (DIRECT)	$84,488	$626	$1,482
EXCAVATION (MAJOR IMPROVEMENTS)	$67,838	$503	$1,190
RETAINING WALL (DIRECT)	$10,125	$75	$178
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$379,350	$2,810	$6,655
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$378,056	$2,800	$6,633
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$376,459	$2,789	$6,605
STORM SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
PAVING (DIRECT)	$1,202,951	$8,911	$21,104
PAVING (MAJOR IMPROVEMENTS)	$67,500	$500	$1,184
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$172,623	$1,279	$3,028
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$2,700	$20	$47
GRAND TOTAL	**$2,856,895**	**$21,162**	**$50,121**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***135*** *Total Acres:* ***57***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	8300	$ 12,450.00
ROCK CHECK DAMS	$ 1,800.00	EA.	10	$ 18,000.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	3	$ 36,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	13000	$ 16,250.00
DISK & SEED	$ 325.00	ACRE	48	$ 15,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 9,830.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,457.50
TOTAL				**$ 110,587.50**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	3000	$ 3,750.00
ENGINEERING, PLATTING & STAKING (10%)				$ 375.00
MISCELLANEOUS ITEMS (2.5%)				$ 93.75
TOTAL				**$ 4,218.75**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	18	$ 30,600.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	3	$ 6,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	C.Y.	17500	$ 38,500.00
ENGINEERING, PLATTING & STAKING (10%)				$ 7,510.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,877.50
TOTAL				**$ 84,487.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	ACRE	7	$ 11,900.00
POND EXCAVATION	$ 2.20	C.Y.	22000	$ 48,400.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,030.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,507.50
TOTAL				**$ 67,837.50**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
4' WALL	$ 60.00	L.F.	150	$ 9,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 900.00
MISCELLANEOUS ITEMS (2.5%)				$ 225.00
TOTAL				**$ 10,125.00**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***135*** *Total Acres:* ***57***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	5350	$ 112,350.00
6" GATE VALVE & BOX	$ 800.00	EA.	16	$ 12,800.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	26	$ 29,900.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	16	$ 56,000.00
1" SINGLE WATER SERVICE	$ 600.00	EA.	135	$ 81,000.00
2" IRRIGATION SERVICE	$ 1,100.00	EA.	2	$ 2,200.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TON	4.5	$ 33,437.50
CONNECT TO EXISTING	$ 500.00	EA.	11	$ 5,500.00
TESTING & CHLORINATION	$ 0.75	L.F.	5350	$ 4,012.50
ENGINEERING, PLATTING & STAKING (10%)				$ 33,720.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,430.00
TOTAL				**$ 379,350.00**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	L.F.	7200	$ 158,400.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	24	$ 72,000.00
CONNECT TO EXISTING	$ 500.00	EA.	3	$ 1,500.00
4" SERVICE LINES	$ 600.00	EA.	135	$ 81,000.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	250	$ 8,750.00
TRENCH SAFETY	$ 1.00	L.F.	7200	$ 7,200.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	7200	$ 7,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 33,605.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,401.25
TOTAL				**$ 378,056.25**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 40.00	L.F.	220	$ 8,800.00
21" R.C.P.	$ 45.00	L.F.	450	$ 20,250.00
24" R.C.P.	$ 50.00	L.F.	650	$ 32,500.00
27" R.C.P.	$ 55.00	L.F.	590	$ 32,450.00
30" R.C.P.	$ 65.00	L.F.	260	$ 16,900.00
42" R.C.P.	$ 110.00	L.F.	160	$ 17,600.00
4' X 4' R.C.B.	$ 180.00	L.F.	180	$ 32,400.00
8' X 4' R.C.B.	$ 260.00	L.F.	120	$ 31,200.00
CURB INLET	$ 4,500.00	EA.	18	$ 81,000.00
CONNECT TO EXISTING STORM LINE	$ 500.00	EA.	2	$ 1,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	2	$ 3,600.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	1	$ 2,800.00
4' X 4' HEADWALL	$ 5,000.00	EA.	1	$ 5,000.00
8' X 4' HEADWALL	$ 16,500.00	EA.	2	$ 33,000.00
ROCK-RIP-RAP	$ 50.00	S.Y.	270	$ 13,500.00
TRENCH SAFETY	$ 1.00	L.F.	2630	$ 2,630.00
ENGINEERING, PLATTING & STAKING (10%)				$ 33,463.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,365.75
TOTAL				**$ 376,458.75**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE EIGHT

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***135*** *Total Acres:* ***57***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$0.00**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	S.Y.	28800	$ 86,400.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TON	518	$ 80,290.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	S.Y.	27000	$ 810,000.00
CONNECT TO EXISTING	$ 500.00	EA.	8	$ 4,000.00
4' SIDEWALK	$ 4.50	S.F.	6200	$ 27,900.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	33	$ 36,300.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 10,000.00	L.S.	1	$ 10,000.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 400.00	EA.	11	$ 4,400.00
STREET NAME BLADE	$ 400.00	EA.	25	$ 10,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 106,929.00
MISCELLANEOUS ITEMS (2.5%)				$ 26,732.25
TOTAL				**$ 1,202,951.25**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8' TRAIL	$ 4.00	S.F.	15000	$ 60,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,500.00
TOTAL				**$ 67,500.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 4,900.00	L.S.	1	$ 4,900.00
ENGINEERING REVIEW FEE	$ 5,000.00	L.S.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 93,472.65	L.S.	1	$ 93,472.65
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT	165	$ 41,250.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 172,622.65**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 2,700.00	L.S.	1	$ 2,700.00
TOTAL				**$ 2,700.00**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

MUSTANG LAKES PHASE NINE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***188*** *Total Acres:* ***50***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$69,609	$370	$1,392
EROSION CONTROL (MAJOR IMPROVEMENTS)	$0	$0	$0
EXCAVATION (DIRECT)	$115,988	$617	$2,320
EXCAVATION (MAJOR IMPROVEMENTS)	$61,875	$329	$1,238
RETAINING WALL (DIRECT)	$0	$0	$0
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$492,609	$2,620	$9,852
WATER (MAJOR IMPROVEMENTS)	$0	$0	$0
SANITARY SEWER (DIRECT)	$379,688	$2,020	$7,594
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$364,815	$1,941	$7,296
STORM SEWER (MAJOR IMPROVEMENTS)	$54,000	$287	$1,080
PAVING (DIRECT)	$1,008,473	$5,364	$20,169
PAVING (MAJOR IMPROVEMENTS)	$0	$0	$0
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$174,323	$927	$3,486
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$2,160	$11	$43
GRAND TOTAL	**$2,723,540**	**$14,487**	**$54,471**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE NINE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***188*** *Total Acres:* ***50***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	5700	$ 8,550.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	2	$ 24,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	12800	$ 16,000.00
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	1300	$ 1,950.00
DISK & SEED	$ 325.00	AC.	35	$ 11,375.00
ENGINEERING, PLATTING & STAKING (10%)				$ 6,187.50
MISCELLANEOUS ITEMS (2.5%)				$ 1,546.88
TOTAL				**$ 69,609.38**

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 1,700.00	AC.	35	$ 59,500.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	2	$ 4,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.20	CY.	18000	$ 39,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 10,310.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,577.50
TOTAL				**$ 115,987.50**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND EXCAVATION	$ 2.20	C.Y.	25000	$ 55,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 5,500.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,375.00
TOTAL				**$ 61,875.00**

RETAINING WALL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 21.00	L.F.	6600	$ 138,600.00
8" P.V.C. WATERLINE BY BORE	$ 300.00	L.F.	100	$ 30,000.00
6" GATE VALVE & BOX	$ 800.00	EA.	13	$ 10,400.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	22	$ 25,300.00
FIRE HYDRANT W/ 6" LEAD	$ 3,500.00	EA.	13	$ 45,500.00
12" x 8" TAPPING SLEEVE & VALVE	$ 6,000.00	EA.	1	$ 6,000.00
8" x 8" TAPPING SLEEVE & VALVE	$ 4,500.00	EA.	2	$ 9,000.00
1" SINGLE SERVICE	$ 650.00	EA.	188	$ 122,200.00
1.5" IRRIGATION SERVICE	$ 800.00	EA.	1	$ 800.00
CONNECT TO EXISTING	$ 500.00	EA.	4	$ 2,000.00
MISCELLANEOUS FITTINGS	$ 7,500.00	TN.	5.5	$ 41,250.00
REMOVE EXISTING WATER MAIN AND VALVES	$ 12.50	L.F.	150	$ 1,875.00
TESTING & CHLORINATION	$ 0.75	L.F.	6600	$ 4,950.00
ENGINEERING, PLATTING & STAKING (10%)				$ 43,787.50
MISCELLANEOUS ITEMS (2.5%)				$ 10,946.88
TOTAL				**$ 492,609.38**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE NINE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***188*** *Total Acres:* ***50***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 22.00	LF.	6600	$ 145,200.00
4' DIAMETER MANHOLE	$ 3,000.00	EA.	12	$ 36,000.00
4' DIAMETER DROP MANHOLE	$ 6,000.00	EA.	2	$ 12,000.00
CLEANOUT	$ 500.00	EA.	1	$ 500.00
CONNECT TO EXISTING	$ 500.00	EA.	2	$ 1,000.00
4" SERVICE LINES	$ 600.00	EA.	188	$ 112,800.00
2000 PSI CONCRETE ENCASEMENT	$ 35.00	L.F.	200	$ 7,000.00
REMOVE EXISTING SANITARY SEWER MAIN	$ 10.00	L.F.	650	$ 6,500.00
TRENCH SAFETY	$ 1.50	L.F.	6600	$ 9,900.00
TESTING & T.V. INSPECTION	$ 1.00	L.F.	6600	$ 6,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 33,750.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,437.50
TOTAL				**$ 379,687.50**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 40.00	L.F.	300	$ 12,000.00
21" R.C.P.	$ 45.00	L.F.	300	$ 13,500.00
24" R.C.P.	$ 50.00	L.F.	1400	$ 70,000.00
30" R.C.P.	$ 65.00	L.F.	220	$ 14,300.00
33" R.C.P.	$ 70.00	L.F.	540	$ 37,800.00
36" R.C.P.	$ 80.00	L.F.	100	$ 8,000.00
42" R.C.P.	$ 110.00	L.F.	520	$ 57,200.00
CURB INLET	$ 4,500.00	EA.	17	$ 76,500.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	5	$ 20,000.00
18"-27" TYPE "B" PRE-CAST HEADWALL	$ 1,800.00	EA.	1	$ 1,800.00
30"-45" TYPE "B" PRE-CAST HEADWALL	$ 2,800.00	EA.	1	$ 2,800.00
ROCK-RIP-RAP	$ 50.00	SY.	50	$ 2,500.00
REMOVE EXISTING STORM SEWER MAIN	$ 20.00	L.F.	200	$ 4,000.00
REMOVE DROP INLET AND CONNECT TO EXISTING RCP	$ 500.00	EA.	1	$ 500.00
TRENCH SAFETY	$ 1.00	L.F.	3380	$ 3,380.00
ENGINEERING, PLATTING & STAKING (10%)				$ 32,428.00
MISCELLANEOUS ITEMS (2.5%)				$ 8,107.00
TOTAL				**$ 364,815.00**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND FOUNTAIN	$ 30,000.00	EA.	1	$ 30,000.00
POND OUTLET STRUCTURE	$ 18,000.00	EA.	1	$ 18,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 4,800.00
MISCELLANEOUS ITEMS (2.5%)				$ 1,200.00
TOTAL				**$ 54,000.00**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.00	SY.	24100	$ 72,300.00
HYDRATED LIME (36 LBS/SY)	$ 155.00	TN.	434	$ 67,270.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 30.00	SY.	22600	$ 678,000.00
4' SIDEWALK	$ 4.50	SF.	1400	$ 6,300.00
BARRIER FREE RAMPS	$ 1,100.00	EA.	31	$ 34,100.00
SAWCUT AND REMOVE EX CONCRETE PAVEMENT	$ 15.00	S.F.	350	$ 5,250.00
REMOVE EXISTING STREET SIGNS	$ 100.00	EA.	3	$ 300.00
STOP SIGN AND POLE (AMERON CONCRETE POLE)	$ 4,500.00	EA.	5	$ 22,500.00
STREET NAME BLADE	$ 400.00	EA.	26	$ 10,400.00
ENGINEERING, PLATTING & STAKING (10%)				$ 89,642.00
MISCELLANEOUS ITEMS (2.5%)				$ 22,410.50
TOTAL				**$ 1,008,472.50**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE NINE

City of Celina, Collin County, Texas

Land Plan: 04-07-2016

Total Lots: ***188*** *Total Acres:* ***50***

Prepared: ***05/19/14*** *Revised:* ***11/22/16***

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 4,500.00	LS.	1	$ 4,500.00
ENGINEERING REVIEW FEE	$ 5,000.00	LS.	1	$ 5,000.00
INSPECTION FEE (4%)	$ 89,823.38	LS.	1	$ 89,823.38
WETLANDS REPORT	$ 2,500.00	LS.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	LS.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	LS.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	188	$ 47,000.00
SWPPP ADMINISTRATION	$ 5,000.00	LS.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	LS.	1	$ 5,000.00
TOTAL				**$ 174,323.38**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 2,160.00	L.S.	1	$ 2,160.00
TOTAL				**$ 2,160.00**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

MUSTANG LAKES PHASE THREE B

City of Celina, Collin County, Texas

Construction Documents:09/07/2018

Total Lots: ***195*** *Total Acres:* ***72***

Prepared: ***02/16/18*** *Revised:* ***09/26/19***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$80,120	$411	$1,113
EROSION CONTROL (MAJOR IMPROVEMENTS)	$9,863	$51	$137
EXCAVATION (DIRECT)	$67,188	$345	$933
EXCAVATION (MAJOR IMPROVEMENTS)	$300,169	$1,539	$4,169
RETAINING WALL (MAJOR IMPROVEMENTS)	$116,359	$597	$1,616
WATER (DIRECT)	$726,238	$3,724	$10,087
WATER (MAJOR IMPROVEMENTS)	$59,282	$304.01	$823.37
SANITARY SEWER (DIRECT)	$553,510	$2,839	$7,688
SANITARY SEWER (MAJOR IMPROVEMENTS)	$440,835	$2,261	$6,123
STORM SEWER (DIRECT)	$884,253	$4,535	$12,281
STORM SEWER (MAJOR IMPROVEMENTS)	$218,619	$1,121	$3,036
PAVING (DIRECT)	$1,851,218	$9,493	$25,711
PAVING (MAJOR IMPROVEMENTS)	$693,495	$3,556	$9,632
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT	$211,852	$1,086	$2,942
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR	$42,367	$217	$588
GRAND TOTAL	**$6,255,368**	**$32,079**	**$86,880**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE B

City of Celina, Collin County, Texas

Construction Documents:09/07/2018

Total Lots: ***195*** *Total Acres:* ***72***

Prepared: ~~***02/16/18***~~ *Revised:* ***09/26/19***

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	3630	$ 5,445.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	20938	$ 26,172.50
INLET PROTECTION	$ 500.00	EA	48	$ 24,000.00
DISK & SEED	$ 325.00	ACRE	48	$ 15,600.00
ENGINEERING, PLATTING & STAKING (10%)				$ 7,121.75
MISCELLANEOUS ITEMS (2.5%)				$ 1,780.44
TOTAL				**$ 80,119.69**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	1955	$ 2,932.50
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	3890	$ 5,835.00
ENGINEERING, PLATTING & STAKING (10%)				$ 876.75
MISCELLANEOUS ITEMS (2.5%)				$ 219.19
TOTAL				**$ 9,863.44**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	24	$ 14,040.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	1	$ 2,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.02	C.Y.	21625	$ 43,682.50
ENGINEERING, PLATTING & STAKING (10%)				$ 5,972.25
MISCELLANEOUS ITEMS (2.5%)				$ 1,493.06
TOTAL				**$ 67,187.81**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	10.8	$ 6,318.00
ROSELAND EXCAVATION	$ 2.02	C.Y.	6545	$ 13,220.90
POND EXCAVATION (Pond #2)	$ 2.02	C.Y.	4700	$ 9,494.00
POND EXCAVATION (Pond #8 North)	$ 2.38	C.Y.	57842	$ 137,663.96
POND EXCAVATION (Pond #3 South)	$ 2.32	C.Y.	43155	$ 100,119.60
ENGINEERING, PLATTING & STAKING (10%)				$ 26,681.65
MISCELLANEOUS ITEMS (2.5%)				$ 6,670.41
TOTAL				**$ 300,168.52**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
3' WALL	$ 50.00	L.F.	1075	$ 53,750.00
10' WALL	$ 216.00	L.F.	230	$ 49,680.00
ENGINEERING, PLATTING & STAKING (10%)				$ 10,343.00
MISCELLANEOUS ITEMS (2.5%)				$ 2,585.75
TOTAL				**$ 116,358.75**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE B

City of Celina, Collin County, Texas

Construction Documents:09/07/2018

Total Lots: ***195*** *Total Acres:* ***72***

Prepared: ~~***02/16/18***~~ *Revised:* ***09/26/19***

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 24.50	L.F.	10922	$ 267,589.00
6" GATE VALVE & BOX	$ 825.00	EA.	21	$ 17,325.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	40	$ 46,000.00
FIRE HYDRANT W/ 6" LEAD	$ 3,410.00	EA.	21	$ 71,610.00
1" SINGLE WATER SERVICE	$ 695.00	EA.	193	$ 134,135.00
1" METER SETTERS	$ 390.00	EA.	193	$ 75,270.00
CONNECT TO EXISTING	$ 450.00	EA.	6	$ 2,700.00
MISCELLANEOUS FITTINGS	$ 8,550.00	TON	3.0	$ 25,650.00
CEMENT STABILIZED SAND	$ 19.50	L.F.	18	$ 351.00
TESTING & CHLORINATION	$ 0.45	L.F.	10922	$ 4,914.90
ENGINEERING, PLATTING & STAKING (10%)				$ 64,554.49
MISCELLANEOUS ITEMS (2.5%)				$ 16,138.62
TOTAL				**$ 726,238.01**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 24.50	L.F.	1192	$ 29,204.00
6" GATE VALVE & BOX	$ 825.00	EA.	2	$ 1,650.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	7	$ 8,050.00
FIRE HYDRANT W/ 6" LEAD	$ 3,410.00	EA.	2	$ 6,820.00
CONNECT TO EXISTING	$ 450.00	EA.	1	$ 450.00
MISCELLANEOUS FITTINGS	$ 8,550.00	TON	0.7	$ 5,985.00
TESTING & CHLORINATION	$ 0.45	L.F.	1192	$ 536.40
ENGINEERING, PLATTING & STAKING (10%)				$ 5,269.54
MISCELLANEOUS ITEMS (2.5%)				$ 1,317.39
TOTAL				**$ 59,282.33**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" P.V.C. PIPE (SDR-35)	$ 20.50	L.F.	234	$ 4,797.00
8" P.V.C. PIPE (SDR-35)	$ 26.25	L.F.	7914	$ 207,742.50
4' DIAMETER MANHOLE	$ 5,100.00	EA.	28	$ 142,800.00
CLEAN-OUT	$ 775.00	EA.	1	$ 775.00
CONNECT TO EXISTING	$ 450.00	EA.	3	$ 1,350.00
CONNECT TO EXISTING MH	$ 2,000.00	EA.	1	$ 2,000.00
4" SERVICE LINES	$ 618.00	EA.	194	$ 119,892.00
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 41.00	L.F.	90	$ 3,690.00
TRENCH SAFETY	$ 0.10	L.F.	8148	$ 814.80
TESTING & T.V. INSPECTION	$ 1.00	L.F.	8148	$ 8,148.00
ENGINEERING, PLATTING & STAKING (10%)				$ 49,200.93
MISCELLANEOUS ITEMS (2.5%)				$ 12,300.23
TOTAL				**$ 553,510.46**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 26.25	L.F.	80	$ 2,100.00
10" P.V.C. PIPE (SDR-35)	$ 34.50	L.F.	2592	$ 89,424.00
15" P.V.C. PIPE (SDR-26)	$ 103.50	L.F.	1160	$ 120,060.00
15" P.V.C. PIPE (SDR-35)	$ 50.50	LF	117	$ 5,908.50
16" STEEL ENCASEMENT (BY BORE)	$ 342.00	L.F.	45	$ 15,390.00
16" STEEL ENCASEMENT (BY OPEN CUT)	$ 95.00	L.F.	75	$ 7,125.00
4' DIAMETER MANHOLE	$ 5,100.00	EA.	11	$ 56,100.00
4' DIAMETER MANHOLE OVER EXISTING MAIN	$ 6,200.00	EA.	2	$ 12,400.00
4' DIAMTER MANHOLE W/ EXTRA DEPTH	$ 8,615.00	EA.	2	$ 17,230.00
4' DIAMETER MANHOLE OVER EXISTING 15" MAIN	$ 5,375.00	EA.	2	$ 10,750.00
ADJUST EXISTING MANHOLE RIM ELEVATION	$ 1,625.00	EA.	4	$ 6,500.00
CONNECT TO EXISTING MH	$ 2,000.00	EA.	1	$ 2,000.00
CONNECT TO EXISTING MH & PLUG EX. MH INVERT	$ 4,025.00	EA.	1	$ 4,025.00
REMOVE & DISPOSE EXISTING SAN. SWR.	$ 16.50	L.F.	1057	$ 17,440.50
REMOVE & DISPOSE EXISTING 15" SAN. SWR.	$ 22.80	LF	520	$ 11,856.00
REMOVE & DISPOSE EXISTING 8" SAN SWR	$ 21.25	LF	117	$ 2,486.25
REMOVE & DISPOSE EXISTING MH	$ 375.00	EA.	4	$ 1,500.00
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 41.00	L.F.	54	$ 2,214.00
BYPASS PUMPING	$ 3,000.00	L.S.	1	$ 3,000.00
TRENCH SAFETY	$ 0.10	L.F.	3949	$ 394.90
TESTING & T.V. INSPECTION	$ 1.00	L.F.	3949	$ 3,949.00
ENGINEERING, PLATTING & STAKING (10%)				$ 39,185.32
MISCELLANEOUS ITEMS (2.5%)				$ 9,796.33
TOTAL				**$ 440,834.79**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE B

City of Celina, Collin County, Texas

Construction Documents:09/07/2018

Total Lots: ***195*** *Total Acres:* ***72***

Prepared: ~~***02/16/18***~~ *Revised:* ***09/26/19***

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 47.50	L.F.	1791	$ 85,072.50
18" R.C.P. (RUBBER GASKET)	$ 54.00	L.F.	11	$ 594.00
21" R.C.P.	$ 53.00	L.F.	805	$ 42,665.00
21" R.C.P. (RUBBER GASKET)	$ 59.00	L.F.	178	$ 10,502.00
24" R.C.P.	$ 61.00	L.F.	375	$ 22,875.00
27" R.C.P.	$ 66.00	L.F.	736	$ 48,576.00
30" R.C.P.	$ 75.00	L.F.	678	$ 50,850.00
33" R.C.P.	$ 87.00	L.F.	263	$ 22,881.00
36" R.C.P.	$ 98.00	L.F.	642	$ 62,916.00
42" R.C.P.	$ 130.00	L.F.	346	$ 44,980.00
48" R.C.P.	$ 154.00	L.F.	424	$ 65,296.00
48" R.C.P. (RUBBER GASKET)	$ 175.00	L.F.	6	$ 1,050.00
5'x4' R.C.B.	$ 247.00	L.F.	200	$ 49,400.00
10' CURB INLET	$ 3,925.00	EA.	47	$ 184,475.00
4'x4' STORM SEWER MANHOLE	$ 5,300.00	EA.	8	$ 42,400.00
5'x5' STORM SEWER MANHOLE	$ 7,700.00	EA.	3	$ 23,100.00
6'x6' STORM SEWER MANHOLE	$ 8,200.00	EA.	1	$ 8,200.00
21" TXDOT HDWL (SETP-PD)	$ 2,200.00	EA.	3	$ 6,600.00
27" TXDOT HDWL (SETP-PD)	$ 2,750.00	EA.	2	$ 5,500.00
5'x4' RCB TXDOT HDWL (SETB-PW)	$ 6,650.00	EA.	1	$ 6,650.00
REMOVE AND DISPOSE EXISTING WYE INLET	$ 775.00	EA.	1	$ 775.00
TRENCH SAFETY	$ 0.10	L.F.	6455	$ 645.50
ENGINEERING, PLATTING & STAKING (10%)				$ 78,600.30
MISCELLANEOUS ITEMS (2.5%)				$ 19,650.08
TOTAL				**$ 884,253.38**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE THREE B

City of Celina, Collin County, Texas

Construction Documents:09/07/2018

Total Lots: ***195*** *Total Acres:* ***72***

Prepared: ***~~02/16/18~~*** *Revised:* ***09/26/19***

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 47.50	L.F.	299	$ 14,202.50
21" R.C.P.	$ 53.00	L.F.	23	$ 1,219.00
27" R.C.P.	$ 66.00	L.F.	345	$ 22,770.00
36" R.C.P.	$ 98.00	L.F.	129	$ 12,642.00
42" R.C.P.	$ 130.00	L.F.	96	$ 12,480.00
5'x1.5' R.C.B.	$ 300.00	L.F.	112	$ 33,600.00
7'x3' R.C.B.	$ 340.00	L.F.	55	$ 18,700.00
10' CURB INLET	$ 3,925.00	EA.	6	$ 23,550.00
4'X4' DROP INLET W/ APRON	$ 3,125.00	EA.	1	$ 3,125.00
7'x3' RCB TXDOT HDWL (PW)	$ 13,900.00	EA.	2	$ 27,800.00
2-5'x1.5' RCB TXDOT HDWL (FW-0)	$ 11,000.00	EA.	1	$ 11,000.00
36"/42" COMBO HDWL	$ 7,150.00	EA.	1	$ 7,150.00
REMOVE AND DISPOSE EXISTING HDWL	$ 775.00	EA.	2	$ 1,550.00
42" PLUG	$ 150.00	EA.	1	$ 150.00
ROCK-RIP-RAP	$ 76.50	S.Y.	56	$ 4,284.00
TRENCH SAFETY	$ 0.10	L.F.	1059	$ 105.90
ENGINEERING, PLATTING & STAKING (10%)				$ 19,432.84
MISCELLANEOUS ITEMS (2.5%)				$ 4,858.21
TOTAL				**$ 218,619.45**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 2.75	S.Y.	41800	$ 114,950.00
HYDRATED LIME (36 LBS/SY)	$ 150.00	TON	753	$ 112,950.00
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 33.05	S.Y.	39407	$ 1,302,401.35
SAWCUT CURB & GUTTER	$ 22.00	LF.	182	$ 4,004.00
4' SIDEWALK	$ 4.00	S.F.	13243	$ 52,972.00
BARRIER FREE RAMPS	$ 1,300.00	EA.	22	$ 28,600.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,530.00	EA.	13	$ 19,890.00
STREET NAME BLADE	$ 305.00	EA.	32	$ 9,760.00
ENGINEERING, PLATTING & STAKING (10%)				$ 164,552.74
MISCELLANEOUS ITEMS (2.5%)				$ 41,138.18
TOTAL				**$ 1,851,218.27**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 2.75	S.Y.	11148	$ 30,657.00
HYDRATED LIME (41 LBS/SY)	$ 150.00	TON	229	$ 34,350.00
8" REINF. CONCRETE STREET PAVEMENT (37 B-B)	$ 41.75	S.Y.	4238	$ 176,936.50
8" REINF. CONCRETE STREET PAVEMENT (25 B-B)	$ 40.60	S.Y.	6220	$ 252,532.00
8" REINF. STAMPED CONCRETE STREET PAVEMENT	$ 25.75	S.Y.	313	$ 8,059.75
12" TYPE "B" ASPHALT BASE	$ 109.00	S.Y.	264	$ 28,776.00
2" TYPE "C" ASPHALT OVERLAY	$ 34.40	S.Y.	264	$ 9,081.60
BARRIER FREE RAMPS	$ 1,300.00	EA.	4	$ 5,200.00
SAWCUT CURB & GUTTER	$ 22.00	L.F.	699	$ 15,378.00
REMOVE & DISPOSE EXISTING CONCRETE	$ 12.00	S.Y.	495	$ 5,940.00
6' TRAIL	$ 5.00	S.F.	5760	$ 28,800.00
CONCRETE STREET HEADER	$ 15.00	LF	50	$ 750.00
ROAD BARRICADE	$ 38.00	LF	50	$ 1,900.00
REMOVE BARRICATE AND CONN. TO EXISTING	$ 20.00	LF	31	$ 620.00
STRIPING, BUTTONING, ETC. (OWNSBY PKWY)	$ 11,000.00	L.S.	1	$ 11,000.00
REMOVE EXISTING STRIPING (FM2478)	$ 300.00	L.S.	1	$ 300.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 2,500.00	L.S.	1	$ 2,500.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,530.00	EA.	1	$ 1,530.00
STREET NAME BLADE	$ 305.00	EA.	2	$ 610.00
RELOCATE EXISTING STOP SIGN & NAME BLADES	$ 2,200.00	EA.	1	$ 2,200.00
ENGINEERING, PLATTING & STAKING (10%)				$ 61,712.09
MISCELLANEOUS ITEMS (2.5%)				$ 14,661.60
TOTAL				**$ 693,494.53**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 2,350.00	L.S.	1	$ 2,350.00
ENGINEERING REVIEW FEE	$ 20,670.00	L.S.	1	$ 20,670.00
INSPECTION FEE (3%)	$ 120,456.60	L.S.	1	$ 120,456.60
WETLANDS REPORT	$ 1,950.00	L.S.	1	$ 1,950.00
ENVIRONMENTAL PHASE 1	$ 3,900.00	L.S.	1	$ 3,900.00
GEO-TECHNICAL REPORT	$ 5,850.00	L.S.	1	$ 5,850.00
MATERIAL TESTING	$ 250.00	LOT.	195	$ 48,750.00
SWPPP ADMINISTRATION	$ 2,925.00	L.S.	1	$ 2,925.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 211,851.60**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 42,366.93	L.S.	1	$ 42,366.93
TOTAL				**$ 42,366.93**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Construction Documents (Partial):03-06-2020

Total Lots: ***96*** *Total Acres:* ***35.835***

Prepared: ~~***03/25/20***~~ *Revised:* ***04/14/20***

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$62,205	$648	$1,736
EROSION CONTROL (MAJOR IMPROVEMENTS)	$11,936	$124	$333
EXCAVATION (DIRECT)	$85,809	$894	$2,395
EXCAVATION (MAJOR IMPROVEMENTS)	$16,223	$169	$453
RETAINING WALL (MAJOR IMPROVEMENTS)	$0	$0	$0
WATER (DIRECT)	$481,014	$5,011	$13,423
WATER (MAJOR IMPROVEMENTS)	$80,491	$838.45	$2,246.16
SANITARY SEWER (DIRECT)	$372,977	$3,885	$10,408
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0	$0
STORM SEWER (DIRECT)	$405,214	$4,221	$11,308
STORM SEWER (MAJOR IMPROVEMENTS)	$48,074	$501	$1,342
PAVING (DIRECT)	$1,220,267	$12,711	$34,052
PAVING (MAJOR IMPROVEMENTS)	$497,223	$5,179	$13,875
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$160,949	$1,677	$4,491
CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	$21,812	$227	$609
GRAND TOTAL	**$3,464,196**	**$36,085**	**$96,671**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Construction Documents (Partial):03-06-2020

Total Lots: ***96*** *Total Acres:* ***35.835***

Prepared: ***03/25/20*** *Revised:*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	2000	$ 3,000.00
SEDIMENTATION BASIN & DRAINAGE STRUCTURE	$ 12,000.00	EA.	1	$ 12,000.00
POST DEVELOPMENT EROSION CONTROL:				
4' ROLL OF CURLEX WITH SEED	$ 1.25	L.F.	13715	$ 17,143.75
INLET PROTECTION	$ 500.00	EA	19	$ 9,500.00
DISK & SEED	$ 325.00	ACRE	42	$ 13,650.00
ENGINEERING, PLATTING & STAKING (10%)				$ 5,529.38
MISCELLANEOUS ITEMS (2.5%)				$ 1,382.34
TOTAL				**$ 62,205.47**

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED. ASSUME LAKES WILL BE USED

EROSION CONTROL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	$ 1.50	L.F.	590	$ 885.00
8' ROLL OF CURLEX WITH SEED	$ 1.50	L.F.	5150	$ 7,725.00
INLET PROTECTION	$ 500.00	EA.	4	$ 2,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 1,061.00
MISCELLANEOUS ITEMS (2.5%)				$ 265.25
TOTAL				**$ 11,936.25**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	7.50	$ 4,388.60
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	2	$ 4,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.02	C.Y.	33607	$ 67,886.14
ENGINEERING, PLATTING & STAKING (10%)				$ 7,627.47
MISCELLANEOUS ITEMS (2.5%)				$ 1,906.87
TOTAL				**$ 85,809.08**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	3.05	$ 1,783.18
CHURCHILL & OWNSBY EXCAVATION	$ 2.02	C.Y.	6256	$ 12,637.12
ENGINEERING, PLATTING & STAKING (10%)				$ 1,442.03
MISCELLANEOUS ITEMS (2.5%)				$ 360.51
TOTAL				**$ 16,222.83**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Construction Documents (Partial):03-06-2020

Total Lots: ***96*** *Total Acres:* ***35.835***

Prepared: ***03/25/20*** *Revised:*

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 24.50	L.F.	6764	$ 165,718.00
6" GATE VALVE & BOX	$ 825.00	EA.	16	$ 13,200.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	30	$ 34,500.00
12" GATE VALVE & BOX ON EXISTING	$ 2,000.00	EA.	1	$ 2,000.00
FIRE HYDRANT W/ 6" LEAD	$ 3,410.00	EA.	14	$ 47,740.00
FH LEAD WITH CAP (NO FH ASSEMBLY AT THIS TIME)	$ 1,500.00	EA.	2	$ 3,000.00
1" SINGLE WATER SERVICE	$ 695.00	EA.	104	$ 72,280.00
1" SINGLE WATER SERVICE ON EXISTING 12" PVC	$ 950.00	EA.	7	$ 6,650.00
1" METER SETTERS	$ 390.00	EA.	96	$ 37,440.00
CONNECT TO EXISTING	$ 450.00	EA.	1	$ 450.00
CUT-IN 12" x 8" TEE ON EXISTING	$ 3,500.00	EA.	1	$ 3,500.00
CUT-IN 12" x 6" TEE ON EXISTING	$ 3,200.00	EA.	1	$ 3,200.00
MISCELLANEOUS FITTINGS	$ 8,550.00	TON	4.0	$ 34,456.50
CEMENT STABILIZED SAND	$ 19.50	L.F.	20	$ 390.00
TESTING & CHLORINATION	$ 0.45	L.F.	6764	$ 3,043.80
ENGINEERING, PLATTING & STAKING (10%)				$ 42,756.83
MISCELLANEOUS ITEMS (2.5%)				$ 10,689.21
TOTAL				**$ 481,014.34**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 24.50	L.F.	1349	$ 33,050.50
6" GATE VALVE & BOX	$ 825.00	EA.	4	$ 3,300.00
8" GATE VALVE & BOX	$ 1,150.00	EA.	10	$ 11,500.00
FIRE HYDRANT W/ 6" LEAD	$ 3,410.00	EA.	4	$ 13,640.00
CONNECT TO EXISTING	$ 450.00	EA.	2	$ 900.00
MISCELLANEOUS FITTINGS	$ 8,550.00	TON	1.0	$ 8,550.00
TESTING & CHLORINATION	$ 0.45	L.F.	1349	$ 607.05
ENGINEERING, PLATTING & STAKING (10%)				$ 7,154.76
MISCELLANEOUS ITEMS (2.5%)				$ 1,788.69
TOTAL				**$ 80,490.99**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 26.25	L.F.	5504	$ 144,480.00
4' DIAMETER MANHOLE	$ 5,100.00	EA.	18	$ 91,800.00
CONNECT TO EXISTING MH WITH OUTSIDE DROP	$ 3,000.00	EA.	2	$ 6,000.00
REMOVE PLUG & CONNECT TO EXISTING 8" PVC	$ 1,000.00	EA.	1	$ 1,000.00
CLEANOUT	$ 775.00	EA.	1	$ 775.00
4" SERVICE LINES	$ 618.00	EA.	107	$ 66,126.00
4" SERVICE LINES ON EXISTING 10" PVC	$ 800.00	EA.	4	$ 3,200.00
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 41.00	L.F.	100	$ 4,100.00
ADJUST MH RIM ELEVATION	$ 1,000.00	EA.	8	$ 8,000.00
TRENCH SAFETY	$ 0.10	L.F.	5504	$ 550.40
TESTING & T.V. INSPECTION	$ 1.00	L.F.	5504	$ 5,504.00
ENGINEERING, PLATTING & STAKING (10%)				$ 33,153.54
MISCELLANEOUS ITEMS (2.5%)				$ 8,288.39
TOTAL				**$ 372,977.33**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Construction Documents (Partial):03-06-2020

Total Lots: ***96*** *Total Acres:* ***35.835***

Prepared: ***03/25/20*** *Revised:*

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 47.50	L.F.	1254	$ 59,565.00
21" R.C.P.	$ 53.00	L.F.	476	$ 25,228.00
24" R.C.P.	$ 61.00	L.F.	125	$ 7,625.00
27" R.C.P.	$ 66.00	L.F.	474	$ 31,284.00
30" R.C.P.	$ 75.00	L.F.	553	$ 41,475.00
33" R.C.P.	$ 87.00	L.F.	59	$ 5,133.00
36" R.C.P.	$ 98.00	L.F.	130	$ 12,740.00
36" R.C.P. (RUBBER GASKET)	$ 112.00	L.F.	44	$ 4,928.00
42" R.C.P.	$ 130.00	L.F.	198	$ 25,740.00
60" R.C.P.	$ 225.00	L.F.	126	$ 28,350.00
10' CURB INLET	$ 3,925.00	EA.	19	$ 74,575.00
4'x4' STORM SEWER MANHOLE	$ 5,300.00	EA.	4	$ 21,200.00
24" TXDOT HDWL (CH-FW-0)	$ 2,200.00	EA.	1	$ 2,200.00
36" TXDOT HDWL (SETP-PD)	$ 4,500.00	EA.	1	$ 4,500.00
60" TXDOT HDWL (SETP-PD)	$ 6,000.00	EA.	1	$ 6,000.00
ROCK RIP RAP	$ 50.00	S.Y.	72	$ 3,600.00
REMOVE HDWL AND CONN TO EXISTING	$ 775.00	EA.	1	$ 775.00
REMOVE & REPLACE PORTION OF EXISTING RETAINING WALL	$ 1,500.00	L.S.	1	$ 1,500.00
TRENCH SAFETY	$ 0.10	L.F.	3115	$ 311.50
TV INSPECTION	$ 1.25	L.F.	3115	$ 3,893.75
ENGINEERING, PLATTING & STAKING (10%)				$ 35,672.95
MISCELLANEOUS ITEMS (2.5%)				$ 8,918.24
TOTAL				**$ 405,214.44**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE FIVE

City of Celina, Collin County, Texas

Construction Documents (Partial):03-06-2020

Total Lots: ***96*** *Total Acres:* ***35.835***

Prepared: ***03/25/20*** *Revised:*

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 47.50	L.F.	602	$ 28,595.00
10' CURB INLET	$ 3,925.00	EA.	3	$ 11,775.00
CONNECT TO EXISTING	$ 775.00	EA.	2	$ 1,550.00
TRENCH SAFETY	$ 0.10	L.F.	602	$ 60.20
TV INSPECTION	$ 1.25	L.F.	602	$ 752.50
ENGINEERING, PLATTING & STAKING (10%)				$ 4,273.27
MISCELLANEOUS ITEMS (2.5%)				$ 1,068.32
TOTAL				**$ 48,074.29**

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 2.75	S.Y.	29,003	$ 79,758.25
HYDRATED LIME (36 LBS/SY)	$ 150.00	TON	522	$ 78,308.10
6" REINF. CONCRETE STREET PAVEMENT (29 B-B)	$ 33.05	S.Y.	25,675	$ 848,558.75
CONCRETE STREET HEADER	$ 15.00	L.F.	174	$ 2,610.00
ROAD BARRICADE	$ 38.00	L.F.	174	$ 6,612.00
REMOVE ROAD BARRICADE	$ 750.00	EA.	2	$ 1,500.00
TEMPORARY CURB (AT TEMP TURNAROUNDS)	$ 22.00	L.F.	380	$ 8,360.00
5' SIDEWALK	$ 5.00	S.F.	2,835	$ 14,175.00
BARRIER FREE RAMPS	$ 1,300.00	EA.	18	$ 23,400.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,530.00	EA.	10	$ 15,300.00
STREET NAME BLADE	$ 305.00	EA.	20	$ 6,100.00
ENGINEERING, PLATTING & STAKING (10%)				$ 108,468.21
MISCELLANEOUS ITEMS (2.5%)				$ 27,117.05
TOTAL				**$ 1,220,267.36**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 2.75	S.Y.	9654	$ 26,548.50
HYDRATED LIME (36 LBS/SY)	$ 150.00	TON	174	$ 26,065.80
8" REINF. CONCRETE STREET PAVEMENT (25 B-B)	$ 40.60	S.Y.	4308	$ 174,904.80
8" REINF. STAMPED CONCRETE STREET PAVEMENT	$ 25.75	S.F.	315	$ 8,111.25
MEDIAN NOSE STAMPED CONCRETE	$ 25.75	S.F.	333	$ 8,574.75
6" REINF. CONCRETE STREET PAVEMENT (29 B-B)	$ 33.05	S.Y.	4717	$ 155,896.85
CONCRETE STREET HEADER	$ 15.00	L.F.	50	$ 750.00
ROAD BARRICADE	$ 38.00	L.F.	50	$ 1,900.00
BARRIER FREE RAMPS	$ 1,300.00	EA.	2	$ 2,600.00
SAWCUT CURB & GUTTER	$ 22.00	L.F.	517	$ 11,374.00
6' TRAIL	$ 5.50	S.F.	2400	$ 13,200.00
STRIPING, BUTTONING, ETC. (OWNSBY PKWY & CHURCHILL)	$ 8,000.00	L.S.	1	$ 8,000.00
TRAFFIC CONTROL DEVICES (SIGNS, BARRELS & BARRICADES)	$ 2,500.00	L.S.	1	$ 2,500.00
STOP SIGN AND POLE (BRANDON INDUSTRIES)	$ 1,530.00	EA.	1	$ 1,530.00
STREET NAME BLADE	$ 305.00	EA.	2	$ 610.00
ENGINEERING, PLATTING & STAKING (10%)				$ 44,256.60
MISCELLANEOUS ITEMS (2.5%)				$ 10,400.44
TOTAL				**$ 497,222.98**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 1,460.00	L.S.	1	$ 1,460.00
ENGINEERING REVIEW FEE	$ 8,310.00	L.S.	1	$ 8,310.00
INSPECTION FEE (4%)	$ 99,178.94	L.S.	1	$ 99,178.94
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	96	$ 24,000.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 160,948.94**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (MAJOR)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEE (4%)	$ 21,811.89	L.S.	1	$ 21,811.89
TOTAL				**$ 21,811.89**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised: 08/16/21*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$0	$0	$0
EXCAVATION (DIRECT)	$128,647	$501	$1,991
EXCAVATION (MAJOR IMPROVEMENTS)	$15,926	$61.97	$246.53
RETAINING WALL (MAJOR IMPROVEMENTS)	$135,000	$525.29	$2,089.78
WATER (DIRECT)	$929,716	$3,618	$14,392
WATER (MAJOR IMPROVEMENTS)	$72,668	$282.76	$1,124.90
SANITARY SEWER (DIRECT)	$882,344	$3,433	$13,659
SANITARY SEWER (MAJOR IMPROVEMENTS)	$42,094	$163.79	$651.60
STORM SEWER (DIRECT)	$675,593	$2,629	$10,458
STORM SEWER (MAJOR)	$154,547	$601.35	$2,392.36
PAVING (DIRECT)	$2,739,846	$10,661	$42,412
PAVING (MAJOR IMPROVEMENTS)	$560,126	$2,179.48	$8,670.68
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$344,297	$1,340	$5,330
GRAND TOTAL	**$6,680,804**	**$25,995**	**$103,418**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised:*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 2,000.00	ACRE	13.9	$ 27,800.00
CONSTRUCTION ENTRANCE	$ 2,000.00	EA.	3	$ 6,000.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 2.40	C.Y.	33,564	$ 80,552.52
ENGINEERING, PLATTING & STAKING (10%)				$ 11,435.25
MISCELLANEOUS ITEMS (2.5%)				$ 2,858.81
TOTAL				**$ 128,646.59**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 585.00	ACRE	1.1	$ 643.50
BELMONT ROW EXCAVATION (IMPORT)	$ 5.60	C.Y.	1,300	$ 7,280.00
POND EXCAVATION	$ 2.40	C.Y.	2,656	$ 6,374.66
ENGINEERING, PLATTING & STAKING (10%)				$ 1,429.82
MISCELLANEOUS ITEMS (2.5%)				$ 198.09
TOTAL				**$ 15,926.06**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND WALL	$ 120,000.00	LS.	1	$ 120,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 12,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 3,000.00
TOTAL				**$ 135,000.00**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised:*

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 34.64	L.F.	10828	$ 375,081.92
6" GATE VALVE & BOX	$ 910.00	EA.	25	$ 22,750.00
8" GATE VALVE & BOX	$ 1,365.00	EA.	43	$ 58,695.00
12" GATE VALVE & BOX ON EXISTING	$ 4,650.00	EA.	1	$ 4,650.00
FIRE HYDRANT W/ 6" LEAD	$ 3,725.00	EA.	21	$ 78,225.00
12" X 8" CUT IN TEE ON EXISTING	$ 4,400.00	EA.	1	$ 4,400.00
1" SINGLE WATER SERVICE	$ 800.00	EA.	243	$ 194,400.00
1" SINGLE WATER SERVICE (FUTURE)	$ 800.00	EA.	15	$ 12,000.00
1" SINGLE WATER SERVICE (FOR LOOP)	$ 10.30	LF.	240	$ 2,472.00
1" SINGLE WATER SERVICE (ON EX. 8" WATER, BY BORE)	$ 2,400.00	EA.	6	$ 14,400.00
1" SINGLE WATER SERVICE (ON EX. 12" WATER)	$ 1,000.00	EA.	1	$ 1,000.00
CONNECT TO EXISTING	$ 450.00	EA.	11	$ 4,950.00
MISCELLANEOUS FITTINGS	$ 4,975.00	TON	7.6	$ 38,009.00
CEMENT STABILIZED SAND	$ 22.00	L.F.	18.0	$ 396.00
TRACER WIRE TEST STATIONS	$ 215.00	EA.	42.0	$ 9,030.00
TESTING & CHLORINATION	$ 0.55	L.F.	10828	$ 5,955.40
ENGINEERING, PLATTING & STAKING (10%)				$ 82,641.43
MISCELLANEOUS ITEMS (2.5%)				$ 20,660.36
TOTAL				**$ 929,716.11**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 34.64	L.F.	938	$ 32,492.32
6" GATE VALVE & BOX	$ 910.00	EA.	2	$ 1,820.00
8" GATE VALVE & BOX	$ 1,365.00	EA.	5	$ 6,825.00
12" GATE VALVE & BOX ON EXISTING	$ 4,650.00	EA.	2	$ 9,300.00
FIRE HYDRANT W/ 6" LEAD	$ 3,725.00	EA.	2	$ 7,450.00
12" X 8" CUT IN TEE ON EXISTING	$ 4,400.00	EA.	1	$ 4,400.00
MISCELLANEOUS FITTINGS	$ 4,975.00	TON	0.4	$ 1,791.00
TESTING & CHLORINATION	$ 0.55	L.F.	938	$ 515.90
ENGINEERING, PLATTING & STAKING (10%)				$ 6,459.42
MISCELLANEOUS ITEMS (2.5%)				$ 1,614.86
TOTAL				**$ 72,668.50**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised:*

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 30.80	L.F.	10893	$ 335,504.40
4' DIAMETER MANHOLE	$ 4,775.00	EA.	37	$ 176,675.00
MANHOLE I & I BARRIERS	$ 345.00	EA.	37	$ 12,765.00
CONNECT TO EXISTING MH WITH OUTSIDE DROP	$ 2,925.00	EA.	3	$ 8,775.00
CONNECT TO EXISTING MH	$ 1,975.00	EA.	3	$ 5,925.00
REMOVE PLUG & CONNECT TO EXISTING 8" PVC	$ 450.00	EA.	2	$ 900.00
PLUG EX. MH	$ 450.00	EA.	2	$ 900.00
END & PLUG 8" SEWER	$ 50.00	EA.	6	$ 300.00
4" SERVICE LINES	$ 753.00	EA.	235	$ 176,955.00
4" SERVICE LINES (ON EX. 10" PVC)	$ 1,080.00	EA.	2	$ 2,160.00
4" SERVICE LINES (FUTURE)	$ 741.00	EA.	19	$ 14,079.00
4" SERVICE FROM EX. MH IN STREET	$ 3,100.00	EA.	2	$ 6,200.00
4" SERVICES TO BE REMOVED	$ 500.00	LF	7	$ 3,500.00
8" SEWER TO BE REMOVED	$ 15.50	LF	304	$ 4,712.00
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 67.75	L.F.	218	$ 14,769.50
ADJUST MH RIM ELEVATION	$ 1,280.00	EA.	3	$ 3,840.00
REMOVE AND REPLACE CONCRETE PAVING	$ 195.00	SY	14	$ 2,730.00
TRENCH SAFETY	$ 0.10	L.F.	10893	$ 1,089.30
TESTING & T.V. INSPECTION	$ 1.15	L.F.	10893	$ 12,526.95
ENGINEERING, PLATTING & STAKING (10%)				$ 78,430.62
MISCELLANEOUS ITEMS (2.5%)				$ 19,607.65
TOTAL				**$ 882,344.42**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
10" P.V.C. PIPE (SDR-35)	$ 36.91	L.F.	578	$ 21,333.98
4' DIAMETER MANHOLE	$ 4,775.00	EA.	3	$ 14,325.00
MANHOLE I & I BARRIERS	$ 345.00	EA.	3	$ 1,035.00
TRENCH SAFETY	$ 0.10	L.F.	578	$ 57.80
TESTING & T.V. INSPECTION	$ 1.15	L.F.	578	$ 664.70
ENGINEERING, PLATTING & STAKING (10%)				$ 3,741.65
MISCELLANEOUS ITEMS (2.5%)				$ 935.41
TOTAL				**$ 42,093.54**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised:*

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 56.50	L.F.	1069	$ 60,398.50
21" R.C.P.	$ 62.50	L.F.	734	$ 45,875.00
24" R.C.P.	$ 71.50	L.F.	962	$ 68,783.00
27" R.C.P.	$ 77.50	L.F.	199	$ 15,422.50
30" R.C.P.	$ 89.00	L.F.	388	$ 34,532.00
30" R.C.P. (RUBBER GASKETED)	$ 98.00	L.F.	71	$ 6,958.00
36" R.C.P.	$ 116.00	L.F.	709	$ 82,244.00
42" R.C.P.	$ 151.00	L.F.	483	$ 72,933.00
42" R.C.P. (RUBBER GASKETED)	$ 172.00	L.F.	52	$ 8,944.00
48" R.C.P. (RUBBER GASKETED)	$ 201.00	L.F.	71	$ 14,271.00
10' CURB INLET	$ 4,100.00	EA.	26	$ 106,600.00
12' CURB INLET	$ 4,475.00	EA.	2	$ 8,950.00
2-GRATE COMBO INLET	$ 5,475.00	EA.	2	$ 10,950.00
4'x4' STORM SEWER MANHOLE	$ 5,450.00	EA.	1	$ 5,450.00
5'x5' STORM SEWER MANHOLE	$ 6,875.00	EA.	1	$ 6,875.00
6'x6' STORM SEWER MANHOLE	$ 9,400.00	EA.	1	$ 9,400.00
21" TXDOT HDWL (SETP-CD)	$ 2,675.00	EA.	1	$ 2,675.00
24" TXDOT HDWL (CH-FW-0)	$ 2,900.00	EA.	1	$ 2,900.00
36" TXDOT HDWL (SETP-PD) (4:1)	$ 3,300.00	EA.	1	$ 3,300.00
36" TXDOT HDWL (SETP-PD) (8:1)	$ 3,800.00	EA.	1	$ 3,800.00
42" TXDOT HDWL (SETP-PD)	$ 4,900.00	EA.	1	$ 4,900.00
48" TXDOT HDWL (SETP-PD)	$ 5,450.00	EA.	1	$ 5,450.00
END & PLUG 21" R.C.P.	$ 55.00	EA.	1	$ 55.00
12" THICK GABION MATTRESS AT HDWL'S	$ 318.00	SY	26	$ 8,268.00
REMOVE EX. 42" RCP	$ 32.50	L.F.	55	$ 1,787.50
REMOVE EXISTING HEADWALL	$ 450.00	EA.	1	$ 450.00
REMOVE HEADWALL & CONN TO EXISTING	$ 775.00	EA.	1	$ 775.00
TRENCH SAFETY	$ 0.10	L.F.	4738	$ 473.80
TV INSPECTION	$ 1.50	L.F.	4738	$ 7,107.00
ENGINEERING, PLATTING & STAKING (10%)				$ 60,052.73
MISCELLANEOUS ITEMS (2.5%)				$ 15,013.18
TOTAL				**$ 675,593.21**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 56.50	L.F.	36	$ 2,034.00
24" R.C.P.	$ 62.50	L.F.	107	$ 6,687.50
27" R.C.P.	$ 77.50	L.F.	110	$ 8,525.00
30" R.C.P.	$ 89.00	L.F.	80	$ 7,120.00
6' X 3' R.C.B.	$ 379.00	L.F.	76	$ 28,804.00
10' CURB INLET	$ 4,100.00	EA.	2	$ 8,200.00
4'X4' STORM MANHOLE	$ 5,450.00	EA.	1	$ 5,450.00
30" TXDOT HDWL (SETP-PD)	$ 3,000.00	EA.	1	$ 3,000.00
6' X 3' RCB TXDOT HDWL (SETB-PD) TYPE "SWO"	$ 5,450.00	EA.	1	$ 5,450.00
6' X 3' RCB TXDOT HDWL (SETB-PD) TYPE "PW"	$ 5,800.00	EA.	1	$ 5,800.00
12" THICK GABION MATTRESS AT POND SPILLWAY	$ 318.00	SY	175	$ 55,650.00
TRENCH SAFETY	$ 0.10	L.F.	409	$ 40.90
TV INSPECTION	$ 1.50	L.F.	409	$ 613.50
ENGINEERING, PLATTING & STAKING (10%)				$ 13,737.49
MISCELLANEOUS ITEMS (2.5%)				$ 3,434.37
TOTAL				**$ 154,546.76**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE SIX DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 257 *Total Acres: 64.6*

Prepared: 8/19/2020 *Revised:*

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.85	S.Y.	48,593	$ 187,083.05
HYDRATED LIME (36 LBS/SY)	$ 168.00	TON	875	$ 147,000.00
6" REINF. CONCRETE STREET PAVEMENT (25' B-B)	$ 39.85	S.Y.	9,046	$ 360,483.10
6" REINF. CONCRETE STREET PAVEMENT (29' B-B)	$ 39.85	S.Y.	12,114	$ 482,742.90
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 39.85	S.Y.	15,777	$ 628,713.45
7" REINF. CONCRETE ALLEY (12')	$ 58.90	S.Y.	3,841	$ 226,234.90
6" REINF. CONCRETE STREET PAVEMENT - HAND POUR	$ 64.55	SY	670	$ 43,248.50
TEMP STREET PAVEMENT (24' WIDE)	$ 72.70	S.Y.	811	$ 58,959.70
CONCRETE STREET HEADER	$ 20.00	L.F.	116	$ 2,320.00
ROAD BARRICADE	$ 35.00	L.F.	150	$ 5,250.00
BARRIER FREE RAMPS	$ 2,000.00	EA.	26	$ 52,000.00
DETECTABLE WARNING AT ALLEY	$ 1,000.00	EA.	13	$ 13,000.00
SAWCUT & REMOVE EXISTING CURB	$ 25.00	L.F.	302	$ 7,550.00
SAWCUT & REMOVE EX. PAVEMENT	$ 12.00	S.Y.	195	$ 2,340.00
6' SIDEWALK	$ 5.75	S.F.	4,050	$ 23,287.50
5' SIDEWALK	$ 5.75	S.F.	24,045	$ 138,258.75
4' SIDEWALK	$ 5.75	S.F.	5,156	$ 29,647.00
STOP SIGN AND POLE 30"x30" (BRANDON INDUSTRIES)	$ 1,200.00	EA.	13	$ 15,600.00
STREET NAME BLADE	$ 325.00	EA.	36	$ 11,700.00
ENGINEERING, PLATTING & STAKING (10%)				$ 243,541.89
MISCELLANEOUS ITEMS (2.5%)				$ 60,885.47
TOTAL				**$ 2,739,846.21**

PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.85	S.Y.	3,593	$ 13,833.05
HYDRATED LIME (36 LBS/SY)	$ 168.00	TON	65	$ 10,865.23
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 39.85	S.Y.	3,169	$ 126,284.65
12" TYPE "B" ASPHALT BASE	$ 92.80	S.Y.	1,598	$ 148,294.40
2" TYPE "D" ASPHALT OVERLAY	$ 23.15	S.Y.	3,934	$ 91,072.10
FM 2478 EXCAVATION	$ 15,000.00	LS.	1	$ 15,000.00
SAWCUT EXISTING ASPHALT PAVEMENT	$ 5.25	LF.	1,884	$ 9,891.00
REMOVE EXISTING PAVEMENT	$ 1.75	S.F.	338	$ 591.50
9' SIDEWALK	$ 8.00	S.F.	1,530	$ 12,240.00
6' SIDEWALK	$ 5.75	S.F.	6,132	$ 35,259.00
5' SIDEWALK	$ 5.75	S.F.	260	$ 1,495.00
4' SIDEWALK	$ 5.75	S.F.	1,844	$ 10,603.00
TRAFFIC CONTROL	$ 12,000.00	L.S.	1	$ 12,000.00
4" YELLOW PAVEMENT MARKING	$ 2.65	LF.	1,487	$ 3,940.55
4" WHITE PAVEMENT MARKING	$ 1.35	LF.	2,461	$ 3,322.35
LEFT TURN ARROW PAVEMENT MARKING	$ 300.00	EA.	2	$ 600.00
"ONLY" PAVEMENT MARKING	$ 350.00	EA.	2	$ 700.00
24" WHITE STOP BAR PAVEMENT MARKING	$ 17.00	LF.	15	$ 255.00
STOP SIGN AND POLE 36"X36" (BRANDON INDUSTRIES)	$ 1,300.00	EA.	1	$ 1,300.00
STREET NAME BLADE	$ 325.00	EA.	2	$ 650.00
ENGINEERING, PLATTING & STAKING (10%)				$ 49,819.68
MISCELLANEOUS ITEMS (2.5%)				$ 12,109.09
TOTAL				**$ 560,125.61**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 1,460.00	L.S.	1	$ 1,460.00
ENGINEERING REVIEW FEE	$ 8,310.00	L.S.	1	$ 8,310.00
INSPECTION FEE (4%)	$ 242,277.37	L.S.	1	$ 242,277.37
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	257	$ 64,250.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 344,297.37**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

MUSTANG LAKES PHASE SEVEN - DIRECT & MI SUMMARY

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

Overall Probable Cost Opinion Summary by Phase

TRACT ID	Area (Ac)	Lots (#)	Cost ($)	By Lot ($)	By Acre ($)
PHASE SEVEN	106.751	171	$8,448,877	$49,409	$79,146
CATEGORY TOTALS	**106.751**	**171**	**$8,448,877**	**$49,409**	**$79,146**

GENERAL NOTES:

- THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.
- UNIT PRICES ARE BASED ON SIMILAR PROJECTS BID IN THE PAST COUPLE YEARS, HOWEVER SHOULD BE VERIFIED WITH A CONTRACTOR DUE TO VOLATILITY OF PRICES TODAY.
- IMPACT FEES DUE AT TIME OF BUILDING PERMIT

ESTIMATE EXCLUDES:

- FRANCHISE UTILITY RELOCATION AND/OR OFFSITE COSTS TO BRING SERVICE TO SITE
- ROCK EXCAVATION
- LAND COST
- PHONE AND CABLE
- DEMOLITION OF EXISTING STRUCTURES
- REMOVAL OF EXISTING WATER WELLS OR SEPTIC SYSTEMS
- ASBESTOS SURVEY/ABATEMENT OF EXISTING STRUCTURES
- CORPS/WETLANDS MITIGATION
- TREE MITIGATION
- TRAFFIC SIGNAL IMPROVEMENTS/INSTALLATION
- EASEMENT ACQUISITION
- RIGHT-OF-WAY ACQUISITION (IF REQUIRED) FOR PERIMETER ROADS
- COST UNDERBRUSHING/PRUNING OF EXISTING TREES
- TREE, TOPOGRAPHIC AND BOUNDARY SURVEYS
- PRELIMINARY PROFESSIONAL FEES (FEASIBILITY, ZONING AND PLANNING)
- LANDSCAPE, SCREENING WALL, AMENITY CENTER, ECT
- CONSTRUCTION MANAGEMENT
- MISCELLANEOUS COSTS AND OVERALL CONTINGENCY

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

MUSTANG LAKES PHASE SEVEN DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL (DIRECT)	$0	$0	$0
EXCAVATION (DIRECT)	$497,832	$2,911	$4,663
EXCAVATION (MAJOR IMPROVEMENTS)	$214,299	$1,253.21	$2,007.46
RETAINING WALL (MAJOR IMPROVEMENTS)	$663,536	$3,880.33	$6,215.74
WATER (DIRECT)	$1,138,466	$6,658	$10,665
WATER (MAJOR IMPROVEMENTS)	$0	$0.00	$0.00
SANITARY SEWER (DIRECT)	$879,025	$5,140	$8,234
SANITARY SEWER (MAJOR IMPROVEMENTS)	$0	$0.00	$0.00
STORM SEWER (DIRECT)	$1,017,931	$5,953	$9,536
STORM SEWER (DIRECT)	$168,750	$986.84	$1,580.78
PAVING (DIRECT)	$3,548,425	$20,751	$33,240
PAVING (MAJOR IMPROVEMENTS)	$0	$0.00	$0.00
CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	$320,612	$1,875	$3,003
GRAND TOTAL	**$8,448,877**	**$49,409**	**$79,146**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

EROSION CONTROL (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

EXCAVATION (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 2,675.00	ACRE	15.1	$ 40,443.33
CONSTRUCTION ENTRANCE	$ 3,200.00	EA.	7	$ 22,400.00
STREET & RIGHT-OF-WAY EXCAVATION	$ 6.13	C.Y.	61,937	$ 379,673.81
ENGINEERING, PLATTING & STAKING (10%)				$ 44,251.71
MISCELLANEOUS ITEMS (2.5%)				$ 11,062.93
TOTAL				**$ 497,831.78**

EXCAVATION (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
CLEARING & GRUBBING	$ 2,675.00	ACRE	1.1	$ 2,942.50
POND EXCAVATION	$ 6.13	C.Y.	31,290	$ 191,807.70
ENGINEERING, PLATTING & STAKING (10%)				$ 19,475.02
MISCELLANEOUS ITEMS (2.5%)				$ 73.56
TOTAL				**$ 214,298.78**

RETAINING WALL (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
POND WALL	$ 589,810.00	LS.	1	$ 589,810.00
ENGINEERING, PLATTING & STAKING (10%)				$ 58,981.00
MISCELLANEOUS ITEMS (2.5%)				$ 14,745.25
TOTAL				**$ 663,536.25**

WATER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE DR-14	$ 51.50	L.F.	10083	$ 519,274.50
6" GATE VALVE & BOX	$ 1,460.00	EA.	21	$ 30,660.00
8" GATE VALVE & BOX	$ 2,250.00	EA.	27	$ 60,750.00
FIRE HYDRANT W/ 6" LEAD	$ 5,840.00	EA.	21	$ 122,640.00
12" X 8" CUT IN TEE ON EXISTING	$ 9,575.00	EA.	3	$ 28,725.00
C & I FITINGS	$ 6,075.00	TON	5.59	$ 33,959.25
AUTO FLUSH VALVE	$ 10,000.00	EA.	2	$ 20,000.00
1" SINGLE WATER SERVICE	$ 920.00	EA.	155	$ 142,600.00
1" SINGLE WATER SERVICE (FUTURE)	$ 910.00	EA.	6	$ 5,460.00
1" SINGLE WATER SERVICE (ON EX. 8" WATER, BY BORE)	$ 4,125.00	EA.	2	$ 8,250.00
CONNECT TO EXISTING	$ 550.00	EA.	11	$ 6,050.00
16" DIA. STEEL ENCASEMENT BY BORE	$ 466.00	LF.	43	$ 20,038.00
CEMENT STABILIZED SAND	$ 36.50	L.F.	20.0	$ 730.00
TRACER WIRE TEST STATIONS	$ 125.00	EA.	22.0	$ 2,750.00
TESTING & CHLORINATION	$ 1.00	L.F.	10083	$ 10,083.00
ENGINEERING, PLATTING & STAKING (10%)				$ 101,196.98
MISCELLANEOUS ITEMS (2.5%)				$ 25,299.24
TOTAL				**$ 1,138,465.97**
			BUDGET	**$ 1,037,268.99**

WATER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

SANITARY SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (SDR-35)	$ 39.35	L.F.	6521	$ 256,601.35
8" P.V.C. PIPE (SDR-26)	$ 53.25		734	$ 39,085.50
END AND PLUG 8' SEWER	$ 75.00		1	$ 75.00
4' DIAMETER MANHOLE	$ 5,175.00	EA.	27	$ 139,725.00
MANHOLE I & I BARRIERS	$ 420.00	EA.	31	$ 13,020.00
4' DIAMETER MANHOLE OVER EX. LINE W/ CONC PVMT REPLAC	$ 5,950.00	EA.	5	$ 29,750.00
DROP CONNECT TO EXISTING MANHOLE	$ 10,500.00		1	$ 10,500.00
CONNECT TO EXISTING MH	$ 2,200.00	EA.	2	$ 4,400.00
ADJUST MH RIM ELEVATION	$ 550.00		1	$ 550.00
REMOVE PLUG & CONNECT TO EXISTING 8" PVC	$ 550.00	EA.	4	$ 2,200.00
16" STEEL ENCASEMENT PIPE BY OPEN CUT	$ 227.00	EA.	161	$ 36,547.00
16" BY BORE	$ 468.00		137	$ 64,116.00
REMOVE MANHOLE & 159 LF PIPE	$ 800.00	LS.	1	$ 800.00
REMOVE EX 8" SEWER	$ 18.00		43	$ 774.00
REMOVE EX 6" SEWER	$ 18.00		116	$ 2,088.00
REMOVE 4" SERVICE LINE & PLUG	$ 575.00	LS.	2	$ 1,150.00
4" SERVICE LINES	$ 945.00	EA.	127	$ 120,015.00
LOCATE & EXTEND 4" SERVICE LINES	$ 660.00	EA.	5	$ 3,300.00
4" SERVICE LINES (ON EX. 10" PVC)	$ 1,150.00	EA.	5	$ 5,750.00
4" SERVICE OFF 8" ALYSHEBA	$ 1,255.00		1	$ 1,255.00
4' SERVICE OFF 12"	$ 1,200.00		11	$ 13,200.00
4' SERVICE OFF 15"	$ 1,400.00		2	$ 2,800.00
4" SERVICE LINES ON EX. 8" PVC W/ CONC PVMT REPLACEMEN	$ 3,400.00	EA.	2	$ 6,800.00
REMOVE AND REPLACE CONCRETE	$ 175.00		37	$ 6,475.00
TRAFFIC CONTROL	$ 1,500.00		2	$ 3,000.00
LOCATE/VERIFY EX. SERVICE LINE	$ -	EA.	0	$ -
SDR-26 ENCASEMENT PIPE (@ WTR CROSSINGS)	$ 120.00	L.F.	36	$ 4,320.00
TRENCH SAFETY	$ 0.10	L.F.	7255	$ 725.50
TESTING & T.V. INSPECTION	$ 1.70	L.F.	7255	$ 12,333.50
ENGINEERING, PLATTING & STAKING (10%)				$ 78,135.59
MISCELLANEOUS ITEMS (2.5%)				$ 19,533.90
TOTAL				**$ 879,025.33**
			BUDGET	**$ 800,889.75**

