



CITY COUNCIL

**Davis Library, 7501-B Independence Parkway, Plano, TX
75025 and via videoconference**

DATE: April 8, 2024

TIME: 7:00 PM

This City Council Meeting will be held in person in the Davis Library Program Room and via videoconference. A quorum of the City Council, including the presiding officer, will participate in person. The facility will be open to members of the public.

Seating and visibility is limited in the Davis Library Program Room. Overflow seating is available in the lobby area of the Joint Use Facility located next door. For those wanting to watch the meeting, but not address the Council and for optimal viewing and sound quality, the meeting will be live-streamed on Plano's website at www.planotv.org by clicking on the Public Meetings Live tab, [YouTube.com/cityofplanotexas](https://www.youtube.com/c/cityofplanotexas) and [Facebook.com/cityofplanotx](https://www.facebook.com/cityofplanotx).

To speak at the meeting, register at https://forms.plano.gov/Forms/Sign_Up_Citizen. Online registration opens at 5:00 p.m. on the Wednesday prior to the meeting and **closes at 4:00 p.m.** on the day of the meeting. **ONSITE REGISTRATION IS NOT AVAILABLE.**

Emails regarding agenda items and other comments on City business may be submitted to: councilcomments@plano.gov.

CALL TO ORDER

INVOCATION: Pastor Dae Jung - West Plano Presbyterian Church

PLEDGE OF ALLEGIANCE / TEXAS PLEDGE

OUR VISION - PLANO IS A GLOBAL ECONOMIC LEADER BONDED BY A SHARED SENSE OF COMMUNITY WHERE RESIDENTS EXPERIENCE UNPARALLELED QUALITY OF LIFE.

The City Council may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.

CONSENT AGENDA

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Council Member, the City Manager or any citizen. The Presiding Officer will establish time limits based upon the number of speaker requests.

Approval of Minutes

- (a) March 19, 2024
March 25, 2024
March 29, 2024

Approved

Approval of Expenditures

Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)

- (b) RFQ No. 2023-0398-B for the Zoning Ordinance Re-Write for the Planning Department to Freese and Nichols, Inc. in the amount of \$966,300; and authorizing the City Manager to execute all necessary documents. **Approved**
- (c) RFB No. 2024-0010-AC for a two (2) year contract with three (3) one-year automatic renewals for Landscape Renovation and Improvement Services to A N D, Inc. dba A New Deal Irrigation, Dyna-Mist Construction, LLC, Evolve Landscape & Irrigation, LLC, Good Earth Corporation, Pace Construction Services, LLC dba Pace Turf Solutions, Richmond & Associates Landscaping, LTD., and Southlake Landscaping & Maintenance, Inc. in the estimated annual amount of \$210,000; and authorizing the City Manager to execute all necessary documents. **Approved**
- (d) RFB No. 2024-0007-AC for a one (1) year contract with four (4) one-year automatic renewals for Batteries: Automotive, Truck, Marine for the Inventory Control/ Asset Disposal (ICAD) Division to Sam Packs Five Star Chevrolet in the estimated annual amount of \$54,724 and Batteries Plus - Cobblestone Group II in the estimated annual amount of \$98,897; and authorizing the City Manager to execute all necessary documents. **Approved**

Purchase from an Existing Contract

- (e) To approve the purchase of thirty-seven (37) Commo Gear Communications Kits for the Police Department in the estimated amount of \$108,942 from Invisio Communications, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (GSA Contract No. 47QSWA19D0031) **Approved**
- (f) To approve the installation of owner furnished electrical gear and electric vehicle charging equipment for the Engineering Department in the estimated amount of \$151,046 from Acumen Enterprises, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (TIPS Contract No. 23010402) **Approved**

- (g) To approve the purchase of Monday.com licenses for a one (1) year agreement for Technology Solutions in the amount of \$134,064 from STONS, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (GSA Contract No. GS-35F-153GA) **Approved**

Approval of Expenditure

- (h) To approve an expenditure for engineering professional services for the Canadian Pacific - Kansas City Southern (CPKC) Railroad Crossing Improvements at Los Rios Boulevard, Plano Parkway, and Jupiter Road and Various Sidewalk Improvements, Project No. ENG-S-00007, in the amount of \$179,219 from Schaumburg & Polk, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**

Approval of Contract / Agreement

- (i) To approve an Economic Development Incentive Agreement between the City of Plano, Texas, and 5600 HQD Acquisitions, LLC, a Delaware limited liability company ("Company"), providing an economic development grant to the Company; and authorizing the City Manager to execute all necessary documents. **Approved**

Adoption of Resolutions

- (j) To approve the hiring of Adria "Katie" Stallcup as Assistant City Attorney III by the City Attorney; and providing an effective date. **Adopted Resolution No. 2024-4-1(R)**
- (k) To approve the Investment Portfolio Summary for the quarter ended December 31, 2023; and providing an effective date. **Adopted Resolution No. 2024-4-2(R)**

Adoption of Ordinances

- (l) To adopt and enact Supplement Number 147 to the Code of Ordinances for the City of Plano; providing for amendment to certain sections of the Code; and providing an effective date. **Adopted Ordinance No. 2024-4-3**
- (m) To amend Subsection (a) of Section 12-104, Three-hour parking, Article V, Stopping, Standing and Parking, Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances to remove parking restrictions from seven on-street parking spaces along the east side of Municipal Avenue between 14th Street and 15th Street; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date. **Adopted Ordinance No. 2024-4-4**

ITEMS FOR INDIVIDUAL CONSIDERATION:

Public Hearing Items:

Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The Presiding Officer may amend these times as deemed necessary.

Non-Public Hearing Items:

The Presiding Officer will permit public comment for items on the agenda not posted for a Public Hearing. The Presiding Officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Speakers will be called in the order requests are received until the cumulative time is exhausted.

- (1) Public Hearing and consideration of a Resolution to approve the use or taking of a portion of City of Plano public parkland, known as Los Rios Park, pursuant to Chapter 26 of the Texas Parks and Wildlife Code to approve using a portion of dedicated parkland as a temporary utility easement for the purpose of sanitary sewer improvements; authorizing the City Manager, or his designee, to execute all necessary documents; and providing an effective date. **Conducted and adopted Resolution No. 2024-4-5(R)**
- (2) Public Hearing and consideration of a Resolution to approve the use or taking of a portion of City of Plano public parkland, known as Legacy Trail at Ohio Drive, pursuant to Chapter 26 of the Texas Parks and Wildlife Code to approve using a portion of dedicated parkland as temporary storage and a utility easement for the purpose of Preston Road Lift Station improvements located at 8015 Ohio Drive; authorizing the City Manager, or his designee, to execute all necessary documents; and providing an effective date. **Conducted and adopted Resolution No. 2024-4-6(R)**
- (3) Public Hearing and consideration of a Resolution to approve the use or taking of a portion of City of Plano public parkland, known as Legacy Trail between Hedgcoxe Road and Sam Rayburn Tollway, pursuant to Chapter 26 of the Texas Parks and Wildlife Code to approve using a portion of dedicated parkland as temporary storage and a utility easement for the purpose of replacing an existing force main; authorizing the City Manager, or his designee, to execute all necessary documents; and providing an effective date. **Conducted and adopted Resolution No. 2024-4-7(R)**

The City of Plano encourages participation from all citizens. The facility has accessible restroom facilities, drinking fountains, and power assist entrance doors. The facility is easily accessed from public sidewalks and parking areas, with designated accessible parking nearby. If you require additional assistance or reasonable accommodations under the Americans with Disabilities Act for this meeting or facility, including ASL interpreters, you should submit an ADA Reasonable Accommodation Request Form to the ADA Coordinator at least 48 hours in advance. If you need assistance completing the form, please call 972-941-7152. Complete or download the ADA Reasonable Accommodation Request Form at <https://www.plano.gov/395/Accessibility-Accommodations>.



CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024

DEPARTMENT: City Secretary

DIRECTOR: Lisa Henderson, City Secretary

This City Council Meeting will be held in person in the Davis Library Program Room and via videoconference. A quorum of the City Council, including the presiding officer, will participate in person. The facility will be open to members of the public.

Seating and visibility is limited in the Davis Library Program Room. Overflow seating is available in the lobby area of the Joint Use Facility located next door. For those wanting to watch the meeting, but not address the Council and for optimal viewing and sound quality, the meeting will be live-streamed on Plano's website at www.planotv.org by clicking on the Public Meetings Live tab, [YouTube.com/cityofplanotexas](https://www.youtube.com/c/cityofplanotexas) and [Facebook.com/cityofplanotx](https://www.facebook.com/cityofplanotx).

AGENDA ITEM: To speak at the meeting, register at https://forms.plano.gov/Forms/Sign_Up_Citizen. Online registration opens at 5:00 p.m. on the Wednesday prior to the meeting and **closes at 4:00 p.m.** on the day of the meeting. **ONSITE REGISTRATION IS NOT AVAILABLE.**

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RECOMMENDED ACTION: Location Link



CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024
DEPARTMENT: City Secretary
DIRECTOR: Lisa Henderson, City Secretary
AGENDA ITEM: Approval of Minutes
RECOMMENDED ACTION: Approval of Minutes

ITEM SUMMARY

March 19, 2024

March 25, 2024

March 29, 2024

Approved

ATTACHMENTS:

Description	Upload Date	Type
3-19-24 Preliminary Open Meeting Minutes	3/28/2024	Minutes
3-19-24 Regular Session Minutes	3/28/2024	Minutes
3-25-24 Preliminary Open Meeting	3/28/2024	Minutes
3-25-24 Regular Session Minutes	3/28/2024	Minutes
3-29-24 Special Session	4/1/2024	Minutes

**PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
March 19, 2024**

COUNCIL MEMBERS PRESENT

Kayci Prince, Mayor Pro Tem
Anthony Ricciardelli
Rick Horne
Shelby Williams
Julie Holmer
Rick Smith

COUNCIL MEMBERS ABSENT

John B. Muns, Mayor
Maria Tu, Deputy Mayor Pro Tem

STAFF PRESENT

Mark Israelson, City Manager
Jack Carr, Deputy City Manager
Shelli Siemer, Deputy City Manager
Sam Greif, Deputy City Manager
LaShon Ross, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Pro Tem Prince called the meeting to order at 5:00 p.m., Tuesday, March 19, 2024, in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present. Mayor Pro Tem Prince then stated the Council would retire into Executive Session, in Training Room A, in compliance with Chapter 551, Government Code, Vernon's Texas Codes Annotated in order to consult with an attorney to receive Legal Advice, Section 551.071; discuss Real Estate matters, Section 551.072; and discuss Economic Development matters, Section 551.087; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required. The Council convened into Executive Session at 5:10 p.m.

Mayor Pro Tem Prince reconvened the meeting back into the Preliminary Open Meeting at 5:51 p.m.

- **Consideration and action resulting from Executive Session discussion**
- **Personnel - Appointments:**

a) Animal Shelter Advisory Committee – Interim Member (Veterinarian)

Upon a motion made by Council Member Horne and seconded by Mayor Pro Tem Prince, the Council voted 6-0 to appoint Anthony Hall (veterinarian) as an interim member.

b) Tax Increment Financing Reinvestment Zone No. 5 Board - Members and Chair

Council deferred consideration to the April 8, 2024, meeting.

- **Short-term Rental Study Phase II Report and Sunset of the Short-term Rental Task Force**

Bill France with Plano Texas Neighborhood Coalition spoke to the importance of implementing short-term regulations.

Stephen Kyriakos with Plano Texas Neighborhood Coalition spoke to concerns of zoning changes connected to short-term rentals.

Bill Baker spoke to concerns of zoning changes connected to short-term rentals.

Matt Bingham spoke in support of short-term rentals and the survey being biased.

Yu Zhang, a professional short-term rental manager, spoke in support of short-term rentals and regulation.

Jeanna Morey a short-term rental host, spoke in support of short-term rentals and expressed concerns with the task force recommendations.

Danella Santana Lederer spoke to consideration of fair regulations for short-term rentals.

Haniel Cuevas spoke in support of short-term rentals.

Eddie Lederer spoke in support of short-term rentals and requested information on the impact of a change in ownership or properties in a trust.

John Bourke spoke to the unintended consequences of short-term rentals.

Jennifer Asher spoke in support of short-term rentals and the travel options they provide.

Clara Damti spoke in support of short-term rentals and appropriate management.

Antonio Miguel Molina Bendeck spoke in support of short-term rentals and regulation.

Council expressed concurrence to accept the report as presented and sunset the Short-term Rental Task Force.

- **Moving Meetings to Davis Library Program Room Presentation**
- **Consent and Regular Agendas**
- **Council items for discussion/action on future agendas**

With no further discussion, the Preliminary Open Meeting adjourned at 7:00 p.m.

Kayci Prince, MAYOR PRO TEM

ATTEST:

Lisa C. Henderson, City Secretary

**PLANO CITY COUNCIL
REGULAR SESSION
March 19, 2024**

COUNCIL MEMBERS PRESENT

Kayci Prince, Mayor Pro Tem
Anthony Ricciardelli
Rick Horne
Shelby Williams
Julie Holmer
Rick Smith

COUNCIL MEMBERS ABSENT

John B. Muns, Mayor
Maria Tu, Deputy Mayor Pro Tem

STAFF PRESENT

Mark Israelson, City Manager
Jack Carr, Deputy City Manager
Shelli Siemer, Deputy City Manager
Sam Greif, Deputy City Manager
LaShon Ross, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Pro Tem Prince convened the Council into the Regular Session on Tuesday, March 19, 2024, at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present.

Invocation and Pledge

Dr. Craig Curry, Senior Pastor with First Baptist Church Plano, led the invocation and Troop 1000 with Resurrection Lutheran Church led the Pledge of Allegiance and Texas Pledge.

Consent Agenda

MOTION: Upon a motion made by Councilmember Smith and seconded by Councilmember Williams, the Council voted 6-0 to approve all items on the Consent Agenda, as follows:

Approval of Minutes

February 26, 2024
(Consent Agenda Item “A”)

Approval of Expenditures

Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)

RFB No. 2024-0196-ER for the initial term of \$1,999,880 or two (2) years, whichever occurs first, with two (2) City optional renewals for Arterial Pavement Maintenance Requirements Contract - 2024, Project No. PW-S-00056, for the Public Works Department to ICOS Management, LLC in the amount of \$1,999,880 for each term; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

RFB No. 2024-0138-B for 7583 West Park Boulevard Median Renovation – Country Place to Ohio Drive, Project No. PKR-P-00009, for the Parks and Recreation Department to Landscapes of Fort Worth, LLC in the amount of \$577,848; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

Approval of Change Order

To approve a decrease in the current awarded contract amount of \$7,865,846 by \$346,439, for a total contract amount of \$7,519,407, for Residential Concrete Pavement Repair Zone P4 from Metroplex Concrete Construction, Inc. for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2021-0376-B; Change Order No. 2) (Consent Agenda Item “D”)

To approve an increase to the current awarded contract amount of \$13,638,803 by \$235,000, for a total contract amount of \$13,873,803, for Fire Training Center, Project No. FAC-F-6824, from Thos. S. Byrne, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2017-0514-B, Change Order No. 4) (Consent Agenda Item “E”)

To approve an increase to the current awarded contract amount of \$13,797,878 by \$2,574,817, for a total contract amount of \$16,372,694, for Shiloh Road Expansion - Park Boulevard to 14th Street, Project No. 7036, from Texas Sterling Construction Co. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2022-0241-B; Change Order No. 2) (Consent Agenda Item “F”)

Approval of Expenditure

To approve an expenditure for construction materials testing professional services for Screening Wall Replacement - Park Boulevard, Parker Road, Independence Parkway, 14th Street & 15th Street, Project No. 7574, in the amount of \$198,478 from Terracon Consultants, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “G”)

Approval of Contract / Agreement

To approve a Memorandum of Understanding between the North Texas Municipal Water District and the City of Plano for providing electricity to the 121 Landfill Odor Management System; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “H”)

To approve an Interlocal Agreement by and between the City of Plano and the North Central Texas Council of Governments (NCTCOG) in the amount of \$16,641 for the acquisition of 2024 LiDAR data for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “I”)

To approve a Tender Agreement between the City of Plano and US Casualty and Surety Insurance Company; and a Completion Contract in the amount of \$1,920,000 (\$857,538 from the Original Contract Balance and \$1,062,462 from the Surety Payment) between the City of Plano and A&C Construction, Inc., authorizing A&C Construction, Inc. to complete the construction of Sidewalk Improvements – Plano Parkway from Independence Parkway to Alma Drive, Project No. 6901; and authorizing the City Manager to execute all necessary documents to resolve this matter. (Consent Agenda Item “J”)

Adoption of Resolutions

Resolution No. 2024-3-1(R): To approve the hiring of Victor A. Flores as Assistant City Attorney, Senior by the City Attorney; and providing an effective date. (Consent Agenda Item “K”)

Adoption of Ordinances

Ordinance No. 2024-3-2: To amend Section 16-19 – Fees for zoning, rezoning and other miscellaneous fees, of Article II – Fees Generally, of Chapter 16, Planning and Development, of the Code of Ordinances of the City of Plano; to add a fee for Substantially Conforming Landscape Plans; providing a repealer clause, a severability clause, a publication clause, and an effective date. (Consent Agenda Item “L”)

Ordinance No. 2024-3-3: To amend Section 12-101, Prohibited on certain streets at all times, Article V, Stopping, Standing and Parking, Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances to establish no parking zones along Allied Drive, Grandview Drive, Pebble Vale Drive, and Potomac Drive, within the city limits of the City of Plano; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date. (Consent Agenda Item “M”)

Comments of Public Interest

No one requested to speak,

With no further discussion, the Regular City Council Meeting adjourned at 7:07 p.m.

Kayci Prince, MAYOR PRO TEM

ATTEST:

Lisa C. Henderson, CITY SECRETARY

**PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
March 25, 2024**

COUNCIL MEMBERS PRESENT

John B. Muns, Mayor
Kayci Prince, Mayor Pro Tem
Maria Tu, Deputy Mayor Pro Tem
Anthony Ricciardelli
Rick Horne
Shelby Williams
Julie Holmer
Rick Smith

STAFF PRESENT

Mark Israelson, City Manager
Jack Carr, Deputy City Manager
Shelli Siemer, Deputy City Manager
Sam Greif, Deputy City Manager
LaShon Ross, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Muns called the meeting to order at 5:00 p.m., Monday, March 25, 2024, in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present. Mayor Muns then stated the Council would retire into Executive Session, in Training Room A, in compliance with Chapter 551, Government Code, Vernon's Texas Codes Annotated in order to consult with an attorney to receive Legal Advice and discuss Litigation, Section 551.071; and discuss Economic Development matters, Section 551.087; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required. The Council convened into Executive Session at 5:12 p.m.

Mayor Muns reconvened the meeting back into the Preliminary Open Meeting at 6:07 p.m. Councilmember Holmer arrived at 6:08 p.m.

- **Consideration and action resulting from Executive Session discussion**
- **Review of Bulky Waste Pilot Program**
- **Short-Term Rental Registration Ordinance Overview**

Bill France with Plano Texas Neighborhood Coalition spoke in support of strong enforceable regulations.

Marla Kyriakos with Plano Texas Neighborhood Coalition spoke in support of a strong enforceable ordinance.

Stephen Kyriakos with Plano Texas Neighborhood Coalition spoke in support of a strong enforceable ordinance and strengthening definitions in the ordinance and registration.

Rebecca Baca spoke in support of short-term rental regulations and concerns of Section 6-736 regarding designated contact, one-hour response time, designation of who to receive calls from and consequences from not responding.

Mark Asher spoke in support of regulation but not in the current form.

Cindy Pattillo opposes short-term rentals in residential neighborhoods but supports strong regulations.

Mark Asher supports regulation but not in the current form.

Greg Pattillo stated the ordinance was a **Page 12** framework but needed to be strengthened.

(This item continued in the regular meeting.)

- **Consent and Regular Agendas** (This item was discussed in the regular meeting.)
- **Council items for discussion/action on future agendas** (This item was discussed in the regular meeting.)

With no further discussion, the Preliminary Open Meeting adjourned at 7:00 p.m.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

**PLANO CITY COUNCIL
REGULAR SESSION
March 25, 2024**

COUNCIL MEMBERS PRESENT

John B. Muns, Mayor
Kayci Prince, Mayor Pro Tem
Maria Tu, Deputy Mayor Pro Tem
Anthony Ricciardelli
Rick Horne
Shelby Williams
Julie Holmer
Rick Smith

STAFF PRESENT

Mark Israelson, City Manager
Jack Carr, Deputy City Manager
Shelli Siemer, Deputy City Manager
Sam Greif, Deputy City Manager
LaShon Ross, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Muns convened the Council into the Regular Session on Monday, March 25, 2024, at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present.

Invocation and Pledge

Rev. Raegan Gilliland, Pastor of Outreach and Engagement with Christ United Methodist Church led the invocation and Boys & Girls Clubs of Collin County - Plano led the Pledge of Allegiance and Texas Pledge.

Proclamations and Special Recognitions

Presentation: Teen volunteers received the President's Volunteer Service Award.

Proclamation: April is National Child Abuse Prevention Month.

Proclamation: April 1-5, 2024 is National Community Development Week and April marks the 50th Anniversary of the Community Development Block Grant (CDBG) Program.

Proclamation: Plano East Senior High School Boys Basketball 6A State Champions were recognized.

Preliminary Open Meeting (Cont'd.)

- **Short-Term Rental Registration Ordinance Overview**

Stacy Matthews requested clarification of ordinance requirements.

Antonio Miguel Molina Bendeck spoke in opposition of the ordinance due to the application and renewal fee amounts and other challenges hosts face.

Jennifer Asher spoke to concerns of short-term rental owner rights and Section 6-746 and 6-747 regarding hearing and appeal process.

Jeanna Morey spoke to concerns with reporting, impact of the owner reporting issues and indoor noise monitoring.

Short-Term Rental Registration Ordinance Overview (Cont'd.)

James Gilbert spoke to the uncertainty of the ordinance solving the problem.

Efrain Girardot spoke to the need of strong enforcement of regulations.

Zoey Sanchez supports a strong ordinance and enforcement.

Lynn McClimon spoke in support of registration with enforcement of property maintenance, trash, excessive noise and parking.

Justin Elliott (via Zoom) spoke in opposition to the registration process.

Matt Bingham stated the registration process, additional taxes and requirements is a burden.

Anne Hill spoke in support of the registration ordinance and providing information for residents living near short-term rentals.

Danella Santana Lederer requested clarification of ordinance requirements regarding floor plans, photographs, hosting platforms and host rules.

Edward Lederer spoke in support of fair registration and requested clarification of ordinance requirements regarding registration and new owners.

Clara Damti spoke in opposition of the ordinance and requested clarification regarding excessive penalties, suspension of registration, proof of owner awareness of serious incidents and action during suspension.

Kristen Reinaker spoke in opposition of the ordinance as written, the lack of delineation of properties with onsite management and requirements of registration should be aligned to the risk of use.

Corey Reinaker spoke in opposition of the ordinance as written, the Arlington model and absence of stakeholder input over the last year.

Council provided direction to clarify definitions, requirements, processes, and appeal process; requested consideration of incentives and grace period; and review of the ordinance on a regular basis.

- **Consent and Regular Agendas**
- **Council items for discussion/action on future agendas**
Extension of the short-term rental ban (Smith/Holmer)

Consent Agenda

MOTION: Upon a motion made by Mayor Pro Tem Prince and seconded by Councilmember Horne, the Council voted 8-0 to approve all items on the Consent Agenda, as follows:

Approval of Expenditures

Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)

RFB No. 2024-0169-B for East Arterial Overlay - 2024, Project No. PW-S-00021, for the Public Works Department to Texas Materials Group, Inc. in the amount of \$6,040,246; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "A")

Purchase from an Existing Contract

To approve the purchase of a Generator and Automatic Transfer Switch for the Facilities Division in the estimated amount of \$476,384 from Loftin Equipment Co. through an existing contract; and authorizing the City Manager to execute all necessary documents. (HGAC Contract No. GE02-20) (Consent Agenda Item “B”)

To approve the purchase of SQL and COVID Nutanix hardware, software, and licensing for 23-months for Technology Solutions in the amount of \$629,917 from Freeit Data Solutions through an existing contract; and authorizing the City Manager to execute all necessary documents. (DIR Contract No. DIR-CPO-4444) (Consent Agenda Item “C”)

Approval of Contract Modification

To approve an increase to the current awarded contract amount of \$75,780 by \$39,700, for a total contract amount of \$115,480, for construction materials testing professional services for Water Rehabilitation - Parker Road Estates Phase 2, Project No. 7293, from HVJ North Texas - Chelliah Consultants, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2023-0197-X; Modification No. 1) (Consent Agenda Item “D”)

To approve an increase to the current awarded contract amount of \$561,616 by \$142,162, for a total contract amount of \$703,778, for engineering professional services for Sewer Improvements – Frito-Lay, White Rock Creek, Evans Park, Spring Creek, Shawnee Park, Laurel Lane (Project No. 7567) from Lockwood, Andrews & Newnam, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2022-0708-X; Modification No. 2) (Consent Agenda Item “E”)

Approval of Expenditure

To approve an expenditure for engineering professional services for the 2024 Citywide Traffic Count Program, Project No. TP-S-00015, in the amount of \$494,300 from Lee Engineering, LLC. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “F”)

Adoption of Resolutions

Resolution No. 2024-3-4(R): To authorize continued participation and membership with the Atmos Cities Steering Committee; authorizing the payment of five cents (\$0.05) per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation, Mid-Tex Division; and providing an effective date. (Consent Agenda Item “G”)

Resolution No. 2024-3-5(R): To authorize continued participation with the Steering Committee of Cities Served by Oncor; authorizing the payment of ten cents (\$0.10) per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC; and providing an effective date. (Consent Agenda Item “H”)

Resolution No. 2024-3-6(R): To review and approve the City's official Public Funds Investment Policy; and providing an effective date. (Consent Agenda Item “I”)

Adoption of Ordinances

Ordinance No. 2024-3-7: To appoint Associate Judges of the Municipal Court of Record of the City of Plano, setting the term of office for the Judges; and providing an effective date. (Consent Agenda Item “J”)

Ordinance No. 2024-3-8: To appoint the Chief Municipal Judge of the Municipal Court of Record of the City of Plano, setting the term of office and compensation for the Judge; and providing an effective date. (Consent Agenda Item “K”)

End of Consent

Public Hearing and adoption of Ordinance No. 2024-3-9 as requested in Zoning Case 2024-004 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, to expand Specific Use Permit No. 660 for Household Care Institution from 0.3 to 0.6 acre of land located on two lots on the north side of 19th Street, 400 feet west of N Avenue in the City of Plano, Collin County, Texas, presently zoned General Office with Specific Use Permit No. 660 for Household Care Institution; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Petitioner: Agape Resource & Assistance Center, Inc. (Regular Item “1”)

Mayor Muns opened the public hearing. Janet Collinsworth with Agape Resource & Assistance Center, Inc. spoke to the project. Penelope Diaz with Apogee Architectural Services was available for questions. Mayor Muns closed the public hearing.

MOTION: Upon a motion made by Councilmember Horne and seconded by Deputy Mayor Pro Tem Tu, the Council voted 8-0 to expand Specific Use Permit No. 660 for Household Care Institution from 0.3 to 0.6 acre of land located on two lots on the north side of 19th Street, 400 feet west of N Avenue in the City of Plano, Collin County, Texas, presently zoned General Office with Specific Use Permit No. 660 for Household Care Institution; directing a change accordingly in the official zoning map of the City; as requested in Zoning Case 2024-004; and further to adopt Ordinance No. 2024-3-9.

Presentation and receive Public Comments on proposed revisions to the City of Plano's Drought and Emergency Response Plan and Water Management Plan. (Regular Item “2”)

Mayor Muns opened the public comment. No one requested to speak. Mayor Muns closed the public comment.

Presentation of the FY2023-24 Status Report and Three-Year Financial Forecast. (Regular Item “3”)

Comments of Public Interest

No one requested to speak.

With no further discussion, the Regular City Council Meeting adjourned at 9:06 p.m.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

PLANO CITY COUNCIL
Special Called Session
March 29, 2024

COUNCIL MEMBERS PRESENT

Maria Tu, Deputy Mayor Pro Tem
Anthony Ricciardelli
Shelby Williams
Julie Holmer
Rick Smith

STAFF PRESENT

Sam Greif, Deputy City Manager
Lisa C. Henderson, City Secretary
Peter G. Smith, Attorney

Deputy Mayor Pro Tem Tu called the Special Called Session to order at 3:01 p.m., Friday, March 29, 2024, in the Building Inspections Training Room of the Plano Municipal Center, 1520 K Avenue. A quorum was present. Deputy Mayor Pro Tem Tu stated the Council would retire into Executive Session, in the Building Inspection Conference Room, in compliance with Chapter 551, Government Code, Vernon's Texas Codes Annotated in order to consult with an attorney to receive Legal Advice, Section 551.071(2), and to discuss Personnel matters, Section 551.074; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required.

Deputy Mayor Pro Tem Tu reconvened the meeting back into the Special Called Session at 4:21 p.m.

Consideration and action rejecting the complaint(s) or invoking an investigation on the complaint(s) after the Executive Session discussion.

Upon a motion made by Councilmember Ricciardelli and seconded by Councilmember Smith, the Council voted 4-1, with Councilmember Williams in opposition, to accept Attorney Smith's findings and reject all complaints filed by Bill Lisle III against the Mayor John B. Muns, Mayor Pro Tem Kayci Prince, City Council Member Rick Horne, City Manager Mark Israelson, Deputy City Manager Jack Carr, City Attorney Paige Mims, Deputy City Attorney Michelle D'Andrea and Planning & Zoning Commission Chair David Downs because such complaints fail to identify acts that constitute a violation of the Code of Conduct and for the additional reason that the complaints against City Manager Mark Israelson, Deputy City Manager Jack Carr, City Attorney Paige Mims, Deputy City Attorney Michelle D'Andrea are not able to be acted upon because city employees are not subject to this process set forth in the Code of Conduct and further move that the written report provided by Attorney Peter G. Smith be released to the public.

Nothing further was discussed. Deputy Mayor Pro Tem Tu adjourned the meeting at 4:24 p.m.

Maria Tu, DEPUTY MAYOR PRO TEM

ATTEST:

Lisa C. Henderson, CITY SECRETARY

CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024
DEPARTMENT: Planning
DIRECTOR: Christina Day, Director of Planning
AGENDA ITEM: 2023-0398-B - Zoning Ordinance Re-Write
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFQ No. 2023-0398-B for the Zoning Ordinance Re-Write for the Planning Department to Freese and Nichols, Inc. in the amount of \$966,300; and authorizing the City Manager to execute all necessary documents. **Approved**

PREVIOUS ACTION/PRESENTATION

A preliminary open meeting presentation is scheduled for the same meeting date, with details on this project.

BACKGROUND

The Planning Department recommends approval of award for consultant services to Freese and Nichols, Inc. for the Zoning Ordinance Re-Write in the amount of \$966,300.

The city's primary development regulations are split into two separate ordinances, the Zoning Ordinance and Subdivision Ordinance, which are largely rooted in the policy aims of the comprehensive plan from the 1980s. This plan addressed a rapidly growing city with a large amount of undeveloped land; however, today 4% of land in the city remains undeveloped and most development projects involve redevelopment of a property. The ordinances were not designed to address these demands. Additionally, the ordinances have been amended many times as development and legislative issues arose, leading to a complicated system of regulations that could use a comprehensive review.

With the adoption of Comprehensive Plan 2021, the city's development regulations need to be realigned to ensure that they support the intent of the new plan. Simplifying the ordinances where possible to streamline review will benefit the whole community - city leaders, residents, staff, property owners, and developers. Additional graphics, updated language, and use of technology, can make the documents more user friendly.

Upon successful adoption, the revised development regulations would provide the following benefits:

1. Incentivize economic development through redevelopment and revitalization of underperforming properties, with a focus on retail and multifamily;
2. Simplify the development and redevelopment process;
3. Streamline analysis of projects that include legal exceptions to basic ordinance requirements, such as nonconformity or variances;
4. Make the ordinances easier to use for property owners, developers, and city staff;

5. Utilize industry standards, applicable locally, where possible;
6. Implement the land use priorities of the city as efficiently as possible; and
7. Align the regulations with other policies of the comprehensive plan as identified by staff and the consultant.

The scope of the project includes a designated Steering Committee and regular meetings with the Planning & Zoning Commission throughout the project. A joint City Council and Commission workshop is also planned before public hearings before the Commission and final approval by City Council.

The project was solicited through a request for qualifications with the City of Plano Procurement Division to secure an experienced consultant for the Zoning Ordinance Re-Write. There were two responses submitted for consideration and evaluation by a staff committee. These two respondents were invited to conduct a 1.5-hour interview with the evaluation committee. At the conclusion of these interviews, the evaluation committee reconvened to discuss interview results and to evaluate the merits of each respondents' proposal. Following this period of additional deliberation, Freese and Nichols, Inc. was ultimately selected due to their collective experience with zoning and subdivision regulations, qualifications of the project team, the quality and design of previous work. It was a unanimous decision among the staff committee members.

If this expenditure is not approved, the current Zoning and Subdivision Ordinances would stay intact. This situation is problematic as it reduces effectiveness of customer services to the residents, businesses, and property owners in Plano due to outdated, and at times unclear, regulations. It also significantly inhibits and delays the City's efforts to meet the objectives and guidelines of the Comprehensive Plan 2021.

Partial funding was previously approved for this project, however an additional funding is needed as discussed in the Financial Summary below.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Planning Department budget and is planned for future years, as well. Freese and Nichols, Inc. will provide a review and update of the Zoning Ordinance Re-Write in the amount of \$155,000 in 2023-24, \$554,000 in 2024-25 and \$257,300 in 2025-26 for a total of \$966,300. All future year expenditures will occur within Council approved appropriations.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
RFQ Recap	3/29/2024	Other

City of Plano
2023-0398-B
RFQ for Zoning Ordinance Re-Write
RFQ Recap

Opening Date/Time:	June 29, 2023 at 2 PM
Vendors Notified:	1137
"No Bid"s Submitted:	5
Offers Submitted:	2

The following evaluation criteria were used to determine the best value award recommendation.

CRITERION	WEIGHT
Qualifications	45%
Project Approach and Scope of Services	25%
Experience on Similar Projects	30%
Total	100%

Initial Evaluation		
Offeror	Score	Rank
Kendig Keast Collaborative	3.60	1
Freese and Nichols, Inc.	2.95	2

Post Presentation		
Offeror	Score	Rank
Kendig Keast Collaborative	3.20	2
Freese and Nichols, Inc.	3.57	1

CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024
DEPARTMENT: Parks
DIRECTOR: Ron Smith, Director of Parks and Recreation
AGENDA ITEM: 2024-0010-AC - Landscape Renovation and Improvement Services
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2024-0010-AC for a two (2) year contract with three (3) one-year automatic renewals for Landscape Renovation and Improvement Services to A N D, Inc. dba A New Deal Irrigation, Dyna-Mist Construction, LLC, Evolve Landscape & Irrigation, LLC, Good Earth Corporation, Pace Construction Services, LLC dba Pace Turf Solutions, Richmond & Associates Landscaping, LTD., and Southlake Landscaping & Maintenance, Inc. in the estimated annual amount of \$210,000; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

This contract constitutes price agreements to perform services including, but not limited to landscape renovation and improvements at public grounds and facilities located within the City of Plano. Public grounds maintenance is comprised of Fire Stations, Police Stations, Courts and Training Facilities, City Offices and Maintenance Facilities, Recreation Centers, Libraries, Downtown Parking Lots, Public Swimming Pools, a Community Theater, Amphitheatre, Animal Shelter, Golf Course Clubhouse and Day Labor Center along with Community Parks, Neighborhood Parks and Greenbelts.

The City of Plano notified 968 vendors via Ionwave. Fifty (50) vendors viewed the bid and 7 Bids were submitted. Parks staff reviewed all vendor submittals and work history references.

It is the recommendation of the Parks and Recreation Department to award Bid 2024-0010-AC Landscape Renovation and Improvement Services to bidders: A N D, Inc. dba A New Deal Irrigation, Dyna-Mist Construction, LLC, Evolve Landscape & Irrigation, LLC, Good Earth Corporation, Pace Construction Services, LLC dba Pace Turf Solutions, Richmond & Associates Landscaping, LTD., and Southlake Landscaping & Maintenance, Inc. The resultant contracts will be utilized based on price and availability.

Failure to approve this item will result in reduced maintenance services throughout the park system, and noticeably worse condition of landscape beds at some public buildings.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Capital Maintenance Fund and is planned for future years, as well. Award of the Landscape Renovation and Improvements contract has an initial term of two (2) years, with an annual cost of \$210,000, and three (3) one-year automatic renewals at the same amount, for an estimated total amount of \$1,050,000 if all renewal options are exercised.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Bid Recap	3/29/2024	Bid Recap

CITY OF PLANO
Bid No. 2024-0010-AC
RFB for Landscape Renovation and Improvement Services
Bid Recap

Bid opening Date/Time: February 20, 2024 @ 2:00 PM

Number of Vendors Notified: 968

Vendors Submitting “No Bids”: 2

Number of Vendors Non-Responsive: 1

Number of Bids Submitted: 7

A N D, Inc. dba A New Deal Irrigation- Rate per hour by crew:

Project Manager	\$100.00
Crew Leader	\$75.00
Equipment Operator	\$45.00
Laborer	\$45.00
Licensed Irrigator	\$95.00
Irrigation Tech	\$55.00
Markup on Materials	25%

Dyna-Mist Construction, LLC- Rate per hour by crew:

Project Manager	\$80.00
Crew Leader	\$65.00
Equipment Operator	\$65.00
Laborer	\$55.00
Licensed Irrigator	\$75.00
Irrigation Tech	\$65.00
Markup on Materials	15%

Evolve Landscape & Irrigation, LLC- Rate per hour by crew:

Project Manager	\$150.00
Crew Leader	\$100.00
Equipment Operator	\$100.00
Laborer	\$65.00
Licensed Irrigator	\$150.00
Irrigation Tech	\$100.00
Markup on Materials	25%

Good Earth Corporation- Rate per hour by crew:

Project Manager	\$80.00
Crew Leader	\$60.00
Equipment Operator	\$55.00
Laborer	\$50.00
Licensed Irrigator	\$85.00
Irrigation Tech	\$75.00
Markup on Materials	20%

Pace Construction Services, LLC dba Pace Turf Solutions- Rate per hour by crew:

Project Manager	\$40.00
Crew Leader	\$35.00
Equipment Operator	\$35.00
Laborer	\$25.00
Licensed Irrigator	\$50.00
Irrigation Tech	\$40.00
Markup on Materials	10%

Richmond & Associates Landscaping, LTD.- Rate per hour by crew:

Project Manager	\$60.00
Crew Leader	\$60.00
Equipment Operator	\$65.00
Laborer	\$40.00
Licensed Irrigator	\$80.00
Irrigation Tech	\$40.00
Markup on Materials	70%

Southlake Landscaping & Maintenance Inc.- Rate per hour by crew:

Project Manager	\$115.00
Crew Leader	\$80.00
Equipment Operator	\$75.00
Laborer	\$55.00
Licensed Irrigator	\$95.00
Irrigation Tech	\$75.00
Markup on Materials	30%

Recommended Vendor(s):

A N D, Inc. dba A New Deal Irrigation
Dyna-Mist Construction, LLC
Evolve Landscape & Irrigation, LLC
Good Earth Corporation
Pace Construction Services, LLC dba Pace Turf Solutions
Richmond & Associates Landscaping, LTD.
Southlake Landscaping & Maintenance Inc.

CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024
DEPARTMENT: Purchasing
DIRECTOR: Denise Tacke, Director of Finance
AGENDA ITEM: Award of Annual Contract for Batteries: Automotive, Truck, & Marine
RECOMMENDED ACTION: Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2024-0007-AC for a one (1) year contract with four (4) one-year automatic renewals for Batteries: Automotive, Truck, Marine for the Inventory Control/ Asset Disposal (ICAD) Division to Sam Packs Five Star Chevrolet in the estimated annual amount of \$54,724 and Batteries Plus - Cobblestone Group II in the estimated annual amount of \$98,897; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

It is the recommendation from Inventory Control/ Asset Disposal (ICAD) based on inventory requirements and based on specifications to award 2024-0007-AC by line item as follows, versus a total award to one vendor due to total dollar savings achieved.

Batteries Plus - Cobblestone Group II provided the lowest responsive, responsible bid pricing for line items 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16.

Sam Packs Five Star Chevrolet provided the lowest responsive, responsible bid pricing meeting specifications for line items 5, and 17.

It is the recommendation of Inventory Control and Asset Disposal to award bid 2024-0007-AC by line item as follows (line items 18, 19 and 20 are lines that represent a discount core charges/credits, state battery fees applicable to all vendors):

Batteries Plus - Cobblestone Group II:

Line items: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20.

Estimated amount: \$98,897

Sam Packs Five Star Chevrolet:

Line items: 5, 17, 18, 19, 20.

Estimated amount: \$54,724

Estimated total annual amount: \$153,621

Failure to award this bid could result in extended lead times, prolonged down time to city Fleet vehicles and equipment, higher procurement costs and the inability to provide inventory in an emergency or maintenance situation.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item approves price quotes. Funding is available in the 2023-24 Warehouse Fund for one (1) year contract with four (4) additional one-year automatic renewals to purchase inventory stock items to support the Public Works Fleet Operation Division from Sam Packs Five Star Chevrolet, in the estimated amount of \$54,724, and Batteries Plus - Cobblestone Group II, in the estimated amount of \$98,897, which will leave a remaining balance

of \$462,047 for other warehouse stock purchases. Future expenditures are dependent on renewals, in the estimated annual amount of \$153,621 for 2024-25 through 2027-28 Warehouse Budgets. All future year expenditures will occur within council approved appropriations.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Bid Recap	3/27/2024	Bid Recap

CITY OF PLANO

Bid No. 2024-0007-AC RFB for Batteries: Automotive, Truck, Marine Bid Recap

Bid opening Date/Time: Wednesday, January 3, 2024 @ 2:00 PM

Number of Vendors Notified: 580

Vendors Submitting "No Bids": 1

Number of Bids Submitted: 3

Sam Packs Five Star Chevrolet	\$54,724.25 (Partial Bid)
Batteries Plus - Cobblestone Group II	\$98,896.60 (Bid All Items)
Optasia Grace	\$388,349.82 (Bid All Items)

Recommended Vendor(s):

Sam Packs Five Star Chevrolet	\$54,724.25
Batteries Plus - Cobblestone Group II	\$98,896.60
Total	\$153,620.85

CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024
DEPARTMENT: Police
DIRECTOR: Ed Drain, Chief of Police
AGENDA ITEM: Award Purchase of Commo Gear Communications Kits for the Plano Police SWAT Team
RECOMMENDED ACTION: Purchase from Existing Contract

ITEM SUMMARY

To approve the purchase of thirty-seven (37) Commo Gear Communications Kits for the Police Department in the estimated amount of \$108,942 from Invisio Communications, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (GSA Contract No. 47QSWA19D0031) **Approved**

BACKGROUND

This project will fund purchase of thirty-seven (37) communications kits for the Plano Police Department SWAT Team. Effective, reliable, and clear communications are the foundation of any successful tactical operation. SWAT has long been in need of radio equipment that can withstand the vigor of a tactical operation and much of the equipment has reached the end of its usable lifecycle. The SWAT team has always been issued radio equipment that is standard issue for all police officers. SWAT operators have had to try and make this radio equipment work for tactical operations, which the equipment wasn't really designed to handle. One glaring example is the use of a gas mask, which our current radio equipment is not compatible with. Once gas masks are in use, radio communications between SWAT operators and command suffers greatly or is almost non-existent. Another area where our current radio communications equipment is lacking is that it offers no hearing protection. Tactical operations can be loud with the potential use of flash bangs, explosive breaches and gunfire. Purchasing radio equipment specifically designed for SWAT and tactical operations will provide an additional layer of hearing protection and will ensure vital communications are transmitted and received by all involved parties.