SANITARY SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

STORM SEWER (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P.	$ 63.75	L.F.	436	$ 27,795.00
18" R.C.P. GASKET	$ 72.00	L.F.	80	$ 5,760.00
21" R.C.P.	$ 69.50	L.F.	293	$ 20,363.50
21" R.C.P. GASKET	$ 81.50	L.F.	84	$ 6,846.00
24" R.C.P.	$ 79.50	L.F.	1393	$ 110,743.50
24" R.C.P. GASKET	$ 64.00	L.F.	64	$ 4,096.00
30" R.C.P.	$ 98.00	L.F.	752	$ 73,696.00
30" R.C.P. GASKET	$ 108.00	L.F.	283	$ 30,564.00
36" R.C.P. GASKET	$ 152.50	L.F.	379	$ 57,797.50
42" R.C.P. GASKET	$ 193.00	L.F.	66	$ 12,738.00
10' CURB INLET	$ 5,350.00	EA.	20	$ 107,000.00
10' CURB INLET W/ DEBRIS SEPERATOR	$ 13,950.00	EA.	3	$ 41,850.00
15' CURB INLET	$ 7,050.00	EA.	9	$ 63,450.00
15' CURB INLET W/ DEBRIS SEPERATOR	$ 19,550.00	EA.	1	$ 19,550.00
4'x4' STORM SEWER MANHOLE	$ 6,750.00	EA.	8	$ 54,000.00
5' X 5' MH	$ 9,425.00	EA.	1	$ 9,425.00
21" TXDOT HDWL (CH-FW-0)	$ 8,300.00	EA.	1	$ 8,300.00
30" TXDOT HDWL (SETP-PD)	$ 4,500.00	EA.	2	$ 9,000.00
36" TXDOT HDWL (SETP-PD)	$ 6,050.00	EA.	1	$ 6,050.00
42" TXDOT HDWL	$ 6,500.00	EA.	1	$ 6,500.00
GROUTED ROCK RIP RAP W/ FILTER FABRIC	$ 45.00	SY	30	$ 1,350.00
5' X 10' GABION BASKET 12"	$ 2,825.00		1	$ 2,825.00
10' X 10' GABION BASKET 12"	$ 5,050.00		2	$ 10,100.00
DEBRIS SEPERATOR MAIN LINE	$ 39,800.00		5	$ 199,000.00
PUMP DOWN PONDS	$ 2,450.00		2	$ 4,900.00
REMOVE EXISTING DROP INLET	$ 550.00		1	$ 550.00
REMOVE HEADWALL & CONN TO EXISTING	$ 650.00	EA.	2	$ 1,300.00
REMOVE PLUG & CONNECT TO EX. RCP	$ 525.00		6	$ 3,150.00
TRENCH SAFETY	$ 0.10	L.F.	3830	$ 383.00
TV INSPECTION	$ 1.50	L.F.	3830	$ 5,745.00
ENGINEERING, PLATTING & STAKING (10%)				$ 90,482.75
MISCELLANEOUS ITEMS (2.5%)				$ 22,620.69
TOTAL				**$ 1,017,930.94**
			BUDGET	**$ 1,081,198.19**

STORM SEWER (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
DETENTION POND & OUTFALL	$ 150,000.00	L.S.	1	$ 150,000.00
ENGINEERING, PLATTING & STAKING (10%)				$ 15,000.00
MISCELLANEOUS ITEMS (2.5%)				$ 3,750.00
TOTAL				**$ 168,750.00**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Opinion of Probable Cost

MUSTANG LAKES PHASE SEVEN DIRECT & MI DETAIL

OVERALL COST OPINION BY TRACT

Construction Documents: N/A

Total Lots: 171 *Total Acres: 106.751*

Prepared: 10/13/2021 *Revised:*

PAVING (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
6" LIME TREATED SUBGRADE	$ 3.95	S.Y.	46,961	$ 185,495.95
HYDRATED LIME (36 LBS/SY)	$ 230.00	TON	845	$ 194,396.00
6" REINF. CONCRETE STREET PAVEMENT (29' B-B)	$ 53.10	S.Y.	23,746	$ 1,260,912.60
6" REINF. CONCRETE STREET PAVEMENT (31 B-B)	$ 53.10	S.Y.	18,219	$ 967,428.90
6" CONCRETE CURB & GUTTER	$ 31.00	L.F.	148	$ 4,588.00
STREET HEADER	$ 25.00	L.F.	30	$ 750.00
END OF ROAD BARRICADE	$ 38.00	L.F.	30	$ 1,140.00
REMOVE END OF ROAD BARRICADE	$ 600.00	L.F.	5	$ 3,000.00
SAWCUT & REMOVE EXISTING CURB	$ 25.00	L.F.	540	$ 13,500.00
SAWCUT AND REMOVE EXISTING PAVEMENT	$ 13.00		592	$ 7,696.00
6' SIDEWALK	$ 45.00	L.F.	7,563	$ 340,335.00
5' SIDEWALK	$ 37.50	L.F.	1,973	$ 73,987.50
8' SIDEWALK	$ 72.00	L.F.	88	$ 6,336.00
BARRIER FREE RAMPS	$ 2,800.00	EA.	25	$ 70,000.00
STOP SIGN AND POLE 30"x30" (BRANDON INDUSTRIES)	$ 1,110.00	EA.	10	$ 11,100.00
STREET NAME BLADE	$ 355.00	EA.	38	$ 13,490.00
ENGINEERING, PLATTING & STAKING (10%)				$ 315,415.60
MISCELLANEOUS ITEMS (2.5%)				$ 78,853.90
TOTAL				**$ 3,548,425.44**
			BUDGET	**$ 3,233,009.85**

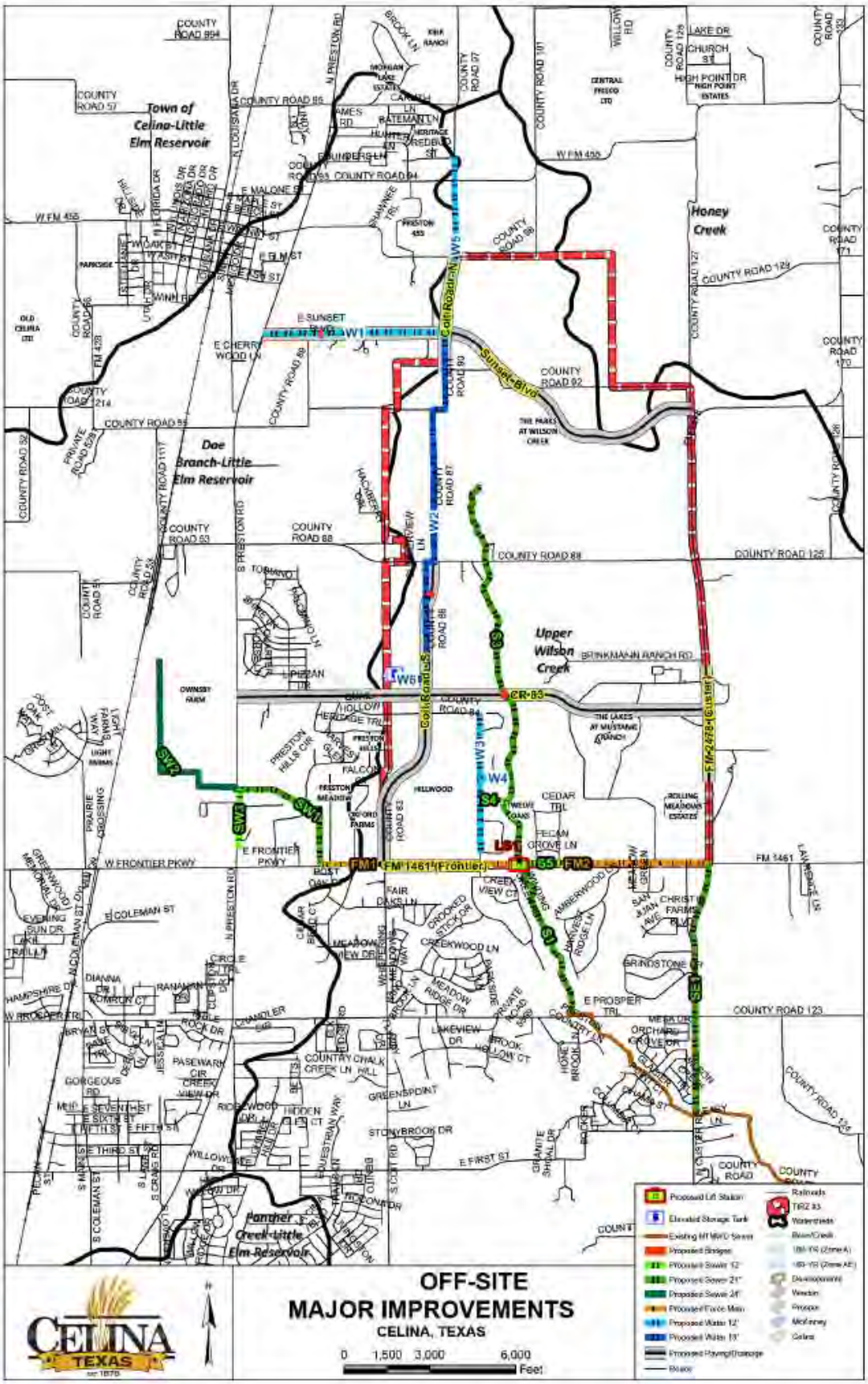
PAVING (MAJOR IMPROVEMENTS)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
TOTAL				**$ -**

CITY, PROFESSIONAL & MISCELLANEOUS FEES (DIRECT)	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
PLATTING FEE	$ 1,460.00	L.S.	1	$ 1,460.00
ENGINEERING REVIEW FEE	$ 8,310.00	L.S.	1	$ 8,310.00
INSPECTION FEE (4%)	$ 240,092.36	L.S.	1	$ 240,092.36
WETLANDS REPORT	$ 2,500.00	L.S.	1	$ 2,500.00
ENVIRONMENTAL PHASE 1	$ 5,500.00	L.S.	1	$ 5,500.00
GEO-TECHNICAL REPORT	$ 10,000.00	L.S.	1	$ 10,000.00
MATERIAL TESTING	$ 250.00	LOT.	171	$ 42,750.00
SWPPP ADMINISTRATION	$ 5,000.00	L.S.	1	$ 5,000.00
PRINTS & COURIER SERVICE	$ 5,000.00	L.S.	1	$ 5,000.00
TOTAL				**$ 320,612.36**

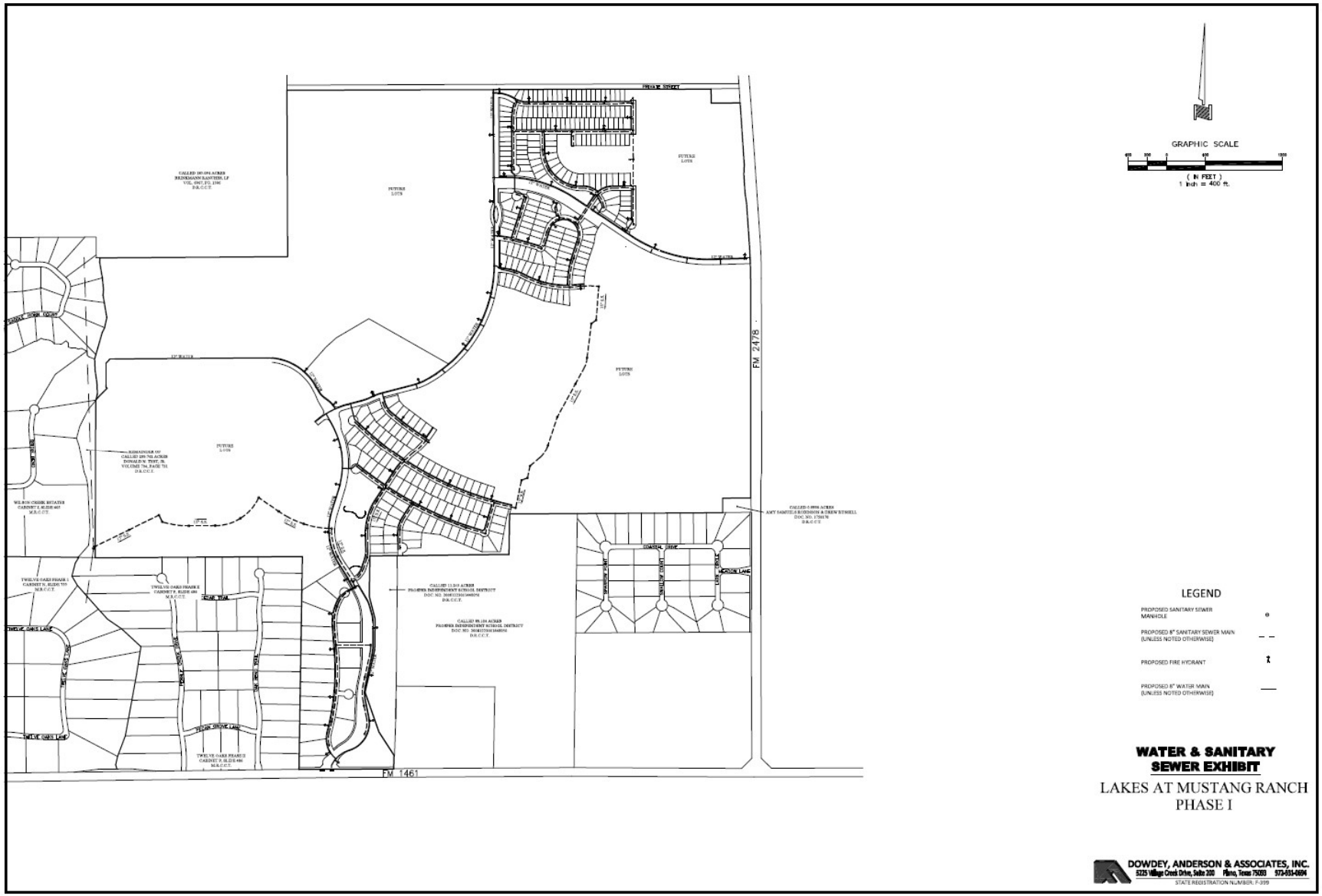
Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

APPENDIX C
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

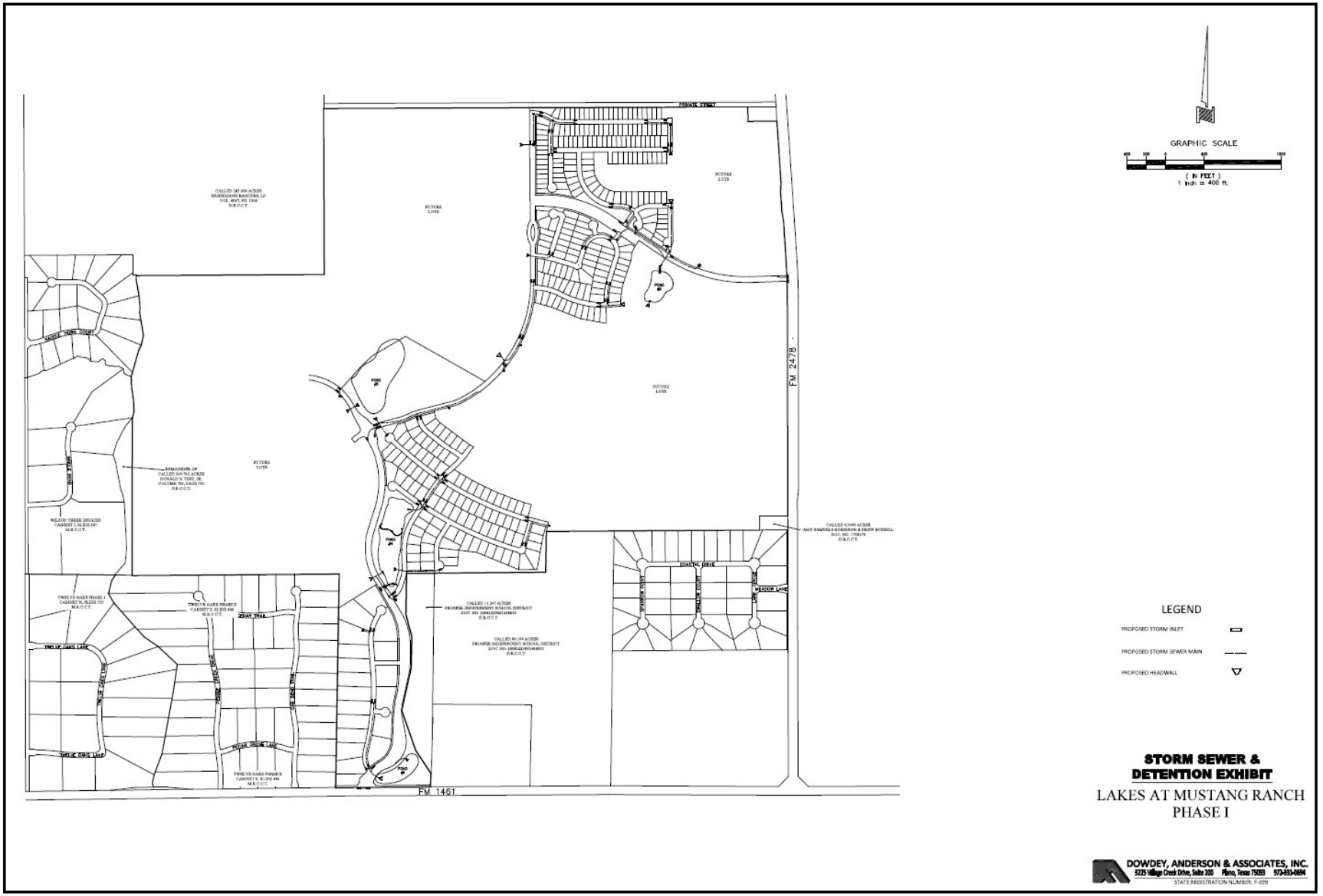
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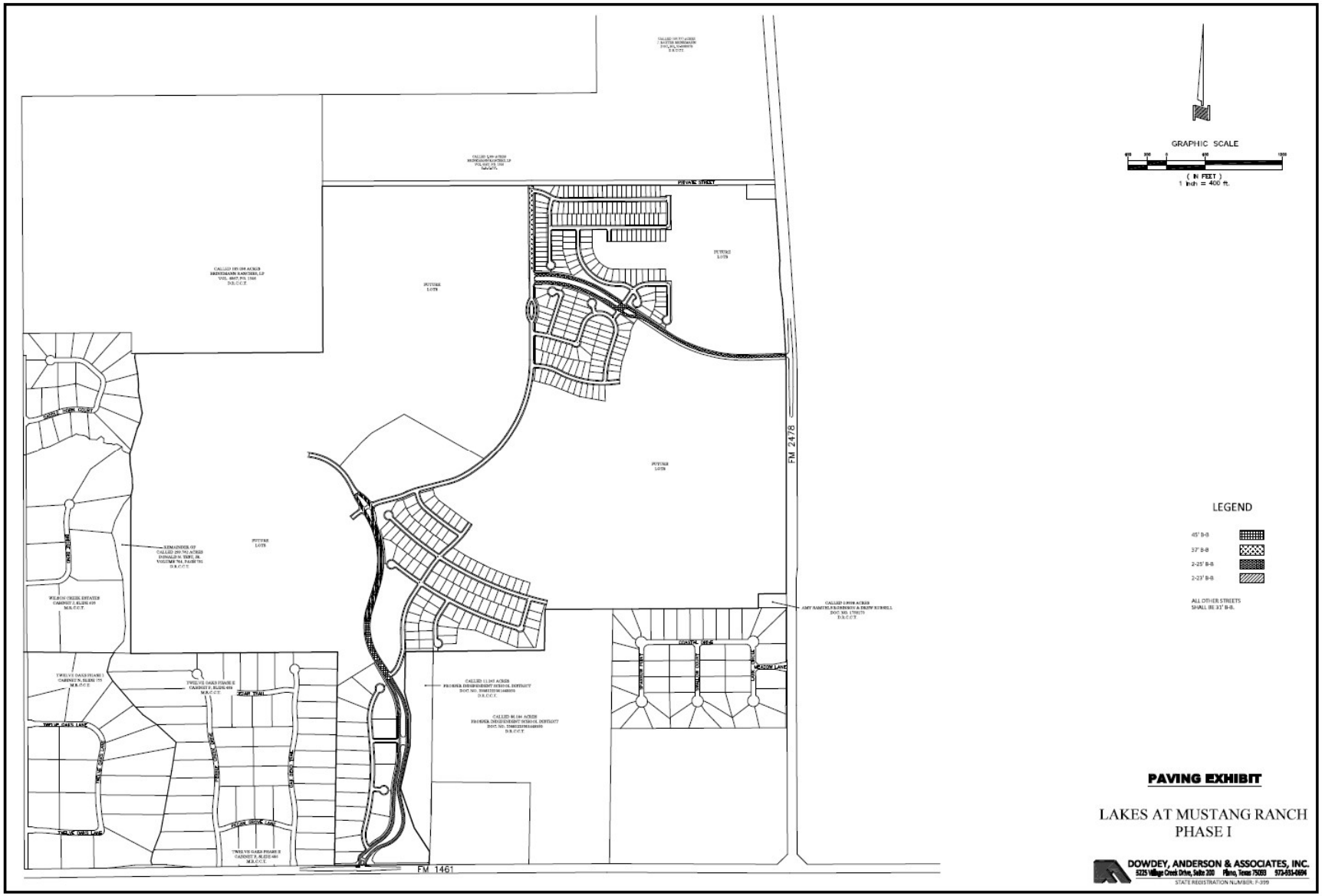
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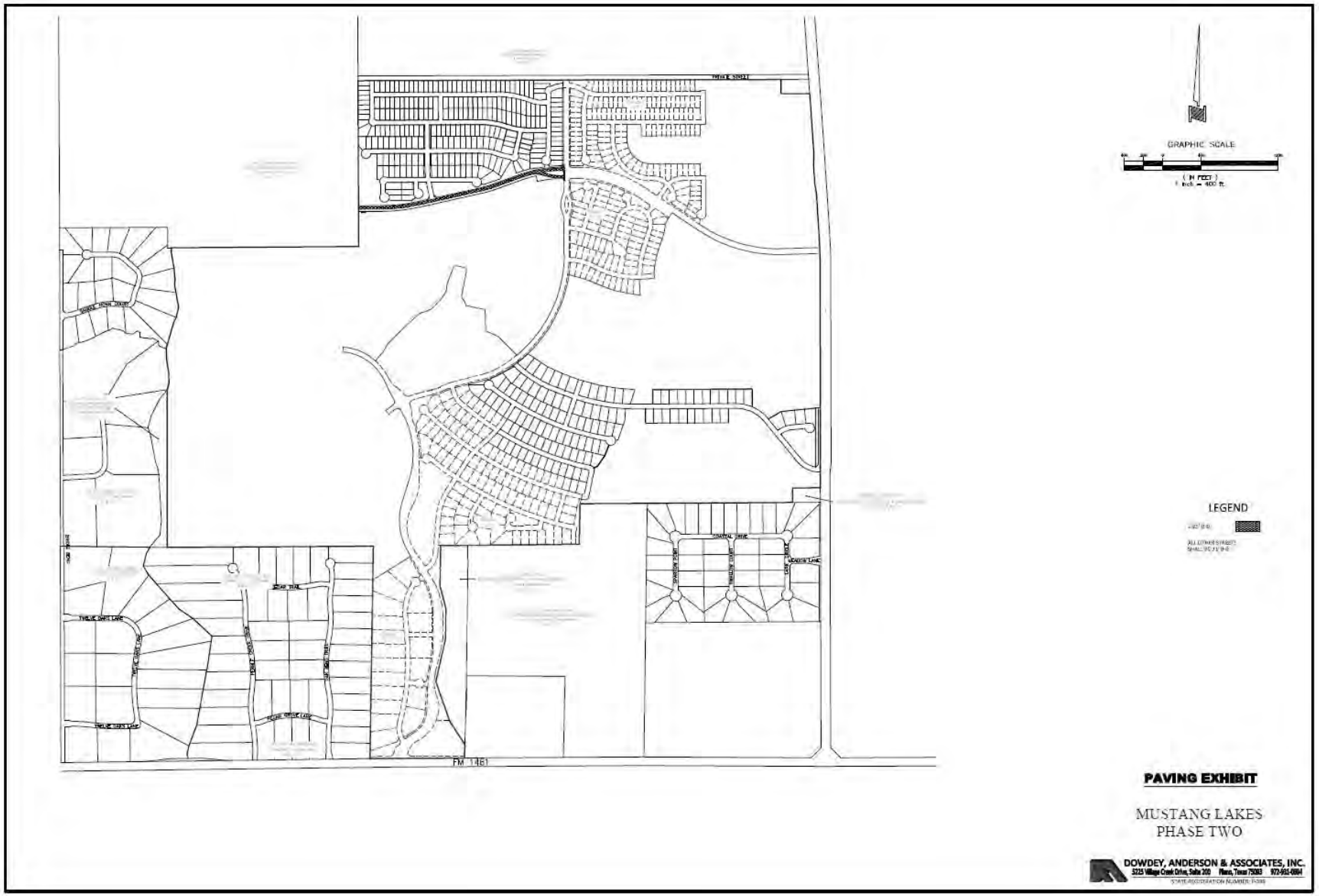
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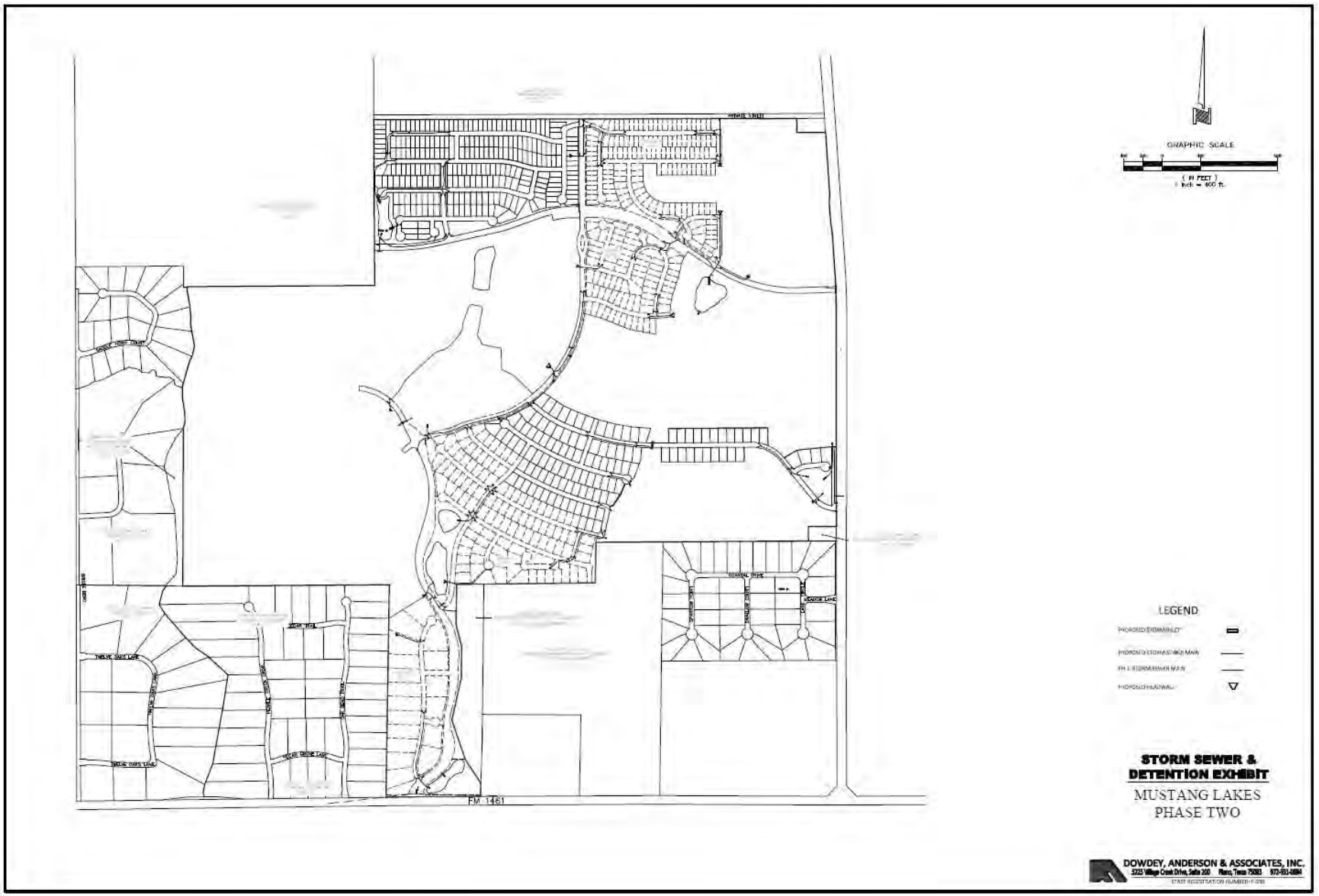
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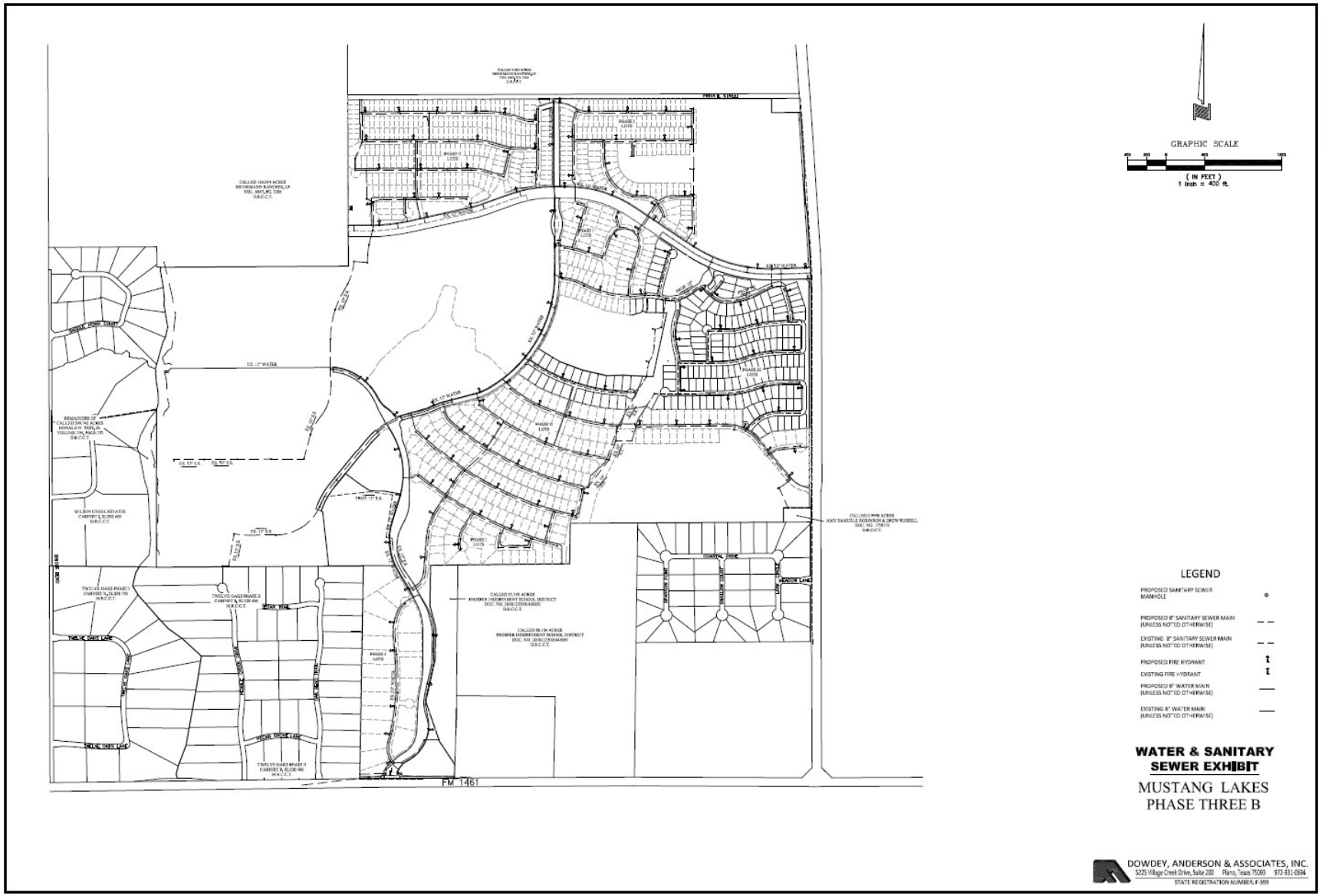
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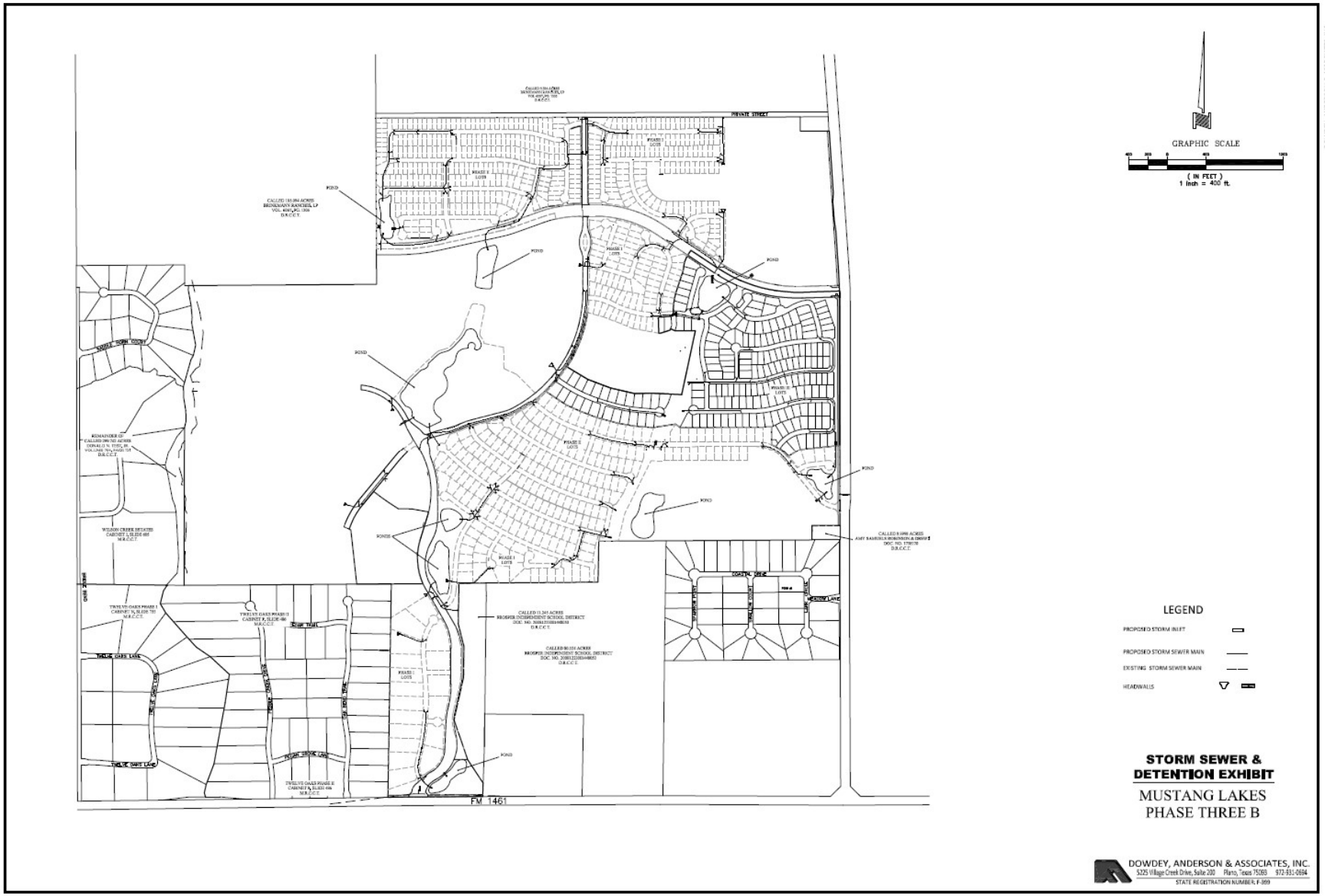
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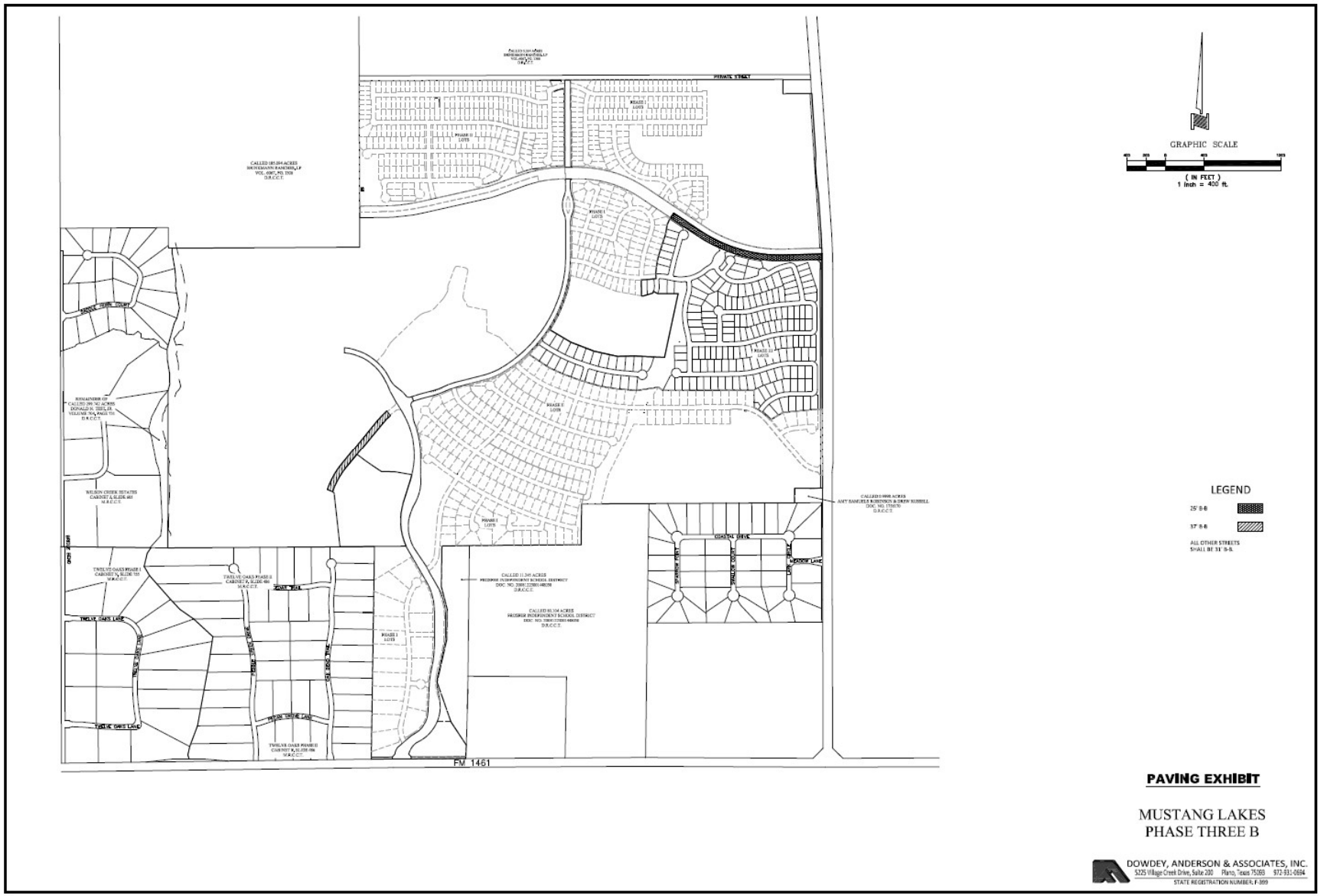
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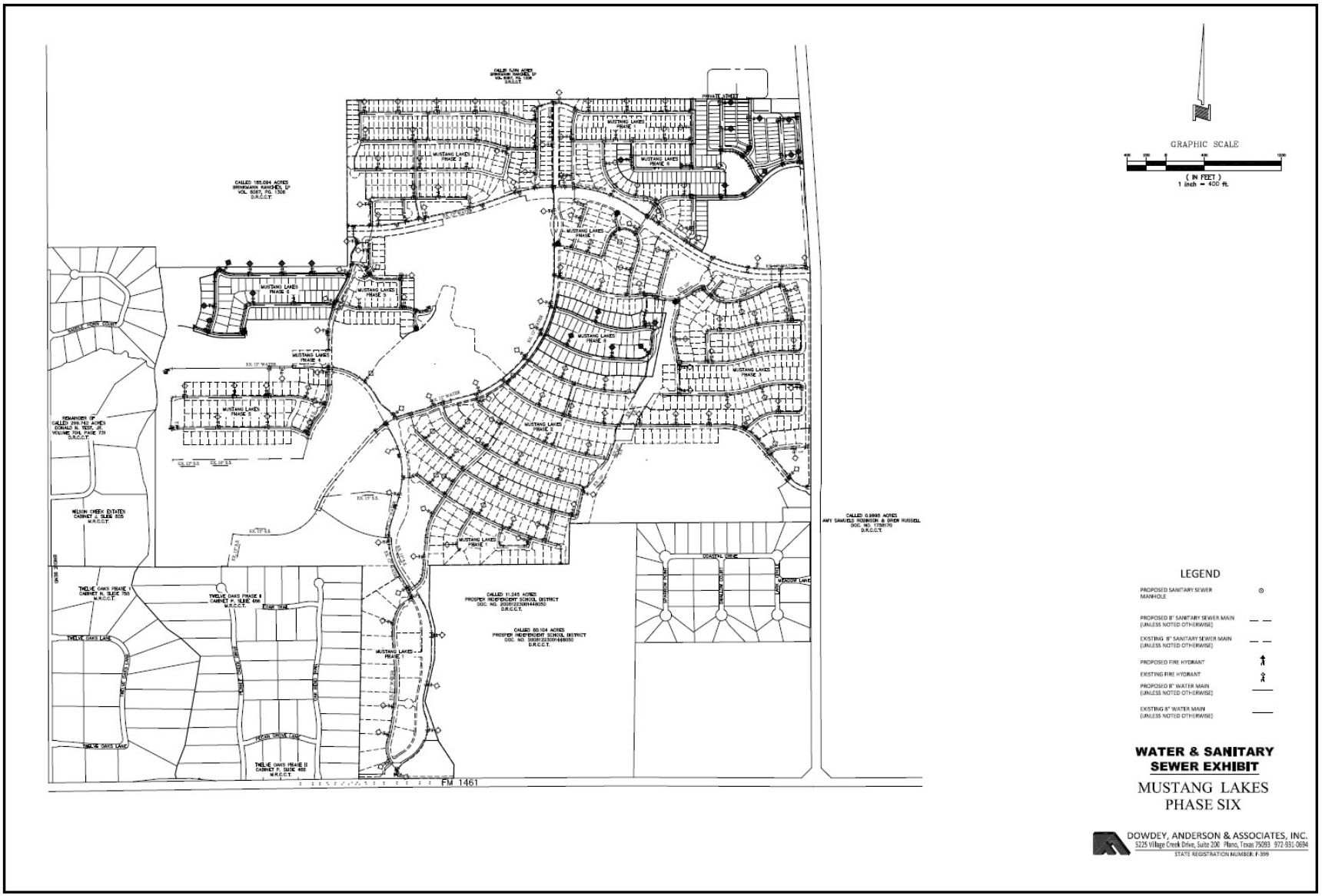
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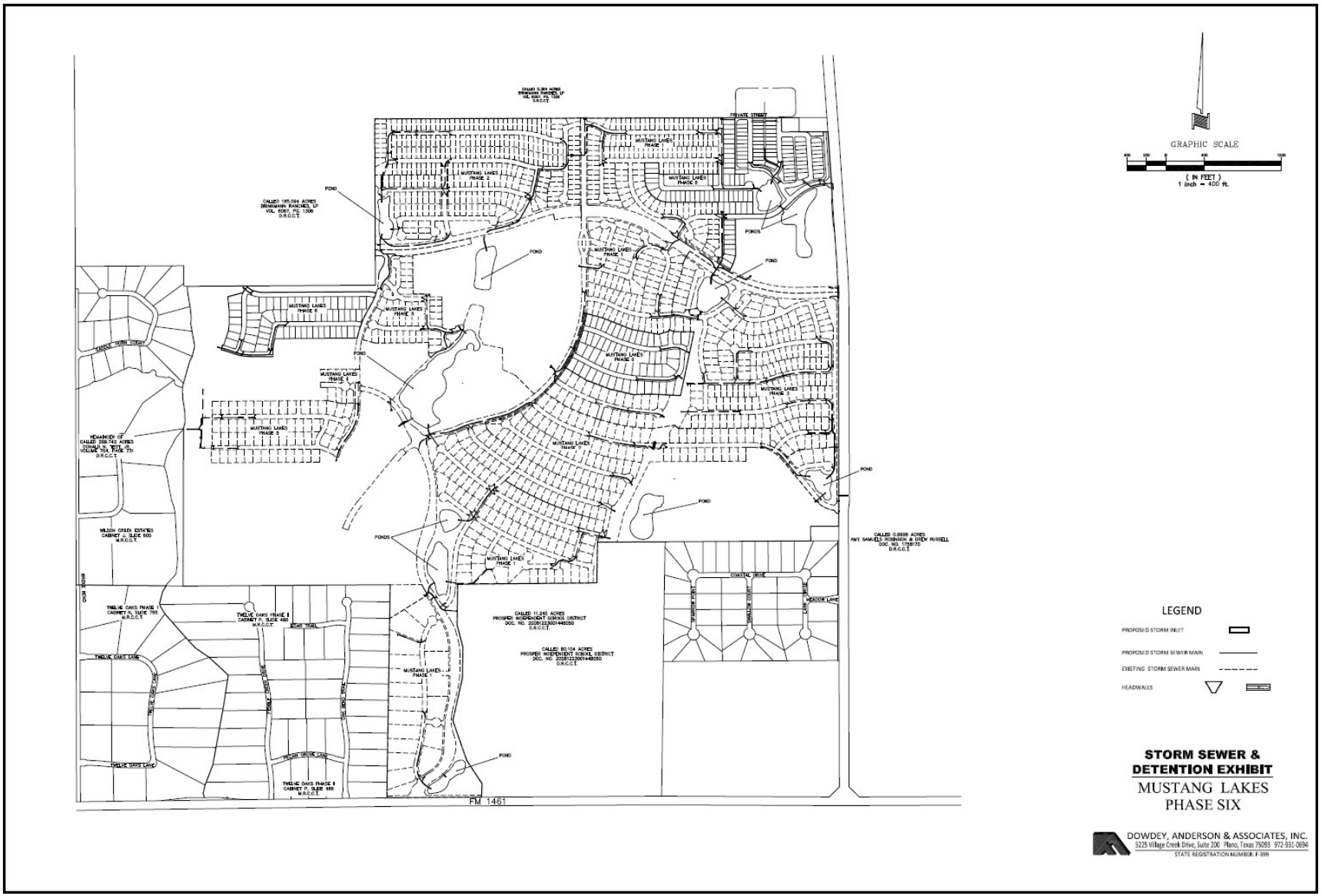
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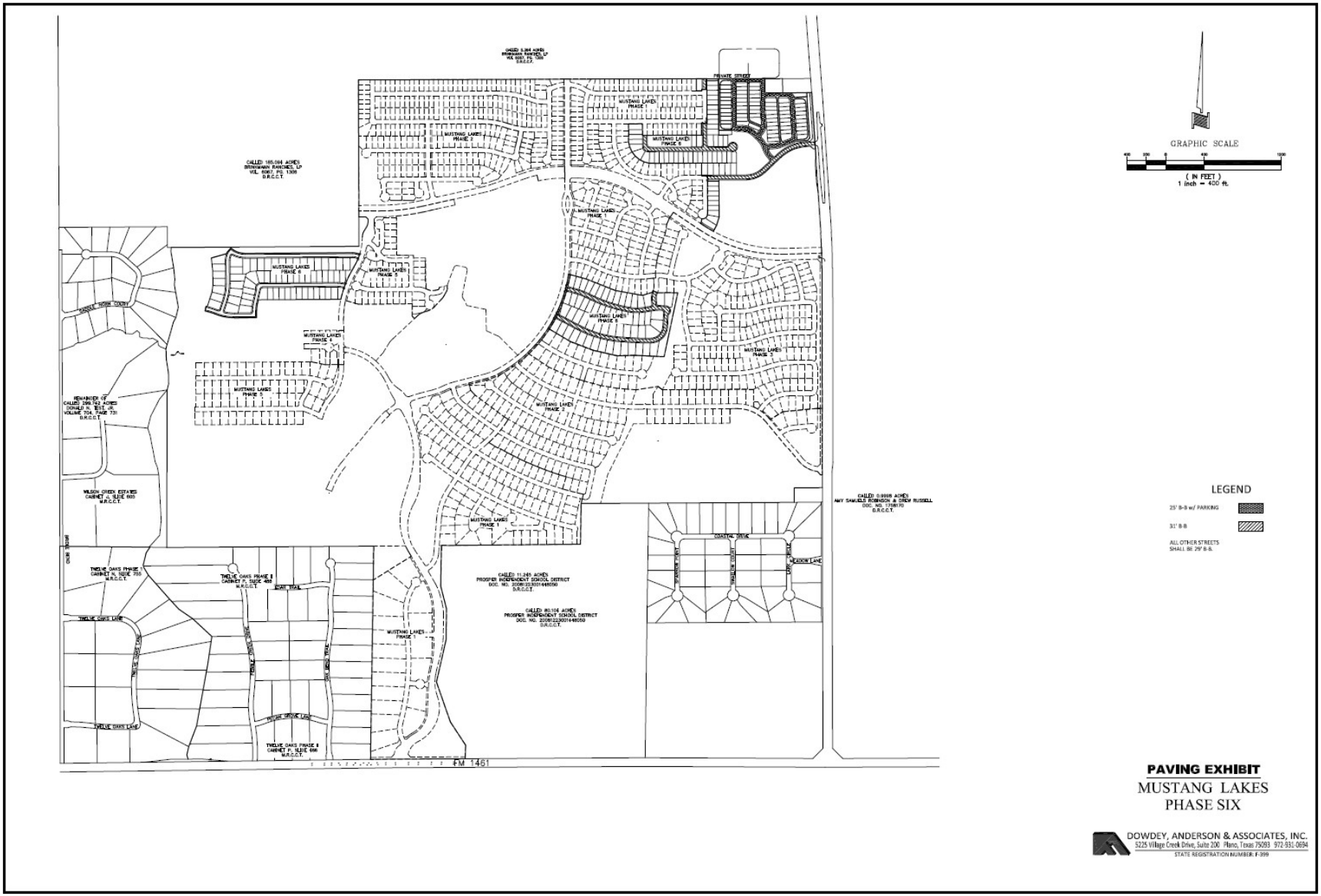
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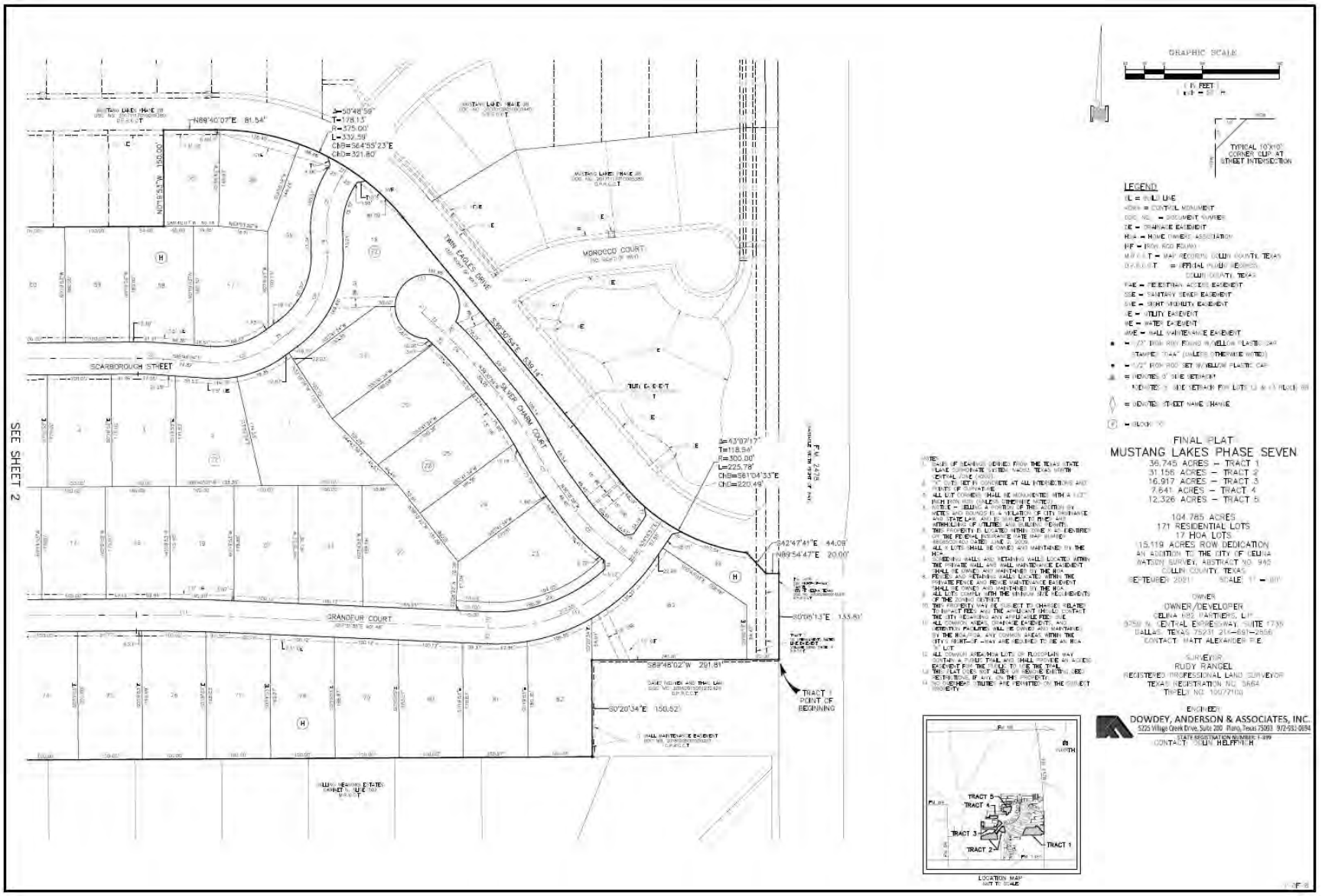
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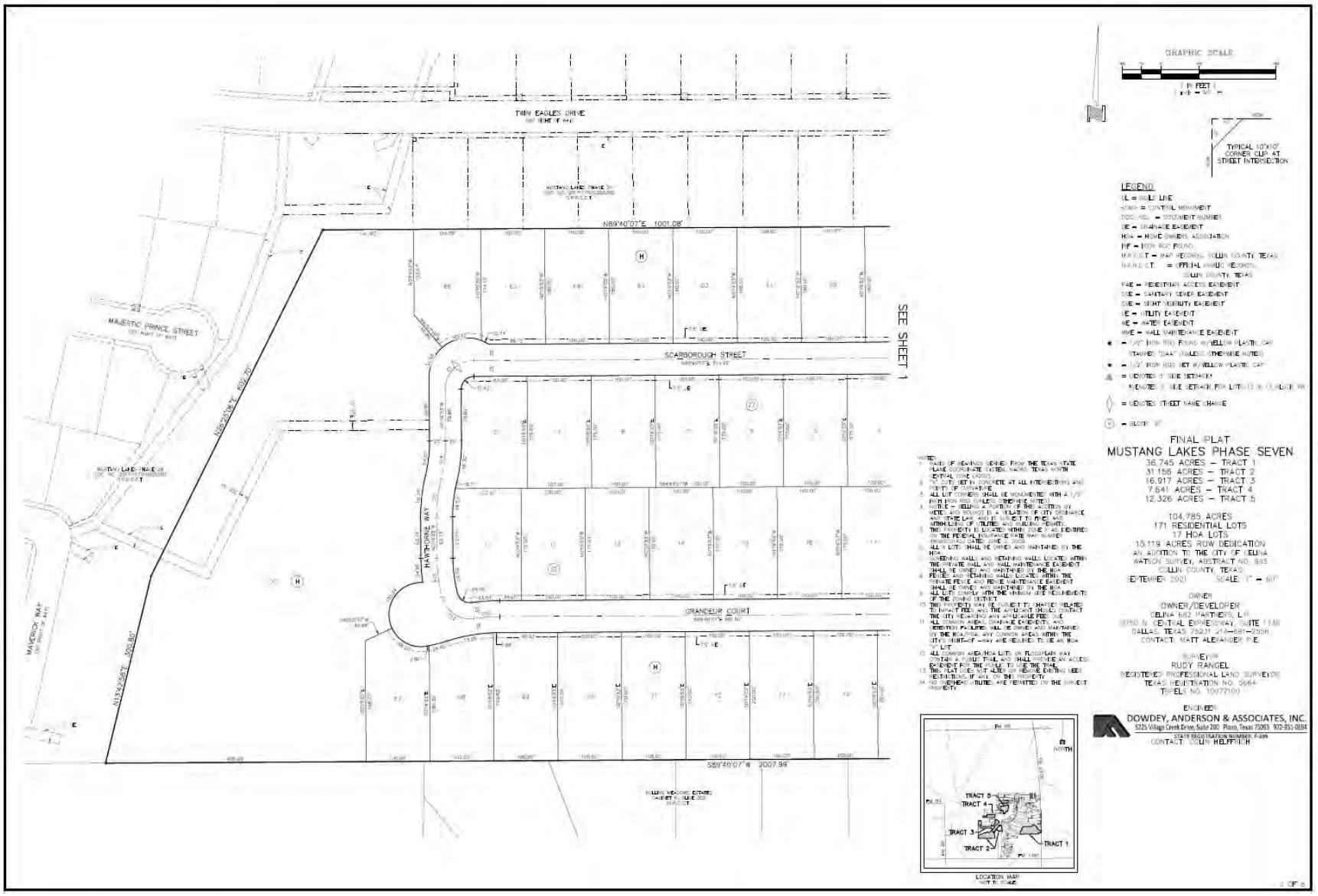
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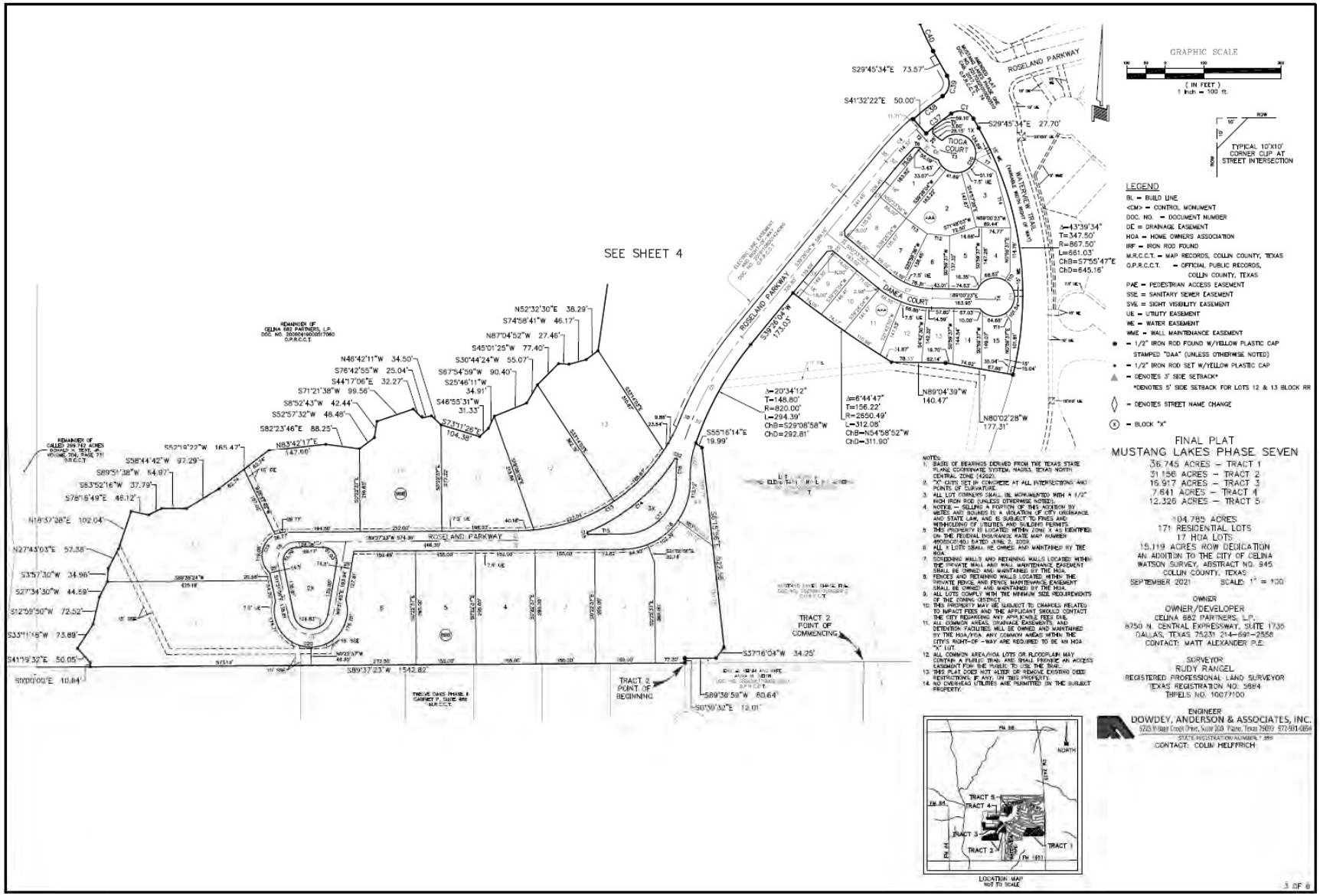
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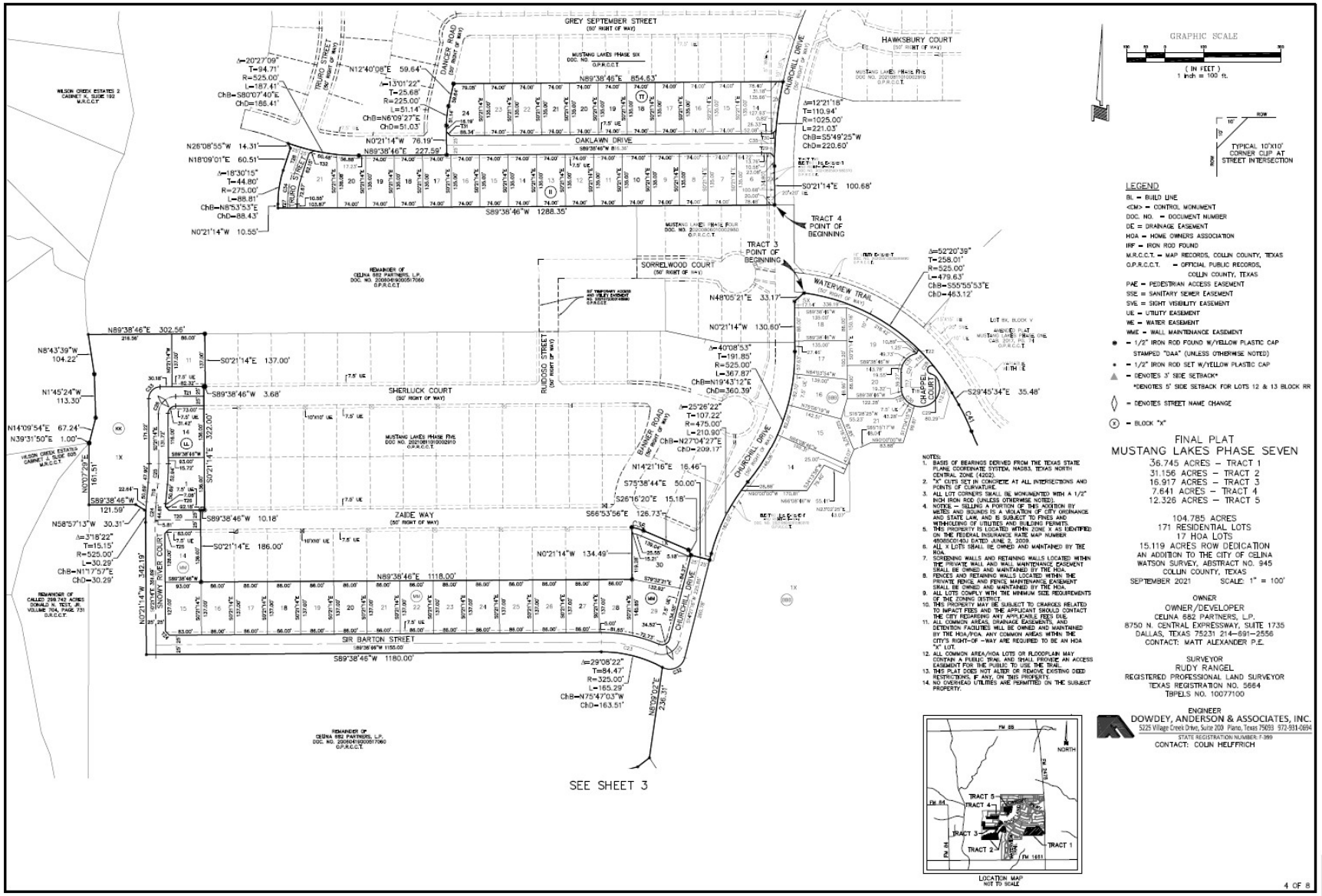
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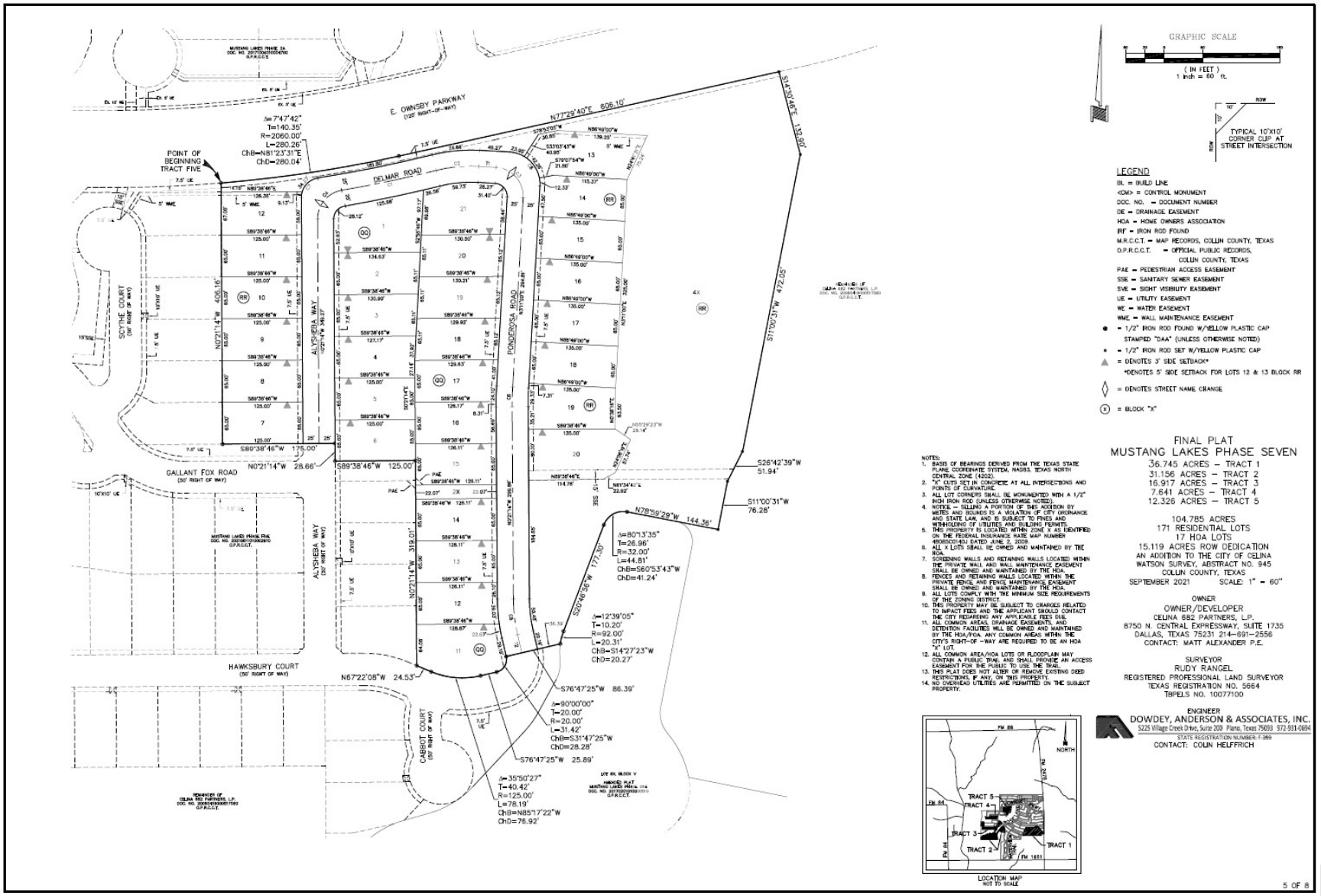
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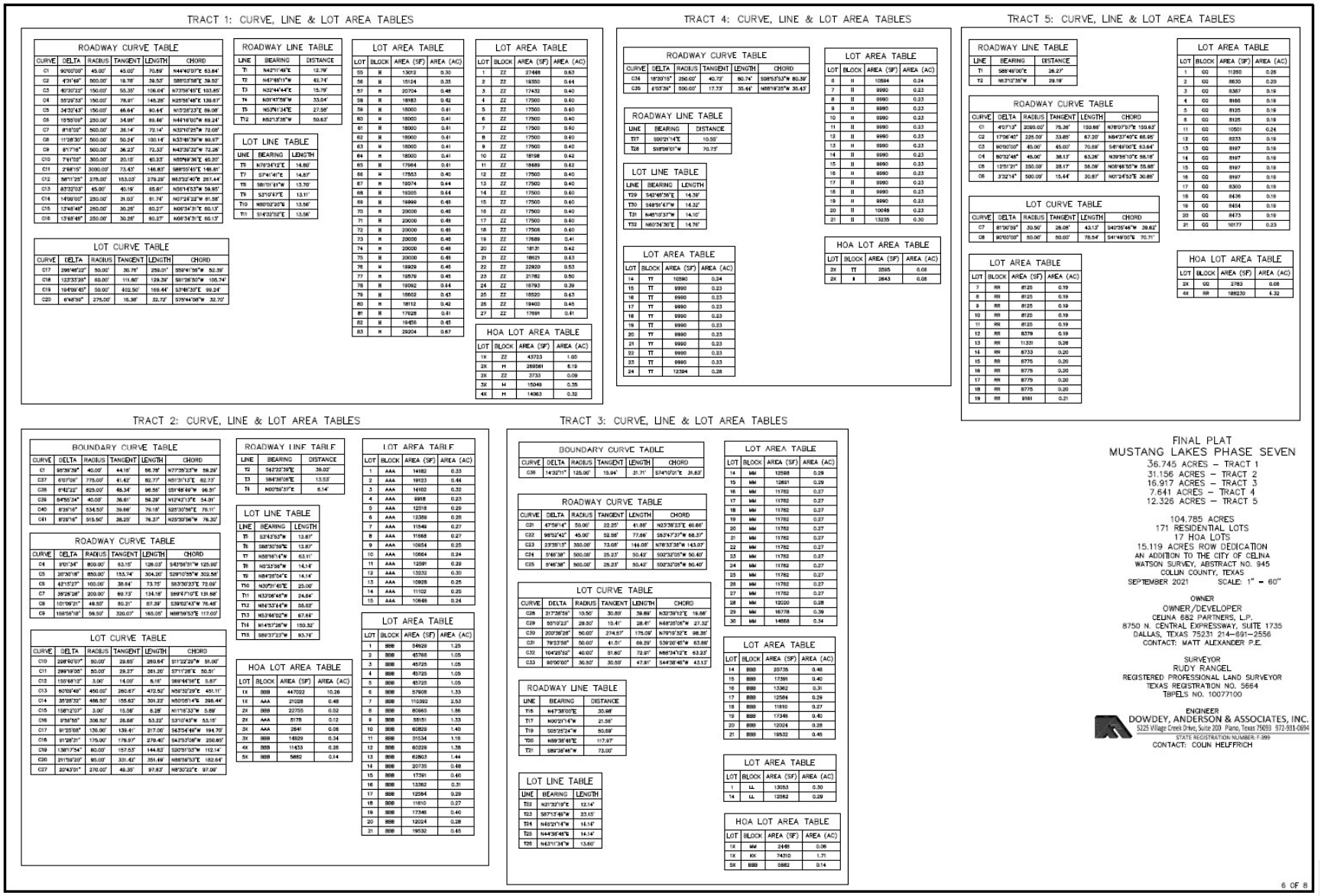
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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)



Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)



TRACT 1: CURVE, LINE & LOT AREA TABLES

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	45.00'	45.00'	70.69'	N44°40'01"E 63.64'
C2	4°31'49"	500.00'	19.78'	39.53'	S88°03'58"E 39.52'
C3	40°30'22"	150.00'	55.35'	106.04'	N73°56'45"E 103.85'
C4	35°29'33"	150.00'	76.91'	146.28'	N25°56'46"E 139.67'
C5	34°32'43"	150.00'	46.64'	90.44'	N15°26'23"E 89.08'
C6	15°50'09"	250.00'	34.66'	69.11'	N46°16'50"W 69.24'
C7	8°18'00"	500.00'	36.14'	72.14'	N33°16'25"W 72.08'
C8	11°28'30"	500.00'	50.24'	100.14'	N43°18'39"W 99.97'
C9	8°17'16"	500.00'	36.22'	72.33'	N43°39'32"W 72.26'
C10	7°41'00"	300.00'	20.15'	40.23'	N85°49'36"E 40.20'
C11	2°68'15"	3000.00'	73.43'	146.83'	S88°35'45"E 146.81'
C12	56°11'25"	275.00'	153.03'	279.29'	N53°32'40"E 267.44'
C13	83°32'03"	45.00'	40.19'	65.61'	N56°45'53"W 59.95'
C14	14°09'00"	250.00'	31.03'	61.74'	N07°24'22"W 61.58'
C15	13°48'48"	250.00'	30.26'	60.27'	N06°34'31"E 60.13'
C16	13°48'48"	250.00'	30.26'	60.27'	N06°34'31"E 60.13'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T1	N42°11'49"E	12.79'
T2	N47°48'11"W	42.74'
T3	N32°44'44"E	15.79'
T4	N01°47'39"W	33.04'
T5	N53°51'34"E	27.98'
T12	N62°13'26"W	50.63'

LOT LINE TABLE

LINE	BEARING	LENGTH
T9	N76°34'12"E	14.80'
T7	S7°41'41"E	14.87'
T8	S81°01'41"W	13.70'
T9	S3°01'41"E	13.11'
T10	N80°02'20"E	13.56'
T11	S14°32'32"E	13.56'

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
55	H	13012	0.30
56	H	15194	0.35
57	H	20704	0.48
58	H	18183	0.42
59	H	18000	0.41
60	H	18000	0.41
61	H	18000	0.41
62	H	18000	0.41
63	H	18000	0.41
64	H	18000	0.41
65	H	17984	0.41
66	H	17553	0.40
67	H	19074	0.44
68	H	19005	0.44
69	H	19999	0.46
70	H	20000	0.46
71	H	20000	0.46
72	H	20000	0.46
73	H	20000	0.46
74	H	20000	0.46
75	H	20000	0.46
76	H	19929	0.46
77	H	19979	0.46
78	H	19092	0.44
79	H	18602	0.43
80	H	18112	0.42
81	H	17628	0.41
82	H	19455	0.45
83	H	29204	0.67

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	ZZ	27448	0.63
2	ZZ	19350	0.44
3	ZZ	17432	0.40
4	ZZ	17500	0.40
5	ZZ	17500	0.40
6	ZZ	17500	0.40
7	ZZ	17500	0.40
8	ZZ	17500	0.40
9	ZZ	17500	0.40
10	ZZ	18198	0.42
11	ZZ	18489	0.42
12	ZZ	17500	0.40
13	ZZ	17500	0.40
14	ZZ	17500	0.40
15	ZZ	17500	0.40
16	ZZ	17500	0.40
17	ZZ	17500	0.40
18	ZZ	17508	0.40
19	ZZ	17689	0.41
20	ZZ	18131	0.42
21	ZZ	18621	0.43
22	ZZ	22820	0.53
23	ZZ	21782	0.50
24	ZZ	18793	0.39
25	ZZ	18520	0.43
26	ZZ	19400	0.45
27	ZZ	17691	0.41

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	ZZ	43723	1.00
2X	H	269561	6.19
3X	ZZ	3733	0.09
3X	H	15049	0.35
4X	H	14063	0.32

TRACT 4: CURVE, LINE & LOT AREA TABLES

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C34	18°35'15"	250.00'	40.72'	80.74'	S58°53'53"W 80.39'
C35	4°03'39"	500.00'	17.73'	35.44'	N88°19'25"W 35.43'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T27	S00°21'14"E	10.55'
T28	S18°09'01"W	70.73'

LOT LINE TABLE

LINE	BEARING	LENGTH
T29	S42°46'39"E	14.39'
T30	S48°51'47"W	14.32'
T31	N45°13'37"W	14.10'
T32	N60°34'30"E	14.76'

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
14	TT	10590	0.24
15	TT	9990	0.23
16	TT	9990	0.23
17	TT	9990	0.23
18	TT	9990	0.23
19	TT	9990	0.23
20	TT	9990	0.23
21	TT	9990	0.23
22	TT	9990	0.23
23	TT	9990	0.23
24	TT	12394	0.28

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
6	II	10894	0.24
7	II	9990	0.23
8	II	9990	0.23
9	II	9990	0.23
10	II	9990	0.23
11	II	9990	0.23
12	II	9990	0.23
13	II	9990	0.23
14	II	9990	0.23
15	II	9990	0.23
16	II	9990	0.23
17	II	9990	0.23
18	II	9990	0.23
19	II	9990	0.23
20	II	10049	0.23
21	II	13235	0.30

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
2X	TT	2565	0.06
2X	II	2643	0.06

TRACT 5: CURVE, LINE & LOT AREA TABLES

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T1	S88°49'00"E	26.27'
T2	N13°12'39"W	29.19'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	4°07'13"	2050.00'	75.36'	150.66'	N76°07'57"E 150.63'
C2	17°06'40"	225.00'	33.85'	67.20'	N84°37'40"E 66.95'
C3	90°00'00"	45.00'	45.00'	70.69'	S41°49'00"E 63.64'
C4	80°32'48"	45.00'	36.13'	63.26'	N39°35'10"E 58.18'
C5	12°51'21"	250.00'	28.17'	56.09'	N06°46'55"W 55.98'
C6	3°32'14"	500.00'	15.44'	30.87'	N01°24'53"E 30.86'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C7	81°00'00"	30.50'	25.05'	43.13'	S40°35'46"W 39.62'
C8	90°00'00"	50.00'	50.00'	78.54'	S41°49'00"E 70.71'

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
7	RR	8125	0.19
8	RR	8125	0.19
9	RR	8125	0.19
10	RR	8125	0.19
11	RR	8125	0.19
12	RR	8379	0.19
13	RR	11331	0.26
14	RR	8733	0.20
15	RR	8775	0.20
16	RR	8775	0.20
17	RR	8775	0.20
18	RR	8775	0.20
19	RR	9161	0.21

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	GG	11260	0.26
2	GG	8630	0.20
3	GG	8387	0.19
4	GG	8165	0.19
5	GG	8125	0.19
6	GG	8125	0.19
11	GG	10501	0.24
12	GG	8233	0.19
13	GG	8167	0.19
14	GG	8167	0.19
15	GG	8167	0.19
16	GG	8167	0.19
17	GG	8300	0.19
18	GG	8436	0.19
19	GG	8464	0.19
20	GG	8473	0.19
21	GG	10177	0.23

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
2X	GG	2783	0.06
4X	RR	188230	4.32

TRACT 2: CURVE, LINE & LOT AREA TABLES

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	95°36'39"	40.00'	44.16'	66.76'	N77°35'23"W 59.29'
C37	6°07'09"	775.00'	41.42'	82.77'	N51°31'13"E 82.73'
C38	8°42'22"	825.00'	46.34'	96.56'	S51°46'49"W 96.51'
C39	84°55'34"	40.00'	36.01'	59.29'	N12°42'13"E 54.01'
C40	8°26'16"	534.50'	39.66'	79.18'	S25°30'56"E 79.11'
C41	8°26'16"	515.50'	38.25'	76.37'	N25°30'56"W 76.30'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C4	9°01'34"	800.00'	63.15'	126.03'	S43°56'51"W 125.90'
C5	20°30'18"	850.00'	153.74'	304.20'	S29°10'55"W 302.58'
C6	42°15'27"	100.00'	38.64'	73.75'	S63°30'23"E 72.09'
C7	38°28'28"	200.00'	69.73'	134.18'	S69°47'10"E 131.68'
C8	101°09'21"	48.50'	60.21'	87.39'	S39°03'43"W 76.48'
C9	158°58'18"	59.50'	320.07'	165.05'	N68°56'53"E 117.00'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C10	298°40'07"	50.00'	29.65'	260.64'	S11°22'29"W 51.00'
C11	299°19'05"	50.00'	29.27'	261.20'	S71°28'E 50.51'
C12	159°48'13"	3.00'	14.00'	8.16'	S69°44'36"E 5.87'
C13	60°09'49"	450.00'	260.67'	472.52'	N59°32'29"E 451.11'
C14	35°28'33"	466.50'	155.62'	291.23'	N50°05'14"E 286.44'
C15	158°12'07"	3.00'	15.56'	8.28'	N11°15'33"W 5.89'
C16	9°56'56"	306.50'	26.68'	53.22'	S31°43'W 53.15'
C17	91°25'09"	135.00'	139.41'	217.00'	S43°54'48"W 194.70'
C18	91°26'21"	175.00'	179.97'	279.40'	S47°53'08"W 250.60'
C19	136°17'54"	60.00'	157.53'	144.63'	S20°51'03"W 112.14'
C20	211°59'20"	95.00'	331.42'	351.49'	N88°39'53"E 182.64'
C27	20°43'01"	270.00'	49.35'	97.63'	N8°30'22"E 97.09'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T2	S42°22'39"E	39.00'
T3	S84°38'08"E	13.53'
T4	N00°50'37"E	6.14'

LOT LINE TABLE

LINE	BEARING	LENGTH
T5	S3°43'32"W	13.87'
T6	S86°30'58"E	13.87'
T7	N86°16'14"W	63.11'
T8	N3°33'56"W	14.14'
T9	N84°26'04"E	14.14'
T10	N30°31'40"E	25.00'
T11	N53°46'46"W	24.64'
T12	N84°33'44"W	58.62'
T13	N53°46'02"W	67.64'
T14	N14°57'26"W	150.32'
T15	S89°37'23"W	93.74'

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	AAA	14182	0.33
2	AAA	19123	0.44
3	AAA	14102	0.32
4	AAA	9918	0.23
5	AAA	12518	0.29
6	AAA	12389	0.28
7	AAA	11049	0.27
8	AAA	11868	0.27
9	AAA	10654	0.25
10	AAA	10664	0.24
11	AAA	12591	0.29
12	AAA	13232	0.30
13	AAA	10928	0.25
14	AAA	11102	0.25
15	AAA	10648	0.24

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	BBB	54629	1.25
2	BBB	45765	1.05
3	BBB	45725	1.05
4	BBB	45725	1.05
5	BBB	45725	1.05
6	BBB	57908	1.33
7	BBB	110392	2.53
8	BBB	60965	1.86
9	BBB	58151	1.33
10	BBB	60829	1.40
11	BBB	51534	1.18
12	BBB	60228	1.38
13	BBB	62863	1.44
14	BBB	20735	0.48
15	BBB	17391	0.40
16	BBB	13362	0.31
17	BBB	12564	0.29
18	BBB	11810	0.27
19	BBB	17346	0.40
20	BBB	12024	0.28
21	BBB	19532	0.45

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	BBB	447022	10.26
1X	AAA	21028	0.48
2X	BBB	22755	0.52
2X	AAA	5178	0.12
3X	AAA	2641	0.06
3X	BBB	14529	0.34
4X	BBB	11433	0.26
5X	BBB	5882	0.14

TRACT 3: CURVE, LINE & LOT AREA TABLES

BOUNDARY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C36	14°32'11"	125.00'	15.94'	31.71'	S74°10'01"E 31.63'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C21	47°59'14"	50.00'	22.35'	41.88'	N23°36'23"E 40.66'
C22	98°52'42"	45.00'	52.98'	77.66'	S82°47'37"W 68.37'
C23	23°35'13"	350.00'	73.08'	144.08'	N78°37'38"W 143.07'
C24	5°48'38"	500.00'	25.23'	50.42'	S02°37'05"W 50.40'
C25	5°48'38"	500.00'	25.23'	50.42'	S02°37'05"W 50.40'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C26	21°38'59"	10.50'	30.80'	39.89'	N33°39'12"E 19.66'
C29	55°13'27"	29.50'	15.47'	28.41'	N49°35'08"W 27.32'
C30	202°38'28"	50.00'	274.57'	176.95'	N79°19'30"E 98.35'
C31	79°23'58"	50.00'	41.51'	69.29'	S39°20'45"W 63.88'
C32	104°25'52"	40.00'	51.60'	72.91'	N88°34'12"E 63.23'
C33	90°00'00"	30.50'	30.50'	47.91'	S44°36'46"W 43.13'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T16	N47°38'00"E	30.48'
T17	N00°21'14"W	21.56'
T19	S05°25'24"W	50.59'
T20	N89°38'46"E	117.87'
T21	S89°38'46"W	73.00'

LOT LINE TABLE

LINE	BEARING	LENGTH
T22	N21°30'19"E	12.14'
T23	S87°13'49"W	23.15'
T24	N49°21'14"W	14.14'
T25	N44°38'46"E	14.14'
T26	N43°11'34"W	13.60'

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
14	MM	12585	0.29
15	MM	12691	0.29
16	MM	11782	0.27
17	MM	11782	0.27
18	MM	11782	0.27
19	MM	11782	0.27
20	MM	11782	0.27
21	MM	11782	0.27
22	MM	11782	0.27
23	MM	11782	0.27
24	MM	11782	0.27
25	MM	11782	0.27
26	MM	11782	0.27
27	MM	11782	0.27
28	MM	12030	0.28
29	MM	16778	0.39
30	MM	14868	0.34

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
14	BBB	20735	0.48
15	BBB	17391	0.40
16	BBB	13362	0.31
17	BBB	12564	0.29
18	BBB	11810	0.27
19	BBB	17346	0.40
20	BBB	12024	0.28
21	BBB	19532	0.45

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	LL	13053	0.30
14	LL	12562	0.29

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	MM	2449	0.06
1X	KK	74310	1.71
5X	BBB	5882	0.14

FINAL PLAT
MUSTANG LAKES PHASE SEVEN
36.745 ACRES – TRACT 1
31.156 ACRES – TRACT 2
16.917 ACRES – TRACT 3
7.641 ACRES – TRACT 4
12.326 ACRES – TRACT 5

104.785 ACRES
171 RESIDENTIAL LOTS
17 HOA LOTS
15.119 ACRES ROW DEDICATION
AN ADDITION TO THE CITY OF CELINA
WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS
SEPTEMBER 2021 SCALE: 1" = 60'

OWNER
OWNER/DEVELOPER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY, SUITE 1735
DALLAS, TEXAS 75231 214-891-2556
CONTACT: MATT ALEXANDER P.E.

SURVEYOR
RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5664
TBPELS NO. 10077100

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: COLIN HELFFRICH

6 OF 8

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

FINAL PLAT
MUSTANG LAKES PHASE SEVEN
36.745 ACRES – TRACT 1
31.156 ACRES – TRACT 2
16.917 ACRES – TRACT 3
7.641 ACRES – TRACT 4
12.326 ACRES – TRACT 5

104.785 ACRES
171 RESIDENTIAL LOTS
17 HOA LOTS
15.119 ACRES ROW DEDICATION
AN ADDITION TO THE CITY OF ELENA
WATSON SURVEY, ABSTRACT NO. 943
COLLIN COUNTY, TEXAS
SEPTEMBER 2021 SCALE: 1" = 60'

OWNER
OWNER/DEVELOPER
ELENA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY, SUITE 1735
DALLAS, TEXAS, 75231 214-696-2500
CONTACT: MATT ALEXANDER P.E.

SURVEYOR
RUDY RANDEL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5664
TBPELS NO. 10077100

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: COLIN HELFFRICH

7 OF 8

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT CELINA 682 PARTNERS, L.P., acting herein by and through its duly authorized officer, does hereby adopt this final plat designating the hereinabove described property as MUSTANG LAKES PHASE SEVEN, an addition to the City of Celina, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed. If approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

By: _____
Owner: Celina 682 Partners, L.P.
Name: James J. Melino
Title: President
Date: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for Collin County, Texas, on this day personally appeared James J. Melino, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is President of LLC Manager, Inc., Manager of Celina 682 Partners, LLC, and General Partner of Celina 682 Partners, L.P., and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Type or Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

I, the undersigned, a (Licensed Professional Engineer/ Registered Professional Surveyor) in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

_____
Registered Professional Surveyor

_____
Texas Registration No.

_____
Date

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for Collin County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

_____
Type or Print Notary's Name

My Commission Expires: _____

FINAL PLAT
MUSTANG LAKES PHASE SEVEN
36.745 ACRES – TRACT 1
31.156 ACRES – TRACT 2
16.917 ACRES – TRACT 3
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AN ADDITION TO THE CITY OF CELINA
WATSON SURVEY, ABSTRACT NO. 945
COLLIN COUNTY, TEXAS
SEPTEMBER 2021 SCALE: 1" = 60'

OWNER
OWNER/DEVELOPER
CELINA 682 PARTNERS, L.P.
8750 N. CENTRAL EXPRESSWAY, SUITE 1735
DALLAS, TEXAS 75231 214-691-2556
CONTACT: MATT ALEXANDER P.E.

SURVEYOR
RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5664
TBPELS NO. 10077100

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: COLIN HELFFRICH

CERTIFICATE OF PLAT APPROVAL

Approved

_____ _____
City Development Official Date
City of Celina, Texas

Witness by hand this _____ day of _____, 20__.

_____
City Secretary
City of Celina, Texas

8 OF 8

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

APPENDIX D
PID ASSESSMENT NOTICE

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____][1]

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF CELINA, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Lakes at Mustang Ranch Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

APPENDIX E
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix E

For purposes of allocating the Assessments, the Assessed Property has been classified in one of nine Lot Types.

"Lot Type 1" means lots identified as one acre lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 43,560 square feet size and a minimum lot width of 80 feet, as permitted by the Planned Development Regulations.

"Lot Type 2" means lots identified as 100 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 15,000 square feet size and a minimum lot width of 75 feet, as permitted by the Planned Development Regulations.

"Lot Type 3" means lots identified as 86 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 12,040 square feet size and a minimum lot width of 75 feet, as permitted by the Planned Development Regulations.

"Lot Type 4" means lots identified as 74 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 9,620 square feet size and a minimum lot width of 70 feet, as permitted by the Planned Development Regulations.

"Lot Type 5" means lots identified as 60 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 7,500 square feet size and a minimum lot width of 60 feet, as permitted by the Planned Development Regulations.

"Lot Type 6" means lots identified as 50 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 6,000 square feet size and a minimum lot width of 50 feet, as permitted by the Planned Development Regulations.

"Lot Type 7" means lots identified as 65 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 8,125 square feet size and a minimum lot width of 65 feet, as permitted by the Planned Development Regulations.

"Lot Type 8" means lots identified as 40 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 4,600 square feet size and a minimum lot width of 40 feet, as permitted by the Planned Development Regulations.

"Lot Type 9" means lots identified as 35 feet lots in the Service and Assessment Plan and on the applicable Assessment Roll, being lots with approximately 2,905 square feet size and a minimum lot width of 35 feet, as permitted by the Planned Development Regulations.

A) Proposed Development

Table E-1 shows the original proposed residential Lot Types to be developed within the PID.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table E-1
Proposed Development - Original

Lot Type	Description	Proposed Development	
Lot Type 1	One-acre Lot	49	Units
Lot Type 2	100 Ft Lot	25	Units
Lot Type 3	86 Ft Lot	170	Units
Lot Type 4	74 Ft Lot	457	Units
Lot Type 5	60 Ft Lot	508	Units
Lot Type 6	50 Ft Lot	590	Units
Total		**1,799**	**Units**

Table E-2 shows the 2016 revised proposed residential Lot Types to be developed within the PID.

Table E-2
Proposed Development – 2016 Revised

Lot Type	Description	Proposed Development	
Lot Type 1	One-acre Lot	48	Units
Lot Type 2	100 Ft Lot	18	Units
Lot Type 3	86 Ft Lot	163	Units
Lot Type 4	74 Ft Lot	458	Units
Lot Type 5	60 Ft Lot	495	Units
Lot Type 6	50 Ft Lot	590	Units
Total		**1,772**	**Units**

Table E-3 shows the 2021 revised proposed residential Lot Types to be developed within the PID.

Table E-3
Proposed Development – 2021 Revised

Lot Type	Description	Proposed Development	
Lot Type 1	One-acre Lot	32	Units
Lot Type 2	100 Ft Lot	58	Units
Lot Type 3	86 Ft Lot	262	Units
Lot Type 4	74 Ft Lot	375	Units
Lot Type 5	60 Ft Lot	334	Units
Lot Type 6	50 Ft Lot	594	Units
Lot Type 7	65 Ft Lot	69	Units
Total		**1,724**	**Units**

Table E-4 shows the 2022 revised proposed residential Lot Types to be developed within the PID.

(remainder of this page is intentionally left blank)

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table E-4
Proposed Development – 2022 Revised

Lot Type	Description	Proposed Development	
Lot Type 1	One-acre Lot	33	Units
Lot Type 2	100 Ft Lot	58	Units
Lot Type 3	86 Ft Lot	280	Units
Lot Type 4	74 Ft Lot	362	Units
Lot Type 5	60 Ft Lot	325	Units
Lot Type 6	50 Ft Lot	343	Units
Lot Type 7	65 Ft Lot	167	Units
Lot Type 8	40 Ft Lot	73	Units
Lot Type 9	35 Ft Lot	60	Units
Total		**1,701**	**Units**

Table E-5 shows the original proposed residential Lot Types within Phase #1.

Table E-5
Proposed Development – Phase #1 – Original

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	18	Units
Lot Type 3	86 Ft Lot	47	Units
Lot Type 4	74 Ft Lot	56	Units
Lot Type 5	60 Ft Lot	104	Units
Lot Type 6	50 Ft Lot	109	Units
Total		**334**	**Units**

Table E-6 shows the 2016 revised residential Lot Types within Phase #1.

Table E-6
Proposed Development – Phase #1 – 2016 Revised

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	18	Units
Lot Type 3	86 Ft Lot	48	Units
Lot Type 4	74 Ft Lot	56	Units
Lot Type 5	60 Ft Lot	104	Units
Lot Type 6	50 Ft Lot	109	Units
Total		**335**	**Units**

Table E-7 shows the original proposed residential Lot Types within the Phases #2-9 Major Improvement Area.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table E-7
Proposed Development – Phases #2-9 Major Improvement Area - Original

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	31	Units
Lot Type 2	100 Ft Lot	25	Units
Lot Type 3	86 Ft Lot	123	Units
Lot Type 4	74 Ft Lot	401	Units
Lot Type 5	60 Ft Lot	404	Units
Lot Type 6	50 Ft Lot	481	Units
Total		**1,465**	**Units**

Table E-8 shows the 2016 revised proposed residential Lot Types within the Phases #2-9 Major Improvement Area.

Table E-8
Proposed Development – Phases #2-9 Major Improvement Area – 2016 Revised

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	30	Units
Lot Type 2	100 Ft Lot	18	Units
Lot Type 3	86 Ft Lot	115	Units
Lot Type 4	74 Ft Lot	402	Units
Lot Type 5	60 Ft Lot	391	Units
Lot Type 6	50 Ft Lot	481	Units
Total		**1,437**	**Units**

Table E-9 shows the 2021 revised proposed residential Lot Types within the Phases #2-9 Major Improvement Area.

Table E-9
Proposed Development – Phases #2-9 Major Improvement Area – 2021 Revised

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	14	Units
Lot Type 2	100 Ft Lot	58	Units
Lot Type 3	86 Ft Lot	214	Units
Lot Type 4	74 Ft Lot	319	Units
Lot Type 5	60 Ft Lot	230	Units
Lot Type 6	50 Ft Lot	485	Units
Lot Type 7	65 Ft Lot	69	Units
Total		**1,389**	**Units**

Table E-10 shows the 2022 revised proposed residential Lot Types within the Phases #2-9 Major Improvement Area.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table E-10
Proposed Development – Phases #2-9 Major Improvement Area – 2022 Revised

Lot Type	Description	Development	
Lot Type 1	One-acre Lot	15	Units
Lot Type 2	100 Ft Lot	58	Units
Lot Type 3	86 Ft Lot	232	Units
Lot Type 4	74 Ft Lot	306	Units
Lot Type 5	60 Ft Lot	221	Units
Lot Type 6	50 Ft Lot	234	Units
Lot Type 7	65 Ft Lot	167	Units
Lot Type 8	40 Ft Lot	73	Units
Lot Type 9	35 Ft Lot	60	Units
Total		**1,366**	**Units**

Table E-11 shows the residential Lot Types within the Phase #2.

Table E-11
Actual Development – Phase #2

Lot Type	Description	Development	
Lot Type 2	100 Ft Lot	4	Units
Lot Type 3	86 Ft Lot	49	Units
Lot Type 4	74 Ft Lot	68	Units
Lot Type 5	60 Ft Lot	68	Units
Lot Type 6	50 Ft Lot	171	Units
Total		**360**	**Units**

Table E-12 shows the residential Lot Types within the Phase #3.

Table E-12
Actual Development – Phase #3

Lot Type	Description	Development	
Lot Type 3	86 Ft Lot	25	Units
Lot Type 4	74 Ft Lot	88	Units
Lot Type 5	60 Ft Lot	82	Units
Total		**195**	**Units**

Table E-13 shows the residential Lot Types within the Phase #4.

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Table E-13
Actual Development – Phase #4

Lot Type	Description	Development	
Lot Type 3	86 Ft Lot	2	Units
Lot Type 4	74 Ft Lot	3	Units
Lot Type 5	60 Ft Lot	2	Units
Lot Type 6	50 Ft Lot	2	Units
Total		**9**	**Units**

Table E-14 shows the originally proposed residential Lot Types within the Phase #5.

Table E-14
Proposed Development – Phase #5

Lot Type	Description	Development	
Lot Type 3	86 Ft Lot	60	Units
Lot Type 7	65 Ft Lot	36	Units
Total		**96**	**Units**

Table E-15 shows the residential Lot Types within the Phase #5.

Table E-15
Actual Development – Phase #5

Lot Type	Description	Development	
Lot Type 3	86 Ft Lot	58	Units
Lot Type 7	65 Ft Lot	38	Units
Total		**96**	**Units**

Table E-16 shows the residential Lot Types within the Phase #6.

Table E-16
Actual Development – Phase #6

Lot Type	Description	Development	
Lot Type 4	74 Ft Lot	61	Units
Lot Type 5	60 Ft Lot	69	Units
Lot Type 6	50 Ft Lot	61	Units
Lot Type 8	40 Ft Lot	66	Units
Total		**257**	**Units**

B) Calculation of Equivalent Units

As explained under Section V.D for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Authorized Improvements shall be allocated to the

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parcel of the Assessed Property receiving benefit from such Authorized Improvements by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of Lots (i.e., One-acre, 100 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements. Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. These classifications from Lot Type 1 (One-acre Lots) representing the highest value to Lot Type 9 (35 Ft Lot) representing the lowest value for residential lots are set forth in Table E-19. Assessments are allocated to each Lot Type on the basis of the average home value for each class of Lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (One-acre Lots) to 1.0.

Table E-17 shows the original Equivalent Unit factors within the PID that were used to allocate the Initial Major Improvements between Phase #1 and Phases #2-9 Major Improvement Area, as well as reallocate the Phases #2-9 Major Improvement Area share of the Initial Major Improvements, to Phase #2, Phase #3, and Phase #4.

Table E-17
Equivalent Unit Factors - Original

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (One-acre Lot)	$825,000	1.00	per dwelling unit
Lot Type 2 (100 Ft Lot)	$725,000	0.88	per dwelling unit
Lot Type 3 (86 Ft Lot)	$688,000	0.83	per dwelling unit
Lot Type 4 (74 Ft Lot)	$592,000	0.72	per dwelling unit
Lot Type 5 (60 Ft Lot)	$480,000	0.58	per dwelling unit
Lot Type 6 (50 Ft Lot)	$400,000	0.48	per dwelling unit

The Lot Type classifications and Equivalent Unit calculations described above were revised by the City Council in 2021 following additional changes to the development process and the request from the Developer. These classifications were expanded to cover from Lot Type 1 (One-Acre Lot) representing the highest value to Lot Type 6 (50 Ft Lot) representing the lowest value for residential Lots. Equivalent Units are the ratio of the average value of Lots within each assessment class, setting the 2021 updated Equivalent Unit factor for Lot Type 1 (One-Acre Lot) to 1.0.

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Table E-18 shows the 2021 revised Equivalent Unit factors within the PID that were used to 1.) include Lot Type 7, 2.) allocate costs of the Phase #5 Improvements, and 3.) reallocate the Phases #2-9 Major Improvement Area's share of the Initial Major Improvements to Phase #5.

Table E-18
Equivalent Unit Factors – 2021 Updated

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (One-acre Lot)	$825,000	1.00	per dwelling unit
Lot Type 2 (100 Ft Lot)	$725,000	0.88	per dwelling unit
Lot Type 3 (86 Ft Lot)	$688,000	0.83	per dwelling unit
Lot Type 4 (74 Ft Lot)	$592,000	0.72	per dwelling unit
Lot Type 5 (60 Ft Lot)	$480,000	0.58	per dwelling unit
Lot Type 6 (50 Ft Lot)	$400,000	0.48	per dwelling unit
Lot Type 7 (65 Ft Lot)	$537,000	0.65	per dwelling unit

The Lot Type classifications and Equivalent Unit calculations described above are being revised by the City Council in 2022 following additional changes to the development process, substantial changes to the estimated average home prices and the request from the Developer. These classifications were expanded to cover from Lot Type 1 (One-Acre Lot) representing the highest value to Lot Type 9 (35 Ft Lot) representing the lowest value for residential Lots. Equivalent Units are calculated as the ratio of the average value of Lots within each assessment class, setting the 2022 revised Equivalent Unit factor for Lot Type 1 (One-Acre Lot) to 1.0.

Table E-19 shows the 2022 revised Lot Types and Equivalent Unit factors within the PID that are used to 1.) include Lot Type 8 and Lot Type 9, 2.) allocate Phase #6 Projects, and 3.) allocate the Additional Major Improvements to Phase #1, Phase #2, Phase #3, Phase #4, Phase #5, Phase #6, Phase #7, and Future Phases.

Table E-19
Equivalent Unit Factors – 2022 Revised

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (One-acre Lot)	$2,000,000	1.00	per dwelling unit
Lot Type 2 (100 Ft Lot)	$1,300,000	0.65	per dwelling unit
Lot Type 3 (86 Ft Lot)	$975,000	0.49	per dwelling unit
Lot Type 4 (74 Ft Lot)	$850,000	0.43	per dwelling unit
Lot Type 5 (60 Ft Lot)	$685,000	0.34	per dwelling unit
Lot Type 6 (50 Ft Lot)	$585,000	0.29	per dwelling unit
Lot Type 7 (65 Ft Lot)	$735,000	0.37	per dwelling unit
Lot Type 8 (40 Ft Lot)	$475,000	0.24	per dwelling unit
Lot Type 9 (35 Ft Lot)	$450,000	0.23	per dwelling unit

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The original total Equivalent Units for Phase #1 are shown in Table E-20 as calculated based on the original Phase #1 proposed development shown in Table E-5 and the original Equivalent Unit factors shown in Table E-17.

Table E-20
Estimated Equivalent Units – Phase #1 – Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	18	1.00	18.00
Lot Type 3 (86 Ft Lot)	47	0.83	39.01
Lot Type 4 (74 Ft Lot)	56	0.72	40.32
Lot Type 5 (60 Ft Lot)	104	0.58	60.32
Lot Type 6 (50 Ft Lot)	109	0.48	52.32
Total Equivalent Units	**334**		**209.97**

The 2016 revised total Equivalent Units for Phase #1 are shown in Table E-21 as calculated based on the 2016 revised Phase #1 proposed development shown in Table E-6 and the original Equivalent Unit factors shown in Table E-17.

Table E-21
Estimated Equivalent Units – Phase #1 – 2016 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	18	1.00	18.00
Lot Type 3 (86 Ft Lot)	48	0.83	39.84
Lot Type 4 (74 Ft Lot)	56	0.72	40.32
Lot Type 5 (60 Ft Lot)	104	0.58	60.32
Lot Type 6 (50 Ft Lot)	109	0.48	52.32
Total Equivalent Units	**335**		**210.80**

The 2022 revised total Equivalent Units for Phase #1 are shown in Table E-22 as calculated based on the 2016 revised Phase #1 proposed development shown in Table E-6 and the 2022 revised Equivalent Unit factors shown in Table E-19.

Table E-22
Estimated Equivalent Units – Phase #1 – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	18	1.00	18.00
Lot Type 3 (86 Ft Lot)	48	0.49	23.52
Lot Type 4 (74 Ft Lot)	56	0.43	24.08
Lot Type 5 (60 Ft Lot)	104	0.34	35.36
Lot Type 6 (50 Ft Lot)	109	0.29	31.61
Total Equivalent Units	**335**		**132.57**

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The original total Equivalent Units for the Phases #2-9 Major Improvement Area are shown in Table E-23 as calculated based on the original proposed development for the Phases #2-9 Major Improvement Area shown in Table E-7 and the original Equivalent Unit factors shown in Table E-17.

Table E-23
Estimated Equivalent Units – Phases #2-9 Major Improvement Area – Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	31	1.00	31.00
Lot Type 2 (100 Ft Lot)	25	0.88	22.00
Lot Type 3 (86 Ft Lot)	123	0.83	102.09
Lot Type 4 (74 Ft' Lot)	401	0.72	288.72
Lot Type 5 (60 Ft Lot)	404	0.58	234.32
Lot Type 6 (50 Ft Lot)	481	0.48	230.88
Total Equivalent Units	**1,465**		**909.01**

The 2016 revised total Equivalent Units for the Phases #2-9 Major Improvement Area are shown in Table E-24 as calculated based on the 2016 revised proposed development for the Phases #2-9 Major Improvement Area shown in Table E-8 and the original Equivalent Unit factors shown in Table E-17.

Table E-24
Estimated Equivalent Units – Phases #2-9 Major Improvement Area – 2016 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	30	1.00	30.00
Lot Type 2 (100 Ft Lot)	18	0.88	15.84
Lot Type 3 (86 Ft Lot)	115	0.83	95.45
Lot Type 4 (74 Ft' Lot)	402	0.72	289.44
Lot Type 5 (60 Ft Lot)	391	0.58	226.78
Lot Type 6 (50 Ft Lot)	481	0.48	230.88
Total Equivalent Units	**1,437**		**888.39**

The 2021 revised total Equivalent Units for the Phases #2-9 Major Improvement Area are shown in Table E-25 as calculated based on the 2021 revised proposed development for the Phases #2-9 Major Improvement Area shown in Table E-9 and the 2021 revised Equivalent Unit factors shown in Table E-18.

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Table E-25
Estimated Equivalent Units – Phases #2-9 Major Improvement Area – 2021 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	14	1.00	14.00
Lot Type 2 (100 Ft Lot)	58	0.88	51.04
Lot Type 3 (86 Ft Lot)	214	0.83	177.62
Lot Type 4 (74 Ft' Lot)	319	0.72	229.68
Lot Type 5 (60 Ft Lot)	230	0.58	133.40
Lot Type 6 (50 Ft Lot)	485	0.48	232.80
Lot Type 7 (65 Ft Lot)	69	0.65	44.85
Total Equivalent Units	**1,389**		**883.39**

The 2022 revised total Equivalent Units for the Phases #2-9 Major Improvement Area are shown in Table E-26 as calculated based on the 2022 revised proposed development for the Phases #2-9 Major Improvement Area shown in Table E-10 and the 2022 revised Equivalent Unit factors shown in Table E-19.

Table E-26
Estimated Equivalent Units – Phases #2-9 Major Improvement Area – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	15	1.00	15.00
Lot Type 2 (100 Ft Lot)	58	0.65	37.70
Lot Type 3 (86 Ft Lot)	232	0.49	113.68
Lot Type 4 (74 Ft Lot)	306	0.43	131.58
Lot Type 5 (60 Ft Lot)	221	0.34	75.14
Lot Type 6 (50 Ft Lot)	234	0.29	67.86
Lot Type 7 (65 Ft Lot)	167	0.37	61.79
Lot Type 8 (40 Ft Lot)	73	0.24	17.52
Lot Type 9 (35 Ft Lot)	60	0.23	13.80
Total Equivalent Units	**1,366**		**534.07**

The original total Equivalent Units for Phase #2 are shown in Table E-27 as calculated based on the proposed development for Phase #2 shown in Table E-11 and the original Equivalent Unit factors shown in Table E-17.

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Table E-27
Estimated Equivalent Units – Phase #2 - Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 2 (100 Ft Lot)	4	0.88	3.52
Lot Type 3 (86 Ft Lot)	49	0.83	40.67
Lot Type 4 (74 Ft Lot)	68	0.72	48.96
Lot Type 5 (60 Ft Lot)	68	0.58	39.44
Lot Type 6 (50 Ft Lot)	171	0.48	82.08
Total Equivalent Units	**360**		**214.67**

Note: These Equivalent Units will continue to be used for Phase #2 for future Annual Installment calculations to avoid increasing the costs to be paid by Phase #2 for the Phases #2-9 Major Improvement Area Initial Projects previously allocated to Phase #2 at the time of levying the Assessments for Phase #2 Improvements.

The 2022 revised total Equivalent Units for Phase #2 are shown in Table E-28 as calculated based on the Phase #2 proposed development shown in Table E-11 and the 2022 revised Equivalent Unit factors shown in Table E-19.

Table E-28
Estimated Equivalent Units – Phase #2 – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 2 (100 Ft Lot)	4	0.65	2.60
Lot Type 3 (86 Ft Lot)	49	0.49	24.01
Lot Type 4 (74 Ft Lot)	68	0.43	29.24
Lot Type 5 (60 Ft Lot)	68	0.34	23.12
Lot Type 6 (50 Ft Lot)	171	0.29	49.59
Total Equivalent Units	**360**		**128.56**

Note: These Equivalent Units will only be used to allocate the Additional Major Improvements to the Phase #2 Assessed Property as shown in Table V-D.

The total Equivalent Units for Phase #3 are shown in Table E-29 as calculated based on the proposed development for Phase #3 shown in Table E-12 and the original Equivalent Unit factors shown in Table E-17.

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Table E-29
Estimated Equivalent Units – Phase #3 - Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	25	0.83	20.75
Lot Type 4 (74 Ft Lot)	88	0.72	63.36
Lot Type 5 (60 Ft Lot)	82	0.58	47.56
Total Equivalent Units	**195**		**131.67**

Note: These Equivalent Units will continue to be used for Phase #3 for future Annual Installment calculations to avoid increasing the costs to be paid by Phase #3 for the Phases #2-9 Major Improvement Area Initial Projects previously allocated to Phase #3 at the time of levying the Assessments for Phase #3 Improvements.

The 2022 revised total Equivalent Units for Phase #3 are shown in Table E-30 as calculated based on the Phase #3 proposed development shown in Table E-12 and the 2022 revised Equivalent Unit factors shown in Table E-19.

Table E-30
Estimated Equivalent Units – Phase #3 – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	25	0.49	12.25
Lot Type 4 (74 Ft Lot)	88	0.43	37.84
Lot Type 5 (60 Ft Lot)	82	0.34	27.88
Total Equivalent Units	**195**		**77.97**

Note: These Equivalent Units will only be used to allocate the Additional Major Improvements to the Phase #3 Assessed Property as shown in Table V-D.

The total Equivalent Units for Phase #4 are shown in Table E-31 as calculated based on the proposed development for Phase #4 shown in Table E-13 and the original Equivalent Unit factors shown in Table E-17.

Table E-31
Estimated Equivalent Units – Phase #4 - Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	2	0.83	1.66
Lot Type 4 (74 Ft Lot)	3	0.72	2.16
Lot Type 5 (60 Ft Lot)	2	0.58	1.16
Lot Type 6 (50 Ft Lot)	2	0.48	0.96
Total Equivalent Units	**9**		**5.94**

Note: These Equivalent Units will continue to be used for Phase #4 for future Annual Installment calculations to avoid increasing the costs to be paid by Phase #4 for the Phases #2-9 Major Improvement Area Initial Projects previously allocated to Phase #4 at the time of levying the Assessments for Phase #4 Improvements.

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The 2022 revised total Equivalent Units for Phase #4 are shown in Table E-32 as calculated based on the Phase #4 proposed development shown in Table E-13 and the 2022 revised Equivalent Unit factors shown in Table E-19.

Table E-32
Estimated Equivalent Units – Phase #4 – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	2	0.49	0.98
Lot Type 4 (74 Ft Lot)	3	0.43	1.29
Lot Type 5 (60 Ft Lot)	2	0.34	0.68
Lot Type 6 (50 Ft Lot)	2	0.29	0.58
Total Equivalent Units	**9**		**3.53**

Note: These Equivalent Units will only be used to allocate the Additional Major Improvements to the Phase #4 Assessed Property as shown in Table V-D.

The total Equivalent Units for Phase #5 are shown in Table E-33 as calculated based on the proposed development at the time of Assessment levy for Phase #5 shown in Table E-14 and the 2021 revised Equivalent Unit factors shown in Table E-18.

Table E-33
Estimated Equivalent Units – Phase #5 - Original

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	60	0.83	49.80
Lot Type 7 (65 Ft Lot)	36	0.65	23.40
Total Equivalent Units	**96**		**73.20**

The 2021 revised total Equivalent Units for Phase #5 are shown in Table E-34 as calculated based on the actual plat recorded in August 2021 for Phase #5 development shown in Table E-15 and the 2021 revised Equivalent Unit factors shown in Table E-18.

Table E-34
Estimated Equivalent Units – Phase #5 – 2021 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	58	0.83	48.14
Lot Type 7 (65 Ft Lot)	38	0.65	24.70
Total Equivalent Units	**96**		**72.84**

Note: These Equivalent Units will continue to be used for Phase #5 for future Annual Installment calculations to avoid increasing the costs to be paid by Phase #5 for the Phases #2-9 Major Improvement Area Projects previously allocated to Phase #5 at the time of levying the Assessments for Phase #5 Improvements.

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The 2022 revised total Equivalent Units for Phase #5 are shown in Table E-35 as calculated based on the actual Phase #5 development shown in Table E-15 and the 2022 revised Equivalent Unit factors shown in Table E-19

Table E-35
Estimated Equivalent Units – Phase #5 – 2022 Revised

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 3 (86 Ft Lot)	58	0.49	28.42
Lot Type 7 (65 Ft Lot)	38	0.37	14.06
Total Equivalent Units	**96**		**42.48**

Note: These Equivalent Units will only be used to allocate the Additional Major Improvements to the Phase #5 Assessed Property as shown in Table V-D.

The total Equivalent Units for Phase #6 are shown in Table E-36-1 as calculated based on the proposed development for Phase #6 shown in Table E-16 and the 2022 revised Equivalent Unit factors shown in Table E-19.

Table E-36-1
Estimated Equivalent Units – Phase #6

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 4 (74 Ft Lot)	61	0.43	26.23
Lot Type 5 (60 Ft Lot)	69	0.34	23.46
Lot Type 6 (50 Ft Lot)	61	0.29	17.69
Lot Type 8 (40 Ft Lot)	66	0.24	15.84
Total Equivalent Units	**257**		**83.22**

The total Equivalent Units for Phase #7 are shown in Table E-36-2 as calculated based on the proposed development for Phase #7 shown in Table E-16 and the 2022 revised Equivalent Unit factors shown in Table E-19.

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Table E-36-2
Estimated Equivalent Units – Phase #7

Lot Type	No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (One-acre Lot)	14	1.00	14.00
Lot Type 2 (100 Ft Lot)	54	0.65	35.10
Lot Type 3 (86 Ft Lot)	33	0.49	16.17
Lot Type 4 (74 Ft Lot)	39	0.43	16.77
Lot Type 7 (65 Ft Lot)	31	0.37	11.47
Total Equivalent Units	**171**		**93.51**

C) Original Allocation of Assessments to Lots within Phase #1 (Before Refunding)

As shown in Table E-37, the total amount of the Phase #1 Bonds, which represented the total Assessment originally allocated to all Parcels within Phase #1, was $9,000,000. As shown in Table E-20, there were a total of 334 residential units representing a total of 209.97 estimated original Equivalent Units for the residential development in Phase #1, resulting in an original Assessment per Equivalent Unit of $42,863.27.

The original Assessment per dwelling unit was calculated as the product of (i) $42,863.27 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $42,863.27 (i.e., $42,863.27 × 1.00). The original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was $35,576.51 (i.e., $42,863.27 × 0.83). The original Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $30,861.55 (i.e., $42,863.27 × 0.72). The original Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $24,860.69 (i.e., $42,863.27 × 0.58). The original Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $20,574.37 (i.e., $42,863.27 × 0.48). Table E-37 sets forth the original Assessment per dwelling unit for each of the five Lot Types in Phase #1.

Table E-37
Assessment Per Unit – Phase #1 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	18	$42,863.27	1.00	$42,863.27	per dwelling unit	$771,539
Lot Type 3 (86 Ft Lot)	47	$42,863.27	0.83	$35,576.51	per dwelling unit	$1,672,096
Lot Type 4 (74 Ft Lot)	56	$42,863.27	0.72	$30,861.55	per dwelling unit	$1,728,247
Lot Type 5 (60 Ft Lot)	104	$42,863.27	0.58	$24,860.69	per dwelling unit	$2,585,512
Lot Type 6 (50 Ft Lot)	109	$42,863.27	0.48	$20,574.37	per dwelling unit	$2,242,606
Total	**334**					**$9,000,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type in Phase #1 is shown in Table E-38.

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Table E-38
Projected Leverage – Phase #1 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$42,863.27	3.97	19.25
Lot Type 3 (86 Ft Lot)	47	$111,800	$688,000	$35,576.51	3.14	19.34
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$30,861.55	3.12	19.18
Lot Type 5 (60 Ft Lot)	104	$78,000	$480,000	$24,860.69	3.14	19.31
Lot Type 6 (50 Ft Lot)	109	$65,000	$400,000	$20,574.37	3.16	19.44
Total	**334**					

The original projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #1 is shown in Table E-39.

Table E-39
Estimated Tax Rate Equivalent Per Unit – Phase #1 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$3,911.54	$2.3009	$0.4741
Lot Type 3 (86 Ft Lot)	47	$111,800	$688,000	$3,246.58	$2.9039	$0.4719
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$2,816.31	$2.9276	$0.4757
Lot Type 5 (60 Ft Lot)	104	$78,000	$480,000	$2,268.70	$2.9086	$0.4726
Lot Type 6 (50 Ft Lot)	109	$65,000	$400,000	$1,877.54	$2.8885	$0.4694
Total	**334**					

D) 2016 Revised Allocation of Assessments to Lots within Phase #1 (Before Refunding)

As shown in Table E-40, the total amount of the Phase #1 Bonds, which represented the total Assessment originally allocated on all Parcels within Phase #1, was $9,000,000. As shown in Table E-21, there are a total of 335 residential units representing a total of 210.80 estimated 2016 revised Equivalent Units for the residential development in Phase #1, resulting in a 2016 revised Assessment per Equivalent Unit of $42,694.50.

The 2016 revised Assessment per dwelling unit was calculated as the product of (i) $42,694.50 multiplied by (ii) the applicable 2016 revised Equivalent Unit value for each Lot Type. For example, the 2016 revised Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $42,694.50 (i.e., $42,694.50 × 1.00). The 2016 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was $35,436.43 (i.e., $42,694.50 × 0.83). The 2016 revised Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $30,740.04 (i.e., $42,694.50 × 0.72). The 2016 revised

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Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $24,762.81 (i.e.,$42,694.50× 0.58). The 2016 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $20,493.36 (i.e., $42,694.50 × 0.48). Table E-40 sets forth the 2016 revised Assessment per dwelling unit for each of the five Lot Types in Phase #1.

Table E-40
Assessment Per Unit – Phase #1 – 2016 Revised

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	18	$42,694.50	1.00	$42,694.50	per dwelling unit	$768,501
Lot Type 3 (86 Ft Lot)	48	$42,694.50	0.83	$35,436.43	per dwelling unit	$1,700,949
Lot Type 4 (74 Ft Lot)	56	$42,694.50	0.72	$30,740.04	per dwelling unit	$1,721,442
Lot Type 5 (60 Ft Lot)	104	$42,694.50	0.58	$24,762.81	per dwelling unit	$2,575,332
Lot Type 6 (50 Ft Lot)	109	$42,694.50	0.48	$20,493.36	per dwelling unit	$2,233,776
Total	**335**					**$9,000,000**

The 2016 revised projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type in Phase #1 is shown in Table E-41.

Table E-41
Projected Leverage – Phase #1 – 2016 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$42,694.50	3.98	19.32
Lot Type 3 (86 Ft Lot)	48	$111,800	$688,000	$35,436.43	3.15	19.42
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$30,740.04	3.13	19.26
Lot Type 5 (60 Ft Lot)	104	$78,000	$480,000	$24,762.81	3.15	19.38
Lot Type 6 (50 Ft Lot)	109	$65,000	$400,000	$20,493.36	3.17	19.52
Total	**335**					

The 2016 revised projected tax rate equivalent per unit calculated based on the 2016 revised average finished lot values and average home values for each Lot Type in Phase #1 is shown in Table E-42.

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Table E-42
Estimated Tax Rate Equivalent Per Unit – Phase #1 – 2016 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$3,896.14	$2.2918	$0.4723
Lot Type 3 (86 Ft Lot)	48	$111,800	$688,000	$3,246.58	$2.9039	$0.4719
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$2,816.31	$2.9276	$0.4757
Lot Type 5 (60 Ft Lot)	104	$78,000	$480,000	$2,268.70	$2.9086	$0.4726
Lot Type 6 (50 Ft Lot)	109	$65,000	$400,000	$1,877.54	$2.8885	$0.4694
Total	**335**					

E) 2016 Revised Allocation of Assessments to Lots within Phase #1 (After Refunding)

As shown in Table IV-C, the initial amount Phase #1 Refunding Bonds after refunding was $7,750,000 (representing the outstanding Phase #1 Assessments after the refunding related savings). The total outstanding Equivalent Units in Phase #1 at the time of the Phase #1 Refunding Bonds were issued was 208.91 after prepayments, resulting in an outstanding Assessment per Equivalent Unit of $37,097.31 at the time of refunding.

The outstanding Assessment per dwelling unit at the time of refunding was calculated as the product of (i) $37,097.31 multiplied by (ii) the applicable 2016 revised Equivalent Unit value for each Lot Type. For example, the 2016 revised Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $37,097.31 (i.e., $37,097.31 × 1.00). The 2016 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was $30,790.77 (i.e., $37,097.31 × 0.83). The 2016 revised Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $26,710.07 (i.e., $37,097.31 × 0.72). The 2016 revised Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $21,516.44 (i.e., $37,097.31 × 0.58). The 2016 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $17,806.71 (i.e., $37,097.31 × 0.48). Table E-43 sets forth the 2016 revised Assessment per dwelling unit for each of the five Lot Types in Phase #1.

Table E-43
Restated Assessment Per Unit – Phase #1 – 2016 Revised (After Refunding)

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	18	$37,097.31	1.00	$37,097.31	per dwelling unit	$667,752
Lot Type 3 (86 Ft Lot)	47	$37,097.31	0.83	$30,790.77	per dwelling unit	$1,447,166
Lot Type 4 (74 Ft Lot)	56	$37,097.31	0.72	$26,710.07	per dwelling unit	$1,495,764
Lot Type 5 (60 Ft Lot)	103	$37,097.31	0.58	$21,516.44	per dwelling unit	$2,216,194
Lot Type 6 (50 Ft Lot)	108	$37,097.31	0.48	$17,806.71	per dwelling unit	$1,923,125
Total	**332**					**$7,750,000**

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The 2016 revised projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type in Phase #1 is shown in Table E-44.

Table E-44
Projected Leverage – Phase #1 – 2016 Revised (After Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$37,097.31	4.58	22.24
Lot Type 3 (86 Ft Lot)	47	$111,800	$688,000	$30,790.77	3.63	22.34
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$26,710.07	3.60	22.16
Lot Type 5 (60 Ft Lot)	103	$78,000	$480,000	$21,516.44	3.63	22.31
Lot Type 6 (50 Ft Lot)	108	$65,000	$400,000	$17,806.71	3.65	22.46
Total	**332**					

The 2016 revised projected tax rate equivalent per unit calculated based on the 2016 revised average finished lot values and average home values for each Lot Type in Phase #1 is shown in Table E-45.

Table E-45
Estimated Tax Rate Equivalent Per Unit – Phase #1 – 2016 Revised (Before Refunding)

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	18	$170,000	$825,000	$2,717.98	$1.5988	$0.3295
Lot Type 3 (86 Ft Lot)	47	$111,800	$688,000	$2,255.92	$2.0178	$0.3279
Lot Type 4 (74 Ft Lot)	56	$96,200	$592,000	$1,956.94	$2.0342	$0.3306
Lot Type 5 (60 Ft Lot)	103	$78,000	$480,000	$1,576.43	$2.0211	$0.3284
Lot Type 6 (50 Ft Lot)	108	$65,000	$400,000	$1,304.63	$2.0071	$0.3262
Total	**332**					

As shown in Table E-19, the Lot Type classifications have been updated by the City Council, and subsequently, the estimated finished Lot values and estimated average home values have been updated in 2022. The updated projected leverage calculated based on the 2022 revised estimated finished Lot values and home values for each Lot Type in Phase #1 is shown in Table E-46.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table E-46
Updated Projected Leverage – Phase #1

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	18	$400,000	$2,000,000	$37,097.31	10.78	53.91
Lot Type 3 (86 Ft Lot)	47	$195,000	$975,000	$30,790.77	6.33	31.67
Lot Type 4 (74 Ft Lot)	56	$170,000	$850,000	$26,710.07	6.36	31.82
Lot Type 5 (60 Ft Lot)	103	$137,000	$685,000	$21,516.44	6.37	31.84
Lot Type 6 (50 Ft Lot)	108	$117,000	$585,000	$17,806.71	6.57	32.85
Total	**332**					

As shown in Table E-19, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated in 2022. The updated projected tax rate equivalent per unit calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type in Phase #1 is shown in Table E-47.

Table E-47
Updated Estimated Tax Rate Equivalent Per Unit – Phase #1

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	18	$400,000	$2,000,000	$2,717.98	$0.6795	$0.1359
Lot Type 3 (86 Ft Lot)	47	$195,000	$975,000	$2,255.92	$1.1569	$0.2314
Lot Type 4 (74 Ft Lot)	56	$170,000	$850,000	$1,956.94	$1.1511	$0.2302
Lot Type 5 (60 Ft Lot)	103	$137,000	$685,000	$1,576.43	$1.1507	$0.2301
Lot Type 6 (50 Ft Lot)	108	$117,000	$585,000	$1,304.63	$1.1151	$0.2230
Total	**332**					

F) Original Allocation of Assessments to Lot Types in the Phases #2-9 Major Improvement Area

As shown in Table E-48 the total amount of the Phases #2-9 Major Improvement Area Bonds and obligation under the Reimbursement Agreement, which represents the total Assessment allocated on all Parcels within the Phases #2-9 Major Improvement Area, is $18,150,000. As shown in Table E-23, there were a total of 1,465 residential units representing a total of 909.01 originally estimated Equivalent Units for the residential development in the Phases #2-9 Major Improvement Area, resulting in an original Assessment per Equivalent Unit of $19,966.78.

The original Assessment per dwelling unit was calculated as the product of (i) $19,966.78 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $19,966.78 (i.e.,

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$19,966.78 × 1.00). The original Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit was $17,570.76 (i.e., $19,966.78 × 0.88). The original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was $16,572.42 (i.e., $19,966.78 × 0.83). The original Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $14,376.08 (i.e., $19,966.78 × 0.72). The original Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $11,580.73 (i.e., $19,966.78 × 0.58). The original Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit was $9,584.05 (i.e., $19,966.78 × 0.48). Table E-48 sets forth the original Assessment per dwelling unit for each of the six Lot Types in the Phases #2-9 Major Improvement Area.

Table E-48
Assessment Per Unit – Phases #2-9 Major Improvement Area – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	31	$19,966.78	1.00	$19,966.78	per dwelling unit	$618,970
Lot Type 2 (100 Ft Lot)	25	$19,966.78	0.88	$17,570.76	per dwelling unit	$439,269
Lot Type 3 (86 Ft Lot)	123	$19,966.78	0.83	$16,572.42	per dwelling unit	$2,038,408
Lot Type 4 (74 Ft Lot)	401	$19,966.78	0.72	$14,376.08	per dwelling unit	$5,764,808
Lot Type 5 (60 Ft Lot)	404	$19,966.78	0.58	$11,580.73	per dwelling unit	$4,678,615
Lot Type 6 (50 Ft Lot)	481	$19,966.78	0.48	$9,584.05	per dwelling unit	$4,609,929
Total	**1,465**					**$18,150,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-49.

Table E-49
Projected Leverage – Phases #2-9 Major Improvement Area – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	31	$170,000	$825,000	$19,966.78	8.51	41.32
Lot Type 2 (100 Ft Lot)	25	$130,000	$725,000	$17,570.76	7.40	41.26
Lot Type 3 (86 Ft Lot)	123	$111,800	$688,000	$16,572.42	6.75	41.51
Lot Type 4 (74 Ft Lot)	401	$96,200	$592,000	$14,376.08	6.69	41.18
Lot Type 5 (60 Ft Lot)	404	$78,000	$480,000	$11,580.73	6.74	41.45
Lot Type 6 (50 Ft Lot)	481	$65,000	$400,000	$9,584.05	6.78	41.74
Total	**1,465**					

The projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-50.

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Table E-50
Estimated Tax Rate Equivalent Per Unit – Phases #2-9 Major Improvement Area – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	31	$170,000	$825,000	$1,872.48	$1.1015	$0.2270
Lot Type 2 (100 Ft Lot)	25	$130,000	$725,000	$1,647.78	$1.2675	$0.2273
Lot Type 3 (86 Ft Lot)	123	$111,800	$688,000	$1,554.16	$1.3901	$0.2259
Lot Type 4 (74 Ft Lot)	401	$96,200	$592,000	$1,348.18	$1.4014	$0.2277
Lot Type 5 (60 Ft Lot)	404	$78,000	$480,000	$1,086.04	$1.3924	$0.2263
Lot Type 6 (50 Ft Lot)	481	$65,000	$400,000	$898.79	$1.3828	$0.2247
Total	**1,465**					

G) 2016 Revised Allocation of Assessments to Lot Types in the Phases #2-9 Major Improvement Area

As shown in Table E-51 the total amount of the Phases #2-9 Major Improvement Area Bonds and obligation under the Reimbursement Agreement, which represents the total Assessment allocated on all Parcels within the Phases #2-9 Major Improvement Area, is $18,150,000. As shown in Table E-24, there were a total of 1,437 residential units representing a total of 888.39 estimated 2016 revised Equivalent Units for the residential development in the Phases #2-9 Major Improvement Area, resulting in a 2016 revised Assessment per Equivalent Unit of $20,430.22.

The 2016 revised Assessment per dwelling unit was calculated as the product of (i) $20,430.22 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the 2016 revised Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $20,430.22 (i.e., $20,430.22 × 1.00). The 2016 revised Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit was $17,978.59 (i.e., $20,430.22 × 0.88). The 2016 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was $16,957.08 (i.e., $20,430.22 × 0.83). The 2016 revised Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $14,709.76 (i.e., $20,430.22 × 0.72). The 2016 revised Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $11,849.53 (i.e., $20,430.22 × 0.58). The 2016 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit was $9,806.50 (i.e., $20,430.22 × 0.48). Table E-51 sets forth the 2016 revised Assessment per dwelling unit for each of the six Lot Types in the Phases #2-9 Major Improvement Area.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table E-51
Assessment Per Unit – Phases #2-9 Major Improvement Area – 2016 Revised

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	30	$20,430.22	1.00	$20,430.22	per dwelling unit	$612,906
Lot Type 2 (100 Ft Lot)	18	$20,430.22	0.88	$17,978.59	per dwelling unit	$323,615
Lot Type 3 (86 Ft Lot)	115	$20,430.22	0.83	$16,957.08	per dwelling unit	$1,950,064
Lot Type 4 (74 Ft Lot)	402	$20,430.22	0.72	$14,709.76	per dwelling unit	$5,913,322
Lot Type 5 (60 Ft Lot)	391	$20,430.22	0.58	$11,849.53	per dwelling unit	$4,633,164
Lot Type 6 (50 Ft Lot)	481	$20,430.22	0.48	$9,806.50	per dwelling unit	$4,716,928
Total	**1,437**					**$18,150,000**

The 2016 revised projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-52.

Table E-52
Projected Leverage – Phases #2-9 Major Improvement Area – 2016 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	30	$170,000	$825,000	$20,430.22	8.32	40.38
Lot Type 2 (100 Ft Lot)	18	$130,000	$725,000	$17,978.59	7.23	40.33
Lot Type 3 (86 Ft Lot)	115	$111,800	$688,000	$16,957.08	6.59	40.57
Lot Type 4 (74 Ft Lot)	402	$96,200	$592,000	$14,709.76	6.54	40.25
Lot Type 5 (60 Ft Lot)	391	$78,000	$480,000	$11,849.53	6.58	40.51
Lot Type 6 (50 Ft Lot)	481	$65,000	$400,000	$9,806.50	6.63	40.79
Total	**1,437**					

The 2016 revised projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-53.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table E-53
Estimated Tax Rate Equivalent Per Unit – Phases #2-9 Major Improvement Area – 2016 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	30	$170,000	$825,000	$1,915.9389	$1.1270	$0.2322
Lot Type 2 (100 Ft Lot)	18	$130,000	$725,000	$1,686.0262	$1.2969	$0.2326
Lot Type 3 (86 Ft Lot)	115	$111,800	$688,000	$1,590.2293	$1.4224	$0.2311
Lot Type 4 (74 Ft Lot)	402	$96,200	$592,000	$1,379.4760	$1.4340	$0.2330
Lot Type 5 (60 Ft Lot)	391	$78,000	$480,000	$1,111.2445	$1.4247	$0.2315
Lot Type 6 (50 Ft Lot)	481	$65,000	$400,000	$919.6507	$1.4148	$0.2299
Total	**1,437**					

H) 2021 Revised Allocation of Assessments to Lot Types in the Phases #2-9 Major Improvement Area

As shown in Table E-54 the total amount of the Phases #2-9 Major Improvement Area Bonds and obligation under the Reimbursement Agreement, which represents the total Assessment allocated on all Parcels within the Phases #2-9 Major Improvement Area, is $18,150,000. As shown in Table E-25, there were a total of 1,389 residential units representing a total of 883.39 estimated 2021 revised Equivalent Units for the residential development in the Phases #2-9 Major Improvement Area, resulting in a 2021 revised Assessment per Equivalent Unit of $20,545.85.

The 2021 revised Assessment per dwelling unit was calculated as the product of (i) $20,545.85 multiplied by (ii) the applicable 2021 revised Equivalent Unit value for each Lot Type. For example, the 2021 revised Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit was $20,545.85 (i.e., $20,545.85 × 1.00). The 2021 revised Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit was $18,080.35 (i.e., $20,545.85 × 0.88). The 2021 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit was 17,053.06 (i.e., $20,545.85 × 0.83). The 2021 revised Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit was $14,793.01 (i.e., $20,545.85 × 0.72). The 2021 revised Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit was $11,916.59 (i.e., $20,545.85 × 0.58). The 2021 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit was $9,862.01 (i.e., $20,545.85 × 0.48). The 2021 revised Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit was $13,354.80 (i.e., $20,545.85 × 0.65). Table E-54 sets forth the 2021 revised Assessment per dwelling unit for each of the seven Lot Types in the Phases #2-9 Major Improvement Area.

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Table E-54
Assessment Per Unit – Phases #2-9 Major Improvement Area – 2021 Revised

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	14	$20,545.85	1.00	$20,545.85	per dwelling unit	$287,642
Lot Type 2 (100 Ft Lot)	58	$20,545.85	0.88	$18,080.35	per dwelling unit	$1,048,660
Lot Type 3 (86 Ft Lot)	214	$20,545.85	0.83	$17,053.06	per dwelling unit	$3,649,354
Lot Type 4 (74 Ft Lot)	319	$20,545.85	0.72	$14,793.01	per dwelling unit	$4,718,971
Lot Type 5 (60 Ft Lot)	230	$20,545.85	0.58	$11,916.59	per dwelling unit	$2,740,817
Lot Type 6 (50 Ft Lot)	485	$20,545.85	0.48	$9,862.01	per dwelling unit	$4,783,074
Lot Type 7 (65 Ft Lot)	69	$20,545.85	0.65	$13,354.80	per dwelling unit	$921,481
Total	**1,389**					**$18,150,000**

The 2021 revised projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-55.

Table E-55
Projected Leverage – Phases #2-9 Major Improvement Area – 2021 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	14	$170,000	$825,000	$20,545.85	8.27	40.15
Lot Type 2 (100 Ft Lot)	58	$130,000	$725,000	$18,080.35	7.19	40.10
Lot Type 3 (86 Ft Lot)	214	$111,800	$688,000	$17,053.06	6.56	40.34
Lot Type 4 (74 Ft Lot)	319	$96,200	$592,000	$14,793.01	6.50	40.02
Lot Type 5 (60 Ft Lot)	230	$78,000	$480,000	$11,916.59	6.55	40.28
Lot Type 6 (50 Ft Lot)	485	$65,000	$400,000	$9,862.01	6.59	40.56
Lot Type 7 (65 Ft Lot)	69	$87,300	$537,000	$13,354.80	6.54	40.21
Total	**1,389**					

The 2021 revised projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-56.