Extensive research on radio communications equipment for SWAT has been conducted. Invisio Communications, Inc. and their dual channel communications equipment was found to be in wide use with multiple Federal and State Law Enforcement specialized units to include: FT. Worth SWAT, Arlington SWAT, Flower Mound SWAT, San Antonio SWAT, Round Rock SWAT, TX DPS Air and Marine, USMS SOG, DEA SRT, LAPD SWAT and US Special Operations Command. With the Invisio Communications, Inc. dual channel radio communications system, Plano SWAT would have interoperability with other support units to include the Bomb Team, Drone Unit, Negotiations Unit, ESU Intelligence Unit and Logistics Unit, all while keeping open and separate communications with other SWAT team members and Command. The dual channel system would also allow interoperability with other State and local agencies even when a particular agency is not on the City of Plano's radio system. The dual channel system allows for communication between cell phones and the simple exchange of agency portable radios would also allow communications through the dual channel system. Currently, Plano SWAT is limited to one radio channel at a time and there is no interoperability with agencies that are not in the City of Plano's radio system. The dual channel system is also compatible with gas masks, without the use of additional wires or cables, and provides hearing protection while the gas mask is in use.

Invisio Communications, Inc. and their dual channel communications system would meet all of Plano SWAT’s communications needs now and for the foreseeable future in addition to providing invaluable hearing protection for each and every SWAT operator.

If funding is not approved, the Police Department SWAT Team will continue to respond to incidents with existing capability, however grant funding would be lost.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (GSA Contract No. 47QSWA19D0031 and the City of Plano Contract No. 2024-0305-O)

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023 UASI Grant, the 2023 SHSP Grant and the Police Department DOJ Equitable Sharing Program budgets for the purchase of thirty-seven (37) Commo Gear Communications Kits, in the total estimated amount of \$108,942. The UASI Grant program will provide \$34,273 in funding, The SHSP Grant will provide \$48,973 in funding, and the remaining \$25,696 will be funded out of the Police Department DOJ Equitable Sharing Program.

Approval of this purchase will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Cooperative Quote Recap	4/3/2024	Cooperative Quote Recap



Quote No. 2024-0305-O

Commo Gear Communications Kits for the Plano Police SWAT Team

Cooperative Quote Recap

=====

Quote Due Date/Time: March 26, 2024 at 5:00 PM

Number of Vendors Contacted: 2

Number of Quotes Submitted: 1

VENDOR NAME

Invisio Communications, Inc.
(GSA Contract No. 47QSWA19D0031)

AMOUNT

\$108,942.17

RECOMMENDED VENDOR

Invisio Communications, Inc.
(GSA Contract No. 47QSWA19D0031)

AMOUNT

\$108,942.17

CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024

DEPARTMENT: Engineering-Facilities

DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering

AGENDA ITEM: To approve the installation of owner furnished electrical gear and electric vehicle charging equipment for the Engineering Department.

RECOMMENDED ACTION: Purchase from Existing Contract

ITEM SUMMARY

To approve the installation of owner furnished electrical gear and electric vehicle charging equipment for the Engineering Department in the estimated amount of \$151,046 from Acumen Enterprises, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (TIPS Contract No. 23010402) **Approved**

BACKGROUND

The Engineering Department opened bids on March 12, 2024 for the Parkway Operations EV Charging Stations Project. This project includes installation of owner furnished electrical gear and electric vehicle charging equipment with minor associated site work.

The lowest responsive and responsible bid was submitted by Acumen Enterprises, Inc. in the amount of \$151,046. There were a total of 4 notified cooperative purchasing vendors, with 1 complete bid received and 0 no-bids for the project as shown in the attached bid recap.

If this bid is not awarded, we will not be able to charge our new electric solid waste vehicles and we will lose grant funding.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (TIPS Contract No. 23010402 and the City of Plano Contract No.2024-0279-O)

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Capital Maintenance Fund. Construction services for the Parkway Operations EV Charging Stations project, in the amount of \$151,046, will leave a balance of \$36,254 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Bid Recap	4/3/2024	Bid Recap

CITY OF PLANO

CO-OP

Bid No. 2024-0279-O

Building No. 74, Parkway Operations EV Charging Stations
Project No. FAC-F-7266

Bid Recap

Bid Opening Date/Time: Tuesday, March 12, 2024 @ 2:00 PM

Number of Vendors Notified: 4

Vendors Submitting "No Bids": 0

Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 1

Vendor:

Total Bid

Acumen Enterprises, Inc. TIPs Contract No. 23010402 \$151,046.00

Recommended Vendor:

Acumen Enterprises, Inc. TIPs Contract No. 23010402 \$151,046.00

Ruth Escalera

Ruth Escalera , Senior Buyer

3/20/2024

Date

CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024
DEPARTMENT: Technology Solutions
DIRECTOR: Roger Wright, Chief Information Officer
AGENDA ITEM: Approve Purchase of Monday.com Licenses for a one (1) year agreement
RECOMMENDED ACTION: Purchase from Existing Contract

ITEM SUMMARY

To approve the purchase of Monday.com licenses for a one (1) year agreement for Technology Solutions in the amount of \$134,064 from STONS, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (GSA Contract No. GS-35F-153GA) **Approved**

BACKGROUND

Technology Solutions recommends the purchase of Monday.com licenses for a one (1) year agreement. Monday.com is a collaboration platform that will enhance project management and team collaboration across City departments. This platform will streamline communication, task management, and project tracking, ultimately improving efficiency and productivity.

Features include:

- Collaboration tools such as @mentions, comments, and file sharing to facilitate communication and collaboration among City employees working on the same projects.
- Tools for creating and assigning tasks, setting deadlines, and tracking progress, helping City departments stay organized and on schedule.
- Customizable dashboards and reporting tools allow for tracking key performance indicators, monitoring progress, and making informed decisions.
- Scalability to accommodate the growth and changing needs of the City, ensuring that it remains a valuable investment in the long term.

Technology Solutions, Communications, and Community Outreach have piloted Monday.com, demonstrating its effectiveness in enhancing collaboration, streamlining workflows, and improving communication within and between departments. Based on the positive outcomes and feedback from the pilot, we believe that Monday.com is a valuable tool that will benefit the entire organization. The additional licenses will expand the use of Monday.com to Libraries, Emergency Operations Management, Finance, Police, and Fire Rescue.

The purchase will be made through GSA Contract No. GS-35F-153GA, which allows for competitive pricing and streamlined procurement processes.

The City is authorized to purchase from Federal supply schedules pursuant to Chapter 271 Subchapter G of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (GSA Contract No. GS-35F-153GA / City of Plano Internal Contract No. 2024-0352-O)

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Technology Solutions Applications Budget. This request is

for a one (1) year agreement to purchase Monday.com licenses, in the amount of \$134,064, which will leave a remaining balance of \$2,028,909 in the 2023-24 Applications Budget for other software and support expenditures.

Approval of this item relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024

DEPARTMENT: Engineering-CIP

DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering

AGENDA ITEM: Approve an expenditure in the amount of \$179,219 for engineering professional services for the Canadian Pacific - Kansas City Southern (CPKC) Railroad Crossing Improvements at Los Rios Boulevard, Plano Parkway, and Jupiter Road and Various Sidewalk Improvements, Project No. ENG-S-00007

RECOMMENDED ACTION: Approval of Expenditure

ITEM SUMMARY

To approve an expenditure for engineering professional services for the Canadian Pacific - Kansas City Southern (CPKC) Railroad Crossing Improvements at Los Rios Boulevard, Plano Parkway, and Jupiter Road and Various Sidewalk Improvements, Project No. ENG-S-00007, in the amount of \$179,219 from Schaumburg & Polk, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department recommends approval of an expenditure in the amount of \$179,219 for engineering professional services from Schaumburg & Polk, Inc., for the Canadian Pacific – Kansas City Southern (CPKC) Railroad Crossing Improvements at Los Rios Boulevard, Plano Parkway, and Jupiter Road and Various Sidewalk Improvements Project. Based on preliminary discussions between City of Plano Engineering and CPKC staff to coordinate efforts for this project, the project includes the replacement of existing railroad crossings, and proposed sidewalk locations where gaps are present in the current sidewalk system at the following locations:

Railroad Crossing Rehabilitation Locations

1. Los Rios Boulevard, between 14th Street and East Plano Parkway
2. East Plano Parkway, between Klein Road and Krona Drive
3. Jupiter Road, between Research Drive and President George Bush Turnpike

Sidewalk Extension Locations

1. East Side of Preston Road, just South of McDermott Drive (200')
2. North Side of 18th Street, just East of R Avenue (375')
3. East Plano Parkway, just West of Klein Road (120')
4. West Side of Alma Road, near 16th Street (375')

The improvements at each railroad crossing and sidewalk extension are necessary to improve the safety of motorists and pedestrians crossing at these railroad locations on city streets, and allowing continuous pedestrian accessibility at areas without sidewalks currently.

Schaumburg & Polk, Inc. was deemed most qualified based on their Statement of Qualifications submission for RFQ No. 2021-0377-X, and their previous experience on similar projects with the City of

Plano Engineering Department. Specifically, the design of the replacement of the Kansas City Southern (KCS) railroad crossing at Coit Road was completed by Schaumburg & Polk, Inc. with the City of Plano Engineering Department, which included safety and drivability improvements. Their team also has extensive experience on similar projects that involve pedestrian facilities, street improvements, and franchise utility coordination.

The benefit of this project includes improved drivability/walkability and increased traffic safety, which will lead to an increased quality of life for citizens and motorists.

Not approving the expenditure would result in continued deterioration of the railroad crossings creating a road hazard and safety issues for drivers/walkers, and the lack of continuity of pedestrian routes and accessibility, resulting in a decrease in quality of life for citizens and motorists.

FINANCIAL SUMMARY/STRATEGIC GOALS

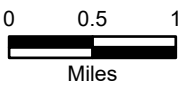
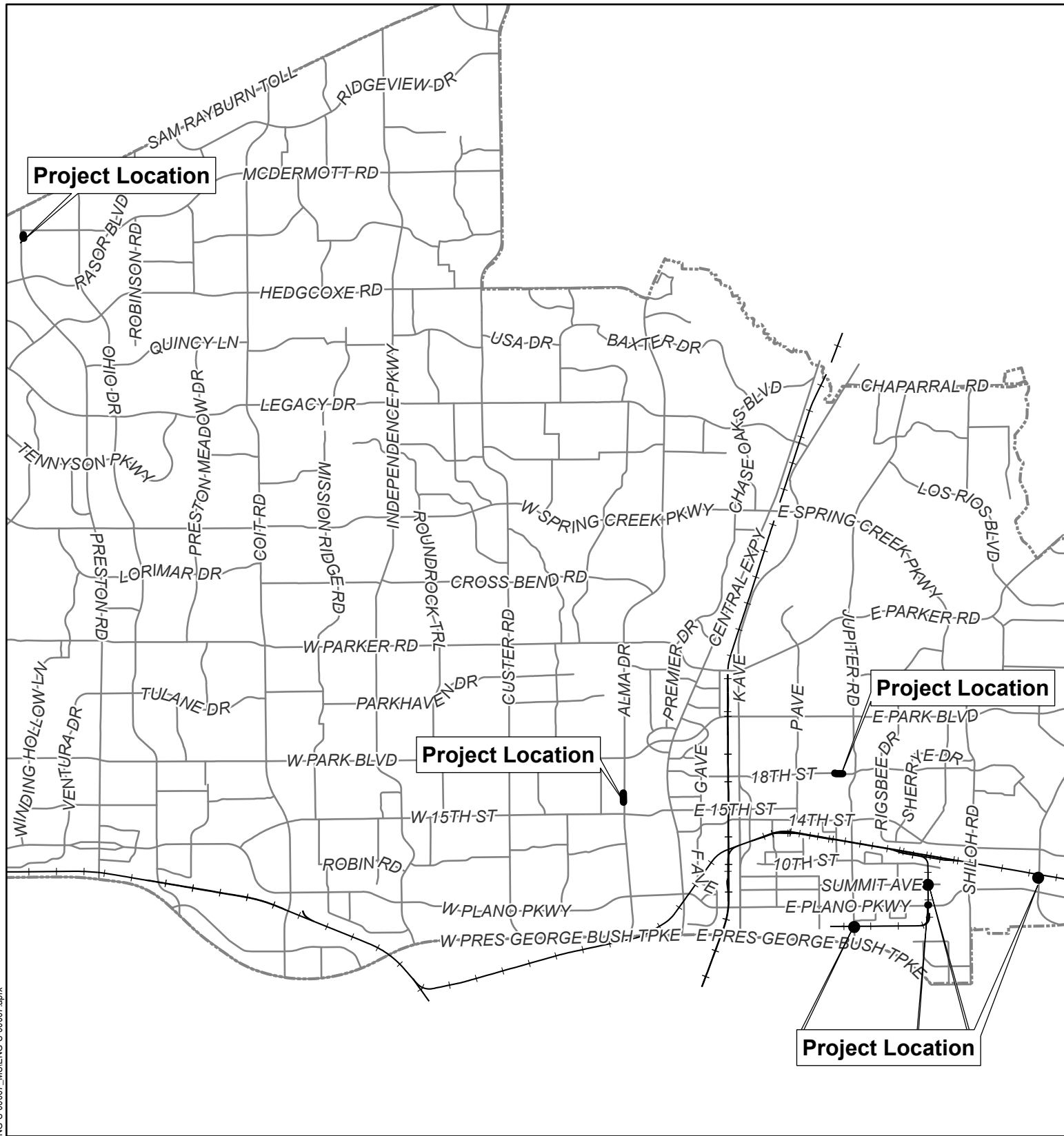
Funding for this item is available in the 2023-24 Street Improvements CIP and is planned for future years, as well. Engineering professional services for the CPKC Railroad Crossing Improvements at Los Rios Boulevard, Plano Parkway, and Jupiter Road and Various Sidewalk Improvements project, in the total amount of \$179,219, will leave a current year balance of \$15,000 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	3/11/2024	Map

\\delitz\Z\BI\GIS\Projects\Engineering\2024\2024-02_29_Locator_ENG-S-00007_MS\ENG-S-00007.aprx

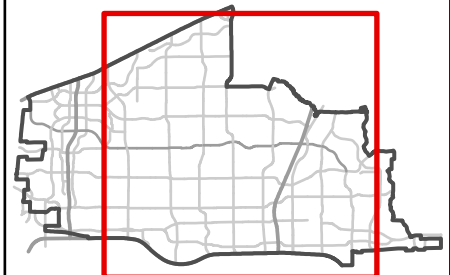


City of Plano BI-GIS Division
March 2024

Project ENG-S-00007

**CPKC Railroad Crossing Improvements
at Los Rios Boulevard, Plano Parkway,
and Jupiter Road and Various
Sidewalk Improvements Project**

Project Location



CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024
DEPARTMENT: Eco Dev
DIRECTOR: Doug McDonald, Director of Economic Development
AGENDA ITEM: Economic Development Incentive Agreement for 5600 HQD Acquisitions, LLC
RECOMMENDED ACTION: Approval of Contract / Agreement

ITEM SUMMARY

To approve an Economic Development Incentive Agreement between the City of Plano, Texas, and 5600 HQD Acquisitions, LLC, a Delaware limited liability company ("Company"), providing an economic development grant to the Company; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

This agenda item represents a request to approve an Economic Development Incentive Agreement for 5600 HQD Acquisitions, LLC, a Delaware limited liability company, pursuant to Chapter 380 of the Texas Local Government Code and conditioned on the terms as set forth in the attached agreement. 5600 HQD Acquisitions, LLC agrees to construct or cause to be constructed modernization improvements that have a minimum value of \$20,253,412.00 on the real property at 5600 Headquarters Drive, Plano, Texas 75024.

Property Location

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2023-24 Economic Development Fund. This item, in the amount of \$1,972,700.00, will leave an unencumbered balance of \$53,963,763 available for future project consideration.

Approval of this Agreement supports the City's Strategic Plan Critical Success Factor of Residential and Commercial Economic Vitality.

ATTACHMENTS:

Description	Upload Date	Type
5600 HQD Chapter 380 EDIA	4/2/2024	Agreement

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

This Economic Development Incentive Agreement (“Agreement”) is made by and between the City of Plano, Texas (“City”), and 5600 HQD Acquisitions, LLC, a Delaware limited liability company (“Company”), acting by and through their respective authorized officers and representatives.

WITNESSETH:

WHEREAS, Company owns the real property and building located at 5600 Headquarters Drive, Plano, Texas 75024 (the “Building”), and intends to renovate and modernize the Building and Property for office use; and

WHEREAS, Company agrees to construct or cause to be constructed real property improvements that have a minimum value of \$20,253,412.00 on the Real Property; and

WHEREAS, Company has advised the City that a contributing factor that would induce the Company to make building modernization improvements, thereby generating additional local sales tax revenues and increasing ad valorem tax values for the City, would be an agreement by the City to provide an economic development grant to the Company; and

WHEREAS, City Council finds that the investment of at least \$20,253,412.00 of real property improvements will promote economic development, stimulate commercial activity, and enhance the tax base and economic vitality of the City; and

WHEREAS, the City has adopted programs for promoting economic development; and

WHEREAS, the City is authorized by TEX. LOC. GOV’T CODE §380.001 *et seq.* to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City has determined that making an economic development grant to the Company in accordance with the terms and conditions set forth in this Agreement will further the objectives of the City, will benefit the City and its citizens, and will promote local economic development and stimulate business and commercial activity in the City.

NOW THEREFORE, in consideration of the foregoing and the premises, mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, hereby covenant and agree as follows:

Article I Definitions

For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

“Building” shall have the meaning assigned in the Recitals.

“Company” shall mean 5600 HQD Acquisitions, LLC, a Delaware limited liability company.

“Commencement of Construction” shall mean construction of the Modernization Improvements has commenced.

“Completion of Construction” shall mean that: (i) substantial completion of the Modernization Improvements has occurred; and (ii) the City has conducted a final inspection of the Modernization Improvements and verified completion of the Modernization Improvements.

“Event of Force Majeure” shall mean any contingency or cause beyond the reasonable control of a party including, without limitation, acts of God or the public enemy, war, riot, civil commotion, insurrection, government or de facto governmental action (unless caused by the intentionally wrongful acts or omissions of the party), fires, explosions or floods, strikes, slowdowns or work stoppages any of which event(s) directly and significantly impact the Company’s operations in the City. An economic downturn shall not constitute an Event of Force Majeure.

“Effective Date” shall mean the last date on which all parties have executed this Agreement.

“Expiration Date” shall mean either (1) December 31, 2025, or (2) a date, to be determined by the City, in its sole discretion, after the Certificate of Compliance, as described in Section 4.02(b), has been submitted to the City for review and approval, whichever occurs first.

“Modernization Improvements” shall mean the improvements to the Building and Property with a minimum value of \$20,253,412.00 in accordance with approved Plans, including, but not limited to: (i) indoor fitness center; (ii) perimeter sidewalk along Headquarters Drive; (iii) hike and bike trail along Parkwood Boulevard; (iv) outdoor furniture, fixtures, and equipment and site amenities; (v) outdoor shade structure with fireplace/firepit; (vi) front courtyard artwork; (vii) outdoor kitchen and grill; and (viii) pickleball court.

“Plans” shall mean the plans for the Modernization Improvements to be approved by the City.

“Real Property” or “Property” shall mean 5600 Headquarters Drive, Plano, TX 75024.

Article II Term

The term of this Agreement shall begin on the Effective Date and continue until the Expiration Date, unless sooner terminated as provided herein (“Term”).

Article III Obligations of Company

In consideration of the grant of public funds as set forth in Section 4.01 below, the Company agrees to perform the following:

(a) Prior to the Effective Date (or, if later, the commencement of construction of such component of the Modernization Improvements), has or will prepare and receive approval of the Plans for such component of the Modernization Improvements from all applicable governmental authorities;

(b) Prior to the Effective Date (or, if later, the commencement of construction of such component of the Modernization Improvements), has or will obtain and pay for all necessary permits for the construction of for such component of the Modernization Improvements;

(c) By the Completion of Construction (other than the actions described in Article III(d) below), construct or cause to be constructed the Modernization Improvements; and

(d) Prior to submission of a Grant Request, as defined below, notify the City that construction of the Modernization Improvements as required in subsection (c) of this Article has been completed and to make the Building available for the City to conduct an inspection for compliance with this Agreement.

Article IV Economic Development Grant

4.01 **Grant.** City agrees to provide the Company a cash grant of \$1,972,700.00 (“Grant”) as long as Company meets each of the obligations of this Agreement.

4.02 **Grant Payment Requirements and Schedule.** Except as otherwise indicated, the Company shall be entitled to the Grant in accordance with the following requirements and schedule:

(a) **Modernization Grant.** Company shall be entitled to a grant payment of \$1,972,700.00 to offset costs to complete the construction of Modernization Improvements (“Modernization Grant”) if:

1. Company complies with the obligations set forth in Article III; and

2. Company submits a certification that the Company has completed the Modernization Improvements and added a minimum of \$20,253,412.00 in real property improvements on the Property.

(b) **Grant Payment Schedule.** Company shall be required to submit a request for payment to the City (“Grant Request”). Such Grant Request shall include any documentation required by Section 4.02 of this Agreement and by the City, at its sole discretion. With the Grant Request, Company shall submit an executed Certificate of Compliance form, attached hereto as **Exhibit “A.”** The Grant Request shall be submitted to the City by the Expiration Date. If Company does not submit its Grant Request to the City by the Expiration Date, City’s obligation to pay Company under the Modernization Grant shall terminate after the Expiration Date.

1. City will make the Grant payment within thirty (30) days of receipt of the Grant Request. City may, in its sole discretion, withhold Grant payment if additional documents or information is needed from the Company.

(c) All certifications required under this Agreement must be executed by the Company’s chief executive or financial officer.

(d) Notwithstanding the \$20,253,412 minimum value requirement, if at the time Company submits its Grant Request to the City, Company has added less than \$20,253,412 in Modernization Improvements to the Building and Property, Company shall be entitled to a pro-rata share of the Modernization Grant. The pro-rata share shall be equal to the percentage of the dollar amount the Company has added in Modernization Improvements of the \$20,253,412 minimum value requirement. For example, if Company spends \$15,000,000 of the \$20,253,412 minimum value requirement, then Company shall be entitled to 74% of the total Grant funds under this Agreement.

4.03 **Refund/Repayment/Default.**

(a) The following events shall constitute an event of default (“Event of Default”) during the Term of this Agreement, if Company:

1. Fails to complete the Modernization Improvements;
2. Fails to refund any payments as required by the City;
3. Fails to fulfill any of the obligations set forth in this Agreement; or
4. Is convicted of a violation under 8 U.S.C. Section 1324a(f) regarding the unlawful employment of undocumented workers.

(b) If any Event of Default occurs prior to any Grant funds being paid to the Company by the City, then Company shall forfeit the entire Grant and the City’s obligations under this Agreement shall terminate.

(c) If any Event of Default, excluding an Event of Default under Section 4.03(a)(4), occurs after Grant funds have been paid to the Company by the City, then Company shall repay to the City all Grant funds paid to it within thirty (30) days of written notice of default from the City. City may use any efforts to collect such sums owed and Company agrees to pay any and all interest, and expenses, including attorney fees and costs incurred by City. This obligation shall survive termination of this Agreement.

(d) If a default occurs under Section 4.03(a)(4), then Company shall repay to the City all Grant funds paid pursuant to this Agreement together with interest charged from the date of payment of the funds at the statutory rate for delinquent taxes as determined by V.T.C.A., Tax Code § 33.01, but without the addition of penalty. Repayment of grant funds and interest shall be due not later than 120 days after the date the Company is convicted of the offense.

Article V Termination

5.01 **Events of Termination.** This Agreement terminates upon any one or more of the following:

(a) By expiration of the term and where no defaults have occurred; or

(b) If a party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof by the non-defaulting party unless a longer period is provided. Any default under this provision and right to recover any claims, refunds, damages and/or expenses shall survive the termination of the Agreement.

The City Manager is authorized on behalf of the City to send notice of default and to terminate this Agreement for any default that is not cured.

5.02 **Effect of Termination/Survival of Obligations.** The rights, responsibilities and liabilities of the parties under this Agreement shall be extinguished upon the applicable effective date of termination of this Agreement, except for any obligations or default(s) that existed prior to such termination or as otherwise provided herein and those liabilities and obligations shall survive the termination of this Agreement, including the refund provision, maintenance of records, and access thereto.

Article VI Retention and Accessibility of Records

6.01 Company shall maintain the fiscal records and supporting documentation for expenditures of funds associated with this Agreement. Company shall retain such records, and any supporting documentation for the greater of:

(a) Five (5) years from the end of the Agreement period; or

- (b) The period required by other applicable laws and regulations.

6.02 Company gives City, its designee, or any of their duly authorized representatives, access to and the right to examine relevant books, accounts, records, audit reports, reports, files, documents, written or photographic material, videotape and other papers, things, or personal and Real Property belonging to or in use by Company pertaining to the Economic Development Program Grant (the "Records") upon receipt of ten (10) business days written notice from the City. The City's access to Company's books and records will be limited to information needed to verify that Company is and has been complying with the terms of this Agreement. Any information that is not required by law to be made public shall be kept confidential by City. In no event shall City's access to Company's Records include any access to any personal and/or medical data of any employees of Company except to confirm payroll information compliance for Full-Time Job Equivalents. Company shall not be required to disclose to the City any information that by law Company is required to keep confidential. Should any good faith dispute or question arise as to the validity of the data provided, the City reserves the right to require Company to obtain an independent firm to verify the information. This certified statement by an independent firm shall be provided at the sole cost of Company. The rights to access the Records shall terminate five (5) years after the termination or expiration of this Agreement. Failure to provide reasonable access to the Records to authorized City representatives shall give the City the right to suspend or terminate this Agreement as provided for in Section 5.01 above, or any portion thereof, for reason of default. All Records shall be retained by Company for a period of five (5) years after all performance requirements are achieved for audit purposes until such audits or other administrative, civil or criminal matters including, but not limited to, investigations, lawsuits, administrative inquiries and open record requests are completed. Company agrees to maintain the Records in an accessible location.

Article VII Assignment

This Agreement may not be assigned without the express written consent of the non-assigning party, except that the Company may assign this Agreement without obtaining the City's consent (a) to one of its wholly owned affiliates, or (b) to any person or entity that directly or indirectly acquires, through merger, sale of stock, purchase or otherwise, all or more than ninety (90) percent of the assets of the Company as long as the Company gives sixty (60) days prior written notice to the City and the assignee executes an agreement with the City to be bound to all the terms and conditions of this Agreement and be responsible for any default(s) that occurred prior to or after the assignment.

For any assignment not covered by (a) or (b) in the preceding paragraph, the Company must obtain the prior approval of the City through its City Manager and the assignee must agree to be bound to all the terms and conditions of this Agreement and to accept all liability for any default that occurred prior to and/or after the assignment.

Any assignment agreement must be furnished in a form acceptable to the City and be provided at least thirty (30) days prior to the effective assignment date. City agrees to notify the

potential assignee of any known default, but such notification shall not excuse defaults that are not yet known to the City.

Article VIII Miscellaneous

8.01 **No Joint Venture.** It is acknowledged and agreed by the parties that the terms of this Agreement are not intended to and shall not be deemed to create a partnership or joint venture among the parties. Neither party shall have any authority to act on behalf of the other party under any circumstances by virtue of this Agreement.

8.02 **Notice of Bankruptcy.** In the event Company files for bankruptcy, whether involuntarily or voluntary, Company shall provide written notice to the City within three (3) business days of such event.

8.03 **Authorization.** Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

8.04 **Notice.** Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below (or such other address as such party may subsequently designate in writing) or on the day actually received if sent by courier or otherwise hand delivered.

If intended for the City:
City of Plano, Texas
Attention: Mr. Mark D. Israelson
City Manager
1520 K Avenue
P.O. Box 860358
Plano, TX 75086-0358

If intended for the Company:
5600 HQD Acquisitions, LLC
c/o Rubenstein Partners
2929 Arch Street, 28th Floor
Philadelphia, PA, 19104
Attention: Rick Furches

With a copy to:

City of Plano, Texas
Attention: Ms. Paige Mims
City Attorney
1520 K Avenue
P.O. Box 860358
Plano, TX 75086-0358

With a copy to:

5600 HQD Acquisitions, LLC
c/o Rubenstein Partners
2929 Arch Street, 28th Floor
Philadelphia, PA, 19104
Attention: Chief Operating Officer
and Legal Department

8.05 **Compliance with Equal Rights Ordinance.** Company agrees to comply with Section 2-11(F) of the City Code of Ordinances, which reads as follows:

“It shall be unlawful for an employer to discriminate against any person on the basis of race, color, sex, religion, age, national origin, genetic information, sexual orientation, gender

identity, disability status or United States military/veteran status by the following actions or inactions:

- (a) for an employer to fail or refuse to hire, or to discharge, any person;
- (b) for an employer to discriminate against any person with respect to compensation, terms, conditions or privileges, of employment;
- (c) for an employer to limit, segregate or classify employees or applicants for employment in any way that would deprive or tend to deprive a person of employment or employment opportunities, or that would otherwise adversely affect a person's status as an employee;
- (d) for an employment agency to fail or refuse to refer for employment, or to otherwise discriminate against, any person because of a protected employment characteristic;
- (e) for an employment agency to classify or refer for employment any person, on the basis of a protected employment characteristic;
- (f) for a labor organization to exclude or expel from its membership, or to otherwise discriminate against, any person because of a protected employment characteristic;
- (g) for a labor organization to fail or refuse to refer for employment any person because of a protected employment characteristic;
- (h) for a labor organization to limit, segregate or classify its members or applicants for membership, in any way that would deprive or tend to deprive a person of employment or employment opportunities, or that would otherwise adversely affect a person's status as an employee or as an applicant for employment;
- (i) for a labor organization to cause or attempt to cause an employer to discriminate against a person in violation of this subsection;
- (j) for an employer, a labor organization or a joint labor-management committee, to discriminate against any person because of a protected employment characteristic in the admission to, or employment in, any program established to provide apprenticeship or other training;
- (k) for an employer to print or publish, or cause to be printed or published, any notice or advertisement relating to employment by the employer that indicates any preference, limitation, specification or discrimination, based on a protected employment characteristic;
- (l) for an employment agency to print or publish, or cause to be printed or published, any notice or advertisement relating to membership in or any classification or referral for employment by the employment agency that indicates any preference, limitation, specification or discrimination, based on a protected employment characteristic; or

(m) for a joint labor-management committee to print or publish, or cause to be printed or published, any notice or advertisement relating to admission to, or employment in, any program established to provide apprenticeship or other training by the joint labor-management committee that indicates any preference, limitation, specification or discrimination, based on a protected employment characteristic.”

Company also understands that it is entitled to apply to the City Manager for a waiver from the Equal Rights Ordinance’s application to its business if applying it would conflict with state or federal law. During the review of the waiver request, the contract will be placed on hold.

8.06 **Entire Agreement.** This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the parties that in any manner relates to the subject matter of this Agreement.

8.07 **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of Texas, without giving effect to any conflicts of law rule or principle that might result in the application of the laws of another jurisdiction. Venue for any action concerning this Agreement, the transactions contemplated hereby or the liabilities or obligations imposed hereunder shall be in the State District Court of Collin County, Texas.

8.08 **Amendment.** This Agreement may only be amended by the mutual written agreement of the parties.

8.09 **Severability.** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

8.10 **Recitals.** The recitals to this Agreement are incorporated herein.

8.11 **Authorized to Bind.** The persons who execute their signatures to this Agreement represent and agree that they are authorized to sign and bind their respective parties to all of the terms and conditions contained herein.

8.12 **Counterparts.** This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

[INTENTIONALLY LEFT BLANK. SIGNATURES TO FOLLOW]

This Agreement shall be effective upon the last date on which all parties have executed this Agreement.

ATTEST:

CITY OF PLANO, TEXAS, a home-rule
municipal corporation

Lisa C. Henderson, CITY SECRETARY

Mark D. Israelson, CITY MANAGER
Date: _____

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

ATTEST:

5600 HQD Acquisitions, LLC, a Delaware
limited liability company

Name: Jeffrey T. Kusumi
Title: Assistant Secretary

By: _____
Name: Eric G. Schiela
Title: Senior Managing Principal
Date: _____

**EXHIBIT “A”
CERTIFICATE OF COMPLIANCE**

Please select one of the options below, as applicable: (Due by December 31, 2025)

Modernization Grant

___ a. I hereby certify that 5600 HQD Acquisitions, LLC has completed the obligations in Article III of the Agreement and has added _____ of the \$20,253,412.00 minimum requirement in Modernization Improvements to the Building and the Real Property on or before December 31, 2025, and is in compliance with all terms of the Agreement and is entitled to receive payment in accordance with the Agreement.

___ b. I hereby certify that 5600 HQD Acquisitions, LLC has not completed the obligations in Article III of the Agreement and has failed to add any portion of the \$20,253,412.00 minimum requirement in Modernization Improvements to the Building and the Real Property on or before December 31, 2025, and is not entitled to receive payment in accordance with the Agreement.

ATTEST:

5600 HQD Acquisitions, LLC, a Delaware
limited liability company

Name: _____
Title: _____

By: _____
Name: _____
Title: _____

Date

This Certificate of Compliance should be mailed to:

City of Plano
Finance Department
P.O. Box 860358
Plano, TX 75086-0358



CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024
DEPARTMENT: Legal
DIRECTOR: Paige Mims, City Attorney
AGENDA ITEM: Approving the hiring of Adria "Katie" Stallcup as Assistant City Attorney III by the City Attorney.
RECOMMENDED ACTION: Adoption of Resolutions

ITEM SUMMARY

To approve the hiring of Adria "Katie" Stallcup as Assistant City Attorney III by the City Attorney; and providing an effective date. **Adopted Resolution No. 2024-4-1(R)**

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item, in the amount of \$77,343 (including benefits) for the remainder of the fiscal year, is included in the approved 2023-24 Budget. City Charter authorizes the hiring of attorneys with the approval of the City Council.

Approval of this Resolution will support the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Resolution approving the hiring of Adria "Katie" Stallcup	3/28/2024	Resolution

A Resolution of the City of Plano, Texas, approving the hiring of Adria “Katie” Stallcup as Assistant City Attorney III by the City Attorney; and providing an effective date.

WHEREAS, Section 4.05 of the City Charter of the City of Plano gives the City Attorney the authority to select attorneys, with the approval of the City Council, to represent the City in litigation and to advise city departments and boards; and

WHEREAS, the City Attorney has selected Adria “Katie” Stallcup to be hired as an Assistant City Attorney III and is requesting the City Council’s approval of same.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The City Council approves the hiring by the City Attorney of Adria “Katie” Stallcup as Assistant City Attorney III, such approval to be effective with the date of her employment and compliance with all prescreening requirements.

Section II. This Resolution is effective as of April 22, 2024.

PASSED AND APPROVED on the 8th day of April, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY



CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024
DEPARTMENT: Finance
DIRECTOR: Denise Tacke, Director of Finance
AGENDA ITEM: Quarterly Investment Portfolio Summary for the quarter ended December 31, 2023
RECOMMENDED ACTION: Adoption of Resolutions

ITEM SUMMARY

To approve the Investment Portfolio Summary for the quarter ended December 31, 2023; and providing an effective date. **Adopted Resolution No. 2024-4-2(R)**

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no fiscal impact.

The Quarterly Investment Portfolio Summary relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/3/2024	Resolution
Quarterly Investment Portfolio Summary	3/27/2024	Attachment

A Resolution of the City of Plano, Texas, approving the Investment Portfolio Summary for the quarter ended December 31, 2023; and providing an effective date.

WHEREAS, the City Council has been presented the City of Plano's Investment Portfolio Summary for the quarter ended December 31, 2023, a substantial copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (hereinafter called "Investment Portfolio Summary"); and

WHEREAS, the Public Funds Investment Act at Texas Government Code, Section 2256.005, requires the governing body of an investing entity to review its investment policy and investment strategies not less than annually; and

WHEREAS, upon full review and consideration of the Investment Portfolio Summary, and all matters attendant and related thereto, the City Council is of the opinion that the same should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The City of Plano's Investment Portfolio Summary for the quarter ended December 31, 2023, having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interests of the City of Plano and its citizens, is hereby in all things approved.

Section II. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED on the 8th day of April, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

City of Plano

INVESTMENT PORTFOLIO SUMMARY


For the Quarter Ended

December 31, 2023

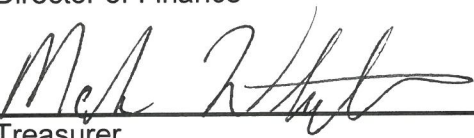
The investment portfolio of the City of Plano is in compliance with the Public Funds Investment Act and the City's Investment Policy and strategies.



City Manager



Director of Finance



Treasurer

Release Date: January 31, 2024

Recent indicators suggest that economic activity has been expanding at a solid pace. Job gains have moderated since early last year but remain strong, and the unemployment rate has remained low. Inflation has eased over the past year but remains elevated.

The Committee seeks to achieve maximum employment and inflation at the rate of 2 percent over the longer run. The Committee judges that the risks to achieving its employment and inflation goals are moving into better balance. The economic outlook is uncertain, and the Committee remains highly attentive to inflation risks.

In support of its goals, the Committee decided to maintain the target range for the federal funds rate at 5-1/4 to 5-1/2 percent. In considering any adjustments to the target range for the federal funds rate, the Committee will carefully assess incoming data, the evolving outlook, and the balance of risks. The Committee does not expect it will be appropriate to reduce the target range until it has gained greater confidence that inflation is moving sustainably toward 2 percent. In addition, the Committee will continue reducing its holdings of Treasury securities and agency debt and agency mortgage-backed securities, as described in its previously announced plans. The Committee is strongly committed to returning inflation to its 2 percent objective.

In assessing the appropriate stance of monetary policy, the Committee will continue to monitor the implications of incoming information for the economic outlook. The Committee would be prepared to adjust the stance of monetary policy as appropriate if risks emerge that could impede the attainment of the Committee's goals. The Committee's assessments will take into account a wide range of information, including readings on labor market conditions, inflation pressures and inflation expectations, and financial and international developments.

Voting for the monetary policy action were Jerome H. Powell, Chair; John C. Williams, Vice Chair; Thomas I. Barkin; Michael S. Barr; Raphael W. Bostic; Michelle W. Bowman; Lisa D. Cook; Mary C. Daly; Philip N. Jefferson; Adriana D. Kugler; Loretta J. Mester; and Christopher J. Waller.