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Table E-56
Estimated Tax Rate Equivalent Per Unit – Phases #2-9 Major Improvement Area – 2021 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	14	$170,000	$825,000	$1,887	$1.1097	$0.2287
Lot Type 2 (100 Ft Lot)	58	$130,000	$725,000	$1,660	$1.2770	$0.2290
Lot Type 3 (86 Ft Lot)	214	$111,800	$688,000	$1,566	$1.4005	$0.2276
Lot Type 4 (74 Ft Lot)	319	$96,200	$592,000	$1,358	$1.4119	$0.2294
Lot Type 5 (60 Ft Lot)	230	$78,000	$480,000	$1,094	$1.4028	$0.2280
Lot Type 6 (50 Ft Lot)	485	$65,000	$400,000	$906	$1.3931	$0.2264
Lot Type 7 (65 Ft Lot)	69	$87,300	$537,000	$1,226	$1.4046	$0.2283
Total	**1,389**					

I) 2022 Revised Allocation of Assessments to Lot Types in the Phases #2-9 Major Improvement Area

As shown in Table E-57 the total amount of the Phases #2-9 Major Improvement Area Bonds and obligation under the Reimbursement Agreement, which represents the total Assessment allocated on all Parcels within the Phases #2-9 Major Improvement Area, is $18,150,000. As shown in Table E-26, there were a total of 1,366 residential units representing a total of 534.07 estimated 2022 revised Equivalent Units for the residential development in the Phases #2-9 Major Improvement Area, resulting in an original Assessment per Equivalent Unit of $33,984.31.

The 2022 revised Assessment per dwelling unit was calculated as the product of (i) $33,984.31 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the 2022 revised Assessment for a Lot Type 1 (One-Acre Lot) dwelling unit is $33,984.31 (i.e., $33,984.31 × 1.00). The 2022 revised Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $22,089.80 (i.e., $33,984.31 × 0.65). The 2022 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $16,652.31 (i.e., $33,984.31 × 0.49). The 2022 revised Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $14,634.08 (i.e., $33,984.31 × 0.43). The 2022 revised Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $11,554.67 (i.e., $33,984.31 × 0.34). The 2022 revised Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $9,855.45 (i.e., $33,984.31 × 0.29). The 2022 revised Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $12,574.19 (i.e., $33,984.31 × 0.37). The 2022 revised Assessment for a Lot Type 8 (40 Ft Lot) dwelling unit is $8,156.23 (i.e., $33,984.31 × 0.24). The 2022 revised Assessment for a Lot Type 9 (35 Ft Lot) dwelling unit is $7,816.39 (i.e., $33,984.31 × 0.23). Table E-57 sets forth the 2022 revised Assessment per dwelling unit for each of the nine Lot Types in the Phases #2-9 Major Improvement Area.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table E-57
Assessment Per Unit – Phases #2-9 Major Improvement Area – 2022 Revised

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	15	$33,984.31	1.00	$33,984.31	per dwelling unit	$509,765
Lot Type 2 (100 Ft Lot)	58	$33,984.31	0.65	$22,089.80	per dwelling unit	$1,281,208
Lot Type 3 (86 Ft Lot)	232	$33,984.31	0.49	$16,652.31	per dwelling unit	$3,863,336
Lot Type 4 (74 Ft Lot)	306	$33,984.31	0.43	$14,613.25	per dwelling unit	$4,471,655
Lot Type 5 (60 Ft Lot)	221	$33,984.31	0.34	$11,554.67	per dwelling unit	$2,553,581
Lot Type 6 (50 Ft Lot)	234	$33,984.31	0.29	$9,855.45	per dwelling unit	$2,306,175
Lot Type 7 (65 Ft Lot)	167	$33,984.31	0.37	$12,574.19	per dwelling unit	$2,099,890
Lot Type 8 (40 Ft Lot)	73	$33,984.31	0.24	$8,156.23	per dwelling unit	$595,405
Lot Type 9 (35 Ft Lot)	60	$33,984.31	0.23	$7,816.39	per dwelling unit	$468,983
Total	**1,366**					**$18,150,000**

The 2022 revised projected leverage calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-58.

Table E-58
Projected Leverage – Phases #2-9 Major Improvement Area – 2022 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	15	$400,000	$2,000,000	$33,984.31	11.77	58.85
Lot Type 2 (100 Ft Lot)	58	$260,000	$1,300,000	$22,089.80	11.77	58.85
Lot Type 3 (86 Ft Lot)	232	$195,000	$975,000	$16,652.31	11.71	58.55
Lot Type 4 (74 Ft Lot)	306	$170,000	$850,000	$14,613.25	11.63	58.17
Lot Type 5 (60 Ft Lot)	221	$137,000	$685,000	$11,554.67	11.86	59.28
Lot Type 6 (50 Ft Lot)	234	$117,000	$585,000	$9,855.45	11.87	59.36
Lot Type 7 (65 Ft Lot)	167	$147,000	$735,000	$12,574.19	11.69	58.45
Lot Type 8 (40 Ft Lot)	73	$95,000	$475,000	$8,156.23	11.65	58.24
Lot Type 9 (35 Ft Lot)	60	$90,000	$450,000	$7,816.39	11.51	57.57
Total	**1,366**					

The 2022 revised projected tax rate equivalent per unit calculated based on the 2022 revised average finished lot values and average home values for each Lot Type in the Phases #2-9 Major Improvement Area is shown in Table E-59.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table E-59
Estimated Tax Rate Equivalent Per Unit – Phases #2-9 Major Improvement Area – 2022 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	15	$400,000	$2,000,000	$3,119	$0.7798	$0.1560
Lot Type 2 (100 Ft Lot)	58	$260,000	$1,300,000	$2,027	$0.7798	$0.1560
Lot Type 3 (86 Ft Lot)	232	$195,000	$975,000	$1,528	$0.7838	$0.1568
Lot Type 4 (74 Ft Lot)	306	$170,000	$850,000	$1,341	$0.7889	$0.1578
Lot Type 5 (60 Ft Lot)	221	$137,000	$685,000	$1,060	$0.7741	$0.1548
Lot Type 6 (50 Ft Lot)	234	$117,000	$585,000	$905	$0.7731	$0.1546
Lot Type 7 (65 Ft Lot)	167	$147,000	$735,000	$1,154	$0.7851	$0.1570
Lot Type 8 (40 Ft Lot)	73	$95,000	$475,000	$749	$0.7880	$0.1576
Lot Type 9 (35 Ft Lot)	60	$90,000	$450,000	$717	$0.7971	$0.1594
Total	**1,366**					

J) Original Allocation of Assessments to Lots within Phase #2

As shown in Table E-60, the total amount of the Reimbursement Agreement for Phase #2, which represents the original total Assessment to be allocated on all Parcels within Phase #2, is $5,300,000. As shown in Table E-27, there are a total of 360 residential units representing a total of 214.67 estimated original Equivalent Units for the residential development in Phase #2, resulting in an original Assessment per Equivalent Unit of $24,689.06.

The original Assessment per dwelling unit was calculated as the product of (i) $24,689.06 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $21,726.37 (i.e., $24,689.06 × 1.00). The original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $20,491.92 (i.e., $24,689.06 × 0.83). The original Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $17,776.12 (i.e., $24,689.06 × 0.72). The original Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $14,319.65 (i.e., $24,689.06 × 0.58). The original Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $11,850.75 (i.e., $24,689.06 × 0.48). Table E-60 sets forth the original Assessment per dwelling unit for each of the five Lot Types in Phase #2.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table E-60
Assessment Per Unit – Phase #2 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	4	$24,689.06	0.88	$21,726.37	per dwelling unit	$86,905
Lot Type 3 (86 Ft Lot)	49	$24,689.06	0.83	$20,491.92	per dwelling unit	$1,004,104
Lot Type 4 (74 Ft Lot)	68	$24,689.06	0.72	$17,776.12	per dwelling unit	$1,208,776
Lot Type 5 (60 Ft Lot)	68	$24,689.06	0.58	$14,319.65	per dwelling unit	$973,736
Lot Type 6 (50 Ft Lot)	171	$24,689.06	0.48	$11,850.75	per dwelling unit	$2,026,478
Total	**360**					**$5,300,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-61.

Table E-61
Projected Leverage – Phase #2 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 2 (100 Ft Lot)	4	$130,000	$725,000	$21,726.37	5.98	33.37
Lot Type 3 (86 Ft Lot)	49	$111,800	$688,000	$20,491.92	5.46	33.57
Lot Type 4 (74 Ft Lot)	68	$96,200	$592,000	$17,776.12	5.41	33.30
Lot Type 5 (60 Ft Lot)	68	$78,000	$480,000	$14,319.65	5.45	33.52
Lot Type 6 (50 Ft Lot)	171	$65,000	$400,000	$11,850.75	5.48	33.75
Total	**360**					

The original projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #2 is shown in Table E-62.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table E-62
Estimated Tax Rate Equivalent Per Unit – Phase #2 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 2 (100 Ft Lot)	4	$130,000	$725,000	$3,477.07	$2.6747	$0.4796
Lot Type 3 (86 Ft Lot)	49	$111,800	$688,000	$3,279.51	$2.9334	$0.4767
Lot Type 4 (74 Ft Lot)	68	$96,200	$592,000	$2,844.88	$2.9573	$0.4806
Lot Type 5 (60 Ft Lot)	68	$78,000	$480,000	$2,291.71	$2.9381	$0.4774
Lot Type 6 (50 Ft Lot)	171	$65,000	$400,000	$1,896.58	$2.9178	$0.4741
Total	**360**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #2 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #2.

As shown in Table E-19, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and estimated average home values have been updated in 2022. The updated projected leverage calculated based on the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-63.

Table E-63
Updated Projected Leverage – Phase #2

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 2 (100 Ft Lot)	4	$260,000	$1,300,000	$21,726.37	11.97	59.84
Lot Type 3 (86 Ft Lot)	49	$195,000	$975,000	$20,491.92	9.52	47.58
Lot Type 4 (74 Ft Lot)	68	$170,000	$850,000	$17,776.12	9.56	47.82
Lot Type 5 (60 Ft Lot)	68	$137,000	$685,000	$14,319.65	9.57	47.84
Lot Type 6 (50 Ft Lot)	171	$117,000	$585,000	$11,850.75	9.87	49.36
Total	**360**					

As shown in Table E-19, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated in 2022. The updated projected tax rate equivalent per unit calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-64.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table E-64
Updated Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #2

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 2 (100 Ft Lot)	4	$260,000	$1,300,000	$3,477.07	$1.3373	$0.2675
Lot Type 3 (86 Ft Lot)	49	$195,000	$975,000	$3,279.51	$1.6818	$0.3364
Lot Type 4 (74 Ft Lot)	68	$170,000	$850,000	$2,844.88	$1.6735	$0.3347
Lot Type 5 (60 Ft Lot)	68	$137,000	$685,000	$2,291.71	$1.6728	$0.3346
Lot Type 6 (50 Ft Lot)	171	$117,000	$585,000	$1,896.58	$1.6210	$0.3242
Total	**360**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #2 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #2.

K) Original Allocation of Assessments to Lots within Phase #3

As shown in Table E-65, the total amount of the Reimbursement Agreement for Phase #3, which represents the original total Assessment to be allocated on all Parcels within Phase #3, is $3,700,000. As shown in Table E-29, there are a total of 195 residential units representing a total of 131.67 estimated original Equivalent Units for the residential development in Phase #3, resulting in an original Assessment per Equivalent Unit of $28,100.55.

The original Assessment per dwelling unit was calculated as the product of (i) $28,100.55 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $23,323.46 (i.e., $28,100.55 × 0.83). The original Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $20,232.40 (i.e., $28,100.55 × 0.72). The original Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $16,298.32 (i.e., $28,100.55 × 0.58). Table E-65 sets forth the original Assessment per dwelling unit for each of the three Lot Types in Phase #3.

Table E-65
Assessment Per Unit – Phase #3 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	25	$28,100.55	0.83	$23,323.46	per dwelling unit	$583,087
Lot Type 4 (74 Ft Lot)	88	$28,100.55	0.72	$20,232.40	per dwelling unit	$1,780,451
Lot Type 5 (60 Ft Lot)	82	$28,100.55	0.58	$16,298.32	per dwelling unit	$1,336,462
Total	**195**					**$3,700,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-66.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table E-66
Projected Leverage – Phase #3 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	25	$111,800	$688,000	$23,323.46	4.79	29.50
Lot Type 4 (74 Ft Lot)	88	$96,200	$592,000	$20,232.40	4.75	29.26
Lot Type 5 (60 Ft Lot)	82	$78,000	$480,000	$16,298.32	4.79	29.45
Total	**195**					

The original projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #3 is shown in Table E-67.

Table E-67
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #3 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	25	$111,800	$688,000	$3,331.01	$2.9794	$0.4842
Lot Type 4 (74 Ft Lot)	88	$96,200	$592,000	$2,889.55	$3.0037	$0.4881
Lot Type 5 (60 Ft Lot)	82	$78,000	$480,000	$2,327.69	$2.9842	$0.4849
Total	**195**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #3 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #3.

As shown in Table E-19, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and estimated average home values have been updated in 2022. The updated projected leverage calculated based on the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-68.

Table E-68
Updated Projected Leverage – Phase #3

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	25	$195,000	$975,000	$23,323.46	8.36	41.80
Lot Type 4 (74 Ft Lot)	88	$170,000	$850,000	$20,232.40	8.40	42.01
Lot Type 5 (60 Ft Lot)	82	$137,000	$685,000	$16,298.32	8.41	42.03
Total	**195**					

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

As shown in Table E-19, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated in 2022. The updated projected tax rate equivalent per unit calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-69.

Table E-69
Updated Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #3

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	25	$195,000	$975,000	$3,331.01	$1.7082	$0.3416
Lot Type 4 (74 Ft Lot)	88	$170,000	$850,000	$2,889.55	$1.6997	$0.3399
Lot Type 5 (60 Ft Lot)	82	$137,000	$685,000	$2,327.69	$1.6990	$0.3398
Total	**195**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #3 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #3.

L) Original Allocation of Assessments to Lots within Phase #4

As shown in Table E-70, the total amount of the Reimbursement Agreement for Phase #4, which represents the original total Assessment to be allocated on all Parcels within Phase #4, is $167,000. As shown in Table E-31, there are a total of 9 residential units representing a total of 5.94 estimated original Equivalent Units for the residential development in Phase #4, resulting in an original Assessment per Equivalent Unit of $28,114.48.

The original Assessment per dwelling unit was calculated as the product of (i) $28,114.48 multiplied by (ii) the applicable original Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $23,335.02. (i.e., $28,114.48 × 0.83). The original Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $20,242.42 (i.e., $28,114.48 × 0.72). The original Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $16,306.40 (i.e., $28,114.48 × 0.58). The original Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $13,494.95 (i.e., $28,114.48 × 0.48). Table E-70 sets forth the original Assessment per dwelling unit for each of the four Lot Types in Phase #4.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table E-70
Assessment Per Unit – Phase #4 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	2	$28,114.48	0.83	$23,335.02	per dwelling unit	$46,670
Lot Type 4 (74 Ft Lot)	3	$28,114.48	0.72	$20,242.42	per dwelling unit	$60,727
Lot Type 5 (60 Ft Lot)	2	$28,114.48	0.58	$16,306.40	per dwelling unit	$32,613
Lot Type 6 (50 Ft Lot)	2	$28,114.48	0.48	$13,494.95	per dwelling unit	$26,990
Total	**9**					**$167,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-71.

Table E-71
Projected Leverage – Phase #4 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	2	$111,800	$688,000	$23,335.02	4.79	29.48
Lot Type 4 (74 Ft Lot)	3	$96,200	$592,000	$20,242.42	4.75	29.25
Lot Type 5 (60 Ft Lot)	2	$78,000	$480,000	$16,306.40	4.78	29.44
Lot Type 6 (50 Ft Lot)	2	$65,000	$400,000	$13,494.95	4.82	29.64
Total	**9**					

The original projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #4 is shown in Table E-72.

Table E-72
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #4 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	2	$111,800	$688,000	$3,286.83	$2.9399	$0.4777
Lot Type 4 (74 Ft Lot)	3	$96,200	$592,000	$2,851.22	$2.9638	$0.4816
Lot Type 5 (60 Ft Lot)	2	$78,000	$480,000	$2,296.82	$2.9446	$0.4785
Lot Type 6 (50 Ft Lot)	2	$65,000	$400,000	$1,900.82	$2.9243	$0.4752
Total	**9**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #4 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #4.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

As shown in Table E-19, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and estimated average home values have been updated in 2022. The updated projected leverage calculated based on the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-73.

Table E-73
Updated Projected Leverage – Phase #4

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	2	$195,000	$975,000	$23,335.02	8.36	41.78
Lot Type 4 (74 Ft Lot)	3	$170,000	$850,000	$20,242.42	8.40	41.99
Lot Type 5 (60 Ft Lot)	2	$137,000	$685,000	$16,306.40	8.40	42.01
Lot Type 6 (50 Ft Lot)	2	$117,000	$585,000	$13,494.95	8.67	43.35
Total	**9**					

As shown in Table E-19, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated in 2022. The updated projected tax rate equivalent per unit calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-74.

Table E-74
Updated Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #4

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	2	$195,000	$975,000	$3,287	$1.6856	$0.3371
Lot Type 4 (74 Ft Lot)	3	$170,000	$850,000	$2,851	$1.6772	$0.3354
Lot Type 5 (60 Ft Lot)	2	$137,000	$685,000	$2,297	$1.6765	$0.3353
Lot Type 6 (50 Ft Lot)	2	$117,000	$585,000	$1,901	$1.6246	$0.3249
Total	**9**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #4 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #4.

M) Original Allocation of Assessments to Lots within Phase #5

As shown in Table E-75, the total amount of the Reimbursement Agreement for Phase #5, which represents the original total Assessment to be allocated on all Parcels within Phase #5, is $2,510,000. As shown in Table E-33, there were a total of 96 residential units representing a total of 73.20 estimated original Equivalent Units for the residential development in Phase #5, resulting in an original Assessment per Equivalent Unit of $34,289.62.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

The original Assessment per dwelling unit was calculated as the product of (i) $34,289.62 multiplied by (ii) the applicable 2021 revised Equivalent Unit value for each Lot Type. For example, the original Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $28,460.38 (i.e., $34,289.62 × 0.83). The original Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $22,288.25 (i.e., $34,289.62 × 0.65). Table E-75 sets forth the original Assessment per dwelling unit for each of the two Lot Types in Phase #5.

Table E-75
Assessment Per Unit – Phase #5 – Original

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	60	$34,289.62	0.83	$28,460.38	per dwelling unit	$1,707,623
Lot Type 7 (65 Ft Lot)	36	$34,289.62	0.65	$22,288.25	per dwelling unit	$802,377
Total	**96**					**$2,510,000**

The original projected leverage calculated based on the original estimated finished lot values and home values for each Lot Type is shown in Table E-76.

Table E-76
Projected Leverage – Phase #5 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	60	$111,800	$688,000	$28,460.38	3.93	24.17
Lot Type 7 (65 Ft Lot)	36	$87,300	$537,000	$22,288.25	3.92	24.09
Total	**96**					

The original projected tax rate equivalent per unit calculated based on the original average finished lot values and average home values for each Lot Type in Phase #5 is shown in Table E-77.

Table E-77
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #5 – Original

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	60	$111,800	$688,000	$3,667.28	$3.2802	$0.5330
Lot Type 7 (65 Ft Lot)	36	$87,300	$537,000	$2,871.97	$3.2898	$0.5348
Total	**96**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #5 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #5.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

N) 2022 Revised Allocation of Assessments to Lots within Phase #5

As shown in Table E-78, the total amount of the Reimbursement Agreement for Phase #5, which represents the original total Assessment to be allocated on all Parcels within Phase #5, is $2,510,000. As shown in Table E-34, there are a total of 96 residential units representing a total of 72.84 estimated 2022 revised Equivalent Units for the residential development in Phase #5, resulting in a 2022 revised Assessment per Equivalent Unit of $34,459.09.

The 2022 revised Assessment per dwelling unit was calculated as the product of (i) $34,459.09 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the 2022 revised Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $28,601.04 (i.e., $34,459.09 × 0.83). The original Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $22,398.41 (i.e., $34,459.09 × 0.65). Table E-78 sets forth the original Assessment per dwelling unit for each of the two Lot Types in Phase #5.

Table E-78
Assessment Per Unit – Phase #5 – 2022 Revised

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 3 (86 Ft Lot)	58	$34,459.09	0.83	$28,601.04	per dwelling unit	$1,658,861
Lot Type 7 (65 Ft Lot)	38	$34,459.09	0.65	$22,398.41	per dwelling unit	$851,139
Total	**96**					**$2,510,000**

The 2022 revised projected leverage calculated based on the 2022 revised estimated finished lot value, home value, and revised lot count. As shown in Table E-19, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and estimated average home values have been updated in 2022. In addition, the actual lot count for each Lot Type within Phase #5 has been updated by the Developer based on the final plat. The updated projected leverage calculated based on the actual lot count, the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-79.

Table E-79
Projected Leverage – Phase #5 – 2022 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 3 (86 Ft Lot)	58	$195,000	$975,000	$28,601.04	6.82	34.09
Lot Type 7 (65 Ft Lot)	38	$147,000	$735,000	$22,398.41	6.56	32.81
Total	**96**					

As shown in Table E-19, the Lot Type classifications have been updated by the City Council, and subsequently the estimated finished Lot values and home values have been updated in 2022. In

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

addition, the actual lot count for each Lot Type within Phase #5 has been updated by the Developer based on the final plat. The updated projected tax rate equivalent per unit calculated based on the actual lot count, the 2022 revised estimated finished Lot values and home values for each Lot Type is shown in Table E-80.

Table E-80
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #5 – 2022 Revised

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 3 (86 Ft Lot)	58	$195,000	$975,000	$3,667	$1.8807	$0.3761
Lot Type 7 (65 Ft Lot)	38	$147,000	$735,000	$2,872	$1.9537	$0.3907
Total	**96**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #5 Improvements and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #5.

O) Allocation of Assessments to Lots within Phase #6

As shown in Table E-81, the total amount of the Reimbursement Agreement for Phase #6, which represents the total Assessment to be allocated on all Parcels within Phase #6, is $5,967,861. As shown in Table E-36, there are a total of 257 residential units representing a total of 83.22 estimated Equivalent Units for the residential development in Phase #6, resulting in an Assessment per Equivalent Unit of $71,711.86.

The Assessment per dwelling unit was calculated as the product of (i) $71,711.86 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 4 (74 Ft Lot) dwelling unit is $30,836.10 (i.e., $71,711.86 × 0.43). The Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is $24,382.03 (i.e., $71,711.86 × 0.34). The Assessment for a Lot Type 6 (50 Ft Lot) dwelling unit is $20,796.44 (i.e., $71,711.86 × 0.29). The Assessment for a Lot Type 8 (40 Ft Lot) dwelling unit is $17,210.85 (i.e., $71,711.86 × 0.24). Table E-81 sets forth the Assessment per dwelling unit for each of the two Lot Types in Phase #6.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table E-81
Assessment Per Unit – Phase #6

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 4 (74 Ft Lot)	61	$71,711.86	0.43	$30,836.10	per dwelling unit	$1,881,002
Lot Type 5 (60 Ft Lot)	69	$71,711.86	0.34	$24,382.03	per dwelling unit	$1,682,360
Lot Type 6 (50 Ft Lot)	61	$71,711.86	0.29	$20,796.44	per dwelling unit	$1,268,583
Lot Type 8 (40 Ft Lot)	66	$71,711.86	0.24	$17,210.85	per dwelling unit	$1,135,916
Total	**257**					**$5,967,861**

The projected leverage calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-82.

Table E-82
Projected Leverage – Phase #6

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 4 (74 Ft Lot)	61	$170,000	$850,000	$30,836.10	5.51	27.57
Lot Type 5 (60 Ft Lot)	69	$137,000	$685,000	$24,382.03	5.62	28.09
Lot Type 6 (50 Ft Lot)	61	$117,000	$585,000	$20,796.44	5.63	28.13
Lot Type 8 (40 Ft Lot)	66	$95,000	$475,000	$17,210.85	5.52	27.60
Total	**257**					

The projected tax rate equivalent per unit calculated based on the 2022 revised average finished lot values and average home values for each Lot Type in Phase #6 is shown in Table E-83.

Table E-83
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #6

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 4 (74 Ft Lot)	61	$170,000	$850,000	$3,111.07	$1.8300	$0.3660
Lot Type 5 (60 Ft Lot)	69	$137,000	$685,000	$2,459.92	$1.7956	$0.3591
Lot Type 6 (50 Ft Lot)	61	$117,000	$585,000	$2,098.16	$1.7933	$0.3587
Lot Type 8 (40 Ft Lot)	66	$95,000	$475,000	$1,736.41	$1.8278	$0.3656
Total	**257**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #6 Projects and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #6.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

P) Allocation of Assessments to Lots within Phase #7

As shown in Table E-84, the total amount of the Reimbursement Agreement for Phase #7, which represents the total Assessment to be allocated on all Parcels within Phase #7, is $7,920,908. As shown in Table E-36-2, there are a total of 171 residential units representing a total of 93.51 estimated Equivalent Units for the residential development in Phase #7, resulting in an Assessment per Equivalent Unit of $84,706.53.

The Assessment per dwelling unit was calculated as the product of (i) $84,706.53 multiplied by (ii) the applicable 2022 revised Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (One-acre Lot) dwelling unit is $84,706.53 (i.e., $84,706.53 × 1.0). The Assessment for a Lot Type 2 (100 Ft Lot) dwelling unit is $55,059.25 (i.e., $84,706.53 × 0.65). The Assessment for a Lot Type 3 (86 Ft Lot) dwelling unit is $41,506.20 (i.e., $84,706.53 × 0.49). The Assessment for a Lot Type 4 (40 Ft Lot) dwelling unit is $36,423.81 (i.e., $84,706.53 × 0.43). The Assessment for a Lot Type 7 (65 Ft Lot) dwelling unit is $31,341.42 (i.e., $84,706.53 × 0.37). Table E-84 sets forth the Assessment per dwelling unit for each of the two Lot Types in Phase #7.

Table E-84
Assessment Per Unit – Phase #7

Type	No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (One-acre Lot)	14	$84,706.53	1.00	$84,706.53	per dwelling unit	$1,185,891
Lot Type 2 (100 Ft Lot)	54	$84,706.53	0.65	$55,059.25	per dwelling unit	$2,973,199
Lot Type 3 (86 Ft Lot)	33	$84,706.53	0.49	$41,506.20	per dwelling unit	$1,369,705
Lot Type 4 (74 Ft Lot)	39	$84,706.53	0.43	$36,423.81	per dwelling unit	$1,420,529
Lot Type 7 (65 Ft Lot)	31	$84,706.53	0.37	$31,341.42	per dwelling unit	$971,584
Total	171					7,920,908

The projected leverage calculated based on the 2022 revised estimated finished lot values and home values for each Lot Type is shown in Table E-85.

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Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Table E-85
Projected Leverage – Phase #7

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (One-acre Lot)	14	$575,000	$2,875,000	$84,706.53	6.79	33.94
Lot Type 2 (100 Ft Lot)	54	$260,000	$1,300,000	$55,059.25	4.72	23.61
Lot Type 3 (86 Ft Lot)	33	$222,000	$1,110,000	$41,506.20	5.35	26.74
Lot Type 4 (74 Ft Lot)	39	$216,000	$1,080,000	$36,423.81	5.93	29.65
Lot Type 7 (65 Ft Lot)	31	$193,000	$965,000	$31,341.42	6.16	30.79
Total	**171**					

The projected tax rate equivalent per unit calculated based on the 2022 revised average finished lot values and average home values for each Lot Type in Phase #7 is shown in Table E-86.

Table E-86
Estimated Tax Rate Equivalent Per Unit (Combined) – Phase #7

Lot Type	No. of Units	Average Finished Lot Value per unit	Average Home Value per unit	Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (One-acre Lot)	14	$575,000	$2,875,000	$9,353.54	$1.627	$0.3253
Lot Type 2 (100 Ft Lot)	54	$260,000	$1,300,000	$6,079.80	$2.338	$0.4677
Lot Type 3 (86 Ft Lot)	33	$222,000	$1,110,000	$4,583.23	$2.065	$0.4129
Lot Type 4 (74 Ft Lot)	39	$216,000	$1,080,000	$4,022.02	$1.862	$0.3724
Lot Type 7 (65 Ft Lot)	31	$193,000	$965,000	$3,460.81	$1.793	$0.3586
Total	**171**					

Note: Average Annual Installments include Annual Installments for Assessments levied for the Phase #7 Projects and Annual Installments for the portion of the Assessment levied for the Phases #2-9 Major Improvement Area Initial Projects that is allocable to Phase #7.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

APPENDIX F
PHASES #2-9 MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix F
Phases #2-9 Major Improvement Area Assessment Roll

Parcel	**All Parc**
Equivalent Units (2022 Revised)	**534.19**
Original Assessment	**$21,180,(**
Restated Assessment	**$18,150,(**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	CCMI[4]	Administrative Expenses[5]	Additional Interest	Capitalized Interest/ Available Credits	Total Annua Installm
2015	$0	$468,240	$0	$0	$0	$0	$0	($468,240)	
2016	$0	$795,125	$0	$496,500	$8,529	$35,700	$65,750	($795,125)	$606,4
2017	$275,000	$795,125	$84,000	$496,500	$93,166	$36,414	$65,750	($330,374)	$1,515,5
2018	$275,000	$780,000	$84,000	$463,319	$181,506	$37,071	$64,375	($92,432)	$1,792,8
2019	$300,000	$764,875	$95,000	$455,658	$211,250	$20,000	$63,000	($211,250)	$1,698,5
2020	$325,000	$747,218	$105,000	$304,123	$245,891	$26,273	$61,405	($296,613)	$1,518,2
2021	$325,000	$722,712	$75,794	$214,994	$0	$29,000	$59,237	($16,115)	$1,410,(
2022	$345,000	$695,182	$80,000	$201,692	$0	$33,000	$56,824	($6,951)	$1,404,1
2023	$370,000	$683,557	$87,000	$196,548	$0	$29,291	$33,420	$0	$1,399,8
2024	$380,000	$663,205	$95,000	$190,954	$0	$29,877	$32,310	$0	$1,391,3
2025	$395,000	$642,403	$95,000	$184,846	$0	$30,475	$31,170	$0	$1,378,8
2026	$420,000	$618,703	$102,000	$178,737	$0	$31,084	$29,985	$0	$1,380,5
2027	$445,000	$593,502	$116,000	$172,178	$0	$31,706	$28,725	$0	$1,387,1
2028	$470,000	$566,800	$124,000	$164,720	$0	$32,340	$27,390	$0	$1,385,2
2029	$520,000	$538,598	$131,000	$156,746	$0	$32,987	$25,980	$0	$1,405,3
2030	$540,000	$507,393	$139,000	$148,323	$0	$33,647	$24,420	$0	$1,392,7
2031	$570,000	$475,000	$153,000	$139,385	$0	$34,320	$22,800	$0	$1,394,5
2032	$615,000	$439,375	$160,000	$129,548	$0	$35,006	$21,090	$0	$1,400,(
2033	$640,000	$400,938	$175,000	$119,260	$0	$35,706	$19,245	$0	$1,390,1
2034	$690,000	$360,938	$189,000	$108,007	$0	$36,420	$17,325	$0	$1,401,(
2035	$715,000	$317,813	$204,000	$95,854	$0	$37,149	$15,255	$0	$1,385,(
2036	$765,000	$273,125	$218,000	$82,737	$0	$37,892	$13,110	$0	$1,389,8
2037	$815,000	$225,313	$240,000	$68,720	$0	$38,649	$10,815	$0	$1,398,4
2038	$865,000	$174,375	$255,000	$53,288	$0	$39,422	$8,370	$0	$1,395,4
2039	$940,000	$120,313	$276,000	$36,891	$0	$40,211	$5,775	$0	$1,419,1
2040	$985,000	$61,563	$297,737	$19,144	$0	$41,015	$2,955	$0	$1,407,4
Total	**$12,985,000**	**$13,431,388**	**$3,580,531**	**$4,878,673**	**$740,342**	**$844,656**	**$806,481**	**($2,217,100)**	**$35,049,9**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.

[2]The principal and interest amounts represent the debt service requirements of the Series 2015 Phases #2-9 Major Improvement Area Bonds at the interest rates of such bonds. The interest amount also includes the additional 0.5% interest being collected for the prepayment and delinquency reserves.

[3]The principal and interest amounts represent the debt service requirements of the Reimbursement Agreement for the Initial Major Improvements allocated Phases #2-9 that are not paid by the Phases #2-9 Major Improvement Area Bonds. The interest amount also includes the additional 0.5% interest being collected for the prepayment and delinquency reserves.

[4]Amounts represent the debt service on the 2015 CCMI. The portion of the Assessment related to the 2015 CCMI was released in 2020.

[5]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2766631	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766647	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766648	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766649	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766650	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766651	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766652	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766653	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766654	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766655	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766656	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766657	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766658	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766659	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766660	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766661	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766662	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766663	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766664	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766665	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766666	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766667	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766668	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766669	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766670	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766671	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766672	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766673	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766674	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766675	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766676	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766677	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766678	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766679	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766680	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766681	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766682	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766683	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766684	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766685	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766686	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766687	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766688	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766689	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766690	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766691	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766692	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766693	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766694	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766695	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766696	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766697	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766698	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766699	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766700	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766701	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766702	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766703	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766704	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766705	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766707	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766708	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766709	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766710	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2766711	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766712	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766713	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766714	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766715	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766716	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766717	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766718	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766719	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766720	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766721	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766723	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766724	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766725	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766726	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766727	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766728	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766729	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766730	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766731	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766732	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766733	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766734	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766735	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766736	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766737	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766738	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766739	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766740	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766741	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766742	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766743	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766744	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766745	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766746	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766747	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766748	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766749	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766750	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766751	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766752	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766755	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766756	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766757	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766758	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766759	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766760	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766761	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766762	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766763	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766764	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766765	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766766	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766767	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766768	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766769	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766770	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766771	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766772	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766773	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766774	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766775	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766776	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766778	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2766779	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766780	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766781	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766785	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766786	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766787	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766788	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766789	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766790	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766791	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766792	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766793	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766794	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766795	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766796	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766797	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766798	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766800	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766801	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766802	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766803	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766804	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766805	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766806	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766807	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766808	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766809	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766810	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766811	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766812	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766813	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766814	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766815	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766816	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766817	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766818	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766819	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766820	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766821	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766822	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2766823	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766824	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766825	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766826	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766827	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766828	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766829	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766830	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766831	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766832	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766833	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766834	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766835	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766836	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766837	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766838	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766839	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766840	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766841	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766842	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766843	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766844	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766845	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766846	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2766847	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766848	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766849	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766850	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766851	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766858	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766859	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766860	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766861	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766862	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766863	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766864	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766865	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766866	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766867	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766868	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766869	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766870	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766871	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766872	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766873	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766874	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766875	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766876	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766877	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766878	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766879	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766882	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766883	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766884	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766885	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766886	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766887	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766888	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766889	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766890	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766891	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766892	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766893	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766894	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766895	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766896	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766897	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766898	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766899	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766901	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766902	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2766904	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2766905	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2766906	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2766907	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2766908	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2766909	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2766910	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2766911	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769104	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769105	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769106	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769107	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769108	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769109	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769110	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769111	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769112	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2769113	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769114	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769115	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769116	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769117	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769118	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769119	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769120	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769121	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769122	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769123	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769124	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769125	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769126	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769127	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769128	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769129	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769130	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769131	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769132	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769133	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769134	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769135	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769136	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769137	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769138	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769139	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769140	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769141	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769142	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769143	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769144	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769145	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769146	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769147	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769148	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769149	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769150	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769151	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769152	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769165	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769166	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769167	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769168	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769169	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769170	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769171	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769172	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769173	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769174	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769175	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769176	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769177	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769178	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769179	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769180	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769181	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769182	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769183	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769184	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769185	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769186	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769187	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769188	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2769189	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769190	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769191	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769192	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769194	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769195	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769196	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769197	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769198	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769200	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769201	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769202	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769203	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769204	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769205	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769207	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769208	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769209	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769210	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769211	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769212	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769213	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769214	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769216	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2769217	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769218	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769219	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769220	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769221	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769222	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769223	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769224	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769225	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769226	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769227	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769228	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769229	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769230	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769231	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769232	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769233	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769234	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769235	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2769236	1	2	0.88	$13,945	$433.39	$864.54	$54.62	$38.09	$1,390.64
2769237	1	2	0.88	$13,945	$433.39	$864.54	$54.62	$38.09	$1,390.64
2769238	1	2	0.88	$13,945	$433.39	$864.54	$54.62	$38.09	$1,390.64
2769239	1	2	0.88	$13,945	$433.39	$864.54	$54.62	$38.09	$1,390.64
2769240	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769241	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769242	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769243	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769244	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769245	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769246	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769247	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769248	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2769249	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2635984	775	0	481.75	$7,634,019	$237,254.77	$473,289.04	$29,901.49	$20,853.30	$761,298.61
2810093	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810095	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810096	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810097	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810098	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

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Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2810099	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810100	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810101	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810102	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810103	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810105	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810106	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810107	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810108	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810109	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810110	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810111	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810112	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810113	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810114	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810115	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810116	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810117	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810118	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810119	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810120	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810121	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810122	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810123	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810124	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810128	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810129	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810130	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810132	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810133	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810134	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810135	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810136	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810137	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810138	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810139	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810140	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810141	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810142	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810143	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810144	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810145	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810146	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810147	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810148	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810149	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810151	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810152	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810153	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810154	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810155	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810156	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810157	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810158	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810159	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810160	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810161	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810162	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810163	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810164	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810165	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810166	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810167	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810168	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2810169	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810170	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810171	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810172	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810173	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810174	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810175	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810176	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810177	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810178	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810179	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810180	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810181	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810182	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810183	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810184	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810185	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810186	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810187	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810188	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810189	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810190	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810191	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810192	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810193	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810194	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810195	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810196	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810197	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810198	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810199	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810200	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810201	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810202	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810203	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810204	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810205	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810207	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810208	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810209	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810210	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810211	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810212	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810213	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810214	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810215	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810216	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810217	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810218	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810219	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810220	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810221	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810222	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810223	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810224	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810225	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810226	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810227	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810228	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810229	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810230	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810231	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810232	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56

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Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2810233	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810234	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810235	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810236	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810237	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810238	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810239	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810240	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810241	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810242	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810243	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810244	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810245	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810246	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810247	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810248	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810249	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810250	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810251	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810252	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810253	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810254	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810255	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810256	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810257	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810258	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810259	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810260	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810261	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810262	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810263	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810264	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810265	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810266	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810267	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810268	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810269	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810270	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810271	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810272	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810273	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810274	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810275	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810276	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810277	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810278	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810279	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810280	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810281	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810282	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810284	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810285	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810286	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810287	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810288	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2810289	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810290	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810291	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810292	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810293	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810294	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810295	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810296	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2810298	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2810299	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2810301	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810302	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810303	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810304	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810305	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2810306	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2818822	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2818823	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2818824	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2818825	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2818826	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2818827	1	4	0.72	$11,409	$354.59	$707.35	$44.69	$31.17	$1,137.80
2818828	1	6	0.48	$7,606	$236.39	$471.57	$29.79	$20.78	$758.53
2818829	1	5	0.58	$9,191	$285.64	$569.81	$36.00	$25.11	$916.56
2818830	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2818831	0	0	0	$0	$0.00	$0.00	$0.00	$0.00	$0.00
2842728	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842732	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842733	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842734	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842735	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842736	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842737	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842738	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842739	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842740	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842741	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842742	2	1	2	$31,693	$984.97	$1,964.87	$124.14	$86.57	$3,160.55
2842743	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842744	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842745	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842746	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842747	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842748	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842749	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842750	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842751	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842752	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842753	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842754	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842755	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842756	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842757	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842758	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842759	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842760	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842761	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842762	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842763	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842764	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842765	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842766	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842767	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842768	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842769	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842770	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842771	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842772	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842773	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842774	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842775	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842776	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842777	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix E
The Lakes at Mustang Ranch Public Improvement District
Phase #2-9 Assessment Roll Summary - 2022-23

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2842778	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842779	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842780	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842781	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842782	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842783	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842784	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842785	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842786	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842787	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842788	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842789	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842790	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842791	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842792	1	3	0.83	$13,153	$408.76	$815.42	$51.52	$35.93	$1,311.63
2842793	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842794	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842795	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842796	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842797	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842798	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842799	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842800	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842801	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842802	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842803	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842804	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842805	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842806	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842807	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842808	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842809	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842810	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842811	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842812	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842813	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842814	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842815	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842816	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842817	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842818	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842819	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842820	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842821	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842822	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842823	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842824	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842825	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842826	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842827	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842828	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842829	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842830	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842831	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842832	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842833	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842834	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842835	1	7	0.65	$10,300	$320.12	$638.58	$40.34	$28.14	$1,027.18
2842836	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842837	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842838	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842839	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	**1,371**		**862.97**	**$13,674,996**	**$425,000**	**$847,814**	**$53,563**	**$37,355**	**$1,363,732**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

APPENDIX G
PHASE #1 ASSESSMENT ROLL

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix G
Phase #1 Assessment Roll

Parcel	**All Parcel**
Equivalent Units (Original)	**209.97**
Original Assessment	**$9,000,00**
Restated Assessment	**$7,750,00**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	CCMI[4]	Administrative Expenses[5]	Additional Interest	Capitalized Interest/ Available Credits	Total Annual Installme
2015	$0	$299,119	$0	$0	$0	$0	$0	($299,119)	
2016	$0	$507,938	$0	$0	$1,970	$15,255	$45,000	($157,820)	$412,3
2017	$175,000	$480,938	$0	$0	$21,520	$15,514	$72,000	$0	$764,9
2018	$200,000	$498,531	$0	$0	$42,091	$15,778	$44,125	$0	$800,5
2019	$200,000	$484,750	$0	$0	$48,382	$25,000	$42,857	($48,382)	$752,6
2020	$200,000	$473,924	$0	$0	$56,750	$33,368	$41,850	($91,144)	$714,7
2021	$225,000	$461,856	$0	$0	$0	$35,000	$40,735	($10,927)	$751,6
2022	$0	$0	$270,000	$243,548	$0	$39,500	$37,316	($10)	$590,3
2023	$0	$0	$280,000	$233,619	$0	$17,166	$36,100	$0	$566,8
2024	$0	$0	$295,000	$222,419	$0	$17,457	$34,700	$0	$569,5
2025	$0	$0	$305,000	$210,619	$0	$17,754	$33,225	$0	$566,5
2026	$0	$0	$320,000	$198,419	$0	$18,056	$31,700	$0	$568,1
2027	$0	$0	$335,000	$185,619	$0	$18,363	$30,100	$0	$569,0
2028	$0	$0	$350,000	$172,219	$0	$18,675	$28,425	$0	$569,3
2029	$0	$0	$365,000	$158,219	$0	$18,993	$26,675	$0	$568,8
2030	$0	$0	$380,000	$143,619	$0	$19,315	$24,850	$0	$567,7
2031	$0	$0	$395,000	$128,419	$0	$19,644	$22,950	$0	$566,0
2032	$0	$0	$410,000	$116,569	$0	$19,978	$20,975	$0	$567,5
2033	$0	$0	$425,000	$104,269	$0	$20,317	$18,925	$0	$568,5
2034	$0	$0	$435,000	$91,519	$0	$20,663	$16,800	$0	$563,9
2035	$0	$0	$450,000	$78,469	$0	$21,014	$14,625	$0	$564,1
2036	$0	$0	$470,000	$64,969	$0	$21,371	$12,375	$0	$568,7
2037	$0	$0	$480,000	$52,631	$0	$21,735	$10,025	$0	$564,3
2038	$0	$0	$495,000	$40,031	$0	$22,104	$7,625	$0	$564,7
2039	$0	$0	$510,000	$27,038	$0	$22,480	$5,151	$0	$564,6
2040	$0	$0	$520,000	$13,650	$0	$22,862	$2,600	$0	$559,1
Total	**$1,000,000**	**$3,207,056**	**$7,490,000**	**$2,485,861**	**$170,713**	**$537,362**	**$701,712**	**($607,402)**	**$14,985,3**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.

[2]The principal and interest amounts represent the debt service requirements of the Series 2015 Phase #1 Bonds. The interest amount also includes the additional 0.5% interest being collected for the prepayment and delinquency reserves.

[3]The principal and interest amounts represent the debt service requirements of the Phase #1 Refunding Bonds. The interest amount also includes the additional 0.5% interest being collected for the Additional Interest Reserve.

[4]Amounts represent the debt service on the 2015 CCMI. The portion of the Assessment related to the 2015 CCMI was released in 2020.

[5]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2022-23

Parcel	Estimated No. of units	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2739841	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2759317	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2739853	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2739854	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740206	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740207	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740208	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740209	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740210	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740211	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740212	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740213	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740214	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740215	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740216	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740217	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740218	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2739857	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2739858	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2739859	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2739862	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740098	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740099	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740100	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740101	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740142	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740143	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740144	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740145	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740146	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740147	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740148	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740149	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740150	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740151	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740152	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740177	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740178	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740179	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740180	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740181	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740182	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740183	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740184	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740185	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740186	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740187	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740188	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740189	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740190	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740191	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740192	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740193	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740194	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2022-23

Parcel	Estimated No. of units	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740195	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740196	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740197	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740198	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740199	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740200	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740201	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740202	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740203	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2740204	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740205	1	3	0.83	$28,677.80	$1,116.29	$928.57	$143.39	$143.52	$2,331.77
2739860	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2739861	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740092	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740093	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740094	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740095	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740096	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740097	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740103	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740104	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740105	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740106	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740107	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740108	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740109	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740110	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740111	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740112	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740113	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740114	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740115	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740116	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740117	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740118	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740134	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740135	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740136	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740137	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740138	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740139	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740140	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740141	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740153	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740154	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740155	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740156	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740157	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740158	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740159	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740160	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740161	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740162	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740163	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2022-23

Parcel	Estimated No. of units	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740164	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740165	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740166	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740167	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740168	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740169	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740170	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740171	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740172	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740173	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740174	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740175	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2740176	1	4	0.72	$24,877.13	$968.35	$805.50	$124.39	$124.50	$2,022.74
2739863	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739864	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2739865	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739870	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739871	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739970	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739971	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739972	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739973	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739974	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739975	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739976	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739993	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739994	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739995	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739996	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739997	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739998	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739999	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740000	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740001	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740002	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740003	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740004	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740005	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740006	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740007	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740008	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740009	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740010	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740011	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740012	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740013	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740014	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740015	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740016	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740017	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740018	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740019	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740020	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740021	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2022-23

Parcel	Estimated No. of units	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740022	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740023	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740024	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740025	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740026	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740027	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740028	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740029	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740030	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740031	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740043	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740044	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740045	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740046	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740047	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740048	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740049	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740050	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740051	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740052	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740053	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740054	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740055	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740056	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740057	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740058	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740059	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740060	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740061	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740062	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740063	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740064	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740065	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740066	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740067	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740068	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740069	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740070	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740071	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740072	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740073	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740074	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740075	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740076	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740077	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740078	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740079	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740080	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740081	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740082	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740083	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740084	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740085	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740086	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2022-23

Parcel	Estimated No. of units	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740087	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740088	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740089	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740090	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2740091	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739866	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739867	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739868	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739869	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739872	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739879	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739880	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739881	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739882	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739883	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739884	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739885	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739886	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739887	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739888	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739889	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739890	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739891	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739892	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739893	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739894	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739895	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739896	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739897	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739898	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739899	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739900	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739901	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739902	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739903	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739904	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739905	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739906	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739907	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739908	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739909	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739910	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739911	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739912	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739913	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739914	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739915	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739916	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739917	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739918	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739919	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739920	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739921	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739923	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2022-23

Parcel	Estimated No. of units	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2739924	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739925	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739926	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739927	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739928	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739929	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739930	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739931	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739932	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739933	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739934	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739935	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739936	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739937	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739938	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739939	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739940	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739941	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739942	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739943	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739944	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739945	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739946	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739947	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739948	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739949	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739950	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739951	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739952	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739953	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739954	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739955	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739956	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739957	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739958	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739959	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739960	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739961	1	5	0.58	$20,039.91	$780.06	$648.88	$100.20	$100.29	$1,629.43
2739962	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739963	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739964	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739965	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739966	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739967	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739978	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739979	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739980	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739981	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739982	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739983	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739984	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739985	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739986	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2739987	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix D-2
The Lakes at Mustang Ranch Public Improvement District
Phase #1 Assessment Roll Summary -2022-23

Parcel	Estimated No. of units	Lot Type	Equivalent Unit	Outstanding Assessments	Principal	Interest	Excess Interest for Reserves	Administrative Expenses	Annual Installment
2759314	1	1	1.00	$34,551.56	$1,344.93	$1,118.75	$172.76	$172.92	$2,809.36
2740032	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740033	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740034	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740036	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740037	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740038	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740039	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740040	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740041	1	6	0.48	$16,584.75	$645.56	$537.00	$82.92	$83.00	$1,348.49
2740042	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2740219	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740220	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740221	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740222	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740223	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740224	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740226	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740228	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740229	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740230	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740232	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740233	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740234	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740235	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740236	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740237	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740238	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740494	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2740495	0	N/A	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total	**331**		**208.19**	**$7,193,290**	**$280,000.00**	**$232,913.26**	**$35,966.45**	**$36,000.00**	**$584,879.71**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

APPENDIX H
PHASE #2 ASSESSMENT ROLL

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix H
Phase #2 Assessment Roll

Parcel	**All Parcels**
Equivalent Units (2022 Revised)	**214.67**
Assessment	**$5,300,000**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
9/1/2019	$0	$470,110	$20,000	$490,110
9/1/2020	$0	$467,241	$13,548	$480,789
9/1/2021	$95,000	$449,656	$22,000	$566,656
9/1/2022	$92,000	$423,965	$20,000	$535,965
9/1/2023	$96,000	$415,804	$21,395	$533,199
9/1/2024	$101,000	$269,536	$21,759	$392,295
9/1/2025	$106,000	$263,608	$22,129	$391,736
9/1/2026	$115,000	$257,385	$22,505	$394,890
9/1/2027	$119,000	$250,635	$22,887	$392,522
9/1/2028	$129,000	$243,650	$23,277	$395,926
9/1/2029	$133,000	$236,077	$23,672	$392,750
9/1/2030	$142,000	$228,270	$24,075	$394,345
9/1/2031	$147,000	$219,935	$24,484	$391,419
9/1/2032	$156,000	$211,306	$24,900	$392,206
9/1/2033	$165,000	$202,149	$25,323	$392,472
9/1/2034	$174,000	$192,463	$25,754	$392,217
9/1/2035	$184,000	$182,249	$26,192	$392,441
9/1/2036	$193,000	$171,449	$26,637	$391,086
9/1/2037	$207,000	$160,119	$27,090	$394,209
9/1/2038	$216,000	$147,969	$27,550	$391,519
9/1/2039	$230,000	$135,289	$28,019	$393,308
9/1/2040	$243,000	$121,788	$28,495	$393,283
9/1/2041	$257,000	$107,524	$28,980	$393,504
9/1/2042	$271,000	$92,438	$29,472	$392,911
9/1/2043	$634,000	$76,531	$29,973	$740,504
9/1/2044	$669,759	$39,315	$30,483	$739,557
Total	**$4,874,759**	**$6,036,462**	**$640,599**	**$11,551,819**

[1]The principal and interest amounts represent the debt service requirements of the Reimbursement Agreement for the Phase #2 Improvements. The interest amounts are calculated using 8.87% per annum for years 1 to 5 and 5.87% per annum thereafter.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #2

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2766631	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766647	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766648	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766649	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766650	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766651	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766652	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766653	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766654	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766655	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766656	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766657	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766658	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766659	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766660	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766661	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766662	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766663	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766664	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766665	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766666	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766667	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766668	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766669	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766670	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766671	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766672	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766673	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766674	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766675	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766676	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766677	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766678	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766679	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766680	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766681	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766682	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766683	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766684	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766685	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766686	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766687	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766688	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766689	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766690	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766691	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766692	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766693	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766694	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766695	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766696	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766697	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766698	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766699	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766700	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766701	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #2

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2766702	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766703	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766704	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766705	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766707	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766708	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766709	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766710	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766711	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766712	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766713	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766714	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766715	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766716	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766717	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766718	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766719	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766720	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766721	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766723	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766724	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766725	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766726	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766727	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766728	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766729	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766730	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766731	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766732	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766733	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766734	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766735	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766736	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766737	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766738	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766739	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766740	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766741	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766742	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766743	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766744	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766745	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766746	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766747	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766748	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766749	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766750	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766751	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766752	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766755	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766756	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766757	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766758	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766759	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766760	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766761	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #2

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2766762	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766763	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766764	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766765	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766766	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766767	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766768	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766769	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766770	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766771	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766772	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766773	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766774	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766775	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766776	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766778	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766779	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766780	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766781	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766785	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766786	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766787	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766788	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766789	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766790	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766791	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766792	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766793	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766794	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766795	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766796	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766797	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766798	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766800	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766801	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766802	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766803	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766804	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766805	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766806	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766807	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766808	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766809	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766810	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766811	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766812	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766813	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766814	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766815	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766816	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766817	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766818	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766819	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766820	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766821	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28
2766822	1	5	0.58	$14,006	$268.94	$1,242.32	$63.02	$1,574.28

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #2

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2766823	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766824	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766825	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766826	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766827	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766828	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766829	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766830	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766831	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766832	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766833	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766834	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766835	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766836	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766837	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766838	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766839	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766840	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766841	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766842	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766843	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766844	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766845	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766846	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766847	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766848	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766849	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766850	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766851	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766858	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766859	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766860	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766861	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766862	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766863	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766864	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766865	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766866	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766867	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766868	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766869	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766870	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766871	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766872	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766873	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766874	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766875	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766876	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766877	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766878	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766879	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766882	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766883	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766884	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766885	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766886	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #2

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2766887	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766888	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766889	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766890	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766891	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766892	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766893	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2766894	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766895	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766896	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766897	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766898	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766899	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766901	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766902	1	6	0.48	$11,591	$222.57	$1,028.13	$52.15	$1,302.85
2766904	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2766905	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2766906	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2766907	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2766908	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2766909	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2766910	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2766911	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769104	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769105	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769106	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769107	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769108	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769109	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769110	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769111	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769112	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769113	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769114	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769115	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769116	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769117	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769118	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769119	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769120	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769121	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769122	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769123	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769124	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769125	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769126	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769127	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769128	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769129	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769130	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769131	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769132	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769133	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769134	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769135	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769136	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #2

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2769137	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769138	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769139	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769140	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769141	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769142	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769143	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769144	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769145	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769146	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769147	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769148	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769149	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769150	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769151	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769152	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769165	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769166	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769167	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769168	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769169	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769170	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769171	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769172	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769173	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769174	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769175	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769176	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769177	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769178	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769179	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769180	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769181	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769182	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769183	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769184	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769185	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769186	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769187	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769188	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769189	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769190	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769191	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769192	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769194	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769195	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769196	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769197	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769198	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769200	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769201	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769202	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769203	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769204	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769205	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix F
The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #2

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2769207	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769208	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769209	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769210	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769211	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769212	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769213	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769214	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769216	1	4	0.72	$17,387	$333.85	$1,542.19	$78.23	$1,954.28
2769217	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769218	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769219	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769220	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769221	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769222	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769223	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769224	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769225	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769226	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769227	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2769228	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769229	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769230	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769231	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769232	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769233	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769234	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769235	1	3	0.83	$20,043	$384.86	$1,777.80	$90.18	$2,252.84
2769236	1	2	0.88	$21,250	$408.04	$1,884.90	$95.62	$2,388.56
2769237	1	2	0.88	$21,250	$408.04	$1,884.90	$95.62	$2,388.56
2769238	1	2	0.88	$21,250	$408.04	$1,884.90	$95.62	$2,388.56
2769239	1	2	0.88	$21,250	$408.04	$1,884.90	$95.62	$2,388.56
2769240	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769241	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769242	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769243	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769244	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769246	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769247	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769248	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
2769249	0	0	0	$0	$0.00	$0.00	$0.00	$0.00
Total	**327**		**191.94**	**$4,634,974**	**$89,000.00**	**$411,122.17**	**$20,855.00**	**$520,977.17**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

APPENDIX I
PHASE #3 ASSESSMENT ROLL

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix I
Phase #3 Assessment Roll

Parcel	**All Parcels**
Equivalent Units (2022 Revised)	**131.67**
Original Assessment	**$3,700,000**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
2021	$5,000	$308,210	$25,000	$338,210
2022	$5,000	$298,009	$20,000	$323,009
2023	$5,000	$297,593	$20,686	$323,278
2024	$5,000	$297,176	$21,037	$323,213
2025	$5,000	$296,760	$21,395	$323,155
2026	$48,000	$189,617	$21,759	$259,376
2027	$53,000	$187,058	$22,129	$262,187
2028	$58,000	$184,234	$22,505	$264,738
2029	$58,000	$181,142	$22,887	$262,030
2030	$63,000	$178,051	$23,277	$264,327
2031	$68,000	$174,693	$23,672	$266,365
2032	$68,000	$171,068	$24,075	$263,143
2033	$73,000	$167,444	$24,484	$264,928
2034	$77,000	$163,553	$24,900	$265,453
2035	$82,000	$159,449	$25,323	$266,773
2036	$82,000	$155,078	$25,754	$262,832
2037	$87,000	$150,708	$26,192	$263,900
2038	$92,000	$146,071	$26,637	$264,708
2039	$97,000	$141,167	$27,090	$265,257
2040	$107,000	$135,997	$27,550	$270,547
2041	$358,000	$130,294	$28,019	$516,313
2042	$378,000	$111,213	$28,495	$517,708
2043	$397,000	$91,065	$28,980	$517,045
2044	$416,000	$69,905	$29,472	$515,377
2045	$441,000	$47,732	$29,973	$518,705
2046	$454,540	$24,227	$30,483	$509,249
Total	**$3,582,540**	**$4,457,514**	**$651,774**	**$8,691,827**

[1]The principal and interest amounts represent the debt service requirements of the Reimbursement Agreement for the Phase #3 Improvements. The interest amounts are calculated using 8.33% per annum for years 1 to 5 and 5.33% per annum thereafter.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #3

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2810093	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810095	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810096	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810097	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810098	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810099	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810100	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810101	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810102	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810103	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810105	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810106	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810107	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810108	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810109	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810110	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810111	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810112	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810113	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810114	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810115	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810116	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810117	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810118	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810119	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810120	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810121	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810122	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810123	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810124	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810128	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810129	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810130	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810132	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810133	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810134	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810135	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810136	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810137	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810138	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810139	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810140	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810141	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810142	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810143	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810144	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810145	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810146	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810147	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810148	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810149	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810151	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810152	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810153	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810154	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810155	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix G
The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #3

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2810156	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810157	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810158	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810159	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810160	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810161	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810162	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810163	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810164	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810165	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810166	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810167	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810168	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810169	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810170	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810171	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810172	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810173	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810174	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810175	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810176	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810177	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810178	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810179	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810180	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810181	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810182	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810183	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810184	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810185	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810186	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810187	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810188	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810189	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810190	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810191	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810192	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810193	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810194	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810195	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810196	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810197	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810198	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810199	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810200	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810201	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810202	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810203	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810204	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810205	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810206	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810207	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810208	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810209	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810210	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810211	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix G
The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #3

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2810212	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810213	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810214	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810215	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810216	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810217	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810218	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810219	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810220	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810221	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810222	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810223	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810224	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810225	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810226	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810227	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810228	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810229	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810230	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810231	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810232	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810233	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810234	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810235	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810236	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810237	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810238	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810239	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810240	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810241	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810242	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810243	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810244	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810245	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810246	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810247	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810248	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810249	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810250	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810251	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810252	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810253	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810254	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810255	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810256	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810257	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810258	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810259	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810260	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810261	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810262	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810263	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810264	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810265	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810266	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810267	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix G
The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #3

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2810268	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810269	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810270	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810271	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810272	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810273	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810274	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810275	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810276	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810277	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810278	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810279	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810280	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810281	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810282	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810284	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810285	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810286	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810287	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810288	1	3	0.83	$23,196	$38.25	$1,932.21	$155.60	$2,126.06
2810289	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810290	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810291	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
2810292	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810293	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810294	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810295	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810296	1	4	0.72	$20,122	$33.18	$1,676.14	$134.98	$1,844.29
2810298	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810299	1	5	0.58	$16,209	$26.73	$1,350.22	$108.73	$1,485.68
2810301	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810302	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810303	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810304	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810305	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
2810306	0	Open Space	0	$0	$0.00	$0.00	$0.00	$0.00
Total	**162**		**108.50**	**$3,032,224**	**$5,000.00**	**$252,584.28**	**$20,340.00**	**$277,924.28**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

APPENDIX J
PHASE #4 ASSESSMENT ROLL

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix J
Phase #4 Assessment Roll

Parcel	**All Parcels**
Equivalent Units (2022 Revised)	**3.53**
Assessment	**$167,000**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
2022	$1,000	$12,709	$1,000	$14,709
2023	$1,000	$12,557	$1,526	$15,082
2024	$1,000	$12,480	$1,551	$15,032
2025	$1,000	$12,404	$1,578	$14,982
2026	$2,000	$7,468	$1,605	$11,073
2027	$2,000	$7,376	$1,632	$11,008
2028	$3,000	$7,284	$1,660	$11,943
2029	$3,000	$7,146	$1,688	$11,833
2030	$3,000	$7,007	$1,717	$11,724
2031	$3,000	$6,869	$1,746	$11,615
2032	$3,000	$6,731	$1,775	$11,506
2033	$3,000	$6,592	$1,806	$11,398
2034	$3,000	$6,454	$1,836	$11,290
2035	$4,000	$6,316	$1,868	$12,183
2036	$4,000	$6,131	$1,899	$12,031
2037	$4,000	$5,947	$1,932	$11,878
2038	$4,000	$5,763	$1,964	$11,727
2039	$4,000	$5,578	$1,998	$11,576
2040	$5,000	$5,394	$2,032	$12,425
2041	$17,000	$5,163	$2,066	$24,229
2042	$17,000	$4,380	$2,101	$23,481
2043	$18,000	$3,596	$2,137	$23,733
2044	$19,000	$2,766	$2,173	$23,939
2045	$20,000	$1,890	$2,210	$24,101
2046	$21,000	$968	$2,248	$24,216
2047	$167,000	$179,600	$2,286	$348,886
Total	**$333,000**	**$346,567**	**$48,034**	**$727,601**

[1]The principal and interest amounts represent the debt service requirements of the Reimbursement Agreement for the Phase #4 Improvements. The interest is calculated using an interest rate of 7.61% per annum for years 1 to 5 and 4.61% per annum thereafter.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #4

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2818822	1	4	0.72	$20,121	$121.21	$1,531.22	$184.85	$1,837.28
2818823	1	6	0.48	$13,414	$80.81	$1,020.82	$123.23	$1,224.86
2818824	1	5	0.58	$16,209	$97.64	$1,233.49	$148.91	$1,480.04
2818825	1	3	0.83	$23,195	$139.73	$1,765.16	$213.09	$2,117.98
2818826	1	4	0.72	$20,121	$121.21	$1,531.22	$184.85	$1,837.28
2818827	1	4	0.72	$20,121	$121.21	$1,531.22	$184.85	$1,837.28
2818828	1	6	0.48	$13,414	$80.81	$1,020.82	$123.23	$1,224.86
2818829	1	5	0.58	$16,209	$97.64	$1,233.49	$148.91	$1,480.04
2818830	1	3	0.83	$23,195	$139.73	$1,765.16	$213.09	$2,117.98
2818831	0	0	0.00	$0	$0.00	$0.00	$0.00	$0.00
Total	**9**		**5.94**	**$166,000**	**$1,000.00**	**$12,632.60**	**$1,525.00**	**$15,157.60**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

APPENDIX K
PHASE #5 ASSESSMENT ROLL

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix K
Phase #5 Assessment Roll

Parcel	**All Parcels**
Equivalent Units (2022 Revised)	**42.48**
Assessment	**$2,510,000**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$1,000	$191,764	$20,000	$212,764
2	$1,000	$191,688	$20,340	$213,028
3	$1,000	$191,611	$20,686	$213,297
4	$1,000	$191,535	$21,037	$213,572
5	$1,000	$191,458	$21,395	$213,853
6	$47,000	$116,232	$21,759	$184,991
7	$49,000	$114,051	$22,129	$185,180
8	$51,000	$111,778	$22,505	$185,282
9	$54,000	$109,411	$22,887	$186,299
10	$57,000	$106,906	$23,277	$187,182
11	$59,000	$104,261	$23,672	$186,933
12	$62,000	$101,523	$24,075	$187,598
13	$65,000	$98,646	$24,484	$188,130
14	$68,000	$95,630	$24,900	$188,531
15	$72,000	$92,475	$25,323	$189,799
16	$75,000	$89,134	$25,754	$189,888
17	$79,000	$85,654	$26,192	$190,846
18	$83,000	$81,989	$26,637	$191,626
19	$87,000	$78,138	$27,090	$192,227
20	$92,000	$74,101	$27,550	$193,651
21	$222,000	$69,832	$28,019	$319,851
22	$233,000	$59,531	$28,495	$321,026
23	$244,000	$48,720	$28,980	$321,700
24	$256,000	$37,398	$29,472	$322,871
25	$269,000	$25,520	$29,973	$324,493
26	$281,000	$13,038	$30,483	$324,521
Total	**$2,510,000**	**$2,672,026**	**$647,114**	**$5,829,139**

[1]The principal and interest amounts represent the debt service requirements of the Reimbursement Agreement for the Phase #5 Improvements. The interest is calculated using an interest rate of 7.64% per annum for years 1 to 5 and 4.64% per annum thereafter.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #5

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2842728	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842732	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842733	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842734	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842735	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842736	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842737	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842738	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842739	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842740	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842741	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842742	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842743	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842744	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842745	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842746	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842747	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842748	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842749	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842750	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842751	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842752	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842753	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842754	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842755	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842756	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842757	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842758	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842759	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842760	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842761	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842762	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842763	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842764	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842765	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842766	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842767	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842768	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842769	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842770	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842771	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842772	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842773	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842774	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842775	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842776	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842777	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842778	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842779	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842780	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842781	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842782	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842783	1	3	0.83	$28,601	$11	$2,185	$227.90	$2,424
2842784	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix I
The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #5

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2842785	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842786	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842787	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842788	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842789	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842790	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842791	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842792	1	3	0.83	$28,601	$11.39	$2,185.12	$227.90	$2,424.41
2842793	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842794	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842795	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842796	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842797	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842798	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842799	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842800	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842801	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842802	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842803	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842804	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842805	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842806	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842807	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842808	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842809	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842810	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842811	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842812	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842813	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842814	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842815	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842816	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842817	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842818	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842819	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842820	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842821	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842822	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842823	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842824	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842825	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842826	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842827	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842828	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842829	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842830	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842831	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842832	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842833	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842834	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842835	1	7	0.65	$22,398	$8.92	$1,711.24	$178.47	$1,898.64
2842836	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842837	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2842838	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix I
The Lakes at Mustang Ranch Public Improvement District
2022-23 Assessment Roll Summary - Phase #5

Parcel	Estimated No. of units	Lot Type	Total Equivalent Units	PID Reimbursement Agreement	PID Reimbursement Agreement Principal	PID Reimbursement Agreement Interest	Administrative Expenses	Annual Installment
2842839	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	**96**		**72.84**	**$2,510,000**	**$1,000.00**	**$191,764.00**	**$20,000.00**	**$212,764.00**

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

APPENDIX L
PHASE #6 ASSESSMENT ROLL

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix L
Phase #6 Assessment Roll

Parcel	**All Parcels**
Equivalent Units (2022 Revised)	**83.22**
Assessment	**$5,967,861**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$1,000	$522,188	$40,000	$563,188
2	$1,000	$522,100	$40,800	$563,900
3	$1,000	$522,013	$41,616	$564,629
4	$1,000	$521,925	$42,448	$565,374
5	$1,000	$521,838	$43,297	$566,135
6	$86,000	$342,864	$44,163	$473,028
7	$90,000	$337,919	$45,046	$472,966
8	$94,000	$332,744	$45,947	$472,692
9	$98,000	$327,339	$46,866	$472,206
10	$103,000	$321,704	$47,804	$472,508
11	$108,000	$315,782	$48,760	$472,542
12	$114,000	$309,572	$49,735	$473,307
13	$119,000	$303,017	$50,730	$472,747
14	$126,000	$296,174	$51,744	$473,919
15	$132,000	$288,929	$52,779	$473,709
16	$139,000	$281,339	$53,835	$474,174
17	$146,000	$273,347	$54,911	$474,258
18	$147,861	$264,952	$56,010	$468,823
19	$273,000	$256,450	$57,130	$586,580
20	$288,000	$240,753	$58,272	$587,025
21	$303,000	$224,193	$59,438	$586,630
22	$320,000	$206,770	$60,627	$587,397
23	$337,000	$188,370	$61,839	$587,209
24	$356,000	$168,993	$63,076	$588,068
25	$375,000	$148,523	$64,337	$587,860
26	$396,000	$126,960	$65,624	$588,584
27	$417,000	$104,190	$66,937	$588,127
28	$440,000	$80,213	$68,275	$588,488
29	$465,000	$54,913	$69,641	$589,553
30	$490,000	$28,175	$71,034	$589,209
Total	**$5,967,861**	**$8,434,250**	**$1,622,723**	**$16,024,834**

[1]The principal and interest amounts represent the debt service requirements of the Reimbursement Agreement for the Phase #6 Improvements. The interest is calculated using an interest rate of 8.75% per annum for years 1 to 5 and 5.75% per annum thereafter.

[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

APPENDIX M
PROPOSED PHASE #7 ASSESSMENT ROLL

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Appendix M
Proposed Phase #7 Assessment Roll

Parcel	**2635984**
Equivalent Units (2022 Revised)	**93.51**
Assessment	**$7,920,908**

Year	Principal	Interest[1]	Administrative Expenses[2]	Total Annual Installment
1	$1,000	$707,337	$50,000	$758,337
2	$1,000	$707,248	$51,000	$759,248
3	$1,000	$707,158	$52,020	$760,178
4	$1,000	$707,069	$53,060	$761,130
5	$1,000	$706,980	$54,122	$762,101
6	$82,000	$469,413	$55,204	$606,617
7	$85,000	$464,551	$56,308	$605,859
8	$89,000	$459,510	$57,434	$605,945
9	$93,000	$454,233	$58,583	$605,815
10	$98,000	$448,718	$59,755	$606,472
11	$102,000	$442,906	$60,950	$605,856
12	$107,000	$436,858	$62,169	$606,026
13	$112,000	$430,513	$63,412	$605,925
14	$118,000	$423,871	$64,680	$606,551
15	$124,000	$416,874	$65,974	$606,847
16	$130,000	$409,520	$67,293	$606,814
17	$137,000	$401,811	$68,639	$607,451
18	$138,908	$393,687	$70,012	$602,607
19	$394,000	$385,450	$71,412	$850,862
20	$416,000	$362,086	$72,841	$850,926
21	$439,000	$337,417	$74,297	$850,714
22	$464,000	$311,384	$75,783	$851,168
23	$490,000	$283,869	$77,299	$851,168
24	$517,000	$254,812	$78,845	$850,657
25	$546,000	$224,154	$80,422	$850,576
26	$577,000	$191,776	$82,030	$850,806
27	$610,000	$157,560	$83,671	$851,231
28	$645,000	$121,387	$85,344	$851,731
29	$681,000	$83,139	$87,051	$851,190
30	$721,000	$42,755	$88,792	$852,548
Total	**$7,920,908**	**$11,944,046**	**$2,028,404**	**$21,893,358**

[1]The principal and interest amounts represent the debt service requirements of the Reimbursement Agreement for the Phase #7 Improvements. The interest is calculated using an estimated interest rate of 8.93% per annum for years 1 to 5 and 5.93% per annum thereafter.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

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 February 14, 2023 at or after 5:00 p.m. at the Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009. The public hearing will be held to consider proposed assessments to be levied against the assessable property within Phase #7 of The Lakes at Mustang Ranch Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended.

The proposed Authorized Improvements to be undertaken at this time (the "Phase #7 Projects") include (i) road improvements, water improvements, landscaping and open space improvements, sanitary sewer system improvements, and storm drainage system improvements, (ii) payment of expenses incurred in the establishment, administration, and operation of the District, and (iii) payment of expenses associated with financing such public improvement projects which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against property within the District.

The total costs of the Phase #7 Projects, including administrative costs and the costs of issuing bonds, is estimated to be $8,000,000.

The boundaries of the District include approximately 681.999 acres of land situated in the Coleman Watson Survey, Abstract No. A0945, Block 4, Tract 26, and is generally located north of FM 1461, west of FM 2478, east of County Road 84, and south of Brinkmann Ranch 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 Phase #7 of the District will be considered at the public hearing.

A copy of the proposed Phase #7 Assessment Roll, which includes the assessments proposed to be levied against each parcel of land within Phase #7 of the District that benefits from the Phase #7 Projects, is available for public inspection at the office of the City Secretary, 142 N. Ohio Street, Celina, Texas 75009.

Attachment: Draft Resolution (Mustang Lakes Phase #7 PID – Pre-SAP)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Jonathan Pollard, Senior Planner
CC:	Jason Laumer, City Manager
Date:	January 10, 2023
Re:	North Sky PID – Pre-SAP

Action Requested:
Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain Authorized Improvements to be financed within Improvement Area #1 and the Major Improvement Area of the North Sky Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #1 Assessment Roll and proposed Major Improvement Area Assessment Roll; directing the filing of the proposed Assessment Rolls with the City Secretary; and providing for noticing and calling two public hearings on February 14, 2023, to consider two ordinance levying assessments on property located within Improvement Area #1 and the Major Improvement Area, respectively, of the North Sky Public Improvement District. (North Sky PID – Pre-SAP) (Pollard)

Background:
Please refer to the attachments for additional information.

Supporting Documents:
- Location Map
- Draft Resolution

Staff Recommendation:
Staff recommends approval.

CELINA TEXAS EST. 1876

Life Connected.

STELZER PKWY

N LEGACY DR

N CELINA PKWY

W G A MOORE PKWY

N LOUSIANA DR

E G A MOORE PKWY

O'BRIEN DR

FM 455

COX LN

CR 994

Legend

- Subject Property
- City Limits
- Roads
- Parcels

North Sky
Location Map
City of Celina

4/4/2022

N W E S

0 1,000 2,000 Feet

Attachment: Location Map (North Sky PID – Pre-SAP)

CITY OF CELINA, TEXAS

RESOLUTION NO. 2023-___R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED WITHIN THE NORTH SKY PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING THE PROPOSED IMPROVEMENT AREA #1 ASSESSMENT ROLL AND THE PROPOSED MAJOR IMPROVEMENT AREA ASSESSMENT ROLL; DIRECTING THE FILING OF THE PROPOSED IMPROVEMENT AREA #1 ASSESSMENT ROLL AND THE PROPOSED MAJOR IMPROVEMENT AREA ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; CALLING TWO PUBLIC HEARINGS FOR FEBRUARY 14, 2023 TO CONSIDER TWO ORDINANCES LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE NORTH SKY PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARINGS; 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 corporate boundaries and the extraterritorial jurisdiction of the City; and

WHEREAS, on June 8, 2021, the City Council of the City (the "City Council") conducted a public hearing to consider a petition received by the City requesting the creation of a public improvement district within the extraterritorial jurisdiction of the City; and

WHEREAS, on June 8, 2021, the City Council adopted Resolution No. 2021-39R (the "Authorization Resolution"), authorizing, establishing, and creating the “North Sky Public Improvement District” (the “District”); and

WHEREAS, the City authorized the creation of the District and the issuance of up to $45,000,000.00 in bonds for the District to finance certain public improvements authorized by the PID Act for the benefit of the property within the District (the “Authorized Improvements”); and

WHEREAS, the City Council and the City staff have been presented a “North Sky Public Improvement District Preliminary Service and Assessment Plan”, including the Proposed Assessment Rolls (as defined herein) attached thereto (collectively, the “Preliminary SAP”), relating to certain assessments proposed to be levied against property within the District that benefit from the Authorized Improvements. A copy of the Preliminary SAP is (i) attached hereto as **Exhibit A,** (ii) is incorporated herein for all purposes, (iii) identifies the area constituting

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

"Improvement Area #1" of the District and the area constituting the "Major Improvement Area" of the District, (iv) identifies the costs of the Authorized Improvements expected to be constructed for the benefit of Improvement Area #1 (the "Improvement Area #1 Projects"), (v) identifies the costs of the Authorized Improvements expected to be constructed for the benefit of the Major Improvement Area (the "Major Improvement Area Projects"), and (vi) sets forth the proposed assessment roll for Improvement Area #1 of the District (the "Proposed Improvement Area #1 Assessment Roll") and the proposed assessment roll for the Major Improvement Area of the District (the "Proposed Major Improvement Area Assessment Roll" and, together with the Proposed Improvement Area #1 Assessment Roll, the "Proposed Assessment Rolls"); and

WHEREAS, the Preliminary SAP sets forth the estimated total costs of the Improvement Area #1 Projects and the Major Improvement Area Projects to be financed by the District at this time and the Proposed Assessment Rolls states the assessments proposed to be levied against each benefitted parcel of land in the District, as determined by the method of assessment chosen by the City and set forth in the Preliminary SAP; and

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

WHEREAS, the PID Act requires that a public hearing (the "Improvement Area #1 Assessment Hearing") be called to consider proposed assessments against the benefitted property within Improvement Area #1 of the District and related to the Improvement Area #1 Projects and requires City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Improvement Area #1 Assessment Hearing; and

WHEREAS, the PID Act requires that a public hearing (the "Major Improvement Area Assessment Hearing", and, together with the Improvement Area #1 Assessment Hearing, the "Assessment Hearings") be called to consider proposed assessments against the benefitted property within the Major Improvement Area of the District and related to the Major Improvement Area Projects and requires City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Major Improvement Area Assessment Hearing; and

WHEREAS, the PID Act requires that notice of the Assessment Hearings be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City and in the part of the City's extraterritorial jurisdiction in which the District is located or in

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

which the improvements are to be undertaken before the tenth (10th) day before the date of the Assessment Hearings.

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

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council does hereby accept the Preliminary SAP for the District, including the Proposed Assessment Rolls, in a form substantially similar to the attached **Exhibit A** and which is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

SECTION 3. The City Council hereby determines that the total costs of the Improvement Area #1 Projects to be financed by the District are as set forth in Section III.C of the Preliminary SAP.

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

SECTION 5. The City Council hereby determines that the total costs of the Major Improvement Area Projects to be financed by the District are as set forth in Section III.B of the Preliminary SAP.

SECTION 6. The City Council's final determination and approval of the costs of the Major Improvement Area Projects, or any portion thereof, shall be subject to and contingent upon City Council's approval of a final, updated Service and Assessment Plan which will include a final Major Improvement Area Assessment Roll, after the properly noticed and held Major Improvement Area Assessment Hearing.

SECTION 7. The Proposed Assessment Rolls state the assessments and the projected annual installments proposed to be levied against each respective assessable parcel of land in

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the District that benefits from Authorized Improvements, as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary SAP.

SECTION 8. The City Council hereby authorizes and directs the filing of the Proposed Assessment Rolls with the City Secretary and directs the City Secretary to make the same available for public inspection.

SECTION 9. The City Council hereby authorizes and calls two public hearings (collectively, the Assessment Hearings, as defined above) to be held on **February 14, 2023, at or after 5:00 p.m.** in the Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009, at which, the City Council shall, among other actions, hear and pass on any objections to the proposed assessments, and, upon the adjournment of each of the Assessment Hearings, the City Council will consider two ordinances levying the assessments as special assessments on property located within the respective portion of the District that benefits from the applicable portion of the Authorized Improvements and which ordinance shall specify the method of payment of the assessments.

SECTION 10. The City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearings to be held on **February 14, 2023**, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes, in the *Celina Record*, a newspaper of general circulation in the City and in the part of the City's extraterritorial jurisdiction in which the District is located or in which the improvements are to be undertaken, on or before **February 2, 2023**, as required by Section 372.016(b) of the PID Act.

SECTION 11. When the Proposed Assessment Rolls are filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary, on or before **February 2, 2023**, to mail to owners of property liable for the respective proposed assessments notice of the Assessment Hearings to be held on **February 14, 2023**, as required by Section 372.016(c) of the PID Act.

SECTION 12. City staff is authorized and directed to take such other actions as are required (including, but not limited to, providing notice of the public hearings as required by the Texas Open Meetings Act) to place the public hearings on the agenda for the **February 14, 2023** meeting of the City Council.

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SECTION 13. This Resolution shall become effective from and after its date of passage in accordance with law.

[*Remainder of Page Intentionally Left Blank*]

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ADOPTED, PASSED, AND APPROVED on this the 10th day of January, 2023.

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

EXHIBIT A

PRELIMINARY SAP

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

NORTH SKY PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

PRELIMINARY SERVICE AND ASSESSMENT PLAN

January 10, 2023

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

NORTH SKY
PUBLIC IMPROVEMENT DISTRICT

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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Attachment: Draft Resolution (North Sky PID – Pre-SAP)

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On June 8, 2021, the City Council of the City of Celina, Texas passed and approved Resolution No. 2021-39R approving and authorizing the creation of the North Sky Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which was located within the extraterritorial jurisdiction of the City at the time the PID was created.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property is developed. Assessments will be imposed on the property that receives a special benefit from the Authorized Improvements for the public improvements to be constructed.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. The North Sky Public Improvement District Service and Assessment Plan (the "Service and Assessment Plan") has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code." The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The Assessment Rolls for the PID are currently included as Appendix G and Appendix H of this Service and Assessment Plan and additional Assessment Rolls may be added to this Service and Assessment Plan in the future. The Assessments as shown on each Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

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B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"**Actual Cost(s)**" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a payment request in a form that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, development fees), insurance premiums, and miscellaneous expenses.

Actual Costs include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a payment request in a form that has been reviewed and approved by the City. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Additional Interest" means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

"Additional Interest Component" means the amount collected by application of the Additional Interest.

"Additional Interest Reserve" has the meaning set forth in Section V.G of this Service and Assessment Plan.

"Administrative Expenses" mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) paying

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and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrator" means the employee or designee of the City, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Rolls attached hereto as Appendix G and Appendix H, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest Component designated for the Additional Interest Reserve described in Section V of this Service and Assessment Plan, and (iii) the Administrative Expenses.

"Annual Service Plan Update" has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

"Assessed Property" means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes all Parcels within the PID other than Non-Benefited Property.

"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years including the portion of those Annual Installments collected to pay Administrative Expenses and interest on all Assessments.

"Assessment Ordinance" means each Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments against the respective Assessed Property.

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments.

"Assessment Roll" means, as applicable, the Improvement Area #1 Assessment Roll, the Major Improvement Area Assessment Roll, or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated,

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modified, or amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

"Authorized Improvements" mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Bonds" mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

"**Budgeted Cost(s**)" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certification for Payment" means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

"City" means the City of Celina, Texas.

"City Council" means the duly elected governing body of the City.

"**County**" means Collin County, Texas.

"**Delinquent Collection Costs"** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means CCD – North Sky, LLC, a Texas limited liability company.

"Development Agreement" means that certain North Sky Development Agreement by and between the City and Pilatus Investments, LLC, approved by the City on February 9, 2021, as assigned to the Developer, and related to development of the property within the PID, and as the same may be amended from time to time.

"Equivalent Units" mean, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix F attached hereto.

"**Future Improvement Area(s)**" means Improvement Areas that are fully developed after Improvement Area #1, as such areas are generally depicted and described in Appendix A.

"Future Improvement Area Bonds" mean bonds issued to fund Authorized Improvements (or a portion thereof) in a Future Improvement Area. In connection with the Future Improvement Area Bonds, Assessments will be levied only on Parcels located within the Future Improvement Area in question.

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"**Future Improvement Area Improvements**" means those Authorized Improvements associated with any Future Improvement Area(s).

"Homeowner Association" means a homeowner's association or property owners' association established for the benefit of property owners within the boundaries of the PID.

"Homeowner Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner's Association.

"Improvement Area" means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within an Improvement Area will be assessed in connection with the issuance of Future Improvement Area Bonds or upon the execution of a reimbursement agreement related to such Improvement Area for Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Improvement Area.

"Improvement Area #1" means the initial improvement area to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H.

"Improvement Area #1 Assessed Property" means all Parcels within Improvement Area #1 other than Non-Benefited Property and shown in the Improvement Area #1 Assessment Roll against which an Assessment relating to the Improvement Area #1 Projects is levied.

"**Improvement Area #1 Assessment Revenues**" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Improvement Area #1 Assessed Property, or the Annual Installments thereof, for the Improvement Area #1 Projects.

"Improvement Area #1 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix H**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Improvement Area #1 Bonds" mean those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023 (North Sky Public Improvement District Improvement Area #1 Project) that are secured primarily by Improvement Area #1 Assessment Revenues. The term Improvement Area #1 Bonds may also include any additional bonds issued in the future to construct or acquire the Improvement Area #1 Projects currently being constructed pursuant to the Improvement Area #1 Reimbursement Agreement and which, if issued, will also be secured by the Improvement Area #1 Assessment Revenues.

"**Improvement Area #1 Improvements**" mean the Authorized Improvements which only benefit Improvement Area #1 Assessed Property, which are described in Section III.C.

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"Improvement Area #1 Maximum Assessment Per Unit" means for Improvement Area #1, an Assessment per unit related to the Improvement Area #1 Projects for each applicable Lot Type as follows:

Lot Type 1 (65 Ft) - $45,443.22
Lot Type 2 (55 Ft) - $39,990.03
Lot Type 3 (40 Ft) - $33,627.98

"**Improvement Area #1 Projects**" mean (i) the pro rata portion of the Major Improvements allocable to Improvement Area #1, and (ii) the Improvement Area #1 Improvements.

"Improvement Area #1 Reimbursement Agreement" means that certain North Sky Public Improvement District Improvement Area #1 Reimbursement Agreement dated _____, 2023 by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of Improvement Area #1 Projects and the City agrees to reimburse the Developer for a portion of such Actual Costs funded by the Developer with interest as permitted by the PID Act.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of Collin County, Texas.

"Lot Type" means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix F. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

"**Major Improvement Area**" mean the property within the PID excluding Improvement Area #1 which is to be developed subsequent to Improvement Area #1 and generally depicted in Appendix A of this Service and Assessment Plan or any Annual Service Plan Update.

"Major Improvement Area Assessed Property" means, for any year, all Parcels within the PID other than (a) Non-Benefited Property, and (b) Parcels within Improvement Area #1.

"**Major Improvement Area Assessment Revenues**" mean the revenues actually received by or on behalf of the City from the collection of Assessments levied against the Major Improvement Area Assessed Property, or the Annual Installments thereof, for the Major Improvement Area Projects.

"Major Improvement Area Assessment Roll" means the document included in this Service and Assessment Plan as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

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"Major Improvement Area Bonds" mean those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023 (North Sky Public Improvement District Major Improvement Area Project) that are secured primarily by Major Improvement Area Assessment Revenues.

"**Major Improvement Area Projects**" mean the pro rata portion of the Major Improvements allocable to the Major Improvement Area, which are described in Section III.B.

"Major Improvements" or "MI" mean the Authorized Improvements which benefit all Assessed Property within the PID and are described in Section III.B.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.F.

"Parcel" or **"Parcels"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Collin Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Collin County.

"PID" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"PID Act" means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

"Prepayment Costs" mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

"Public Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Collin County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Service and Assessment Plan" means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

"Trustee" means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

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"Trust Indenture" means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the extraterritorial jurisdiction of the City and contains approximately 220.1 acres of land. A map of the property within the PID is shown on Appendix A and further described in Appendix C-1 to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 786 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as follows:

Table II-A
Proposed Development

Proposed Development	Quantity	Measurement
Single-Family - 65 Ft	234	Units
Single-Family - 55 Ft	326	Units
Single-Family - 40 Ft	226	Units
Total	**786**	**Units**

B. PROPERTY INCLUDED IN IMPROVEMENT AREA #1

Improvement Area #1 consists of approximately 83.2 acres and is projected to consist of 322 single family residential units, to be developed as Improvement Area #1, as further described in Section III. A map of the property within Improvement Area #1 is shown in Appendix A and further described in Appendix C-2.

The property within Improvement Area #1 is proposed to be developed as follows:

Table II-B
Proposed Development – Improvement Area #1

Proposed Development	Quantity	Measurement
Single-Family - 65 Ft	109	Units
Single-Family - 55 Ft	102	Units
Single-Family - 40 Ft	111	Units
Total	**322**	**Units**

C. PROPERTY INCLUDED IN THE MAJOR IMPROVEMENT AREA (FUTURE IMPROVEMENT AREAS)

The Major Improvement Area consist of approximately 136.9 acres and are projected to consist of approximately 464 residential units. A map of the property within the Major Improvement Area is shown in Appendix A and further described in Appendix C-3.

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The property within the Major Improvement Area is proposed to be developed as follows:

Table II-C
Proposed Development – Major Improvement Area

Proposed Development	Quantity	Measurement
Single-Family - 65 Ft	125	Units
Single-Family - 55 Ft	224	Units
Single-Family - 40 Ft	115	Units
Total	**464**	**Units**

As Future Improvement Areas are developed, Future Improvement Area Bonds may be issued and/or related reimbursement agreements may be executed for each new Improvement Area. In connection with the issuance of each new Future Improvement Area Bond and/or each related reimbursement agreement, this Service and Assessment Plan will be updated to add additional details of each new Improvement Area(s) as shown for Improvement Area #1 in Section II.B. A map of the projected property within each Future Improvement Area is shown in Appendix A. The Future Improvement Area(s) are shown for illustrative purposes only and are subject to adjustment. The current Parcels in the PID are shown on the Assessment Rolls included as Appendix G and Appendix H and additional Assessment Rolls may be added to this Service and Assessment Plan as the Future Improvement Area(s) are developed.

The estimated number of units at the build-out of the PID is based on the land use approvals for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

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Attachment: Draft Resolution (North Sky PID – Pre-SAP)

III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B and III.C and shown in the opinion of probable costs shown in Appendix B and on the diagrams included as Appendix D for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan.

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B. DESCRIPTIONS AND COSTS OF MAJOR IMPROVEMENTS

The Major Improvements benefit the entire PID. The costs of the Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units. Each of Improvement Area #1 and Major Improvement Area will be proportionally allocated the costs of the Major Improvements, as shown on Table III-A.

The Major Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Major Improvements are shown in Table III-A and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Major Improvements are as follows:

Roadway Improvements

The roadway improvement portion of the Major Improvements consists of the construction of entrance road improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvement portion of the Major Improvements consists of construction and installation of waterlines, mains, pipes, valves, and appurtenances, necessary for the water distribution system that will service the Assessed Property. The water improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

Offsite:

The offsite sanitary sewer improvement portion of the Major Improvements consists of construction and installation of pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The offsite sanitary sewer improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City. See Appendix B for cost allocation by Kimley Horn between property located within the PID and property located outside of the PID. Amounts shown in Table III-A represent the PID allocable portion of the offsite sanitary sewer improvements.

Storm Drainage Improvements

The storm drainage improvement portion of the Major Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, and storm water detention facilities which benefit the Assessed Property. The storm drainage collection system improvements will be

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designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Major Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

Table III-A
Budgeted Costs – Major Improvements

Authorized Improvements	Total Major Improvement Costs	Improvement Area #1 Allocated Amount[1]	Major Improvement Area Allocated Amount[1]
Roadway improvements	$1,427,107	$582,564	$844,542
Water improvements	$336,000	$137,160	$198,840
Offsite sanitary sewer improvements[1]	$1,389,995	$567,415	$822,580
Storm drainage improvements	$554,266	$226,259	$328,007
Other soft and miscellaneous costs	$1,100,972	$449,432	$651,540
Total Authorized Improvements	**$4,808,340**	**$1,962,830**	**$2,845,510**

Note: Costs provided by Kimley Horn. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the Total Major Improvements amount does not change.
[1]Allocation of Major Improvements are based on the methodologies described in V.C and shown in Table V-A.
[2]Amount represents the PID allocable portion of the offsite sanitary sewer improvements. See Appendix B for allocation of offsite sanitary sewer improvements to property located within the PID and property located outside of the PID. Source: Kimley Horn.

C. DESCRIPTIONS AND COSTS OF IMPROVEMENT AREA #1 IMPROVEMENTS

The Improvement Area #1 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Improvement Area #1 Projects are shown in Table III-B and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements

The road improvement portion of the Improvement Area #1 Improvements consists of the construction of road improvements, including related excavation, paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Improvement Area #1 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

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Water Improvements

The water improvements portion of the Improvement Area #1 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, and appurtenances, necessary for the portion of the water distribution system that will service the Improvement Area #1 Assessed Property. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

Onsite:

The onsite sanitary sewer improvement portion of the Improvement Area #1 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Improvement Area #1 Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Improvement Area #1 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, and appurtenances necessary to provide adequate drainage to the Improvement Area #1 Assessed Property constructed within the boundaries of the PID. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Improvement Area #1 Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

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Table III-B
Budgeted Costs – Improvement Area #1 Projects

Authorized Improvements	Improvement Area #1's Proportional Share of Major Improvements[1]	Improvement Area #1 Improvements	Total Improvement Area #1 Projects[2]
Roadway improvements	$582,564	$4,826,489	$5,409,053
Water improvements	$137,160	$2,020,470	$2,157,630
Sanitary sewer improvements:			
Onsite sanitary sewer improvements	$0	$1,158,410	$1,158,410
Offsite sanitary sewer improvements[3]	$567,415	$0	$567,415
Storm drainage improvements	$226,259	$2,125,886	$2,352,145
Other soft and miscellaneous costs	$449,432	$2,473,784	$2,923,216
Total Authorized Improvements	**$1,962,830**	**$12,605,040**	**$14,567,870**

[1] See Table III-A. Allocation of Major Improvements are based on the methodologies described in V.C and shown in Table V-A.
[2]Costs provided by Kimley Horn. The figures shown in Table III-B may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Improvement Area #1 Projects amount does not change.
[3]Amount represents the PID's allocable portion of the offsite sanitary sewer improvements. See Appendix B for allocation of offsite sanitary sewer improvements to property located within the PID and property located outside of the PID. Source: Kimley Horn.

D. FUTURE IMPROVEMENT AREAS

As Future Improvement Areas are developed and Future Improvement Area Bonds are issued and/or related reimbursement agreements are executed, this Service and Assessment Plan will be amended to identify the specific Future Improvement Area Improvements that confer a special benefit to the property inside each Future Improvement Area (e.g. a Table III-C will be added to show the costs for the Future Improvement Area Improvements financed within the specific Future Improvement Area being developed.)

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IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five year period. It is anticipated that construction of the Major Improvement Area Projects will be completed in the third quarter of 2023. It is anticipated that construction of the Improvement Area #1 Projects will be completed in the third quarter of 2023. At some point after all or a portion of the Major Improvement Area Projects and Improvement Area #1 Projects are constructed, development in Future Improvement Areas will begin, with each Future Improvement Area to be subsequently developed corresponding to the Service and Assessment Plan to be updated with that development.

The Budgeted Costs for Major Improvements Area Projects plus costs related to the issuance of the Major Improvement Area Bonds and payment of expenses incurred in the establishment, administration and operation of the PID allocable to the Major Improvement Area is $3,705,000 shown in Table IV-A. The Budgeted Costs for the Improvement Area #1 Projects plus costs related to the issuance of the Improvement Area #1 Bonds and the expenses incurred in the establishment, administration, and operation of the PID allocable to Improvement Area #1 are $16,003,306 as shown in Table IV-B. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the Budgeted Costs of the Authorized Improvements, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

As Future Improvement Areas are developed in connection with the issuance of Future Improvement Area Bonds and/or execution of a related reimbursement agreement, this Service and Assessment Plan will be amended (e.g. Table IV-C will be amended to show the sources and uses for the Future Improvement Area Improvements financed within the specific Future Improvement Area being developed, etc.).

The Major Improvement Area Bonds shown in Table IV-A are anticipated to be issued in 2023 and will be used to finance the costs of Major Improvement Area Projects.

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Table IV-A
Projected Sources and Uses – Major Improvement Area

Sources of Funds	Major Improvement Area Bonds
Par amount	$3,705,000
Total Sources	**$3,705,000**
Uses of Funds	
Major Improvement Area Projects[1]:	
Road improvements	$844,542
Water improvements	$198,840
Offsite sanitary sewer improvements	$822,580
Storm drainage improvements	$328,007
Other soft and miscellaneous costs	$651,540
Subtotal	*$2,845,510*
Estimated Bond Issuance Costs:	
Cost of issuance	$223,037
Capitalized interest	$156,691
Reserve fund	$318,613
Administrative Expenses	$50,000
Underwriters discount	$111,150
Subtotal	*$859,490*
Total Uses	**$3,705,000**

[1]See Table III-A for details.

The Improvement Area #1 Bonds shown in Table IV-B are anticipated to be issued in 2023 and will be used to finance a portion of the costs of the Improvement Area #1 Projects. The City and the Developer anticipate entering into the Improvement Area #1 Reimbursement Agreement in 2023 to finance a portion of the costs of the Improvement Area #1 Projects, as shown in Table IV-B.

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Table IV-B
Projected Sources and Uses – Improvement Area #1

Sources of Funds	Improvement Area #1 Bonds	Improvement Area #1 Reimbursement Agreement	Total
Par amount	$6,715,000	$0	$6,715,000
Assessment	$0	$6,050,000	$6,050,000
Other funding sources[1]	$0	$3,238,306	$3,238,306
Total Sources	**$6,715,000**	**$9,288,306**	**$16,003,306**
Uses of Funds			
Improvement Area #1 Improvements[2]:			
Road improvements	$1,749,175	$3,077,313	$4,826,489
Water improvements	$732,242	$1,288,229	$2,020,470
Sanitary sewer improvements	$419,821	$738,589	$1,158,410
Storm drainage improvements	$770,446	$1,355,441	$2,125,886
Other soft and miscellaneous costs	$896,528	$1,577,256	$2,473,784
Subtotal	*$4,568,212*	*$8,036,828*	*$12,605,040*
Major Improvements[2]:			
Road improvements	$211,128	$371,436	$582,564
Water improvements	$49,708	$87,452	$137,160
Offsite sanitary sewer improvements	$205,638	$361,777	$567,415
Storm drainage improvements	$81,999	$144,260	$226,259
Other soft and miscellaneous costs	$162,879	$286,553	$449,432
Subtotal	*$711,352*	*$1,251,478*	*$1,962,830*
Estimated Bond Issuance Costs:			
Cost of issuance	$402,900	$0	$402,900
Capitalized interest	$254,610	$0	$254,610
Reserve fund	$526,475	$0	$526,475
Administrative Expenses	$50,000	$0	$50,000
Underwriters discount	$201,450	$0	$201,450
Subtotal	*$1,435,435*	*$0*	*$1,435,435*
Total Uses	**$6,715,000**	**$9,288,306**	**$16,003,306**

[1]The other funding sources, if any, represent projects costs of the Improvement Area #1 Projects to be paid by the Developer without reimbursement from the City.
[2] See Table III-B for details.

As Future Improvement Areas are developed, Future Improvement Area Bonds may be issued and/or a reimbursement agreement may be executed to finance the Authorized Improvements required for each new Improvement Area.

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B. PROJECTED FIVE YEAR SERVICE PLAN

Major Improvement Area

The annual projected costs and annual projected indebtedness for the Major Improvement Area is shown in Table IV-C. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-C
Annual Projected Costs and Annual Projected Indebtedness
Major Improvement Area

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Major Improvement Area Annual Installments
2023[1]	$3,705,000	$3,705,000	$0	$0
2024	$0	$0	$0	$388,138
2025	$0	$0	$0	$387,283
2026	$0	$0	$0	$387,293
2027	$0	$0	$0	$387,092
2028	$0	$0	$0	$386,679
2029	$0	$0	$0	$386,056
Total	**$3,705,000**	**$3,705,000**	**$0**	**$2,322,539**

[1]Administrative Expenses in year 2023 are being funded with Bond proceeds, and interest on the Major Improvement Area Bonds for year 2023 is being funded with capitalized interest.

The annual projected costs shown in Table IV-C are the annual expenditures relating to Major Improvement Area's proportional share of Major Improvements, referred to as the Major Improvement Area Projects, shown in Table III-A, and the costs associated with setting up the PID allocable to the Major Improvement Area and bond issuance costs including reserves shown in Table IV-A. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Improvement Area #1

The annual projected costs and annual projected indebtedness for Improvement Area #1 is shown in Table IV-D. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-D
Annual Projected Costs and Annual Projected Indebtedness
Improvement Area #1

Year	Annual Projected Cost	Annual Projected Indebtedness[1]	Other Funding Sources[2]	Projected Improvement Area #1 Annual Installments
2023[3]	$16,003,306	$12,765,000	$3,238,306	$0
2024	$0	$0	$0	$1,308,696
2025	$0	$0	$0	$1,079,145
2026	$0	$0	$0	$1,079,335
2027	$0	$0	$0	$1,078,807
2028	$0	$0	$0	$1,078,554
2029	$0	$0	$0	$1,077,513
Total	**$16,003,306**	**$12,765,000**	**$3,238,306**	**$6,702,050**

[1]Includes amounts to be paid from assessments related to both the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.
[2]The other funding sources, if any, represent project costs of the Improvement Area #1 Projects to be paid by the Developer without reimbursement from the City.
[3]Administrative Expenses in year 2023 are being funded with Bond proceeds, and interest on the Improvement Area #1 Bonds for year 2023 is being funded with capitalized interest. Interest on the Improvement Area #1 Reimbursement Agreement for year 2023 will be collected together with the first annual installment due by January 31, 2024.

The annual projected costs shown in Table IV-D are the annual expenditures relating to the Improvement Area #1 Projects shown in Table III-B, and the costs associated with setting up the PID allocable to Improvement Area #1 and bond issuance costs including reserves shown in Table IV-B. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan update include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice"). The PID Assessment Notice is attached hereto as Appendix E and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed bond issuance program entails a series of bond financings that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the issuance of the Improvement Area #1 Bonds and the Major Improvement Area Bonds anticipated to be issued in 2023, subsequent financings may be issued over the upcoming decade as the Future Improvement Areas of the development are gradually constructed.

The purpose of this gradual issuance of bonds in phases is to mirror the actual private development of the Authorized Improvements. The Bonds to be issued are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Authorized Improvements shall be allocated as described below:

1. The costs of the Major Improvement Area Projects and the Improvement Area #1 Projects shall be allocated on the basis of Equivalent Units once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

2. The costs of the Major Improvements are proportionally allocated to the Major Improvement Area Assessed Property and the Improvement Area #1 Assessed Property based on the ratio of Equivalent Units for the Major Improvement Area Assessed Property and the Improvement Area #1 Assessed Property.

3. The Major Improvement Area Assessed Property's proportional share of the costs for the Major Improvements is allocated to each Parcel within the Major Improvement Area Assessed Property based on the total estimated Equivalent Units for each Parcel.

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4. The Improvement Area #1 Projects costs are allocated to each Parcel within the Improvement Area #1 Assessed Property based on the total estimated Equivalent Units for each Parcel within Improvement Area #1.

5. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken into consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the Authorized Improvements.

6. The Assessed Property is classified into different Lot Types as described in Appendix F based on the type and size of proposed development on each Parcel.

7. Equivalent Units are calculated for each Lot Type based on the relative average home value of each Lot Type.

Table V-A provides the estimated allocation of costs of the Major Improvements between the Major Improvement Area and Improvement Area #1.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within Future Improvement Areas will receive from the direct Authorized Improvements that will benefit each individual Improvement Area and that are to be financed with Future Improvement Area Bonds. Therefore, Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Improvement Area #1 Projects and Major Improvement Area Projects.

In connection with the issuance of Future Improvement Area Bonds and/or execution of related reimbursement agreements, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within a Future Improvement Area receives from the specific Future Improvement Area Improvements funded with those Future Improvement Area Bonds issued and/or reimbursement agreement executed with respect to that Future Improvement Areas. Prior to assessing Parcels located within Future Improvement Areas in connection with issuance of Future Improvement Area Bonds and/or execution of a reimbursement agreement, each owner of the Parcels to be assessed must acknowledge that the Future Improvement Area Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of the Assessments to pay for the Actual Costs of such Future Improvement Area Improvements.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Major Improvement Area Projects and the Improvement Area #1 Projects, as applicable, (ii) provides the basis and justification for the

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determination that this special benefit exceeds the amount of the Assessments to be levied on the Improvement Area #1 Assessed Property and the Major Improvement Area Assessed Property for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Major Improvement Area Projects and the Improvement Area #1 Projects to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

As Future Improvement Areas are developed, in connection with the issuance of Future Improvement Area Bonds and/or execution of a related reimbursement agreement this Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Improvement Area.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A and IV-B are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition*.) The Authorized Improvements are expected to be required for the proposed use of the Assessed

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Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The Assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax- exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

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6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. Allocation of Costs to Assessed Property

The Major Improvements will provide a special benefit to all property in the PID. Accordingly, the estimated Major Improvement costs must be allocated throughout all Assessed Property in the District. Table V-A summarizes the allocation of Actual Costs for each type of Major Improvement. The costs shown in Table V-A are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Improvement Area #1 is projected to contain 322 residential units and the Major Improvement Area is projected to contain 464 residential units. As shown in Appendix F, the total projected Equivalent Units for Improvement Area #1 is calculated as 280.90 and the total projected Equivalent Units for the Major Improvement Area is calculated as 407.22. The total projected Equivalent Units in the PID is, therefore, calculated to be 688.12 (i.e., 280.90 + 408.22 = 688.12). As a result, 40.82 percent of the Budgeted Costs of the Major Improvements (i.e. 280.90 ÷ 688.12 = 40.82%) are allocated to the Improvement Area #1 Assessed Property and 59.18 percent of the Budgeted Costs of the Major Improvements (i.e., 407.22 ÷ 688.12 = 59.18%) are allocated to the Major Improvement Area Assessed Property. The Major Improvement Area Bonds will fund the Budgeted Costs of the Major Improvement Area Projects. The Improvement Area #1 Bonds will fund the Budgeted Costs of the Improvement Area #1 Projects. One hundred percent (100%) of the Improvement Area #1 Improvements are allocated to the Improvement Area #1 Assessed Property.

Table V-A
Allocation of Major Improvement Costs

Authorized Improvement	Total
Road improvements	$1,427,107
Water improvements	$336,000
Offsite sanitary sewer improvements[1]	$1,389,995
Storm drainage improvements	$554,266
Other soft and miscellaneous costs	$1,100,972
Total Major Improvements	**$4,808,340**
Improvement Area #1	
Projected total number of Equivalent Units	280.90
% of total Equivalent Units	40.82%
Proportionate Share of Costs	$1,962,830
Major Improvement Area (Future Improvement Areas)	
Projected total number of Equivalent Units	407.22
% of total Equivalent Units	59.18%
Proportionate Share of Costs	$2,845,510

[1]Amount represents the PID allocable portion of the offsite sanitary sewer improvements. See Appendix B for allocation of offsite sanitary sewer improvements to property located within the PID and property located outside of the PID. Source: Kimley Horn.

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D. ASSESSMENT METHODOLOGY

The costs of the Authorized Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The costs of the Authorized Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for the Major Improvement Area Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Major Improvement Area Projects to be financed with the Major Improvement Area Bonds shall be allocated to the Major Improvement Area Assessed Property by spreading the entire Assessment across the Parcels within the Major Improvement Area based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Major Improvement Area Projects, as set forth in Table III-A, the City Council has determined that the benefit to the Major Improvement Area Assessed Property of the Major Improvement Area Projects is at least equal to the Assessments levied on the Major Improvement Area Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated number of Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated number of Equivalent Units at the time residential Lots are platted to the total estimated number of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within the Major Improvement Area is shown on the Major Improvement Area Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. Assessment Methodology for the Improvement Area #1 Projects

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #1 Projects to be financed with the Improvement Area #1 Bonds and by the Developer under the Improvement Area #1 Reimbursement Agreement shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Assessment across the Parcels within Improvement Area #1 based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Improvement Area #1 Projects, as set forth in Table III-B, the City Council has determined that the benefit to Improvement Area #1 Assessed Property of the Improvement Area #1 Projects is at least equal to the Assessments levied on the Improvement Area #1 Assessed Property.

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Upon subsequent divisions of any Parcel within Improvement Area #1, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

3. Assessment Methodology for Future Improvement Areas

When any given Future Improvement Areas are developed, and Future Improvement Area Bonds for that Future Improvement Area are to be issued and/or a related reimbursement agreement is executed, this Service and Assessment Plan will be amended to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within that Future Improvement Area.

E. ASSESSMENTS

The Assessments will be levied on each Parcel of Assessed Property within the Major Improvement Area and Improvement Area #1 according to the Assessment Rolls, attached hereto as Appendix G and Appendix H, respectively. The Annual Installments of the Assessments will be collected at the time and in the amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update. Non-Benefitted Property will not be subject to any Assessments.

See Appendix F for Assessment per Equivalent Unit, leverage, and estimated tax rate equivalent calculation details.

F. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

G. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for any portion of the Assessments which secure a series of Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments that secure the Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related

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costs. The Additional Interest Reserve shall be funded until it reaches 5.50% of the outstanding Bonds unless otherwise stipulated in the Bond documents. Once the Additional Interest Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture. No Additional Interest will be collected from any portion of an Assessment which secures a reimbursement obligation and not a series of Bonds.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE MAJOR IMPROVEMENT AREA

The Assessment and Annual Installments for each Assessed Property located within the Major Improvement Area are shown on the Major Improvement Area Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from the Major Improvement Area Assessed Property in an amount sufficient to pay (i) principal and interest on the Major Improvement Area Bonds, (ii) to fund the Additional Interest Reserve described in Section V, and (iii) to pay Administrative Expenses related to the PID.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #1

The Assessment and Annual Installments for each Assessed Property located within the PID is shown on the Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from the Assessed Property in an amount sufficient to pay (i) principal and interest on the Improvement Area #1 Bonds, (ii) principal and interest on the Improvement Area #1 Reimbursement Agreement (iii) to fund the Additional Interest Reserve (with respect to the portion of the assessment securing the Improvement Area #1 Bonds) described in Section V, and (iv) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel in the PID shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE IMPROVEMENT AREAS

As Future Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Assessed Property located within Future Improvement Areas (e.g., an Appendix will be added as the Assessment Roll for Improvement Area #2, etc.). The Assessments shall not exceed the benefit received by the Assessed Property.

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D. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated number of Equivalent Units to be built on each new subdivided Parcel
D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

E. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

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2. If at any time the Assessment per Equivalent Unit on a Parcel exceeds the applicable Improvement Area #1 Maximum Assessment per Equivalent Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Unit for the Parcel exceeds the applicable Improvement Area #1 Maximum Assessment per Unit calculated in this Service and Assessment Plan.

3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

F. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or reimbursement agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or related reimbursement agreement, resulting in excess Bond proceeds being available to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, and such excess proceeds shall be applied to redeem Bonds and/or the obligations under a reimbursement agreement may be reduced as provided in the Indenture or the terms of the reimbursement agreement, then the Assessment securing such series of Bonds and/or related reimbursement agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under a related reimbursement agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds and/or a need to reduce the obligations under a reimbursement agreement, and such excess proceeds shall be applied to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, as provided in the Indenture or the terms of the reimbursement agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds and/or repay obligations under a reimbursement agreement, including interest on the Bonds (including Additional Interest) and/or interest due under a reimbursement agreement and Administrative Expenses. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of Equivalent Units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/or repay the

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obligations under a reimbursement agreement, including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under a reimbursement agreement is equal to the outstanding principal amount of the Bonds and/or reimbursement agreement.

G. PAYMENT OF ASSESSMENTS

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Reserve. Payment of the Annual Installments shall commence with tax bills mailed after the initial issuance of Bonds.

Each Assessment for the Major Improvement Area Assessed Property shall be paid with interest of no more than the lesser of the actual interest rate paid on the Major Improvement Area Bonds. The Major Improvement Area Assessment Roll sets forth for each year the Annual Installment for each Parcel within the Major Improvement Area based on an estimated interest rate of 7.25% and Additional Interest at the rate of 0.5% for the Additional Interest Reserve. Furthermore, the Annual Installments related to the Major Improvement Area Bonds may not exceed the amounts shown on

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the Major Improvement Area Assessment Roll. The Major Improvement Area Assessment Roll is shown as Appendix G.

Each Assessment for the Improvement Area #1 Assessed Property shall be paid with interest of no more than the lesser of the actual interest rate paid on the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement, respectively. Interest on the Improvement Area #1 Bonds is based on an estimated interest rate of 6.50% and Additional Interest at the rate of 0.5% for the Additional Interest Reserve. Interest on the Improvement Area #1 Reimbursement Agreement shall be paid based on an estimated interest rate of 6.50% per annum for years 1 through 5 and 6.50% per annum following the fifth Annual Installment. The interest on the Improvement Area #1 Reimbursement Agreement shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments was ____%. The City has determined that the Improvement Area #1 Reimbursement Agreement shall bear interest at the interest rate of 6.50% per annum for years 1 through 5 and 6.50% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 6.50% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 6.50%. Furthermore, the Annual Installments related to the Improvement Area #1 Bonds and the Improvement Area #1 Reimbursement Agreement may not exceed the amounts shown on the Improvement Area #1 Assessment Roll. The Improvement Area #1 Assessment Roll is shown as Appendix H.

The Annual Installments shall be reduced to equal the actual costs of repaying the Improvement Area #1 Bonds, Major Improvement Area Bonds, and/or Improvement Area #1 Reimbursement Agreement and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds and/or issue additional Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

H. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a

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calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Improvement Area #1 Bonds, Improvement Area #1 Reimbursement Agreement, and Major Improvement Area Bonds will be due when billed and will be delinquent if not paid prior to February 1, 2024.

I. SURPLUS FUNDS REMAINING IN THE MAJOR IMPROVEMENT AREA BOND ACCOUNT

If proceeds from the Major Improvement Area Bonds still remain after all of the Major Improvement Area Projects are constructed and accepted by the City, the proceeds may be utilized in accordance with the applicable Trust Indenture.

J. SURPLUS FUNDS REMAINING IN THE IMPROVEMENT AREA # 1 BOND ACCOUNT

If proceeds from the Improvement Area #1 Bonds remain after all of the Improvement Area #1 Projects are constructed and accepted by the City, the proceeds may be utilized in accordance with the applicable Trust Indenture.

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Attachment: Draft Resolution (North Sky PID – Pre-SAP)

VII. THE ASSESSMENT ROLL

A. MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

The City Council has evaluated each Parcel within the Major Improvement Area (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Major Improvement Area.

The Major Improvement Area Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Major Improvement Area Projects. Table VII-A summarizes the $3,705,000 in special benefit received by the Major Improvement Area Assessed Property from the Major Improvement Area Projects, a portion of the costs of the PID formation, and the Major Improvement Area Bond issuance costs. The par amount of the Major Improvement Area Bonds is $3,705,000, which is equal to the benefit received by the Major Improvement Area Assessed Property. Accordingly, the total Assessment to be applied to all the Major Improvement Area Assessed Property is $3,705,000 plus annual Administrative Expenses. The Assessment for the Major Improvement Area Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Major Improvement Area Assessment Roll is attached hereto as Appendix G.

Table VII-A
Major Improvement Area
Special Benefit Summary

Special Benefit	Total Cost
Major Improvement Area Projects[1]	$2,845,510
Estimated PID Formation/Bond Costs of Issuance:	
Cost of issuance	$223,037
Capitalized interest	$156,691
Reserve fund	$318,613
Administrative Expense	$50,000
Underwriters discount	$111,150
Subtotal	$859,490
Total Special Benefit	**$3,705,000**
Special Benefit:	
Total Special Benefit	$3,705,000
Projected Special Assessment	$3,705,000
Excess Benefit	**$0**

[1]See Table III-A for details.

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B. IMPROVEMENT AREA #1 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Improvement Area #1 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Improvement Area #1.

The Improvement Area #1 Assessed Property will be assessed for the special benefits conferred upon the property resulting from the Improvement Area #1 Projects. Table VII-B summarizes the $16,003,306 in special benefit received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects, the costs of the PID formation, and the Improvement Area #1 Bond issuance costs. The par amount of the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement is $12,765,000, which is less than the benefit received by the Improvement Area #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Improvement Area #1 Assessed Property is $12,765,000 plus, interest, Additional Interest, and annual Administrative Expenses. The Assessment for each Improvement Area #1 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #1 Assessment Roll is attached hereto as Appendix H.

Table VII-B
Improvement Area #1
Special Benefit Summary

Special Benefit	Total Cost
Improvement Area #1 Projects[1]	$14,567,870
Estimated PID Formation/Bond Costs of Issuance:	
Cost of issuance	$402,900
Capitalized interest	$254,610
Reserve fund	$526,475
Administrative Expense	$50,000
Underwriter's discount	$201,450
Subtotal	$1,435,435
Total Special Benefit	**$16,003,306**
Special Benefit:	
Total Special Benefit	$16,003,306
Projected Assessment	$12,765,000
Excess Benefit	**$3,238,306**

[1]See Table III-B for details.

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C. Future Improvement Areas Assessment Rolls

As Future Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the Assessment for each Parcel or Lot located within such Future 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 Council for approval, annual updates to the Improvement Area #1 Assessment Roll and the Major Improvement Area Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.G of this Service and Assessment Plan.

Once Bonds are issued, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds and/or approval of a reimbursement agreement. This update shall reflect the actual interest on the Bonds and/or due under a related reimbursement agreement on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the applicable Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to an Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

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The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels: (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive. Tables in this Service and Assessment Plan may be rounded to the nearest whole number.

E. SEVERABILITY

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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Attachment: Draft Resolution (North Sky PID – Pre-SAP)

APPENDIX A
PID MAP

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

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W E
S

0 200' 400'
GRAPHIC SCALE 200'

LEGEND

IMPROVEMENT PHASE 1

MAJOR IMPROVEMENT AREA

LMR HOLDINGS, LTD.
CALLED 278.29 ACRES
INST. NO.
2009021300158800
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 1.151 ACRES
INST. NO. 20190403000350240
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 0.849 ACRES
INST. NO. 20190517000556410
O.P.R.C.C.T

MARY CHAILLOT FAMILY TRUST
CALLED 58.555 ACRES
INST. NO. 20190208000135760
O.P.R.C.C.T.

EXISTING LOUISIANA DRIVE

EXISTING CR 58

DYNAVEST JOINT VENTURE
TRACT NO. 2
CALLED 161.910 ACRES
VOL. 2288, PG. 125
D.R.C.C.T.

MAJOR IMPROVEMENT AREA

IMPROVEMENT PHASE 1

CALLED 653 ACRES
VOL. 29, PG. 486
D.R.C.C.T.

OWNSBY 1880 FARMS, LTD.
CALLED 174.64 ACRES
VOL. 4332, PG. 1047
O.P.R.C.C.T.
(REFERENCE VOL. 182, PG. 386, D.R.C.C.T.)

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

ARIANA, LLC
CALLED 148.703 ACRES
INST. NO.
20180730000947040
O.P.R.C.C.T.

EXISTING LOUISIANA DRIVE

EXHIBIT A
PID EXHIBIT

North Sky Celina Phase 1

Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTES
1. THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2021

File Path: K:\FRI_Civil\063249700 – North Sky Celina\Cad\Phase 1\Exhibits\PlanSheets\Phase 1 PID Aerial Exhibit.dwg

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

Kimley»Horn

PHASE COST SUMMARY - NORTH SKY CELINA PID, CITY OF CELINA

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

October 13, 2022

DIVISION / PHASE / COST TYPE SUMMARY - NORTH SKY CELINA IMPROVEMENTS

	DIRECT PUBLIC				MAJOR PUBLIC				REIMBURSED PUBLIC				PRIVATE				
DIVISION	*Phase 1*	*Phase 2*	*Phase 3*	*TOTAL*	*Phase 1*	*Phase 2*	*Phase 3*	*TOTAL*	*Phase 1*	*Phase 2*	*Phase 3*	*TOTAL*	*Phase 1*	*Phase 2*	*Phase 3*	*TOTAL*	*TOTAL*
CLEARING & EXCAVATION	$664,075	$602,670	$157,993	$1,424,738	$245,717	$260,978	$93,098	$599,793	$0	$0	$0	$0	$1,555,180	$1,570,709	$555,739	$3,681,628	$5,706,158
WATER	$2,020,470	$2,144,928	$607,153	$4,772,552	$137,649	$146,198	$52,153	$336,000	$0	$0	$0	$0	$0	$0	$0	$0	$5,108,552
SEWER	$1,158,410	$1,203,006	$398,180	$2,759,595	$569,438	$604,807	$215,750	$1,389,995	$1,270,798	$1,349,729	$481,482	$3,102,009	$0	$0	$0	$0	$7,251,600
STORM SEWER	$2,062,611	$4,068,592	$460,853	$6,592,057	$223,799	$237,699	$84,793	$546,291	$0	$0	$0	$0	$0	$0	$0	$0	$7,138,348
PAVEMENT	$4,162,414	$4,276,083	$1,097,270	$9,535,767	$338,925	$359,976	$128,413	$827,314	$0	$0	$0	$0	$0	$0	$0	$0	$10,363,081
RETAINING WALLS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$444,451	$558,638	$284,499	$1,287,588	$1,287,588
EROSION CONTROL	$63,275	$73,200	$20,400	$156,875	$3,267	$3,470	$1,238	$7,975	$0	$0	$0	$0	$80,770	$76,518	$33,315	$190,603	$355,453
FRANCHISE UTILITIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$96,600	$102,600	$36,600	$235,800	$235,800
AMENITIES, LANDSCAPE, & SCREENING	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,150,000	$1,160,250	$1,454,250	$6,764,500	$6,764,500
MISCELLANEOUS & OTHER	$17,730	$18,630	$4,950	$41,310	$0	$0	$0	$0	$0	$0	$0	$0	$80,500	$85,500	$30,500	$196,500	$237,810
SUB-TOTAL	$10,148,985	$12,387,109	$2,746,799	$25,282,893	$1,518,795	$1,613,130	$575,444	$3,707,368	$1,270,798	$1,349,729	$481,482	$3,102,009	$6,407,501	$3,554,214	$2,394,903	$12,356,618	$44,448,889
PLANNING, SURVEY, PLATTING, ENG., LA, PERMITTING, & STAKING	$1,014,899	$1,238,711	$274,680	$2,528,289	$151,879	$161,313	$57,544	$370,737	$65,827	$69,916	$24,941	$160,684	$640,750	$355,421	$239,490	$1,235,662	$4,295,372
CONSTRUCTION MANAGEMENT	$405,959	$495,484	$109,872	$1,011,316	$60,752	$64,525	$23,018	$148,295	$0	$0	$0	$0	$256,300	$142,169	$95,796	$494,265	$1,653,875
CITY FEES	$20,298	$24,774	$5,494	$50,566	$3,038	$3,226	$1,151	$7,415	$2,542	$2,699	$963	$6,204	$12,815	$7,108	$4,790	$24,713	$88,898
MISCELLANEOUS & CONTINGENCY	$1,014,899	$1,238,711	$274,680	$2,528,289	$151,879	$161,313	$57,544	$370,737	$25,416	$26,995	$9,630	$62,040	$640,750	$355,421	$239,490	$1,235,662	$4,196,728
DEVELOPER AGREEMENT ADJUSTMENT	$0	$0	$0	$0	$83,486	$88,672	$31,631	$203,789	-$83,486	-$88,672	-$31,631	-$203,789	$0	$0	$0	$0	$0
TOTAL	**$12,605,040**	**$15,384,790**	**$3,411,524**	**$31,401,353**	**$1,969,829**	**$2,092,179**	**$746,333**	**$4,808,340**	**$1,281,097**	**$1,360,668**	**$485,384**	**$3,127,149**	**$7,958,117**	**$4,414,334**	**$2,974,469**	**$15,346,919**	**$54,683,762**

PHASE TOTAL SUMMARY - NORTH SKY CELINA IMPROVEMENTS

COST TYPE	*Phase 1*	*Phase 2*	*Phase 3*	*TOTAL*
DIRECT PUBLIC	$12,605,040	$15,384,790	$3,411,524	$31,401,353
MAJOR PUBLIC	$1,969,829	$2,092,179	$746,333	$4,808,340
REIMBURSED PUBLIC	$1,281,097	$1,360,668	$485,384	$3,127,149
PRIVATE	$7,958,117	$4,414,334	$2,974,469	$15,346,919
TOTAL	**$23,814,082**	**$23,251,970**	**$7,617,710**	**$54,683,762**

OPC NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.

1. Communications franchise service cost is not assumed to be paid by developer, and is not included.
2. Land cost, interest, legal, marketing, financing, closing costs, cost of sales, HOA funding, overhead, maintenance, insurance, taxes, etc. are not included.
3. Park fees are not included and are assumed to be paid at time of building permit.
4. Unit prices are subject to market conditions and may vary from this OPC.
5. Inflation is not factored in this OPC.
6. Professional fees included are for budgeting purposes only and do not constitute proposals. Fees are subject to change, and the % of cost assumptions will vary.
7. Budgeting by line item, sections, or divisions should be avoided. OPC line items cost are less accurate than section/division subtotals, and section/division subtotals are less accurate than the total project cost.
8. Cost associated with the ongoing operations and management of a PID are not included.
9. The cost per lot for moisture conditioning of pads is assumed based on the geotechnical report for Phase 1. A final geotechnical report for Phases 2 and 3 is required to confirm moisture conditioning requirements for streets and pads in those phases.
10. Public-Major and Public-Reimbursed costs apportioned to each phase per number of lots. Improvements may be constructed with another phase.
11. Questions regarding this OPC should be directed to Kimley-Horn and Associates, Kevin Kane, P.E. (972) 335-3580.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

APPENDIX C-1
LEGAL DESCRIPTION – PID

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

Legal Description - PID

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, and the G. A. Wilson Survey, Abstract No. 1072, Collin County, Texas being a 153.177 Acre Tract to John T. Rasor as recorded in Volume 4327, Page 2386 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod set for corner, said iron rod being at the northeast corner of said German Emigration Survey, said iron rod also being in the centerline of Spur 483 (Business 289), said iron rod also being at the southeast corner of a 59.555 Acre tract as recorded in Volume 2199, Page 592, D,R,C,C,T,
THENCE South 00 degrees 09 minutes 43 seconds East following the center line of said Spur 483 a distance of 1626.11 feet to a 1/2 inch iron rod set for corner;
THENCE South 89 degrees 37 minutes 15 seconds West following the general course of a wire fence a distance of 4074.68 feet to a bolt found in the top of a 12 inch dia. wood fence corner post;
THENCE North 00 degrees 11 minutes 22 seconds East following the general course of a wire fence a distance of 1653.08 feet to a 1/4 inch iron rod found for corner;
THENCE DUE EAST the general course of a wire fence a distance of 4064.53 feet to the POINT OF BEGINNING and containing 6,672,397 square feet or 153.177 acres of land.

BEING a 66.862 acre tract of land situated in the George A. Wilson Survey, Abstract No. 1072, and the MEP and PRR Co. Survey, Abstract No. 654, in Collin County, Texas, and being part of a 115.71 tract of land conveyed to Willie Douglas Moore, Trustee of the Willie Douglas Moore Revocable Trust and recorded in Collin County Clerk No. 20160526000647060 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at a Bolt found for corner in a fence post at the northwest corner of a 35' access easement as recorded in Collin County Document No. 94-0073233 and in Collin County Document No. 99-0002867 of the Official Public Records of Collin County, Texas and said Bolt being the southwest corner of a called 153.177 acre tract of land as conveyed to Chi Chu Chan, Tsun Huei Chan, and Paul Chan and recorded in Volume 5404, Page 5581 of the Deed Records of Collin County, Texas;

THENCE S 00°36'40" E a distance of 70.00' to a capped 1/2" iron rod stamped "4613" set for the southeast corner;

THENCE S 89°29'14" W across the called 115.71 acre tract of land a distance of 1479.14' to a capped 1/2" iron rod stamped "4613" set for corner in the east line of a called 174.64 acre tract of land as conveyed to Ownsby 1880 Farms, LTD. and recorded in Volume 4332, Page 1047 of the Deed records of Collin County Texas;

THENCE N 13°30'40" W a distance of 195.48' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 89°38'20" W a distance of 152.20' to a 1" Pipe found for the southeast corner of a called 161.190 acre tract of land as conveyed to Dynavest Joint Venture in Volume 288, Page 125 of the Deed Records of Collin County, Texas;

THENCE N 02°06'19" W a distance of 1548.42' to a capped 1/2" iron rod stamped "4613" set for the southwest corner of a called 155.26 acre tract of land as conveyed to LMR Holdings, LTD and recorded in Collin County Clerk No. 20090213000158800 of Official Public Records of Collin County, Texas;

THENCE S 89°59'40" E a distance of 1734.20' to a capped 1/2" iron rod stamped "4613" set for the northwest corner of the called 153.177 acre tract of land;

THENCE S 00°02'20" W a distance of 1688.08' to the POINT OF BEGINNING and containing 2,912,529 Square Feet or 66.862 acres of land.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

APPENDIX C-2
LEGAL DESCRIPTION – IMPROVEMENT AREA #1

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

PROPERTY METES AND BOUNDS DESCRIPTION

IMPROVEMENT AREA #1
LEGAL DESCRIPTION
TRACT 1

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, and being part of a 153.177 acre tract of land as conveyed to CCD-North Sky, LLC in County Clerk No. 20210325000596630 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING in the centerline of Spur 483 (Business 289) at a Mag Nail found for corner, and said Mag Nail being at the northeast corner of said German Emigration Survey, and said Mag Nail also being at the southeast corner of a 57.555 acre tract as recorded in County Clerk No. 20190208000135760 of the Official Public Records of Collin County, Texas;

THENCE South 0 degrees 18 minutes 44 seconds East following the center line of said Spur 483 a distance of 1626.11' to a Mag Nail found for corner;

THENCE S 89°28'14" W with the southline of the called 153.177 acre tract of land a distance of 2029.92' to a 1/2" iron rod with plastic cap stamped "4613" set for the southwest corner of the hereto described tract;

THENCE N 00°31'46" W a distance of 115.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 45°31'46" W a distance of 21.21' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 89°28'14" W a distance of 92.17' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 00°31'46" W a distance of 113.95' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 09°19'26" E a distance of 53.74' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 601.90' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left with an arc length of 113.14', with a radius of 375.00', with a chord bearing of N 62°58'14" W, with a chord length of 112.72', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 61°02'30" W a distance of 13.75' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 20.92' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 75°32'13" W a distance of 50.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 21.24' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 30°32'13" W a distance of 14.14' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 75°32'13" W a distance of 220.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

THENCE S 59°27'47" W a distance of 14.14' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 19.10' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 75°32'13" W a distance of 50.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 19.10' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 30°14'08" W a distance of 14.22' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right with an arc length of 24.24', with a radius of 425.00', with a chord bearing of N 72°37'47" W, with a chord length of 24.24', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 19°00'15" E a distance of 50.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left with an arc length of 20.28', with a radius of 375.00', with a chord bearing of S 72°32'42" E, with a chord length of 20.27', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 59°48'11" E a distance of 14.06' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 57.91' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 75°32'13" W a distance of 120.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 195.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 09°30'27" E a distance of 65.24' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 00°09'01" W a distance of 222.85' to a 1/2" iron rod with plastic cap stamped "4613" set for corner in the north line of said 153.177 acre tract of land;

THENCE N 89°50'58" E a distance of 2438.29' to the POINT OF BEGINNING and containing 3,624,995 Square Feet or 83.218 acres of land.

TRACT 2: (Easement Estate)

Non-exclusive easement rights created by that certain easement for right-of-way filed 05/05/1958, recorded in Volume 539, Page 86, and by easement for right-of-way filed 03/19/1990, recorded in Volume 3235, Page 921, Deed Records, Collin County, Texas.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

APPENDIX C-3
LEGAL DESCRIPTION – MAJOR IMPROVEMENT AREA

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

PROPERTY METES AND BOUNDS DESCRIPTION

MAJOR IMPROVEMENT AREA
LEGAL DESCRIPTION
TRACT 1

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, the George A. Wilson Survey, Abstract No. 1072, and the MEP and PRR Co. Survey, Abstract No. 654, in Collin County, Texas, and being part of Tract 2, a 66.862 tract of land, and Tract 1, a 153.177 acre tract of land as conveyed to CCD-North Sky, LLC in County Clerk No. 20210325000596630 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at a Bolt found for corner in a fence post at the northwest corner of a 35' access easement as recorded in Collin County Document No. 94-0073233 and in Collin County Document No. 99-0002867 of the Official Public Records of Collin County, Texas and said Bolt being the southwest corner of said Tract 1, the called 153.177-acre tract of land;

THENCE S 00°36'40" E a distance of 70.00' to a capped 1/2" iron rod stamped "4613" found for the southeast corner said Tract 2, the called 66.862 tract of land;

THENCE S 89°29'14" W a distance of 1479.14' to a capped 1/2" iron rod stamped "4613" found for corner in the east line of a called 174.64-acre tract of land as conveyed to Ownsby 1880 Farms, LTD. and recorded in Volume 4332, Page 1047 of the Deed records of Collin County Texas;

THENCE N 13°30'40" W a distance of 195.48' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE S 89°38'20" W a distance of 152.20' to a 1" Pipe found for the southeast corner of a called 161.190 acre tract of land as conveyed to Dynavest Joint Venture in Volume 2288, Page 125 of the Deed Records of Collin County, Texas;

THENCE N 02°06'19" W a distance of 1548.42' to a wood corner post found for the southwest corner of a called 155.26 acre tract of land as conveyed to LMR Holdings, LTD. and recorded in Collin County Clerk No. 20090213000158800 of Official Public Records of Collin County, Texas;

THENCE S 89°59'40" E a distance of 1734.20' to a 1/2" iron rod found for the northwest corner of the called 153.177 acre tract of land;

THENCE N 89°50'58" E a distance of 1626.24' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 00°09'01" E a distance of 222.85' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 09°30'27" W a distance of 65.24' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 195.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 120.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 57.91' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 59°48'11" W a distance of 14.06' to a capped 1/2" iron rod stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

THENCE with said non-tangent curve to the right with an arc length of 20.28', with a radius of 375.00', with a chord bearing of N 72°32'42" W, with a chord length of 20.27', to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 19°00'15" W a distance of 50.00' to a capped 1/2" iron rod stamped "4613" set for corner at the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left with an arc length of 24.24', with a radius of 425.00', with a chord bearing of S 72°37'47" E, with a chord length of 24.24', to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 30°14'08" E a distance of 14.22' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 19.10' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 50.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 19.10' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 59°27'47" E a distance of 14.14' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 220.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 30°32'13" E a distance of 14.14' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 21.24' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 75°32'13" E a distance of 50.00' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 14°27'47" E a distance of 20.92' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 61°02'30" E a distance of 13.75' to a capped 1/2" iron rod stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right with an arc length of 113.14', with a radius of 375.00', with a chord bearing of S 62°58'14" E, with a chord length of 112.72', to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 14°27'47" W a distance of 601.90' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 09°19'26" W a distance of 53.74' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 00°31'46" E a distance of 113.95' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE N 89°28'14" E a distance of 92.17' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 45°31'46" E a distance of 21.21' to a capped 1/2" iron rod stamped "4613" set for corner;

THENCE S 00°31'46" E a distance of 115.00' to a capped 1/2" iron rod stamped "4613" set for corner set in the south line of the said 153.177 acre tract of land;

THENCE S 89°28'14" W a distance of 2044.76' to the POINT OF BEGINNING and containing 5,961,814 Square Feet or 136.864 acres of land.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

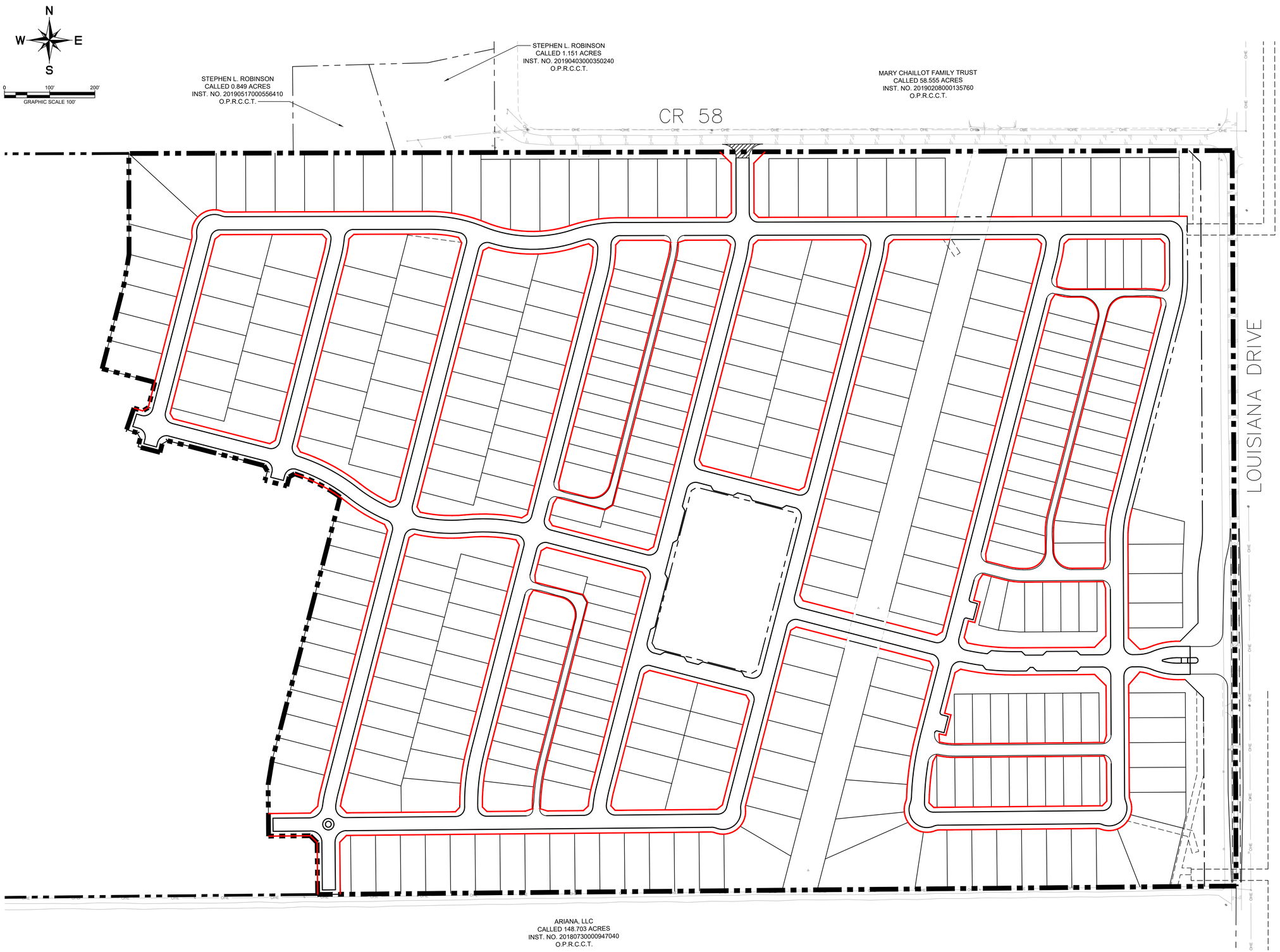
TRACT 2: (Easement Estate)

Non-exclusive easement rights created by that certain easement for right-of-way filed 05/05/1958, recorded in Volume 539, Page 86, and by easement for right-of-way filed 03/19/1990, recorded in Volume 3235, Page 921, Deed Records, Collin County, Texas.