Asset Type	Avg Yield	12/31/2023		9/30/2023	
		End Book Value	End Market Value	End Book Value	End Market Value
Bank Accounts/Investment Pools	5.04%	127,049,777	127,049,777	132,165,729	132,165,728
Certificates of Deposit/Fixed Term	5.52%	31,998,913	31,998,913	31,783,365	31,783,365
AID Bonds	0.00%	-	-	-	-
FAMC Bonds	1.61%	70,057,142	69,039,605	70,051,241	67,921,962
FFCB Bonds	4.00%	5,000,000	4,978,706	5,000,000	4,880,786
FHLB Bonds	1.69%	21,014,667	20,560,474	21,017,741	20,270,745
FHLMC Bonds	1.72%	32,388,984	31,274,031	32,300,039	30,504,204
FNMA Bonds	0.87%	75,411,516	70,387,343	75,431,200	68,718,318
T-Notes	0.87%	3,122,877	3,033,785	29,745,471	27,007,031
TVA Bonds	0.86%	29,772,021	27,732,422	3,138,108	3,003,684
Municipal Bonds	2.80%	290,860,994	284,155,772	292,016,718	283,285,190
Totals		686,676,892	670,210,829	692,649,612	669,541,013

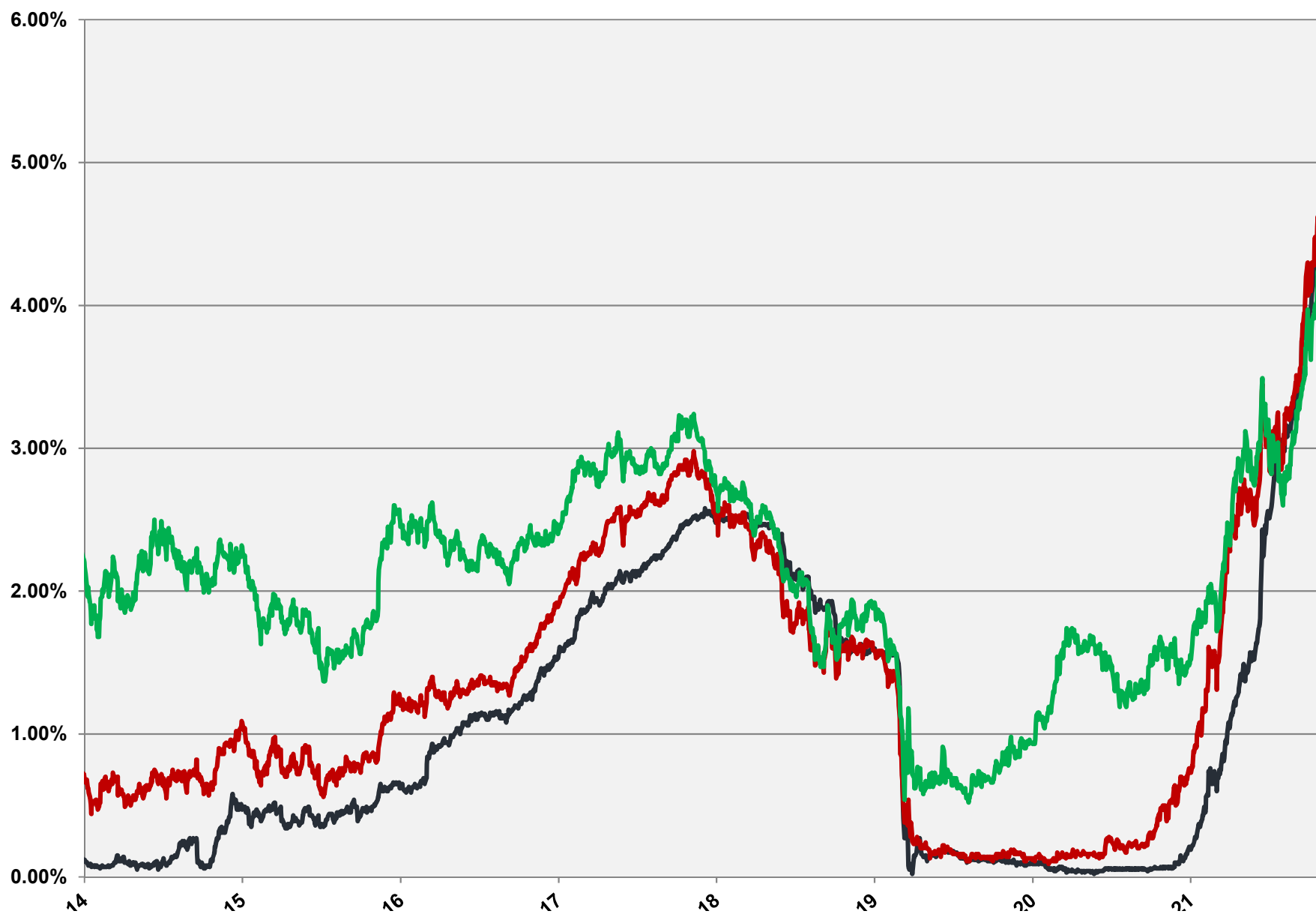
Quarter Average Yields*:		Rolling Twelve Month Average Yields*:	
Plano Portfolio Yield	2.86%	Plano Portfolio Yield	2.60%
Six Month Treasury Yield	5.45%	Six Month Treasury Yield	5.28%
Two Year Treasury Yield	4.81%	Two Year Treasury Yield	4.58%
TexasDaily Investment Pool Yield	5.37%	TexasDaily Investment Pool Yield	5.06%

Quarter Investment Earnings**:	14,169,172	Fiscal Year to Date Investment Earnings**:	14,169,172
Quarter Interest Received & Accrued:	3,921,539	Fiscal Year to Date Interest Received & Accrued:	3,921,539

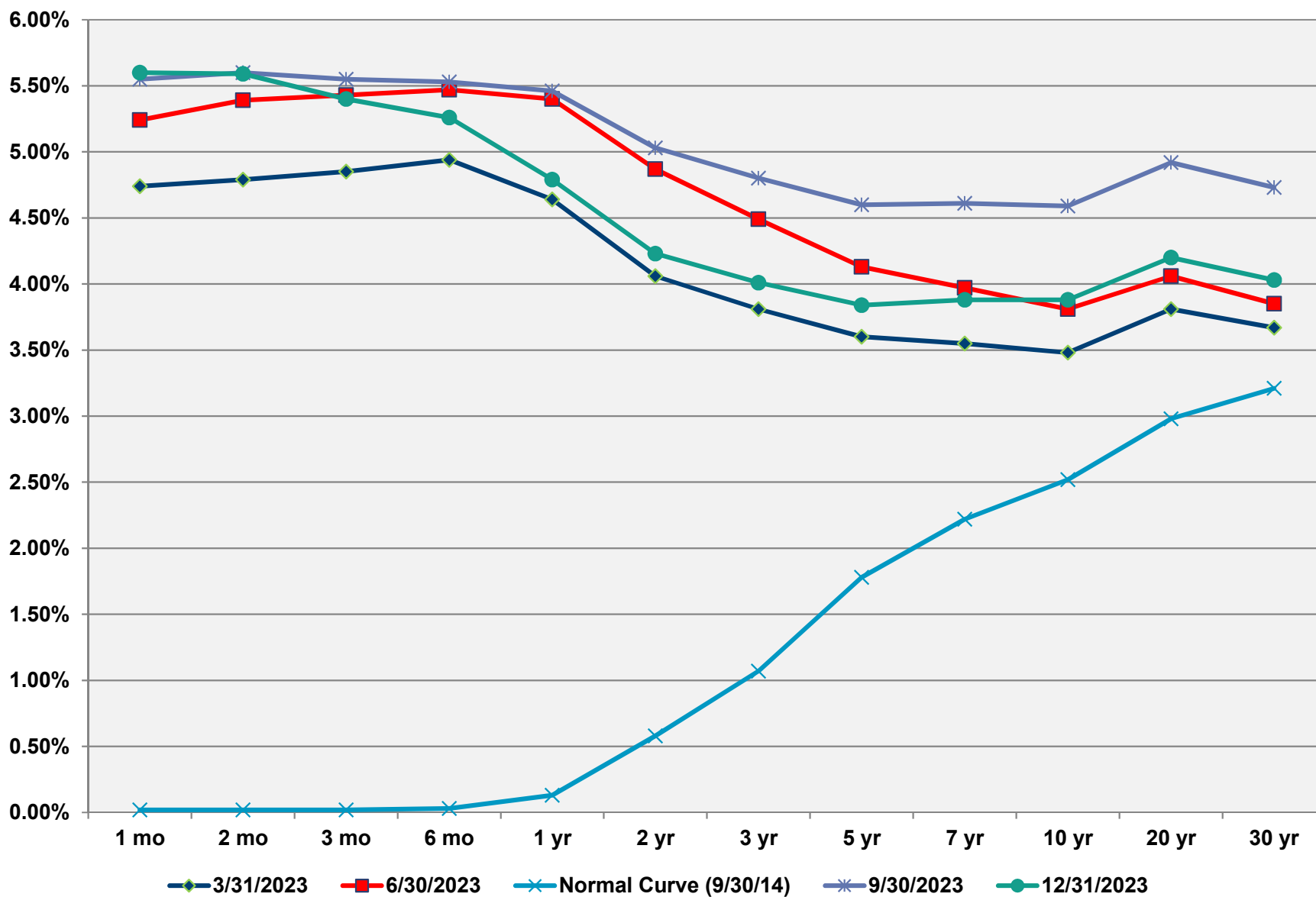
* Simple average calculation using respective month end yields; does not reflect a total return analysis or account for fees.

** Interest earnings are obtained from the general ledger - Interest plus/minus Gain or Loss on Investments, Unrealized Gain or Loss and Amortized Premium/Discount.

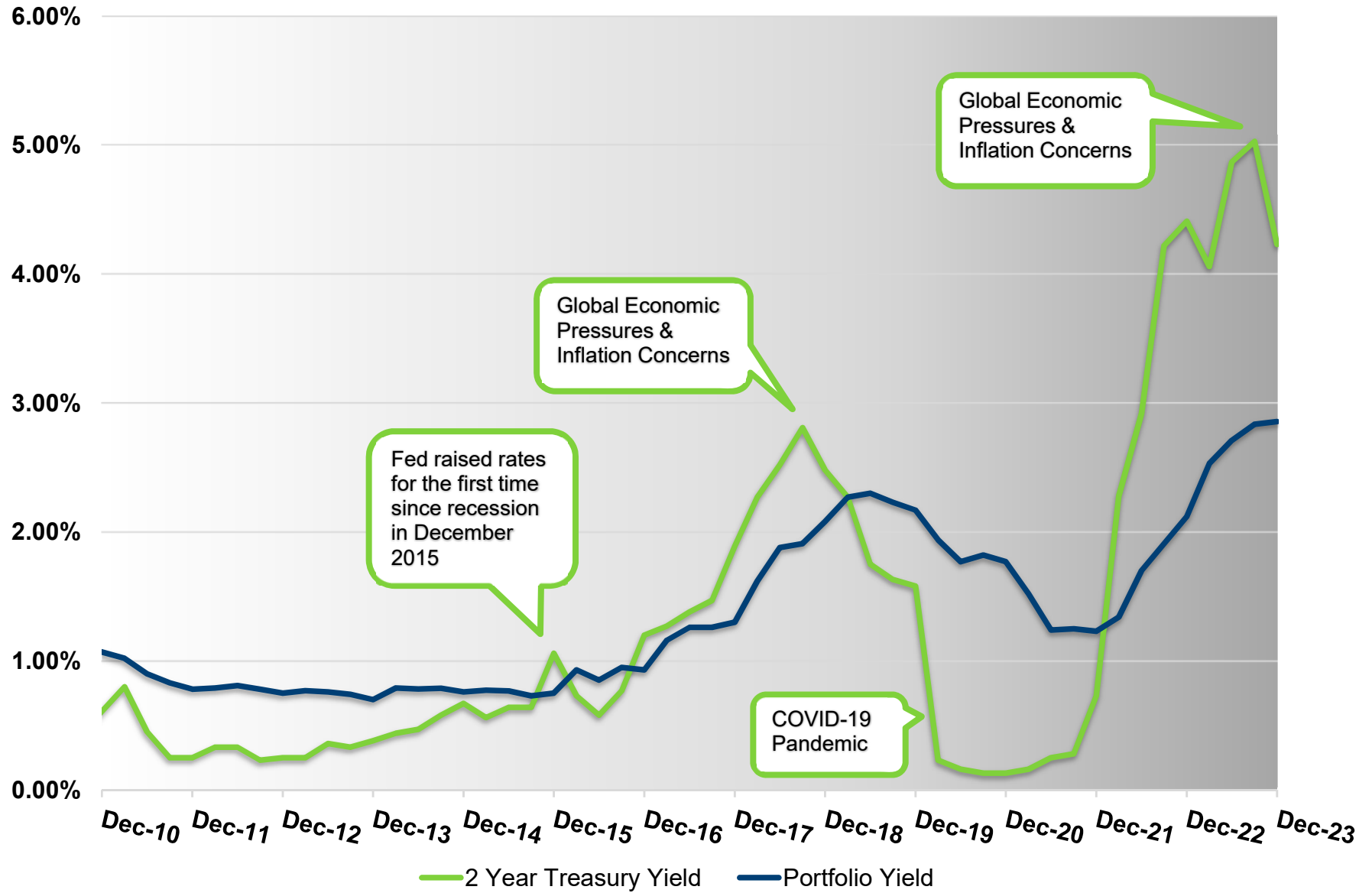
US Treasury Historical Yields



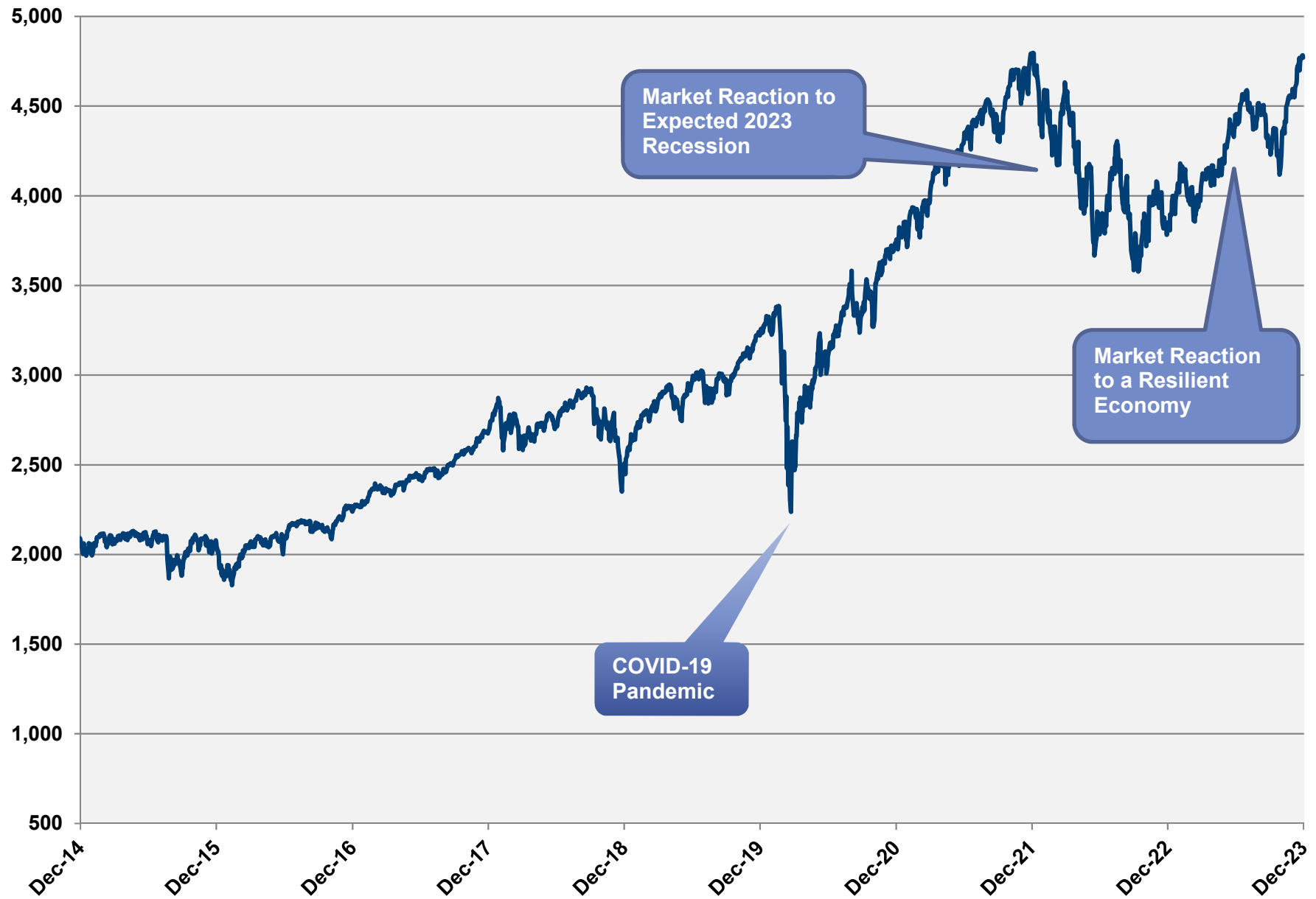
Treasury Yield Curve



Benchmark: 2 Year Treasury vs Plano Portfolio Yield



S&P 500



Detail of Investment Holdings
December 31, 2023

Security Description	Moody's/S&P Ratings*	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
CAPITAL ONE Cash	None	7,950,504.61	7,950,504.61	7,950,504.61	100.00	7,950,504.61	0.03	0.00%	
Prosperity Bank Cash	None	1,116,865.85	1,116,865.85	1,116,865.85	100.00	1,116,865.85	0.03	0.25%	
Texas Daily LGIP	None	21,038,971.91	21,038,971.91	21,038,971.91	100.00	21,038,971.91	0.03	5.38%	
Texas Daily LGIP	None	16,380,697.03	16,380,697.03	16,380,697.03	100.00	16,380,697.03	0.03	5.58%	
TexasCLASS LGIP	S&P-AAA	17,034,617.06	17,034,617.06	17,034,617.06	100.00	17,034,617.06	0.03	5.57%	
TexasCLASS LGIP	S&P-AAA	25,079,714.72	25,079,714.72	25,079,714.72	100.00	25,079,714.72	0.03	5.24%	
TexasFITLGIP	S&P-AAA	19,441,190.37	19,441,190.37	19,441,190.37	100.00	19,441,190.37	0.03	5.59%	
TexasFIT LGIP	S&P-AAA	19,007,215.77	19,007,215.77	19,007,215.77	100.00	19,007,215.77	0.03	5.28%	
American National Bank & T 5.1 10	None	5,215,547.81	5,215,547.81	5,215,547.81	100.00	5,215,547.81	21.28	5.10%	59,757.32
East West Bank 5.55 7/31/2024	None	16,783,365.37	16,783,365.37	16,783,365.37	100.00	16,783,365.37	6.98	5.55%	390,454.65
Texas Term LGIP	S&P-AAA	10,000,000.00	10,000,000.00	10,000,000.00	100.00	10,000,000.00	0.03	5.69%	
FAMC 0.88 3/14/2024	None	9,000,000.00	9,000,000.00	9,000,000.00	99.12	8,920,382.85	2.43	0.88%	23,540.00
FAMC 0.9 8/20/2024	None	43,000,000.00	43,000,000.00	43,000,000.00	97.44	41,898,850.84	7.64	0.90%	140,825.00
FAMC 1.39 2/12/2024	None	5,000,000.00	5,092,470.00	5,002,784.46	99.55	4,977,456.40	1.41	0.91%	26,834.72
FAMC 3.34 7/1/2027	None	3,215,000.00	3,054,307.64	3,066,184.90	97.59	3,137,590.03	41.90	4.80%	53,690.50
FAMC 4.65 8/7/2026	None	10,000,000.00	9,986,354.80	9,988,172.50	101.05	10,105,324.50	31.15	4.70%	186,000.00
FFCB 4 5/26/2026	Moody's-Aaa	5,000,000.00	5,000,000.00	5,000,000.00	99.57	4,978,706.35	28.75	4.00%	19,444.44
FHLB 0.851 9/13/2024	Moody's-Aaa	16,000,000.00	16,000,000.00	16,000,000.00	97.25	15,559,420.96	8.43	0.85%	40,848.00
FHLB 4.625 3/14/2025	Moody's-Aaa	5,000,000.00	5,024,122.80	5,014,667.46	100.02	5,001,053.05	14.39	4.36%	68,732.64
FHLMC 0.375 9/23/2025	Moody's-Aaa	10,000,000.00	9,115,380.60	9,388,984.20	93.35	9,335,226.50	20.72	4.14%	10,208.33
FHLMC 0.74 4/28/2025-21	Moody's-Aaa	23,000,000.00	23,000,000.00	23,000,000.00	95.39	21,938,804.84	15.87	0.74%	15,601.67
FNMA 0.375 8/25/2025	Moody's-Aaa	45,000,000.00	44,188,020.00	44,697,763.00	93.51	42,079,647.15	19.77	0.79%	59,062.50
FNMA 1.875 9/24/2026	Moody's-Aaa	30,000,000.00	31,438,232.90	30,713,752.58	94.36	28,307,695.50	32.72	0.98%	151,562.50
TVA 2.875 9/15/2024	Moody's-Aaa	3,080,000.00	3,352,826.40	3,122,877.45	98.50	3,033,784.97	8.49	0.87%	26,073.06
T-Note 0.5 2/28/2026	Moody's-Aaa	30,000,000.00	29,479,687.50	29,772,020.59	92.44	27,732,421.80	25.90	0.86%	50,274.73
Municipal	S&P-AA+	1,000,000.00	1,006,270.00	1,006,099.93	102.12	1,021,240.00	52.92	5.14%	6,772.22
Municipal	Moody's-Aa1	2,330,000.00	2,330,000.00	2,330,000.00	94.32	2,197,749.20	16.98	0.65%	1,262.08
Municipal	Moody's-Aaa	1,850,000.00	1,624,744.00	1,647,207.63	89.77	1,660,726.50	42.92	4.47%	8,486.88
Municipal	S&P-AA	1,100,000.00	1,179,343.00	1,169,003.53	107.20	1,179,222.00	40.92	4.96%	6,416.67
Municipal	S&P-AAA	1,675,000.00	1,712,888.50	1,697,368.20	96.36	1,614,080.25	30.95	2.30%	19,869.69
Municipal	Moody's-Aa1	900,000.00	949,860.00	942,330.12	103.42	930,762.00	40.92	4.24%	4,312.50
Municipal	S&P-AAA	1,250,000.00	1,385,775.00	1,328,473.05	101.62	1,270,287.50	29.41	2.30%	2,777.78
Municipal	Moody's-Aa1	780,000.00	679,497.00	692,059.88	89.47	697,858.20	42.92	4.60%	3,617.25
Municipal	Moody's-Aaa	2,000,000.00	2,011,400.00	2,005,264.58	97.34	1,946,760.00	17.44	2.56%	2,444.44
Municipal	Moody's-Aaa	5,000,000.00	5,028,500.00	5,013,161.46	97.34	4,866,900.00	17.44	2.56%	6,111.11
Municipal	Moody's-Aaa	300,000.00	300,000.00	300,000.00	103.12	309,360.00	55.38	4.89%	977.40
Municipal	Moody's-Aaa	300,000.00	300,000.00	300,000.00	102.63	307,878.00	43.38	4.90%	979.40
Municipal	Moody's-Aa2	13,630,000.00	13,203,244.70	13,383,302.51	91.88	12,522,835.10	30.95	1.95%	69,058.67
Municipal	S&P-AAA	1,020,000.00	952,567.80	985,901.10	94.35	962,329.20	18.98	3.09%	3,655.00
Municipal	Moody's-Aa1	4,750,000.00	4,484,427.50	4,596,508.68	91.84	4,362,400.00	29.41	2.30%	1,923.22
Municipal	Moody's-Aa2	1,180,000.00	1,126,687.60	1,145,837.51	91.55	1,080,266.40	37.90	2.50%	5,986.53
Municipal	Moody's-Aa2	1,000,000.00	996,290.00	999,097.17	98.91	989,060.00	6.00	2.89%	13,520.00
Municipal	Moody's-Aaa	1,540,000.00	1,454,714.80	1,517,922.23	97.80	1,506,089.20	6.46	3.41%	4,502.10
Municipal	Moody's-Aa1	2,725,000.00	2,670,527.25	2,678,712.65	97.21	2,648,836.25	41.90	4.03%	47,673.88
Municipal	S&P-AA-	1,550,000.00	1,546,435.00	1,548,402.21	96.24	1,491,673.50	17.44	2.20%	1,465.27
Municipal	S&P-AA-	1,030,000.00	1,026,951.20	1,028,237.90	94.75	975,966.20	29.41	2.35%	1,042.36
Municipal	Moody's-Aa2	2,600,000.00	2,717,000.00	2,652,640.39	98.07	2,549,716.00	17.97	2.00%	44,239.00
Municipal	Moody's-Aa3	2,500,000.00	2,241,800.00	2,280,013.60	90.54	2,263,525.00	41.90	4.49%	21,312.50
Municipal	Moody's-Aa3	4,120,000.00	3,675,534.40	3,740,809.72	90.54	3,730,289.20	41.90	4.62%	35,123.00
Municipal	Moody's-Aa3	2,500,000.00	2,211,025.00	2,240,470.80	90.54	2,263,525.00	41.90	5.01%	21,312.50
Municipal	Moody's-Aa3	2,540,000.00	2,479,827.40	2,512,770.78	94.88	2,410,028.20	17.97	2.00%	15,976.60
Municipal	Moody's-Aa3	2,621,000.00	2,558,908.51	2,592,902.45	94.88	2,486,883.43	17.97	2.00%	16,486.09
Municipal	Moody's-Aa1	1,800,000.00	1,913,436.00	1,865,927.90	101.17	1,821,078.00	25.93	3.19%	30,000.00
Municipal	Fitch-AAA	900,000.00	899,496.00	899,604.84	99.08	891,693.00	25.48	4.02%	21,100.00
Municipal	Moody's-Aaa	2,700,000.00	2,835,351.00	2,722,314.62	98.48	2,659,041.00	6.00	0.35%	27,135.00
Municipal	S&P-AA+	2,000,000.00	1,900,200.00	1,950,601.70	93.78	1,875,540.00	20.98	2.33%	4,260.00

Detail of Investment Holdings
December 31, 2023

Security Description	Moody's/S&P Ratings*	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Municipal	Moody's-Aa2	10,000,000.00	9,729,000.00	9,874,773.34	94.53	9,453,200.00	18.98	1.85%	43,041.67
Municipal	Moody's-Aa2	5,000,000.00	4,618,150.00	4,806,400.04	94.53	4,726,600.00	18.98	3.64%	21,520.83
Municipal	Moody's-Aa2	1,000,000.00	968,340.00	972,260.81	98.03	980,310.00	43.38	4.59%	14,144.00
Municipal	Moody's-Aa2	1,960,000.00	1,984,774.40	1,971,046.68	96.35	1,888,362.00	17.97	1.83%	21,716.80
Municipal	Moody's-Aa2	2,005,000.00	2,033,110.10	2,021,100.70	94.89	1,902,444.25	29.93	1.98%	23,217.90
Municipal	Moody's-Aa3	2,750,000.00	2,827,687.50	2,795,292.90	96.88	2,664,200.00	29.93	2.50%	44,000.00
Municipal	S&P-AAA	1,740,000.00	1,646,040.00	1,680,935.91	94.00	1,635,669.60	31.41	3.15%	11,588.79
Municipal	S&P-AA-	750,000.00	665,055.00	675,673.12	90.48	678,592.50	42.92	4.60%	4,793.75
Municipal	Moody's-Aaa	1,605,000.00	1,527,767.40	1,557,935.55	94.16	1,511,332.20	28.95	3.23%	2,581.37
Municipal	Moody's-A1	750,000.00	676,822.50	686,965.39	91.94	689,535.00	38.92	4.65%	3,378.75
Municipal	Moody's-A1	3,395,000.00	3,059,641.90	3,096,148.60	91.94	3,121,295.10	38.92	4.79%	15,294.48
Municipal	Moody's-Aa1	5,000,000.00	4,820,450.00	4,897,936.41	91.95	4,597,550.00	29.41	1.97%	2,448.89
Municipal	S&P-AAA	4,015,000.00	3,628,395.65	3,817,023.85	92.59	3,717,287.75	19.44	3.22%	-
Municipal	Moody's-Aa2	1,500,000.00	1,443,090.00	1,463,662.93	93.92	1,408,785.00	32.95	3.20%	8,441.25
Municipal	Moody's-A1	7,000,000.00	7,197,260.00	7,017,226.47	99.04	6,932,590.00	5.02	2.02%	15,400.00
Municipal	Moody's-Aa1	2,500,000.00	2,419,475.00	2,427,600.35	98.10	2,452,400.00	42.36	4.58%	42,422.22
Municipal	S&P-AA	1,500,000.00	1,538,535.00	1,508,537.42	99.31	1,489,590.00	6.00	2.65%	28,732.50
Municipal	Moody's-Aa1	2,500,000.00	2,458,525.00	2,469,725.68	98.51	2,462,725.00	24.46	4.31%	42,306.94
Municipal	Moody's-Aa2	10,360,000.00	10,455,208.40	10,364,804.81	99.45	10,302,709.20	3.02	2.65%	73,763.20
Municipal	S&P-AAA	1,750,000.00	1,806,962.50	1,782,999.21	95.64	1,673,682.50	29.93	1.85%	23,091.25
Municipal	S&P-AA	1,125,000.00	987,918.75	1,005,416.49	89.99	1,012,376.25	41.90	4.61%	7,031.25
Municipal	S&P-AA+	1,345,000.00	1,345,000.00	1,345,000.00	99.29	1,335,504.30	2.00	0.49%	2,196.83
Municipal	S&P-AA+	750,000.00	750,000.00	750,000.00	95.50	716,235.00	13.97	0.79%	1,975.00
Municipal	Moody's-Aa1	1,010,000.00	1,001,344.30	1,002,234.41	100.00	1,009,949.50	52.92	4.45%	3,577.08
Municipal	Moody's-Aa1	485,000.00	515,438.60	488,594.85	98.76	478,995.70	7.02	1.83%	6,385.83
Municipal	S&P-AAA	5,000,000.00	4,622,950.00	4,673,169.62	93.50	4,674,850.00	39.90	4.61%	20,416.67
Municipal	S&P-AAA	2,700,000.00	2,479,977.00	2,503,545.13	93.50	2,524,419.00	39.90	4.86%	11,025.00
Municipal	Moody's-Aa2	2,550,000.00	2,675,128.50	2,622,959.42	96.58	2,462,662.50	30.95	2.01%	33,681.25
Municipal	Moody's-Aa2	2,000,000.00	2,049,300.00	2,027,567.76	97.05	1,940,920.00	26.95	2.60%	16,250.00
Municipal	S&P-AAA	1,000,000.00	1,028,510.00	1,016,926.69	97.68	976,760.00	30.95	2.78%	14,500.00
Municipal	S&P-AAA	2,000,000.00	2,073,320.00	2,032,316.69	97.46	1,949,200.00	17.44	1.84%	2,654.22
Municipal	S&P-AA+	10,000,000.00	10,105,700.00	10,004,396.84	99.48	9,947,600.00	2.46	2.63%	84,211.11
Municipal	Moody's-Aa3	465,000.00	419,462.55	425,154.73	92.00	427,790.70	42.92	4.65%	3,871.12
Municipal	S&P-AA	1,000,000.00	988,750.00	994,682.65	95.87	958,700.00	18.98	2.42%	8,620.83
Municipal	Moody's-Aa1	5,985,000.00	6,389,765.55	6,032,074.74	99.11	5,931,494.10	4.00	0.38%	27,431.25
Municipal	Moody's-Aaa	1,150,000.00	1,171,620.00	1,162,803.78	98.46	1,132,232.50	26.95	3.14%	10,554.12
Municipal	S&P-AAA	555,000.00	512,031.90	517,879.81	93.89	521,072.85	38.92	4.47%	3,067.76
Municipal	Moody's-Aa3	2,110,000.00	2,265,570.30	2,133,900.86	98.89	2,086,494.60	5.48	0.50%	2,813.33
Municipal	Moody's-Aa2	5,000,000.00	5,359,800.00	5,082,316.97	98.31	4,915,550.00	9.02	0.43%	32,950.00
Municipal	S&P-AA+	1,300,000.00	1,338,038.00	1,333,129.02	102.86	1,337,115.00	41.38	4.66%	3,161.60
Municipal	Moody's-Aa2	2,500,000.00	2,536,125.00	2,505,955.74	97.98	2,449,450.00	6.00	0.40%	10,987.50
Municipal	S&P-AA+	3,000,000.00	2,677,320.00	2,720,298.03	90.90	2,726,850.00	39.90	4.50%	7,090.00
Municipal	Moody's-Aa2	2,000,000.00	2,111,220.00	2,023,249.91	98.20	1,964,080.00	8.03	0.43%	14,526.67
Municipal	Moody's-Aa1	3,500,000.00	3,307,185.00	3,455,890.27	98.02	3,430,735.00	5.48	3.45%	889.78
Municipal	Moody's-Aaa	2,750,000.00	2,471,177.50	2,589,084.79	89.57	2,463,175.00	28.95	2.57%	-
Municipal	Moody's-Aaa	2,250,000.00	2,107,282.50	2,175,351.45	94.25	2,120,715.00	20.46	3.05%	6,585.25
Municipal	S&P-AAA	4,380,000.00	4,428,705.60	4,406,154.87	95.52	4,183,644.60	25.93	1.99%	33,215.00
Municipal	S&P-AAA	2,310,000.00	2,249,200.80	2,307,143.06	99.66	2,302,192.20	1.05	2.05%	5,775.00
Municipal	S&P-AA	750,000.00	793,140.00	752,175.92	99.75	748,117.50	3.02	2.71%	7,406.25
Municipal	Moody's-Aa3	725,000.00	643,807.25	654,621.38	91.09	660,431.50	39.90	4.68%	1,769.00
Municipal	Moody's-Aa1	3,270,000.00	3,322,810.50	3,300,659.97	94.65	3,095,022.30	30.95	2.02%	32,672.75
Municipal	Moody's-Aa2	1,600,000.00	1,525,472.00	1,552,946.82	89.72	1,435,504.00	37.90	2.08%	5,877.33
Municipal	Moody's-Aa2	600,000.00	524,550.00	534,244.69	90.31	541,884.00	40.92	5.04%	730.50
Municipal	S&P-AA	2,205,000.00	2,240,897.40	2,226,285.90	96.40	2,125,642.05	30.95	2.78%	29,179.50
Municipal	Moody's-Aa1	2,240,000.00	2,169,350.40	2,197,036.09	94.76	2,122,646.40	28.95	3.20%	4,384.80
Municipal	S&P-AA	700,000.00	620,158.00	631,275.24	90.66	634,606.00	37.90	4.65%	2,884.00

Detail of Investment Holdings
December 31, 2023

Security Description	Moody's/S&P Ratings*	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Municipal	Moody's-Aaa	1,210,000.00	1,338,598.80	1,269,858.00	100.42	1,215,094.10	19.44	1.84%	22,855.56
Municipal	Moody's-Aa2	37,235,000.00	35,530,381.70	36,767,322.67	97.55	36,322,370.15	7.02	2.94%	110,618.98
Municipal	S&P-Aaa	8,000,000.00	7,997,600.00	7,998,843.54	97.47	7,797,440.00	16.98	3.05%	20,266.67
Municipal	Moody's-Aaa	3,000,000.00	3,000,270.00	3,000,165.56	96.72	2,901,630.00	28.95	3.15%	7,875.00
Municipal	S&P-AA+	3,445,000.00	3,157,859.25	3,267,625.50	91.58	3,154,931.00	29.93	3.41%	20,411.62
Municipal	S&P-Aaa	1,645,000.00	1,461,960.85	1,481,368.05	90.91	1,495,420.15	40.36	4.60%	2,848.13
Municipal	S&P-AA-	1,000,000.00	1,075,720.00	1,038,289.85	101.94	1,019,380.00	18.98	3.50%	25,291.67
Municipal	Moody's-Aa2	2,980,000.00	2,986,436.80	2,985,115.81	99.15	2,954,789.20	27.93	4.12%	47,282.67
Municipal	S&P-AA	3,295,000.00	3,315,593.75	3,313,451.21	101.13	3,332,101.70	42.92	4.45%	63,497.40
Municipal	Moody's-Aaa	2,160,000.00	1,916,524.80	1,946,825.72	89.24	1,927,584.00	52.36	4.02%	4,153.80
Municipal	Moody's-Aa1	2,000,000.00	1,796,960.00	1,825,833.37	91.31	1,826,220.00	36.98	4.50%	11,766.67
Municipal	Moody's-Aa2	2,500,000.00	2,256,150.00	2,294,115.67	90.55	2,263,800.00	40.36	3.98%	4,203.89
Municipal	Moody's-Aa2	915,000.00	945,057.75	928,933.90	97.33	890,542.05	18.98	2.00%	11,437.50
Municipal	Moody's-Aaa	1,000,000.00	906,450.00	952,135.33	92.24	922,350.00	19.44	3.12%	-
Municipal	S&P-AA-	4,840,000.00	4,955,579.20	4,943,668.05	103.41	5,005,044.00	41.38	4.71%	11,616.00
Total / Average		692,149,690.50	685,136,255.45	686,676,891.77		670,210,828.57	16.30	2.86%	3,039,066.93

(1) **Weighted average life** - For purposes of calculating weighted average life bank, pool, and money market investments are assumed to mature the next business day.

(2) **Weighted average yield to maturity** - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield is for this month only.

Moody's Ratings Definitions:

AAA- obligations rated Aaa are judged to be of the highest quality, subject to the lowest level of credit risk

AA- obligations rated Aa are judged to be of high quality and are subject to very low credit risk

A- obligations rated A are judged to be upper-medium grade and are subject to low credit risk

(the modifier 1 indicates that the obligation ranks in the higher end of its generic rating category; the modifier 2 indicates a mid-range ranking; and the modifier 3 indicates a ranking in the lower end of that generic rating category)

MIG1 (Municipal Investment Grade) Short-Term Obligation- Superior Credit Quality

MIG2 (Municipal Investment Grade) Short-Term Obligation- Strong Credit Quality

MIG3 (Municipal Investment Grade) Short-Term Obligation- Acceptable Credit Quality

P1- Issuers rated Prime-1 have a superior ability to repay short-term debt obligations

P2- Issuers rated Prime-1 have a strong ability to repay short-term debt obligations

P3- Issuers rated Prime-1 have an acceptable ability to repay short-term debt obligations

***Standard and Poor's Ratings Definitions:**

AAA- capacity to meet its financial commitment on the obligation is extremely strong

AA- capacity to meet its financial commitment on the obligation is very strong

A- somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions, but still strong (may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories)

A1- issuers ability to repay short-term obligations is extremely strong

A2- issuers ability to repay short-term obligations is satisfactory

A3- issuers ability to repay short-term obligations is adequate

NR- Not rated

Detail of Investment Holdings
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By Sector

Security Description	Moody's/S&P Ratings*	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
CAPITAL ONE Cash	None	0.00%	1/1/2024	12/31/2023	N/A	7,950,504.61	7,950,504.61	7,950,504.61	100.00	7,950,504.61	0.03	0.00%	
Prosperity Bank Cash	None	0.25%	1/1/2024	12/31/2023		1,116,865.85	1,116,865.85	1,116,865.85	100.00	1,116,865.85	0.03	0.25%	
Texas Daily LGIP	None	5.38%	1/1/2024	12/31/2023		21,038,971.91	21,038,971.91	21,038,971.91	100.00	21,038,971.91	0.03	5.38%	
Texas Daily LGIP	None	5.58%	1/1/2024	12/31/2023		16,380,697.03	16,380,697.03	16,380,697.03	100.00	16,380,697.03	0.03	5.58%	
TexasCLASS LGIP	S&P-AAA	5.57%	1/1/2024	12/31/2023		17,034,617.06	17,034,617.06	17,034,617.06	100.00	17,034,617.06	0.03	5.57%	
TexasCLASS LGIP	S&P-AAA	5.24%	1/1/2024	12/31/2023		25,079,714.72	25,079,714.72	25,079,714.72	100.00	25,079,714.72	0.03	5.24%	
TexasFITLGIP	S&P-AAA	5.59%	1/1/2024	12/31/2023		19,441,190.37	19,441,190.37	19,441,190.37	100.00	19,441,190.37	0.03	5.59%	
TexasFIT LGIP	S&P-AAA	5.28%	1/1/2024	12/31/2023		19,007,215.77	19,007,215.77	19,007,215.77	100.00	19,007,215.77	0.03	5.28%	
Texas Term LGIP	S&P-AAA	5.69%	1/1/2024	12/31/2023		10,000,000.00	10,000,000.00	10,000,000.00	100.00	10,000,000.00	0.03	5.69%	
Municipal	S&P-AAA	0.60%	2/1/2024	3/22/2022		2,310,000.00	2,249,200.80	2,307,143.06	99.66	2,302,192.20	1.05	2.05%	5,775.00
FAMC 1.39 2/12/2024	None	1.39%	2/12/2024	3/16/2020		5,000,000.00	5,092,470.00	5,002,784.46	99.55	4,977,456.40	1.41	0.91%	26,834.72
Municipal	S&P-AA+	0.49%	3/1/2024	6/29/2021		1,345,000.00	1,345,000.00	1,345,000.00	99.29	1,335,504.30	2.00	0.49%	2,196.83
FAMC 0.88 3/14/2024	None	0.88%	3/14/2024	3/20/2020		9,000,000.00	9,000,000.00	9,000,000.00	99.12	8,920,382.85	2.43	0.88%	23,540.00
Municipal	S&P-AA+	2.86%	3/15/2024	4/8/2019		10,000,000.00	10,105,700.00	10,004,396.84	99.48	9,947,600.00	2.46	2.63%	84,211.11
Municipal	Moody's-Aa2	2.85%	4/1/2024	4/5/2019		10,360,000.00	10,455,200.40	10,364,804.81	99.45	10,302,709.20	3.02	2.65%	73,763.20
Municipal	S&P-AA	3.95%	4/1/2024	4/4/2019		750,000.00	793,140.00	752,175.92	99.75	748,117.50	3.02	2.71%	7,406.25
Municipal	Moody's-Aa1	2.75%	5/1/2024	6/17/2021		5,985,000.00	6,389,765.55	6,032,074.74	99.11	5,931,494.10	4.00	0.38%	27,431.25
Municipal	Moody's-A1	2.64%	6/1/2024	8/15/2019		7,000,000.00	7,197,260.00	7,017,226.47	99.04	6,932,590.00	5.02	2.02%	15,400.00
Municipal	Moody's-Aa3	3.00%	6/15/2024	6/24/2021		2,110,000.00	2,265,570.30	2,133,900.86	98.89	2,086,494.60	5.48	0.50%	2,813.33
Municipal	Moody's-Aa1	0.57%	6/15/2024	6/16/2022		3,500,000.00	3,307,185.00	3,455,890.27	98.02	3,430,735.00	5.48	3.45%	889.78
Municipal	Moody's-Aa2	2.70%	7/1/2024	6/10/2022		1,000,000.00	996,290.00	999,097.17	98.91	989,060.00	6.00	2.89%	13,520.00
Municipal	Moody's-Aaa	2.01%	7/1/2024	6/17/2021		2,700,000.00	2,835,351.00	2,722,314.62	98.48	2,659,041.00	6.00	0.35%	27,135.00
Municipal	S&P-AA	3.83%	7/1/2024	3/28/2022		1,500,000.00	1,538,535.00	1,508,537.42	99.31	1,489,590.00	6.00	2.65%	28,732.50
Municipal	Moody's-Aa2	0.88%	7/1/2024	6/17/2021		2,500,000.00	2,536,125.00	2,505,955.74	97.98	2,449,450.00	6.00	0.40%	10,987.50
Municipal	Moody's-Aaa	0.63%	7/15/2024	6/15/2022		1,540,000.00	1,454,714.80	1,517,922.23	97.80	1,506,089.20	6.46	3.41%	4,502.10
East West Bank 5.55 7/31/2024	None	5.55%	7/31/2024	7/31/2023		16,783,365.37	16,783,365.37	16,783,365.37	100.00	16,783,365.37	6.98	5.55%	390,454.65
Municipal	Moody's-Aa1	3.16%	8/1/2024	8/16/2019		485,000.00	515,438.60	488,594.85	98.76	478,995.70	7.02	1.83%	6,385.83
Municipal	Moody's-Aa2	0.71%	8/1/2024	6/13/2022		37,235,000.00	35,530,381.70	36,767,322.67	97.55	36,322,370.15	7.02	2.94%	110,618.98
FAMC 0.9 8/20/2024	None	0.90%	8/20/2024	3/20/2020		43,000,000.00	43,000,000.00	43,000,000.00	97.44	41,898,850.84	7.64	0.90%	140,825.00
Municipal	Moody's-Aa2	2.18%	9/1/2024	6/17/2021		2,000,000.00	2,111,220.00	2,023,249.91	98.20	1,964,080.00	8.03	0.43%	14,526.67
FHLB 0.851 9/13/2024	Moody's-Aaa	0.85%	9/13/2024	3/13/2020		16,000,000.00	16,000,000.00	16,000,000.00	97.25	15,559,420.96	8.43	0.85%	40,848.00
TVA 2.875 9/15/2024	Moody's-Aaa	2.88%	9/15/2024	3/12/2020		3,080,000.00	3,352,826.40	3,122,877.45	98.50	3,033,784.97	8.49	0.87%	26,073.06
Municipal	Moody's-Aa2	2.64%	10/1/2024	6/17/2021		5,000,000.00	5,359,800.00	5,082,316.97	98.31	4,915,550.00	9.02	0.43%	32,950.00
Municipal	S&P-AA+	0.79%	3/1/2025	6/29/2021		750,000.00	750,000.00	750,000.00	95.50	716,235.00	13.97	0.79%	1,975.00
FHLB 4.625 3/14/2025	Moody's-Aaa	4.63%	3/14/2025	3/23/2023		5,000,000.00	5,024,122.80	5,014,667.46	100.02	5,001,053.05	14.39	4.36%	68,732.64
FHLMC 0.74 4/28/2025-21	Moody's-Aaa	0.74%	4/28/2025	5/28/2020	2/28/2024	23,000,000.00	23,000,000.00	23,000,000.00	95.39	21,938,804.84	15.87	0.74%	15,601.67
Municipal	Moody's-Aa1	0.65%	6/1/2025	6/24/2021		2,330,000.00	2,330,000.00	2,330,000.00	94.32	2,197,749.20	16.98	0.65%	1,262.08
Municipal	S&P-AAA	3.04%	6/1/2025	6/22/2022		8,000,000.00	7,997,600.00	7,998,843.54	97.47	7,797,440.00	16.98	3.05%	20,266.67
Municipal	Moody's-Aaa	2.75%	6/15/2025	4/20/2022		2,000,000.00	2,011,400.00	2,005,264.58	97.34	1,946,760.00	17.44	2.56%	2,444.44
Municipal	Moody's-Aaa	2.75%	6/15/2025	4/20/2022		5,000,000.00	5,028,500.00	5,013,161.46	97.34	4,866,900.00	17.44	2.56%	6,111.11
Municipal	S&P-AA-	2.13%	6/15/2025	3/16/2022		1,550,000.00	1,546,435.00	1,548,402.21	96.24	1,491,673.50	17.44	2.20%	1,465.27
Municipal	S&P-AAA	2.99%	6/15/2025	2/24/2022		2,000,000.00	2,073,320.00	2,032,316.69	97.46	1,949,200.00	17.44	1.84%	2,654.22
Municipal	Moody's-Aa2	3.40%	7/1/2025	3/1/2022		2,600,000.00	2,717,000.00	2,652,640.39	98.07	2,549,716.00	17.97	2.00%	44,239.00
Municipal	Moody's-Aa3	1.26%	7/1/2025	3/8/2022		2,540,000.00	2,479,827.40	2,512,770.78	94.88	2,410,028.20	17.97	2.00%	15,976.60
Municipal	Moody's-Aa3	1.26%	7/1/2025	3/8/2022		2,621,000.00	2,558,908.51	2,592,902.45	94.88	2,486,883.43	17.97	2.00%	16,486.09
Municipal	Moody's-Aa2	2.22%	7/1/2025	2/18/2022		1,960,000.00	1,984,774.40	1,971,046.68	96.35	1,888,362.00	17.97	1.83%	21,716.80
Municipal	S&P-AAA	0.86%	8/1/2025	6/13/2022		1,020,000.00	952,567.80	985,901.10	94.35	962,329.20	18.98	3.09%	3,655.00
Municipal	Moody's-Aa2	1.03%	8/1/2025	2/25/2022		10,000,000.00	9,729,000.00	9,874,773.34	94.53	9,453,200.00	18.98	1.85%	43,041.67
Municipal	Moody's-Aa2	1.03%	8/1/2025	6/16/2022		5,000,000.00	4,618,150.00	4,806,400.04	94.53	4,726,600.00	18.98	3.64%	21,520.83
Municipal	S&P-AA	2.07%	8/1/2025	3/25/2022		1,000,000.00	988,750.00	994,682.65	95.87	958,700.00	18.98	2.42%	8,620.83
Municipal	S&P-AA-	6.07%	8/1/2025	6/13/2022		1,000,000.00	1,075,720.00	1,038,289.85	101.94	1,019,380.00	18.98	3.50%	25,291.67
Municipal	Moody's-Aa2	3.00%	8/1/2025	3/1/2022		915,000.00	945,057.75	928,933.90	97.33	890,542.05	18.98	2.00%	11,437.50
Municipal	S&P-AAA	0.00%	8/15/2025	6/14/2022		4,015,000.00	3,628,395.65	3,817,023.85	92.59	3,717,287.75	19.44	3.22%	-
Municipal	Moody's-Aaa	5.00%	8/15/2025	2/18/2022		1,210,000.00	1,338,598.80	1,269,858.00	100.42	1,215,094.10	19.44	1.84%	22,855.56
Municipal	Moody's-Aaa	0.00%	8/15/2025	6/13/2022		1,000,000.00	906,450.00	952,135.33	92.24	922,350.00	19.44	3.12%	-
FNMA 0.375 8/25/2025	Moody's-Aaa	0.38%	8/25/2025	3/19/2021		45,000,000.00	44,188,020.00	44,697,763.00	93.51	42,079,647.15	19.77	0.79%	59,062.50