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APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

Attachment: Draft Resolution (North Sky PID – Pre-SAP)



LEGEND

- PROPERTY LIMITS
- PROPOSED CURLEX EROSION CONTROL

EXHIBIT K
EROSION CONTROL

North Sky Celina Phase 1

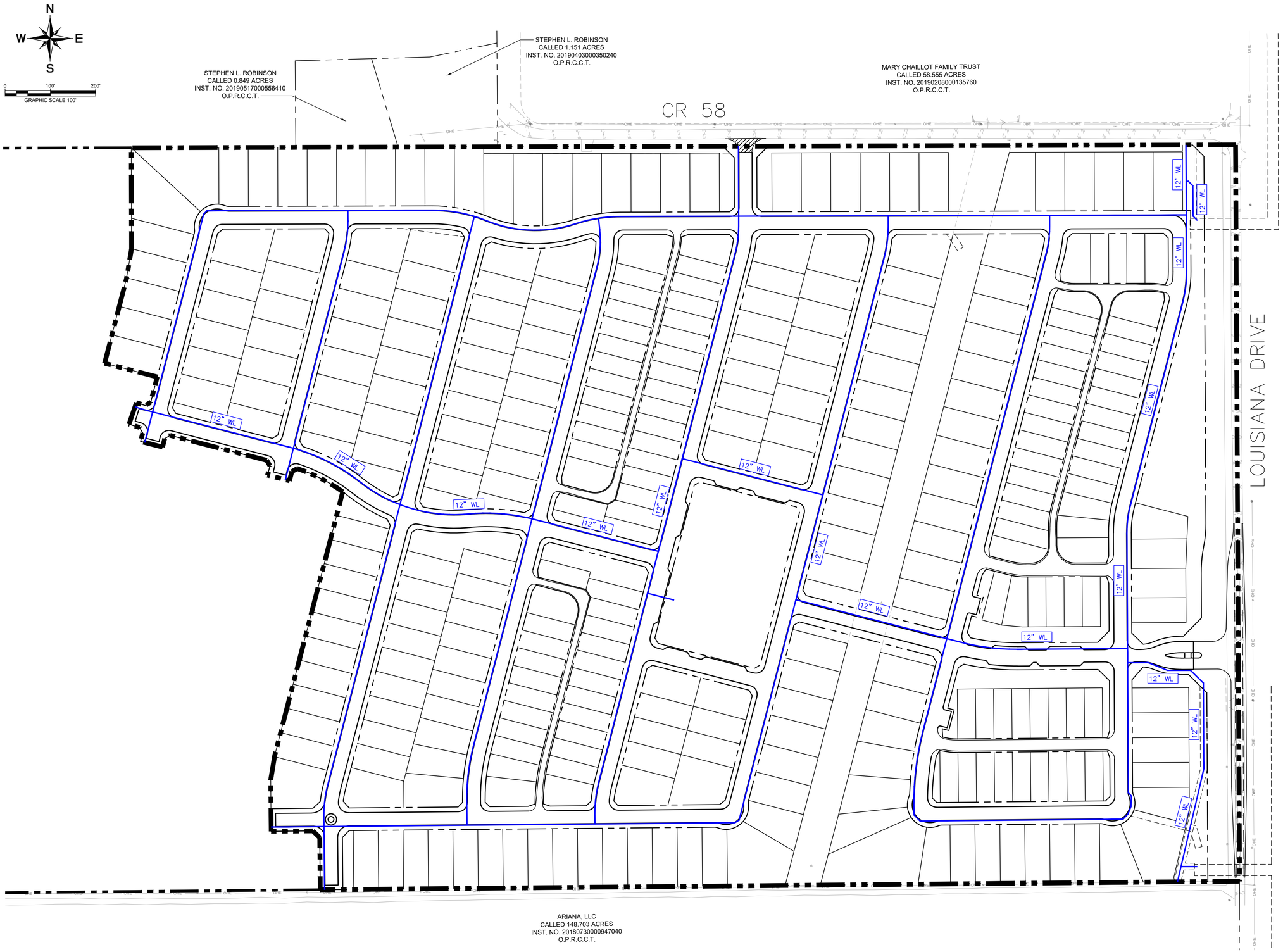
Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2021

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Attachment: Draft Resolution (North Sky PID – Pre-SAP)



LEGEND

- PROPERTY LIMITS
- PHASE 1 WATER LINES

NOTES:

ALL WATERLINES SHALL BE 8" UNLESS OTHERWISE NOTED.

EXHIBIT J
WATER DISTRIBUTION SYSTEM

North Sky Celina Phase 1

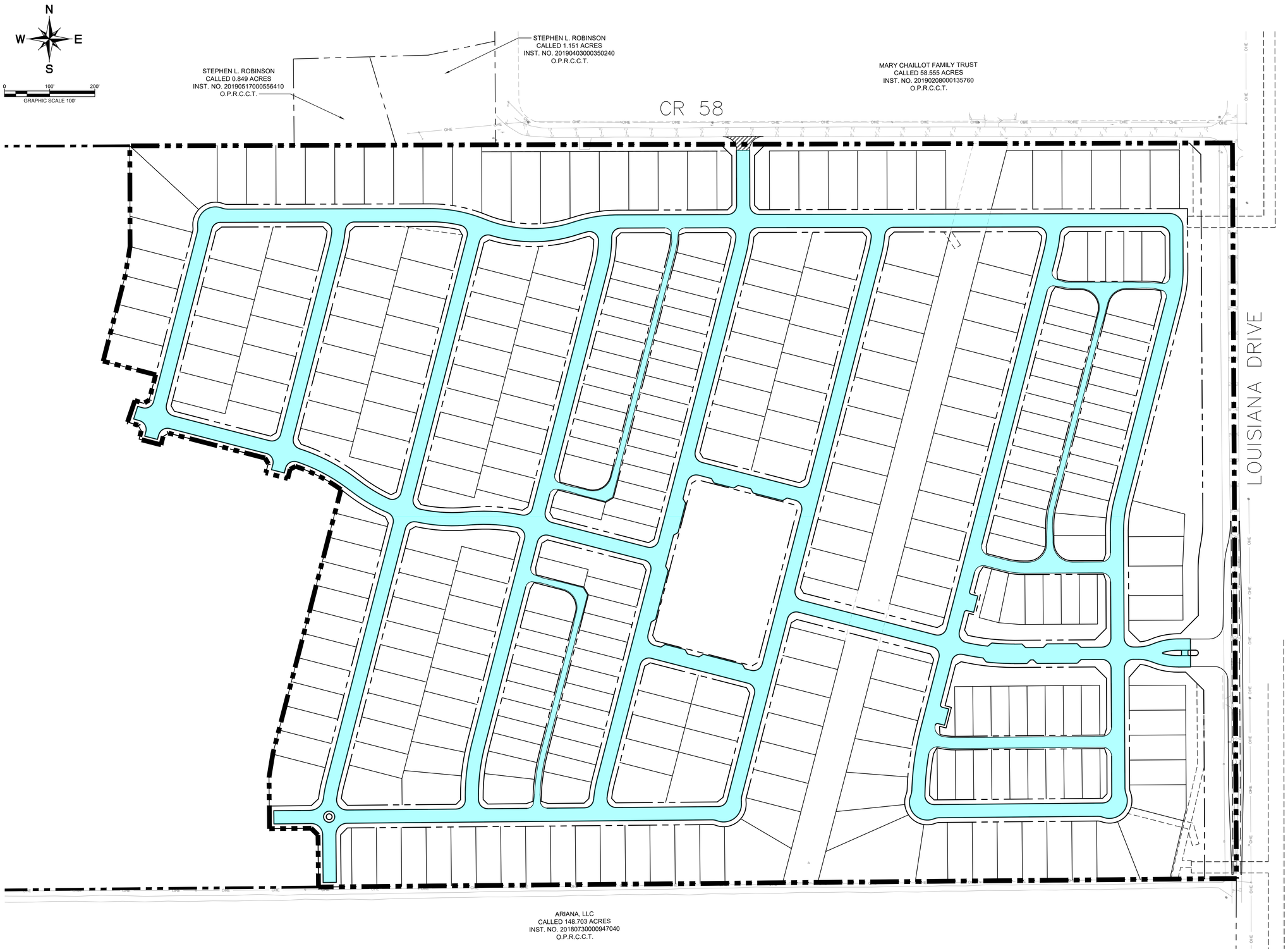
Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTES:
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File Path: K:\FRI_Civil\063249700 – North Sky Celina\Cad\Phase 1\Exhibits\PlanSheets\Phase 1 PID MINOR IMPROVEMENTS Exhibits.dwg

Attachment: Draft Resolution (North Sky PID – Pre-SAP)



LEGEND

- PROPERTY LIMITS
- PHASE 1 ROADWAY AREAS CONTAINING STORM IMPROVEMENTS

EXHIBIT I
STORM SEWER
FOR MINOR AREA

North Sky Celina Phase 1

Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
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Attachment: Draft Resolution (North Sky PID – Pre-SAP)

N
W E
S

0 200' 400'
GRAPHIC SCALE 200'

LMR HOLDINGS, LTD.
CALLED 278.29 ACRES
INST. NO. 20090213000158800
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 0.849 ACRES
INST. NO. 20190517000556410
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 1.151 ACRES
INST. NO. 20190403000350240
O.P.R.C.C.T.

MARY CHAILLOT FAMILY TRUST
CALLED 58.555 ACRES
INST. NO. 20190208000135760
O.P.R.C.C.T.

CR 58

OHE

8" PARALLEL SEWER

LOUISIANA DRIVE

CALLED 653 ACRES
VOL. 29, PG. 486
D.R.C.C.T.

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

ARIANA, LLC
CALLED 148.703 ACRES
INST. NO. 20180730000947040
O.P.R.C.C.T.

OWNSBY 1880 FARMS, LTD.
CALLED 174.64 ACRES
VOL. 4332, PG. 1047
O.P.R.C.C.T.
(REFERENCE VOL. 182, PG. 386, D.R.C.C.T.)

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

LEGEND

- PROPERTY LIMITS
- PHASE 1 SANITARY SEWER LINES
- PHASE 2 SANITARY SEWER LINES
- ONSITE HUBBARD IMPROVEMENT SEWER (CITY REIMBURSED)
- OFFSITE SEWER

EXHIBIT H
SANITARY SEWER

North Sky Celina Phase 1

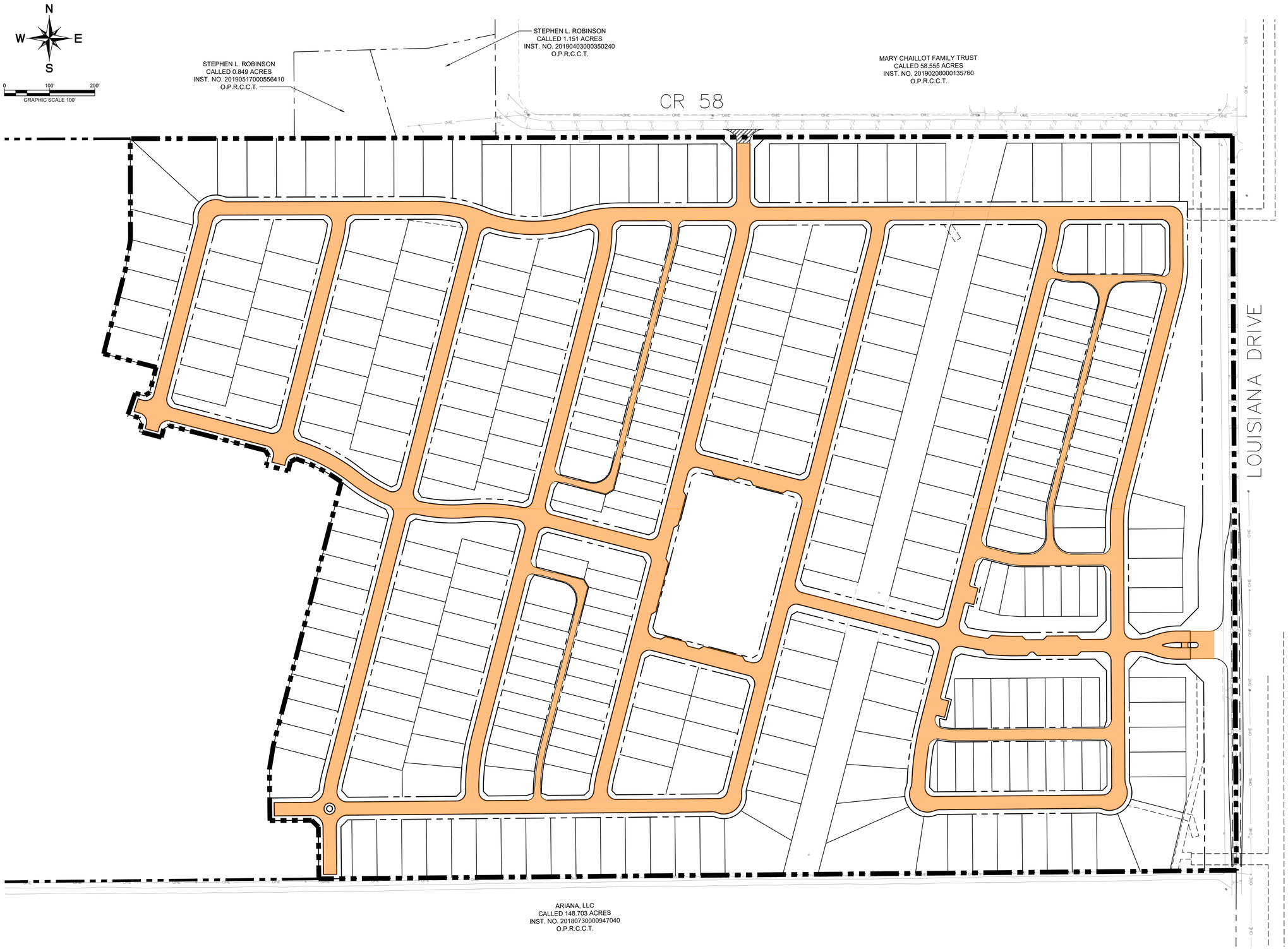
Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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Attachment: Draft Resolution (North Sky PID – Pre-SAP)



LEGEND

- PROPERTY LIMITS
- PHASE 1 ROADWAY

EXHIBIT G
ROADWAY IMPROVEMENTS

North Sky Celina Phase 1

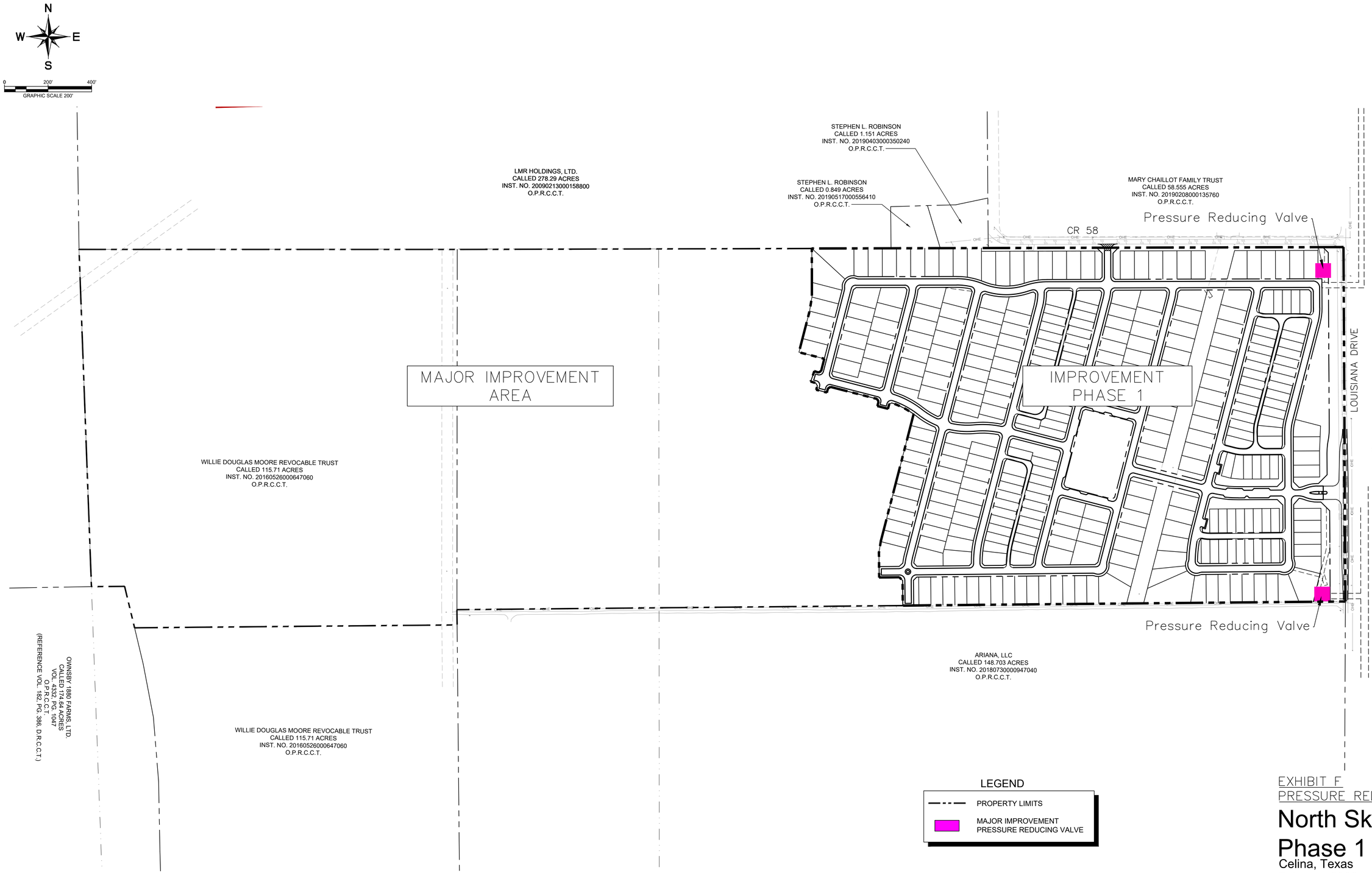
Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
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Attachment: Draft Resolution (North Sky PID – Pre-SAP)



LEGEND

- PROPERTY LIMITS
- MAJOR IMPROVEMENT PRESSURE REDUCING VALVE

EXHIBIT F
PRESSURE REDUCING VALVES

North Sky Celina Phase 1

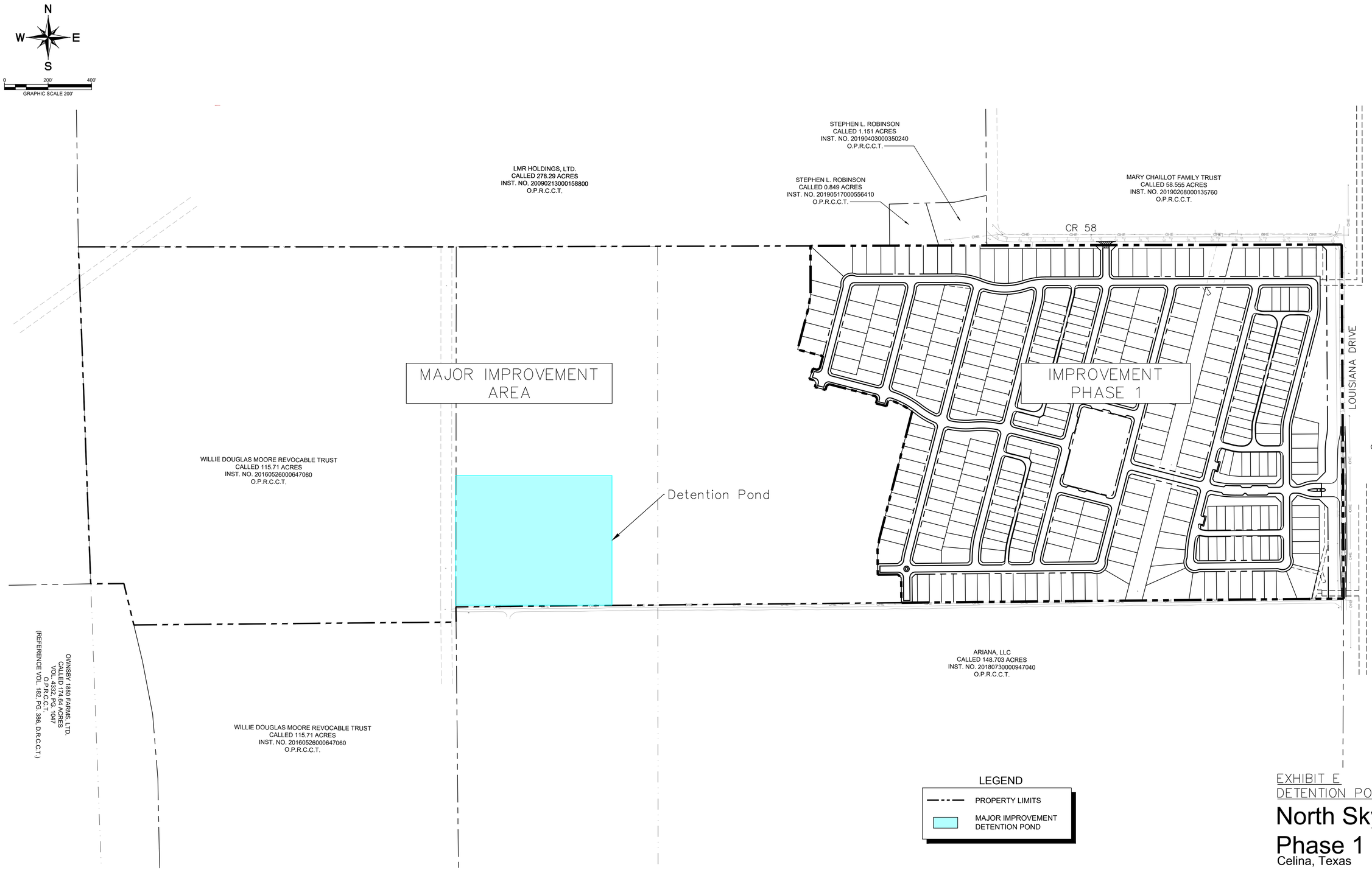
Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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Attachment: Draft Resolution (North Sky PID – Pre-SAP)



LEGEND

- PROPERTY LIMITS
- MAJOR IMPROVEMENT DETENTION POND

EXHIBIT E
DETENTION POND

North Sky Celina Phase 1

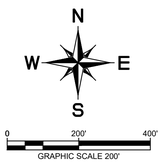
Celina, Texas
February 2022

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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Attachment: Draft Resolution (North Sky PID – Pre-SAP)



LMR HOLDINGS, LTD.
CALLED 278.29 ACRES
INST. NO. 20090213000158800
O.P.R.C.C.T.

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CALLED 1.151 ACRES
INST. NO. 20190403000350240
O.P.R.C.C.T.

STEPHEN L. ROBINSON
CALLED 0.849 ACRES
INST. NO. 20190517000556410
O.P.R.C.C.T.

MARY CHAILLOT FAMILY TRUST
CALLED 58.555 ACRES
INST. NO. 20190208000135760
O.P.R.C.C.T.

CR 58

OHE

MAJOR IMPROVEMENT AREA

IMPROVEMENT PHASE 1

LOUISIANA DRIVE

CALLED 653 ACRES
VOL. 29, PG. 486
D.R.C.C.T.

WILLIE DOUGLAS MOORE REVOCABLE TRUST
CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

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(REFERENCE VOL. 162, PG. 386, D.R.C.C.T.)

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CALLED 115.71 ACRES
INST. NO. 20160526000647060
O.P.R.C.C.T.

ARIANA, LLC
CALLED 148.703 ACRES
INST. NO. 20180730000947040
O.P.R.C.C.T.

LEGEND

PROPERTY LIMITS

MAJOR IMPROVEMENT ROADWAY

EXHIBIT D
LOUISIANA DRIVE IMPROVEMENTS

North Sky Celina Phase 1

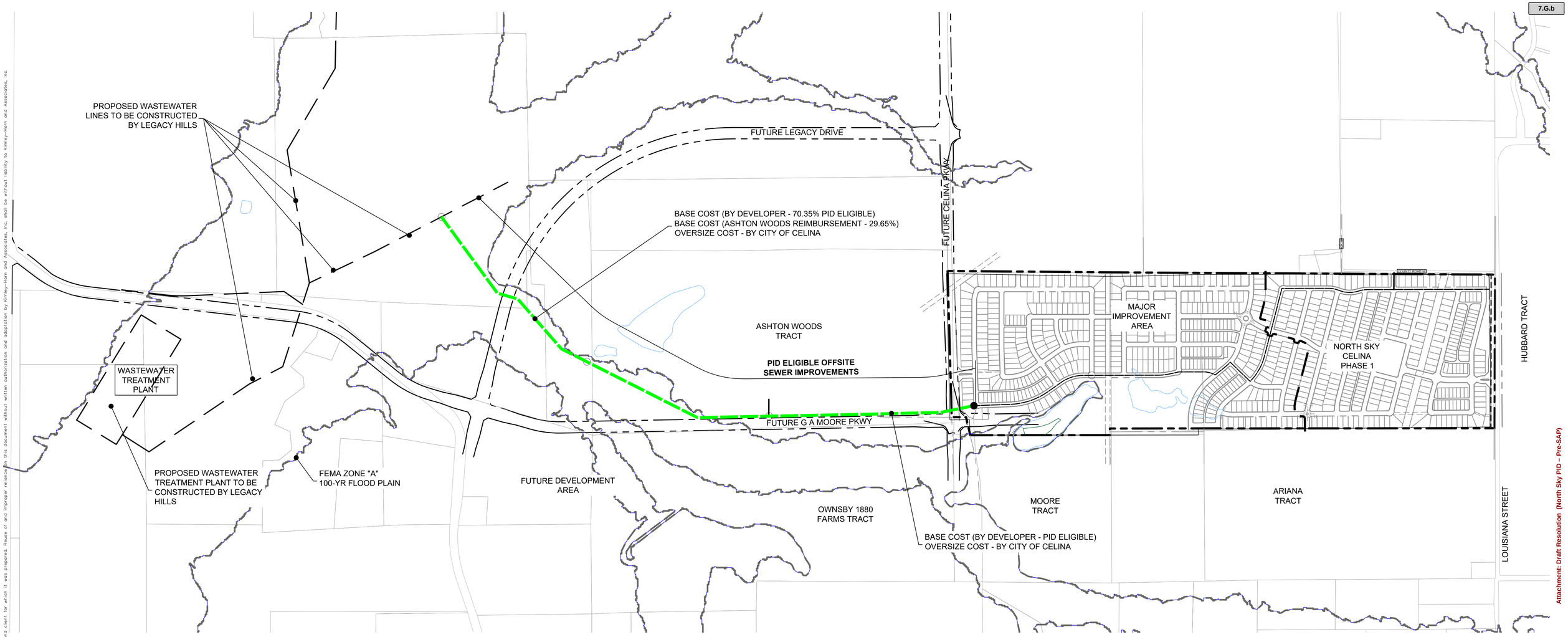
Celina, Texas
February 2022

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6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
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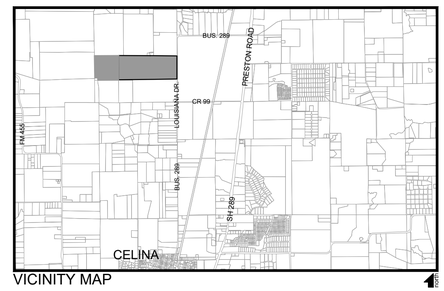
Attachment: Draft Resolution (North Sky PID – Pre-SAP)



GRAPHIC SCALE IN FEET
0 250 500 1000
1"=500' @ 22x34

LEGEND

- OFFSITE SANITARY SEWER
- PROPERTY LIMITS
- PHASE BOUNDARY



VICINITY MAP

EXHIBIT "C"
OFFSITE WASTEWATER IMPROVEMENTS

North Sky Celina

February 2022

Plotted By:Kane, Kevin Date:February 02, 2022 11:48:00am File Path: K:\FRI_Civil\063248100 - Chan-Moore\Cad\Exhibits\PlanSheets\Exhibit C - offsite sewer PID Exhibit.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Attachment: Draft Resolution (North Sky PID - Pre-SAP)

APPENDIX E
PID ASSESSMENT NOTICE

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____][1]

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF CELINA, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***North Sky Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

APPENDIX F
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of three Lot Types.

"Lot Type 1" means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 65 feet, as provided by the development standards shown in the Development Agreement.

"Lot Type 2" means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 55 feet, as provided by the development standards shown in the Development Agreement.

"Lot Type 3" means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 40 feet, as provided by the development standards shown in the Development Agreement.

A) Proposed Development

Table F-1 shows the proposed residential units to be developed within the PID.

Table F-1
Proposed Development within the PID

Description	Proposed Development	
Single-Family - 65 Ft	234	Units
Single-Family - 55 Ft	326	Units
Single-Family - 40 Ft	226	Units
Total	**786**	**Units**

Table F-2 shows the proposed residential units within Improvement Area #1.

Table F-2
Proposed Development – Improvement Area #1

Description	Proposed Development	
Single-Family - 65 Ft	109	Units
Single-Family - 55 Ft	102	Units
Single-Family - 40 Ft	111	Units
Total	**322**	**Units**

Table F-3 shows the proposed residential units within the Major Improvement Area.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

Table F-3
Proposed Development –Major Improvement Area

Description	Proposed Development	
Single-Family - 65 Ft	125	Units
Single-Family - 55 Ft	224	Units
Single-Family - 40 Ft	115	Units
Total	**464**	**Units**

B) Calculation of Equivalent Units

As explained under Section V.D, for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #1 Projects and the Major Improvement Area Projects to be financed with (i) the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement and (ii) the Major Improvement Area Bonds, respectively, shall be allocated to the Improvement Area #1 Assessed Property and the Major Improvement Area Assessed Property by spreading the entire Assessment across the Parcels within Improvement Area #1 and Major Improvement Area based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to Improvement Area #1 Assessed Property and Major Improvement Area Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 65 Ft, 55 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. These classifications (from Lot Type 1 (65 Ft Lots) representing the highest value to Lot Type 3 (40 Ft Lot) representing the lowest value for residential lots are set forth in Table F-4. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (65 Ft Lots) to 1.0.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

Table F-4
Equivalent Unit Factors

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (65 Ft)	$510,000	1.00	per dwelling unit
Lot Type 2 (55 Ft)	$450,000	0.88	per dwelling unit
Lot Type 3 (40 Ft)	$375,000	0.74	per dwelling unit

The total estimated Equivalent Units for the Major Improvement Area are shown in Table F-5 as calculated based on the Equivalent Unit factors shown in Table F-4, estimated Lot Types and number of units estimated to be built within the Major Improvement Area.

Table F-5
Estimated Equivalent Units –Major Improvement Area

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (65 Ft)	125	1.00	125.00
Lot Type 2 (55 Ft)	224	0.88	197.12
Lot Type 3 (40 Ft)	115	0.74	85.10
Total Equivalent Units	**464**		**407.22**

The total estimated Equivalent Units for Improvement Area #1 are shown in Table F-6 as calculated based on the Equivalent Unit factors shown in Table F-4, estimated Lot Types and number of units estimated to be built within Improvement Area #1.

Table F-6
Estimated Equivalent Units - Improvement Area #1

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (65 Ft)	109	1.00	109.00
Lot Type 2 (55 Ft)	102	0.88	89.76
Lot Type 3 (40 Ft)	111	0.74	82.14
Total Equivalent Units	**322**		**280.90**

C) Allocation of Assessments to Lots within the Major Improvement Area

As shown in Section IV of this Service and Assessment Plan, the total amount of the Major Improvement Area Bonds, which represents the total Assessment to be allocated on all Parcels within the Major Improvement Area, is $3,705,000. As shown in Table F-5, there are a total of 407.22 estimated Equivalent Units in the Major Improvement Area, resulting in an Assessment per Equivalent Unit of $9,098.28.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

The Assessment per dwelling unit or acre is calculated as the product of (i) $9,098.28 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (65 Ft Lot) dwelling unit is $9,098.28 (i.e. $9,098.28 x 1.00). The Assessment for a Lot Type 2 (55 Ft Lot) dwelling unit is $8,006.48 (i.e. $9,098.28 x 0.88). The Assessment for a Lot Type 3 (40 Ft Lot) dwelling unit is $6,732.72 (i.e. $9,098.28 x 0.74). Table F-7 sets forth the Assessment per dwelling unit for each Lot Type in the Major Improvement Area.

Table F-7
Assessment Per Unit –Major Improvement Area

Type	Planned No. of units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (65 Ft)	125	$9,098.28	1.00	$9,098.28	per dwelling unit	$1,137,285
Lot Type 2 (55 Ft)	224	$9,098.28	0.88	$8,006.48	per dwelling unit	$1,793,452
Lot Type 3 (40 Ft)	115	$9,098.28	0.74	$6,732.72	per dwelling unit	$774,263
Total	**464**					**$3,705,000**

The projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-8.

Table F-8
Projected Leverage –Major Improvement Area

Description	Planned No. of units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (65 Ft)	125	$80,000	$510,000	$9,098.28	8.79	56.05
Lot Type 2 (55 Ft)	224	$66,000	$450,000	$8,006.48	8.24	56.20
Lot Type 3 (40 Ft)	115	$49,400	$375,000	$6,732.72	7.34	55.70

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-9.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

Table F-9
Estimated Tax Rate Equivalent Per Unit –Major Improvement Area

Description	Planned No. of units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (65 Ft)	125	$80,000	$510,000	$947.69	$1.185	$0.186
Lot Type 2 (55Ft)	224	$66,000	$450,000	$833.97	$1.264	$0.185
Lot Type 3 (40 Ft)	115	$49,400	$375,000	$701.29	$1.420	$0.187

The Assessment and Annual Installments for each Parcel or Lot located within the Major Improvement Area is shown on the Major Improvement Area Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

D) Allocation of Assessments to Lots within Improvement Area #1

As shown in Section IV of this Service and Assessment Plan, the total amount of the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within Improvement Area #1, is $12,765,000. As shown in Table F-6, there are a total of 280.90 estimated Equivalent Units in Improvement Area #1, resulting in an Assessment per Equivalent Unit of $45,443.22.

The Assessment per dwelling unit or acre is calculated as the product of (i) $45,443.22 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (65 Ft Lot) dwelling unit is $45,443.22 (i.e. $45,443.22 x 1.00). The Assessment for a Lot Type 2 (55 Ft Lot) dwelling unit is $39,990.03 (i.e. $45,443.22 x 0.88). The Assessment for a Lot Type 3 (40 Ft Lot) dwelling unit is $33,627.98 (i.e. $45,443.22 x 0.74). Table F-10 sets forth the Assessment per dwelling unit for each Lot Type in Improvement Area #1.

Table F-10
Assessment Per Unit – Improvement Area #1

Type	Planned No. of units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per unit		Total Assessments
Lot Type 1 (65 Ft)	109	$45,443.22	1.00	$45,443.22	per dwelling unit	$4,953,311
Lot Type 2 (55 Ft)	102	$45,443.22	0.88	$39,990.03	per dwelling unit	$4,078,983
Lot Type 3 (40 Ft)	111	$45,443.22	0.74	$33,627.98	per dwelling unit	$3,732,706
Total	**322**					**$12,765,000**

The projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-11.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

Table F-11
Projected Leverage – Improvement Area #1

Description	Planned No. of units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (65 Ft)	109	$80,000	$510,000	$45,443.22	1.76	11.22
Lot Type 2 (55 Ft)	102	$66,000	$450,000	$39,990.03	1.65	11.25
Lot Type 3 (40 Ft)	111	$49,400	$375,000	$33,627.98	1.47	11.15

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-12.

Table F-12
Estimated Tax Rate Equivalent Per Unit – Improvement Area #1

Description	Planned No. of units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (65 Ft)	109	$80,000	$510,000	$3,865.44	$4.832	$0.758
Lot Type 2 (55Ft)	102	$66,000	$450,000	$3,401.59	$5.154	$0.756
Lot Type 3 (40 Ft)	111	$49,400	$375,000	$2,860.42	$5.790	$0.763

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

APPENDIX G
PROPOSED MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

Appendix G-1
Proposed Major Improvement Area Assessment Roll

Parcel	**1014547, 1014538, 2834103 and part of 2120983**
Equivalent Units	**407.22**
Assessment	**$3,705,000**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	$0	$156,691	$0	$0	($156,691)	$0
9/1/24	$50,000	$268,613	$51,000	$18,525	$0	$388,138
9/1/25	$52,000	$264,988	$52,020	$18,275	$0	$387,283
9/1/26	$55,000	$261,218	$53,060	$18,015	$0	$387,293
9/1/27	$58,000	$257,230	$54,122	$17,740	$0	$387,092
9/1/28	$61,000	$253,025	$55,204	$17,450	$0	$386,679
9/1/29	$64,000	$248,603	$56,308	$17,145	$0	$386,056
9/1/30	$68,000	$243,963	$57,434	$16,825	$0	$386,222
9/1/31	$72,000	$239,033	$58,583	$16,485	$0	$386,100
9/1/32	$76,000	$233,813	$59,755	$16,125	$0	$385,692
9/1/33	$80,000	$228,303	$60,950	$15,745	$0	$384,997
9/1/34	$85,000	$222,503	$62,169	$15,345	$0	$385,016
9/1/35	$90,000	$216,340	$63,412	$14,920	$0	$384,672
9/1/36	$96,000	$209,815	$64,680	$14,470	$0	$384,965
9/1/37	$102,000	$202,855	$65,974	$13,990	$0	$384,819
9/1/38	$109,000	$195,460	$67,293	$13,480	$0	$385,233
9/1/39	$116,000	$187,558	$68,639	$12,935	$0	$385,132
9/1/40	$123,000	$179,148	$70,012	$12,355	$0	$384,515
9/1/41	$132,000	$170,230	$71,412	$11,740	$0	$385,382
9/1/42	$141,000	$160,660	$72,841	$11,080	$0	$385,581
9/1/43	$150,000	$150,438	$74,297	$10,375	$0	$385,110
9/1/44	$160,000	$139,563	$75,783	$9,625	$0	$384,971
9/1/45	$172,000	$127,963	$77,299	$8,825	$0	$386,086
9/1/46	$184,000	$115,493	$78,845	$7,965	$0	$386,302
9/1/47	$196,000	$102,153	$80,422	$7,045	$0	$385,619
9/1/48	$210,000	$87,943	$82,030	$6,065	$0	$386,038
9/1/49	$225,000	$72,718	$83,671	$5,015	$0	$386,403
9/1/50	$242,000	$56,405	$85,344	$3,890	$0	$387,639
9/1/51	$259,000	$38,860	$87,051	$2,680	$0	$387,591
9/1/52	$277,000	$20,083	$88,792	$1,385	$0	$387,260
Total	**$3,705,000**	**$5,311,658**	**$1,978,404**	**$355,515**	**($156,691)**	**$11,193,886**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.
[2]Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an estimated interest rate of 7.25% and will be updated at the time of Bond issuance.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Bond proceeds.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

Appendix G-2
Proposed Major Improvement Area Assessment Roll by Lot Type

Lot Type	**Lot Type 1 (65 Ft)**
Equivalent Units	**1.00**
Assessment	**$9,098.28**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	$0	$385	$0	$0	($385)	$0
9/1/24	$123	$660	$125	$45	$0	$953
9/1/25	$128	$651	$128	$45	$0	$951
9/1/26	$135	$641	$130	$44	$0	$951
9/1/27	$142	$632	$133	$44	$0	$951
9/1/28	$150	$621	$136	$43	$0	$950
9/1/29	$157	$610	$138	$42	$0	$948
9/1/30	$167	$599	$141	$41	$0	$948
9/1/31	$177	$587	$144	$40	$0	$948
9/1/32	$187	$574	$147	$40	$0	$947
9/1/33	$196	$561	$150	$39	$0	$945
9/1/34	$209	$546	$153	$38	$0	$945
9/1/35	$221	$531	$156	$37	$0	$945
9/1/36	$236	$515	$159	$36	$0	$945
9/1/37	$250	$498	$162	$34	$0	$945
9/1/38	$268	$480	$165	$33	$0	$946
9/1/39	$285	$461	$169	$32	$0	$946
9/1/40	$302	$440	$172	$30	$0	$944
9/1/41	$324	$418	$175	$29	$0	$946
9/1/42	$346	$395	$179	$27	$0	$947
9/1/43	$368	$369	$182	$25	$0	$946
9/1/44	$393	$343	$186	$24	$0	$945
9/1/45	$422	$314	$190	$22	$0	$948
9/1/46	$452	$284	$194	$20	$0	$949
9/1/47	$481	$251	$197	$17	$0	$947
9/1/48	$516	$216	$201	$15	$0	$948
9/1/49	$553	$179	$205	$12	$0	$949
9/1/50	$594	$139	$210	$10	$0	$952
9/1/51	$636	$95	$214	$7	$0	$952
9/1/52	$680	$49	$218	$3	$0	$951
Total	**$9,098**	**$13,044**	**$4,858**	**$873**	**($385)**	**$27,489**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.
[2]Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an estimated interest rate of 7.25% and will be updated at the time of Bond issuance.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Bond proceeds.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

Appendix G-3
Proposed Major Improvement Area Assessment Roll by Lot Type

Lot Type	**Lot Type 2 (55 Ft)**
Equivalent Units	**0.88**
Assessment	**$8,006.48**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	$0	$339	$0	$0	($339)	$0
9/1/24	$108	$580	$110	$40	$0	$839
9/1/25	$112	$573	$112	$39	$0	$837
9/1/26	$119	$564	$115	$39	$0	$837
9/1/27	$125	$556	$117	$38	$0	$837
9/1/28	$132	$547	$119	$38	$0	$836
9/1/29	$138	$537	$122	$37	$0	$834
9/1/30	$147	$527	$124	$36	$0	$835
9/1/31	$156	$517	$127	$36	$0	$834
9/1/32	$164	$505	$129	$35	$0	$833
9/1/33	$173	$493	$132	$34	$0	$832
9/1/34	$184	$481	$134	$33	$0	$832
9/1/35	$194	$468	$137	$32	$0	$831
9/1/36	$207	$453	$140	$31	$0	$832
9/1/37	$220	$438	$143	$30	$0	$832
9/1/38	$236	$422	$145	$29	$0	$832
9/1/39	$251	$405	$148	$28	$0	$832
9/1/40	$266	$387	$151	$27	$0	$831
9/1/41	$285	$368	$154	$25	$0	$833
9/1/42	$305	$347	$157	$24	$0	$833
9/1/43	$324	$325	$161	$22	$0	$832
9/1/44	$346	$302	$164	$21	$0	$832
9/1/45	$372	$277	$167	$19	$0	$834
9/1/46	$398	$250	$170	$17	$0	$835
9/1/47	$424	$221	$174	$15	$0	$833
9/1/48	$454	$190	$177	$13	$0	$834
9/1/49	$486	$157	$181	$11	$0	$835
9/1/50	$523	$122	$184	$8	$0	$838
9/1/51	$560	$84	$188	$6	$0	$838
9/1/52	$599	$43	$192	$3	$0	$837
Total	**$8,006**	**$11,478**	**$4,275**	**$768**	**($339)**	**$24,190**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.
[2]Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an estimated interest rate of 7.25% and will be updated at the time of Bond issuance.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Bond proceeds.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

Appendix G-4
Proposed Major Improvement Area Assessment Roll by Lot Type

Lot Type	**Lot Type 3 (40 Ft)**
Equivalent Units	**0.74**
Assessment	**$6,732.72**

Year[1]	Principal[2]	Interest[2]	Administrative Expenses[3]	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	$0	$285	$0	$0	($285)	$0
9/1/24	$91	$488	$93	$34	$0	$705
9/1/25	$94	$482	$95	$33	$0	$704
9/1/26	$100	$475	$96	$33	$0	$704
9/1/27	$105	$467	$98	$32	$0	$703
9/1/28	$111	$460	$100	$32	$0	$703
9/1/29	$116	$452	$102	$31	$0	$702
9/1/30	$124	$443	$104	$31	$0	$702
9/1/31	$131	$434	$106	$30	$0	$702
9/1/32	$138	$425	$109	$29	$0	$701
9/1/33	$145	$415	$111	$29	$0	$700
9/1/34	$154	$404	$113	$28	$0	$700
9/1/35	$164	$393	$115	$27	$0	$699
9/1/36	$174	$381	$118	$26	$0	$700
9/1/37	$185	$369	$120	$25	$0	$699
9/1/38	$198	$355	$122	$24	$0	$700
9/1/39	$211	$341	$125	$24	$0	$700
9/1/40	$224	$326	$127	$22	$0	$699
9/1/41	$240	$309	$130	$21	$0	$700
9/1/42	$256	$292	$132	$20	$0	$701
9/1/43	$273	$273	$135	$19	$0	$700
9/1/44	$291	$254	$138	$17	$0	$700
9/1/45	$313	$233	$140	$16	$0	$702
9/1/46	$334	$210	$143	$14	$0	$702
9/1/47	$356	$186	$146	$13	$0	$701
9/1/48	$382	$160	$149	$11	$0	$702
9/1/49	$409	$132	$152	$9	$0	$702
9/1/50	$440	$102	$155	$7	$0	$704
9/1/51	$471	$71	$158	$5	$0	$704
9/1/52	$503	$36	$161	$3	$0	$704
Total	**$6,733**	**$9,652**	**$3,595**	**$646**	**($285)**	**$20,342**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.
[2]Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an estimated interest rate of 7.25% and will be updated at the time of Bond issuance.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Bond proceeds.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

APPENDIX H
PROPOSED IMPROVEMENT AREA #1 ASSESSMENT ROLL

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

Appendix H-1
Proposed Improvement Area #1 Assessment Roll

Parcel	**Part of 2120983**
Equivalent Units	**280.90**
Assessment	**$12,765,000**

Year[1]	Principal & Interest[2]	Principal & Interest[3]	Administrative Expenses[4]	Additional Interest[5]	Capitalized Interest	Total Annual Installment
9/1/23	$254,610	$0	$0	$0	($254,610)	$0
9/1/24	$526,475	$697,646	$51,000	$33,575	$0	$1,308,696
9/1/25	$525,625	$468,375	$52,020	$33,125	$0	$1,079,145
9/1/26	$524,450	$469,175	$53,060	$32,650	$0	$1,079,335
9/1/27	$523,950	$468,585	$54,122	$32,150	$0	$1,078,807
9/1/28	$523,060	$468,670	$55,204	$31,620	$0	$1,078,554
9/1/29	$521,780	$468,365	$56,308	$31,060	$0	$1,077,513
9/1/30	$521,110	$468,670	$57,434	$30,470	$0	$1,077,684
9/1/31	$519,985	$468,520	$58,583	$29,845	$0	$1,076,933
9/1/32	$519,405	$468,915	$59,755	$29,185	$0	$1,077,260
9/1/33	$519,305	$468,790	$60,950	$28,485	$0	$1,077,530
9/1/34	$518,620	$469,145	$62,169	$27,740	$0	$1,077,674
9/1/35	$518,350	$468,915	$63,412	$26,950	$0	$1,077,627
9/1/36	$517,430	$469,100	$64,680	$26,110	$0	$1,077,320
9/1/37	$516,860	$468,635	$65,974	$25,220	$0	$1,076,689
9/1/38	$516,575	$468,520	$67,293	$24,275	$0	$1,076,663
9/1/39	$516,510	$468,690	$68,639	$23,270	$0	$1,077,109
9/1/40	$515,600	$469,080	$70,012	$22,200	$0	$1,076,892
9/1/41	$515,845	$468,625	$71,412	$21,065	$0	$1,076,947
9/1/42	$515,115	$468,325	$72,841	$19,855	$0	$1,076,136
9/1/43	$515,410	$469,115	$74,297	$18,570	$0	$1,077,392
9/1/44	$515,600	$468,865	$75,783	$17,200	$0	$1,077,448
9/1/45	$515,620	$468,575	$77,299	$15,740	$0	$1,077,234
9/1/46	$515,405	$469,180	$78,845	$14,185	$0	$1,077,615
9/1/47	$515,890	$468,550	$80,422	$12,530	$0	$1,077,392
9/1/48	$516,945	$468,685	$82,030	$10,765	$0	$1,078,425
9/1/49	$517,440	$468,455	$83,671	$8,880	$0	$1,078,446
9/1/50	$518,310	$468,795	$85,344	$6,870	$0	$1,079,319
9/1/51	$518,425	$468,575	$87,051	$4,725	$0	$1,078,776
9/1/52	$519,720	$470,730	$88,792	$2,440	$0	$1,081,682
Total	**$15,299,425**	**$13,824,271**	**$1,978,404**	**$640,755**	**($254,610)**	**$31,488,245**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.
[2]Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an estimated interest rate of 6.50% and will be updated at the time of Bond issuance.
[3]Represents the principal and interest on the Improvement Area #1 Reimbursement Agreement. Interest is calculated using an estimated interest rate of 6.50% and will be updated at the time of Assessment levy.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Bond proceeds.
[4]Additional Interest is only charged on the portion of the Assessments Associated with the Improvement Area #1 Bonds.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

Appendix H-2
Proposed Improvement Area #1 Assessment Roll by Lot Type

Lot Type	**Lot Type 1 (65 Ft)**
Equivalent Units	**1.00**
Assessment	**$45,443.22**

Year[1]	Principal & Interest[2]	Principal & Interest[3]	Administrative Expenses[4]	Additional Interest[5]	Capitalized Interest	Total Annual Installment
9/1/23	$906	$0	$0	$0	($906)	$0
9/1/24	$1,874	$2,484	$182	$120	$0	$4,659
9/1/25	$1,871	$1,667	$185	$118	$0	$3,842
9/1/26	$1,867	$1,670	$189	$116	$0	$3,842
9/1/27	$1,865	$1,668	$193	$114	$0	$3,841
9/1/28	$1,862	$1,668	$197	$113	$0	$3,840
9/1/29	$1,858	$1,667	$200	$111	$0	$3,836
9/1/30	$1,855	$1,668	$204	$108	$0	$3,837
9/1/31	$1,851	$1,668	$209	$106	$0	$3,834
9/1/32	$1,849	$1,669	$213	$104	$0	$3,835
9/1/33	$1,849	$1,669	$217	$101	$0	$3,836
9/1/34	$1,846	$1,670	$221	$99	$0	$3,837
9/1/35	$1,845	$1,669	$226	$96	$0	$3,836
9/1/36	$1,842	$1,670	$230	$93	$0	$3,835
9/1/37	$1,840	$1,668	$235	$90	$0	$3,833
9/1/38	$1,839	$1,668	$240	$86	$0	$3,833
9/1/39	$1,839	$1,669	$244	$83	$0	$3,834
9/1/40	$1,836	$1,670	$249	$79	$0	$3,834
9/1/41	$1,836	$1,668	$254	$75	$0	$3,834
9/1/42	$1,834	$1,667	$259	$71	$0	$3,831
9/1/43	$1,835	$1,670	$264	$66	$0	$3,836
9/1/44	$1,836	$1,669	$270	$61	$0	$3,836
9/1/45	$1,836	$1,668	$275	$56	$0	$3,835
9/1/46	$1,835	$1,670	$281	$50	$0	$3,836
9/1/47	$1,837	$1,668	$286	$45	$0	$3,835
9/1/48	$1,840	$1,669	$292	$38	$0	$3,839
9/1/49	$1,842	$1,668	$298	$32	$0	$3,839
9/1/50	$1,845	$1,669	$304	$24	$0	$3,842
9/1/51	$1,846	$1,668	$310	$17	$0	$3,840
9/1/52	$1,850	$1,676	$316	$9	$0	$3,851
Total	**$54,466**	**$49,214**	**$7,043**	**$2,281**	**($906)**	**$112,098**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.
[2]Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an estimated interest rate of 6.50% and will be updated at the time of Bond issuance.
[3]Represents the principal and interest on the Improvement Area #1 Reimbursement Agreement. Interest is calculated using an estimated interest rate of 6.50% and will be updated at the time of Assessment levy.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Bond proceeds.
[4]Additional Interest is only charged on the portion of the Assessments Associated with the Improvement Area #1 Bonds.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

Appendix H-3
Proposed Improvement Area #1 Assessment Roll

Lot Type	**Lot Type 2 (55 Ft)**
Equivalent Units	**0.88**
Assessment	**$39,990.03**

Year[1]	Principal & Interest[2]	Principal & Interest[3]	Administrative Expenses[4]	Additional Interest[5]	Capitalized Interest	Total Annual Installment
9/1/23	$798	$0	$0	$0	($798)	$0
9/1/24	$1,649	$2,186	$160	$105	$0	$4,100
9/1/25	$1,647	$1,467	$163	$104	$0	$3,381
9/1/26	$1,643	$1,470	$166	$102	$0	$3,381
9/1/27	$1,641	$1,468	$170	$101	$0	$3,380
9/1/28	$1,639	$1,468	$173	$99	$0	$3,379
9/1/29	$1,635	$1,467	$176	$97	$0	$3,376
9/1/30	$1,633	$1,468	$180	$95	$0	$3,376
9/1/31	$1,629	$1,468	$184	$93	$0	$3,374
9/1/32	$1,627	$1,469	$187	$91	$0	$3,375
9/1/33	$1,627	$1,469	$191	$89	$0	$3,376
9/1/34	$1,625	$1,470	$195	$87	$0	$3,376
9/1/35	$1,624	$1,469	$199	$84	$0	$3,376
9/1/36	$1,621	$1,470	$203	$82	$0	$3,375
9/1/37	$1,619	$1,468	$207	$79	$0	$3,373
9/1/38	$1,618	$1,468	$211	$76	$0	$3,373
9/1/39	$1,618	$1,468	$215	$73	$0	$3,374
9/1/40	$1,615	$1,470	$219	$70	$0	$3,374
9/1/41	$1,616	$1,468	$224	$66	$0	$3,374
9/1/42	$1,614	$1,467	$228	$62	$0	$3,371
9/1/43	$1,615	$1,470	$233	$58	$0	$3,375
9/1/44	$1,615	$1,469	$237	$54	$0	$3,375
9/1/45	$1,615	$1,468	$242	$49	$0	$3,375
9/1/46	$1,615	$1,470	$247	$44	$0	$3,376
9/1/47	$1,616	$1,468	$252	$39	$0	$3,375
9/1/48	$1,619	$1,468	$257	$34	$0	$3,378
9/1/49	$1,621	$1,468	$262	$28	$0	$3,379
9/1/50	$1,624	$1,469	$267	$22	$0	$3,381
9/1/51	$1,624	$1,468	$273	$15	$0	$3,380
9/1/52	$1,628	$1,475	$278	$8	$0	$3,389
Total	**$47,930**	**$43,309**	**$6,198**	**$2,007**	**($798)**	**$98,646**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.
[2]Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an estimated interest rate of 6.50% and will be updated at the time of Bond issuance.
[3]Represents the principal and interest on the Improvement Area #1 Reimbursement Agreement. Interest is calculated using an estimated interest rate of 6.50% and will be updated at the time of Assessment levy.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Bond proceeds.
[4]Additional Interest is only charged on the portion of the Assessments Associated with the Improvement Area #1 Bonds.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

Appendix H-4
Proposed Improvement Area #1 Assessment Roll

Lot Type	**Lot Type 3 (40 Ft)**
Equivalent Units	**0.74**
Assessment	**$33,627.98**

Year[1]	Principal & Interest[2]	Principal & Interest[3]	Administrative Expenses[4]	Additional Interest[5]	Capitalized Interest	Total Annual Installment
9/1/23	$671	$0	$0	$0	($671)	$0
9/1/24	$1,387	$1,838	$134	$88	$0	$3,448
9/1/25	$1,385	$1,234	$137	$87	$0	$2,843
9/1/26	$1,382	$1,236	$140	$86	$0	$2,843
9/1/27	$1,380	$1,234	$143	$85	$0	$2,842
9/1/28	$1,378	$1,235	$145	$83	$0	$2,841
9/1/29	$1,375	$1,234	$148	$82	$0	$2,839
9/1/30	$1,373	$1,235	$151	$80	$0	$2,839
9/1/31	$1,370	$1,234	$154	$79	$0	$2,837
9/1/32	$1,368	$1,235	$157	$77	$0	$2,838
9/1/33	$1,368	$1,235	$161	$75	$0	$2,839
9/1/34	$1,366	$1,236	$164	$73	$0	$2,839
9/1/35	$1,366	$1,235	$167	$71	$0	$2,839
9/1/36	$1,363	$1,236	$170	$69	$0	$2,838
9/1/37	$1,362	$1,235	$174	$66	$0	$2,836
9/1/38	$1,361	$1,234	$177	$64	$0	$2,836
9/1/39	$1,361	$1,235	$181	$61	$0	$2,838
9/1/40	$1,358	$1,236	$184	$58	$0	$2,837
9/1/41	$1,359	$1,235	$188	$55	$0	$2,837
9/1/42	$1,357	$1,234	$192	$52	$0	$2,835
9/1/43	$1,358	$1,236	$196	$49	$0	$2,838
9/1/44	$1,358	$1,235	$200	$45	$0	$2,838
9/1/45	$1,358	$1,234	$204	$41	$0	$2,838
9/1/46	$1,358	$1,236	$208	$37	$0	$2,839
9/1/47	$1,359	$1,234	$212	$33	$0	$2,838
9/1/48	$1,362	$1,235	$216	$28	$0	$2,841
9/1/49	$1,363	$1,234	$220	$23	$0	$2,841
9/1/50	$1,365	$1,235	$225	$18	$0	$2,843
9/1/51	$1,366	$1,234	$229	$12	$0	$2,842
9/1/52	$1,369	$1,240	$234	$6	$0	$2,850
Total	**$40,305**	**$36,419**	**$5,212**	**$1,688**	**($671)**	**$82,952**

[1]The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.
[2]Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an estimated interest rate of 6.50% and will be updated at the time of Bond issuance.
[3]Represents the principal and interest on the Improvement Area #1 Reimbursement Agreement. Interest is calculated using an estimated interest rate of 6.50% and will be updated at the time of Assessment levy.
[3]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Bond proceeds.
[4]Additional Interest is only charged on the portion of the Assessments Associated with the Improvement Area #1 Bonds.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

EXHIBIT B

CITY OF CELINA, TEXAS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT two public hearings will be conducted by the City Council of Celina, Texas on February 14, 2023, at or after 5:00 p.m. at the Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009. The public hearings will be held to consider proposed assessments to be levied against the assessable property within the North Sky Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended.

The proposed improvements to be undertaken at this time for the benefit of Improvement Area #1 of the District (the "Improvement Area #1 Projects") include (i) landscaping, entryway features, water, wastewater, sidewalks, streets, roadways, off-street parking, drainage system improvements, trails, parks and open space, special supplemental services for the improvement and promotion of the District; (ii) payments of expenses incurred in the establishment, administration, and operation of the District; and (iii) payment of expenses associated with financing such public improvement projects which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the property within the District.

The total costs of the Improvement Area #1 Projects, including administrative costs and the costs of issuing bonds, is approximately $16,003,306.

The proposed improvements to be undertaken at this time for the benefit of the Major Improvement Area of the District (the "Major Improvement Area Projects") include (i) landscaping, entryway features, water, wastewater, sidewalks, streets, roadways, off-street parking, drainage system improvements, trails, parks and open space, special supplemental services for the improvement and promotion of the District; (ii) payments of expenses incurred in the establishment, administration, and operation of the District; and (iii) payment of expenses associated with financing such public improvement projects which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the property within the District.

The total costs of the Major Improvement Area Projects, including administrative costs and the costs of issuing bonds, is approximately $3,705,000.

The boundaries of the District include approximately 220.039 acres of land generally located in the southwest corner of the intersection of Business Highway 289 (Louisiana Drive) and Country Road 58 and County Road 90, as more particularly described by a metes and bounds description available at Celina City Hall located at 142 N. Ohio Street, Celina, Texas 75009 and available for public inspection.

All written or oral objections on the proposed assessments within the District will be considered at the public hearing.

105367137.2

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

A copy of the proposed (i) Improvement Area #1 Assessment Roll, which includes the assessments proposed to be levied against each parcel of land within Improvement Area #1 of the District that benefits from the Improvement Area #1 Projects and (ii) Major Improvement Area Assessment Roll, which includes the assessments proposed to be levied against each parcel of land within the Major Improvement Area of the District that benefits from the Major Improvement Area Projects, is available for public inspection at the office of the City Secretary, 142 N. Ohio Street, Celina, Texas 75009.

Attachment: Draft Resolution (North Sky PID – Pre-SAP)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Jonathan Pollard, Senior Planner
CC:	Jason Laumer, City Manager
Date:	January 10, 2023
Re:	Harper Estates PID - Pre-SAP

Action Requested:
Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain Authorized Improvements to be financed within the Harper Estates Public Improvement District; approving a preliminary plan and assessment plan, including a proposed Assessment Roll; directing the filing of the proposed Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on February 14, 2022, to consider an ordinance levying assessments on property located within the Harper Estates Public Improvement District. (Harper Estates PID – Pre-SAP) (Pollard)

Background:
Please refer to the attachments for additional information.

Supporting Documents:
- Location Map
- Draft Resolution

Staff Recommendation:
Staff recommends approval.

CELINA TEXAS EST. 1876
Life Connected.

N PETERMAN PKWY
OUSLEY BLVD
OUSLEY BLVD
S PETERMAN PKWY
E SUNSET BLVD

Attachment: Location Map (Harper Estates PID – Pre-SAP)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Harper Estates
Location Map
City of Celina

6/28/2022

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Feet

CITY OF CELINA, TEXAS

RESOLUTION NO. 2023-___R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED WITHIN THE HARPER ESTATES PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING A PROPOSED ASSESSMENT ROLL; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; NOTICING A PUBLIC HEARING FOR FEBRUARY 14, 2023 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE HARPER ESTATES PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

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

WHEREAS, on August 9, 2022, the City Council of the City (the "City Council") conducted a public hearing to consider a petition received by the City requesting the creation of a public improvement district within the extraterritorial jurisdiction of the City; and

WHEREAS, on August 9, 2022, the City Council adopted Resolution No. 2022-39R (the "Authorization Resolution"), authorizing, establishing, and creating the "Harper Estates Public Improvement District" (the "District"); and

WHEREAS, the City authorized the creation of the District and the issuance of bonds for the District to finance up to $20,000,000.00 of certain public improvements authorized by the PID 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 "Harper Estates Public Improvement District Preliminary Service and Assessment Plan", including a proposed assessment roll attached thereto (the "Preliminary SAP"), relating to certain assessments proposed to be levied against property within the District that benefit from the Authorized Improvements. A copy of the Preliminary SAP is (i) attached hereto as **Exhibit A,** (ii) is incorporated herein for all purposes, (iii) identifies the area constituting the District, (iv) identifies the costs of the Authorized Improvements, and (v) sets forth the proposed assessment roll for the District (the "Proposed Assessment Roll"); and

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

WHEREAS, the Preliminary SAP sets forth the estimated total costs of certain Authorized Improvements to be financed by the District at this time and the Proposed Assessment Roll states the assessments proposed to be levied against each benefitted parcel of land in the District, as determined by the method of assessment chosen by the City and set forth in the Preliminary SAP; and

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

WHEREAS, the PID Act requires that a public hearing (the "Assessment Hearing") be called to consider proposed assessments against the benefitted property within the District and requires 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 PID Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located or in which the Authorized Improvements are to be undertaken before the tenth (10th) day before the date of the Assessment Hearing.

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

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council does hereby accept the Preliminary SAP for the District, including the Proposed Assessment Roll, in a form substantially similar to the attached **Exhibit A** and which is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

SECTION 3. The City Council hereby determines that the total costs of the Authorized Improvements to be financed by the District are as set forth in Table IV-A of the Preliminary SAP.

SECTION 4. The City Council's final determination and approval of the costs of the Authorized Improvements, or any portion thereof, shall be subject to and contingent upon City

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Council's approval of a final, updated Service and Assessment Plan which will include a final Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. The Proposed Assessment Roll states the assessments and the projected annual installments proposed to be levied against each parcel of land in the District that benefits from the Authorized Improvements, as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary SAP.

SECTION 6. The City Council hereby authorizes and directs the filing of the Proposed Assessment Roll with the City Secretary and directs the City Secretary to make the same available for public inspection.

SECTION 7. The City Council hereby authorizes and calls a public hearing (the Assessment Hearing, as defined above) to be held on **February 14, 2023, at or after 5:00 p.m.** in the Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009, at which, the City Council shall, among other actions, hear and pass on any objections to the proposed assessments, and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying the assessments as special assessments on property located within the District that benefits from the Authorized Improvements and which ordinance shall specify the method of payment of the assessments.

SECTION 8. The City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing to be held on **February 14, 2023**, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes, in the *Celina Record*, a newspaper of general circulation in the City and in the part of the extraterritorial jurisdiction of the City in which the District is located or in which the Authorized Improvements are to be undertaken, on or before **February 2, 2023**, as required by Section 372.016(b) of the PID Act.

SECTION 9. When the Proposed Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary, on or before **February 2, 2023**, to mail to owners of property liable for the proposed assessments notice of the Assessment Hearing to be held on **February 14, 2023**, as required by Section 372.016(c) of the PID Act.

SECTION 10. City staff is authorized and directed to take such other actions as are required (including, but not limited to, providing notice of the public hearing as required by the

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Texas Open Meetings Act) to place the public hearing on the agenda for the **February 14, 2023** meeting of the City Council.

SECTION 11. This Resolution shall become effective from and after its date of passage in accordance with law.

[*Remainder of Page Intentionally Left Blank*]

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

ADOPTED, PASSED, AND APPROVED on this the 10th day of January, 2023.

_____
Mayor Pro Tem

ATTEST:

_____
City Secretary

(City Seal)

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

EXHIBIT A

PRELIMINARY SAP

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

HARPER ESTATES
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

PRELIMINARY SERVICE AND ASSESSMENT PLAN

January 10, 2023

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

HARPER ESTATES
PUBLIC IMPROVEMENT DISTRICT

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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APPENDIX G - PROPOSED ASSESSMENT ROLL

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On August 9, 2022 (the "Creation Date") the City Council of the City of Celina Texas (the "City"), Texas passed and approved Resolution No. 2022-39R approving and authorizing the creation of the Harper Estates Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which was located within the extraterritorial jurisdiction of the City at the time the PID was created.

The property in the PID is proposed to be developed in one phase. Assessments will be imposed on the property that receives a special benefit from the public improvements to be financed.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. This Harper Estates Public Improvement District Service and Assessment Plan (the "Service and Assessment Plan") has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must (1) cover a period of at least five years; (2) define the annual indebtedness and the projected costs for improvements; and (3) include a copy of the notice form required by Section 5.014, Property Code." Additionally, the PID Act requires that "the governing body of the municipality or county shall review and update the service plan annually for the purpose of determining the annual budget for improvements." The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The Assessment Roll for the PID is included as Appendix G of this Service and Assessment Plan. The Assessments as shown on the Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"Actual Cost(s)" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement. Actual Cost may include: (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor and construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and taxes, (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, and (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, permit fees, development fees), insurance premiums and miscellaneous expenses.

Actual Costs may include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Additional Interest" means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

"Additional Interest Component" means the amount collected by application of the Additional Interest.

"Additional Interest Reserve" has the meaning set forth in Section V.F of this Service and Assessment Plan.

"Administrative Expenses" means the administrative, organization, maintenance and operation costs associated with, or incidental to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance, and operation of the PID and the Authorized Improvements, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

the system of registration and transfer of the Bonds, (v) issuing, paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee's reasonable fees and expenses relating to the Bonds, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds or any costs of issuance associated with the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrator" means the employee or designee of the City, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Roll attached hereto as Appendix G, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest Component designated for the Additional Interest Reserve described in Section V of this Service and Assessment Plan, and (iii) the Administrative Expenses.

"Annual Service Plan Update" has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

"Assessed Property" means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within the PID other than Non-Benefited Property.

"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years including the portion of those Annual Installments collected to pay Administrative Expenses and interest on all Assessments.

"Assessment Ordinance" means an Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments.

"Assessment Roll" means the Assessment Roll included in this Service and Assessment Plan as Appendix G or any other Assessment Roll in an amendment or supplement to this Service and

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Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

"Authorized Improvements" mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Bonds" mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

"Budgeted Cost(s)" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certification for Payment" means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

"City" means the City of Celina, Texas.

"City Council" means the duly elected governing body of the City.

"County" means Collin County, Texas.

"**Delinquent Collection Costs"** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means MM Celina 100, LLC, a Texas limited liability company.

"Development Agreement" means that certain development agreement by and between the City and the Developer effective May 23, 2022, and as the same may be amended from time to time.

"Equivalent Units" means, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix F attached hereto.

"Homeowner Association" means a homeowner's association or property owners' association established for the benefit of property owners within the boundaries of the PID.

"Homeowner Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a homeowner's association.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of the County.

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"Lot Type" means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix F. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

Maximum Assessment Per Unit" means an Assessment per Lot of $100,000.00.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.C.

"Parcel" or **"Parcels"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Collin Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of the County.

"PID" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"PID Act" means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

"PID Bonds" mean the certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2022 (Harper Estates Public Improvement District Project) that are secured primarily by Assessment Revenues.

PID Reimbursement Agreement" means that certain Harper Estates Public Improvement District Reimbursement Agreement dated as of _____, 2022 by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Authorized Improvements and the City agrees to reimburse the Developer from a portion the Assessment Revenues for a portion of such Actual Costs funded by the Developer with interest as permitted by the PID Act.

"**Prepayment Costs**" mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

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"Public Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Service and Assessment Plan" or **"SAP"** means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

"Trust Indenture" means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

"Trustee" means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the extraterritorial jurisdiction of the City and contains approximately 99.951 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 76 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID. The estimated number of lots and the classification of each lot are based upon the proposed development plan.

The property within the PID is proposed to be developed as follows:

Table II-A
Proposed Development within the PID

Proposed Development	Quantity	Measurement
Single-Family – 100 Ft.	76	Units
Total	**76**	**Units**

The estimated number of units at the build-out of the PID is based on the land use approvals for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B. on the following page and shown in the opinion of probable costs included as Appendix B and on the

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diagrams included as Appendix D for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan.

B. DESCRIPTIONS OF THE AUTHORIZED IMPROVEMENTS

The Authorized Improvements benefit the entire PID. The costs of the Authorized Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units.

The Authorized Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs are shown in Table III-A, and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID. To the extent that an Authorized Improvement is oversized or otherwise provides special benefit to property outside of the PID, the costs of such oversizing are not included in this SAP.

A description of the Authorized Improvements are as follows:

Roadway Improvements:

The roadway portion of the Authorized Improvements consists of the construction of road improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications, as modified by Development Agreement, and will be owned and operated by the City.

Water Improvements:

The water distribution system portion of the Authorized Improvements include PVC waterlines, various gate valves and boxes, fire hydrants, and tapping sleeves, service lines, trench safety and other water line appurtenances for the benefit of the Assessed Property. All water improvements will be designed and constructed in accordance with City standards and specifications, as modified by the Development Agreement, and will be owned and operated by the City.

Storm Drainage Improvements:

The storm drainage collection system portion of the Authorized Improvements includes pre and post development erosion control, silt fences, rock check dams, drainage structures, various size reinforced concrete pipes, reinforced concrete box culverts, curb inlets, headwalls, retention, detention areas, and detention structures and trench safety for the benefit of the Assessed Property. All storm drainage improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

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Soft and Miscellaneous Costs

Right-of-way acquisition

The right-of-way acquisition costs include the estimated costs of right-of-way acquisition, the actual amount which will be determined based on an appraisal.

Other soft and miscellaneous costs

Soft and miscellaneous costs consist of costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, city fees, legal fees, engineering, soil testing, survey, construction staking, construction management, and contingency, costs associated with financing the Authorized Improvements, and a portion of the costs incurred in the establishment, administration and operation of the District.

Table III-A
Budgeted Costs – PID

Authorized Improvements	Total[1]
Roadway improvements	$2,935,919
Water improvements	$1,230,304
Storm drainage improvements	$611,855
Soft and miscellaneous costs:	
Right-of-way acquisition	$1,000,000
Other soft and miscellaneous costs	$830,911
Total Authorized Improvements	**$6,608,989**

[1]Costs provided by Richey Development Engineering, LLC. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvements amount does not change.

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IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five year period. It is anticipated the Authorized Improvements will be constructed and accepted by the City in the third quarter of 2023.

The Budgeted Costs for Authorized Improvements plus costs related to the issuance of the PID Bonds and payment of expenses incurred in the establishment, administration, and operation of the PID are $8,697,979 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

Table IV-A shows the projected sources and uses of funds for the Authorized Improvements.

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Table IV-A
Projected Sources and Uses

Sources of Funds	PID Bonds	PID Reimbursement Agreement	Total
Par amount (PID Bonds)	$7,400,000	$0	$7,400,000
Assessment amount (PID Reimbursement Agreement)	$0	$200,000	$200,000
Other funding sources[1]	$0	$1,097,979	$1,097,979
Total Sources	**$7,400,000**	**$1,297,979**	**$8,697,979**
Uses of Funds			
Authorized Improvements[2]:			
Roadway improvements	$2,359,316	$576,602	$2,935,919
Water improvements	$988,677	$241,627	$1,230,304
Storm drainage improvements	$491,689	$120,166	$611,855
Soft and miscellaneous costs:			
Right-of-way acquisition	$803,604	$196,396	$1,000,000
Other soft and miscellaneous costs	$667,723	$163,188	$830,911
Subtotal	*$5,311,010*	*$1,297,979*	*$6,608,989*
Estimated Bond Issuance Costs:			
Cost of issuance	$442,053	$0	$442,053
Capitalized interest	$809,375	$0	$809,375
Reserve fund	$570,563	$0	$570,563
Administrative Expense	$45,000	$0	$45,000
Underwriters discount	$222,000	$0	$222,000
Subtotal	*$2,088,990*	*$0*	*$2,088,990*
Total Uses	**$7,400,000**	**$1,297,979**	**$8,697,979**

[1]The other funding sources represent Budgeted Costs of the Authorized Improvements to be paid by the Developer without reimbursement from the City. At the closing of the PID Bonds and execution of the PID Reimbursement Agreement, it is anticipated the Developer will make a deposit of $297,979, to be used in accordance with the provisions of the Trust Indenture.
[2]See Table III-A for details.

B. PROJECTED FIVE -YEAR SERVICE AND ASSESSMENT PLAN

The annual projected costs and annual projected indebtedness are shown in Table IV-B. The annual projected costs and indebtedness are subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-B
Annual Projected Costs and Annual Projected Indebtedness

Year	Annual Projected Cost	Annual Projected Indebtedness[1]	Sources other than Assessments[2]	Projected Annual Installments
2023[3]	$8,697,979	$7,600,000	$1,097,979	$0
2024[3]	$0	$0	$0	$107,775
2025	$0	$0	$0	$668,631
2026	$0	$0	$0	$668,157
2027	$0	$0	$0	$668,297
2028	$0	$0	$0	$666,984
2029	$0	$0	$0	$668,285
Total	**$8,697,979**	**$7,600,000**	**$1,097,979**	**$3,448,128**

[1]Includes amounts to be paid from assessments related to both the PID Bonds and secured under the PID Reimbursement Agreement.
[2]The other funding sources represent Budgeted Costs of the Authorized Improvements to be paid by the Developer without reimbursement from the City.
[3]Administrative Expenses in year 2023 are being funded with bond proceeds, and interest on the PID Bonds for years 2023 and 2024 is being funded with capitalized interest. Interest on the PID Reimbursement Agreement for year 2023 will be collected together with the first annual installment due by January 31, 2024.

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Authorized Improvements shown in Table III-A, and the costs associated with setting up the PID and bond issuance costs including reserves shown in Table IV-A. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice"). The PID Assessment Notice is attached hereto as Appendix E and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Authorized Improvements shall be allocated as described below:

1. The Authorized Improvement costs shall be allocated on the basis of Equivalent Units once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

2. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken into consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the Authorized Improvements.

3. The Assessed Property is classified into different Lot Types as described in Appendix F based on the type and size of proposed development on each Parcel.

4. Equivalent Units are calculated for each Lot Type based on the relative value of each Lot Type.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Authorized Improvements, (ii) provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Authorized Improvements to Parcels in a manner that results in equal shares of the Actual Costs of the Authorized Improvements being apportioned to Parcels similarly benefited.

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The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition.*) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The Assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As

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a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;

3. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

4. Financing of the costs of the Authorized Improvements through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

5. As a result, the special benefit to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ASSESSMENT METHODOLOGY

The costs of the Authorized Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The costs of the Authorized Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

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1. Assessment Methodology for the Authorized Improvements

For purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Authorized Improvements to be financed with the PID Bonds and/or PID Reimbursement Agreement shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units anticipated to be developed on each Parcel within the PID.

Based on the Budgeted Costs of the Authorized Improvements, as set forth in Table III-A, the City Council has determined that the benefit to the Assessed Property of the Authorized Improvements is at least equal to the Assessments levied on the Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units of all Lots in the platted Parcel, as calculated and shown in Appendix F using the types, number and average home value of Lots anticipated to be developed on each Parcel.

The Assessment and Annual Installments for each Parcel or Lot located within the PID is shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

D. ASSESSMENTS

The Assessments will be levied on each Parcel according to the Assessment Roll, attached hereto as Appendix G. The Annual Installments will be collected at the time and in the amounts shown on the Assessment Roll subject to any revisions made during an Annual Service Plan Update.

E. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, attached as Appendix G, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

F. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for the portion of the Assessments which secure a series of Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments that secure the PID Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the PID Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any

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possible delinquency related costs. The Additional Interest Reserve shall be funded until it reaches 5.50% of the outstanding Bonds unless otherwise stipulated in the Trust Indenture. Once the Additional Interest Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture. No Additional Interest will be collected from any portion of the Assessments which secures a reimbursement obligation and not a series of Bonds.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE PID

The Assessment and Annual Installments for each Assessed Property located within the PID is shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from the Assessed Property in an amount sufficient to pay (i) principal and interest on the PID Bonds, (ii) principal and interest due under the PID Reimbursement Agreement (iii) to fund the Additional Interest Reserve described in Section V, and (iv) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel in the PID shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

B. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated total Equivalent Units to be built on each new subdivided Parcel
D = the sum of the estimated total Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the

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Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

C. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. If at any time the Assessment per unit on a Parcel exceeds the applicable Maximum Assessment per Unit shown in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per unit for the Parcel exceeds the applicable Maximum Assessment per Unit calculated in this Service and Assessment Plan.

3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

D. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or reimbursement agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or related reimbursement agreement, resulting in excess Bond proceeds being available to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, and such excess proceeds shall be applied to redeem Bonds and/or the obligations under a reimbursement agreement may be reduced as provided in the Indenture or the terms of the reimbursement agreement, then the Assessment securing such series of Bonds and/or related reimbursement agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed

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Properties equals the reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under a related reimbursement agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds and/or a need to reduce the obligations under a reimbursement agreement, and such excess proceeds shall be applied to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, as provided in the Indenture or the terms of the reimbursement agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds and/or repay obligations under a reimbursement agreement, including interest on the Bonds (including Additional Interest) and/or interest due under a reimbursement agreement and Administrative Expenses. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/or repay the obligations under a reimbursement agreement, including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under a reimbursement agreement is equal to the outstanding principal amount of the Bonds and/or reimbursement agreement.

E. PAYMENT OF ASSESSMENTS

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

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(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Reserve. Payment of the Annual Installments shall commence with tax bills mailed after the issuance of the PID Bonds.

Each Assessment shall be paid with interest of no more than the actual interest rate paid on the PID Bonds and the PID Reimbursement Agreement, as applicable, and as described below. The Assessment Roll sets forth for each year the Annual Installment for each Parcel within the PID based on an estimated interest rate of 6.25%, and, with respect to the portion of the Assessment to be collected from the Assessed Property to secure the PID Bonds, an Additional Interest at the rate of 0.5% for the Additional Interest Reserve. Interest on the portion of the Assessments collected from the Assessed Property that secure the PID Reimbursement Agreement shall be paid based on an estimated interest rate of 6.25% per annum for years 1 through 30 (2023-2053) in accordance with the PID Reimbursement Agreement. Each Assessment shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the date of the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during _____, 2022 was ___%. The City has determined that the portion of the Assessments that secure the City's obligation under the PID Reimbursement Agreement shall bear interest at the estimated interest rate of 6.25% per annum for years 1 through 30 (2023-2053), which rates are equal to or less than the initial maximum allowable rate of interest of ___% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be ___%. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Assessment Roll, shown as Appendix G, will be updated with the actual interest rates on the PID Bonds and the applicable rates for the PID Reimbursement Agreement.

The Annual Installments shall be reduced to equal the Actual Costs of repaying the PID Bonds and/or PID Reimbursement Agreement and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

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The City reserves and shall have the right and option to refund the Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

F. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Collection of the initial Annual Installments relating to the Authorized Improvements that benefit the Assessed Property will be due when billed and will be delinquent if not paid prior to the first February 1 following the issuance of the PID Bonds.

G. SURPLUS FUNDS REMAINING IN THE PID BOND ACCOUNT

If proceeds from the PID Bonds remain after all of the Authorized Improvements are constructed and accepted by the City, the proceeds may be utilized in accordance with the applicable Trust Indenture.

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

VII. THE ASSESSMENT ROLL

A. ASSESSMENT ROLL

The City Council has evaluated each Parcel in the PID based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant to determine the amount of Assessed Property within the PID.

The Assessed Property will be assessed for the special benefits conferred upon the property resulting from the Authorized Improvements. Table VII-A summarizes the $8,697,979 in special benefit received by the Assessed Property from the Authorized Improvements (including both the portion to be paid from with proceeds of the PID Bonds as well as from funds contributed under the PID Reimbursement Agreement), the costs of the PID formation, and the PID Bond issuance costs. The par amount of the PID Bonds and the principal amount due pursuant to the terms of the PID Reimbursement Agreement is, collectively, $7,600,000, which is less than the benefit received by the Assessed Property. Accordingly, the total Assessment to be applied to all the Assessed Property is $7,600,000 plus, interest, Additional Interest (as applicable), and annual Administrative Expenses. The Assessment for each Assessed Property is calculated based on the allocation methodologies described in Section V.C. The Assessment Roll is attached hereto as Appendix G.

Table VII-A
Special Benefit Summary

Special Benefit	Total Cost
Total Authorized Improvements[1]	$6,608,989
Estimated Bond Issuance Costs:	
Cost of issuance	$442,053
Capitalized interest	$809,375
Reserve fund	$570,563
Administrative Expense	$45,000
Underwriters discount	$222,000
Subtotal	*$2,088,990*
Total Special Benefit	**$8,697,979**
Special Benefit:	
Total Special Benefit	$8,697,979
Projected Assessment	$7,600,000
Excess Benefit	**$1,097,979**

[1]See Table III-A for details.

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

B. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan and in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.E. of this Service and Assessment Plan. The Assessment Roll shall be updated, which update may be done in the next Annual Service Plan Update, to reflect the issuance of Bonds, if any.

Once the PID Bonds are issued, the Assessment Roll shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the PID Bonds and/or approval of a reimbursement agreement. This update shall reflect the actual interest on the PID Bonds and/or due under a related reimbursement agreement on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the PID Bonds and Developer funds.

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Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:

> (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Collection Costs, and other charges imposed by the Service and Assessment Plan.

D. Administration and Interpretation of Provisions

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

E. Severability

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an Assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

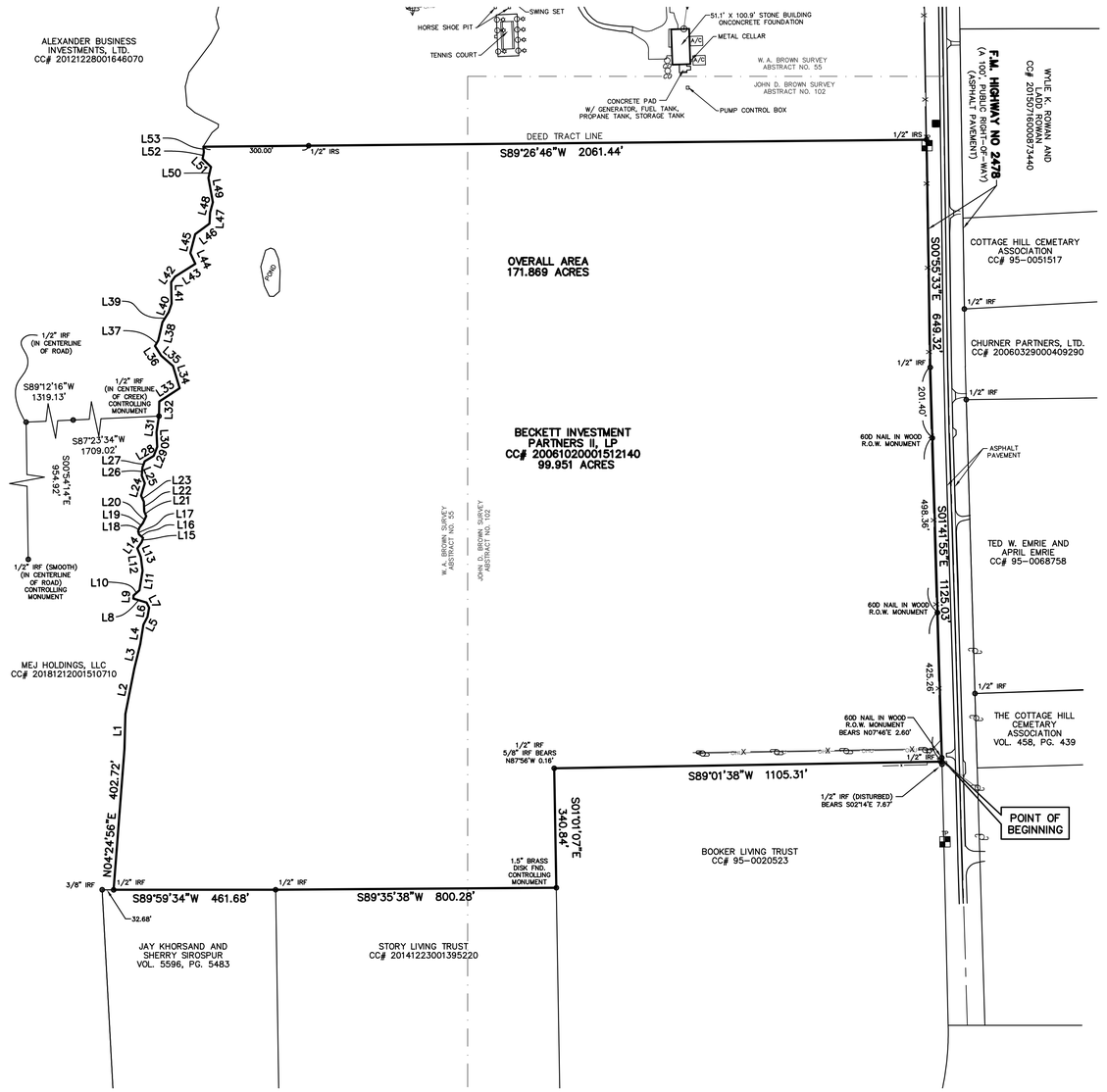
If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

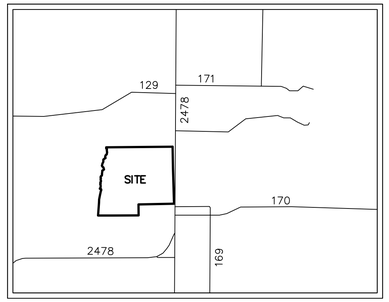
APPENDIX A
PID MAP

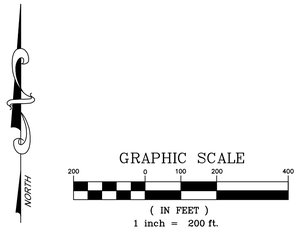
Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°22'34" E	100.00'
L2	N 11°10'34" E	133.00'
L3	N 13°52'34" E	70.00'
L4	N 09°09'46" E	56.86'
L5	N 27°35'17" E	25.10'
L6	N 09°44'46" E	26.46'
L7	N 26°23'25" W	16.51'
L8	N 73°33'59" W	39.19'
L9	N 03°18'56" E	9.09'
L10	N 48°46'22" E	22.54'
L11	N 08°53'30" E	56.48'
L12	N 07°22'38" W	38.92'
L13	N 21°40'40" W	27.10'
L14	N 35°03'07" E	21.67'
L15	N 18°25'59" E	12.49'
L16	N 47°53'43" W	15.64'
L17	N 13°47'43" W	9.19'
L18	N 19°58'27" E	10.67'
L19	N 37°06'50" E	15.66'
L20	N 25°53'24" E	22.37'
L21	N 23°00'33" W	14.77'
L22	N 01°57'25" W	27.53'
L23	N 24°25'28" W	19.28'
L24	N 16°57'54" E	36.94'
L25	N 22°11'21" W	23.42'
L26	N 05°06'55" E	23.61'
L27	N 20°15'04" E	18.51'
L28	N 59°06'49" E	29.77'
L29	N 21°30'34" E	27.60'
L30	N 02°46'53" W	41.96'
L31	N 08°40'36" E	46.51'
L32	N 01°21'12" E	41.64'
L33	N 56°42'04" E	69.23'
L34	N 16°38'14" W	65.83'
L35	N 48°52'10" W	44.78'
L36	N 32°35'11" W	32.89'
L37	N 30°01'13" E	18.42'
L38	N 13°13'36" E	53.61'
L39	N 32°02'26" E	33.11'
L40	N 18°53'21" E	25.86'
L41	N 01°17'23" W	61.40'
L42	N 35°26'26" E	19.74'
L43	N 57°45'37" E	68.00'
L44	N 25°10'01" W	33.76'
L45	N 14°39'35" E	56.00'
L46	N 53°28'03" E	50.27'
L47	N 03°02'00" E	31.20'
L48	N 15°25'31" E	30.99'
L49	N 10°27'43" W	70.52'
L50	N 13°08'57" E	31.91'
L51	N 45°28'45" W	33.58'
L52	N 10°55'35" E	18.97'
L53	N 04°24'43" W	15.74'

VICINITY MAP
N.T.S.





This is to certify that I have, this date, made an on the ground survey of the property located on F.M. Highway No. 2478 in the City of Celina, Texas, described on Page 2.

BEING all that certain 99.951 acre tract of land situated in the W. A. Brown Survey, Abstract No. 55, S. P. Brown Survey, Abstract No. 62, and the John D. Brown Survey, Abstract No. 102, City of Celina, Collin County, Texas, and being all that certain tract of land conveyed to Beckett Investment Partners II, LP, by deed recorded in County Clerk's File No. (cc#) 20061020001512140, Official Public Records, Collin County, Texas (OPRCCT), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most easterly southeast corner of said Beckett Investment tract, from which a 60D nail found in wood right-of-way monument bears North 07 deg. 46 min. East, 2.60 feet, and from which a 1/2 inch iron rod found bears S 02°14' E, 7.67 feet, same being the northeast corner of that certain tract of land conveyed to Booker Living Trust, by deed recorded in cc# 95-0020523, (DRCCT), same being in the westerly right-of-way line of F.M. Highway No. 2478 (100 foot right-of-way);

THENCE along the common line of said Beckett Investment tract and said Booker tract as follows:
S 89°01'38" W, a distance of 1105.31 feet to a 1/2 inch iron found for corner, from which a 5/8 inch iron rod found bears N 87°56' W, 0.16 feet;
S 01°01'07" E, a distance of 340.84 feet to a 1.5 inch brass disk monument found for the most southerly southeast corner of said Beckett Investment tract, same being the northeast corner of that certain tract of land conveyed to Story Living Trust, by deed recorded in cc# 20141223001395220 (OPRCCT);

THENCE S 89°35'38" W, along the common line of said Beckett Investment tract and said Story tract, a distance of 800.28 feet to a 1/2 inch iron rod found for angle point, same being the northwest corner of said Story tract, same being the northeast corner of that certain tract of land conveyed to Jay Khorsand and Sherry Sirospur, by deed recorded in Volume 5596, Page 5483 (DRCCT);

THENCE S 89°59'34" W, along the common line of said Beckett Investment tract and said Khorsand tract, a distance of 461.68 feet to a 1/2 inch iron rod found for the southwest corner of said Beckett Investment tract, same being the southeast corner of that certain tract of land conveyed to MEJ Holdings, LLC, by deed recorded in cc# 20181212001510710 (OPRCCT), same being in the approximate centerline of a creek;

THENCE along the common line of said Beckett Investment tract and said MEJ tract, same being the approximate centerline of said creek as follows:
N 04°24'56" E, a distance of 402.72 feet to a point;
N 01°22'34" E, a distance of 100.00 feet to a point;
N 11°10'34" E, a distance of 133.00 feet to a point;
N 13°52'34" E, a distance of 70.00 feet to a point;
N 09°09'46" E, a distance of 56.86 feet to a point;
N 27°35'17" E , a distance of 25.10 feet to a point;
N 09°44'46" E, a distance of 26.46 feet to a point;
N 26°23'25" W, a distance of 16.51 feet to a point;
N 73°33'59" W, a distance of 39.19 feet to a point;
N 03°18'56" E, a distance of 9.09 feet to a point;
N 48°46'22" E, a distance of 22.54 feet to a point;
N 08°53'30" E, a distance of 56.48 feet to a point;
N 07°22'38" W, a distance of 38.92 feet to a point;
N 21°40'40" W, a distance of 27.10 feet to a point;
N 35°03'07" E, a distance of 21.67 feet to a point;
N 18°25'59" E, a distance of 12.49 feet to a point;
N 47°53'43" W, a distance of 15.64 feet to a point;
N 13°47'43" W, a distance of 9.19 feet to a point;
N 19°58'27" E, a distance of 10.67 feet to a point;
N 37°06'50" E, a distance of 15.66 feet to a point;
N 25°53'24" E, a distance of 22.37 feet to a point;
N 23°00'33" W, a distance of 14.77 feet to a point;
N 01°57'25" W, a distance of 27.53 feet to a point;
N 24°25'28" W, a distance of 19.28 feet to a point;
N 16°57'54" E, a distance of 36.94 feet to a point;
N 22°11'21" W, a distance of 23.42 feet to a point;
N 05°06'55" E, a distance of 23.61 feet to a point;
N 20°15'04" E, a distance of 18.51 feet to a point;
N 59°06'49" E, a distance of 29.77 feet to a point;
N 21°30'34" E, a distance of 27.60 feet to a point;
N 02°46'53" W, a distance of 41.96 feet to a point;
N 08°40'36" E, a distance of 46.51 feet to a 1/2 inch iron rod found in approximate centerline of said creek, same being the northeast corner of said MEJ tract, same being the southeast corner of that certain tract of land conveyed to Alexander Business Investments, LTD., by deed recorded in cc# 20121228001646070 (OPRCCT);

THENCE along the common line of said Beckett Investment tract and said Alexander tract, same being the approximate centerline of said creek as follows:
N 01°21'12" E, a distance of 41.64 feet to a point;
N 56°42'04" E, a distance of 69.23 feet to a point;
N 16°38'14" W, a distance of 65.83 feet to a point;
N 48°52'10" W, a distance of 44.78 feet to a point;
N 32°35'11" W, a distance of 32.89 feet to a point;
N 30°01'13" E, a distance of 18.42 feet to a point;
N 13°13'36" E, a distance of 53.61 feet to a point;
N 32°02'26" E, a distance of 33.11 feet to a point;
N 18°53'21" E, a distance of 25.86 feet to a point;
N 01°17'23" W, a distance of 61.40 feet to a point;
N 35°26'26" E, a distance of 19.74 feet to a point;
N 57°45'37" E, a distance of 68.00 feet to a point;
N 25°10'01" W, a distance of 33.76 feet to a point;
N 14°39'35" E, a distance of 56.00 feet to a point;
N 53°28'03" E, a distance of 50.27 feet to a point;
N 03°02'00" E, a distance of 31.20 feet to a point;
N 15°25'31" E, a distance of 30.99 feet to a point;
N 10°27'43" W, a distance of 70.52 feet to a point;
N 13°08'57" E, a distance of 31.91 feet to a point;
N 45°28'45" W, a distance of 33.58 feet to a point;
N 10°55'35" E, a distance of 18.97 feet to a point;
N 04°24'43" W, a distance of 15.74 feet to a point for the northwest corner of said Beckett Investment tract, same being the southwest corner of that certain tract of land conveyed to James Beckett, III, by deed recorded in Volume 4457, Page 173, Deed Records, Collin County, Texas (DRCCT);

THENCE North 89 deg. 26 min. 46 sec. East, along the common line of said Beckett Investment tract and said James Beckett tract, passing at a distance of 300.00 feet, a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set, and continuing a total distance of 2061.44 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set for the northeast corner of said Beckett Investment tract, same being the southeast corner of said James Beckett tract, same being in the westerly right-of-way line of aforesaid F.M. Highway No. 2478;

THENCE S 00°55'33" E, along the common line of said Beckett Investment tract and said F.M. Highway No. 2478, a distance of 649.32 feet to a 1/2 inch iron rod found;

THENCE S 01°41'55" E, continuing along the common line of said Beckett Investment tract and said F.M. Highway No. 2478, a distance of 1125.03 feet to the POINT OF BEGINNING and containing 99.951 acres of computed land, more or less.

NOTES CORRESPONDING TO SCHEDULE 'B'

10f. Easement created in instrument executed by Paul Litchford, et ux to Gunter Water f. Supply Corporation, dated October 27, 1971, filed April 17, 1972, recorded in Volume 817, Page 389, Real Property Records, Collin County, Texas, does affect, cannot be located as written.

10g. Easement created in instrument executed by Bailey Dickerson, et al to Gunter g. Water Supply Corporation, dated July 11, 1973, filed September 27, 1972, recorded in Volume 838, Page 36, Real Property Records, Collin County, Texas, does affect, cannot be located as written.

10h. Easement created in instrument executed by Larry Lavine, et ux to Grayson-Collin h. Electric Cooperative, Inc., dated August 16, 1985, filed October 3, 1986, recorded in Volume 2469, Page 793, Real Property Records, Collin County, Texas, does affect and is blanket in nature.

To: Capital Title of Texas, LLC, Fidelity National Title Insurance Company, Centurion American Asquisitions, LLC and/or Assigns and Beckett Investment Partners II, LP:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 8, 9, and 16, 17, of Table A thereof. The latest field work was completed on 4/26/2021.
Date of Plat or Map: 5/__/2021

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
5/5/2021

Timothy R. Mankin
Registered Professional
Land Surveyor No. 6122

NOTES:
1. IRF – Iron Rod Found
2. IRS – Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Basis of Bearing – Based on the North line of that certain tract of land conveyed to James Beckett, III, by deed recorded in Volume 4457, Page 173, Deed Records, Collin County, Texas.
4. There are no observable evidence of cemeteries on site.
5. There are no observable evidence of earth moving work, building construction or building additions within the recent months.
6. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
7. There are no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
8. This survey was performed in connection with the transaction described in Commitment by Fidelity National Title Insurance Company, GF 21-585664-CM, effective April 11, 2021, issued on April 30, 2021. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
9. Property has direct access to and from dedicated Public right-of-way known as F.M. Highway No. 2478 as shown, maintained by the State of Texas.
10. This boundary forms a mathematical closed figure, with no gaps, gores, or overlaps.

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

LEGEND

GAS METER	FIRE HYDRANT	WATER MANHOLE	SIGN
IRR. CONTROL VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TELEPHONE MANHOLE	TYPICAL FENCE
POWER POLE	WATER VALVE	SWB MANHOLE	CONCRETE
DOWN GUY	TRANSFORMER PAD	GAS MANHOLE	BOLLARD
S.S. MANHOLE	ELECTRIC METER	VAULT	COVERED AREA
CLEAN OUT	STORM DRAIN MANHOLE	HANDICAP SPACE	A/C PAD

ALTA/NSPS LAND TITLE SURVEY

F.M. HIGHWAY NO. 2478 AND COUNTY ROAD 129

CELINA, TEXAS 75009

NO.	DATE	REVISION
1.	4/29/21	SURVEY UPDATE TO REFLECT TWO TRACTS ALONG DEED LINE
2.	5/5/21	ADDRESS TITLE COMMITMENT
3.		

JOB NO.:	19-0702
DATE:	8/12/2019
FIELD DATE:	7/30/2019
SCALE:	1" = 200'
FIELD:	J.D.H.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1604 HART STREET
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
tmankin@peisersurveying.com
FIRM No. 100999-00
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 1

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

ALEXANDER BUSINESS INVESTMENTS, LTD.
Clerk's File No.
20121228001646070, LRCCT

DET AREA SB-1

BENTLEY MANAGEMENT TRUST
Clerk's File No.
2021051800100370, LRCCT

ROWAN FAMILY LIVING TRUST
WYLIE K & LADD ROWAN, Trustees
Clerk's File No.
20150716000873440, LRCCT

COTTAGE HILL CEMETARY ASSOCIATION
Clerk's File No.
19950724000515170, LRCCT

CHURNER PARTNERS, LTD.
Clerk's File No.
20060329000409290, LRCCT

TED W. EMRIE & APRIL EMRIE
Clerk's File No.
19950915000687580, LRCCT

THE COTTAGE HILL CEMETARY ASSOCIATION
Volume 458, Page 439, LRCCT

THE COTTAGE HILL CEMETARY ASSOCIATION
Volume 236, Page 475, LRCCT

MEJ HOLDINGS, LLC
Clerk's File No.
20181212001510710, LRCCT

BOOKER LIVING TRUST
Clerk's File No.
199503280002005230, LRCCT

JAY KHORSAND & SHERRY SIROSPUR
Volume 5596, Page 5483, LRCCT

STORY LIVING TRUST
Clerk's File No.
20141223001395220, LRCCT

CA 2-A
CA 1-A
DET AREA SB-3
CA 1-B
DET AREA SB-2 CA 3-A
CA R-1
EX FM 2478

ROAD A
ROAD B
ROAD C
ROAD D
ROAD E

WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECH REPORT BY RONE ENGINEERS, DATE AUGUST 2021 PRJ # 21-25254

N

0 60' 120' 180' 240' 300'

REVISIONS		
DESCRIPTION	BY	DATE

CHECKED BY: JDR
DESIGNED BY: TMH
SCALE: 1"=120'

RICHEY DEVELOPMENT ENGINEERING, LLC
A CIVIL ENGINEERING & SURVEYING COMPANY
6800 Weiskopf Avenue
Suite 150
McKinney, TX 75070
TEXAS REGISTERED ENGINEERING FIRM F-22337
TEXAS REGISTERED SURVEYING FIRM #10194716

HARPER ESTATES

MM CELINA 100, LLC

CONCEPT PLAN
(76 LOTS)

PROJECT NUMBER: 21-012
DATE: AUGUST 2022
SCALE: 1"=120'
SHEET NO: 1 of 1

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

CONCEPT PLAN.dgn Default 10/21/2022 12:47:20 PM C:\Users\jdric\Richey Engineers\RicheyEngineers - Projects\21-012 Celina FM 2478 100ac\ZONING-PD APPLICATION\CONCEPT PLAN.dgn

APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Richey Development Engineering, LLC

A CIVIL ENGINEERING AND LAND SURVEYING COMPANY
TEXAS REGISTERED ENGINEERING FIRM F-22337

PRELIMINARY ENGINEER'S QUANTITIES FOR BIDDING

Harper Estates(MM Celina 100, LLC)
76 RESIDENTIAL LOTS, AND 3 COMMON AREAS- 99.951 ACRES

NOTES PERTAINING TO THE PREPARATION OF THIS PRELIMINARY LAND DEVELOPMENT COST ANALYSIS

1) CIVIL ENGINEERING PLAN
- **Final Plans not yet approved.**

2) THIS OPC ASSUMES:
- **Offisite Waterline Size, Length, and Easements have been determined or obtained.**

3) FRANCHISE UTILITY COSTS NOT INCLUDED (Gas, Electric & Street Lights)

4) WITHOUT THE BENEFIT OF FINAL ENGINEERING PLANS
- **This analysis is based upon the attached plans that have not yet been submitted for approved.**

5) DOES NOT INCLUDE POSSIBLE MOISTURE CONDITIONING OF LOTS
- **Moisture Conditioning will be determined by Geotechnical Engineer as part of the final soils report.**

6) DOES NOT INCLUDE ESTIMATED DETENTION COSTS
- **Detention areas not yet determined.**
- **Master Drainage Study not yet approved.**

7) DOES NOT INCLUDE ANY HARDSCAPE, LANDSCAPE OR IRRIGATION THAT MAY BE REQUIRED

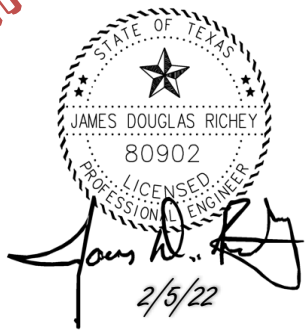
8) DOES NOT INCLUDE WATER MAIN THAT WILL BE REQUIRED

9) DOES NOT INCLUDE STREET LIGHTS

10) UNIT COSTS REFLECT CURRENT UNIT PRICES
- **Unit prices are based upon bid tabs from other recently bid projects.**

6800 Weiskopf Ave, Suite 150, McKinney, Texas, 75070 (903) 819-3055

PRELIMINARY



Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Job No. 21-012
By:ZLV 10/24/22

Richey Development Engineering, LLC

A CIVIL ENGINEERING AND LAND SURVEYING COMPANY
TEXAS REGISTERED ENGINEERING FIRM F-22337

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Harper Estates(MM Celina 100, LLC)
76 RESIDENTIAL LOTS, AND 3 COMMON AREAS- 99.951 ACRES

COMMUNITY NAME:	Harper Estates	GROSS ACERAGE:	99.951
PHASES:	1	NET ACREAGE:	
CITY OR TOWN:	CELINA, TX	TOTAL DENSITY:	0.76 lots/acre
		LANDPLAN:	
		CREATED BY:	JDR
		REVIEWED BY:	
		CREATED:	
		REVISED:	

Authorized Improvements

Lot Count: 76

		TOTAL
Grading Site Preparation		$350,787.55
Water		$1,230,304.00
Storm Drain		$611,855.00
Street Improvements		$2,208,618.25
Turn Lane Improvements		$376,512.72
Screening/Landscape Walls		
Ret Walls		
Dry Utilities		
Engineering		$150,150.00
City Fees		
Right of Way		$1,000,000.00
Contingency/Development Fees	5%	$246,411.38
PID Creation Costs		$420,000.00
Total		**$6,594,638.89**
Cost Per Lot		**$86,771.56**

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Job No. 21-012
By:ZLV 10/24/22

Richey Development Engineering, LLC

A CIVIL ENGINEERING AND LAND SURVEYING COMPANY
TEXAS REGISTERED ENGINEERING FIRM F-22337

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Harper Estates(MM Celina 100, LLC)
76 RESIDENTIAL LOTS, AND 3 COMMON AREAS- 99.951 ACRES

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
EARTHWORK :				
SITE CLEARING & STRIPPING (INCLUDING CLEARING AREA SHOWN ON TREE PRESERVATION PLAN)	0	AC.	$ 2,700.00	$ -
ONSITE BALANCE CUT & FILL - (UNCLASSIFIED CUT) ONSITE CUT = 61766 CY, ONSITE FILL = 2141 CY	61,766	C.Y.	$ 3.90	$ 240,887.40
ROUGH GRADE LOTS	0	EA.	$ 400.00	$ -
SWALE & FINE GRADE LOTS	0	EA.	$ 450.00	$ -
PIPE & EMBEDMENT SPOILS	3,727	C.Y.	$ 3.90	$ 14,535.30
TESTING	65,493	C.Y.	$ 0.75	$ 49,119.75
EROSION CONTROL:				
PHASE 1				
SILT FENCE	8,846	L.F.	$ 1.55	$ 13,711.30
50'X30' STABILIZED CONSTRUCTION ENTRANCE	1	EA.	$ 2,400.00	$ 2,400.00
PHASE 2				
SILT FENCE	1,836	L.F.	$ 1.55	$ 2,845.80
Curlex 8' Bar Ditch	5,508	L.F.	$ 1.40	$ 7,711.20
INLET PROTECTION	25	EA.	$ 500.00	$ 12,500.00
MAINTAIN SILT FENCE	8,846	L.F.	$ 0.80	$ 7,076.80
GRASS SEEDING ALL DISTURBED AREA AFTER PAVING	0	AC	$ 355.00	$ -
TOTAL EARTHWORK				$ 350,787.55

6800 Weiskopf Ave, Suite 150, McKinney, Texas, 75070 (903) 819-3055

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Job No. 21-012
By:ZLVR 10/24/22

Richey Development Engineering, LLC

A CIVIL ENGINEERING AND LAND SURVEYING COMPANY
TEXAS REGISTERED ENGINEERING FIRM F-22337

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Harper Estates(MM Celina 100, LLC)
76 RESIDENTIAL LOTS, AND 3 COMMON AREAS- 99.951 ACRES

	QUANTITY	UNIT	UNIT COST	TOTAL
WATER DISTRIBUTION SYSTEM:				
8" PVC WATERLINE EMBD/BLKG	2,202	L.F.	$ 60.00	$ 132,120.00
8" GATE VALVE	10	EA.	$ 3,000.00	$ 30,000.00
FIRE HYDRANT ASSEMBLY (INCLUDES 6" PVC & VALVE)	2	EA.	$ 6,400.00	$ 12,800.00
CAST IRON FITTINGS	1	TON	$ 12,500.00	$ 8,625.00
12" STEEL CASING (MIN 0.75" THICK) PIPE BORED	144	L.F.	$ 225.00	$ 32,400.00
WATER TEST	2,202	L.F.	$ 1.00	$ 2,202.00
TRENCH SAFETY	2,202	L.F.	$ 1.00	$ 2,202.00
TOTAL WATER DISTRIBUTION				$ 220,349.00

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Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Job No. 21-012
By:ZLV 10/24/22

Richey Development Engineering, LLC

A CIVIL ENGINEERING AND LAND SURVEYING COMPANY
TEXAS REGISTERED ENGINEERING FIRM F-22337

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Harper Estates(MM Celina 100, LLC)
76 RESIDENTIAL LOTS, AND 3 COMMON AREAS- 99.951 ACRES

	QUANTITY	UNIT	UNIT COST	TOTAL
WATER DISTRIBUTION SYSTEM:				
ONSITE				
8" PVC WATERLINE EMBD/BLKG	10,590	L.F.	$ 60.00	$ 635,400.00
8" GATE VALVE	35	EA.	$ 3,000.00	$ 105,000.00
FIRE HYDRANT ASSEMBLY (INCLUDES 6" PVC & VALVE)	18	EA.	$ 6,400.00	$ 115,200.00
CAST IRON FITTINGS	3	TON	$ 12,500.00	$ 31,375.00
SINGLE SERVICE - 1" & METER BOX	77	EA.	$ 1,100.00	$ 84,700.00
2" BLOW OFF VALVE	3	EA.	$ 5,700.00	$ 17,100.00
WATER TEST	10,590	L.F.	$ 1.00	$ 10,590.00
TRENCH SAFETY	10,590	L.F.	$ 1.00	$ 10,590.00
TOTAL WATER DISTRIBUTION				$ 1,009,955.00

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Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Job No. 21-012
By:ZLV 10/24/22

Richey Development Engineering, LLC

A CIVIL ENGINEERING AND LAND SURVEYING COMPANY
TEXAS REGISTERED ENGINEERING FIRM F-22337

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST				
Harper Estates(MM Celina 100, LLC) 76 RESIDENTIAL LOTS, AND 3 COMMON AREAS- 99.951 ACRES				
ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
DRAINAGE:				
18" CLASS III RCP	327	L.F.	$ 70.00	$ 22,890.00
21" CLASS III RCP	479	L.F.	$ 80.00	$ 38,320.00
24" CLASS III RCP	260	L.F.	$ 85.00	$ 22,100.00
30" CLASS III RCP	53	L.F.	$ 105.00	$ 5,565.00
36" CLASS III RCP	18	L.F.	$ 115.00	$ 2,070.00
4X2 CLASS III RCBC	141	L.F.	$ 340.00	$ 47,940.00
5X2 CLASS III RCBC	65	L.F.	$ 360.00	$ 23,400.00
6X3 CLASS III RCBC	375	L.F.	$ 425.00	$ 159,375.00
6X6 DROP INLET	1	EA.	$ 9,200.00	$ 9,200.00
CONST 18" TYPE "C" HEADWALL	10	EA.	$ 4,000.00	$ 40,000.00
CONST 21" TYPE "C" HEADWALL	16	EA.	$ 5,200.00	$ 83,200.00
CONST 24" TYPE "C" HEADWALL	4	EA.	$ 5,500.00	$ 22,000.00
CONST 4X2" TYPE "C" DOUBLE HEADWALL (SW-0)	2	EA.	$ 6,500.00	$ 13,000.00
CONST 5X2" TYPE "C" SINGLE HEADWALL (SW-0)	2	EA.	$ 7,000.00	$ 14,000.00
CONST 6X3" TYPE "C" SINGLE HEADWALL (SW-0)	2	EA.	$ 8,000.00	$ 16,000.00
CONST TYPE "A" TXDOT HEADWALL PW-1	1	EA.	$ 13,500.00	$ 13,500.00
CONST TYPE "B" TXDOT HEADWALL CH-FW-0	1	EA.	$ 16,000.00	$ 16,000.00
DEBRIS SEPERATOR	4	E.A.	$ 1,000.00	$ 4,000.00
TRENCH SAFETY	1,718	L.F.	$ 1.50	$ 2,577.00
TESTING	1,718	L.F.	$ 1.00	$ 1,718.00
Detention				
Area SB 1	1	EA.	$ 25,000.00	$ 25,000.00
Area SB 2	1	EA.	$ 18,000.00	$ 18,000.00
Area SB 3	1	EA.	$ 12,000.00	$ 12,000.00
TOTAL SANITARY SEWER COLLECTION				$ 611,855.00

6800 Weiskopf Ave, Suite 150, McKinney, Texas, 75070 (903) 819-3055

Job No. 21-012
By:ZLV 10/24/22

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Richey Development Engineering, LLC

A CIVIL ENGINEERING AND LAND SURVEYING COMPANY
TEXAS REGISTERED ENGINEERING FIRM F-22337

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Harper Estates(MM Celina 100, LLC)
76 RESIDENTIAL LOTS, AND 3 COMMON AREAS- 99.951 ACRES

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
PAVING:				
7" 4000 PSI R/CONCRETE	28,381	S.Y.	$ 65.00	$ 1,844,765.00
6" LIME STABILIZED SUBGRADE	30,381	S.Y.	$ 3.25	$ 98,738.25
LIME MATERIAL (36 LBS/SY)(RESIDENTIAL STREETS & TEMP. ASPHA	547	TON	$ 225.00	$ 123,075.00
STOP SIGN WITH NAME BLADES (INCL. POLE)	6	EA.	$ 1,100.00	$ 6,600.00
STOP SIGN WITH NAME BLADES & NO OUTLET SIGNS (INCL. POLE)	2	EA.	$ 1,250.00	$ 2,500.00
STREET NAME BLADES (INCL. POLE & 2 NAME BLADES)	1	EA.	$ 800.00	$ 800.00
10' HIKE TRAIL	13,214	S.F.	$ 10.00	$ 132,140.00
TESTING	0	LS		INCLD
PAVING MAINTENANCE BOND	0	LS		INCLD
TOTAL PAVING				$ 2,208,618.25

6800 Weiskopf Ave, Suite 150, McKinney, Texas, 75070 (903) 819-3055

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Job No. 21-012
By: ZLV 10/24/22

Richey Development Engineering, LLC

A CIVIL ENGINEERING AND LAND SURVEYING COMPANY
TEXAS REGISTERED ENGINEERING FIRM F-22337

PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

Harper Estates(MM Celina 100, LLC)
76 RESIDENTIAL LOTS, AND 3 COMMON AREAS- 99.951 ACRES

ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
PAVING:				
8" 4000 PSI R/CONCRETE	4,392	S.Y.	$ 70.00	$ 307,440.00
6" LIME STABILIZED SUBGRADE	4,634	S.Y.	$ 3.25	$ 15,060.50
LIME MATERIAL (36 LBS/SY)(RESIDENTIAL STREETS & TEMP. ASPHA	83	TON	$ 225.00	$ 18,765.00
RPM (TYPE II-A-A)	40	EA.	$ 6.00	$ 240.00
RPM (TYPE II-C-R)	38	EA.	$ 6.00	$ 228.00
8" SOLID WHITE LINE	375	L.F.	$ 4.00	$ 1,500.00
12" SOLID YELLOW THERMOPLASTIC CROSS HATCH	1,922	L.F.	$ 15.00	$ 28,825.28
4" YELLOW THERMOPLASTIC STRIPE	1,051	L.F.	$ 2.00	$ 2,102.00
4" SOLID WHITE LINE THERMOPLASTIC STRIPE	926	L.F.	$ 2.00	$ 1,851.94
WHITE LEFT TURN ARROW THERMOPLASTIC	2	EA.	$ 250.00	$ 500.00
TESTING	0	LS		INCLD
PAVING MAINTENANCE BOND	0	LS		INCLD
TOTAL PAVING				$ 376,512.72

6800 Weiskopf Ave, Suite 150, McKinney, Texas, 75070 (903) 819-3055

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Job No. 21-012
By: ZLV 10/24/22

APPENDIX C
LEGAL DESCRIPTION

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Harper Estates Public Improvement District

Metes and Bounds

BEING all that certain 99.951-acre tract of land situated in the W. A. Brown Survey, Abstract No. 55, S. P. Brown Survey, Abstract No. 62, and the John D. Brown Survey, Abstract No. 102, City of Celina, Collin County, Texas, and being all that certain tract of land conveyed to Beckett Investment Partners II, LP, by deed recorded in County Clerk's File No. (cc#) 20061020001512140, Official Public Records, Collin County, Texas (OPRCCT), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most easterly southeast corner of said Beckett Investment tract, from which a 60D nail found in wood right-of-way monument bears North 07 deg. 46 min. East, 2.60 feet, and from which a 1/2 inch iron rod found bears S 02°14' E, 7.67 feet, same being the northeast corner of that certain tract of land conveyed to Booker Living Trust, by deed recorded in cc# 95-0020523, (DRCCT), same being in the westerly right-of-way line of F.M. Highway No. 2478 (100 foot right-of-way);

THENCE along the common line of said Beckett Investment tract and said Booker tract as follows:

S 89°01'38" W, a distance of 1105.31 feet to a ½-inch iron found for corner, from which a 5/8-inch iron rod found bears N 87°56' W, 0.16 feet;

S 01°01'07" E, a distance of 340.84 feet to a 1.5-inch brass disk monument found for the most southerly southeast corner of said Beckett Investment tract, same being the northeast corner of that certain tract of land conveyed to Story Living Trust, by deed recorded in cc# 20141223001395220 (OPRCCT);

THENCE S 89°35'38" W, along the common line of said Beckett Investment tract and said Story tract, a distance of 800.28 feet to a ½-inch iron rod found for angle point, same being the northwest corner of said Story tract, same being the northeast corner of that certain tract of land conveyed to Jay Khorsand and Sherry Sirospur, by deed recorded in Volume 5596, Page 5483 (DRCCT);

THENCE S 89°59'34" W, along the common line of said Beckett Investment tract and said Khorsand tract, a distance of 461.68 feet to a ½-inch iron rod found for the southwest corner of said Beckett Investment tract, same being the southeast corner of that certain tract of land conveyed to MEJ Holdings, LLC, by deed recorded in cc# 20181212001510710 (OPRCCT), same being in the approximate centerline of a creek;

THENCE along the common line of said Beckett Investment tract and said MEJ tract, same being the approximate centerline of said creek as follows:

N 04°24'56" E, a distance of 402.72 feet to a point;
N 01°22'34" E, a distance of 100.00 feet to a point;
N 11°10'34" E, a distance of 133.00 feet to a point;
N 13°52'34" E, a distance of 70.00 feet to a point;
N 09°09'46" E, a distance of 56.86 feet to a point;
N 27°35'17" E , a distance of 25.10 feet to a point;
N 09°44'46" E, a distance of 26.46 feet to a point;
N 26°23'25" W, a distance of 16.51 feet to a point;

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

N 73°33'59" W, a distance of 39.19 feet to a point;
N 03°18'56" E, a distance of 9.09 feet to a point;
N 48°46'22" E, a distance of 22.54 feet to a point;
N 08°53'30" E, a distance of 56.48 feet to a point;
N 07°22'38" W, a distance of 38.92 feet to a point;
N 21°40'40" W, a distance of 27.10 feet to a point;
N 35°03'07" E, a distance of 21.67 feet to a point;
N 18°25'59" E, a distance of 12.49 feet to a point;
N 47°53'43" W, a distance of 15.64 feet to a point;
N 13°47'43" W, a distance of 9.19 feet to a point;
N 19°58'27" E, a distance of 10.67 feet to a point;
N 37°06'50" E, a distance of 15.66 feet to a point;
N 25°53'24" E, a distance of 22.37 feet to a point;
N 23°00'33" W, a distance of 14.77 feet to a point;
N 01°57'25" W, a distance of 27.53 feet to a point;
N 24°25'28" W, a distance of 19.28 feet to a point;
N 16°57'54" E, a distance of 36.94 feet to a point;
N 22°11'21" W, a distance of 23.42 feet to a point;
N 05°06'55" E, a distance of 23.61 feet to a point;
N 20°15'04" E, a distance of 18.51 feet to a point;
N 59°06'49" E, a distance of 29.77 feet to a point;
N 21°30'34" E, a distance of 27.60 feet to a point;
N 02°46'53" W, a distance of 41.96 feet to a point;
N 08°40'36" E, a distance of 46.51 feet to a ½-inch iron rod found in approximate centerline of said creek, same being the northeast corner of said MEJ tract, same being the southeast corner of that certain tract of land conveyed to Alexander Business Investments, LTD., by deed recorded in cc# 20121228001646070 (OPRCCT);

THENCE along the common line of said Beckett Investment tract and said Alexander tract, same being the approximate centerline of said creek as follows:

N 01°21'12" E, a distance of 41.64 feet to a point;
N 56°42'04" E, a distance of 69.23 feet to a point;
N 16°38'14" W, a distance of 65.83 feet to a point;
N 48°52'10" W, a distance of 44.78 feet to a point;
N 32°35'11" W, a distance of 32.89 feet to a point;
N 30°01'13" E, a distance of 18.42 feet to a point;
N 13°13'36" E, a distance of 53.61 feet to a point;
N 32°02'26" E, a distance of 33.11 feet to a point;
N 18°53'21" E, a distance of 25.86 feet to a point;
N 01°17'23" W, a distance of 61.40 feet to a point;
N 35°26'26" E, a distance of 19.74 feet to a point;
N 57°45'37" E, a distance of 68.00 feet to a point;
N 25°10'01" W, a distance of 33.76 feet to a point;
N 14°39'35" E, a distance of 56.00 feet to a point;
N 53°28'03" E, a distance of 50.27 feet to a point;
N 03°02'00" E, a distance of 31.20 feet to a point;
N 15°25'31" E, a distance of 30.99 feet to a point;

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

N 10°27'43" W, a distance of 70.52 feet to a point;
N 13°08'57" E, a distance of 31.91 feet to a point;
N 45°28'45" W, a distance of 33.58 feet to a point;
N 10°55'35" E, a distance of 18.97 feet to a point;
N 04°24'43" W, a distance of 15.74 feet to a point for the northwest corner of said Beckett Investment tract, same being the southwest corner of that certain tract of land conveyed to James Beckett, III, by deed recorded in Volume 4457, Page 173, Deed Records, Collin County, Texas (DRCCT);

THENCE North 89 deg. 26 min. 46 sec. East, along the common line of said Beckett Investment tract and said James Beckett tract, passing at a distance of 300.00 feet, a ½-inch iron rod with "Peiser & Mankin SURV" red plastic cap set, and continuing a total distance of 2061.44 feet to a ½-inch iron rod with "Peiser & Mankin SURV" red plastic cap set for the northeast corner of said Beckett Investment tract, same being the southeast corner of said James Beckett tract, same being in the westerly right-of-way line of aforesaid F.M. Highway No. 2478;

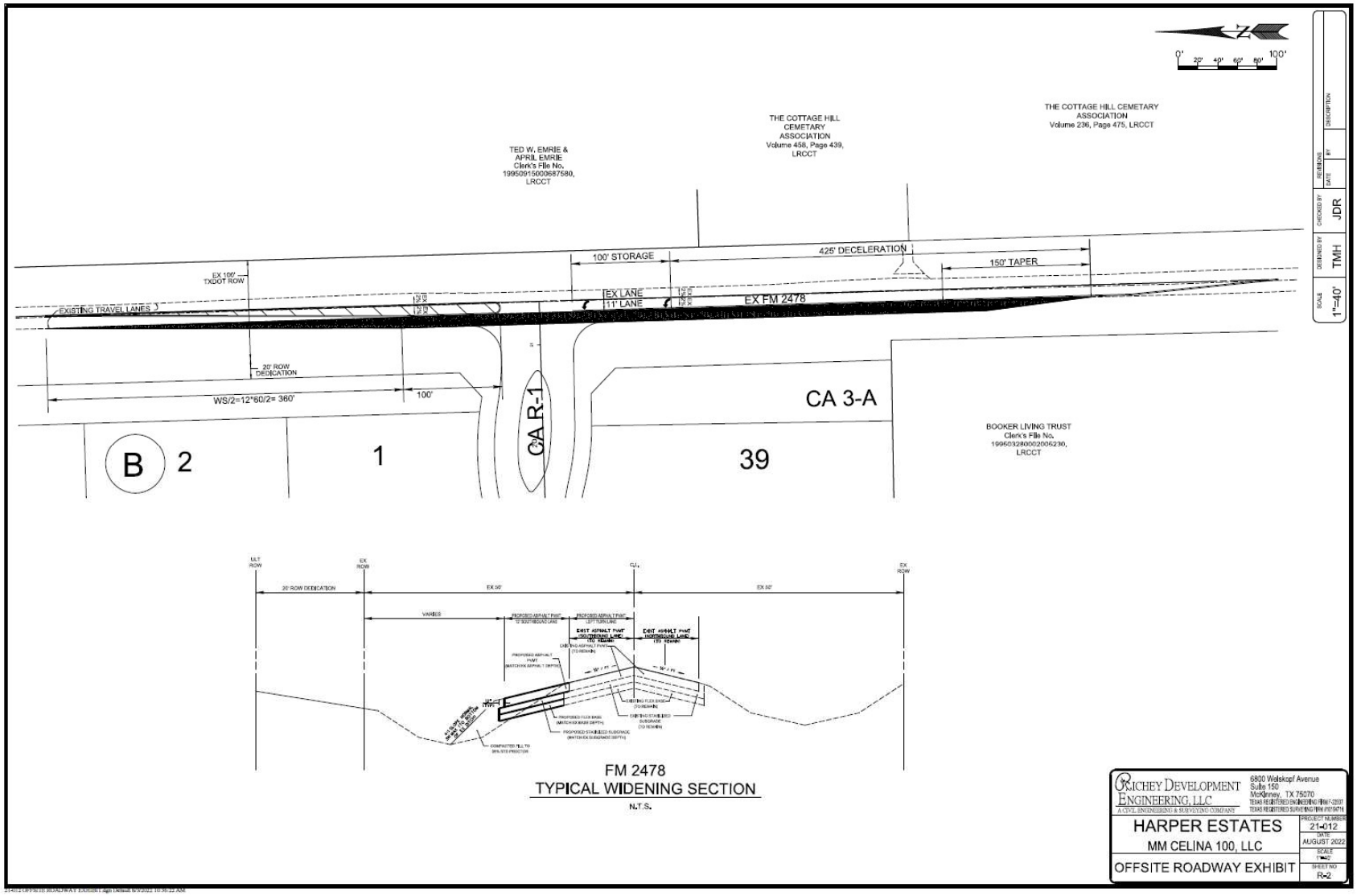
THENCE S 00°55'33" E, along the common line of said Beckett Investment tract and said F.M. Highway No. 2478, a distance of 649.32 feet to a ½-inch iron rod found;

THENCE S 01°41'55" E, continuing along the common line of said Beckett Investment tract and said F.M. Highway No. 2478, a distance of 1125.03 feet to the POINT OF BEGINNING and containing 99.951 acres of computed land, more or less.

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)



FM 2478
TYPICAL WIDENING SECTION
N.T.S.

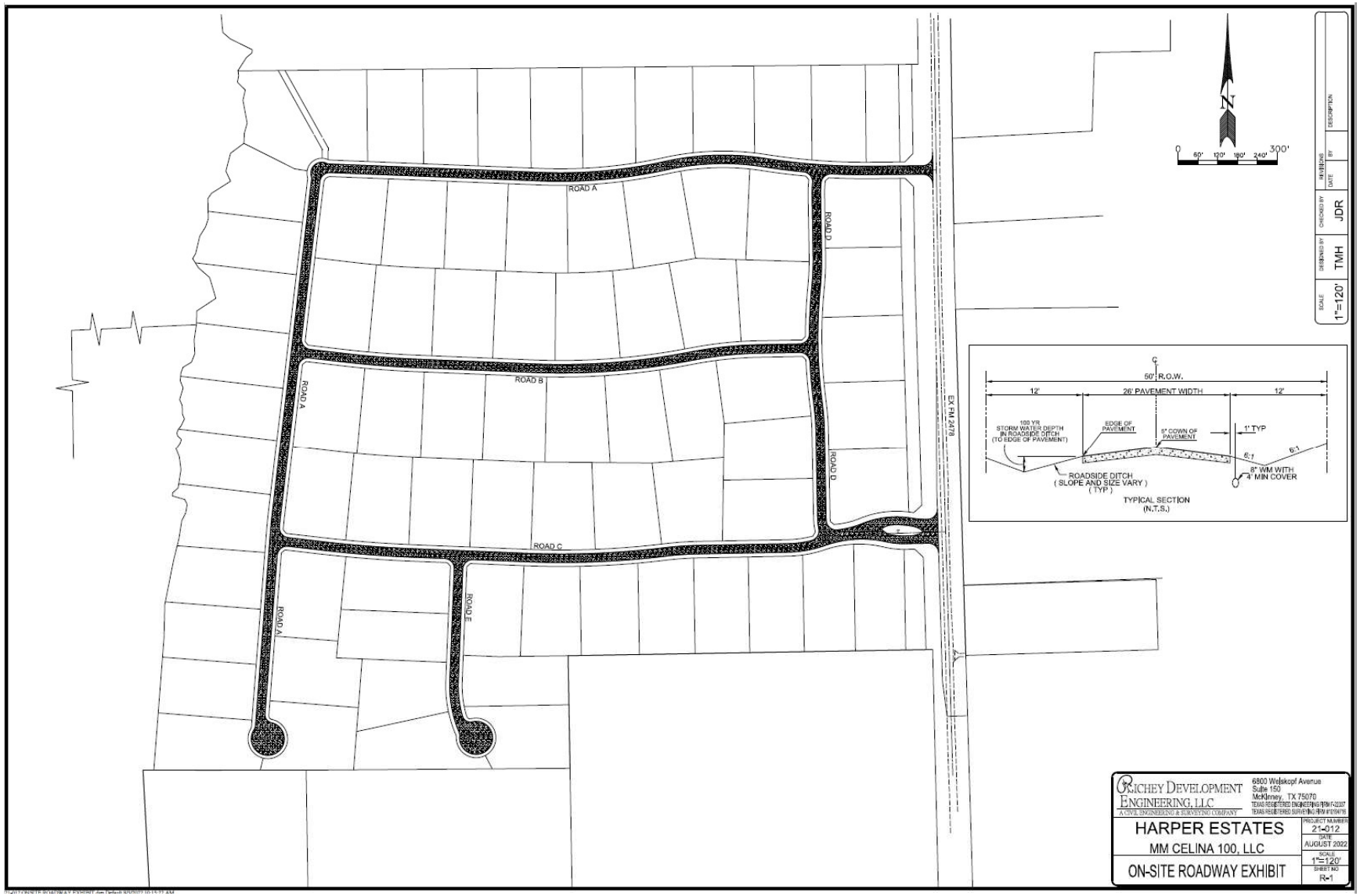
RICHEY DEVELOPMENT ENGINEERING, LLC
A CIVIL ENGINEERING & SURVEYING COMPANY
6800 Welskopf Avenue
Suite 150
McKinney, TX 75070
TEXAS REGISTERED ENGINEERING FIRM F-2937
TEXAS REGISTERED SURVEYING FIRM 101397-00

HARPER ESTATES
MM CELINA 100, LLC
OFFSITE ROADWAY EXHIBIT

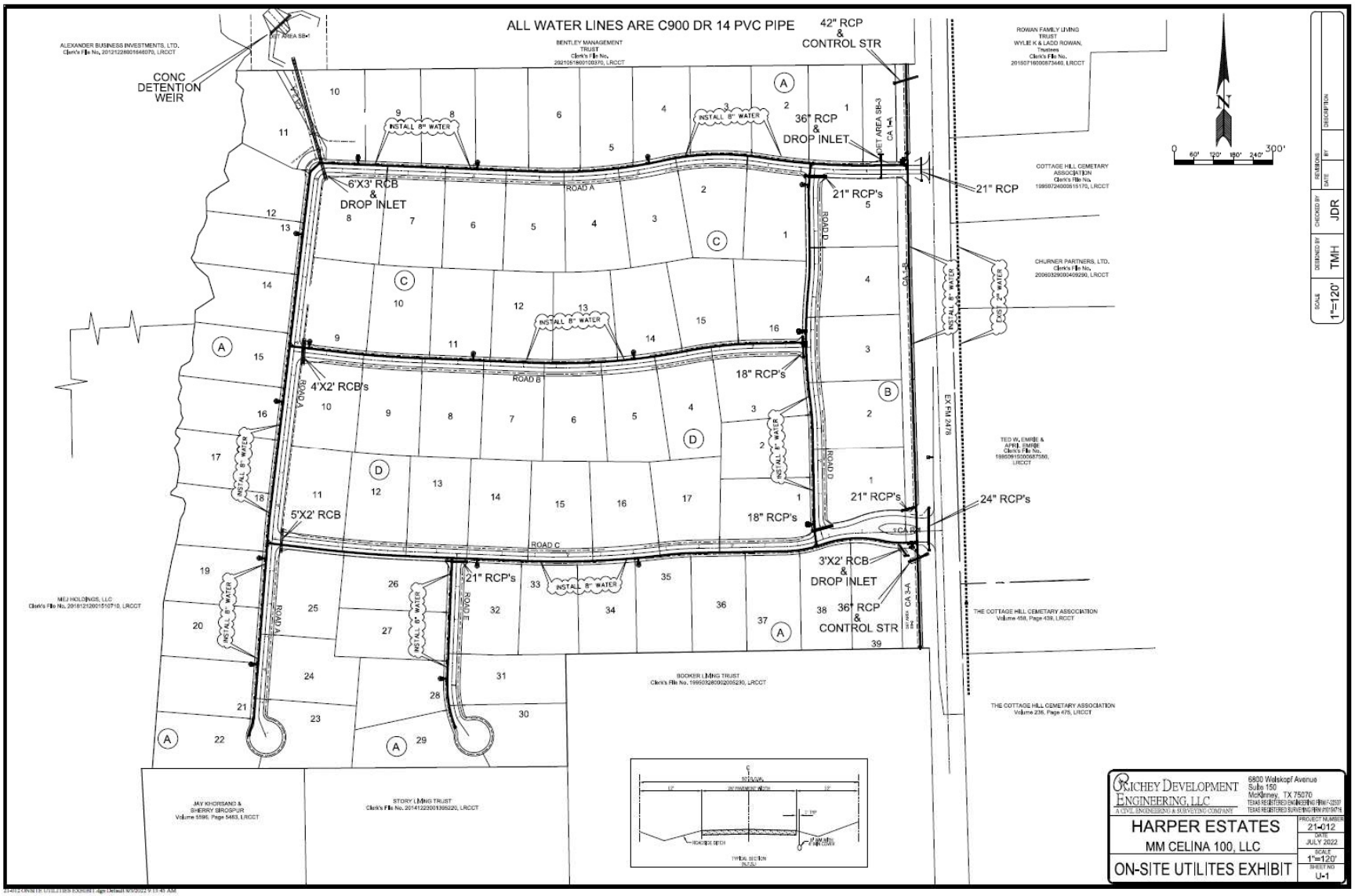
PROJECT NUMBER 21-012
DATE AUGUST 2022
SCALE
SHEET NO R-2

21-012 OFFSITE ROADWAY EXHIBIT dgn Default 8/5/2022 10:38:22 AM

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)



Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)



Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

APPENDIX E
PID ASSESSMENT NOTICE

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____][1]

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF CELINA, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Harper Estates Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

APPENDIX F
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified as one Lot Type.