Detail of Investment Holdings
December 31, 2023

By Sector

Security Description	Moody's/S&P Ratings*	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Municipal	Moody's-Aaa	0.99%	9/15/2025	6/10/2022		2,250,000.00	2,107,282.50	2,175,351.45	94.25	2,120,715.00	20.46	3.05%	6,585.25
FHLMC 0.375 9/23/2025	Moody's-Aaa	0.38%	9/23/2025	3/23/2023		10,000,000.00	9,115,380.60	9,388,984.20	93.35	9,335,226.50	20.72	4.14%	10,208.33
Municipal	S&P-AA+	0.85%	10/1/2025	3/18/2022		2,000,000.00	1,900,200.00	1,950,601.70	93.78	1,875,540.00	20.98	2.33%	4,260.00
American National Bank & T 5.1 10/10/2025	None	5.10%	10/10/2025	10/10/2023		5,215,547.81	5,215,547.81	5,215,547.81	100.00	5,215,547.81	21.28	5.10%	59,757.32
Municipal	Moody's-Aa1	3.67%	1/15/2026	3/30/2023		2,500,000.00	2,458,525.00	2,469,725.68	98.51	2,462,725.00	24.46	4.31%	42,306.94
Municipal	Fitch-AAA	4.00%	2/15/2026	5/31/2023		900,000.00	899,496.00	899,604.84	99.08	891,693.00	25.48	4.02%	21,100.00
T-Note 0.5 2/28/2026	Moody's-Aaa	0.50%	2/28/2026	3/23/2021		30,000,000.00	29,479,687.50	29,772,020.59	92.44	27,732,421.80	25.90	0.86%	50,274.73
Municipal	Moody's-Aa1	5.00%	3/1/2026	6/9/2022		1,800,000.00	1,913,436.00	1,865,927.90	101.17	1,821,078.00	25.93	3.19%	30,000.00
Municipal	S&P-AAA	2.28%	3/1/2026	2/17/2022		4,380,000.00	4,428,705.60	4,406,154.87	95.52	4,183,644.60	25.93	1.99%	33,215.00
Municipal	Moody's-Aa2	3.25%	4/1/2026	3/23/2022		2,000,000.00	2,049,300.00	2,027,567.76	97.05	1,940,920.00	26.95	2.60%	16,250.00
Municipal	Moody's-Aaa	3.67%	4/1/2026	6/13/2022		1,150,000.00	1,171,620.00	1,162,803.78	98.46	1,132,232.50	26.95	3.14%	10,554.12
Municipal	Moody's-Aa2	4.20%	5/1/2026	5/25/2023		2,980,000.00	2,986,436.80	2,985,115.81	99.15	2,954,789.20	27.93	4.12%	47,282.67
FFCB 4 5/26/2026	Moody's-Aaa	4.00%	5/26/2026	5/26/2023		5,000,000.00	5,000,000.00	5,000,000.00	99.57	4,978,706.35	28.75	4.00%	19,444.44
Municipal	Moody's-Aaa	1.93%	6/1/2026	6/13/2022		1,605,000.00	1,527,767.40	1,557,935.55	94.16	1,511,332.20	28.95	3.23%	2,581.37
Municipal	Moody's-Aaa	0.00%	6/1/2026	3/24/2022		2,750,000.00	2,471,177.50	2,589,084.79	89.57	2,463,175.00	28.95	2.57%	-
Municipal	Moody's-Aa1	2.35%	6/1/2026	6/10/2022		2,240,000.00	2,169,350.40	2,197,036.09	94.76	2,122,646.40	28.95	3.20%	4,384.80
Municipal	Moody's-Aaa	3.15%	6/1/2026	6/22/2022		3,000,000.00	3,000,270.00	3,000,165.56	96.72	2,901,630.00	28.95	3.15%	7,875.00
Municipal	S&P-AAA	5.00%	6/15/2026	3/16/2022		1,250,000.00	1,385,775.00	1,328,473.05	101.62	1,270,287.50	29.41	2.30%	2,777.78
Municipal	Moody's-Aa1	0.91%	6/15/2026	3/16/2022		4,750,000.00	4,484,427.50	4,596,508.68	91.84	4,362,400.00	29.41	2.30%	1,923.22
Municipal	S&P-AA-	2.28%	6/15/2026	3/16/2022		1,030,000.00	1,026,951.20	1,028,237.90	94.75	975,966.20	29.41	2.35%	1,042.36
Municipal	Moody's-Aa1	1.10%	6/15/2026	2/18/2022		5,000,000.00	4,820,450.00	4,897,936.41	91.95	4,597,550.00	29.41	1.97%	2,448.89
Municipal	Moody's-Aa2	2.32%	7/1/2026	2/18/2022		2,005,000.00	2,033,110.10	2,021,100.70	94.89	1,902,444.25	29.93	1.98%	23,217.90
Municipal	Moody's-Aa3	3.20%	7/1/2026	3/18/2022		2,750,000.00	2,827,687.50	2,795,292.90	96.88	2,664,200.00	29.93	2.50%	44,000.00
Municipal	S&P-AAA	2.64%	7/1/2026	3/8/2022		1,750,000.00	1,806,962.50	1,782,999.21	95.64	1,673,682.50	29.93	1.85%	23,091.25
Municipal	S&P-AA+	1.19%	7/1/2026	6/14/2022		3,445,000.00	3,157,859.25	3,267,625.50	91.58	3,154,931.00	29.93	3.41%	20,411.62
Municipal	S&P-AAA	2.85%	8/1/2026	3/16/2022		1,675,000.00	1,712,888.50	1,697,368.20	96.36	1,614,080.25	30.95	2.30%	19,869.69
Municipal	Moody's-Aa2	1.22%	8/1/2026	2/10/2022		13,630,000.00	13,203,244.70	13,383,302.51	91.88	12,522,835.10	30.95	1.95%	69,058.67
Municipal	Moody's-Aa2	3.17%	8/1/2026	2/24/2022		2,550,000.00	2,675,128.50	2,622,959.42	96.58	2,462,662.50	30.95	2.01%	33,681.25
Municipal	S&P-AAA	3.48%	8/1/2026	3/25/2022		1,000,000.00	1,028,510.00	1,016,926.69	97.68	976,760.00	30.95	2.78%	14,500.00
Municipal	Moody's-Aa1	2.40%	8/1/2026	2/17/2022		3,270,000.00	3,322,810.50	3,300,659.97	94.65	3,095,022.30	30.95	2.02%	32,672.75
Municipal	S&P-AA	3.18%	8/1/2026	3/23/2022		2,205,000.00	2,240,897.40	2,226,285.90	96.40	2,125,642.05	30.95	2.78%	29,179.50
FAMC 4.65 8/7/2026	None	4.65%	8/7/2026	8/7/2023		10,000,000.00	9,986,354.80	9,988,172.50	101.05	10,105,324.50	31.15	4.70%	186,000.00
Municipal	S&P-AAA	1.76%	8/15/2026	6/13/2022		1,740,000.00	1,646,040.00	1,680,935.91	94.00	1,635,669.60	31.41	3.15%	11,588.79
FNMA 1.875 9/24/2026	Moody's-Aaa	1.88%	9/24/2026	3/23/2021		30,000,000.00	31,438,232.90	30,713,752.58	94.36	28,307,695.50	32.72	0.98%	151,562.50
Municipal	Moody's-Aa2	2.25%	10/1/2026	6/10/2022		1,500,000.00	1,443,090.00	1,463,662.93	93.92	1,408,785.00	32.95	3.20%	8,441.25
Municipal	Moody's-Aa1	1.41%	2/1/2027	6/27/2023		2,000,000.00	1,796,960.00	1,825,833.37	91.31	1,826,220.00	36.98	4.50%	11,766.67
Municipal	Moody's-Aa2	1.52%	3/1/2027	3/23/2022		1,180,000.00	1,126,687.60	1,145,837.51	91.55	1,080,266.40	37.90	2.50%	5,986.53
Municipal	Moody's-Aa2	1.10%	3/1/2027	2/24/2022		1,600,000.00	1,525,472.00	1,552,946.82	89.72	1,435,504.00	37.90	2.08%	5,877.33
Municipal	S&P-AA	1.24%	3/1/2027	6/27/2023		700,000.00	620,158.00	631,275.24	90.66	634,606.00	37.90	4.65%	2,884.00
Municipal	Moody's-A1	1.80%	4/1/2027	6/23/2023		750,000.00	676,822.50	686,965.39	91.94	689,535.00	38.92	4.65%	3,378.75
Municipal	Moody's-A1	1.80%	4/1/2027	8/8/2023		3,395,000.00	3,059,641.90	3,096,148.60	91.94	3,121,295.10	38.92	4.79%	15,294.48
Municipal	S&P-AAA	2.21%	4/1/2027	6/27/2023		555,000.00	512,031.90	517,879.81	93.89	521,072.85	38.92	4.47%	3,067.76
Municipal	S&P-AAA	2.45%	5/1/2027	6/27/2023	5/1/2026	5,000,000.00	4,622,950.00	4,673,169.62	93.50	4,674,850.00	39.90	4.61%	20,416.67
Municipal	S&P-AAA	2.45%	5/1/2027	8/7/2023	5/1/2026	2,700,000.00	2,479,977.00	2,503,545.13	93.50	2,524,419.00	39.90	4.86%	11,025.00
Municipal	S&P-AA+	1.42%	5/1/2027	6/27/2023		3,000,000.00	2,677,320.00	2,720,298.03	90.90	2,726,850.00	39.90	4.50%	7,090.00
Municipal	Moody's-Aa3	1.46%	5/1/2027	6/27/2023		725,000.00	643,807.25	654,621.38	91.09	660,431.50	39.90	4.68%	1,769.00
Municipal	S&P-AAA	1.36%	5/15/2027	8/7/2023		1,645,000.00	1,461,960.85	1,481,368.05	90.91	1,495,420.15	40.36	4.60%	2,848.13
Municipal	Moody's-Aa2	1.32%	5/15/2027	5/18/2023		2,500,000.00	2,256,150.00	2,294,115.67	90.55	2,263,800.00	40.36	3.98%	4,203.89
Municipal	S&P-AA	7.00%	6/1/2027	6/27/2023		1,100,000.00	1,179,343.00	1,169,003.53	107.20	1,179,222.00	40.92	4.96%	6,416.67
Municipal	Moody's-Aa1	5.75%	6/1/2027	5/23/2023		900,000.00	949,860.00	942,330.12	103.42	930,762.00	40.92	4.24%	4,312.50
Municipal	Moody's-Aa2	1.46%	6/1/2027	6/30/2023		600,000.00	524,550.00	534,244.69	90.31	541,884.00	40.92	5.04%	730.50
Municipal	S&P-AA+	5.47%	6/15/2027	6/27/2023		1,300,000.00	1,338,038.00	1,333,129.02	102.86	1,337,115.00	41.38	4.66%	3,161.60
Municipal	S&P-AA-	5.40%	6/15/2027	8/8/2023		4,840,000.00	4,955,579.20	4,943,668.05	103.41	5,005,044.00	41.38	4.71%	11,616.00
FAMC 3.34 7/1/2027	None	3.34%	7/1/2027	9/20/2023		3,215,000.00	3,054,307.64	3,066,184.90	97.59	3,137,590.03	41.90	4.80%	53,690.50
Municipal	Moody's-Aa1	3.50%	7/1/2027	5/19/2023		2,725,000.00	2,670,527.25	2,678,712.65	97.21	2,648,836.25	41.90	4.03%	47,673.88
Municipal	Moody's-Aa3	1.71%	7/1/2027	5/23/2023		2,500,000.00	2,241,800.00	2,280,013.60	90.54	2,263,525.00	41.90	4.49%	21,312.50

Detail of Investment Holdings
December 31, 2023

By Sector

Security Description	Moody's/S&P Ratings*	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Municipal	Moody's-Aa3	1.71%	7/1/2027	5/25/2023		4,120,000.00	3,675,534.40	3,740,809.72	90.54	3,730,289.20	41.90	4.62%	35,123.00
Municipal	Moody's-Aa3	1.71%	7/1/2027	8/8/2023		2,500,000.00	2,211,025.00	2,240,470.80	90.54	2,263,525.00	41.90	5.01%	21,312.50
Municipal	S&P-AA	1.25%	7/1/2027	6/27/2023		1,125,000.00	987,918.75	1,005,416.49	89.99	1,012,376.25	41.90	4.61%	7,031.25
Municipal	Moody's-Aa1	3.68%	7/15/2027	8/8/2023		2,500,000.00	2,419,475.00	2,427,600.35	98.10	2,452,400.00	42.36	4.58%	42,422.22
Municipal	Moody's-Aaa	1.10%	8/1/2027	8/8/2023		1,850,000.00	1,624,744.00	1,647,207.63	89.77	1,660,726.50	42.92	4.47%	8,486.88
Municipal	Moody's-Aa1	1.11%	8/1/2027	6/27/2023		780,000.00	679,497.00	692,059.88	89.47	697,858.20	42.92	4.60%	3,617.25
Municipal	S&P-AA-	1.53%	8/1/2027	6/27/2023		750,000.00	665,055.00	675,673.12	90.48	678,592.50	42.92	4.60%	4,793.75
Municipal	Moody's-Aa3	2.00%	8/1/2027	6/27/2023		465,000.00	419,462.55	425,154.73	92.00	427,790.70	42.92	4.65%	3,871.12
Municipal	S&P-AA	4.63%	8/1/2027	8/1/2023		3,295,000.00	3,315,593.75	3,313,451.21	101.13	3,332,101.70	42.92	4.45%	63,497.40
Municipal	Moody's-Aaa	4.90%	8/15/2027	12/7/2023		300,000.00	300,000.00	300,000.00	102.63	307,878.00	43.38	4.90%	979.40
Municipal	Moody's-Aa2	3.74%	8/15/2027	6/27/2023		1,000,000.00	968,340.00	972,260.81	98.03	980,310.00	43.38	4.59%	14,144.00
Municipal	Moody's-Aaa	1.51%	5/15/2028	5/18/2023		2,160,000.00	1,916,524.80	1,946,825.72	89.24	1,927,584.00	52.36	4.02%	4,153.80
Municipal	S&P-AA+	5.30%	6/1/2028	11/16/2023	6/1/2026	1,000,000.00	1,006,270.00	1,006,099.93	102.12	1,021,240.00	52.92	5.14%	6,772.22
Municipal	Moody's-Aa1	4.25%	6/1/2028	6/29/2023		1,010,000.00	1,001,344.30	1,002,234.41	100.00	1,009,949.50	52.92	4.45%	3,577.08
Municipal	Moody's-Aaa	4.89%	8/15/2028	12/7/2023		300,000.00	300,000.00	300,000.00	103.12	309,360.00	55.38	4.89%	977.40
Total / Average						692,149,690.50	685,136,255.45	686,676,891.77	96.00	670,210,828.57	16.30	2.70%	3,039,066.93

(1) **Weighted average life** - For purposes of calculating weighted average life bank, pool, and money market investments are assumed to mature the next business day.

(2) **Weighted average yield to maturity** - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield is for this month only.

Moody's Ratings Definitions:

AAA- obligations rated Aaa are judged to be of the highest quality, subject to the lowest level of credit risk

AA- obligations rated Aa are judged to be of high quality and are subject to very low credit risk

A- obligations rated A are judged to be upper-medium grade and are subject to low credit risk

(the modifier 1 indicates that the obligation ranks in the higher end of its generic rating category; the modifier 2 indicates a mid-range ranking; and the modifier 3 indicates a ranking in the lower end of that generic rating category)

MIG1 (Municipal Investment Grade) Short-Term Obligation- Superior Credit Quality

MIG2 (Municipal Investment Grade) Short-Term Obligation- Strong Credit Quality

MIG3 (Municipal Investment Grade) Short-Term Obligation- Acceptable Credit Quality

P1- Issuers rated Prime-1 have a superior ability to repay short-term debt obligations

P2- Issuers rated Prime-1 have a strong ability to repay short-term debt obligations

P3- Issuers rated Prime-1 have an acceptable ability to repay short-term debt obligations

***Standard and Poor's Ratings Definitions:**

AAA- capacity to meet its financial commitment on the obligation is extremely strong

AA- capacity to meet its financial commitment on the obligation is very strong

A- somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions, but still strong (may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories)

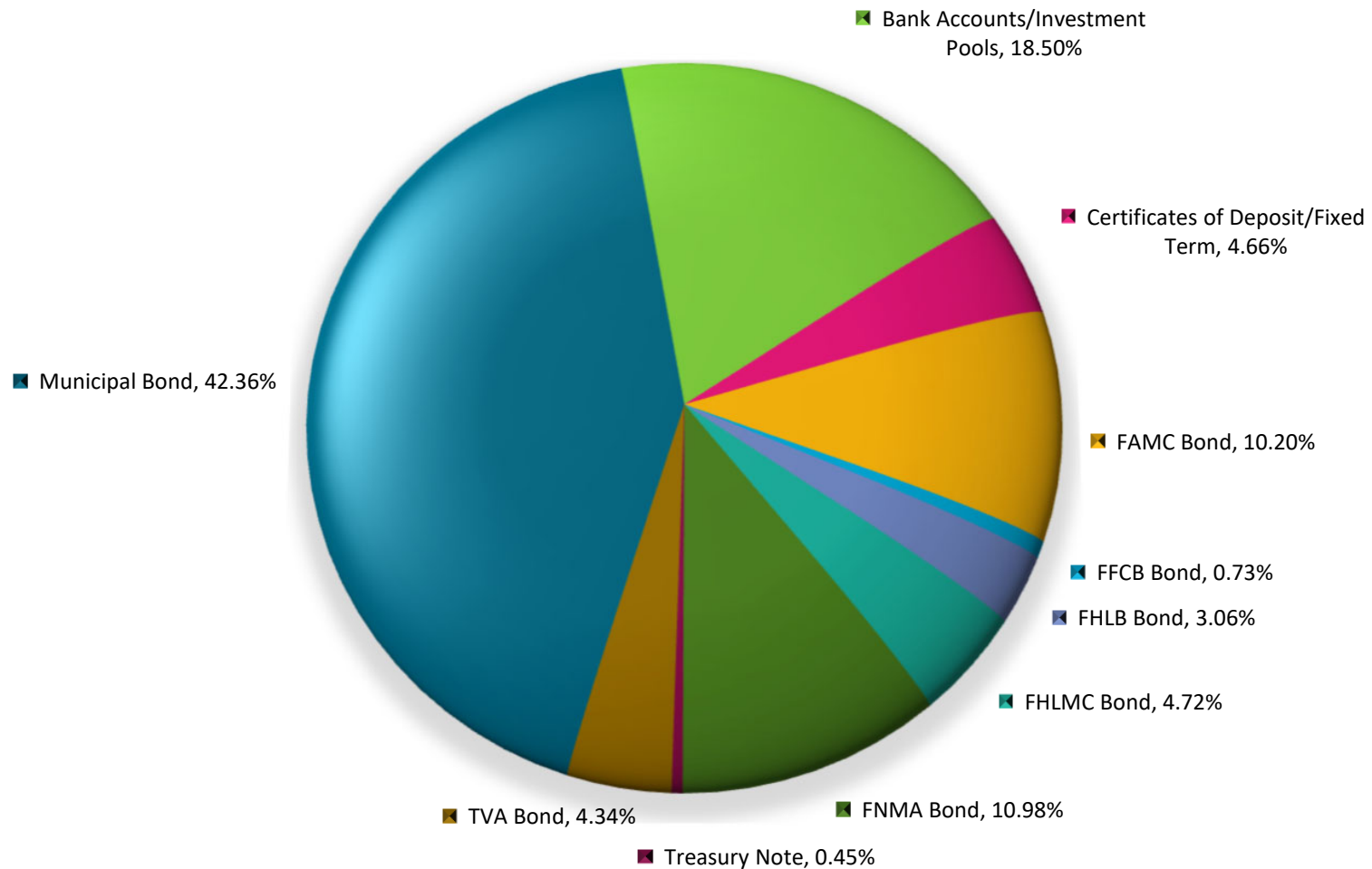
A1- issuers ability to repay short-term obligations is extremely strong

A2- issuers ability to repay short-term obligations is satisfactory

A3- issuers ability to repay short-term obligations is adequate

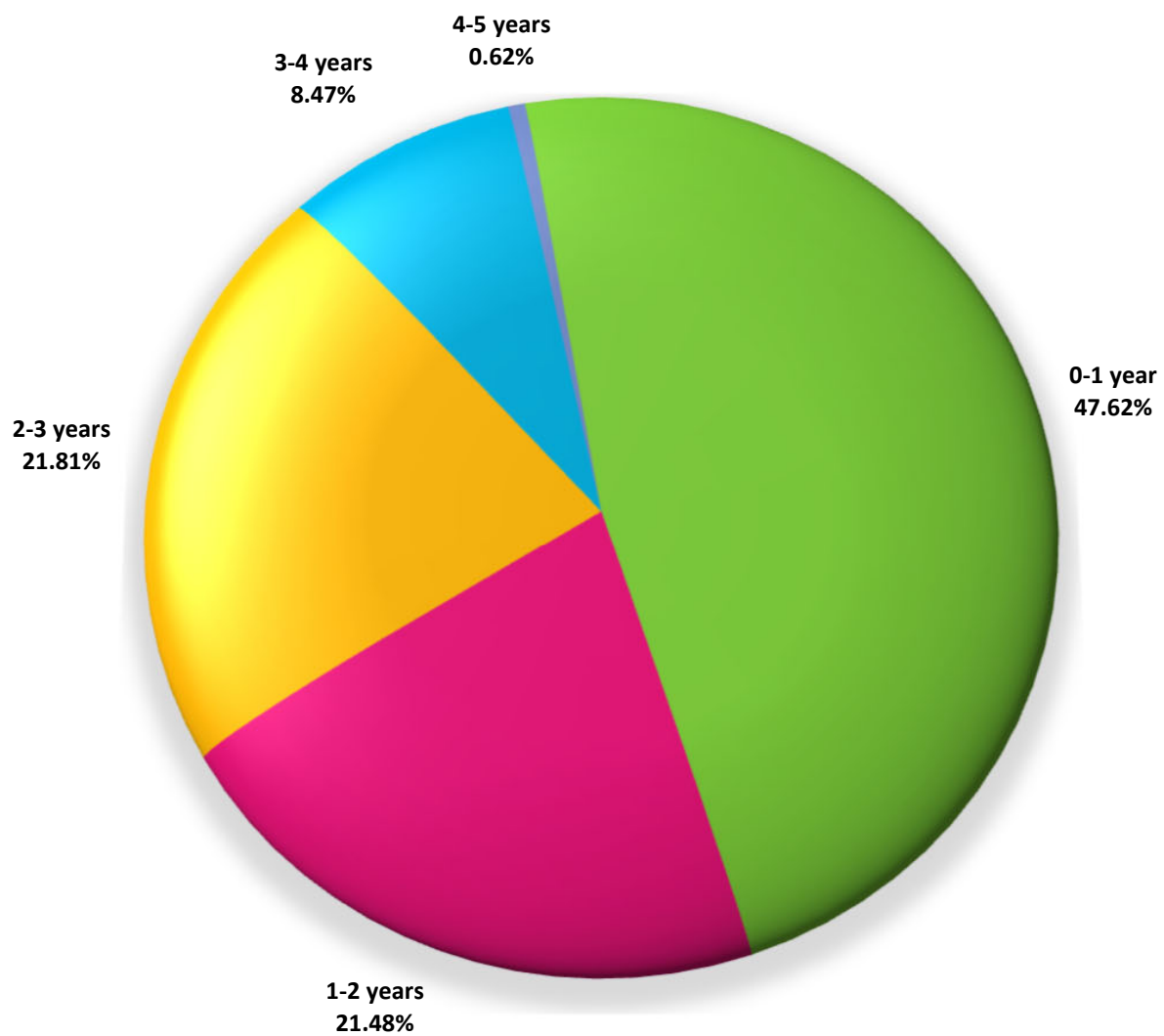
NR- Not rated

Portfolio Composition 12/31/23

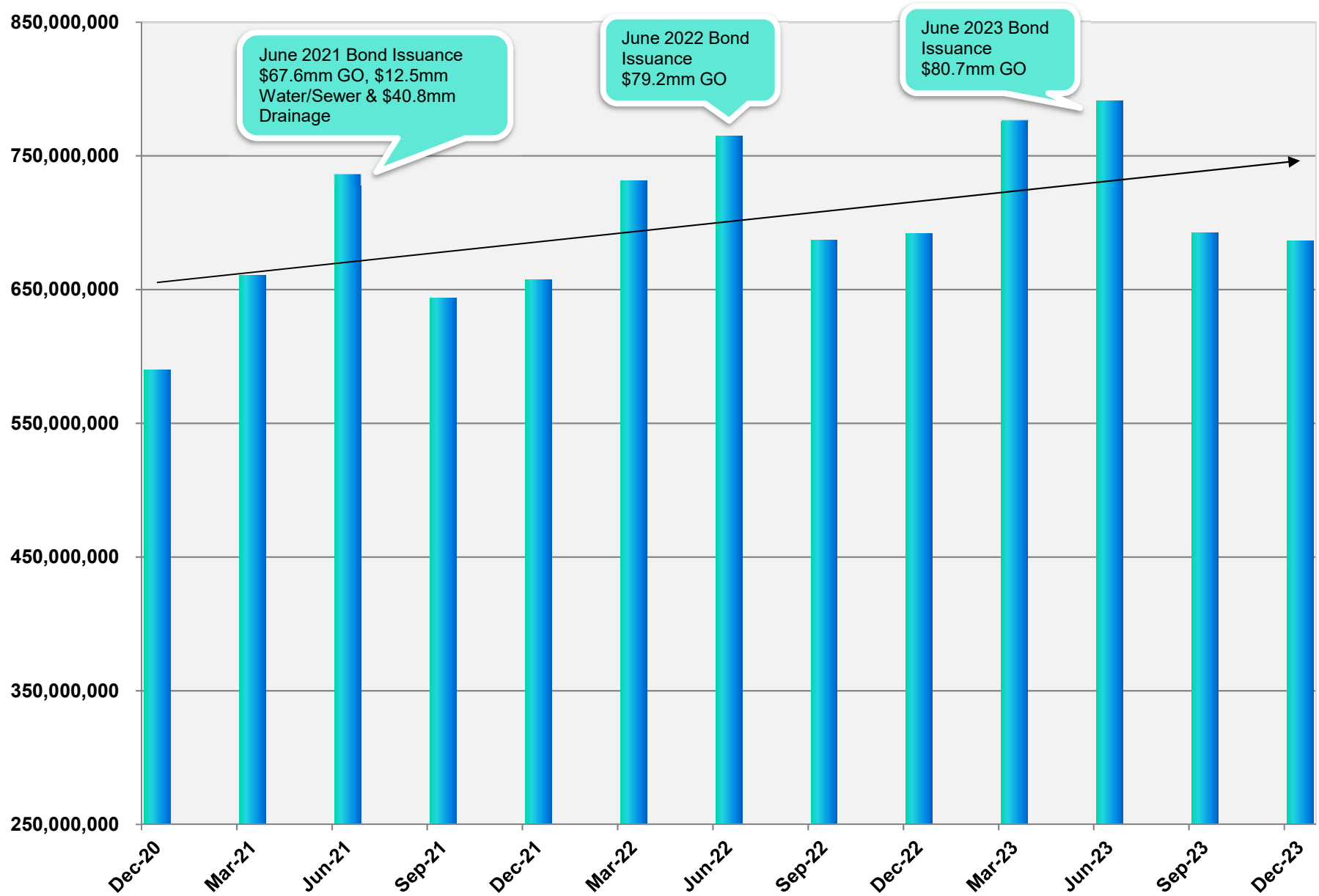


*US Backed Agency Bonds Total 34.48%

Portfolio Maturities 12/31/23



Quarter End Book Value



Adjusted Book Value Comparison

Investment Description	Maturity Date	September 30, 2023		Purchase/ Adjustment	(Maturity/Call/ Sale/Adjustment)	December 31, 2023	
		Par Value	Adjusted Book Value			Par Value	Adjusted Book Value
		Beginning Face Amount/Shares	Beginning BV			Ending Face Amount/Shares	Ending BV
Security Type	Maturity Date						
Cash	0.00%	1/1/2024	8,025,745.71	8,025,745.71	-	(75,241.10)	7,950,504.61
Cash	0.25%	1/1/2024	1,148,779.71	1,148,779.71	-	(31,913.86)	1,116,865.85
Local Government Investment Pool	5.38%	1/1/2024	20,806,408.10	20,806,408.10	232,563.81	-	21,038,971.91
Local Government Investment Pool	5.58%	1/1/2024	17,190,351.22	17,190,351.22	-	(809,654.19)	16,380,697.03
Local Government Investment Pool	5.57%	1/1/2024	21,366,543.36	21,366,543.36	-	(4,331,926.30)	17,034,617.06
Local Government Investment Pool	5.24%	1/1/2024	21,599,788.20	21,599,788.20	3,479,926.52	-	25,079,714.72
Local Government Investment Pool	5.59%	1/1/2024	19,489,058.15	19,489,058.15	-	(47,867.78)	19,441,190.37
Local Government Investment Pool	5.28%	1/1/2024	22,539,053.97	22,539,053.97	-	(3,531,838.20)	19,007,215.77
Compound CD		10/3/2023	5,000,000.00	5,000,000.00	-	(5,000,000.00)	-
Compound CD	5.10%	10/10/2025	-	-	5,215,547.81	-	5,215,547.81
Compound CD	5.55%	7/31/2024	16,783,365.37	16,783,365.37	-	-	16,783,365.37
Local Government Investment Pool	5.69%	1/1/2024	10,000,000.00	10,000,000.00	-	-	10,000,000.00
FAMC Bond	0.91%	2/12/2024	5,000,000.00	5,008,741.91	-	(5,957.45)	5,002,784.46
FAMC Bond	0.90%	8/20/2024	43,000,000.00	43,000,000.00	-	-	43,000,000.00
FAMC Bond	0.88%	3/14/2024	9,000,000.00	9,000,000.00	-	-	9,000,000.00
FAMC Bond	4.70%	8/7/2026	10,000,000.00	9,987,027.10	1,145.40	-	10,000,000.00
FAMC Bond	4.80%	7/1/2027	3,215,000.00	3,055,472.08	10,712.82	-	3,215,000.00
FFCB Bond	4.00%	5/26/2026	5,000,000.00	5,000,000.00	-	-	5,000,000.00
FHLB Bond	0.85%	9/13/2024	16,000,000.00	16,000,000.00	-	-	16,000,000.00
FHLB Bond	4.36%	3/14/2025	5,000,000.00	5,017,741.28	-	(3,073.82)	5,000,000.00
FHLMC Bond	0.74%	4/28/2025	23,000,000.00	23,000,000.00	-	-	23,000,000.00
FHLMC Bond	4.14%	9/23/2025	10,000,000.00	9,300,038.86	88,945.34	-	10,000,000.00
FNMA Bond	0.79%	8/25/2025	45,000,000.00	44,651,650.55	46,112.45	-	45,000,000.00
FNMA Bond	0.98%	9/24/2026	30,000,000.00	30,779,549.41	-	(65,796.83)	30,000,000.00
TVA Bond	0.87%	9/15/2024	3,080,000.00	3,138,108.05	-	(15,230.60)	3,080,000.00
Treasury Note	0.86%	2/28/2026	30,000,000.00	29,745,471.09	26,549.50	-	30,000,000.00
Municipal Bond	2.42%	8/1/2025	1,000,000.00	993,837.76	844.89	-	1,000,000.00
Municipal Bond	0.65%	6/1/2025	2,330,000.00	2,330,000.00	-	-	2,330,000.00
Municipal Bond	5.14%	6/1/2028	-	-	1,006,099.93	-	1,000,000.00
Municipal Bond	4.47%	8/1/2027	1,850,000.00	1,632,954.84	14,252.79	-	1,850,000.00
Municipal Bond	4.96%	6/1/2027	1,100,000.00	1,174,090.33	-	(5,086.80)	1,100,000.00
Municipal Bond	2.30%	8/1/2026	1,675,000.00	1,699,548.15	-	(2,179.95)	1,675,000.00
Municipal Bond	4.24%	6/1/2027	900,000.00	945,450.61	-	(3,120.49)	900,000.00
Municipal Bond	2.30%	6/15/2026	1,250,000.00	1,336,521.57	-	(8,048.52)	1,250,000.00
Municipal Bond	4.60%	8/1/2027	780,000.00	685,879.21	6,180.67	-	780,000.00
Municipal Bond	2.56%	6/15/2025	2,000,000.00	2,006,175.00	-	(910.42)	2,000,000.00
Municipal Bond	2.56%	6/15/2025	5,000,000.00	5,015,437.50	-	(2,276.04)	5,000,000.00
Municipal Bond	2.30%	6/15/2026	4,750,000.00	4,580,765.98	15,742.70	-	4,750,000.00
Municipal Bond	2.50%	3/1/2027	1,180,000.00	1,143,118.69	2,718.82	-	1,180,000.00
Municipal Bond	2.89%	7/1/2024	1,000,000.00	998,643.28	453.89	-	1,000,000.00
Municipal Bond	3.41%	7/15/2024	1,540,000.00	1,507,611.80	10,310.43	-	1,540,000.00
Municipal Bond	4.03%	7/1/2027	2,725,000.00	2,675,380.54	3,332.11	-	2,725,000.00
Municipal Bond	2.20%	6/15/2025	1,550,000.00	1,548,125.90	276.31	-	1,550,000.00
Municipal Bond	2.35%	6/15/2026	1,030,000.00	1,028,057.18	180.72	-	1,030,000.00
Municipal Bond	2.00%	7/1/2025	2,600,000.00	2,661,477.83	-	(8,837.44)	2,600,000.00
Municipal Bond	2.00%	7/1/2025	2,621,000.00	2,588,185.34	4,717.11	-	2,621,000.00

Adjusted Book Value Comparison

Investment Description	Maturity Date	September 30, 2023				December 31, 2023		
		Par Value	Adjusted Book Value	Purchase/ Adjustment	(Maturity/Call/ Sale/Adjustment)	Par Value	Adjusted Book Value	
Municipal Bond	2.00%	7/1/2025	2,540,000.00	2,508,199.45	4,571.33	-	2,540,000.00	2,512,770.78
Municipal Bond	4.49%	7/1/2027	2,500,000.00	2,264,177.33	15,836.27	-	2,500,000.00	2,280,013.60
Municipal Bond	4.62%	7/1/2027	4,120,000.00	3,713,512.77	27,296.95	-	4,120,000.00	3,740,809.72
Municipal Bond	5.01%	7/1/2027	2,500,000.00	2,221,787.95	18,682.85	-	2,500,000.00	2,240,470.80
Municipal Bond	3.19%	3/1/2026	1,800,000.00	1,873,595.88	-	(7,667.98)	1,800,000.00	1,865,927.90
Municipal Bond	4.02%	2/15/2026	900,000.00	899,558.05	46.79	-	900,000.00	899,604.84
Municipal Bond	0.35%	7/1/2024	2,700,000.00	2,733,532.91	-	(11,218.29)	2,700,000.00	2,722,314.62
Municipal Bond	2.94%	8/1/2024	37,235,000.00	36,566,265.13	201,057.54	-	37,235,000.00	36,767,322.67
Municipal Bond	1.85%	8/1/2025	10,000,000.00	9,854,875.50	19,897.84	-	10,000,000.00	9,874,773.34
Municipal Bond	3.64%	8/1/2025	5,000,000.00	4,775,638.05	30,761.99	-	5,000,000.00	4,806,400.04
Municipal Bond	2.33%	10/1/2025	2,000,000.00	1,943,500.70	7,101.00	-	2,000,000.00	1,950,601.70
Municipal Bond	4.59%	8/15/2027	1,000,000.00	970,331.85	1,928.96	-	1,000,000.00	972,260.81
Municipal Bond	2.50%	7/1/2026	2,750,000.00	2,799,856.92	-	(4,564.02)	2,750,000.00	2,795,292.90
Municipal Bond	1.83%	7/1/2025	1,960,000.00	1,972,901.23	-	(1,854.55)	1,960,000.00	1,971,046.68
Municipal Bond	1.98%	7/1/2026	2,005,000.00	2,022,723.12	-	(1,622.42)	2,005,000.00	2,021,100.70
Municipal Bond	3.15%	8/15/2026	1,740,000.00	1,675,263.78	5,672.13	-	1,740,000.00	1,680,935.91
Municipal Bond	4.60%	8/1/2027	750,000.00	670,449.23	5,223.89	-	750,000.00	675,673.12
Municipal Bond	3.23%	6/1/2026	1,605,000.00	1,553,031.89	4,903.66	-	1,605,000.00	1,557,935.55
Municipal Bond	4.65%	4/1/2027	750,000.00	682,079.81	4,885.58	-	750,000.00	686,965.39
Municipal Bond	4.79%	4/1/2027	3,395,000.00	3,072,985.73	23,162.87	-	3,395,000.00	3,096,148.60
Municipal Bond	1.97%	6/15/2026	5,000,000.00	4,887,468.35	10,468.06	-	5,000,000.00	4,897,936.41
Municipal Bond	3.22%	8/15/2025	4,015,000.00	3,786,309.17	30,714.68	-	4,015,000.00	3,817,023.85
Municipal Bond	3.20%	10/1/2026	1,500,000.00	1,460,336.55	3,326.38	-	1,500,000.00	1,463,662.93
Municipal Bond	2.02%	6/1/2024	7,000,000.00	7,027,584.87	-	(10,358.40)	7,000,000.00	7,017,226.47
Municipal Bond	3.05%	6/1/2025	8,000,000.00	7,998,638.14	205.40	-	8,000,000.00	7,998,843.54
Municipal Bond	3.15%	6/1/2026	3,000,000.00	3,000,182.81	-	(17.25)	3,000,000.00	3,000,165.56
Municipal Bond	2.65%	7/1/2024	1,500,000.00	1,512,829.45	-	(4,292.03)	1,500,000.00	1,508,537.42
Municipal Bond	4.31%	1/15/2026	2,500,000.00	2,465,992.12	3,733.56	-	2,500,000.00	2,469,725.68
Municipal Bond	4.58%	7/15/2027	2,500,000.00	2,422,444.95	5,155.40	-	2,500,000.00	2,427,600.35
Municipal Bond	4.90%	8/15/2027	-	-	300,000.00	-	300,000.00	300,000.00
Municipal Bond	4.89%	8/15/2028	-	-	300,000.00	-	300,000.00	300,000.00
Municipal Bond	2.65%	4/1/2024	10,360,000.00	10,369,609.62	-	(4,804.81)	10,360,000.00	10,364,804.81
Municipal Bond	1.85%	7/1/2026	1,750,000.00	1,786,324.44	-	(3,325.23)	1,750,000.00	1,782,999.21
Municipal Bond	4.61%	7/1/2027	1,125,000.00	996,807.98	8,608.51	-	1,125,000.00	1,005,416.49
Municipal Bond	4.45%	6/1/2028	1,010,000.00	1,001,791.76	442.65	-	1,010,000.00	1,002,234.41
Municipal Bond	2.01%	8/1/2026	2,550,000.00	2,630,069.87	-	(7,110.45)	2,550,000.00	2,622,959.42
Municipal Bond	2.60%	4/1/2026	2,000,000.00	2,030,653.20	-	(3,085.44)	2,000,000.00	2,027,567.76
Municipal Bond	1.95%	8/1/2026	13,630,000.00	13,359,259.96	24,042.55	-	13,630,000.00	13,383,302.51
Municipal Bond	0.38%	5/1/2024	5,985,000.00	6,067,573.72	-	(35,498.98)	5,985,000.00	6,032,074.74
Municipal Bond	1.83%	8/1/2024	485,000.00	490,140.29	-	(1,545.44)	485,000.00	488,594.85
Municipal Bond	4.61%	5/1/2027	5,000,000.00	4,648,462.64	24,706.98	-	5,000,000.00	4,673,169.62
Municipal Bond	4.86%	5/1/2027	2,700,000.00	2,488,693.98	14,851.15	-	2,700,000.00	2,503,545.13
Municipal Bond	2.78%	8/1/2026	1,000,000.00	1,018,576.33	-	(1,649.64)	1,000,000.00	1,016,926.69
Municipal Bond	1.84%	6/15/2025	2,000,000.00	2,037,905.29	-	(5,588.60)	2,000,000.00	2,032,316.69
Municipal Bond	2.63%	3/15/2024	10,000,000.00	10,009,790.29	-	(5,393.45)	10,000,000.00	10,004,396.84
Municipal Bond	4.65%	8/1/2027	465,000.00	422,354.30	2,800.43	-	465,000.00	425,154.73
Municipal Bond	0.49%	3/1/2024	1,345,000.00	1,345,000.00	-	-	1,345,000.00	1,345,000.00