"Lot Type 1" means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 100 feet, as provided by the development standards shown in the Development Agreement.

A) Proposed Development

Table F-1 shows the proposed residential units to be developed within the PID.

Table F-1
Proposed Development within the PID

Description	Proposed Development	
Lot Type 1 (100 Ft)	76	Units
Total	**76**	**Units**

B) Calculation of Equivalent Units

As explained under Section IV, for purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Authorized Improvements to be financed with the PID Bonds and PID Reimbursement Agreement shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Plan, the City Council has determined that the Assessments shall be allocated to the Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 100 Ft lots); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. This classification, Lot Type 1 (100 Ft Lots), represents the current projected highest value for residential lots are set forth in Table F-2. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (100 Ft Lots) to 1.0.

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Table F-2
Equivalent Unit Factors

Lot Type	Estimated Average Value	Equivalent Unit Factor	
Lot Type 1 (100 Ft)	$1,100,000	1.00	Per dwelling unit

The total Equivalent Units for the PID are shown in Table F-3 as calculated based on the Equivalent Unit factors shown in Table F-2, estimated Lot Types and number of units estimated to be built within the PID.

Table F-3
Equivalent Units- PID

Description	Planned No. of Units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (100 Ft)	76	1.00	76.00
Total	**76**		**76.00**

C) Allocation of Assessments to Lots within the PID

The total amount of the PID Bonds and PID Reimbursement Agreement which represents the total Assessment to be allocated on all Parcels within the PID, is $7,600,000 As shown in Table F-3, there are a total of 76.00 Equivalent Units, resulting in an Assessment per Equivalent Unit of $100,000.00 (i.e., $7,600,000 ÷ 76.00 = $100,000.00).

The Assessment per dwelling unit is calculated as the product of (i) $100,000.00 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (100 Ft Lot) dwelling unit is $100,000.00 (i.e. $100,000.00 × 1.00).

Table F-4 sets forth the Assessment per dwelling unit within the PID.

Table F-4
Assessment Per Unit – PID

Description	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Dwelling Unit		Total Assessments
Lot Type 1 (100 Ft)	76	$100,000	1.00	$100,000.00	Per dwelling unit	$7,600,000
Total	**76**					**$7,600,000**

The projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-5.

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Table F-5
Projected Leverage – PID

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (100 Ft)	76	$250,000	$1,100,000	$100,000.00	2.50	11.00

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-6.

Table F-6
Estimated Tax Rate Equivalent per unit – PID

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (100 Ft)	76	$250,000	$1,100,000	$8,778.70	$3.51	$0.80

The Assessment and Annual Installments for each Parcel or Lot located within the PID is shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

APPENDIX G
PROPOSED ASSESSMENT ROLL

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Appendix G
Proposed Assessment Roll

Parcel	**2087935 and 283**
Assessment	**$7,600**
Equivalent Units	**7**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	Administrative Expenses[4]	Additional Interest[5]	Capitalized Interest	Total Ann Installm
2023	$0	$346,875	$0	$0	$0	$0	($346,875)	$0
2024	$0	$462,500	$3,000	$21,875	$45,900	$37,000	($462,500)	$107,77
2025	$107,000	$462,500	$3,000	$12,313	$46,818	$37,000	$0	$668,63
2026	$113,000	$455,813	$3,000	$12,125	$47,754	$36,465	$0	$668,15
2027	$120,000	$448,750	$3,000	$11,938	$48,709	$35,900	$0	$668,29
2028	$126,000	$441,250	$3,000	$11,750	$49,684	$35,300	$0	$666,98
2029	$134,000	$433,375	$4,000	$11,563	$50,677	$34,670	$0	$668,28
2030	$141,000	$425,000	$4,000	$11,313	$51,691	$34,000	$0	$667,00
2031	$150,000	$416,188	$4,000	$11,063	$52,725	$33,295	$0	$667,27
2032	$159,000	$406,813	$4,000	$10,813	$53,779	$32,545	$0	$666,94
2033	$168,000	$396,875	$4,000	$10,563	$54,855	$31,750	$0	$666,04
2034	$178,000	$386,375	$5,000	$10,313	$55,952	$30,910	$0	$666,54
2035	$189,000	$375,250	$5,000	$10,000	$57,071	$30,020	$0	$666,34
2036	$201,000	$363,438	$5,000	$9,688	$58,212	$29,075	$0	$666,41
2037	$213,000	$350,875	$6,000	$9,375	$59,377	$28,070	$0	$666,69
2038	$226,000	$337,563	$6,000	$9,000	$60,564	$27,005	$0	$666,13
2039	$240,000	$323,438	$6,000	$8,625	$61,775	$25,875	$0	$665,71
2040	$255,000	$308,438	$7,000	$8,250	$63,011	$24,675	$0	$666,37
2041	$271,000	$292,500	$7,000	$7,813	$64,271	$23,400	$0	$665,98
2042	$288,000	$275,563	$8,000	$7,375	$65,557	$22,045	$0	$666,53
2043	$307,000	$257,563	$8,000	$6,875	$66,868	$20,605	$0	$666,91
2044	$326,000	$238,375	$9,000	$6,375	$68,205	$19,070	$0	$667,02
2045	$347,000	$218,000	$9,000	$5,813	$69,569	$17,440	$0	$666,82
2046	$369,000	$196,313	$10,000	$5,250	$70,960	$15,705	$0	$667,22
2047	$393,000	$173,250	$10,000	$4,625	$72,380	$13,860	$0	$667,11
2048	$418,000	$148,688	$11,000	$4,000	$73,827	$11,895	$0	$667,41
2049	$445,000	$122,563	$12,000	$3,313	$75,304	$9,805	$0	$667,98
2050	$474,000	$94,750	$13,000	$2,563	$76,810	$7,580	$0	$668,70
2051	$505,000	$65,125	$13,000	$1,750	$78,346	$5,210	$0	$668,43
2052	$537,000	$33,563	$15,000	$938	$79,913	$2,685	$0	$669,09
Total	**$7,400,000**	**$9,257,563**	**$200,000**	**$247,250**	**$1,780,564**	**$712,855**	**($809,375)**	**$18,788,**

[1]The 9/1/20XX dates represent the assessment year (bond year) end for the PID Reimbursement Agreement and PID Bonds.
[2]Represents the principal and interest on the PID Bonds. Interest is calculated using an estimated interest rate of 6.25% and will be updated wi the actual interest rate on the PID Bonds at final pricing.
[3]Represents the principal and interest due under the PID Reimbursement Agreement. Interest is calculated using an estimated interest rate of 6.25% in years 1 through 5 and 6.25% thereafter. The interest in year 2023 will be collected together with the first annual installment due by January 31, 2024.
[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with bond proceeds.
[5]Additional Interest is only charged on the portion of the Assessments associated with the PID Bonds.

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Appendix G-1
Proposed Assessment Roll by Lot Type

Parcel	**Lot Type 1 (10**
Assessment	**$100,0(**
Equivalent Units	

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	Administrative Expenses[4]	Additional Interest[5]	Capitalized Interest	Total Ani Installm
2023	$0	$4,564	$0	$0	$0	$0	($4,564)	$0
2024	$0	$6,086	$39	$288	$604	$487	($6,086)	$1,418
2025	$1,408	$6,086	$39	$162	$616	$487	$0	$8,798
2026	$1,487	$5,998	$39	$160	$628	$480	$0	$8,792
2027	$1,579	$5,905	$39	$157	$641	$472	$0	$8,793
2028	$1,658	$5,806	$39	$155	$654	$464	$0	$8,776
2029	$1,763	$5,702	$53	$152	$667	$456	$0	$8,793
2030	$1,855	$5,592	$53	$149	$680	$447	$0	$8,776
2031	$1,974	$5,476	$53	$146	$694	$438	$0	$8,780
2032	$2,092	$5,353	$53	$142	$708	$428	$0	$8,776
2033	$2,211	$5,222	$53	$139	$722	$418	$0	$8,764
2034	$2,342	$5,084	$66	$136	$736	$407	$0	$8,770
2035	$2,487	$4,938	$66	$132	$751	$395	$0	$8,768
2036	$2,645	$4,782	$66	$127	$766	$383	$0	$8,769
2037	$2,803	$4,617	$79	$123	$781	$369	$0	$8,772
2038	$2,974	$4,442	$79	$118	$797	$355	$0	$8,765
2039	$3,158	$4,256	$79	$113	$813	$340	$0	$8,759
2040	$3,355	$4,058	$92	$109	$829	$325	$0	$8,768
2041	$3,566	$3,849	$92	$103	$846	$308	$0	$8,763
2042	$3,789	$3,626	$105	$97	$863	$290	$0	$8,770
2043	$4,039	$3,389	$105	$90	$880	$271	$0	$8,775
2044	$4,289	$3,137	$118	$84	$897	$251	$0	$8,777
2045	$4,566	$2,868	$118	$76	$915	$229	$0	$8,774
2046	$4,855	$2,583	$132	$69	$934	$207	$0	$8,779
2047	$5,171	$2,280	$132	$61	$952	$182	$0	$8,778
2048	$5,500	$1,956	$145	$53	$971	$157	$0	$8,782
2049	$5,855	$1,613	$158	$44	$991	$129	$0	$8,789
2050	$6,237	$1,247	$171	$34	$1,011	$100	$0	$8,799
2051	$6,645	$857	$171	$23	$1,031	$69	$0	$8,795
2052	$7,066	$442	$197	$12	$1,051	$35	$0	$8,804
Total	**$97,368**	**$121,810**	**$2,632**	**$3,253**	**$23,428**	**$9,380**	**($10,650)**	**$247,22**

[1]The 9/1/20XX dates represent the assessment year (bond year) end for the PID Reimbursement Agreement and PID Bonds.

[2]Represents the principal and interest on the PID Bonds. Interest is calculated using an estimated interest rate of 6.25% and will be updated wi the actual interest rate on the PID Bonds at final pricing.

[3]Represents the principal and interest due under the PID Reimbursement Agreement. Interest is calculated using an estimated interest rate of 6.25% in years 1 through 5 and 6.25% thereafter. The 2023 interest will be collected together with the first annual installment due by January 2024.

[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with bond proceeds.

[5]Additional Interest is only charged on the portion of the Assessments associated with the PID Bonds.

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

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 February 14, 2023, at or after 5:00 p.m. at the Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009. The public hearing will be held to consider proposed assessments to be levied against the assessable property within the Harper Estates Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended.

The proposed improvements to be undertaken at this time (the "Authorized Improvements") include (i) roadway improvements; storm drainage improvements; water improvements; landscaping and open space improvements; purchases of related right-of-way, and other similar improvement projects; (ii) payments of expenses incurred in the establishment, administration, and operation of the District; and (iii) payment of expenses associated with financing such public improvement projects which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the property within the District.

The total costs of the Authorized Improvements, including administrative costs and the costs of issuing bonds, is approximately $8,697,979.

The boundaries of the District include approximately 99.951 acres of land generally located in the area west of FM 2478 and north of FM 2478 and within the extraterritorial jurisdiction of the City, as more particularly described by a metes and bounds description available at Celina City Hall located at 142 N. Ohio Street, Celina, Texas 75009 and available for public inspection.

All written or oral objections on the proposed assessments within the District will be considered at the public hearing.

A copy of the proposed Assessment Roll, which includes the assessments proposed to be levied against each parcel of land within the District that benefits from the Authorized Improvements, is available for public inspection at the office of the City Secretary, 142 N. Ohio Street, Celina, Texas 75009.

Attachment: Draft Resolution (Harper Estates PID – Pre-SAP)

Life Connected.

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Bella Lopez, Senior Planner
CC:	Jason Laumer, City Manager
Date:	January 10, 2023
Re:	3G10 Facilities Agreement

Action Requested:
Consider and act upon a Development Agreement between the City of Celina and 3G Investments, LLC, for approximately 3 acres, generally located at the southwest corner of Louisiana Drive and future J. Fred Smith Parkway, within the City Limits. (3G10 Facilities Agreement) (McAfee)

Applicant:
The Law Offices of Robert D. Daake, PLLC.
P.O. Box 6250
McKinney, TX 75071

Background:
This item is for a Facilities Agreement for 3G10, a proposed commercial development, generally located at the southwest corner of Louisiana Drive and future J. Fred Smith Parkway. Please refer to the attached documents for further information.

Supporting Documents:
- Location Map
- Draft Facilities Agreement

Staff Recommendation:
Staff recommends approval as presented.

CELINA TEXAS EST. 1876
Life Connected.

CR 994
W J FRED SMITH PWKY
E J FRED SMITH PKWY
N FLORIDA DR
N LOUISIANA DR
OKLAHOMA DR

Legend

- Subject Property
- City Limits
- Roads
- Parcels

3G10 Investments
Location Map
City of Celina

12/19/2022

N W E S

0 400 800 Feet

Attachment: Location Map (3G10 Facilities Agreement)

FACILITIES AGREEMENT

This Facilities Agreement (this "Agreement") is entered into by and between 3G Investments, LLC, a Texas limited liability corporation ("Owner") and its successors and assigns and the City of Celina (the "City"), to be effective on the date upon which the last of all of the Parties has approved and duly executed this Agreement ("Effective Date").

RECITALS

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

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

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

WHEREAS, the Owner owns approximately 2.791±acres of land, generally located at the southeast corner of the future J. Fred Smith Parkway and Louisiana Drive, which lies within the corporate limits of the City, and within Collin County, Texas and is described by metes and bounds on **Exhibit A** and depicted in **Exhibit B** (the "Property"); and

WHEREAS, the Property is the remainder of an original 10.471±acre parcel of land of which 7.685±acres was sold to City by a certain Real Estate Sales Contract executed by Parties with an effective date of March 16, 2022 (the "RESC"), and this Agreement is a requirement in the RESC; and

WHEREAS, the Parties agree that the roadway bounding the property on the north is the future J. Fred Smith Parkway and the roadway bounding the property on the east is Louisiana Drive at the time of this Agreement, and Parties agree that a name change to said roadways will not change the applicability of this Agreement or any documents associated with this Agreement using those roadway designations; and

WHEREAS, it is anticipated that in the future the Property will be sold to and developed pursuant to the terms of this Agreement by some individual or entity to which Owner anticipates it will assign this Agreement (the "Developer"); and

WHEREAS, the Owner intends that the Property will be developed as a planned development with commercial uses (the "Development") consistent with the terms of this Agreement and in accordance with the terms of the RESC; and

WHEREAS, the Parties intend for this Agreement to establish certain restrictions and to impose certain commitments in connection with the Development; and

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

WHEREAS, the Parties intend that the Property will be developed in accordance with the

Attachment: Draft Facilities Agreement (3G10 Facilities Agreement)

concept plan attached hereto as **Exhibit C** (the "Concept Plan"); and

WHEREAS, the City holds, or will hold, the certificates of convenience and necessity (the "CCNs") to provide retail water and wastewater service to the Property, and

WHEREAS, the Parties intend for the City to provide retail water and wastewater service to the Property; and

WHEREAS, the City and the Owner agrees that the Development can best proceed pursuant to a facilities agreement such as this Agreement.

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

ARTICLE I
GENERAL TERMS AND DEFINITIONS

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

Agreement is defined in the introductory paragraph.

CCN means certificate of convenience and necessity.

City is defined in the introductory paragraph.

City Assignee is defined in Section 8.2.

City Council means the city council of the City.

City Regulation(s) means any ordinance, rule, regulation, standard, policy, order, guideline, master plans, or other City-adopted or City-enforced requirement, as amended and adopted by the City for uniform application throughout the corporate limits, and as are applicable to the Development.

Claims is defined in Section 4.1(a).

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

Developer is defined in the Recitals.

Development is defined in the Recitals.

Effective Date is the date in the introductory paragraph.

End-Buyer is defined in Section 8.1.

Indemnified Party is defined in Section 4.1(a).

Attachment: Draft Facilities Agreement (3G10 Facilities Agreement)

Owner is defined in the introductory paragraph.

Owner Assignee is defined in Section 7.1(a).

Parties means the Owner and the City altogether.

Party means the Owner or the City each individually.

Property is defined in the Recitals.

RESC is defined in the Recitals.

ARTICLE II
PUBLIC INFRASTRUCTURE

2.1 Public Infrastructure.

(a) Roadway Improvements by City. City will construct or cause to be constructed at City's discretion on the timeline, engineering, and construction plans for the area in which the Property is located, but in accordance with this Agreement, the roadways of J. Fred Smith Pkwy. and Louisiana as depicted in **Exhibit C**. Specifically, City expressly agrees to:

(1) Construct or cause to be constructed the turn lanes and median cuts as depicted in **Exhibit C**.

(2) Construct or cause to be constructed one full-service access/median on J. Fred Smith Pkwy as depicted in **Exhibit C**.

(3) Submit construction designs to Owner in order to ensure design complies with agreed access, utility connections, drainage impacts, as well as compliance with the agreements herein.

(4) Work directly with Owner's engineer to limit the roadway grade as best feasible in order to ensure that the future road allows access as agreed herein and not prohibit reasonable use of the Property.

(b) ROW Dedication. The Owner shall not be required to dedicate any portion of the Property for right-of-way or for any other reason whether specified herein or not specified herein.

(c) Wastewater and Water Connection. City will construct or cause to be constructed at City's discretion on the timeline, engineering, and construction plans for the area in which the Property is located, but in accordance with this Agreement, or allow access as appropriate for the following Water and Wastewater uses:

(1) The Owner shall be allowed to connect to the 21" wastewater line that exists in an easement on the Property.

(2) City shall provide a minimum of one (1) twelve-inch (12") waterline connection to the Property from Louisiana Dr.

Attachment: Draft Facilities Agreement (3G10 Facilities Agreement)

(3) City shall provide a minimum of one (1) twelve-inch (12") waterline connection to the Property from J. Fred Smith Pkwy. which shall be constructed at the time of construction of the first lanes of traffic on J. Fred Smith Pkwy. adjacent to the Property.

2.2 Inspections, Approval of Plats/Plans.

(a) Roadway and Storm Infrastructure. Owner shall have the right to inspect roadway designs and plans for future J. Fred Smith Pkwy and Louisiana Dr. as they are depicted in **Exhibit C** to ensure City is constructing said roadway as agreed herein.

(b) Approval of Plats/Plans. Approval of plats, permits, plans, designs or specifications by the City shall be in accordance with the City Regulations. Any plat shall be in general conformance with the Concept Plan, including any amendments. Approval by the City, the City's engineer or other City employee or representative of any plats, permits, plans, designs or specifications submitted pursuant to this Agreement or pursuant to the City Regulations shall not constitute or be deemed to be a release of the responsibility and liability of the Owner, his engineer, employees, officers or agents for the accuracy and competency of their design and specifications. Further, any such approvals shall not be deemed to be an assumption of such responsibility and liability by the City for any defect in the design and specifications prepared by the Owner or the Owner's engineer, or engineer's officers, agents, servants, or employees, it being the intent of the parties that approval by the City's engineer signifies the City's approval on only the general design concept of the improvements to be constructed. All plats and plans of the Owner related to the Property shall meet the requirements of the applicable City Regulations.

ARTICLE III
DEVELOPMENT REGULATIONS

3.1 Full Compliance with City Standards.

(a) Development of the Property shall be subject to the applicable City Regulations, including Ordinance No. 2022-126, establishing the zoning for the Property, including the Development Standards set forth therein.

(b) The Parties agree the Concept Plan was created by the Owner for illustrating the boundary, lot mix and general layout of the Development. Any amendment to the Concept Plan shall be considered an amendment to this Agreement and shall replace the attached Concept Plan and become a part of this Agreement. The City Manager of the City may administratively approve any amendments to the Concept Plan that the City Manager deems in his reasonable discretion to be minor in nature. If the City Manager deems an amendment to not be minor in nature, the Concept Plan may be amended as set forth in the City Regulations.

3.2 Vested Rights. This Agreement shall constitute a "permit" under Chapter 245 of the Texas Local Government Code that is deemed filed with the City on the date upon which the last of all of the Parties has approved and duly executed this Agreement. The Owner does not, by entering into this Agreement, waive any rights or obligations arising under Chapter 245 of the

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Texas Local Government Code. Upon an administratively complete application for a final plat for any portion of the Property, Owner and/or Developer claim vested rights as to the portion of the Property contained in the final plat based upon ordinances in effect at the time of final plat application, except to the extent such claim would cause the City's building material regulations in the zoning ordinance or in other City ordinances to be inapplicable.

3.3 Building Codes, Fire Codes and Building Materials. *Owner has consented to and requested, and the Parties agree that the City-adopted building codes and local amendments as subsequently amended, the City-adopted fire codes and local amendments as subsequently amended, and the City's building material regulations contained in the zoning ordinance and in other City ordinances, all as subsequently amended, to apply to the Property, and voluntarily agrees to burden the Property with their applicability, despite Texas Government Code Chapter 3000, effective September 1, 2019, as it presently exists or may be subsequently amended. The Parties further acknowledge and agree that the terms, provisions, covenants, and agreements contained in, or referenced in, this paragraph are covenants that touch and concern the Property and that it is the intent of the Parties that such terms, provisions, covenants, and agreements shall run with the Property and shall be binding upon the Parties hereto, their successors and assigns, and all subsequent owners of the Property. Should any amendment to the building material regulations contained in the zoning ordinance and in other city ordinances be held to be invalid by a court of competent jurisdiction, the Parties agree that the building material regulations in effect on August 1, 2019 shall then touch and concern the Property and be binding upon the Property.*

ARTICLE IV
DEVELOPMENT PROCESS AND CHARGES

4.1 INDEMNIFICATION AND HOLD HARMLESS.

(a) THE OWNER AND ITS SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN "INDEMNIFIED PARTY"), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE OWNER ; (II) THE NEGLIGENT DESIGN, ENGINEERING AND/OR CONSTRUCTION BY THE OWNER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY THE OWNER OF ANY OF THE PUBLIC INFRASTRUCTURE ACQUIRED FROM THE OWNER HEREUNDER; (III) THE OWNER'S NONPAYMENT UNDER CONTRACTS BETWEEN THE Owner AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION AND/OR CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE; (IV) ANY CLAIMS OF PERSONS EMPLOYED BY THE OWNER OR ITS AGENTS TO CONSTRUCT THE PUBLIC INFRASTRUCTURE; OR (V) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO OWNER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES, AND/OR OWNER, REGARDING OR RELATED TO THE PUBLIC INFRASTRUCTURE OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE PUBLIC INFRASTRUCTURE, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY

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(THE "CLAIMS"). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF ANY INDEMNIFIED PARTY. OWNER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST OWNER IN PROVIDING SUCH DEFENSE.

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

(c) THIS SECTION 4.1 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT HOWEVER, IN THE EVENT OF VALID ASSIGNMENT IN ACCORDANCE WITH THIS AGREEMENT, SHALL BE BINDING ONLY AS TO THE ASSIGNEE OF THIS AGREEMENT.

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

ARTICLE V
TERM

The term of this Agreement shall be for a period of twenty (20) years after the Effective Date, except that Section 3.3, plus all provisions referenced in Section 3.3, of this Agreement are covenants that touch and concern the Property and shall run with the Property following the termination of this Agreement. The Parties may extend the term of this Agreement if they execute an agreement in writing.

ARTICLE VI
EVENTS OF DEFAULT; REMEDIES

6.1 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given in writing (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time to be determined based on the nature of the

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alleged failure, but in no event more than 30 days after written notice of the alleged failure has been given). Notwithstanding the foregoing, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured and within such 30-day period gives written notice to the non-defaulting Party of the details of why the cure will take longer than 30 days with a statement of how many days are needed to cure.

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

ARTICLE VII
ASSIGNMENT AND ENCUMBRANCE

7.1 Assignment by Owner to Successors.

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

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

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

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

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

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

Attachment: Draft Facilities Agreement (3G10 Facilities Agreement)

this Agreement with respect to the acquired portion of the Property have been cured.

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

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

ARTICLE VIII
RECORDATION AND ESTOPPEL CERTIFICATES

8.1 Binding Obligations. This Agreement and all amendments hereto (including amendments to the Concept Plan as allowed in this Agreement) and assignments hereof shall be recorded in the deed records of each county within which the Property is located. This Agreement binds and constitutes a covenant running with the Property. Upon the Effective Date, this Agreement shall be binding upon the Parties and their successors and assigns permitted by this Agreement and forms a part of any other requirements for Development within the Property. This Agreement, when recorded on or after the Effective Date, shall be binding upon the Parties and their successors and assigns as permitted by this Agreement and upon the Property; however, this Agreement shall not be binding upon, and shall not constitute any encumbrance to title as to, any end-buyer/homebuyer of a fully developed and improved lot (an "End-Buyer") and shall not negate the End-Buyer's obligation to comply with the City's Regulations, including but not limited to zoning ordinances, as they currently exist on the Effective Date hereof.

8.2 Estoppel Certificates. From time to time upon written request of the Owner, if needed to facilitate a sale of all or a portion of the Property or a loan secured by all or a portion of the Property, the City will execute a written estoppel certificate in a form and substance satisfactory to the City, to its reasonable knowledge and belief, identifying any obligations of the Owner under this Agreement that are in default. The Owner shall pay the City $1,000 at the time of the Owner's request for an estoppel certificate for each request in excess of one per calendar year.

ARTICLE IX
ADDITIONAL PROVISIONS

9.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council of the City; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

Attachment: Draft Facilities Agreement (3G10 Facilities Agreement)

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

To the City:	Attn: City Manager City of Celina 142 North Ohio Celina, TX 75009 E-mail: jlaumer@celina-tx.gov TEL: (972) 382-2682
With a copy to:	Attn: Julie Fort Messer, Fort, & McDonald, PLLC 6371 Preston Road, Suite 200 Frisco, Texas 75034 E-mail: Julie@txmunicipallaw.com TEL: (972) 668-6400
To the Owner:	Rex Glendenning 3G Investments LLC 12400 Preston Rd. Ste. 100 Frisco, TX 75033
With a copy to:	Rob Daake The Law Offices of Robert D. Daake PLLC P.O. Box 6250 McKinney, TX 75071 469.989.7265

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

9.3 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

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

9.5 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. The Owner represents and warrants that this Agreement has been approved by

Attachment: Draft Facilities Agreement (3G10 Facilities Agreement)

appropriate action of the Owner, and that the individual executing this Agreement on behalf of the Owner have been duly authorized to do so. Each Party respectively acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

9.6 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. The Parties expressly agree that the terms of the RESC which the Parties agreed to incorporate into this Agreement have sufficiently and accurately been incorporated herein, and in the event of a conflict between the RESC and this Agreement, this Agreement shall control. This Agreement shall not be modified or amended except in writing signed by the Parties.

9.7 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

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

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

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

9.11 Further Documents. The Parties agree that at any time after execution of this Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Agreement is executed or any future City Council.

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

Exhibit A	Legal Description of the Property
Exhibit B	Depiction of the Property

Attachment: Draft Facilities Agreement (3G10 Facilities Agreement)

Exhibit C Concept Plan

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

9.14 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three business days after the occurrence of a force majeure, the Party claiming the right to temporarily suspend its performance, shall give notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. The term "force majeure" shall include events or circumstances that are not within the reasonable control of Party whose performance is suspended and that could not have been avoided by such Party with the good faith exercise of good faith, due diligence and reasonable care.

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

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

9.17 Form 1295 Certificate. The Owner represents that it has complied with Texas Government Code, Section 2252.908 and in connection therewith, the Owner has completed a Texas Ethics Commission Form 1295 Certificate generated by the Texas Ethics Commission's electronic filing system in accordance with the rules promulgated by the Texas Ethics Commission. The Owner further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate. The Parties agree that, except for the information identifying the City and the contract identification number, the City is not responsible for the information contained in the Form 1295 completed by the Owner. The information contained in the From 1295 completed by the Owner has been provided solely by the Owner and the City has not verified such information.

9.18 Verification Regarding Energy Company Boycotts. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2274.002, Texas Government Code, (as added by Senate Bill 13, 87th Texas Legislature, Regular Session) as amended, Owner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and, will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used

Attachment: Draft Facilities Agreement (3G10 Facilities Agreement)

in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code. Owner understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Underwriter and exists to make a profit.

9.19 Verification Regarding Discrimination Against Firearm Entity or Trade Association. To the extent this Agreement constitutes a contract for the purchase of goods or services having a value of at least $100,000 that is paid wholly or partly from public funds for which a written verification is required under Section 2274.002, Texas Government Code, (as added by Senate Bill 19, 87th Texas Legislature, Regular Session), as amended, Owner hereby verifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any,

1. do not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and
2. will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.

The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code (as added by SB 19). Owner understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Underwriter and exists to make a profit.

9.20 Certification Regarding Terrorist Organizations and Boycott of Israel. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Sections 2252.151-.154 Texas Government Code, Owner hereby certifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any, is not a company identified on the Texas Comptroller's list of companies known to have contracts with, or provide supplies or services to, a foreign organization designated as a Foreign Terrorist Organization by the U.S. Secretary of State under federal law.

To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Sections 2271.001-002 Texas Government Code, Owner and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any, further certifies and verifies that it does not boycott Israel, and agrees that it will not boycott Israel during the term of this Agreement. For purposes of this Agreement, the term "boycott" shall mean and include terminating business activities or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory. (Tex. Gov't Code §§ 2270.001-.002, 808.001-.006, .051-.057, .101-.102).

The foregoing verification is made solely to comply with Chapter 2271, Texas Government Code, as amended, to the extent the appliable provision in Chapter 2271.001, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, "boycott Israel" shall have the meaning assigned to such term in Section 808.001(1), Texas Government Code. Owner understands "affiliate" to mean an entity that controls, is controlled by,

Attachment: Draft Facilities Agreement (3G10 Facilities Agreement)

or is under common control with the Underwriter and exists to make a profit.

[signatures on following pages]

Attachment: Draft Facilities Agreement (3G10 Facilities Agreement)

EXECUTED by the City and the Owner on the respective dates stated below after approval of the City Council of the City on_____, 2023.

Date: _____ **CITY OF CELINA**

By: _____
Sean Terry, Mayor

ATTEST:

_____
Lauren Field, City Secretary

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the_____day of_____, 2023, by Sean Terry, the Mayor of the City of Celina, Texas, on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

Attachment: Draft Facilities Agreement (3G10 Facilities Agreement)

3G Investments LLC,
a Texas limited liability company;

By: _____
Name: Rex Glendenning
Title: Manager

STATE OF TEXAS §
§
COUNTY OF___ §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on_____, 2023, personally appeared Rex Glendenning, Manager of 3G Investments LLC, a Texas limited liability company and acknowledged that he executed the foregoing document on behalf of 3G Investments LLC.

_____
Notary Public in and for the State of Texas

Attachment: Draft Facilities Agreement (3G10 Facilities Agreement)

EXHIBIT A
DESCRIPTION OF THE PROPERTY

BEING all of that certain tract or parcel of land situated in the J. Floyd Survey, Abstract No. 1053, City of Celina, Collin County, Texas, and being a part of a called 10.471 acre tract of land described in the deed to 3G Investments, LLC, recorded in Instrument No. 201704120004669, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod with a cap stamped "PEISER SURVEYING" found for the southwest corner of said 10.471 acre tract, common to the southeast corner of a called 9.98 acre tract of land described in the deed to Vision and Structure, LLC, recorded in Instrument No. 20200811001295260, said Official Public Records, and common to an angle point in the northerly line of a called 54.804 acre tract of land described in the deed to Lewis D. Dickerson and Lynn E. Stambaugh, recorded in Volume 1366, Page 589, Deed Records of Collin County, Texas;

THENCE North 00°40'45" West, with the westerly line of said 10.471 acre tract and the easterly line of said 9.98 are tract, a distance of 97.71 feet to a 5/8-inch iron rod with a plastic cap stamped "Landpoint" set (hereinafter referred to as capped iron rod set) at the beginning of a non-tangential curve to the right;

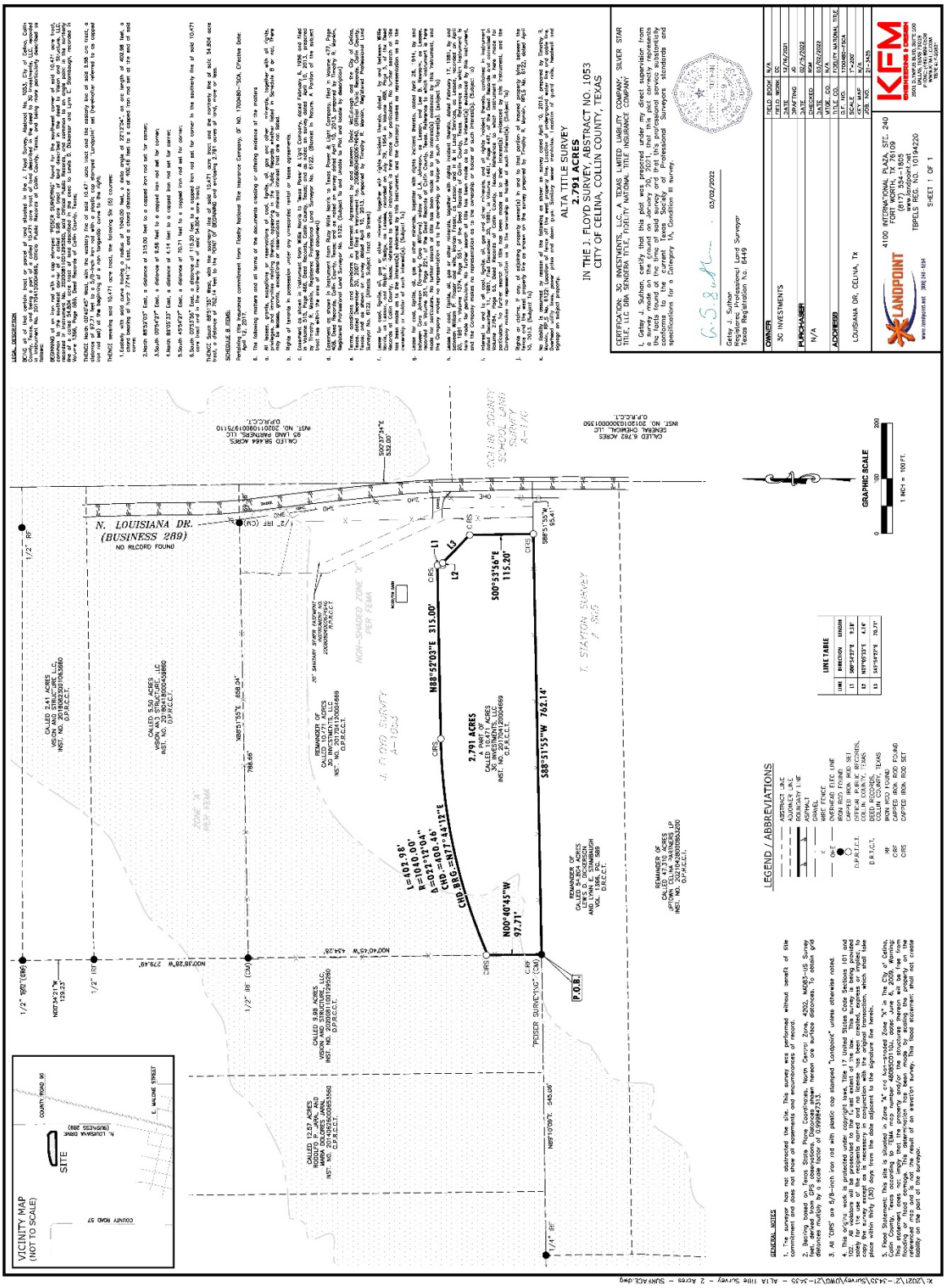
THENCE severing said 10.471 acre tract, the following Six (6) courses:

1. Easterly with said curve having a radius of 1040.00 feet, a delta angle of 22°12'04", an arc length of 402.98 feet, a chord bearing of North 77°44'12" East, and a chord distance of 400.46 feet to a capped iron rod set at the end of said curve;
2. North 88°52'03" East, a distance of 315.00 feet to a capped iron rod set for corner;
3. South 00°54'27" East, a distance of 9.58 feet to a capped iron rod set for corner;
4. North 89°05'33" East, a distance of 4.14 feet to a capped iron rod set for corner;
5. South 45°54'27" East, a distance of 70.71 feet to a capped iron rod set for corner;
6. South 00°53'56" East, a distance of 115.20 feet to a capped iron rod set for corner in the southerly line of said 10.471 acre tract and in the northerly line of said 54.804 acre tract;

THENCE South 88°51'55" West, with the southerly line of said 10.471 acre tract and the northerly line of said 54.804 acre tract, a distance of 762.14 feet to the POINT OF BEGINNING and enclosing 2.791 acres of land, more or less.

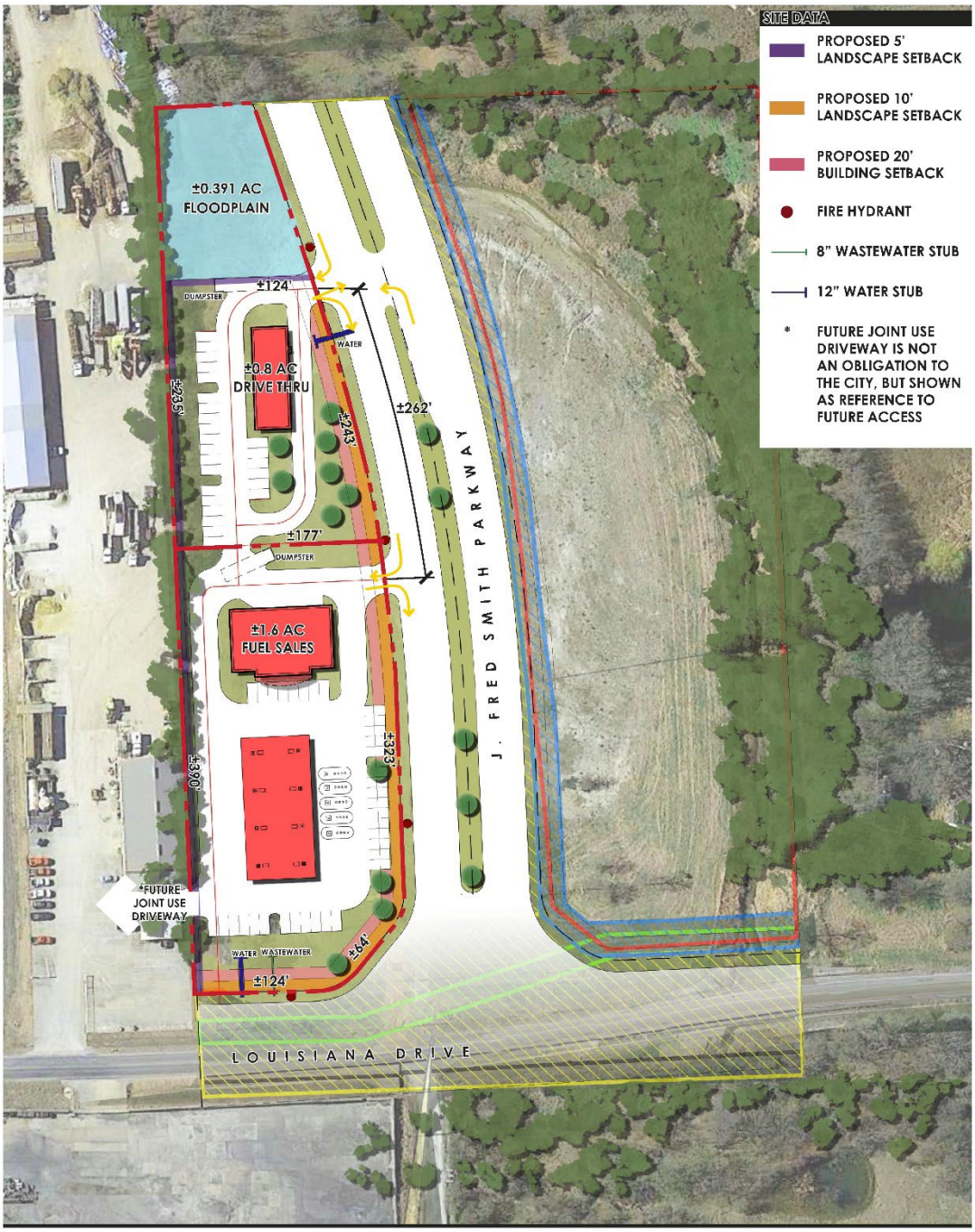
Attachment: Draft Facilities Agreement (3G10 Facilities Agreement)

EXHIBIT B
DEPICTION OF THE PROPERTY



Attachment: Draft Facilities Agreement (3G10 Facilities Agreement)

EXHIBIT C
CONCEPT PLAN



Attachment: Draft Facilities Agreement (3G10 Facilities Agreement)

Life Connected.

Finance Department
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Jason Laumer, City Manager
Date:	January 10, 2023
Re:	CELINA CO 2023 Notice of Intent

Action Requested:

Consider and act upon all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation, including the adoption of a resolution pertaining thereto. (Stovall)

Background Information:

The agenda item is requesting approval of a resolution authorizing the publication of a notice of intention to issue certificates of obligation. The total amount of bonds will be for 98 million. The funds will be distributed between general services projects (58mm) and water wastewater projects (40mm).

Financial Considerations:

Issuance of Certificates of Obligation Bonds

Legal Review:

Bond Counsel has provided a Resolution

Supporting Documents:

Resolution
Exhibit A

Staff Recommendation:

Staff recommends approval

RESOLUTION NO. 2023-___

A RESOLUTION Approving and Authorizing Publication of Notice of Intention to Issue Certificates of Obligation.

WHEREAS, the City Council of the City of Celina, Texas (the "City"), has determined that certificates of obligation should be issued under and pursuant to the provisions of Subchapter C of Chapter 271, Texas Local Government Code, as amended, for the purpose of paying contractual obligations to be incurred for: (i) acquiring, constructing, improving, remodeling, renovating and equipping park facilities, including the acquisition of land and rights-of-way therefor, (ii) acquiring, designing, constructing, equipping and improving public safety facilities, including the acquisition of land and rights-of-way and the acquisition of vehicles therefor, (iii) acquiring and equipping telecommunication, wireless communication, and information technology system equipment, (iv) designing, constructing, equipping and improving a municipal government facility, (v) constructing and improving streets, including drainage, landscaping, curbs, gutters, sidewalks, entryways, pedestrian pathways, signage and traffic signalization and the acquisition of land and rights-of-way therefor, (vi) acquiring, designing and constructing a municipal parking facility, including the acquisition of land and rights-of-way therefor, (vii) improving and extending the City's combined waterworks and sewer system, including the acquisition of land and rights-of-way therefor and (viii) professional services rendered in connection therewith; and

WHEREAS, prior to the issuance of such certificates, the City Council is required to publish notice of its intention to issue the same in a newspaper of general circulation in the City and on the City's website, said notice stating (i) the time and place the Council tentatively proposes to pass the ordinance authorizing the issuance of the certificates, (ii) the maximum amount proposed to be issued, (iii) the purposes for which the certificates are to be issued and (iv) the manner in which the Council proposes to pay the certificates; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1: That the City Secretary is hereby authorized and directed to cause notice to be published of the Council's intention to issue certificates of obligation in one or more series in the principal amount not to exceed NINETY EIGHT MILLION DOLLARS ($98,000,000) for the purpose of paying contractual obligations to be incurred for: (i) acquiring, constructing, improving, remodeling, renovating and equipping park facilities, including the acquisition of land and rights-of-way therefor, (ii) acquiring, designing, constructing, equipping and improving public safety facilities, including the acquisition of land and rights-of-way and the acquisition of vehicles therefor, (iii) acquiring and equipping telecommunication, wireless communication, and information technology system equipment, (iv) designing, constructing, equipping and improving a municipal government facility, (v) constructing and improving streets, including drainage, landscaping, curbs, gutters, sidewalks, entryways, pedestrian pathways, signage and traffic signalization and the acquisition of land and rights-of-way therefor, (vi) acquiring, designing and constructing a municipal parking facility, including the acquisition of land and rights-of-way therefor, (vii) improving and extending the City's combined waterworks and sewer system, including the acquisition of land and rights-of-way therefor and (viii) professional services rendered in connection therewith; and; such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the City's combined Waterworks and Sewer System. The notice hereby approved and authorized to be published shall read substantially in the form and content of **Exhibit A** hereto attached and incorporated herein by reference as a part of this resolution for all purposes.

SECTION 2: That the City Secretary shall cause the aforesaid notice to be (i) published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date

Attachment: CELINA CO 2023 - Intent Resolution (for agenda) (CELINA Certificates of Obligation 2023 NOI)

of the first publication to be at least forty-six (46) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation and (ii) posted continuously on the City's website for at least forty-five (45) days before the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation.

SECTION 3: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 4: This Resolution shall be in force and effect from and after its passage on the date shown below.

Attachment: CELINA CO 2023 - Intent Resolution (for agenda) (CELINA Certificates of Obligation 2023 NOI)

PASSED AND ADOPTED, this January 10, 2023.

CITY OF CELINA, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

Attachment: CELINA CO 2023 - Intent Resolution (for agenda) (CELINA Certificates of Obligation 2023 NOI)

EXHIBIT A

CITY OF CELINA, TEXAS
NOTICE OF INTENTION TO ISSUE
CERTIFICATES OF OBLIGATION

TAKE NOTICE that the City Council of the City of Celina, Texas, shall convene at 5:00 p.m. on April 11, 2023, at the City Council chambers located at 112 N. Colorado Street, in the City of Celina, Texas, and, during such meeting, the City Council will consider the passage of one or more ordinances authorizing the issuance of certificates of obligation in one or more series in an amount not to exceed NINETY-EIGHT MILLION DOLLARS ($98,000,000) for the purpose of paying contractual obligations to be incurred for: (i) acquiring, constructing, improving, remodeling, renovating and equipping park facilities, including the acquisition of land and rights-of-way therefor, (ii) acquiring, designing, constructing, equipping and improving public safety facilities, including the acquisition of land and rights-of-way and the acquisition of vehicles therefor, (iii) acquiring and equipping telecommunication, wireless communication, and information technology system equipment, (iv) designing, constructing, equipping and improving a municipal government facility, (v) constructing and improving streets, including drainage, landscaping, curbs, gutters, sidewalks, entryways, pedestrian pathways, signage and traffic signalization and the acquisition of land and rights-of-way therefor, (vi) acquiring, designing and constructing a municipal parking facility, including the acquisition of land and rights-of-way therefor, (vii) improving and extending the City's combined waterworks and sewer system, including the acquisition of land and rights-of-way therefor and (viii) professional services rendered in connection therewith; and; such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the City's combined waterworks and sewer system. In accordance with Texas Local Government Code Section 271.049, (i) the current principal amount of all of the City's outstanding public securities secured by and payable from ad valorem taxes is $272,945,000; (ii) the current combined principal and interest required to pay all of the City's outstanding public securities secured by and payable from ad valorem taxes on time and in full is $382,490,545.95; (iii) the estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is $176,985,839; (iv) the maximum interest rate for the certificates may not exceed the maximum legal interest rate; and (v) the maximum maturity date of the certificates to be authorized is September 1, 2048. The certificates are to be issued, and this notice is given, pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended.

City Secretary
City of Celina, Texas

Attachment: CELINA CO 2023 - Intent Resolution (for agenda) (CELINA Certificates of Obligation 2023 NOI)

Life Connected.

Finance Department
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Jason Laumer, City Manager
Date:	January 10, 2023
Re:	CELINA CO 2023 Reimbursement Resolution

Action Requested:

Consider and act upon of all matters incident and related to declaring expectation to reimburse expenditures with proceeds of future debt, including the adoption of a resolution pertaining thereto. (Stovall)

Background Information:

The City in the previous agenda item has requested approval to issue certificates of obligation for 98 million. This agenda item provides a resolution that provides for a reimbursement of expenditures with proceeds from the future debt.

Legal Review:

Bond Counsel has provided the Resolution

Supporting Documents:

Resolution

Staff Recommendation:

Staff recommends approval

RESOLUTION NO. 2023-_____

A RESOLUTION Declaring Expectation to Reimburse Expenditures With Proceeds of Future Debt.

WHEREAS, the City of Celina, Texas (the "City"), intends to issue debt for the purpose of paying contractual obligations to be incurred for: (i) acquiring, constructing, improving, remodeling, renovating and equipping park facilities, including the acquisition of land and rights-of-way therefor, (ii) acquiring, designing, constructing, equipping and improving public safety facilities, including the acquisition of land and rights-of-way and the acquisition of vehicles therefor, (iii) acquiring and equipping telecommunication, wireless communication, and information technology system equipment, (iv) designing, constructing, equipping and improving a municipal government facility, (v) constructing and improving streets, including drainage, landscaping, curbs, gutters, sidewalks, entryways, pedestrian pathways, signage and traffic signalization and the acquisition of land and rights-of-way therefor, (vi) acquiring, designing and constructing a municipal parking facility, including the acquisition of land and rights-of-way therefor, (vii) improving and extending the City's combined waterworks and sewer system, including the acquisition of land and rights-of-way therefor and (viii) professional services rendered in connection therewith(collectively, the "Project"); and

WHEREAS, the City further intends to make certain capital expenditures with respect to the Project and currently desires and expects to reimburse the capital expenditures with proceeds of such debt; and

WHEREAS, under Treas. Reg. § 1.150-2 (the "Regulation"), to fund such reimbursement with proceeds of tax-exempt obligations, the City must declare its expectation to make such reimbursement; and

WHEREAS, the City desires to preserve its ability to reimburse the capital expenditures with proceeds of tax-exempt obligations; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1: The City reasonably expects to reimburse capital expenditures with respect to the Project with proceeds of tax-exempt obligations hereafter to be incurred by the City, and this resolution shall constitute a declaration of official intent under the Regulation. The maximum principal amount of obligations expected to be issued for the Project is $98,000,000.

SECTION 2: This Resolution shall be in force and effect from and after its passage on the date shown below.

PASSED AND ADOPTED, this January 10, 2023.

CITY OF CELINA, TEXAS

ATTEST:

_____
Mayor

_____
City Secretary

133611828.2/1001234348

Attachment: CELINA CO 2023 - Reimbursement Resolution (for agenda) (CELINA CO 2023 Reimbursement R)

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Dawn Berry, Purchasing Director
CC:	Kim Brawner, Assistant City Manager
Date:	January 10, 2023
Re:	Modular Building - Beech St.

Action Requested:

Consider and act to purchase a modular building from Palomar Modular Buildings through a cooperative contract with BuyBoard in an amount not to exceed $518,312.00. (Brawner)

Background Information:

Staff requests authorization to procure a new 5,940 square foot modular building to be used to office existing employees and will be purchased through the following cooperative contract.

- Cooperative Agency: BuyBoard
- Cooperative Contract #: 637-21

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

Alternatives:

Council may reject the purchase and direct staff.

Financial Considerations:

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

Supporting Documents:

Quote
Government Center PowerPoint

Staff Recommendation:

Authorize the purchase as recommended.

PALOMAR
MODULAR BUILDINGS

505 North I-35 East, DeSoto, Texas 75115 P 469.727.0727 F 469.727.0728 866.912.4587 www.palomarmodularbuildings.com

October 10, 2022

City of Celina
Celina, TX

Barbara,

Thank you for your interest in Palomar Modular Buildings, LLC. The price reflected below, for a new **55' x 108' Office Building (**nominal dimensions), manufactured, delivered, and set in Celina, TX is based on the attached specifications and floor plan.

The purchase price as specified is **$490,812.00.** The price does not include poured concrete footers, gutters, self-contained fire alarm, low voltage equipment, utility hookups, site work, taxes or permits. It is assumed that the site can support the building, is relatively level and easily accessible.

Optional Pricing

1. **Wood deck, steps, and ramps 24'x8' landing w/steps and ramp 5'x6' landing with steps** **$20,000.00**
2. **(2) 8'x5' and (1) 5'x6' canopies over landings** **$7.500.00**

Total with all options $518,312.00

BuyBoard Co-Op 637-21

The building will be built in compliance with the International Building, Plumbing and mechanical codes, Americans with Disabilities Act, and the National Electric Code. The building will be engineered to meet local floor and roof load requirements and will have electrical, heating and cooling loads sized in accordance with code. Cost to comply with local codes beyond the attached floor plan and specifications is the responsibility of the owner.

Due to the volatility in lumber and other commodity markets we can only honor prices for 30 days.

Our payment terms are 50% due upon execution on PO or Contract, 40% due upon completion of manufacturing at PMB and 10% when the building is accepted or occupied, whichever comes first.

Sincerely,

Guy Cruce
Business Developer
Palomar Modular Buildings LLC
469-727-0727 (o)

Attachment: Palomar Quote (Modular Building Beech B29)

CITY OF CELINA GOVERNMENT CENTER

Kimberly Brawner
ACM – Public Services

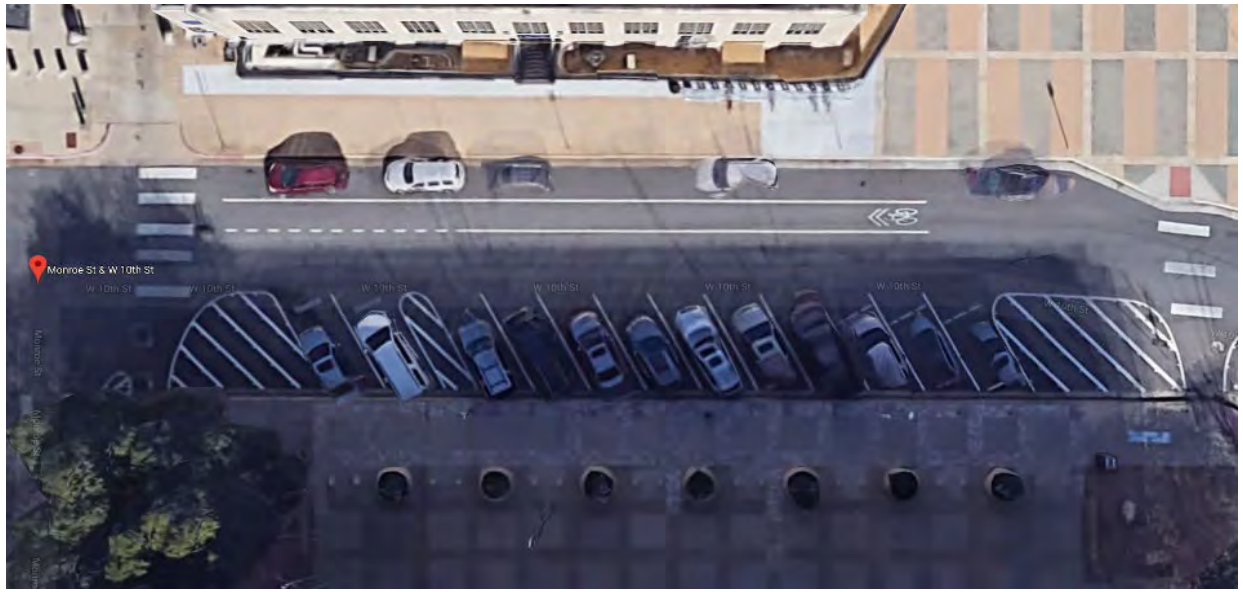
January 10,2023

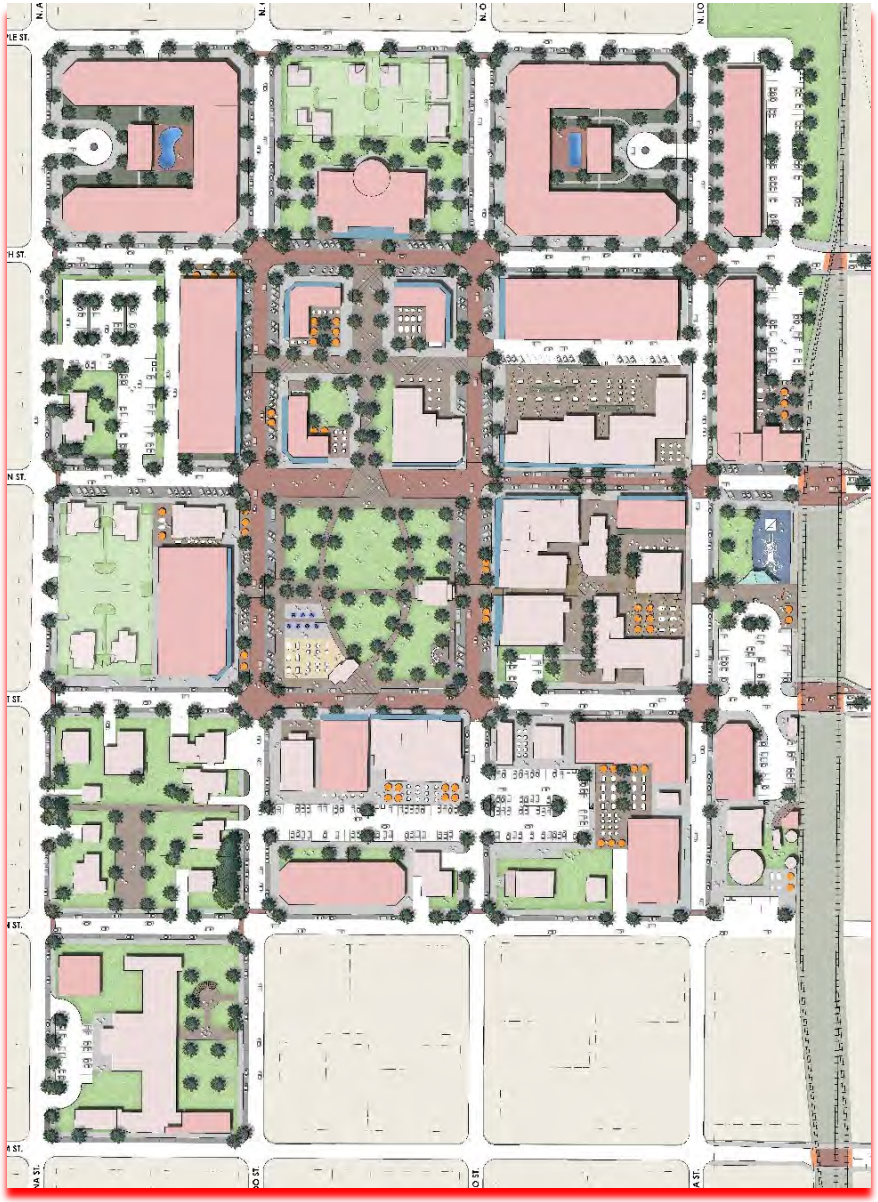


Attachment: Government Center (Modular Building Beech B29)

BEGINNING DOWNTOWN IDEAS

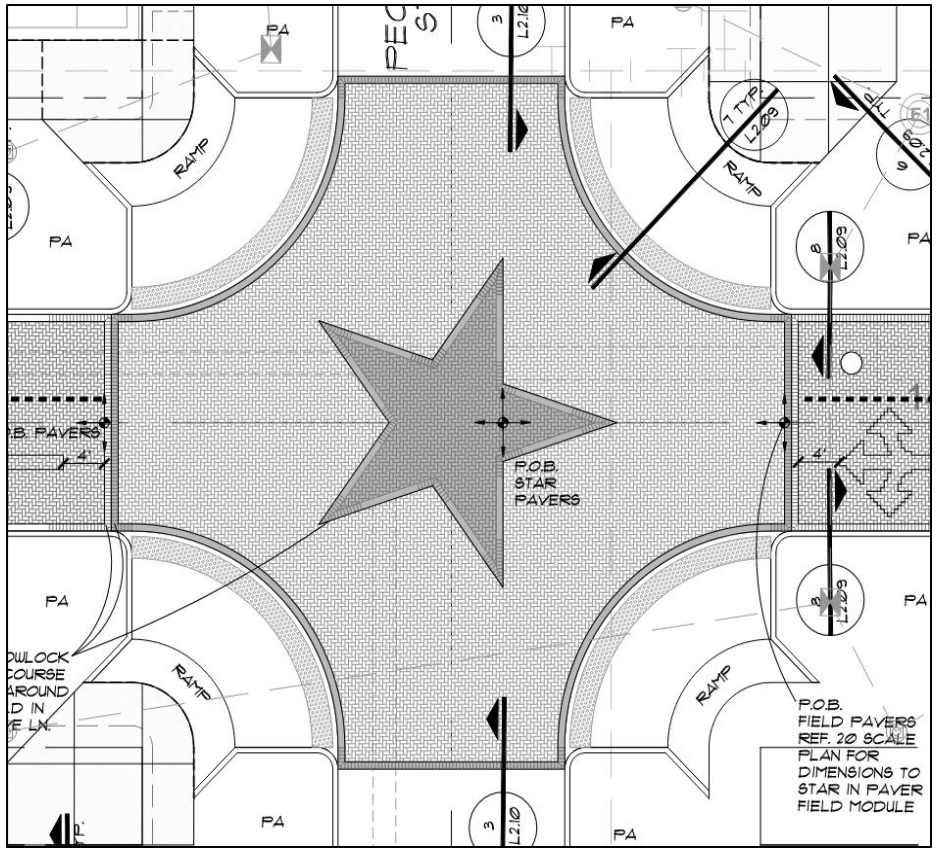






Attachment: Government Center (Modular Building Beech B29)

INNER LOOP CONSTRUCTION







Attachment: Government Center (Modular Building Beech B29)



Revised Downtown Square



Attachment: Government Center (Modular Building Beech B29)

vai architects



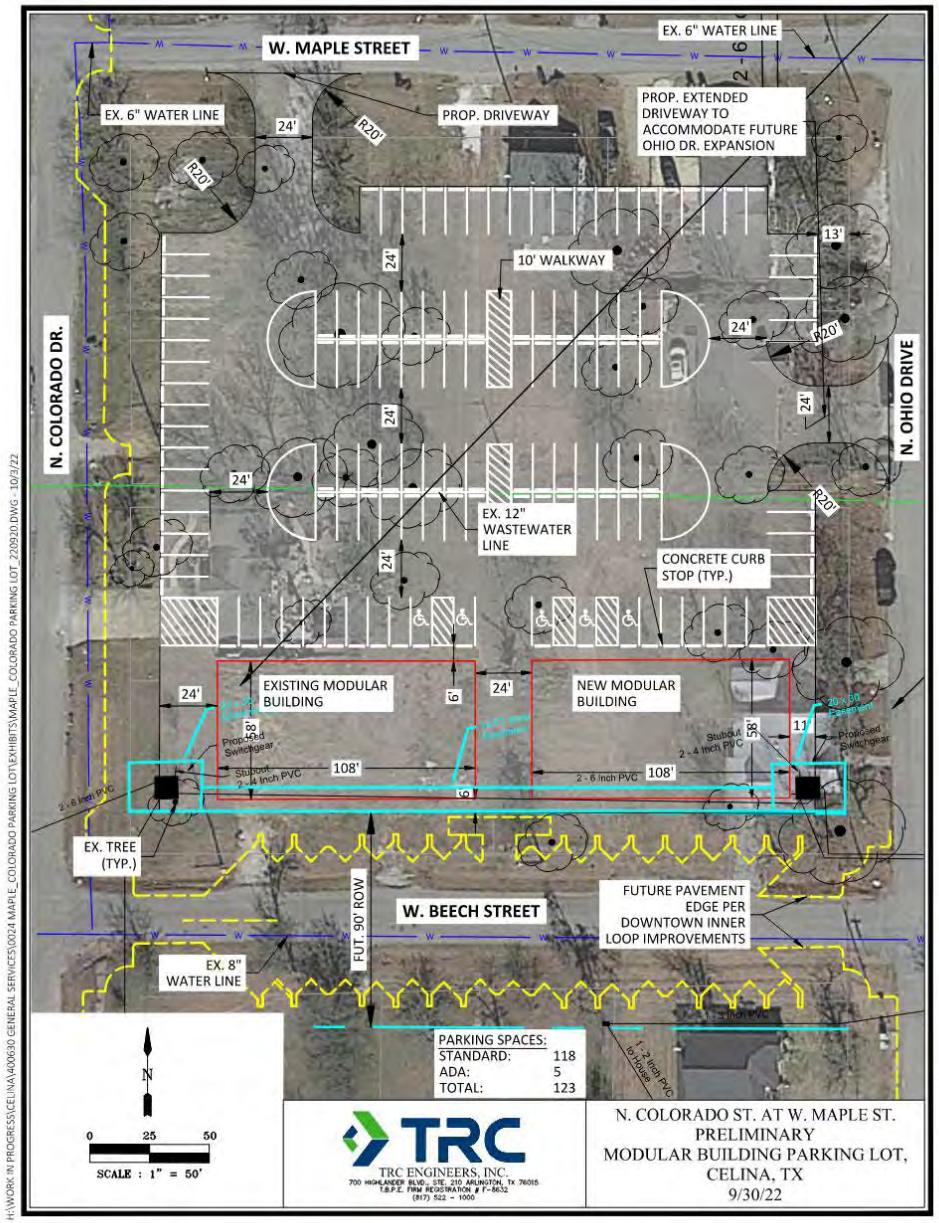
Attachment: Government Center (Modular Building Beech B29)

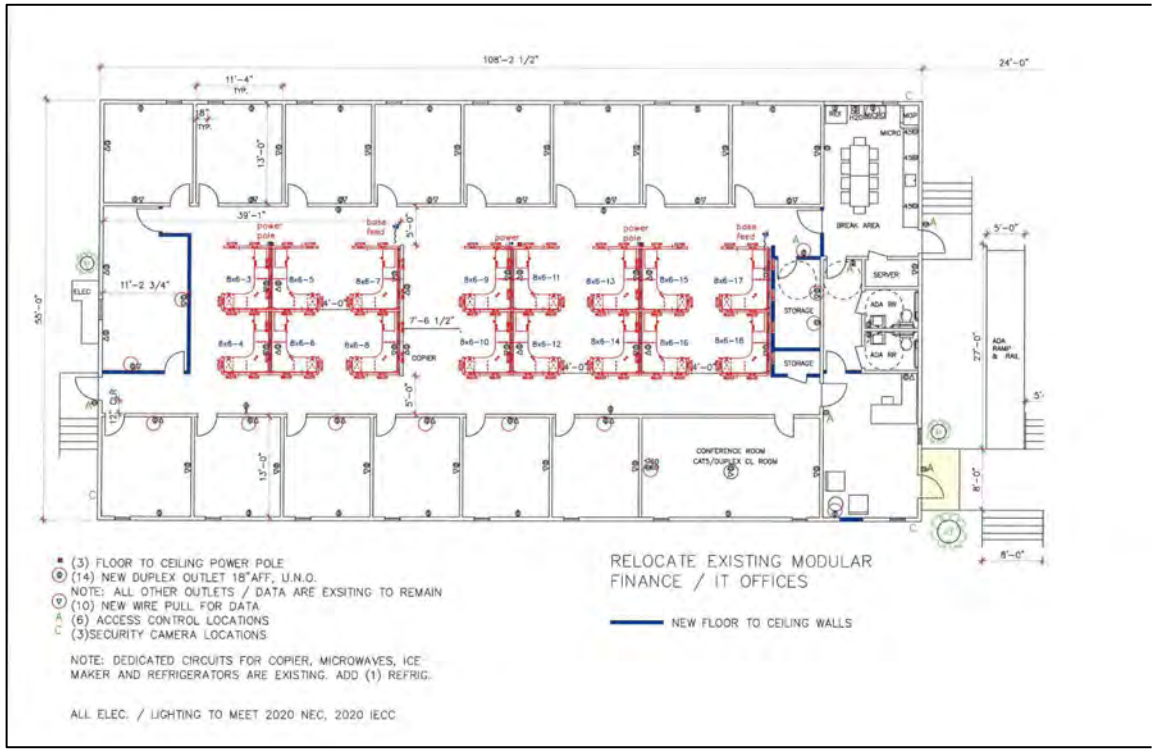
vai architects



Attachment: Government Center (Modular Building Beech B29)

vai architects





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MODULAR RELOCATION

Date	Event
1/2023	Council approve purchase
2/2023	CMAR selection
4/2023	Site work begins
7/2023	New modular delivery
8/2023	New modular set-up (electrical, furniture, Ave, IT)
9/2023	Fire & Engineering relocate
9/2023	Existing building relocated
10/2023	Internal services move into new building

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GOVERNMENT CENTER SCHEDULE

Admin	Date (start)	Date Complete
Council Notification	12/2022	12/2022
Council Authorization	1/2023	1/2023
Architect RFQ advertise	11/2022	12/2022
Architect Selection	1/2023	2/2023
Architect Council Award	3/2023	3/2023
Concept Plan	5/2023	12/2023
Design	1/2024	1/2025
CMAR Selection	2/2024	5/2024
Advertise Construction	3/2025	6/2025
GMP Award to Council	6/2025	11/2025
Construction	8/2025	12/2026
Occupy Building	Spring 2027	

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