Adjusted Book Value Comparison

Investment Description	Maturity Date	September 30, 2023		Purchase/ Adjustment	(Maturity/Call/ Sale/Adjustment)	December 31, 2023	
		Par Value	Adjusted Book Value			Par Value	Adjusted Book Value
Municipal Bond	0.79% 3/1/2025	750,000.00	750,000.00	-	-	750,000.00	750,000.00
Municipal Bond	3.14% 4/1/2026	1,150,000.00	1,164,236.80	-	(1,433.02)	1,150,000.00	1,162,803.78
Municipal Bond	4.47% 4/1/2027	555,000.00	515,002.77	2,877.04	-	555,000.00	517,879.81
Municipal Bond	0.43% 10/1/2024	5,000,000.00	5,109,855.74	-	(27,538.77)	5,000,000.00	5,082,316.97
Municipal Bond	0.50% 6/15/2024	2,110,000.00	2,147,067.81	-	(13,166.95)	2,110,000.00	2,133,900.86
Municipal Bond	4.66% 6/15/2027	1,300,000.00	1,335,544.14	-	(2,415.12)	1,300,000.00	1,333,129.02
Municipal Bond	0.40% 7/1/2024	2,500,000.00	2,508,949.89	-	(2,994.15)	2,500,000.00	2,505,955.74
Municipal Bond	4.50% 5/1/2027	3,000,000.00	2,699,153.76	21,144.27	-	3,000,000.00	2,720,298.03
Municipal Bond	10/1/2023	1,790,000.00	1,790,029.72	-	(1,790,029.72)	-	-
Municipal Bond	0.43% 9/1/2024	2,000,000.00	2,031,980.49	-	(8,730.58)	2,000,000.00	2,023,249.91
Municipal Bond	2.57% 6/1/2026	2,750,000.00	2,572,319.00	16,765.79	-	2,750,000.00	2,589,084.79
Municipal Bond	3.45% 6/15/2024	3,500,000.00	3,431,590.29	24,299.98	-	3,500,000.00	3,455,890.27
Municipal Bond	10/1/2023	500,000.00	500,027.96	-	(500,027.96)	-	-
Municipal Bond	3.05% 9/15/2025	2,250,000.00	2,164,345.57	11,005.88	-	2,250,000.00	2,175,351.45
Municipal Bond	1.99% 3/1/2026	4,380,000.00	4,409,196.91	-	(3,042.04)	4,380,000.00	4,406,154.87
Municipal Bond	2.05% 2/1/2024	2,310,000.00	2,298,929.37	8,213.69	-	2,310,000.00	2,307,143.06
Municipal Bond	2.71% 4/1/2024	750,000.00	754,351.84	-	(2,175.92)	750,000.00	752,175.92
Municipal Bond	4.68% 5/1/2027	725,000.00	649,301.06	5,320.32	-	725,000.00	654,621.38
Municipal Bond	3.09% 8/1/2025	1,020,000.00	980,482.96	5,418.14	-	1,020,000.00	985,901.10
Municipal Bond	2.02% 8/1/2026	3,270,000.00	3,303,648.02	-	(2,988.05)	3,270,000.00	3,300,659.97
Municipal Bond	10/15/2023	990,000.00	990,239.26	-	(990,239.26)	-	-
Municipal Bond	2.08% 3/1/2027	1,600,000.00	1,549,202.11	3,744.71	-	1,600,000.00	1,552,946.82
Municipal Bond	5.04% 6/1/2027	600,000.00	529,397.35	4,847.34	-	600,000.00	534,244.69
Municipal Bond	2.78% 8/1/2026	2,205,000.00	2,228,360.37	-	(2,074.47)	2,205,000.00	2,226,285.90
Municipal Bond	4.65% 3/1/2027	700,000.00	625,805.80	5,469.44	-	700,000.00	631,275.24
Municipal Bond	3.20% 6/1/2026	2,240,000.00	2,192,559.67	4,476.42	-	2,240,000.00	2,197,036.09
Municipal Bond	1.84% 8/15/2025	1,210,000.00	1,279,144.57	-	(9,286.57)	1,210,000.00	1,269,858.00
Municipal Bond	3.41% 7/1/2026	3,445,000.00	3,249,752.06	17,873.44	-	3,445,000.00	3,267,625.50
Municipal Bond	4.60% 5/15/2027	1,645,000.00	1,469,138.86	12,229.19	-	1,645,000.00	1,481,368.05
Municipal Bond	4.02% 5/15/2028	2,160,000.00	1,934,545.17	12,280.55	-	2,160,000.00	1,946,825.72
Municipal Bond	4.50% 2/1/2027	2,000,000.00	1,811,628.29	14,205.08	-	2,000,000.00	1,825,833.37
Municipal Bond	3.50% 8/1/2025	1,000,000.00	1,044,373.90	-	(6,084.05)	1,000,000.00	1,038,289.85
Municipal Bond	4.45% 8/1/2027	3,295,000.00	3,314,748.01	-	(1,296.80)	3,295,000.00	3,313,451.21
Municipal Bond	4.12% 5/1/2026	2,980,000.00	2,985,668.23	-	(552.42)	2,980,000.00	2,985,115.81
Municipal Bond	3.98% 5/15/2027	2,500,000.00	2,278,728.70	15,386.97	-	2,500,000.00	2,294,115.67
Municipal Bond	2.00% 8/1/2025	915,000.00	931,147.92	-	(2,214.02)	915,000.00	928,933.90
Municipal Bond	3.12% 8/15/2025	1,000,000.00	944,709.45	7,425.88	-	1,000,000.00	952,135.33
Municipal Bond	4.71% 6/15/2027	4,840,000.00	4,951,225.47	-	(7,557.42)	4,840,000.00	4,943,668.05
	2.84%	\$ 698,730,093.79	\$ 692,649,612.28	\$ 11,459,683.55	\$ (17,432,404.06)	\$ 692,149,690.50	\$ 686,676,891.77

Market Value Comparison

Investment Description	Yield	Maturity Date	September 30, 2023		Qtr to Qtr Change	December 31, 2023	
			Par Value	Market Value		Par Value	Market Value
Cash	0.00%	1/1/2024	8,025,745.71	8,025,745.71	(75,241.10)	7,950,504.61	7,950,504.61
Cash	0.25%	1/1/2024	1,148,779.71	1,148,779.71	(31,913.86)	1,116,865.85	1,116,865.85
Local Government Investment Pool	5.38%	1/1/2024	20,806,408.10	20,806,408.10	232,563.81	21,038,971.91	21,038,971.91
Local Government Investment Pool	5.58%	1/1/2024	17,190,351.22	17,190,351.22	(809,654.19)	16,380,697.03	16,380,697.03
Local Government Investment Pool	5.57%	1/1/2024	21,366,543.36	21,366,543.36	(4,331,926.30)	17,034,617.06	17,034,617.06
Local Government Investment Pool	5.24%	1/1/2024	21,599,788.20	21,599,788.20	3,479,926.52	25,079,714.72	25,079,714.72
Local Government Investment Pool	5.59%	1/1/2024	19,489,058.15	19,489,058.15	(47,867.78)	19,441,190.37	19,441,190.37
Local Government Investment Pool	5.28%	1/1/2024	22,539,053.97	22,539,053.97	(3,531,838.20)	19,007,215.77	19,007,215.77
Compound CD		10/3/2023	5,000,000.00	5,000,000.00	(5,000,000.00)	-	-
Compound CD	5.10%	10/10/2025	-	-	5,215,547.81	5,215,547.81	5,215,547.81
Compound CD	5.55%	7/31/2024	16,783,365.37	16,783,365.37	-	16,783,365.37	16,783,365.37
Local Government Investment Pool	5.69%	1/1/2024	10,000,000.00	10,000,000.00	-	10,000,000.00	10,000,000.00
FAMC Bond	0.91%	2/12/2024	5,000,000.00	4,925,286.05	52,170.35	5,000,000.00	4,977,456.40
FAMC Bond	0.90%	8/20/2024	43,000,000.00	41,228,376.78	670,474.06	43,000,000.00	41,898,850.84
FAMC Bond	0.88%	3/14/2024	9,000,000.00	8,815,318.38	105,064.47	9,000,000.00	8,920,382.85
FAMC Bond	4.70%	8/7/2026	10,000,000.00	9,906,208.60	199,115.90	10,000,000.00	10,105,324.50
FAMC Bond	4.80%	7/1/2027	3,215,000.00	3,046,771.78	90,818.25	3,215,000.00	3,137,590.03
FFCB Bond	4.00%	5/26/2026	5,000,000.00	4,880,786.00	97,920.35	5,000,000.00	4,978,706.35
FHLB Bond	0.85%	9/13/2024	16,000,000.00	15,327,064.96	232,356.00	16,000,000.00	15,559,420.96
FHLB Bond	4.36%	3/14/2025	5,000,000.00	4,943,679.85	57,373.20	5,000,000.00	5,001,053.05
FHLMC Bond	0.74%	4/28/2025	23,000,000.00	21,386,237.43	552,567.41	23,000,000.00	21,938,804.84
FHLMC Bond	4.14%	9/23/2025	10,000,000.00	9,117,966.60	217,259.90	10,000,000.00	9,335,226.50
FNMA Bond	0.79%	8/25/2025	45,000,000.00	41,164,016.40	915,630.75	45,000,000.00	42,079,647.15
FNMA Bond	0.98%	9/24/2026	30,000,000.00	27,554,301.30	753,394.20	30,000,000.00	28,307,695.50
TVA Bond	0.87%	9/15/2024	3,080,000.00	3,003,683.61	30,101.36	3,080,000.00	3,033,784.97
Treasury Note	0.86%	2/28/2026	30,000,000.00	27,007,031.40	725,390.40	30,000,000.00	27,732,421.80
Municipal Bond	0.65%	6/1/2025	2,330,000.00	2,146,815.40	50,933.80	2,330,000.00	2,197,749.20
Municipal Bond	5.14%	6/1/2028	-	-	1,021,240.00	1,000,000.00	1,021,240.00
Municipal Bond	4.47%	8/1/2027	1,850,000.00	1,607,021.00	53,705.50	1,850,000.00	1,660,726.50
Municipal Bond	4.96%	6/1/2027	1,100,000.00	1,156,067.00	23,155.00	1,100,000.00	1,179,222.00
Municipal Bond	2.30%	8/1/2026	1,675,000.00	1,577,146.50	36,933.75	1,675,000.00	1,614,080.25
Municipal Bond	4.24%	6/1/2027	900,000.00	909,297.00	21,465.00	900,000.00	930,762.00
Municipal Bond	2.30%	6/15/2026	1,250,000.00	1,247,950.00	22,337.50	1,250,000.00	1,270,287.50
Municipal Bond	4.60%	8/1/2027	780,000.00	674,411.40	23,446.80	780,000.00	697,858.20
Municipal Bond	2.56%	6/15/2025	5,000,000.00	4,793,500.00	73,400.00	5,000,000.00	4,866,900.00
Municipal Bond	2.56%	6/15/2025	2,000,000.00	1,917,400.00	29,360.00	2,000,000.00	1,946,760.00
Municipal Bond	2.30%	6/15/2026	4,750,000.00	4,244,742.50	117,657.50	4,750,000.00	4,362,400.00
Municipal Bond	2.50%	3/1/2027	1,180,000.00	1,045,999.20	34,267.20	1,180,000.00	1,080,266.40
Municipal Bond	2.89%	7/1/2024	1,000,000.00	979,620.00	9,440.00	1,000,000.00	989,060.00
Municipal Bond	3.41%	7/15/2024	1,540,000.00	1,482,989.20	23,100.00	1,540,000.00	1,506,089.20
Municipal Bond	4.03%	7/1/2027	2,725,000.00	2,573,898.75	74,937.50	2,725,000.00	2,648,836.25
Municipal Bond	2.20%	6/15/2025	1,550,000.00	1,465,540.50	26,133.00	1,550,000.00	1,491,673.50
Municipal Bond	2.35%	6/15/2026	1,030,000.00	951,781.80	24,184.40	1,030,000.00	975,966.20
Municipal Bond	2.00%	7/1/2025	2,600,000.00	2,521,714.00	28,002.00	2,600,000.00	2,549,716.00
Municipal Bond	2.00%	7/1/2025	2,621,000.00	2,432,126.72	53,756.71	2,621,000.00	2,486,883.43
Municipal Bond	2.00%	7/1/2025	2,540,000.00	2,357,932.80	52,095.40	2,540,000.00	2,410,028.20

Market Value Comparison

Investment Description	Yield	Maturity Date	September 30, 2023		Qtr to Qtr Change	December 31, 2023	
			Par Value	Market Value		Par Value	Market Value
Municipal Bond	4.49%	7/1/2027	2,500,000.00	2,181,675.00	81,850.00	2,500,000.00	2,263,525.00
Municipal Bond	4.62%	7/1/2027	4,120,000.00	3,595,400.40	134,888.80	4,120,000.00	3,730,289.20
Municipal Bond	5.01%	7/1/2027	2,500,000.00	2,181,675.00	81,850.00	2,500,000.00	2,263,525.00
Municipal Bond	3.19%	3/1/2026	1,800,000.00	1,791,972.00	29,106.00	1,800,000.00	1,821,078.00
Municipal Bond	4.02%	2/15/2026	900,000.00	875,520.00	16,173.00	900,000.00	891,693.00
Municipal Bond	0.35%	7/1/2024	2,700,000.00	2,634,066.00	24,975.00	2,700,000.00	2,659,041.00
Municipal Bond	2.94%	8/1/2024	37,235,000.00	35,794,005.50	528,364.65	37,235,000.00	36,322,370.15
Municipal Bond	1.85%	8/1/2025	10,000,000.00	9,252,600.00	200,600.00	10,000,000.00	9,453,200.00
Municipal Bond	3.64%	8/1/2025	5,000,000.00	4,626,300.00	100,300.00	5,000,000.00	4,726,600.00
Municipal Bond	2.33%	10/1/2025	2,000,000.00	1,832,120.00	43,420.00	2,000,000.00	1,875,540.00
Municipal Bond	4.59%	8/15/2027	1,000,000.00	952,170.00	28,140.00	1,000,000.00	980,310.00
Municipal Bond	2.50%	7/1/2026	2,750,000.00	2,603,782.50	60,417.50	2,750,000.00	2,664,200.00
Municipal Bond	1.83%	7/1/2025	1,960,000.00	1,855,845.60	32,516.40	1,960,000.00	1,888,362.00
Municipal Bond	1.98%	7/1/2026	2,005,000.00	1,856,128.75	46,315.50	2,005,000.00	1,902,444.25
Municipal Bond	3.15%	8/15/2026	1,740,000.00	1,592,482.80	43,186.80	1,740,000.00	1,635,669.60
Municipal Bond	4.60%	8/1/2027	750,000.00	655,755.00	22,837.50	750,000.00	678,592.50
Municipal Bond	3.23%	6/1/2026	1,605,000.00	1,473,069.00	38,263.20	1,605,000.00	1,511,332.20
Municipal Bond	4.65%	4/1/2027	750,000.00	668,872.50	20,662.50	750,000.00	689,535.00
Municipal Bond	4.79%	4/1/2027	3,395,000.00	3,027,762.85	93,532.25	3,395,000.00	3,121,295.10
Municipal Bond	1.97%	6/15/2026	5,000,000.00	4,480,250.00	117,300.00	5,000,000.00	4,597,550.00
Municipal Bond	3.22%	8/15/2025	4,015,000.00	3,626,307.85	90,979.90	4,015,000.00	3,717,287.75
Municipal Bond	3.20%	10/1/2026	1,500,000.00	1,371,030.00	37,755.00	1,500,000.00	1,408,785.00
Municipal Bond	2.02%	6/1/2024	7,000,000.00	6,863,500.00	69,090.00	7,000,000.00	6,932,590.00
Municipal Bond	3.05%	6/1/2025	8,000,000.00	7,716,800.00	80,640.00	8,000,000.00	7,797,440.00
Municipal Bond	3.15%	6/1/2026	3,000,000.00	2,857,380.00	44,250.00	3,000,000.00	2,901,630.00
Municipal Bond	2.65%	7/1/2024	1,500,000.00	1,480,815.00	8,775.00	1,500,000.00	1,489,590.00
Municipal Bond	4.31%	1/15/2026	2,500,000.00	2,416,375.00	46,350.00	2,500,000.00	2,462,725.00
Municipal Bond	4.58%	7/15/2027	2,500,000.00	2,384,875.00	67,525.00	2,500,000.00	2,452,400.00
Municipal Bond	4.90%	8/15/2027	-	-	307,878.00	300,000.00	307,878.00
Municipal Bond	4.89%	8/15/2028	-	-	309,360.00	300,000.00	309,360.00
Municipal Bond	2.65%	4/1/2024	10,360,000.00	10,213,406.00	89,303.20	10,360,000.00	10,302,709.20
Municipal Bond	1.85%	7/1/2026	1,750,000.00	1,633,485.00	40,197.50	1,750,000.00	1,673,682.50
Municipal Bond	4.61%	7/1/2027	1,125,000.00	978,873.75	33,502.50	1,125,000.00	1,012,376.25
Municipal Bond	4.45%	6/1/2028	1,010,000.00	976,569.00	33,380.50	1,010,000.00	1,009,949.50
Municipal Bond	2.01%	8/1/2026	2,550,000.00	2,403,247.50	59,415.00	2,550,000.00	2,462,662.50
Municipal Bond	2.60%	4/1/2026	2,000,000.00	1,898,580.00	42,340.00	2,000,000.00	1,940,920.00
Municipal Bond	1.95%	8/1/2026	13,630,000.00	12,156,051.80	366,783.30	13,630,000.00	12,522,835.10
Municipal Bond	0.38%	5/1/2024	5,985,000.00	5,886,546.75	44,947.35	5,985,000.00	5,931,494.10
Municipal Bond	1.83%	8/1/2024	485,000.00	475,227.25	3,768.45	485,000.00	478,995.70
Municipal Bond	4.61%	5/1/2027	5,000,000.00	4,545,400.00	129,450.00	5,000,000.00	4,674,850.00
Municipal Bond	4.86%	5/1/2027	2,700,000.00	2,454,516.00	69,903.00	2,700,000.00	2,524,419.00
Municipal Bond	2.78%	8/1/2026	1,000,000.00	951,230.00	25,530.00	1,000,000.00	976,760.00
Municipal Bond	1.84%	6/15/2025	2,000,000.00	1,923,100.00	26,100.00	2,000,000.00	1,949,200.00
Municipal Bond	2.63%	3/15/2024	10,000,000.00	9,872,500.00	75,100.00	10,000,000.00	9,947,600.00
Municipal Bond	4.65%	8/1/2027	465,000.00	413,966.25	13,824.45	465,000.00	427,790.70
Municipal Bond	0.49%	3/1/2024	1,345,000.00	1,317,602.35	17,901.95	1,345,000.00	1,335,504.30

Market Value Comparison

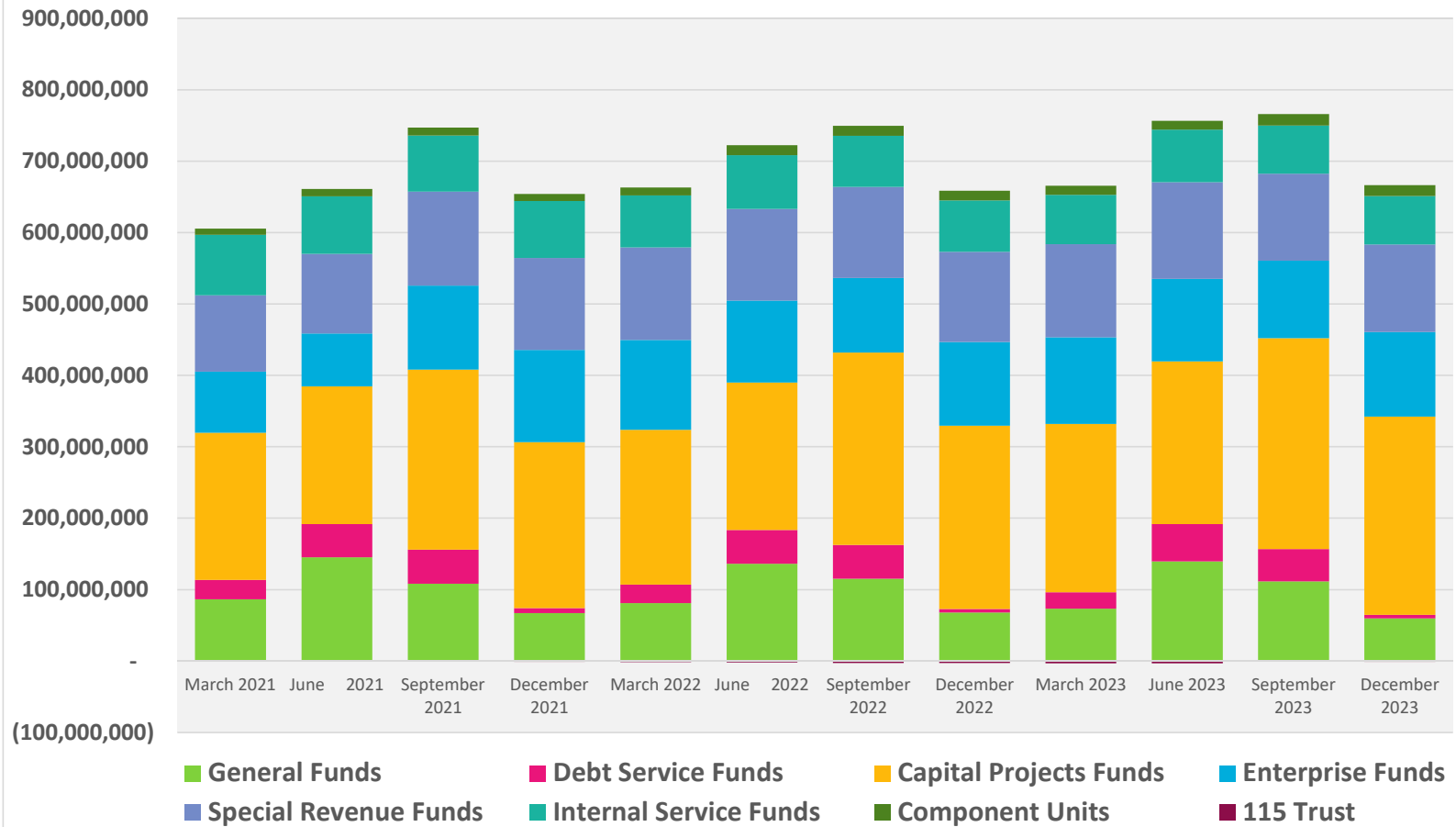
Investment Description	Yield	Maturity Date	September 30, 2023		Qtr to Qtr Change	December 31, 2023	
			Par Value	Market Value		Par Value	Market Value
Municipal Bond	0.79%	3/1/2025	750,000.00	703,170.00	13,065.00	750,000.00	716,235.00
Municipal Bond	2.42%	8/1/2025	1,000,000.00	942,390.00	16,310.00	1,000,000.00	958,700.00
Municipal Bond	3.14%	4/1/2026	1,150,000.00	1,110,095.00	22,137.50	1,150,000.00	1,132,232.50
Municipal Bond	4.47%	4/1/2027	555,000.00	505,444.05	15,628.80	555,000.00	521,072.85
Municipal Bond	0.43%	10/1/2024	5,000,000.00	4,857,200.00	58,350.00	5,000,000.00	4,915,550.00
Municipal Bond	0.50%	6/15/2024	2,110,000.00	2,070,353.10	16,141.50	2,110,000.00	2,086,494.60
Municipal Bond	4.66%	6/15/2027	1,300,000.00	1,319,656.00	17,459.00	1,300,000.00	1,337,115.00
Municipal Bond	0.40%	7/1/2024	2,500,000.00	2,413,150.00	36,300.00	2,500,000.00	2,449,450.00
Municipal Bond	4.50%	5/1/2027	3,000,000.00	2,645,490.00	81,360.00	3,000,000.00	2,726,850.00
Municipal Bond		10/1/2023	1,790,000.00	1,790,000.00	(1,790,000.00)	-	-
Municipal Bond	0.43%	9/1/2024	2,000,000.00	1,940,680.00	23,400.00	2,000,000.00	1,964,080.00
Municipal Bond	2.57%	6/1/2026	2,750,000.00	2,390,740.00	72,435.00	2,750,000.00	2,463,175.00
Municipal Bond	3.45%	6/15/2024	3,500,000.00	3,382,400.00	48,335.00	3,500,000.00	3,430,735.00
Municipal Bond		10/1/2023	500,000.00	500,000.00	(500,000.00)	-	-
Municipal Bond	3.05%	9/15/2025	2,250,000.00	2,075,242.50	45,472.50	2,250,000.00	2,120,715.00
Municipal Bond	1.99%	3/1/2026	4,380,000.00	4,101,826.20	81,818.40	4,380,000.00	4,183,644.60
Municipal Bond	2.05%	2/1/2024	2,310,000.00	2,273,478.90	28,713.30	2,310,000.00	2,302,192.20
Municipal Bond	2.71%	4/1/2024	750,000.00	744,045.00	4,072.50	750,000.00	748,117.50
Municipal Bond	4.68%	5/1/2027	725,000.00	638,007.25	22,424.25	725,000.00	660,431.50
Municipal Bond	3.09%	8/1/2025	1,020,000.00	941,939.40	20,389.80	1,020,000.00	962,329.20
Municipal Bond	2.02%	8/1/2026	3,270,000.00	3,041,590.50	53,431.80	3,270,000.00	3,095,022.30
Municipal Bond		10/15/2023	990,000.00	989,178.30	(989,178.30)	-	-
Municipal Bond	2.08%	3/1/2027	1,600,000.00	1,395,728.00	39,776.00	1,600,000.00	1,435,504.00
Municipal Bond	5.04%	6/1/2027	600,000.00	522,192.00	19,692.00	600,000.00	541,884.00
Municipal Bond	2.78%	8/1/2026	2,205,000.00	2,085,621.30	40,020.75	2,205,000.00	2,125,642.05
Municipal Bond	4.65%	3/1/2027	700,000.00	614,523.00	20,083.00	700,000.00	634,606.00
Municipal Bond	3.20%	6/1/2026	2,240,000.00	2,086,246.40	36,400.00	2,240,000.00	2,122,646.40
Municipal Bond	1.84%	8/15/2025	1,210,000.00	1,200,804.00	14,290.10	1,210,000.00	1,215,094.10
Municipal Bond	3.41%	7/1/2026	3,445,000.00	3,068,978.25	85,952.75	3,445,000.00	3,154,931.00
Municipal Bond	4.60%	5/15/2027	1,645,000.00	1,445,494.40	49,925.75	1,645,000.00	1,495,420.15
Municipal Bond	4.02%	5/15/2028	2,160,000.00	1,849,392.00	78,192.00	2,160,000.00	1,927,584.00
Municipal Bond	4.50%	2/1/2027	2,000,000.00	1,775,920.00	50,300.00	2,000,000.00	1,826,220.00
Municipal Bond	3.50%	8/1/2025	1,000,000.00	1,011,420.00	7,960.00	1,000,000.00	1,019,380.00
Municipal Bond	4.45%	8/1/2027	3,295,000.00	3,244,817.15	87,284.55	3,295,000.00	3,332,101.70
Municipal Bond	4.12%	5/1/2026	2,980,000.00	2,904,933.80	49,855.40	2,980,000.00	2,954,789.20
Municipal Bond	3.98%	5/15/2027	2,500,000.00	2,201,200.00	62,600.00	2,500,000.00	2,263,800.00
Municipal Bond	2.00%	8/1/2025	915,000.00	876,451.05	14,091.00	915,000.00	890,542.05
Municipal Bond	3.12%	8/15/2025	1,000,000.00	899,260.00	23,090.00	1,000,000.00	922,350.00
Municipal Bond	4.71%	6/15/2027	4,840,000.00	4,886,657.60	118,386.40	4,840,000.00	5,005,044.00
	2.838		\$ 698,730,093.79	\$ 666,537,329.25	\$ 3,673,499.32	\$ 692,149,690.50	\$ 670,210,828.57

Book Value Allocation					
	September 30, 2023		December 31, 2023		Previous Quarter Comparison
	% Equity in Treasury Pool	Book Value Fund Allocation	% Equity in Treasury Pool	Book Value Fund Allocation	Book Value Change (\$)
General Funds	8.99%	62,299,223.68	9.85%	67,612,851.26	5,313,627.58
Debt Service Funds	0.74%	5,114,978.40	3.60%	24,725,799.45	19,610,821.05
Capital Projects Funds	41.72%	288,943,814.65	37.16%	255,141,028.10	(33,802,786.55)
Enterprise Funds	17.80%	123,290,523.91	19.18%	131,679,614.68	8,389,090.77
Special Revenue Funds	18.42%	127,615,549.52	18.24%	125,248,467.42	(2,367,082.09)
Internal Service Funds	10.15%	70,325,742.07	10.52%	72,221,095.54	1,895,353.47
Component Units	2.30%	15,944,426.20	1.60%	10,963,751.46	(4,980,674.74)
115 Trust	-0.13%	(884,646.13)	-0.13%	(915,716.14)	(31,070.01)
Totals	100.00%	692,649,612.28	100.00%	686,676,891.77	-5,972,720.51

Market Value Allocation					
	September 30, 2023		December 31, 2023		Previous Quarter Comparison
	% Equity in Treasury Pool	Market Value Fund Allocation	% Equity in Treasury Pool	Market Value Fund Allocation	Market Value Change (\$)
General Funds	8.99%	59,950,597.57	9.85%	65,991,539.26	6,040,941.69
Debt Service Funds	0.74%	4,922,148.20	3.60%	24,132,890.93	19,210,742.74
Capital Projects Funds	41.72%	278,050,886.20	37.16%	249,022,912.95	(29,027,973.25)
Enterprise Funds	17.80%	118,642,579.27	19.18%	128,522,023.56	9,879,444.29
Special Revenue Funds	18.42%	122,804,555.20	18.24%	122,245,091.01	(559,464.19)
Internal Service Funds	10.15%	67,674,523.25	10.52%	70,489,280.86	2,814,757.60
Component Units	2.30%	15,343,335.31	1.60%	10,700,847.86	(4,642,487.45)
115 Trust	-0.13%	(851,295.75)	-0.13%	(893,757.87)	(42,462.12)
Totals	100.00%	666,537,329.25	100.00%	670,210,828.57	3,673,499.32

Allocations are based upon fund equity in the Treasury Pool at the end of the period.

Treasury Pool Allocation History





CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024
DEPARTMENT: City Secretary
DIRECTOR: Lisa Henderson, City Secretary
AGENDA ITEM: Supplement No. 147
RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To adopt and enact Supplement Number 147 to the Code of Ordinances for the City of Plano; providing for amendment to certain sections of the Code; and providing an effective date. **Adopted Ordinance No. 2024-4-3**

BACKGROUND

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no fiscal impact.

Approval of this Ordinance will support the City's Strategic Plan Critical Success factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Supplement No. 147	3/11/2024	Ordinance

An Ordinance of the City of Plano, Texas adopting and enacting Supplement Number 147 to the Code of Ordinances for the City of Plano; providing for amendment to certain sections of the Code; and providing an effective date.

WHEREAS, the City Council of the City of Plano, Texas adopted a new Code of Ordinances upon adoption of Ordinance No. 87-3-14, on March 9, 1987; and

WHEREAS, Sections V and VI of Ordinance No. 87-3-14 provide for amendment to said Code of Ordinances; and

WHEREAS, the Code of Ordinances of the City of Plano, Texas has been revised by previous amendments duly passed as individual ordinances by the City Council and such amendments are reflected on Supplement Number 147; and

WHEREAS, the City Council wishes to adopt the ordinance codification version appearing in Supplement Number 147 of the Plano Code of Ordinances in order for the printed Code form to be considered identical to the original ordinance and to eliminate any confusion or differences in the format of the original ordinance.

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

Section I. The City Council hereby adopts the printed Code form of the ordinances contained in Supplement Number 147 as prepared by the codifier.

Section II. This Ordinance shall become effective immediately upon its passage.

PASSED AND APPROVED on the 8th day of April, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024

DEPARTMENT: Engineering-Transportation

DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering

AGENDA ITEM: Removes parking restrictions from seven on-street parking spaces along the east side of Municipal Avenue between 14th Street and 15th Street

RECOMMENDED ACTION: Adoption of Ordinances

ITEM SUMMARY

To amend Subsection (a) of Section 12-104, Three-hour parking, Article V, Stopping, Standing and Parking, Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances to remove parking restrictions from seven on-street parking spaces along the east side of Municipal Avenue between 14th Street and 15th Street; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date. **Adopted Ordinance No. 2024-4-4**

BACKGROUND

Ordinance No. 2022-5-4 established seven 3-hour parking spaces along the east side of Municipal Avenue between 14th Street and 15th Street.

These parking spaces are considered required parking spaces for the multi-family development located on the southeast corner of Municipal Avenue and 15th Street.

The property owner of the development has requested to remove the time restriction on these parking spaces so that residents, guests, and the general public would be able to utilize them.

The Transportation Engineering Division recommends adopting the proposed amendment to remove the 3-hour restriction from these parking spaces.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item may impact revenue collected from parking fines due to ordinance restrictions; however, the exact change in revenue is indeterminable and will have minimal impact on the General Fund budget.

Approval of this item for parking restrictions along Municipal Avenue supports the City's Strategic Plan Critical Success Factor of Residential and Commercial Economic Vitality.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance	4/3/2024	Ordinance
Map	3/22/2024	Map

An Ordinance of the City of Plano, Texas amending Subsection (a) of Section 12-104, Three-hour parking, Article V, Stopping, Standing and Parking, Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances to remove parking restrictions from seven on-street parking spaces along the east side of Municipal Avenue between 14th Street and 15th Street; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date.

WHEREAS, Ordinance No. 2022-5-4 established seven 3-hour parking spaces along the east side of Municipal Avenue between 14th Street and 15th Street; and

WHEREAS, these parking spaces are considered required parking spaces for the multi-family development located on the southeast corner of Municipal Avenue and 15th Street; and

WHEREAS, the property owner of the development has requested to remove the time restriction on these parking spaces so that residents, guests, and the general public would be able to utilize them; and

WHEREAS, the Transportation Engineering Division recommends adopting the proposed amendment to remove the 3-hour restriction from these parking spaces.

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

Section I. Section 12-104 (a), Three-hour parking, of Article V, Stopping, Standing and Parking, Chapter 12, Motor Vehicles and Traffic, of the Code of Ordinances, City of Plano, Texas, is hereby amended to read as follows:

“(a) No person shall, at any time, park a vehicle for a period longer than three (3) hours in the following locations:

14th Street:

- (1) Parallel and head-in parking spaces along the north side of 14th Street between J Avenue and Municipal Avenue.

15th Place:

- (1) Parallel and head-in parking spaces along the north side of 15th Place between Alex Schell Place and K Avenue.

15th Street:

- (1) Head-in parking spaces along both sides of 15th Street between H Avenue and Municipal Avenue.

K Avenue:

- (1) Parallel parking spaces along both sides of K Avenue between 15th Place and one hundred fifteen (115) feet north of 16th Street.
- (2) Parallel parking spaces along both sides of K Avenue between 14th Street and Vontress Drive.

Municipal Avenue:

- (1) Head-in parking spaces along the west side of Municipal Avenue between 14th Street and 15th Street.”

Section II. All provisions of the Ordinances of the City of Plano, codified or uncoded, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano, codified or uncoded, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section III. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section IV. Any violation of any provision or term of this Ordinance shall be a Class C Misdemeanor offense. Any person, firm, corporation, or association who is adjudged guilty of a Class C Misdemeanor offense under this Ordinance shall be punished by a fine not to exceed FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) for each offense. Each and every violation shall be deemed to constitute a separate offense.

Section V. The repeal of any Ordinance or part of an Ordinance effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. This Ordinance shall become effective from and after its passage and publication as required by law and after all necessary signs have been installed or removed, as appropriate.

PASSED AND APPROVED on the 8th day of April, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

**EXISTING 3-HOUR PARKING SPACES -
PROPOSED TO REMOVE TIME RESTRICTION**

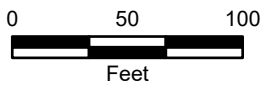
E 15TH ST

@15th Apartments

MUNICIPAL AND L AVE

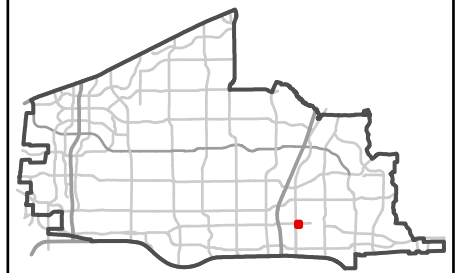
**EXISTING 3-HOUR PARKING SPACES -
TIME RESTRICTION TO REMAIN**

14TH ST



CONSIDERATION FOR REMOVAL OF 3-HOUR PARKING RESTRICTION EAST SIDE OF MUNICIPAL AVENUE

Project Location



CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024
DEPARTMENT: Parks
DIRECTOR: Ron Smith, Director of Parks and Recreation
AGENDA ITEM: Public Hearing and consideration of a Resolution, pursuant to Chapter 26 of the Texas Parks and Wildlife Code.
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of a Resolution to approve the use or taking of a portion of City of Plano public parkland, known as Los Rios Park, pursuant to Chapter 26 of the Texas Parks and Wildlife Code to approve using a portion of dedicated parkland as a temporary utility easement for the purpose of sanitary sewer improvements; authorizing the City Manager, or his designee, to execute all necessary documents; and providing an effective date. **Conducted and adopted Resolution No. 2024-4-5(R)**

BACKGROUND

This is a request by North Texas Municipal Water District (NTMWD) to temporarily use .659 acre of land as a temporary construction easement (TCE) for four years during its upcoming Rowlett Creek Regional Wastewater Treatment Plant Peak (WWTP) Flow Management Improvements Phase II Project. The location is the pad site of the former private Los Rios golf course maintenance building and is located immediately adjacent to the WWTP. There are no constructed improvements or trees impacted by the project. Once the project is complete, the pad site will be deconstructed and restored to the surrounding grade, and the turf will be re-established.

Chapter 26, Section 26.001 of the Parks And Wildlife Code states that “A department, agency, political subdivision, county, or municipality of this state may not approve any program or project that requires the use or taking of any public land designated and used prior to the arrangement of the program or project as a park, recreation area, scientific area, wildlife refuge, or historic site, unless the department, agency, political subdivision, county, or municipality, acting through its duly authorized governing body or officer, determines that:

- (1) there is no feasible and prudent alternative to the use or taking of such land; and
- (2) the program or project includes all reasonable planning to minimize harm to the land, as a park, recreation area, scientific area, wildlife refuge, or historic site, resulting from the use or taking.”

The matter was heard by the Parks and Recreation Planning Board on February 27, 2024, and received the Board's support.

No future action is anticipated.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative,

and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/3/2024	Resolution
Exhibit A	3/11/2024	Exhibit
Location Map	3/14/2024	Map

A Resolution of the City of Plano, Texas, approving the use or taking of a portion of City of Plano public parkland, known as Los Rios Park, pursuant to Chapter 26 of the Texas Parks and Wildlife Code to approve using a portion of dedicated parkland as a temporary utility easement for the purpose of sanitary sewer improvements; authorizing the City Manager, or his designee, to execute all necessary documents; and providing an effective date.

WHEREAS, the North Texas Municipal Water District has requested a temporary utility easement attached hereto as Exhibit “A” (the “Easement”), for the purpose of sanitary sewer improvements (the “Project”), located on a portion of City of Plano parkland, known as Los Rios Park (the “Parkland”); and

WHEREAS, Chapter 26 of the Texas Parks and Wildlife Code requires a public hearing for the use or taking of public parkland, at which the governing body must determine whether any feasible and prudent alternative to the use or taking of public parkland exists, and whether the proposed use or taking includes all reasonable planning to minimize the harm to the parkland; and

WHEREAS, Notice of the Public Hearing was duly served and published in conformity with Chapter 26 of the Texas Parks and Wildlife Code for the Project; and

WHEREAS, the City Council held a public hearing on April 8, 2024, regarding the proposed use of the parkland, during which all interested persons had the opportunity to testify and present relevant evidence before the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. After hearing and reviewing all the testimony, evidence, and other relevant information at the Public Hearing, the City Council hereby finds and determines that:

- 1) There is no feasible and prudent alternative to the use or taking of such land; and
- 2) The Project includes all reasonable planning to minimize the harm to the land as a park, recreation area, scientific area, wildlife refuge, or historic site resulting from the use or taking.

Section II. The City Council further finds that the Project is in the public interest generally and in the best interest of the citizens of the City of Plano, Texas. Accordingly, the City Council approves the use or taking of the Easement on the parkland.

Section III. The City Manager, or his designee, is hereby authorized to execute all necessary documents in connection with this Resolution on behalf of the City of Plano.

Section IV. This Resolution shall become effective immediately from and after its passage.

PASSED AND APPROVED on the 8th day of April, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

EXHIBIT "A"
NORTH TEXAS MUNICIPAL WATER DISTRICT
ROWLETT CREEK
PROJECT NO. 002

PARCEL NO. P02
OWNER: CITY OF PLANO, TEXAS
JAMES LEDBETTER SURVEY, ABSTRACT NUMBER 545
COLLIN COUNTY, TEXAS
TEMPORARY CONSTRUCTION EASEMENT

BEING, a 28,720 square foot (0.659 acre) tract of land situated in the James Ledbetter Survey, Abstract No. 545, City of Plano, Collin County, Texas and being part of that certain tract of land described in Special Warranty Deed to the City of Plano, Texas recorded in Instrument No. 20141111001231920 of the Official Public Records of Collin County, Texas; said 28,720 square foot (0.659 acre) tract of land being more particularly described as follows:

COMMENCING, at a 5/8-inch iron rod with "ARS ENGINEERS" yellow cap found (controlling monument) at an ell corner of Lot 1R, Block A, 544 Golf Training Facility Addition, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2003-0244124 of the said Official Public Records and the southeast corner of that certain tract of land described in Special Warranty Deed to North Texas Municipal Water District recorded in Instrument No. 20191219001620250 of the said Official Public Records;

(Grid: N: 7,057,696.60, E: 2,535,615.93)

THENCE, North 01 degrees, 40 minutes, 28 seconds East, along the northernmost west line of said Lot 1R and the east line of the said North Texas Municipal Water District tract, a distance of 551.24 feet to a point for corner at the northwest corner of Lot 1R and the northeast corner of the said North Texas Municipal Water District tract; said point also being in the south line of said City of Plano, Texas tract; from said point a "+" cut in concrete bears South 01 degrees, 40 minutes, 28 seconds West - 1.14 feet;

THENCE, South 88 degrees, 29 minutes, 22 seconds East, along the said south line of the City of Plano, Texas tract and the north line of said Lot 1R, a distance of 166.37 feet to a point for corner;

THENCE, departing the said south line of City of Plano, Texas tract and the said north line of Lot 1R, into and across said the City of Plano, Texas tract, the following eight (8) calls:

North 01 degrees, 30 minutes, 38 seconds East, a distance of 14.98 feet to the **POINT OF BEGINNING**;

(Grid: N: 7,058,258.10, E: 2,535,798.72)

North 01 degrees, 30 minutes, 44 seconds East, a distance of 99.82 feet to a point for corner;

North 50 degrees, 07 minutes, 24 seconds East, a distance of 24.16 feet to a point for corner;

North 87 degrees, 06 minutes, 21 seconds East, a distance of 216.48 feet to a point for corner;

PARCEL NO. P02

(Continued)

North 37 degrees, 26 minutes, 09 seconds East, a distance of 38.59 feet to a point for corner;

South 01 degrees, 30 minutes, 44 seconds West, a distance of 128.84 feet to a point for corner;

South 79 degrees, 30 minutes, 09 seconds West, a distance of 113.48 feet to a point for corner;

South 87 degrees, 06 minutes, 21 seconds West, a distance of 146.04 feet to the **POINT OF BEGINNING**;

CONTAINING: 28,720 square feet or 0.659 acres of land, more or less.

All bearings for this survey are based on the Texas State Plane Coordinate System, N.A.D. 83 (2011 Adj.), North Central Zone 4202. All coordinates shown are grid and may be converted to surface by multiplying by the TxDOT combined conversion factor of Collin County of 1.000152710.

A plat of the same survey date herewith accompanies this property description.

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


Justin W. Waldrup
Registered Professional Land Surveyor No. 6179
Pacheco Koch, a Westwood Company, LLC
7557 Rambler Road, Suite 1400, Dallas Texas 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

09/08/2023

Date



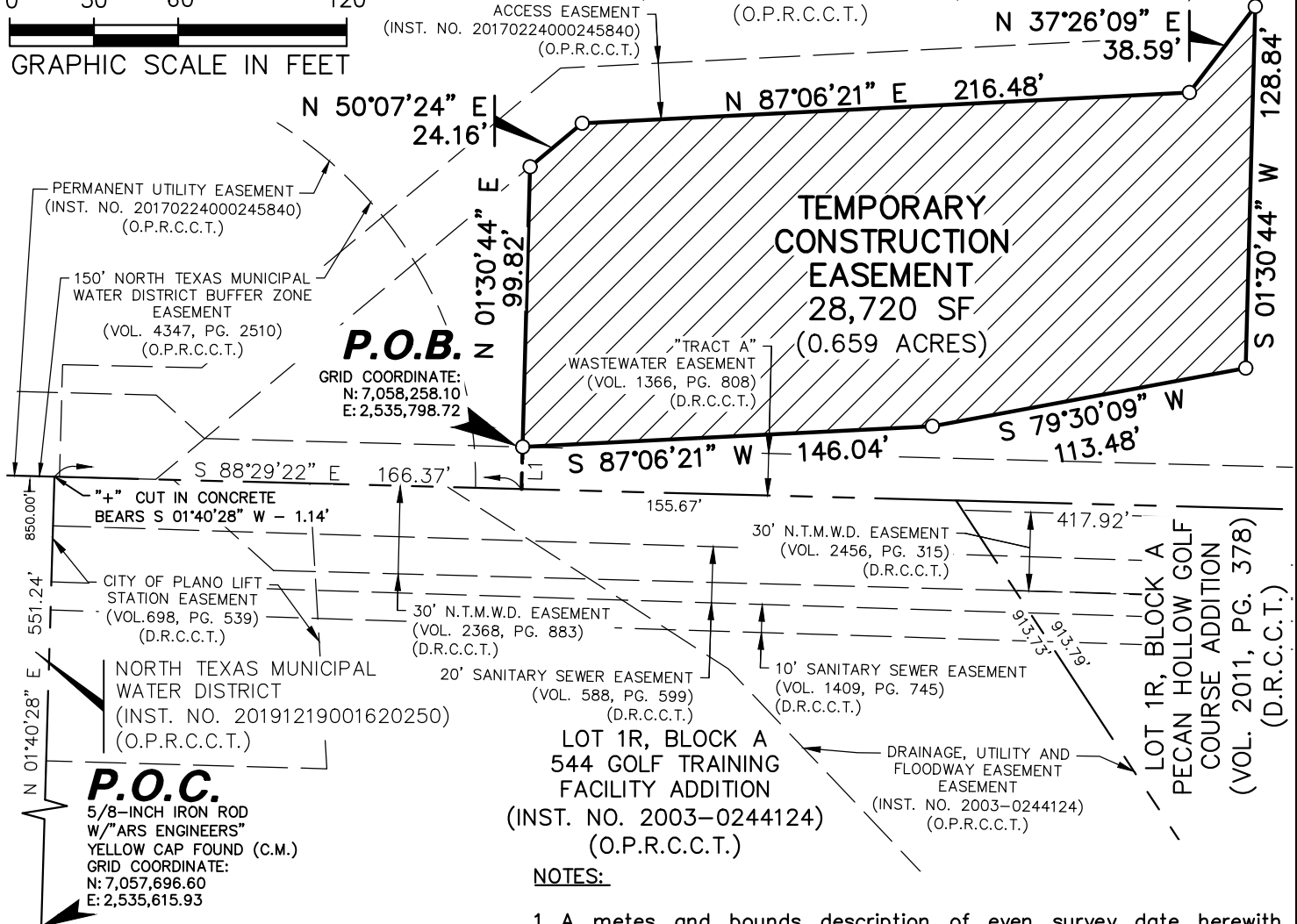
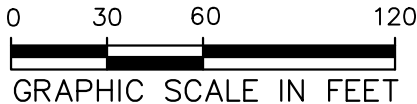
EXHIBIT "A"

CITY OF PLANO, TEXAS

(INST. NO. 20141111001231920)

(O.P.R.C.C.T.)

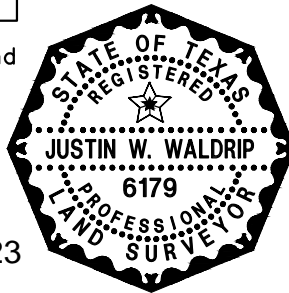
ACCESS EASEMENT
(INST. NO. 20170224000245840)
(O.P.R.C.C.T.)



LINE TABLE

LINE	BEARING	LENGTH
L1	N 01°30'38" E	14.98'

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



Justin W. Waldrup
Registered Professional
Land Surveyor No. 6179

09/08/2023

Date

TX REG. ENGINEERING FIRM F-469

TX REG. SURVEYING FIRM LS-10008000



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

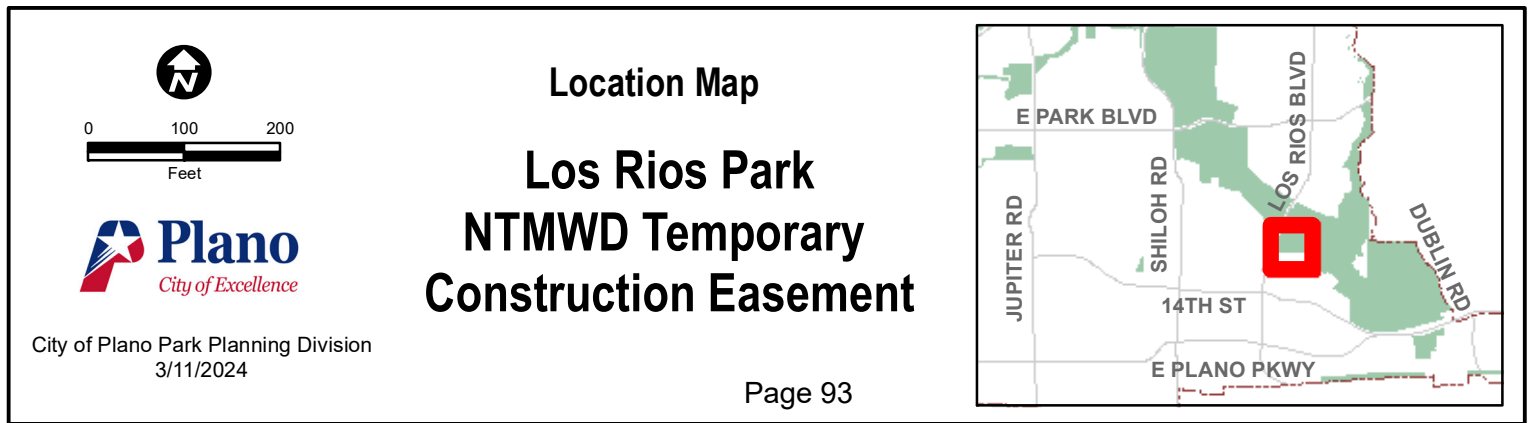
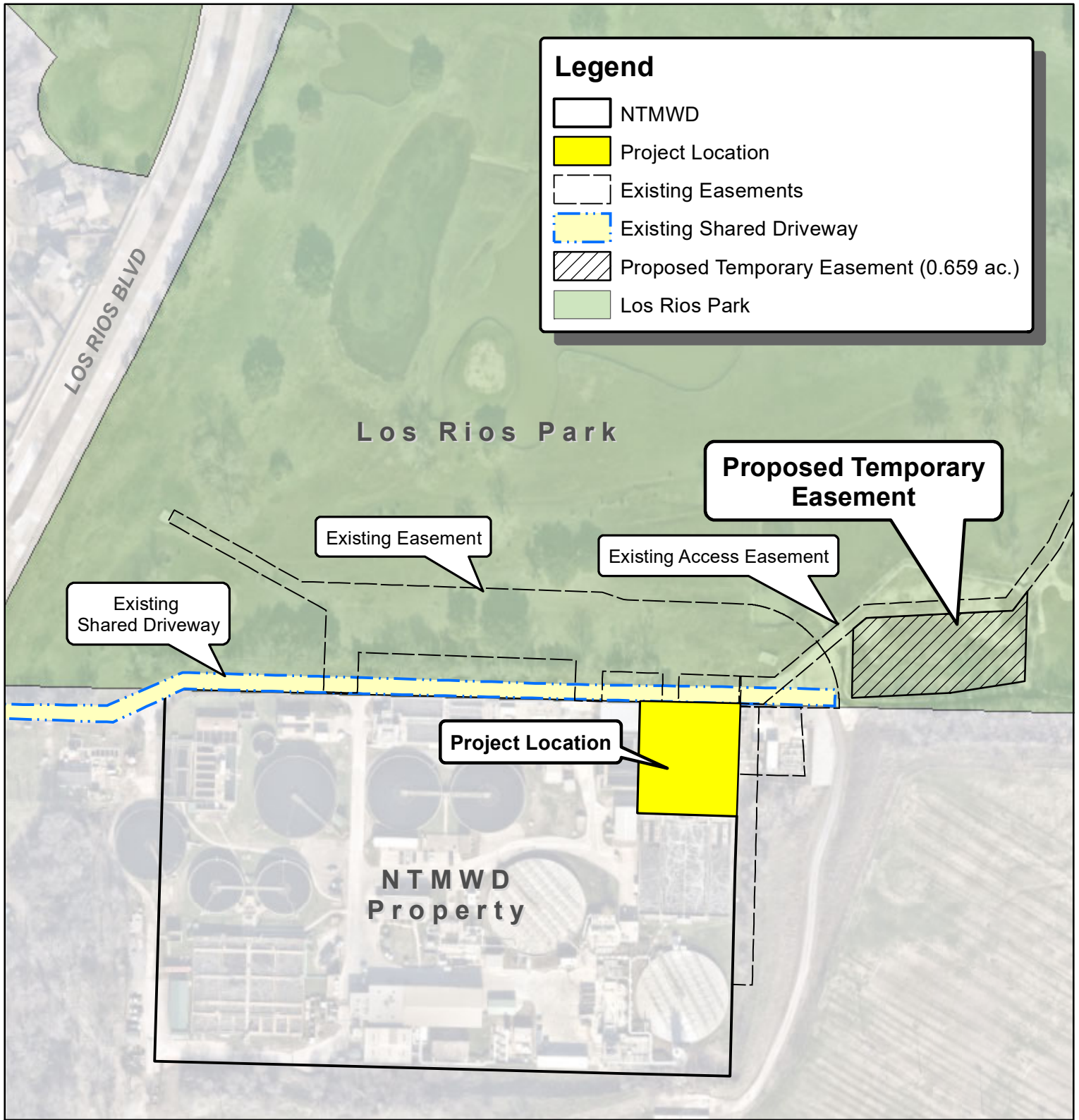
LEGEND	
---	PROPERTY LINE
---	TEMPORARY EASEMENT LINE
---	EXISTING EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCING

TEMPORARY CONSTRUCTION EASEMENT

PART OF CITY OF PLANO, TEXAS TRACT
JAMES LEDBETTER SURVEY, ABSTRACT NO. 545,
COLLIN COUNTY, TEXAS
PAGE 3 OF 3

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	MWW/JWW	1"=60'	SEPT. 2023	4014-22.637

TinaB 3/11/2024 L:\2024\ChisholmTrail\ForceMainsAndEasements\MXD\sl1_LosRiosConstructionEasementRequest.mxd



CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024
DEPARTMENT: Parks
DIRECTOR: Ron Smith, Director of Parks and Recreation
AGENDA ITEM: Public Hearing and consideration of a Resolution, pursuant to Chapter 26 of the Texas Parks and Wildlife Code.
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of a Resolution to approve the use or taking of a portion of City of Plano public parkland, known as Legacy Trail at Ohio Drive, pursuant to Chapter 26 of the Texas Parks and Wildlife Code to approve using a portion of dedicated parkland as temporary storage and a utility easement for the purpose of Preston Road Lift Station improvements located at 8015 Ohio Drive; authorizing the City Manager, or his designee, to execute all necessary documents; and providing an effective date. **Conducted and adopted Resolution No. 2024-4-6(R)**

BACKGROUND

This is a request by the North Texas Municipal Waster District (NTMWD) for a .02 acre permanent easement and a .4 acre of land as a temporary construction easement (TCE) for three years during its upcoming Preston Road Lift Station Expansion Project. The lift station location is immediately adjacent to Legacy Trail. The proposed easements avoid impacts on the trail and trees. Once the project is complete, disturbed areas will be restored, and turf will be re-established.

Chapter 26, Section 26.001 of the Parks And Wildlife Code states that “A department, agency, political subdivision, county, or municipality of this state may not approve any program or project that requires the use or taking of any public land designated and used prior to the arrangement of the program or project as a park, recreation area, scientific area, wildlife refuge, or historic site, unless the department, agency, political subdivision, county, or municipality, acting through its duly authorized governing body or officer, determines that:

- (1) there is no feasible and prudent alternative to the use or taking of such land; and
- (2) the program or project includes all reasonable planning to minimize harm to the land, as a park, recreation area, scientific area, wildlife refuge, or historic site, resulting from the use or taking.”

The matter was heard by the Parks and Recreation Planning Board on February 27, 2024, and received the Board’s support.

No future action is anticipated.

FINANCIAL SUMMARY/STRATEGIC GOALS

NTMWD will compensate the City the fair market value for the permanent and temporary easements necessary for its project based on a third-party appraisal. Revenue received from granting these easements will be deposited to the Park Improvements CIP and used for future park land acquisition.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/1/2024	Resolution
Exhibit A	3/15/2024	Exhibit
Exhibit B	3/15/2024	Exhibit
Exhibit C	4/2/2024	Exhibit
Location Map	3/29/2024	Map

A Resolution of the City of Plano, Texas, approving the use or taking of a portion of City of Plano public parkland, known as Legacy Trail at Ohio Drive, pursuant to Chapter 26 of the Texas Parks and Wildlife Code to approve using a portion of dedicated parkland as temporary storage and a utility easement for the purpose of Preston Road Lift Station improvements located at 8015 Ohio Drive; authorizing the City Manager, or his designee, to execute all necessary documents; and providing an effective date.

WHEREAS, the North Texas Municipal Water District has requested temporary storage and a utility easement attached hereto as Exhibit “A, B, and C” (the “Easement”), for the purpose of Preston Road Lift Station improvements located at 8015 Ohio Drive (the “Project”), on a portion of the City of Plano parkland, known as Legacy Trail at Ohio Drive (the “Parkland”); and

WHEREAS, Chapter 26 of the Texas Parks and Wildlife Code requires a public hearing for the use or taking of public parkland, at which the governing body must determine whether any feasible and prudent alternative to the use or taking of public parkland exists and whether the proposed use or taking includes all reasonable planning to minimize the harm to the parkland; and

WHEREAS, Notice of the Public Hearing was duly served and published in conformity with Chapter 26 of the Texas Parks and Wildlife Code for the Project; and

WHEREAS, the City Council held a public hearing on April 8, 2024, regarding the proposed use of the parkland, during which all interested persons had the opportunity to testify and present relevant evidence before the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. After hearing and reviewing all the testimony, evidence, and other relevant information at the Public Hearing, the City Council hereby finds and determines that:

- 1) There is no feasible and prudent alternative to the use or taking of such land; and
- 2) The Project includes all reasonable planning to minimize the harm to the land as a park, recreation area, scientific area, wildlife refuge, or historic site resulting from the use or taking.

Section II. The City Council further finds that the Project is in the public interest generally, and in the best interest of the citizens of the City of Plano, Texas. Accordingly, the City Council approves the use or taking of the Easement on the parkland.

Section III. The City Manager, or his designee, is hereby authorized to execute all necessary documents in connection with this Resolution on behalf of the City of Plano.

Section IV. This Resolution shall become effective immediately from and after its passage.

PASSED AND APPROVED on the 8th day of April, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

EXHIBIT "A"
NORTH TEXAS MUNICIPAL WATER DISTRICT
PRESTON ROAD LIFT STATION
DISTRICT PROJECT NO. PN-559

PARCEL NO. PE
OWNER: CITY OF PLANO
PERMANENT WATERLINE EASEMENT
COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

Being a 782 square feet (0.018 acres) Permanent Waterline Easement situated in the Collin County School Land Survey No. 7, Abstract No. 153, City of Plano, Collin County, Texas, said Permanent Waterline Easement being a portion of a called 6.627 acre tract of land dedicated in Fee Simple to City of Plano by plat of Trinity Presbyterian Church Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Cabinet H, Page 496 of the Plat Records of Collin County, Texas (P.R.C.C.T.), also being a portion of Lot 2R, Block A of Replat Trinity Presbyterian Church Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Volume 2011, Page 286 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said 782 square feet (0.018 acres) Permanent Waterline Easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found (controlling monument) for an east interior ell corner of said Lot 2R and the west corner of that certain tract of land conveyed by Special Warranty Deed to North Texas Municipal Water District as recorded in Instrument No. 94-0077904, O.P.R.C.C.T. same being Lot 3R, Block A of Replat Trinity Presbyterian Church Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Volume 2015, Page 116, O.P.R.C.C.T., from which a 3 1/2 inch aluminum monument stamped "Floodway Marker do not disturb" found (controlling monument) bears South 47 degrees 39 minutes 43 seconds East, a distance of 192.44 feet for an east corner of said Lot 2R and the northwest corner of a called 17.443 acre tract of land conveyed by Special Warranty Deed to Trinity Presbyterian Church of Plano as recorded in Volume 3711, Page 318 of the Deed Records of Collin County, Texas (D.R.C.C.T.), same being Lot 1R, Block A of Replat Trinity Presbyterian Church Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Volume 2009, Page 01, O.P.R.C.C.T., also being in the south line of said Lot 3R;

THENCE North 37 degrees 36 minutes 21 seconds East, along the east line of said Lot 2R and the northwest line of said Lot 3R, a distance of 171.96 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for the **POINT OF BEGINNING**, said point having a grid coordinate of N= 7,082,096.768 and E= 2,490,344.965;

THENCE over and across said Lot 2R, the following two (2) courses and distances to wit:

North 05 degrees 52 minutes 41 seconds East, a distance of 35.86 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner;

North 50 degrees 52 minutes 41 seconds East, a distance of 35.27 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner on the northeast line of said Lot 2R and the existing southwest right-of-way line of Ohio Drive (85 foot width right-of-way), from which an X cut on concrete found (controlling monument) bears North 39 degrees 07 minutes 19 seconds West, a distance of 47.30 feet for a corner in the northeast line of said Lot 2R and the existing southwest right-of-way line of said Ohio Drive;

THENCE South 39 degrees 07 minutes 19 seconds East, along the northeast line of said Lot 2R and the existing southwest right-of-way line of said Ohio Drive, a distance of 11.06 feet to the northeast corner of said Lot 2R and the north corner of said Lot 3R, from which a 1/2 inch iron rod found bears South 49 degrees 12 minutes 20 seconds West, a distance of 0.60 feet;

THENCE South 37 degrees 36 minutes 21 seconds West, departing the existing southwest right-of-way line of said Ohio Drive, along the east line of said Lot 2R and the northwest line of said Lot 3R, a distance of 62.29 feet to the **POINT OF BEGINNING** and containing 782 square feet or 0.018 acres of land.

A plat of even survey date herewith accompanies this legal description.

All bearings are based on the Texas Coordinate System of 1983, North Central Zone 4202, North American Datum 1983 (N.A.D. 83) (2011 ADJ.), Epoch 2010.00, Geoid 12A Model derived from the Alterra Central RTK Network by GPS observations with a grid to surface adjustment factor of 1.00015421 (City of Plano). All distances and area shown are surface values and in U.S. Survey feet.

I, Heath W. Brown, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this legal description and attached plat accurately depict an actual survey made on the ground under my supervision.

Heath W. B.

Heath W. Brown
Registered Professional Land Surveyor
Texas No. 6189
Arredondo, Zepeda & Brunz, LLC
11355 McCree Road, Dallas, Texas 75238
Ph. 214-341-9900
TBPELS FIRM NO. 10088700

3-13-2024

Date



EXHIBIT "A"

PARCEL NO. PE
PAGE 4 OF 14

COLLIN COUNTY SCHOOL
LAND SURVEY NO. 7
ABSTRACT NO. 153

(CALLED 17.443 AC)
TRINITY PRESBYTERIAN
CHURCH OF PLANO
VOL. 3711, PG. 318
D.R.C.C.T.

OHIO DRIVE
(85' WIDTH ROW)

PERMANENT
WATERLINE EASEMENT
782 SQ. FT.
OR 0.018 ACRES

LOT 3R, BLOCK A
REPLAT TRINITY
PRESBYTERIAN CHURCH ADDITION
VOL. 2015, PG. 116
O.P.R.C.C.T.

LOT 1R, BLOCK A
REPLAT TRINITY PRESBYTERIAN
CHURCH ADDITION
VOL. 2009, PG. 01
O.P.R.C.C.T.

P.O.B.
GRID COORDINATE
N=7,082,096.768
E=2,490,344.965

NORTH TEXAS MUNICIPAL
WATER DISTRICT
INST. NO. 94-0077904
O.P.R.P.C.T.

3 1/2" ALUM. MON.
STAMPED "FLOODWAY
MARKER DO NOT
DISTURB" (CM)

LOT 2R, BLOCK A
REPLAT TRINITY PRESBYTERIAN
CHURCH ADDITION
VOL. 2011, PG. 286
O.P.R.C.C.T.

EMBANKMENT SLOPE
FACILITIES AND
DRAINAGE EASEMENT TO
CITY OF PLANO
VOL. 2311, PG. 755
D.R.C.C.T.

DRAINAGE &
FLOODWAY EASEMENT
CAB. 1, PG. 299
P.R.C.C.T.

20' SANITARY
SEWER EASEMENT
CAB. 1, PG. 299
P.R.C.C.T.

(CALLED 6.627 AC)
DEDICATED IN FEE SIMPLE
TO CITY OF PLANO BY PLAT
TRINITY PRESBYTERIAN CHURCH ADDITION
CAB. H, PG. 496
P.R.C.C.T.

15' SANITARY
SEWER EASEMENT
CAB. 1, PG. 299
P.R.C.C.T.

INST. NO. 20200929001665060
SANITARY
SEWER EASEMENT
O.P.R.C.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N05° 52' 41" E	35.86'
L2	N50° 52' 41" E	35.27'
L3	N39° 07' 19" W	47.30'
L4	S39° 07' 19" E	11.06'
L5	S37° 36' 21" W	62.29'



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. - P.O. BOX 2408 - WYLIE, TEXAS 75098

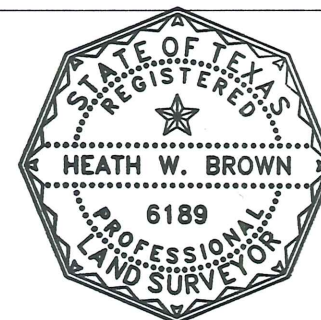
NTMWD PRESTON ROAD LIFT STATION
DISTRICT PROJECT NO. PN-559

PARCEL NO: PE PERMANENT WATERLINE EASEMENT
OWNER: CITY OF PLANO
SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153
LOCATION: COLLIN COUNTY, TEXAS
TOTAL EASEMENT AREA: 782 SQUARE FEET OR 0.018 ACRES
SUBJECT TRACT ACREAGE: 6.627 ACRES

JOB NO. 220010 DRAWN BY: JAS CAD FILE: PRESTON RD LIFT STA PARCEL PE PG4&5 Exhibit A.DGN

DATE: 03/13/2024 EXHIBIT A PAGE 4 OF 14 SCALE: 1"=50'

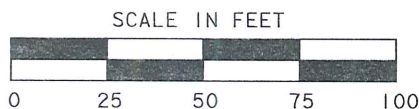
ARREDONDO, ZEPEDA & BRUNZ, LLC 11355 MCCREE ROAD. DALLAS, TX. 75238 (214) 341-9900 FIRM REGISTRATION NO. F-10098 TBPLS REGISTRATION NO. 10088700



Heath W. Brown 3-13-2024

HEATH W. BROWN
RPLS NO. 6189

DATE



SCALE IN FEET

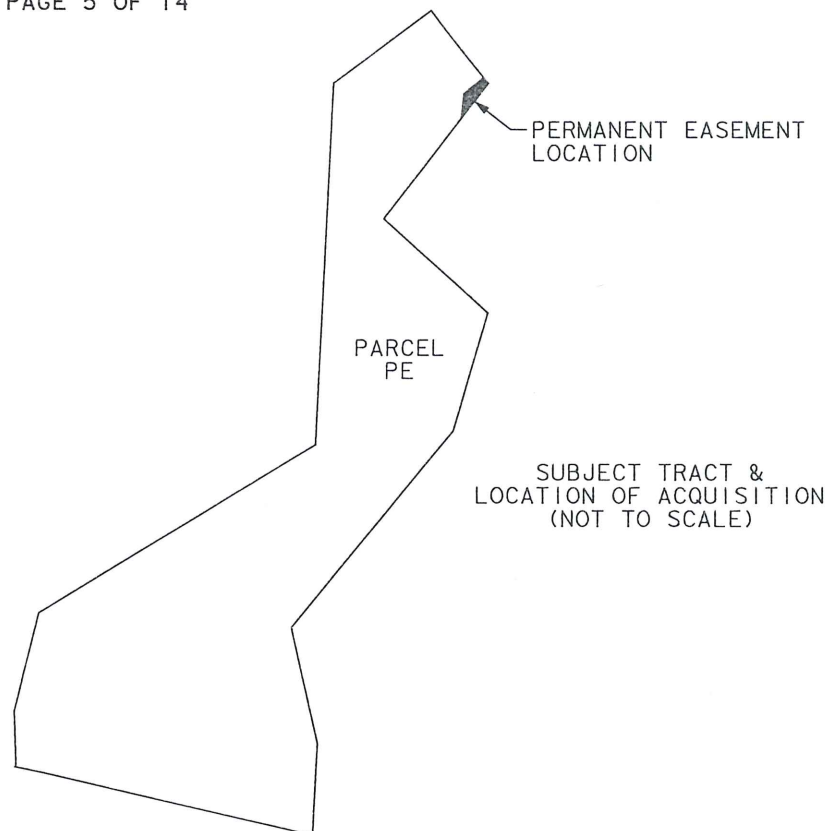
SCALE: 1"=50'

LEGEND

EXISTING ROW LINE
 PROPERTY LINE
 COUNTY LINE
 SURVEY LINE
 CITY LIMITS
 EXISTING EASEMENTS
 PERMANENT EASEMENTS
 I.R. = IRON ROD
 I.P. = IRON PIPE
 CM = CONTROLLING MONUMENT
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 ● = FOUND MONUMENT, SIZE AND TYPE
 AS NOTED.
 ○ = 5/8" I.R. W/ YELLOW CAP STAMPED
 "AZB" SET.
 INST. NO. = INSTRUMENT NUMBER
 VOL., PG. = VOLUME, PAGE
 D.R.C.C.T. = DEED RECORDS OF
 COLLIN COUNTY TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS
 OF COLLIN COUNTY TEXAS
 [] = PROPOSED EASEMENT
 ACQUISITION AREA

EXHIBIT "A"

PARCEL NO. PE
 PAGE 5 OF 14



NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983 (NAD83) (2011 ADJ.), EPOCH 2010.00, GEOID 12A MODEL DERIVED FROM THE ALLTERRA CENTRAL RTK NETWORK BY GPS OBSERVATIONS WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.00015421 (CITY OF PLANO). ALL DISTANCES AND AREA SHOWN ARE SURFACE VALUES AND IN U.S. SURVEY FEET.
- CONTROL MONUMENTS USED FOR BOUNDARY SOLUTIONS ARE NOTED AS (CM) FOR CONTROLLING MONUMENT.
- A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. - P.O. BOX 2408 - WYLIE, TEXAS 75098

NTMWD PRESTON ROAD LIFT STATION
 DISTRICT PROJECT NO. PN-559

PARCEL NO: PE	PERMANENT WATERLINE EASEMENT
OWNER: CITY OF PLANO	
SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA: 782 SQUARE FEET OR 0.018 ACRES	
SUBJECT TRACT ACREAGE: 6.627 ACRES	
JOB NO. 220010	DRAWN BY: JAS
DATE: 03/13/2024	CAD FILE: PRESTON RD LIFT STA PARCEL PE PG4&5 Exhibit A.DGN
EXHIBIT A PAGE 5 OF 14	SCALE: 1"=50'
ARREDONDO, ZEPEDA & BRUNZ, LLC	11355 MCCREE ROAD. DALLAS, TX. 75238 (214) 341-9900



Heath W. B. 3-13-2024
 HEATH W. BROWN
 RPLS NO. 6189

DATE

FIRM REGISTRATION NO. F-10098 TBPLS REGISTRATION NO. 10088700

EXHIBIT "B"
NORTH TEXAS MUNICIPAL WATER DISTRICT
PRESTON ROAD LIFT STATION
DISTRICT PROJECT NO. PN-559

PARCEL NO. TCE-1
OWNER: CITY OF PLANO
TEMPORARY CONSTRUCTION EASEMENT
COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

Being a 11,553 square feet (0.265 acres) Temporary Construction Easement situated in the Collin County School Land Survey No. 7, Abstract No. 153, City of Plano, Collin County, Texas, said Temporary Construction Easement being a portion of a called 6.627 acre tract of land dedicated in Fee Simple to City of Plano by plat of Trinity Presbyterian Church Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Cabinet H, Page 496 of the Plat Records of Collin County, Texas (P.R.C.C.T.), also being a portion of Lot 2R, Block A of Replat Trinity Presbyterian Church Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Volume 2011, Page 286 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said 11,553 square feet (0.265 acres) Temporary Construction Easement being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (controlling monument) for an east interior ell corner of said Lot 2R and the west corner of that certain tract of land conveyed by Special Warranty Deed to North Texas Municipal Water District as recorded in Instrument No. 94-0077904, O.P.R.C.C.T. same being Lot 3R, Block A of Replat Trinity Presbyterian Church Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Volume 2015, Page 116, O.P.R.C.C.T., said point having a grid coordinate of N= 7,081,960.557 and E= 2,490,240.046, from which a 3 1/2 inch aluminum monument stamped "Floodway Marker do not disturb" found (controlling monument) bears South 47 degrees 39 minutes 43 seconds East, a distance of 192.44 feet for an east corner of said Lot 2R and the northwest corner of a called 17.443 acre tract of land conveyed by Special Warranty Deed to Trinity Presbyterian Church of Plano as recorded in Volume 3711, Page 318 of the Deed Records of Collin County, Texas (D.R.C.C.T.), same being Lot 1R, Block A of Replat Trinity Presbyterian Church Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Volume 2009, Page 01, O.P.R.C.C.T., also being in the south line of said Lot 3R;

THENCE over and across said Lot 2R, the following two (2) courses and distances to wit:

North 10 degrees 21 minutes 51 seconds East, a distance of 176.77 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner;

North 50 degrees 52 minutes 41 seconds East, a distance of 93.60 feet to a X cut on concrete set for corner on the northeast line of said Lot 2R and the existing southwest right-of-way line of Ohio Drive (85 foot width right-of-way) and the beginning of a non-tangent circular curve to the left;

THENCE Southeasterly, with the northeast line of said Lot 2R and the existing southwest right-of-way line of said Ohio Drive, and with said non-tangent circular curve to the left for a central angle of 00 degrees 06 minutes 26 seconds, a radius of 1,442.50 feet, an arc length of 2.70 feet and a chord bearing and distance of South 39 degrees 04 minutes 06 seconds East, a distance of 2.70 feet to a X cut on concrete found (controlling monument) for the end of said curve in the northeast line of said Lot 2R and the existing southwest right-of-way line of said Ohio Drive;

THENCE South 39 degrees 07 minutes 19 seconds East, continuing along the northeast line of said Lot 2R and the existing southwest right-of-way line of said Ohio Drive, a distance of 47.30 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner;

THENCE over and across said Lot 2R, the following two (2) courses and distances to wit:

South 50 degrees 52 minutes 41 seconds West, a distance of 35.27 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner;

South 05 degrees 52 minutes 41 seconds West, a distance of 35.86 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner on the east line of said Lot 2R and the northwest line of said Lot 3R;

THENCE South 37 degrees 36 minutes 21 seconds West, along the east line of said Lot 2R and the northwest line of said Lot 3R, a distance of 171.96 feet to the **POINT OF BEGINNING** and containing 11,553 square feet or 0.265 acres of land.

A plat of even survey date herewith accompanies this legal description.

All bearings are based on the Texas Coordinate System of 1983, North Central Zone 4202, North American Datum 1983 (N.A.D. 83) (2011 ADJ.), Epoch 2010.00, Geoid 12A Model derived from the Alterra Central RTK Network by GPS observations with a grid to surface adjustment factor of 1.00015421 (City of Plano). All distances and area shown are surface values and in U.S. Survey feet.

I, Heath W. Brown, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this legal description and attached plat accurately depict an actual survey made on the ground under my supervision.

Heath W. B.

Heath W. Brown
Registered Professional Land Surveyor
Texas No. 6189
Arredondo, Zepeda & Brunz, LLC
11355 McCree Road, Dallas, Texas 75238
Ph. 214-341-9900
TBPELS FIRM NO. 10088700

3-13-2024

Date



EXHIBIT "B"

PARCEL NO. TCE-1
PAGE 9 OF 14

COLLIN COUNTY SCHOOL
LAND SURVEY NO. 7
ABSTRACT NO. 153

(CALLED 17.443 AC)
TRINITY PRESBYTERIAN
CHURCH OF PLANO
VOL. 3711, PG. 318
D.R.C.C.T.

LOT 3R, BLOCK A
REPLAT TRINITY
PRESBYTERIAN CHURCH ADDITION
VOL. 2015, PG. 116
O.P.R.C.C.T.

LOT 1R, BLOCK A
REPLAT TRINITY PRESBYTERIAN
CHURCH ADDITION
VOL. 2009, PG. 01
O.P.R.C.C.T.

LOT 2R, BLOCK A
REPLAT TRINITY PRESBYTERIAN
CHURCH ADDITION
VOL. 2011, PG. 286
O.P.R.C.C.T.

NORTH TEXAS MUNICIPAL
WATER DISTRICT
INST. NO. 94-0077904
O.P.R.P.C.T.

DRAINAGE &
FLOODWAY EASEMENT
CAB. 1, PG. 299
P.R.C.C.T.

TEMPORARY
CONSTRUCTION EASEMENT
11,553 SQ. FT.
OR 0.265 ACRES

SANITARY
SEWER EASEMENT
INST. NO. 20200929001665060
O.P.R.C.C.T.

20' SANITARY SEWER EASEMENT
CAB. 1, PG. 299
P.R.C.C.T.

P.O.B.
GRID COORDINATE
N=7,081,960.557
E=2,490,240.046

15' SANITARY
SEWER EASEMENT
CAB. 1, PG. 299
P.R.C.C.T.

OHIO DRIVE
(85' WIDTH ROW)

X CUT ON
CONCRETE
(CM)

X CUT ON
CONCRETE SET

DETAIL "A"
N.T.S.

EMBANKMENT SLOPE
FACILITIES AND
DRAINAGE EASEMENT TO
CITY OF PLANO
VOL. 2311, PG. 755
D.R.C.C.T.

DEDICATED IN 6.627 AC
TO CITY OF PLANO BY SIMPLE
TRINITY PRESBYTERIAN
CHURCH ADDITION PLAT
CAB. H, PG. 496
P.R.C.C.T.

N10°21'51"E

S37°36'21"W

171.96'

176.77'

5/8" I.R.
(CM)

S47°39'43"E

192.44'

3 1/2" ALUM. MON.
STAMPED "FLOODWAY
MARKER DO NOT
DISTURB" (CM)



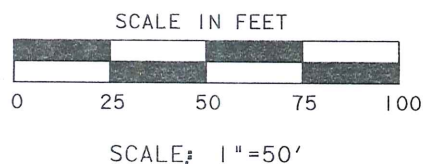
NORTH TEXAS MUNICIPAL WATER DISTRICT
505 E. BROWN ST. - P.O. BOX 2408 - WYLIE, TEXAS 75098

NTMWD PRESTON ROAD LIFT STATION
DISTRICT PROJECT NO. PN-559

PARCEL NO: TCE-1	TEMPORARY CONSTRUCTION EASEMENT
OWNER: CITY OF PLANO	
SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA: 11,553 SQUARE FEET OR 0.265 ACRES	
SUBJECT TRACT ACREAGE: 6.627 ACRES	
JOB NO. 220010	DRAWN BY: JAS
DATE: 03/13/2024	CAD FILE: PRESTON RD LIFT STA PARCEL TCE-1 PG9&10 Exhibit B.DGN
EXHIBIT A PAGE 9 OF 14	SCALE: 1"=50'
ARREDONDO, ZEPEDA & BRUNZ, LLC	11355 MCCREE ROAD, DALLAS, TX, 75238 (214) 341-9900 FIRM REGISTRATION NO. F-10098 TBPLS REGISTRATION NO. 10088700



Heath W. Brown 3-13-2024
HEATH W. BROWN
RPLS NO. 6189
DATE



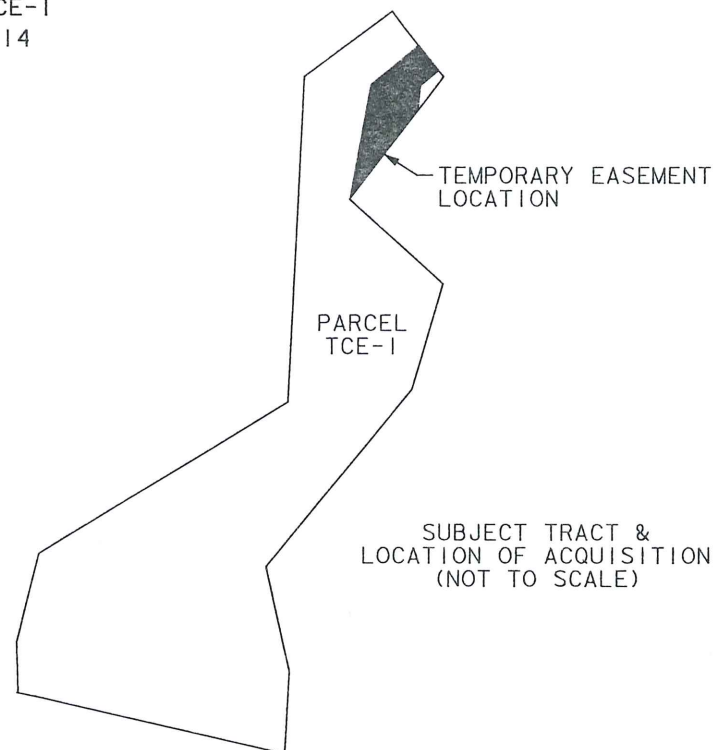
LEGEND

EXISTING ROW LINE
 PROPERTY LINE
 COUNTY LINE
 SURVEY LINE
 CITY LIMITS
 EXISTING EASEMENTS
 PERMANENT EASEMENTS
 I.R. = IRON ROD
 I.P. = IRON PIPE
 CM = CONTROLLING MONUMENT
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 ● = FOUND MONUMENT, SIZE AND TYPE AS NOTED.
 ○ = 5/8" I.R. W/ YELLOW CAP STAMPED "AZB" SET.
 INST. NO. = INSTRUMENT NUMBER
 VOL., PG. = VOLUME, PAGE
 D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
 [] = PROPOSED EASEMENT ACQUISITION AREA

EXHIBIT "B"

PARCEL NO. TCE-1

PAGE 10 OF 14



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S39° 07' 19"E	47.30'
L2	S50° 52' 41"W	35.27'
L3	S05° 52' 41"W	35.86'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DISTANCE
C1	00° 06' 26" (LT)	1,442.50'	2.70'	S39° 04' 06"E	2.70'

NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983 (NAD83) (2011 ADJ.), EPOCH 2010.00, GEOID 12A MODEL DERIVED FROM THE ALLTERRA CENTRAL RTK NETWORK BY GPS OBSERVATIONS WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.00015421 (CITY OF PLANO). ALL DISTANCES AND AREA SHOWN ARE SURFACE VALUES AND IN U.S. SURVEY FEET.
- CONTROL MONUMENTS USED FOR BOUNDARY SOLUTIONS ARE NOTED AS (CM) FOR CONTROLLING MONUMENT.
- A LEGAL DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. - P.O. BOX 2408 - WYLIE, TEXAS 75098

NTMWD PRESTON ROAD LIFT STATION DISTRICT PROJECT NO. PN-559

PARCEL NO: TCE-1 TEMPORARY CONSTRUCTION EASEMENT
 OWNER: CITY OF PLANO
 SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153
 LOCATION: COLLIN COUNTY, TEXAS
 TOTAL EASEMENT AREA: 11,553 SQUARE FEET OR 0.265 ACRES
 SUBJECT TRACT ACREAGE: 6.627 ACRES

JOB NO. 220010 DRAWN BY: JAS CAD FILE: PRESTON RD LIFT STA PARCEL TCE-1 PG9&10 Exhibit B.DGN

DATE: 03/13/2024 EXHIBIT A PAGE 10 OF 14 SCALE: 1"=50'

ARREDONDO, ZEPEDA & BRUNZ, LLC 11355 MCCREE ROAD, DALLAS, TX. 75238 (214) 341-9900 FIRM REGISTRATION NO. F-10098 TBPLS REGISTRATION NO. 10088700



Heath W. B. 3-13-2024

HEATH W. BROWN
 RPLS NO. 6189

DATE

EXHIBIT "C"
NORTH TEXAS MUNICIPAL WATER DISTRICT
PRESTON ROAD LIFT STATION
DISTRICT PROJECT NO. PN-559

PARCEL NO. TCE-2
OWNER: CITY OF PLANO
TEMPORARY CONSTRUCTION EASEMENT
COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

Being a 5,108 square feet (0.117 acres) Temporary Construction Easement situated in the Collin County School Land Survey No. 7, Abstract No. 153, City of Plano, Collin County, Texas, said Temporary Construction Easement being a portion of a called 6.627 acre tract of land dedicated in Fee Simple to City of Plano by plat of Trinity Presbyterian Church Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Cabinet H, Page 496 of the Plat Records of Collin County, Texas (P.R.C.C.T.), also being a portion of Lot 2R, Block A of Replat Trinity Presbyterian Church Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Volume 2011, Page 286 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said 5,108 square feet (0.117 acres) Temporary Construction Easement being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (controlling monument) for an east interior ell corner of said Lot 2R and the west corner of that certain tract of land conveyed by Special Warranty Deed to North Texas Municipal Water District as recorded in Instrument No. 94-0077904, O.P.R.C.C.T. same being Lot 3R, Block A of Replat Trinity Presbyterian Church Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Volume 2015, Page 116, O.P.R.C.C.T., said point having a grid coordinate of N= 7,081,960.557 and E= 2,490,240.046,

THENCE South 47 degrees 39 minutes 43 seconds East, along the east line of said Lot 2R and the southwest line of said Lot 3R, a distance of 152.51 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner, from which a 3 1/2 inch aluminum monument stamped "Floodway Marker do not disturb" found (controlling monument) bears South 47 degrees 39 minutes 43 seconds East, a distance of 39.93 feet for an east corner of said Lot 2R and the northwest corner of a called 17.443 acre tract of land conveyed by Special Warranty Deed to Trinity Presbyterian Church of Plano as recorded in Volume 3711, Page 318 of the Deed Records of Collin County, Texas (D.R.C.C.T.), same being Lot 1R, Block A of Replat Trinity Presbyterian Church Addition, an addition to the City of Plano, Collin County, Texas according to the plat thereof as recorded in Volume 2009, Page 01, O.P.R.C.C.T., also being in the south line of said Lot 3R;

THENCE departing the east line of said Lot 2R and the southwest line of said Lot 3R, over and across said Lot 2R, the following two (2) courses and distances to wit:

South 74 degrees 58 minutes 50 seconds West, a distance of 79.56 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "AZB" for corner;

North 16 degrees 13 minutes 31 seconds West, a distance of 128.45 feet to the **POINT OF BEGINNING** and containing 5,108 square feet or 0.117 acres of land.

A plat of even survey date herewith accompanies this legal description.

All bearings are based on the Texas Coordinate System of 1983, North Central Zone 4202, North American Datum 1983 (N.A.D. 83) (2011 ADJ.), Epoch 2010.00, Geoid 12A Model derived from the Alterra Central RTK Network by GPS observations with a grid to surface adjustment factor of 1.00015421 (City of Plano). All distances and area shown are surface values and in U.S. Survey feet.

I, Heath W. Brown, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this legal description and attached plat accurately depict an actual survey made on the ground under my supervision.

Heath W. Brown

Heath W. Brown
Registered Professional Land Surveyor
Texas No. 6189
Arredondo, Zepeda & Brunz, LLC
11355 McCree Road, Dallas, Texas 75238
Ph. 214-341-9900
TBPELS FIRM NO. 10088700

3-13-2024

Date



OHIO DRIVE
(85' WIDTH ROW)

EXHIBIT "C"

PARCEL NO. TCE-2

PAGE 13 OF 14

COLLIN COUNTY SCHOOL LAND SURVEY NO. 7
ABSTRACT NO. 153

LOT 3R, BLOCK A
REPLAT TRINITY PRESBYTERIAN CHURCH ADDITION
VOL. 2015, PG. 116
O.P.R.C.C.T.

NORTH TEXAS MUNICIPAL
WATER DISTRICT
INST. NO. 94-0077904
O.P.R.P.C.T.

DRAINAGE & FLOODWAY EASEMENT
CAB. 1, PG. 299
P.R.C.C.T.

EMBANKMENT SLOPE
FACILITIES AND
DRAINAGE EASEMENT TO
CITY OF PLANO
VOL. 2311, PG. 755
D.R.C.C.T.

TEMPORARY
CONSTRUCTION EASEMENT
5,108 SQ. FT.
OR 0.117 ACRES

(CALLED 6.627 AC)
DEDICATED IN FEE SIMPLE
TO CITY OF PLANO BY PLAT
TRINITY PRESBYTERIAN
CHURCH ADDITION
CAB. H, PG. 496
P.R.C.C.T.

15' SANITARY
SEWER EASEMENT
CAB. 1, PG. 299
P.R.C.C.T.

P.O.B.
GRID COORDINATE
N=7,081,960.557
E=2,490,240.046

SANITARY
SEWER EASEMENT
INST. NO. 20200929001665060
O.P.R.C.C.T.

(CALLED 17.443 AC)
TRINITY PRESBYTERIAN
CHURCH OF PLANO
VOL. 3711, PG. 318
D.R.C.C.T.

LOT 1R, BLOCK A
REPLAT TRINITY PRESBYTERIAN
CHURCH ADDITION
VOL. 2009, PG. 01
O.P.R.C.C.T.

3 1/2" ALUM. MON.
STAMPED "FLOODWAY
MARKER DO NOT
DISTURB" (CM)

LOT 2R, BLOCK A
REPLAT TRINITY PRESBYTERIAN
CHURCH ADDITION
VOL. 2011, PG. 286
O.P.R.C.C.T.

20' SANITARY SEWER EASEMENT
CAB. 1, PG. 299
P.R.C.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S47°39'43"E	39.93'
L2	S74°58'50"W	79.56'



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. - P.O. BOX 2408 - WYLIE, TEXAS 75098

NTMWD PRESTON ROAD LIFT STATION
DISTRICT PROJECT NO. PN-559

PARCEL NO: TCE-2

TEMPORARY CONSTRUCTION EASEMENT

OWNER: CITY OF PLANO

SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153

LOCATION: COLLIN COUNTY, TEXAS

TOTAL EASEMENT AREA: 5,108 SQUARE FEET OR 0.117 ACRES

SUBJECT TRACT ACREAGE: 6.627 ACRES

JOB NO. 220010

DRAWN BY: JAS

CAD FILE: PRESTON RD LIFT STA PARCEL TCE-2 PG13&14 Exhibit C.DGN

DATE: 03/13/2024

EXHIBIT A PAGE 13 OF 14

SCALE: 1"=50'

ARREDONDO, ZEPEDA & BRUNZ, LLC

11355 MCCREE ROAD, DALLAS, TX. 75238

(214)341-9900

FIRM REGISTRATION NO. F-10098

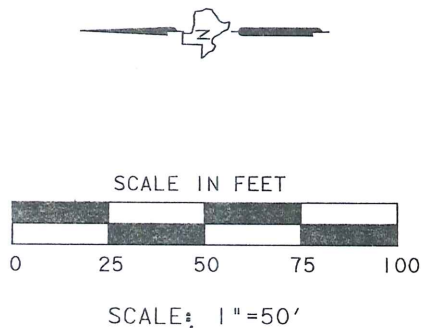
TBPLS REGISTRATION NO. 10088700



Heath W. Brown 3-13-2024

HEATH W. BROWN
RPLS NO. 6189

DATE



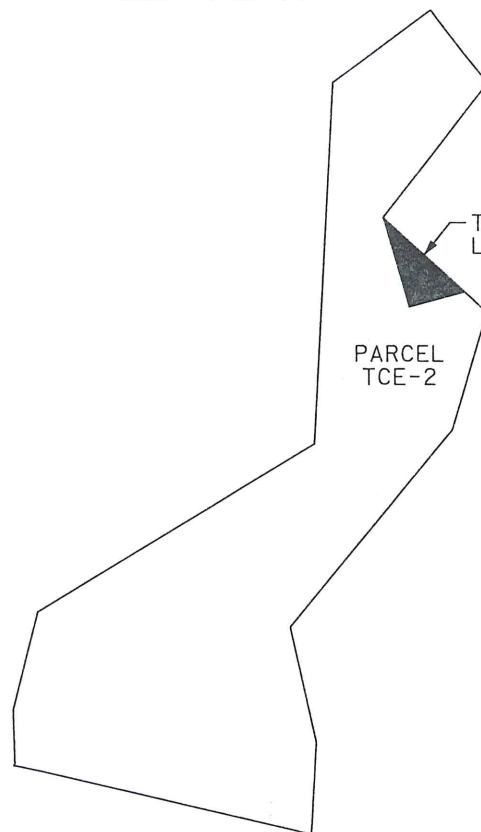
LEGEND

EXISTING ROW LINE
PROPERTY LINE
COUNTY LINE
SURVEY LINE
CITY LIMITS
EXISTING EASEMENTS
PERMANENT EASEMENTS
I.R. = IRON ROD
I.P. = IRON PIPE
CM = CONTROLLING MONUMENT
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
● = FOUND MONUMENT, SIZE AND TYPE
AS NOTED.
○ = 5/8" I.R. W/ YELLOW CAP STAMPED
"AZB" SET.
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
D.R.C.C.T. = DEED RECORDS OF
COLLIN COUNTY TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS
OF COLLIN COUNTY TEXAS
[] = PROPOSED EASEMENT
ACQUISITION AREA

EXHIBIT "C"

PARCEL NO. TCE-2

PAGE 14 OF 14



TEMPORARY EASEMENT
LOCATION

SUBJECT TRACT &
LOCATION OF ACQUISITION
(NOT TO SCALE)

NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983 (NAD83) (2011 ADJ.), EPOCH 2010.00, GEOID 12A MODEL DERIVED FROM THE ALLTERRA CENTRAL RTK NETWORK BY GPS OBSERVATIONS WITH A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.00015421 (CITY OF PLANO). ALL DISTANCES AND AREA SHOWN ARE SURFACE VALUES AND IN U.S. SURVEY FEET.
- CONTROL MONUMENTS USED FOR BOUNDARY SOLUTIONS ARE NOTED AS (CM) FOR CONTROLLING MONUMENT.
- A LEGAL DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.



NORTH TEXAS MUNICIPAL WATER DISTRICT

505 E. BROWN ST. - P.O. BOX 2408 - WYLIE, TEXAS 75098

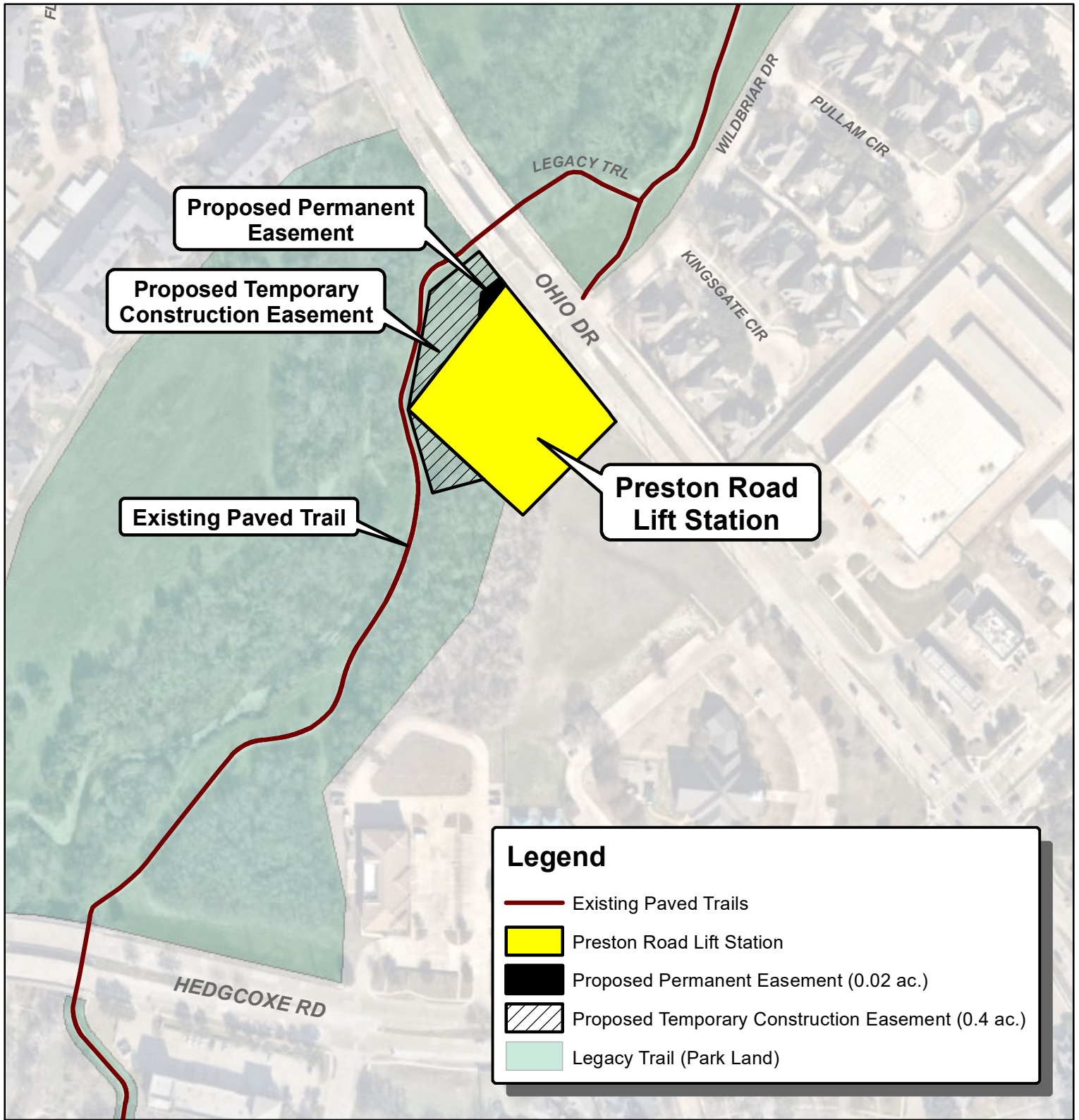
NTMWD PRESTON ROAD LIFT STATION
DISTRICT PROJECT NO. PN-559

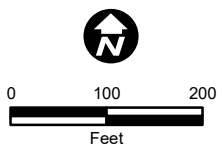
PARCEL NO: TCE-2	TEMPORARY CONSTRUCTION EASEMENT
OWNER: CITY OF PLANO	
SURVEY: COLLIN COUNTY SCHOOL LAND SURVEY NO. 7, ABSTRACT NO. 153	
LOCATION: COLLIN COUNTY, TEXAS	
TOTAL EASEMENT AREA: 5,108 SQUARE FEET OR 0.117 ACRES	
SUBJECT TRACT ACREAGE: 6.627 ACRES	
JOB NO. 220010	DRAWN BY: JAS
DATE: 03/13/2024	CAD FILE: PRESTON RD LIFT STA PARCEL TCE-2 PG13&14 Exhibit C.DGN
EXHIBIT A PAGE 14 OF 14	SCALE: 1"=50'
ARREDONDO, ZEPEDA & BRUNZ, LLC	11355 MCCREE ROAD, DALLAS, TX. 75238 (214)341-9900 FIRM REGISTRATION NO. F-10098 TBPLS REGISTRATION NO. 10088700




Heath W. B. 3-13-2024
HEATH W. BROWN
RPLS NO. 6189
DATE

TinaB 3/11/2024 L:\2024\ChisholmTrailForceMainsAndEasements\MXDs\2_PrestonRoadLiftStationEasementRequest.mxd





0 100 200
Feet

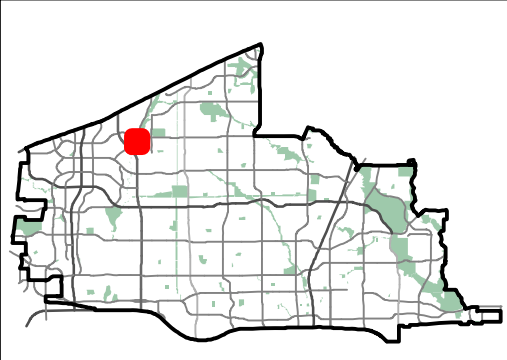


City of Plano
City of Excellence

City of Plano Park Planning Division
3/11/2024

Location Map

Legacy Trail at Ohio Drive NTMWD Sanitary Sewer and Temporary Construction Easement



CITY COUNCIL AGENDA MEMO

MEETING DATE: 4/8/2024
DEPARTMENT: Parks
DIRECTOR: Ron Smith, Director of Parks and Recreation
AGENDA ITEM: Public Hearing and consideration of a Resolution, pursuant to Chapter 26 of the Texas Parks and Wildlife Code.
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of a Resolution to approve the use or taking of a portion of City of Plano public parkland, known as Legacy Trail between Hedgcoxe Road and Sam Rayburn Tollway, pursuant to Chapter 26 of the Texas Parks and Wildlife Code to approve using a portion of dedicated parkland as temporary storage and a utility easement for the purpose of replacing an existing force main; authorizing the City Manager, or his designee, to execute all necessary documents; and providing an effective date. **Conducted and adopted Resolution No. 2024-4-7(R)**

BACKGROUND

This is a request by North Texas Municipal Water District (NTMWD) for 6.2 acres of permanent easement and 7.0 acres of land as a temporary construction easement (TCE) for 1.5 years during its upcoming 121 Force Main Improvements Project. The force main must connect to the lift station immediately adjacent to Legacy Trail. The proposed easements were designed to minimize impacts on trails and trees. Once the project is complete, disturbed areas will be restored, and turf will be re-established.

Chapter 26, Section 26.001 of the Parks And Wildlife Code states that “A department, agency, political subdivision, county, or municipality of this state may not approve any program or project that requires the use or taking of any public land designated and used prior to the arrangement of the program or project as a park, recreation area, scientific area, wildlife refuge, or historic site, unless the department, agency, political subdivision, county, or municipality, acting through its duly authorized governing body or officer, determines that:

- (1) there is no feasible and prudent alternative to the use or taking of such land; and
- (2) the program or project includes all reasonable planning to minimize harm to the land, as a park, recreation area, scientific area, wildlife refuge, or historic site, resulting from the use or taking.”

The matter was heard by the Parks and Recreation Planning Board on February 27, 2024, and received the Board’s support.

No future action is anticipated.

FINANCIAL SUMMARY/STRATEGIC GOALS

NTMWD will compensate the City the fair market value for the permanent and temporary easements necessary for its project based on a third-party appraisal, including damages for tree removals necessary for the installation of its sanitary sewer force main. Revenue received from granting these easements will be deposited to the Park Improvements CIP and used towards future park land acquisition and tree

planting projects.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/1/2024	Resolution
Exhibit A	3/11/2024	Exhibit
Location Map	3/29/2024	Map

A Resolution of the City of Plano, Texas, approving the use or taking of a portion of City of Plano public parkland, known as Legacy Trail between Hedgcoxe Road and Sam Rayburn Tollway, pursuant to Chapter 26 of the Texas Parks and Wildlife Code to approve using a portion of dedicated parkland as temporary storage and a utility easement for the purpose of replacing an existing force main; authorizing the City Manager, or his designee, to execute all necessary documents; and providing an effective date.

WHEREAS, the North Texas Municipal Water District has requested temporary storage and a utility easement attached hereto as Exhibit “A” (the “Easement”), for the purpose of replacing an existing force main (the “Project”), on a portion of the City of Plano parkland, known as Legacy Trail between Hedgcoxe Road and Sam Rayburn Tollway (the “Parkland”); and

WHEREAS, Chapter 26 of the Texas Parks and Wildlife Code requires a public hearing for the use or taking of public parkland, at which the governing body must determine whether any feasible and prudent alternative to the use or taking of public parkland exists and whether the proposed use or taking includes all reasonable planning to minimize the harm to the parkland; and

WHEREAS, Notice of the Public Hearing was duly served and published in conformity with Chapter 26 of the Texas Parks and Wildlife Code for the Project; and

WHEREAS, the City Council held a public hearing on April 8, 2024, regarding the proposed use of the parkland, during which all interested persons had the opportunity to testify and present relevant evidence before the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. After hearing and reviewing all the testimony, evidence, and other relevant information at the Public Hearing, the City Council hereby finds and determines that:

- 1) There is no feasible and prudent alternative to the use or taking of such land; and
- 2) The Project includes all reasonable planning to minimize the harm to the land as a park, recreation area, scientific area, wildlife refuge, or historic site resulting from the use or taking.

Section II. The City Council further finds that the Project is in the public interest generally, and in the best interest of the citizens of the City of Plano, Texas. Accordingly, the City Council approves the use or taking of the Easement on the parkland.

Section III. The City Manager, or his designee, is hereby authorized to execute all necessary documents in connection with this Resolution on behalf of the City of Plano.

Section IV. This Resolution shall become effective immediately from and after its passage.

PASSED AND APPROVED on the 8th day of April, 2024.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 1
OWNER: CITY OF PLANO
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENT
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY SEWER EASEMENT DESCRIPTION
(PARCEL 1)**

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 153, Collin County, Texas, and being a portion of Lot 1, Block I, Drainage and Floodway Area, 15.6958 acres dedicated to City of Plano for drainage, sanitary sewer, and park purposes, according to the plat of Crystal Creek, an addition to the City of Plano as recorded in Volume M, Page 556 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at an "X" cut in concrete found at the intersection of the northeast right-of-way line of Ohio Drive (an 85-foot wide right-of-way) with the southeast right-of-way line of Wildbriar Drive (a 50-foot wide right-of-way), and being the west corner of Lot 46, Block H of said Crystal Creek, from which a 1/2" iron rod bears North 49°07'45" East, at a distance of 67.66 feet and an "X" cut in concrete found bears South 39°04'51" East, at a distance of 280.13 feet;

THENCE North 39°04'51" West, passing at a distance of 50.02 feet the south corner of said Lot 1, Block I, at the intersection of the northwest right-of-way line of said Wildbriar Drive with said northeast right-of-way line of Ohio Drive, continuing with said northeast right-of-way line of Ohio Drive and the southwest line of said Lot 1, Block I for a total distance of 102.34 feet to a 5/8" iron rod with blue plastic cap stamped "KHA ESMT" set for the most westerly northwest corner of a Sanitary Sewer Easement, as recorded in Instrument No. 19940830000805200 of said Official Public Records, and being the **POINT OF BEGINNING**, having grid coordinates of N:7082169.51, E:2490473.86;

THENCE continuing with said northeast right-of-way line of Ohio Drive and said southwest line of Lot 1, Block I, North 39°04'51" West, a distance of 50.00 feet to a 5/8" iron rod with blue plastic cap stamped "KHA ESMT" set for corner;

(Continued on Sheet 2)

NOTES

1. The bearings, distances, and areas shown hereon are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000152710. Coordinates are grid values.
2. An exhibit drawing with the same date hereon accompanies this description.



J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
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Kimley»Horn					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Jan. 2024	064305036	1 OF 4

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 1
OWNER: CITY OF PLANO
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENT
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY SEWER EASEMENT DESCRIPTION
(PARCEL 1)**

(Continued from Sheet 1)

THENCE departing said northeast right-of-way line of Ohio Drive, and said southwest line of Lot 1, Block I, over and across said Lot 1, Block I, the following courses and distances:

North 50°55'09" East, a distance of 56.24 feet to a 5/8" iron rod with blue plastic cap stamped "KHA ESMT" set for corner;
North 34°28'03" West, a distance of 129.43 feet to a 5/8" iron rod with blue plastic cap stamped "KHA ESMT" set for corner in the northwest line of said Lot 1, Block I, and the southeast line of a called 10.600 acre tract of land described in Special Warranty Deed to the City of Plano, Texas, recorded in Volume 5843, Page 3243 of the Land Records, of Collin County, Texas;

THENCE with said northwest line of Lot 1, Block I and said southeast line of the 10.600 acre tract, the following courses and distances:

North 30°45'23" East, a distance of 54.86 feet to a 5/8" iron rod with blue plastic cap stamped "KHA ESMT" set for corner;
North 36°08'00" East, a distance of 0.21 feet to a 5/8" iron rod with blue plastic cap stamped "KHA ESMT" set for corner;

THENCE departing said northwest line of Lot 1, Block I and said southeast line of the 10.600 acre tract, over and across said Lot 1, Block I, the following courses and distances:

South 34°28'03" East, a distance of 173.88 feet to a 5/8" iron rod with blue plastic cap stamped "KHA ESMT" set for corner;
South 06°41'49" West, a distance of 35.35 feet to a 5/8" iron rod with blue plastic cap stamped "KHA ESMT" set for corner in the northwest line of said Sanitary Sewer Easement;

THENCE continuing over and across said Lot 1, Block I, with said northwest line of said Sanitary Sewer Easement, South 50°55'09" West, a distance of 79.02 feet to the **POINT OF BEGINNING** and containing 11,879 square feet or 0.2727 acres of land.

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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	JDF	JAD	Jan. 2024	064305036	2 OF 4

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

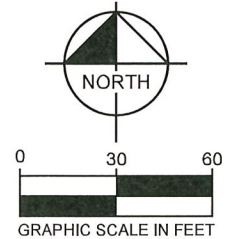
PARCEL NO. 1
OWNER: CITY OF PLANO
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENT
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**TEMPORARY CONSTRUCTION EASEMENT DESCRIPTIONS
(PARCEL 1-A)**

BEING a variable width Temporary Construction Easement containing 9,383 square feet or 0.2154 acres of land as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	JDF	JAD	Jan. 2024	064305036	3 OF 4

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18



PARCEL NO. 1
OWNER: CITY OF PLANO
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENT
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

LOT 1, BLOCK I,
CRYSTAL CREEK

DRAINAGE & FLOODWAY AREA
DEDICATED TO CITY OF PLANO
FOR DRAINAGE, SANITARY
SEWER, & PARK PURPOSES
VOL. M, PG. 556
O.P.R.C.C.T.

PARCEL 1
0.2727 ACRES
11,879 SQ. FT.

NTMWD SSE
INST. NO.
19940830000805200
O.P.R.C.C.T.

1. All corners of the permanent Sanitary Sewer Easement (Parcel 1) are 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set unless otherwise noted.
2. The bearings, distances, and areas shown hereon are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000152710. Coordinates are grid values.
3. A description with the same date hereon accompanies this exhibit drawing.
4. Easements shown hereon belong to North Texas Municipal Water District unless otherwise noted.

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
XF = "X" CUT FOUND
SSE = SANITARY SEWER EASEMENT
L.R.C.C.T. = LAND RECORDS OF
COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC
RECORDS, COLLIN COUNTY, TEXAS

P.O.B.

N:7082169.51
E:2490473.86

PARCEL 1-A
0.2154 ACRES
9,383 SQ. FT.

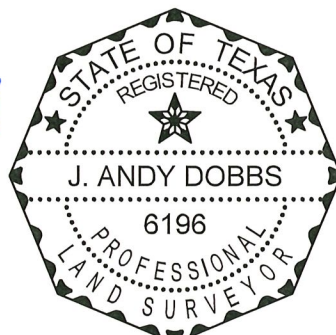
NTMWD SSE
INST. NO. 20070316000358290
O.P.R.C.C.T.

$\Delta=4^{\circ}17'51''$
 $R=475.00'$
 $L=35.63'$
 $CB=S46^{\circ}58'49''W$
 $C=35.62'$

P.O.C.

LOT 46, BLOCK H
CRYSTAL CREEK
VOL. M, PG. 556
O.P.R.C.C.T.

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JDF	JAD	Jan. 2024	064305036	4 OF 4

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 2
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY SEWER EASEMENT DESCRIPTION
(PARCEL 2)**

BEING a tract of land situated in the COLLIN COUNTY SCHOOL LAND Survey, Abstract No. 153, Collin County, Texas, and being a portion of a called 10.600 acre tract of land described in Special Warranty Deed to the City of Plano, Texas, recorded in Volume 5843, Page 3243 of the Land Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at an "X" cut in concrete found at the intersection of the northeast right-of-way line of Ohio Drive (an 85-foot wide right-of-way) with the southeast right-of-way line of Wildbriar Drive (a 50-foot wide right-of-way), and being the west corner of Lot 46, Block H, Crystal Creek, an addition to the City of Plano, according to plat recorded in Volume M, Page 556 of the Official Public Records of Collin County, Texas, from which a 1/2" iron rod bears North 49°07'45" East, at a distance of 67.66 feet, and an "X" cut in concrete found bears South 39°04'51" East, 280.13 feet;

THENCE with said northeast right-of-way line of Ohio Drive, North 39°04'51" West, a distance of 50.02 feet to the south corner of Lot 1, Block I, of said Crystal Creek, at the intersection of the northwest right-of-way line of said Wildbriar Drive with said northeast right-of-way line of Ohio Drive;

THENCE continuing with said northeast right-of-way line of Ohio Drive and the southwest line of said Lot 1, Block I, the following courses and distances:


North 39°04'51" West, a distance of 149.82 feet to a point for the beginning of a tangent curve to the right with a radius of 1,357.49 feet, a central angle of 02°25'38", and a chord bearing and distance of North 37°52'01" West, 57.50 feet;

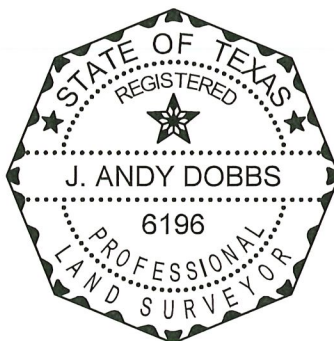
In a northwesterly direction, with said tangent curve to the right, an arc distance of 57.50 feet to a point for the most westerly southwest corner of said Lot 1, Block I, and the south corner of said 10.600 acre tract;

(Continued on Sheet 2)

NOTES

1. The bearings, distances, and areas shown hereon are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000152710. Coordinates are grid values.
2. An exhibit drawing with the same date hereon accompanies this description.


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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Jan. 2024	064305036	1 OF 9

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 2
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY CONSTRUCTION EASEMENT DESCRIPTION
(PARCEL 2)**

(Continued from Sheet 1)

THENCE departing said northeast right-of-way line of Ohio Drive with the northwest line of said Lot 1, Block I and the southeast line of said 10.600 acre tract, North 30°45'23" East, a distance of 69.70 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for the **POINT OF BEGINNING**, having a grid coordinate value of N:7082350.46, E:2490412.75;

THENCE departing said northwest line of Lot 1, Block I and said southeast line of the 10.600 acre tract, over and across said 10.600 acre tract the following courses and distances:

North 34°28'03" West, a distance of 201.38 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

North 28°42'25" East, a distance of 670.04 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set in the northwest line of said 10.600 acre tract and the southeast right-of-way line of Rasor Boulevard (a variable width right-of-way), recorded in Instrument No. 20050127000115820 of said Official Public Records, for the beginning of a non-tangent curve to the left with a radius of 1,206.33 feet, a central angle of 27°10'50", and a chord bearing and distance of North 25°51'08" East, 566.92 feet;

THENCE with said southeast right-of-way line of Rasor Boulevard and said northwest line of said 10.600 acre tract, the following courses and distances:

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 572.27 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

North 12°15'43" East, a distance of 516.42 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for the northwest corner of said 10.600 acre tract and the southwest corner of a called 7.642 acre tract of land described in Special Warranty Deed to the City of Plano, Texas, recorded in Volume 4570, Page 3649 of said Land Records;

THENCE departing said southeast right-of-way line of Rasor Boulevard and with the south line of said 7.642 acre tract and the north line of said 10.600 acre tract, North 89°51'30" East, a distance of 40.96 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

(Continued on Sheet 3)

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FIRM # 10115500				Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	JDF	JAD	Jan. 2024	064305036	2 OF 9

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 2
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY CONSTRUCTION EASEMENT DESCRIPTION
(PARCEL 2)**

(Continued from Sheet 2)

THENCE departing said south line of the 7.642 acre tract and said north line of the 10.600 acre tract, over and across said 10.600 acre tract, the following courses and distances:

South 12°15'43" West, a distance of 525.22 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for the beginning of a tangent curve to the right with a radius of 1,246.33 feet, a central angle of 29°16'27", and a chord bearing and distance of South 26°53'57" West, 629.89 feet;
In a southwesterly direction, with said tangent curve to the right, an arc distance of 636.79 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;
South 28°42'25" West, a distance of 577.15 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;
South 34°28'03" East, a distance of 169.99 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner in said northwest line of Lot 1, Block I and said southeast line of the 10.600 acre tract;

THENCE with said southeast lines of the 10.600 acre tract and said northwest line of Lot 1, Block I, the following courses and distances:

South 36°08'00" West, a distance of 0.21 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;
South 30°45'23" West, a distance of 54.86 feet to the **POINT OF BEGINNING** and containing 73,012 square feet or 1.6761 acres of land.

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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	JDF	JAD	Jan. 2024	064305036	3 OF 9

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 2
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTIONS
(PARCEL 2-A)

BEING a variable width Temporary Construction Easement containing 32,137 square feet or 0.7378 acres of land as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

(PARCEL 2-B)

BEING a variable width Temporary Construction Easement containing 12,865 square feet or 0.2953 acres of land as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

(PARCEL 2-C)

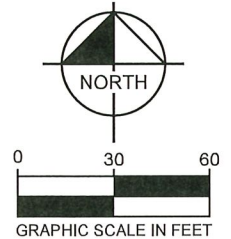
BEING a 50' Temporary Construction Easement containing 19,375 square feet or 0.4448 acres of land, parallel and contiguous to the east lines of said Permanent Sanitary Sewer Easement as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

(PARCEL 2-D)

BEING a 50' Temporary Construction Easement containing 7,779 square feet or 0.1786 acres of land, parallel and contiguous to the east lines of said Permanent Sanitary Sewer Easement as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

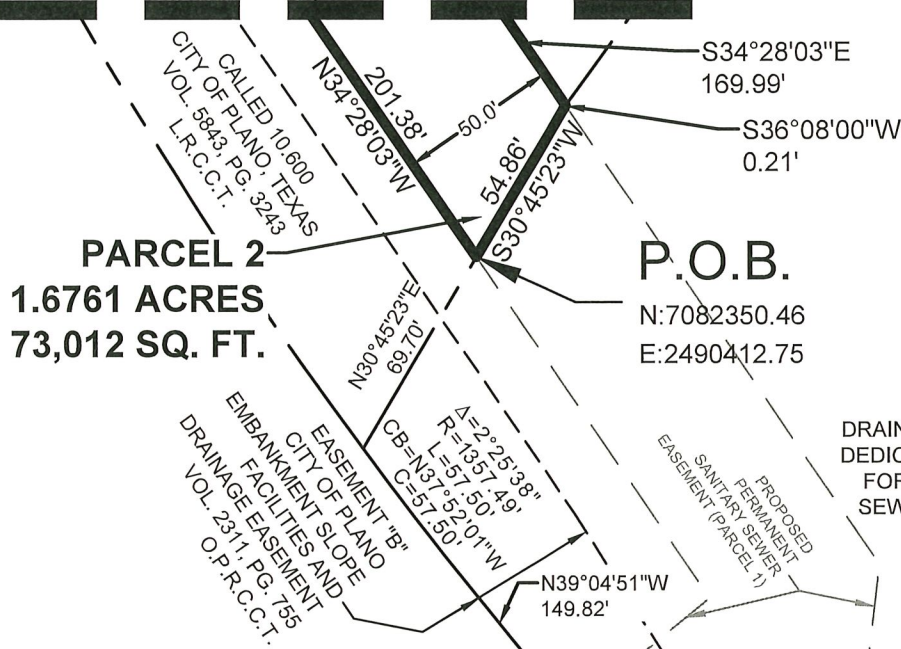
Kimley»Horn					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240			FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	JDF	JAD	Jan. 2024	064305036	4 OF 9

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18



PARCEL NO. 2
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

MATCH LINE A (SEE SHEET 6)



LEGEND

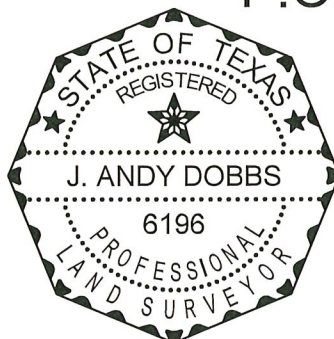
Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME PAGE
IRF = IRON ROD FOUND
IRFC = IRON ROD W/CAP FOUND
ADF = ALUMINUM DISK FOUND
L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

LOT 1, BLOCK I,
CRYSTAL CREEK
DRAINAGE & FLOODWAY AREA
DEDICATED TO CITY OF PLANO
FOR DRAINAGE, SANITARY
SEWER, & PARK PURPOSES
VOL. M, PG. 556
O.P.R.C.C.T.

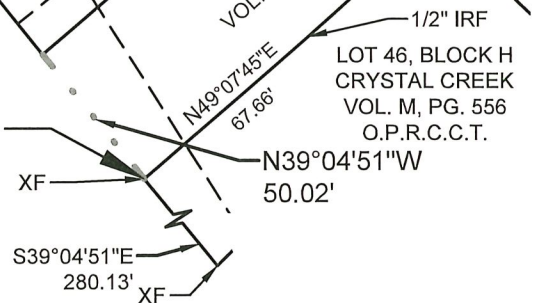
NOTES

1. All corners of the permanent Sanitary Sewer Easements (Parcel 2) are 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set unless otherwise noted.
2. The bearings, distances, and areas shown hereon are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000152710. Coordinates are grid values.
3. A description with the same date hereon accompanies this exhibit drawing.


J. ANDY DOBBS
REGISTERED PROFESSIONAL
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P.O.C.



Kimley»Horn

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Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JDF	JAD	Jan. 2024	064305036	5 OF 9

RASOR BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
INST. NO. 20050127000115820
O.P.R.C.C.T.

EASEMENT "B"
CITY OF PLANO
EMBANKMENT SLOPE
FACILITIES AND
DRAINAGE EASEMENT
VOL. 2311, PG. 755
O.P.R.C.C.T.

OHIO DRIVE
(AN 85' RIGHT-OF-WAY)
VOL. F, PG. 607 O.P.R.C.C.T.

PARCEL 2-A
0.7378 ACRES
32,137 SQ. FT.

PARCEL 2
1.6761 ACRES
73,012 SQ. FT.

CALLLED 10.600
CITY OF PLANO, TEXAS
VOL. 5843, PG. 3243
L.R.C.C.T.

Survey Data:
 $\Delta = 3^{\circ}00'31''$
 $R = 1357.47'$
 $L = 71.28'$
 $CB = N27^{\circ}05'40''W$
 $C = 71.28'$

Match Line A (See Sheet 5)

Kimley»Horn

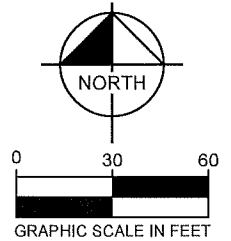
13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

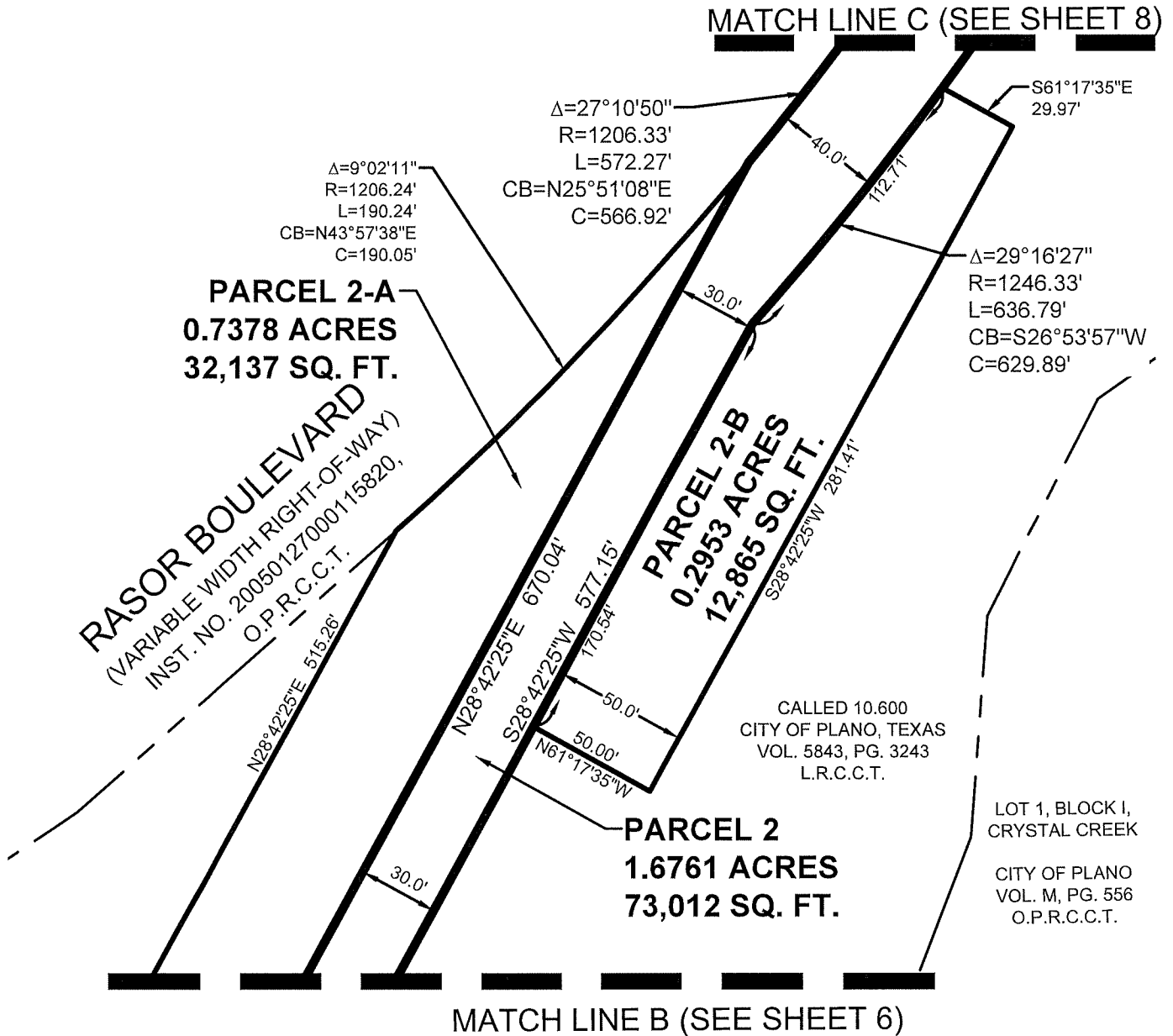
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

<u>Scale</u> 1" = 60'	<u>Drawn by</u> JDF	<u>Checked by</u> JAD	<u>Date</u> Jan. 2024	<u>Project No.</u> 064305036	<u>Sheet No.</u> 6 OF 9
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EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18



PARCEL NO. 2
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS



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FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale
1" = 60'

Drawn by
JDF

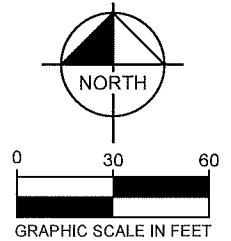
Checked by
JAD

Date
Jan. 2024

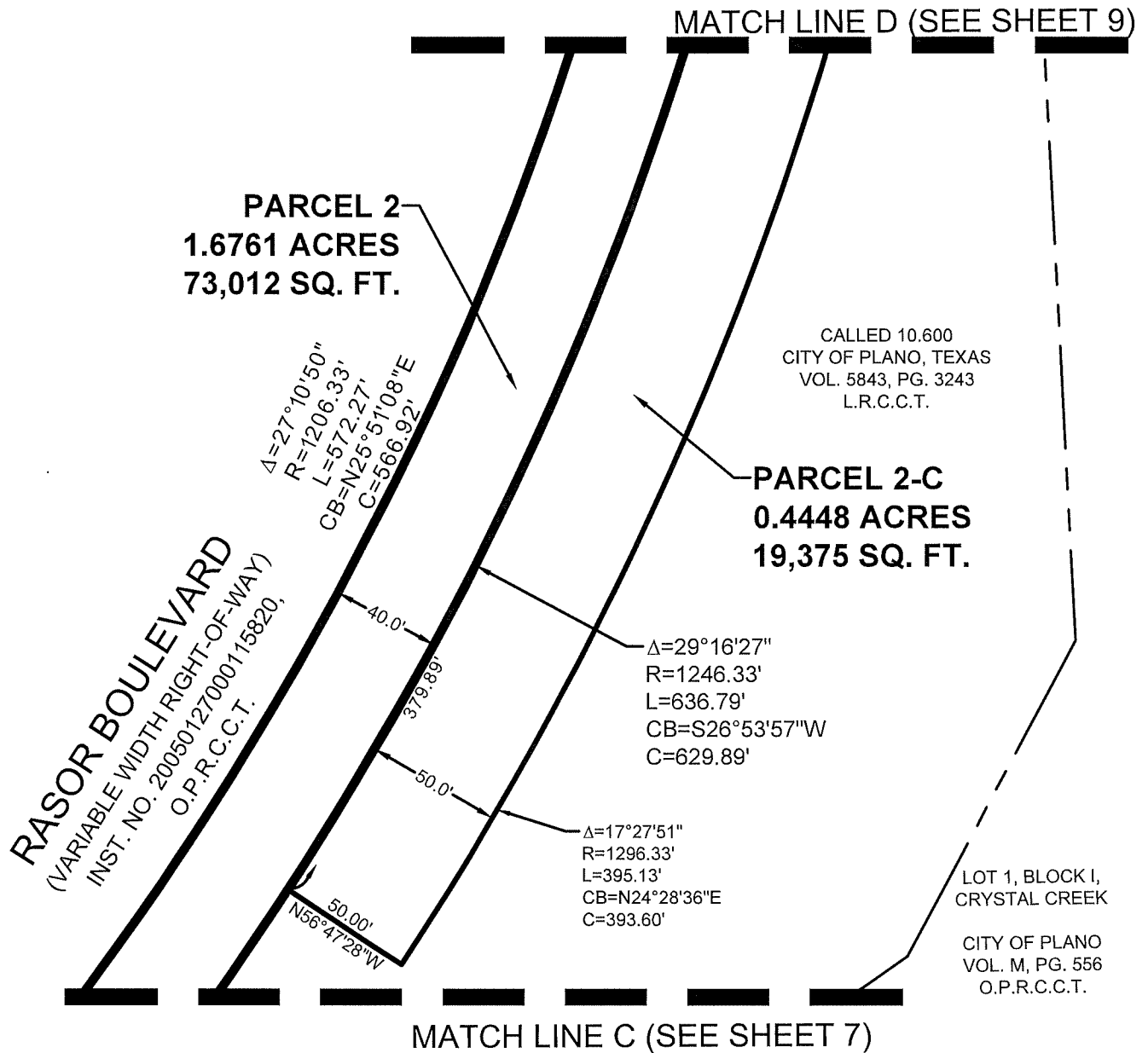
Project No.
064305036

Sheet No.
7 OF 9

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18



PARCEL NO. 2
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS



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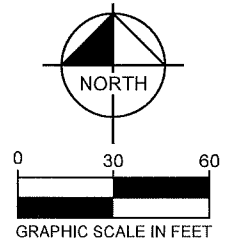
13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

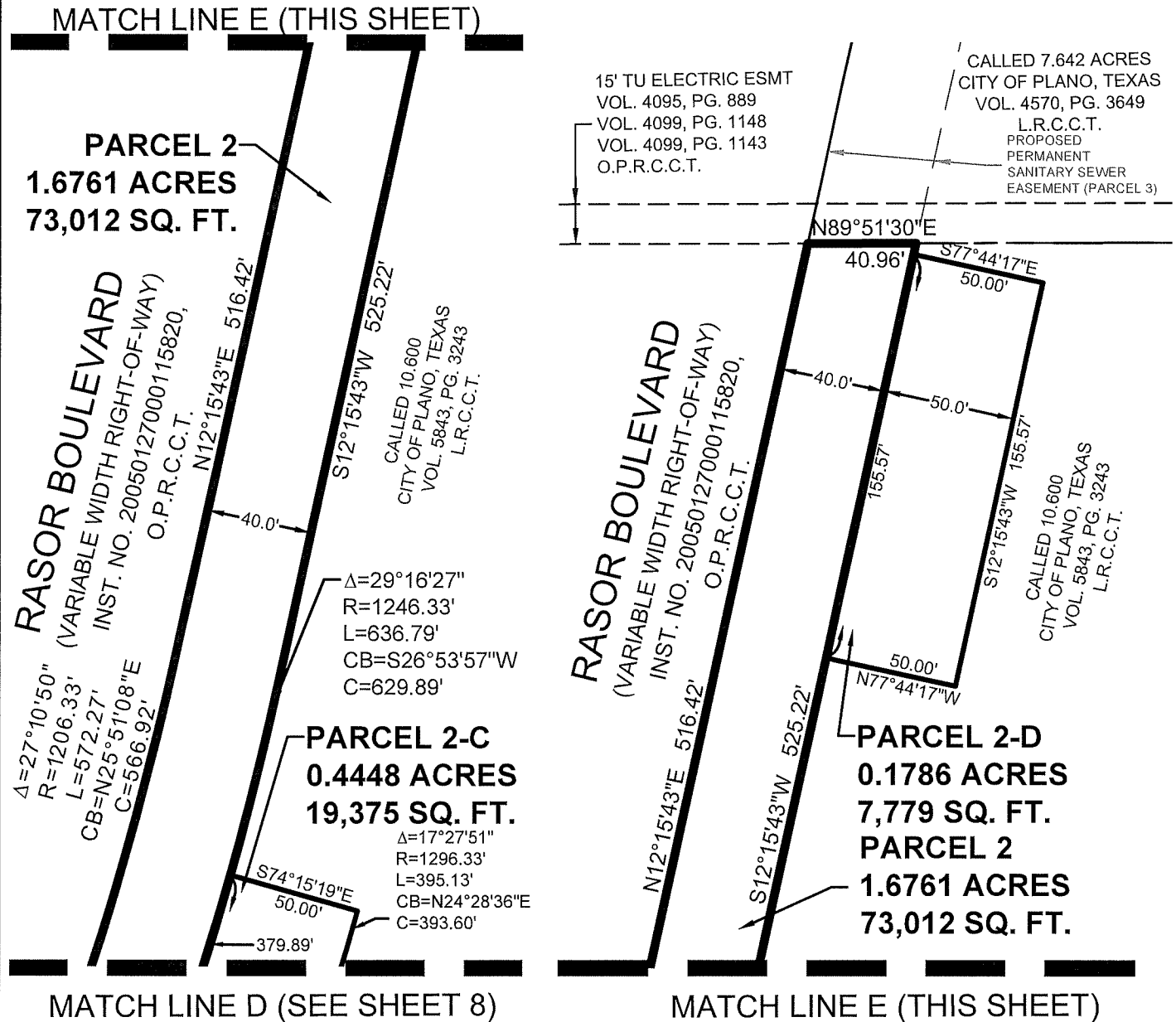
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JDF	JAD	Jan. 2024	064305036	8 OF 9

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18



PARCEL NO. 2
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JDF	JAD	Jan. 2024	064305036	9 OF 9

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 3
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY SEWER EASEMENT DESCRIPTION
(PARCEL 3)**

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 153, Collin County, Texas, and being part of a called 7.642 acre tract of land described in Special Warranty Deed to the City of Plano, Texas, recorded in Volume 4570, Page 3649, Land Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for a southwest corner of a called 23.675 acre tract of land described in Special Warranty Deed to the City of Plano, Texas, recorded in Instrument No. 20161117001560870 of the Official Public Records of Collin County, Texas, and being the north corner of a corner clip at the intersection of southeast right-of-way line of Razor Boulevard (a variable width right-of-way), as recorded in Instrument No. 20060127000115460 of said Official Public Records and Volume 4570, Page 3657 of the Land Records of Collin County, Texas, and the north right-of-way line of McDermott Road (a variable width right-of-way) as recorded in Volume 4570, Page 3657 of said Land Records and Instrument No. 20040816001218230 of said Official Public Records;

THENCE with a southwest line of said 23.675 acre tract and with said corner clip, South 32°11'45" East, a distance of 18.39 to a point for the south corner of said corner clip and the most southerly corner of said 23.675 acre tract, in said north right-of-way line of McDermott Road, from which a 5/8-inch iron rod with red plastic cap stamped "KHA" bears a chord bearing of North 66°21'26 East and chord distance of 333.84 feet;

THENCE departing said corner clip and said southwest corner of the 23.675 acre tract, over and across said McDermott Road, South 39°37'32" East, a distance of 133.54 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for the **POINT OF BEGINNING** in the south right-of-way line of said McDermott Road and the north line of said 7.642 acre tract of land, having grid coordinates of N:785214.69, E:2491726.62;

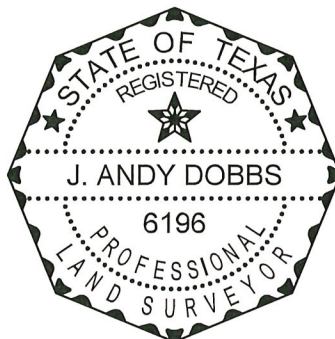
(Continued on Sheet 2)

NOTES

1. The bearings, distances, and areas shown hereon are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000152710. Coordinates are grid values.
2. An exhibit drawing with the same date hereon accompanies this description.



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Jan. 2024	064305036	1 OF 8

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 3
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY CONSTRUCTION EASEMENT DESCRIPTION
(PARCEL 3)**

(Continued from Sheet 1)

THENCE departing said south right-of-way line of McDermott Road and said north line of the 7.642 acre tract, over and across said 7.642 acre tract, the following courses and distances:

South 12°18'51" West, a distance of 55.11 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;
South 60°33'10" West, a distance of 319.42 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;
South 35°55'58" West, a distance of 152.01 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for the beginning of a tangent curve to the left with a radius of 1,900.32 feet, a central angle of 23°40'15", and a chord bearing and distance of South 24°05'50" West, 779.51 feet;
In a southwesterly direction, with said tangent curve to the left, an arc distance of 785.08 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;
South 12°15'43" West, a distance of 51.66 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner in the south line of said 7.642 acre tract and the north line of a called 10.600 acre tract of land described in Special Warranty Deed to the City of Plano, Texas, recorded in Volume 5843, Page 3243 of said Land Records;

THENCE with said south line of the 7.642 acre tract and said north line of the 10.600 acre tract, South 89°51'30" West, a distance of 40.96 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner in said east right-of-way line of Rasor Boulevard, for the southwest corner of said 7.642 acre tract and the northwest corner of said 10.600 acre tract;

THENCE with said east right-of-way line of Rasor Boulevard and the west line of said 6.742 acre tract, the following courses and distances:

North 12°15'43" East, a distance of 60.46 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for the beginning of a tangent curve to the right with a radius of 1,940.32 feet, a central angle of 23°40'15", and a chord bearing and distance of North 24°05'50" East, 795.92 feet;
In a northeasterly direction, with said tangent curve to the right, an arc distance of 801.61 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

(Continued on Sheet 3)

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Jan. 2024	064305036	2 OF 8

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 3
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY CONSTRUCTION EASEMENT DESCRIPTION
(PARCEL 3)**

(Continued from Sheet 2)

North 35°55'58" East, a distance of 151.34 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

North 36°32'44" East, a distance of 9.63 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

THENCE departing said east right-of-way line of Rasor Boulevard and said west line of the 7.642 acre tract, over and across said 7.642 acre tract, the following courses and distances:

North 60°33'10" East, a distance of 309.99 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

North 12°18'51" East, a distance of 18.21 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for the beginning of a non-tangent curve to the left with a radius of 1,115.00 feet, a central angle of 02°16'32", and a chord bearing and distance of North 76°54'47" East, 44.28 feet, in the said south right-of-way line of McDermott Road, and the north line of said 7.642 acre tract;

THENCE with said south right-of-way line of McDermott Road and said north line of the 7.642 acre tract, in an easterly direction, with said non-tangent curve to the left, an arc distance of 44.28 feet to the **POINT OF BEGINNING** and containing 54,284 square feet or 1.2462 acres of land.

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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	JDF	JAD	Jan. 2024	064305036	3 OF 8

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 3
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**TEMPORARY CONSTRUCTION EASEMENT DESCRIPTIONS
(PARCEL 3-A)**

BEING a 50' Temporary Construction Easement containing 32,634 square feet or 0.7492 acres of land, parallel and contiguous to the east line of said Permanent Sanitary Sewer Easement, as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

(PARCEL 3-B)

BEING a 50' Temporary Construction Easement containing 25,555 square feet or 0.5867 acres of land, parallel and contiguous to the southeast and east line of said Permanent Sanitary Sewer Easement, as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

(PARCEL 3-C)

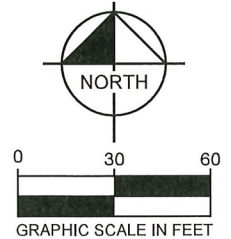
BEING a variable width Temporary Construction Easement containing 8,558 square feet or 0.1965 acres of land as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

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Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Jan. 2024	064305036	4 OF 8

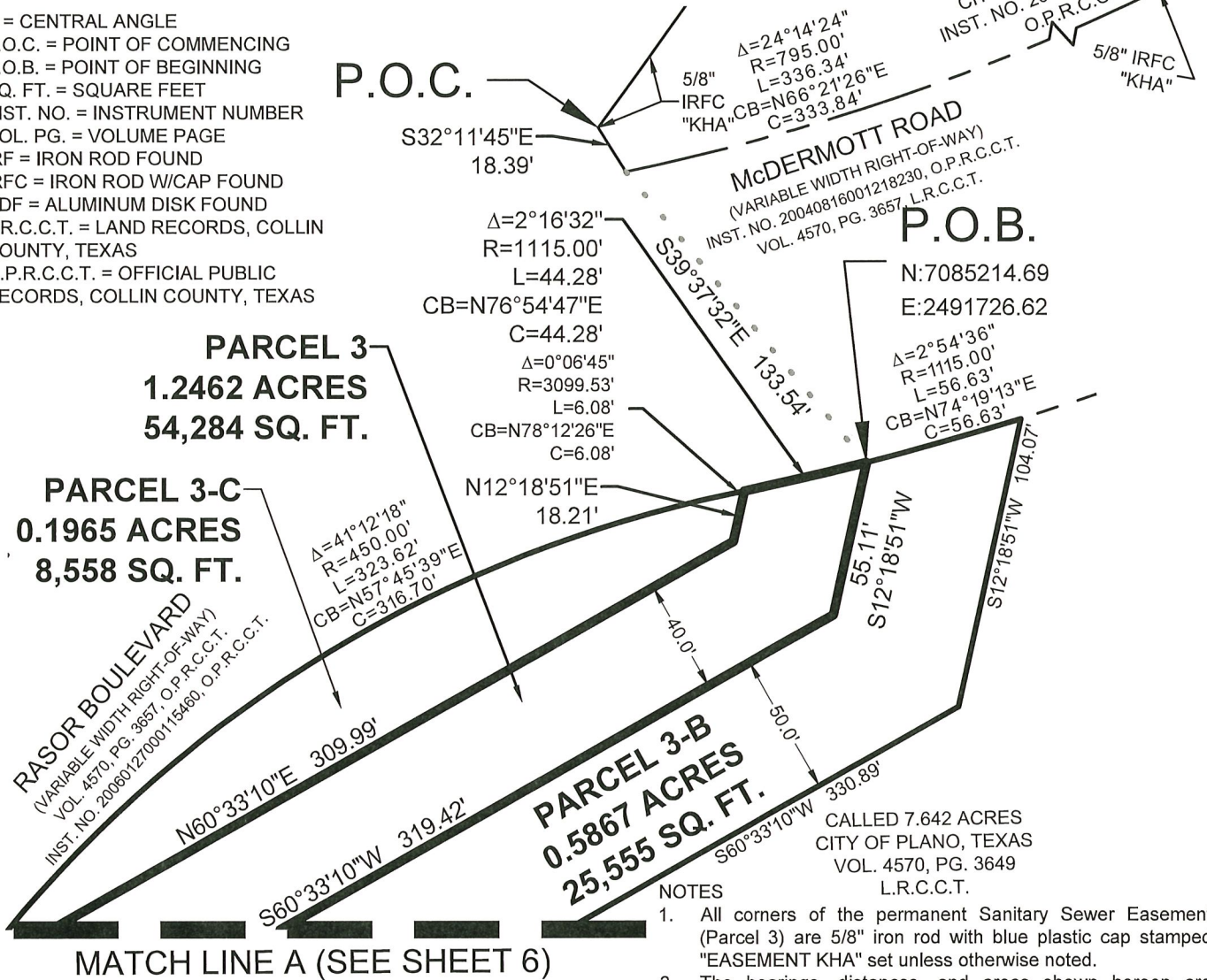
EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18



PARCEL NO. 3
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME PAGE
IRF = IRON ROD FOUND
IRFC = IRON ROD W/CAP FOUND
ADF = ALUMINUM DISK FOUND
L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



NOTES

1. All corners of the permanent Sanitary Sewer Easement (Parcel 3) are 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set unless otherwise noted.
2. The bearings, distances, and areas shown hereon are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000152710. Coordinates are grid values.
3. A description with the same date hereon accompanies this exhibit drawing.

J. ANDY DOBBS
REGISTERED PROFESSIONAL
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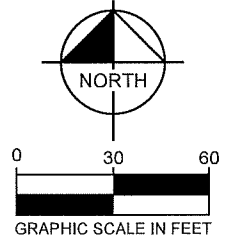


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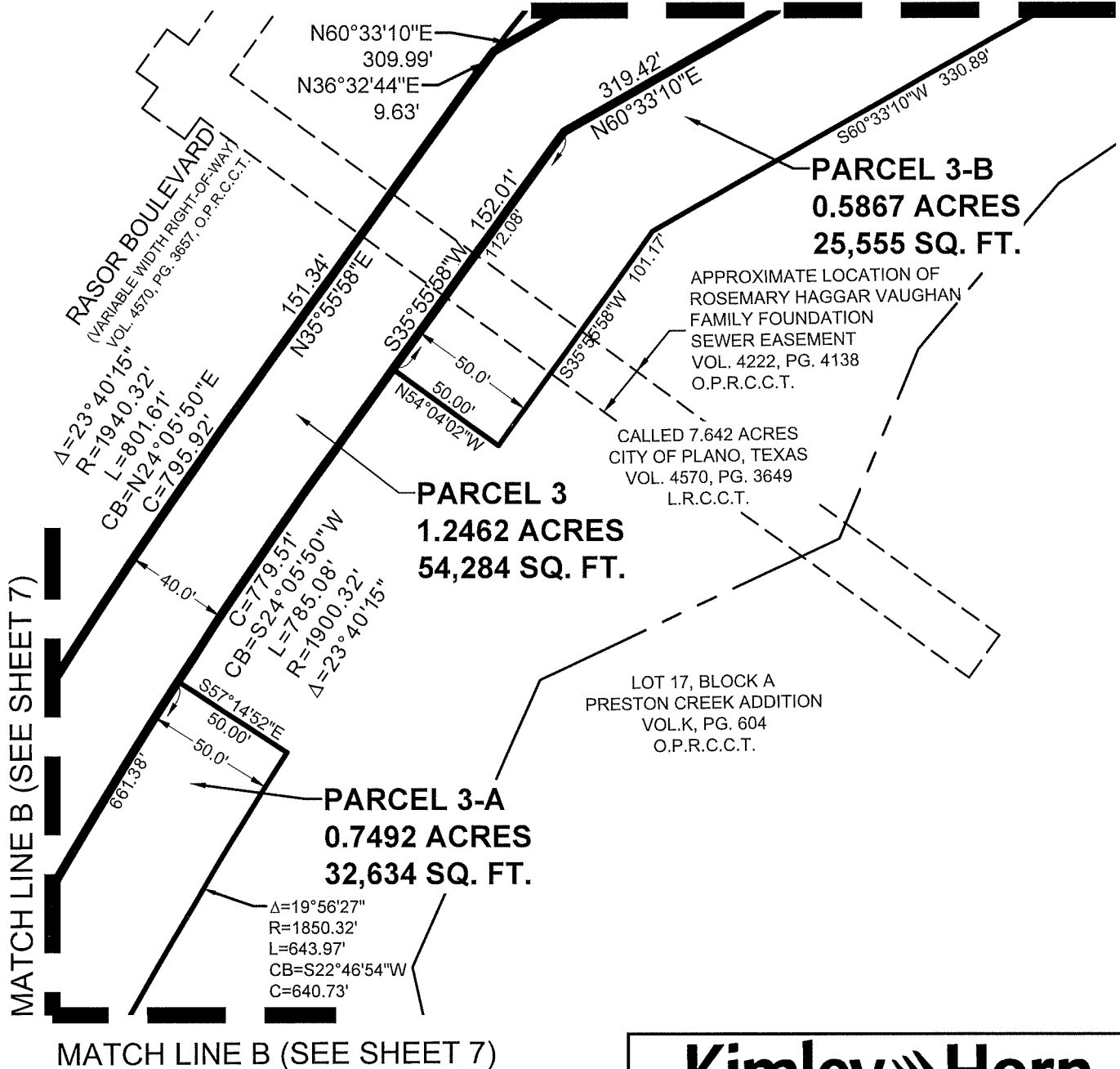
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1" = 60'	JDF	JAD	Jan. 2024	064305036	5 OF 8

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18



PARCEL NO. 3
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

MATCH LINE A (SEE SHEET 5)



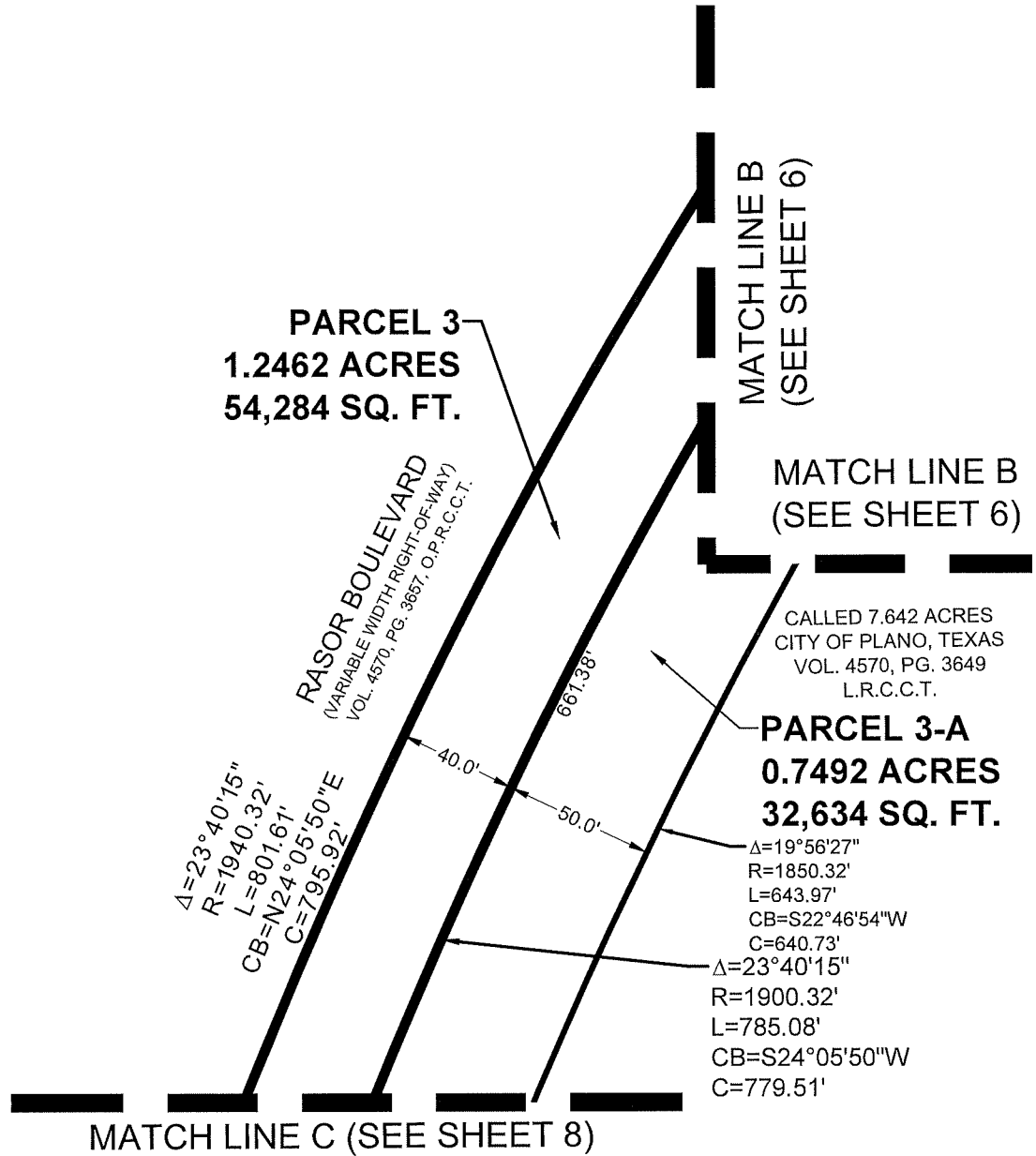
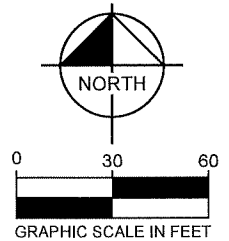
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Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JDF	JAD	Jan. 2024	064305036	6 OF 8

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 3
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS



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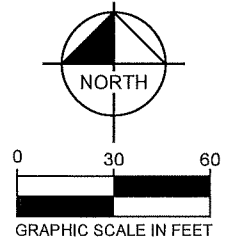
13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
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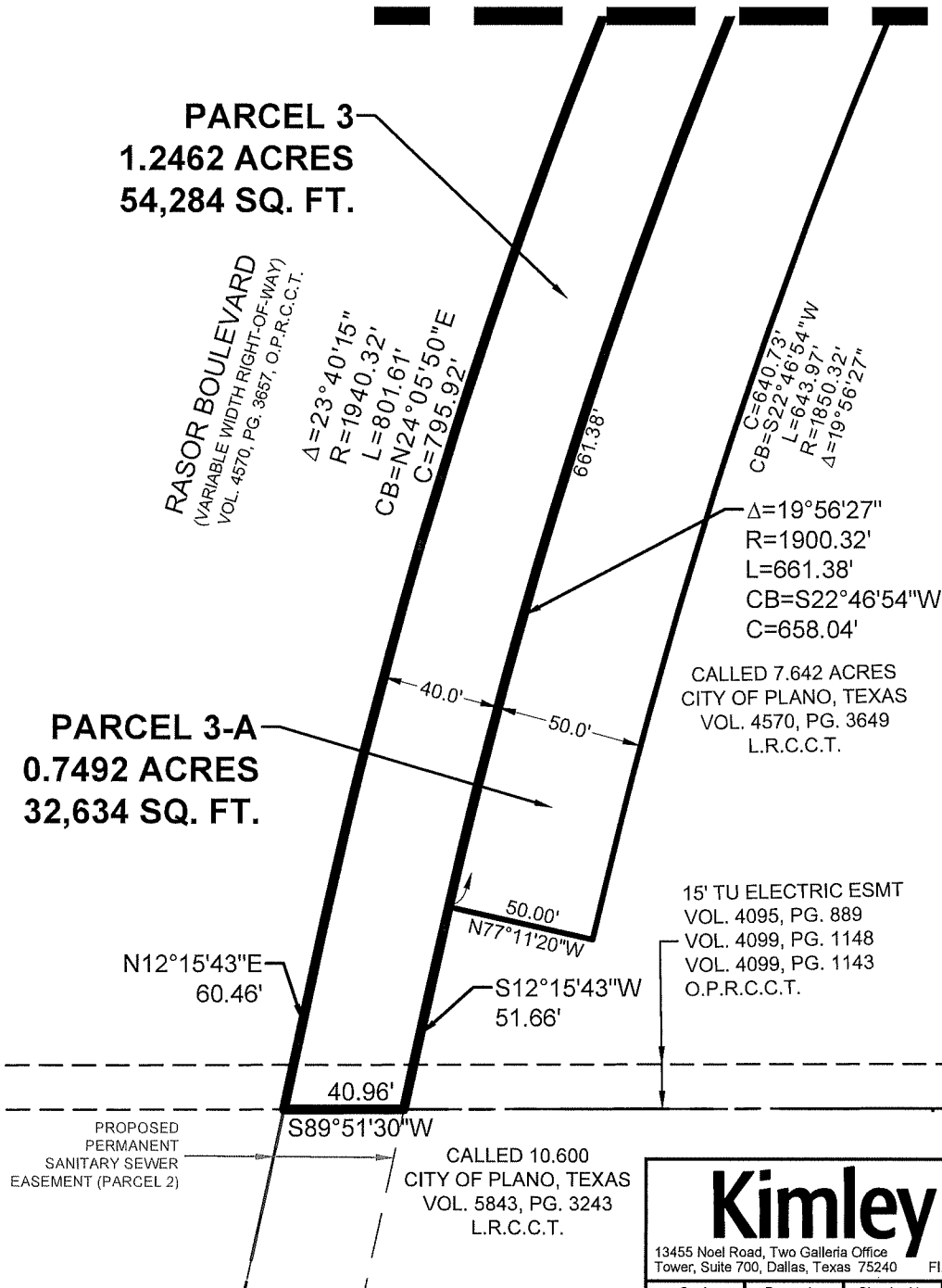
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1" = 60'	JDF	JAD	Jan. 2024	064305036	7 OF 8

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18



PARCEL NO. 3
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

MATCH LINE C (SEE SHEET 7)



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FIRM # 10115500

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JDF	JAD	Jan. 2024	064305036	8 OF 8

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 4.1
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY SEWER EASEMENT DESCRIPTION
(PARCEL 4.1)**

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 153, Collin County, Texas, and being part of a called 23.675 acre tract described in Special Warranty Deed to the City of Plano, Texas, recorded in Instrument No. 20161117001560870 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 3 1/4" aluminum disk stamped "PACHECO KOCH PLANO" found for the southwest corner of Lot 1, Block A, Rasor/McDermott Public Service Campus, an addition to the City of Plano, according to the plat recorded in Volume 2019, Page 631 of said Official Public Records, in the southeast right-of-way line of Rasor Boulevard (a variable width right-of-way), recorded in Instrument No. 20080123000088080 and Instrument No. 20060127000115460 of said Official Public Records, having grid coordinates of N: 7086971.60, E: 2492254.04, from which a 5/8-inch iron rod with red plastic cap stamped "KHA" bears North 27°48'13" East, at a distance of 622.15 feet;

THENCE departing said southeast right-of-way line of Rasor Boulevard, with the southwest line of said Lot 1, Block A, over and across said 23.675 acre tract, South 62°24'35" East, a distance of 30.00 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

THENCE departing said southwest line of Lot 1, Block A, continuing over and across said 23.675 acre tract, the following courses and distances:

South 27°48'13" West, a distance of 425.65 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for the beginning of a tangent curve to the left with a radius of 1,915.00 feet, a central angle of 22°04'22", and a chord bearing and distance of South 16°46'02" West, 733.19 feet;

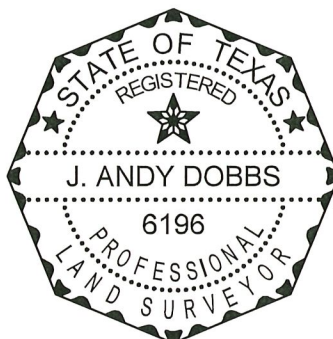
(Continued on Sheet 2)

NOTES

1. The bearings, distances, and areas shown hereon are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000152710. Coordinates are grid values.
2. An exhibit drawing with the same date hereon accompanies this description.



J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
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13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Jan. 2024	064305036	1 OF 8

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 4.1
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY CONSTRUCTION EASEMENT DESCRIPTION
(PARCEL 4.1)**

(Continued from Sheet 1)

In a southerly direction, with said tangent curve to the left, an arc distance of 737.74 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for the beginning of a reverse curve to the right with a radius of 1,084.95 feet, a central angle of 14°47'11", and a chord bearing and distance of South 13°07'28" West, 279.22 feet;

In a southerly direction, with said reverse curve to the right, an arc distance of 279.99 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

South 12°18'51" West, a distance of 265.60 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set in a south line of said 23.675 acre tract and the north right-of-way line of McDermott Road (a variable width right-of-way) as recorded in Instrument No. 20040816001218230 of said Official Public Records, and Volume 4570, Page 3657 of the Land Records of Collin County, Texas, for the beginning of a non-tangent curve to the right with a radius of 795.00 feet, a central angle of 02°30'58", and a chord bearing and distance of South 71°33'36" West, 34.91 feet;

THENCE in a westerly direction with said north right-of-way line of McDermott Road and said south line of the 23.675 acre tract, with said non-tangent curve to the right, an arc distance of 34.91 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

THENCE departing said north right-of-way line of McDermott Road and said south line of the 23.675 acre tract, over and across said 23.675 acre tract, North 12°18'51" East, a distance of 285.62 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for the beginning of a non-tangent curve to the left with a radius of 1,055.00 feet, a central angle of 14°54'09", and a chord bearing and distance of North 13°10'55" East, 273.63 feet, in the west line of said 23.675 acre tract and said southeast right-of-way line of Rasor Boulevard, from said point a 5/8-inch iron rod with plastic cap stamped "KHA" bears a chord bearing and distance of South 21°44'03" West, 40.54 feet, South 23°32'52" West, a distance of 159.31 feet;

THENCE with said southeast right-of-way line of Rasor Boulevard and the west lines of the 23.675 acre tract, the following courses and distances:

(Continued on Sheet 3)

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Jan. 2024	064305036	2 OF 8

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 4.1
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY CONSTRUCTION EASEMENT DESCRIPTION
(PARCEL 4.1)**

(Continued from Sheet 2)

In a northerly direction, with said non-tangent curve to the left, an arc distance of 274.40 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for the beginning of a reverse curve to the right with a radius of 1,945.00 feet, a central angle of 22°04'21", and a chord bearing and distance of North 16°46'03" East, 744.66 feet;

In a northerly direction, with said reverse curve to the right, an arc distance of 749.28 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

North 27°48'13" East, a distance of 425.53 feet to the **POINT OF BEGINNING** and containing 51,662 square feet or 1.1860 acres of land.

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Jan. 2024	064305036	3 OF 8

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 4.1
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**TEMPORARY CONSTRUCTION EASEMENT DESCRIPTIONS
(PARCEL 4.1-A)**

BEING a 25' Temporary Construction Easement containing 5,591 square feet or 0.1284 acres of land, parallel and contiguous to the west line of said Permanent Sanitary Sewer Easement, as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

(PARCEL 4.1-B)

BEING a variable width Temporary Construction Easement containing 7,140 square feet or 0.1639 acres of land as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

(PARCEL 4.1-C)

BEING a 50' Temporary Construction Easement containing 43,420 square feet or 0.9968 acres of land, parallel and contiguous to the east lines of said Permanent Sanitary Sewer Easement, as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

Kimley»Horn

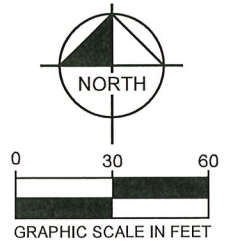
13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Jan. 2024	064305036	4 OF 8

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18



PARCEL NO. 4.1
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

NOTES

1. All corners of the permanent Sanitary Sewer Easement (Parcel 4.1) are 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set unless otherwise noted.
2. The bearings, distances, and areas shown hereon are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000152710. Coordinates are grid values.
3. A description with the same date hereon accompanies this exhibit drawing.

PARCEL 1E-2
CITY OF PLANO DRAINAGE
EASEMENT
INST. NO. 20080123000088070
O.P.R.C.C.T.

RASOR BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
INST. NO. 20080123000088080 AND
O.P.R.C.C.T.
INST. NO. 20060127000115460
O.P.R.C.C.T.

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME PAGE
IRF = IRON ROD FOUND
IRFC = IRON ROD W/CAP FOUND
ADF = ALUMINUM DISK FOUND
L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

3 1/4" ADF
"PACHECO KOCH PLANO"

P.O.B.

N:7086971.60

E:2492254.04

PARCEL 4.1
1.1860 ACRES
51,662 SQ. FT.

N27°48'13"E
425.53'

N27°48'13"E
622.15'

S62°24'35"E
30.00'

PARCEL 4.1-C
0.9968 ACRES
43,420 SQ. FT.

S27°48'13"W
425.65'

S62°24'35"E
50.00'

S27°48'13"W
425.83'

S62°24'35"E
50.00'

S27°48'13"W
425.83'

S62°24'35"E
50.00'

S27°48'13"W
425.83'

S62°24'35"E
50.00'

S27°48'13"W
425.83'

S62°24'35"E
50.00'

S27°48'13"W
425.83'

S62°24'35"E
50.00'

S27°48'13"W
425.83'

S62°24'35"E
50.00'

S27°48'13"W
425.83'

S62°24'35"E
50.00'

S27°48'13"W
425.83'

S62°24'35"E
50.00'

S27°48'13"W
425.83'

S62°24'35"E
50.00'

S27°48'13"W
425.83'

S62°24'35"E
50.00'

S27°48'13"W
425.83'

S62°24'35"E
50.00'

LOT 1, BLOCK A
RASOR/MCDEMOTT
PUBLIC SERVICE
CAMPUS
VOL. 2019, PG. 631
O.P.R.C.C.T.

PARCEL 1E-3
CITY OF PLANO DRAINAGE EASEMENT
INST. NO. 20080123000088070
O.P.R.C.C.T.

TY OF PLANO
DRAINAGE &
FLOODWAY
EASEMENT
INST. NO. 20190919010004020
O.P.R.C.C.T.

CALLED 23.675 ACRES
CITY OF PLANO, TEXAS
INST. NO. 20161117001560870
O.P.R.C.C.T.

MATCH LINE A (SEE SHEET 6)

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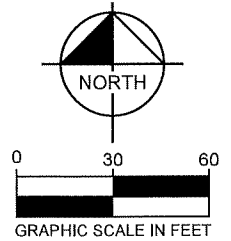
13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

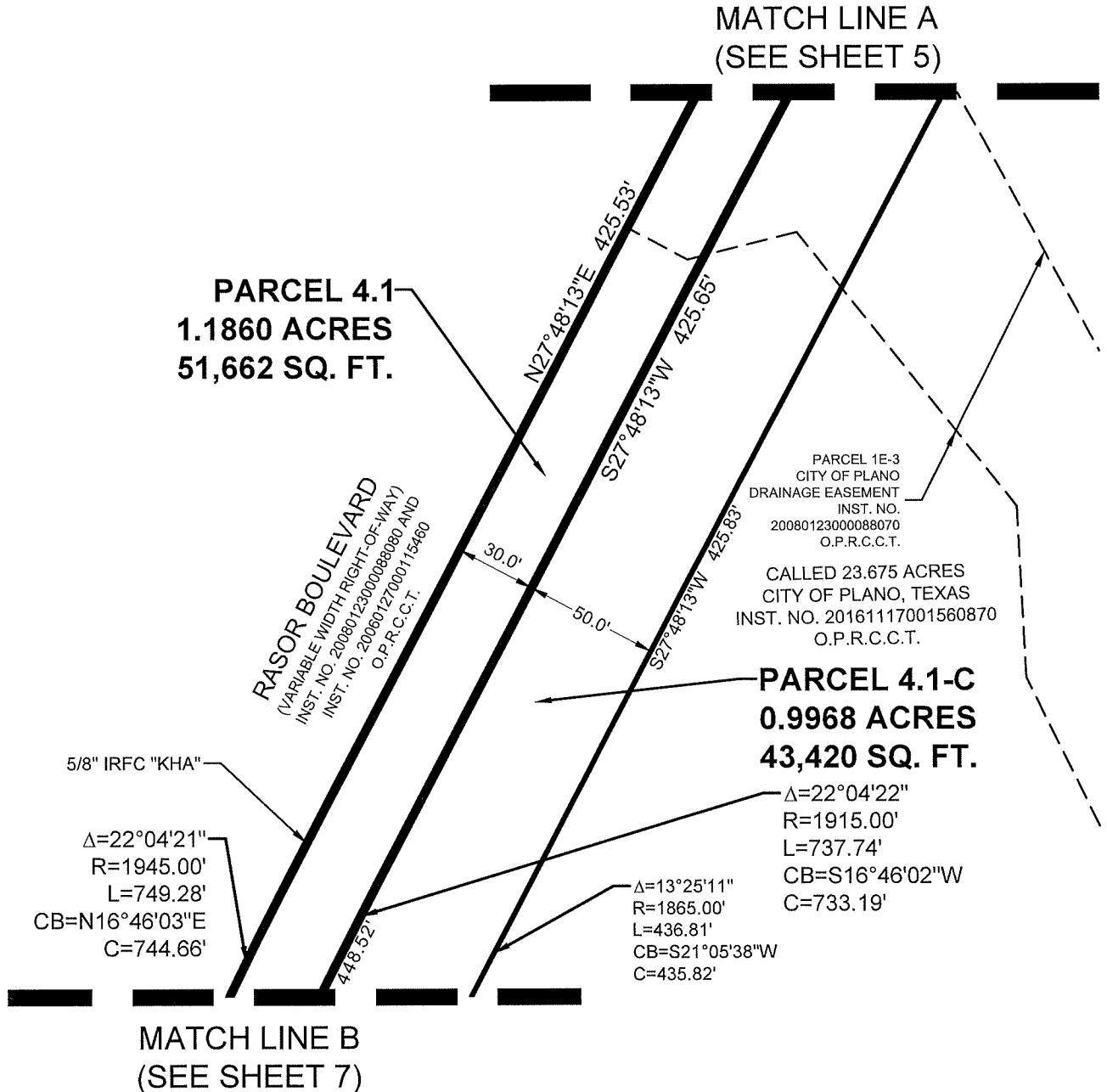
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JDF	JAD	Jan. 2024	064305036	5 OF 8

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18



PARCEL NO. 4.1
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS



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FIRM # 10115500

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Fax No. (972) 239-3820

Scale

1" = 60'

Drawn by

JDF

Checked by

JAD

Date

Jan. 2024

Project No.

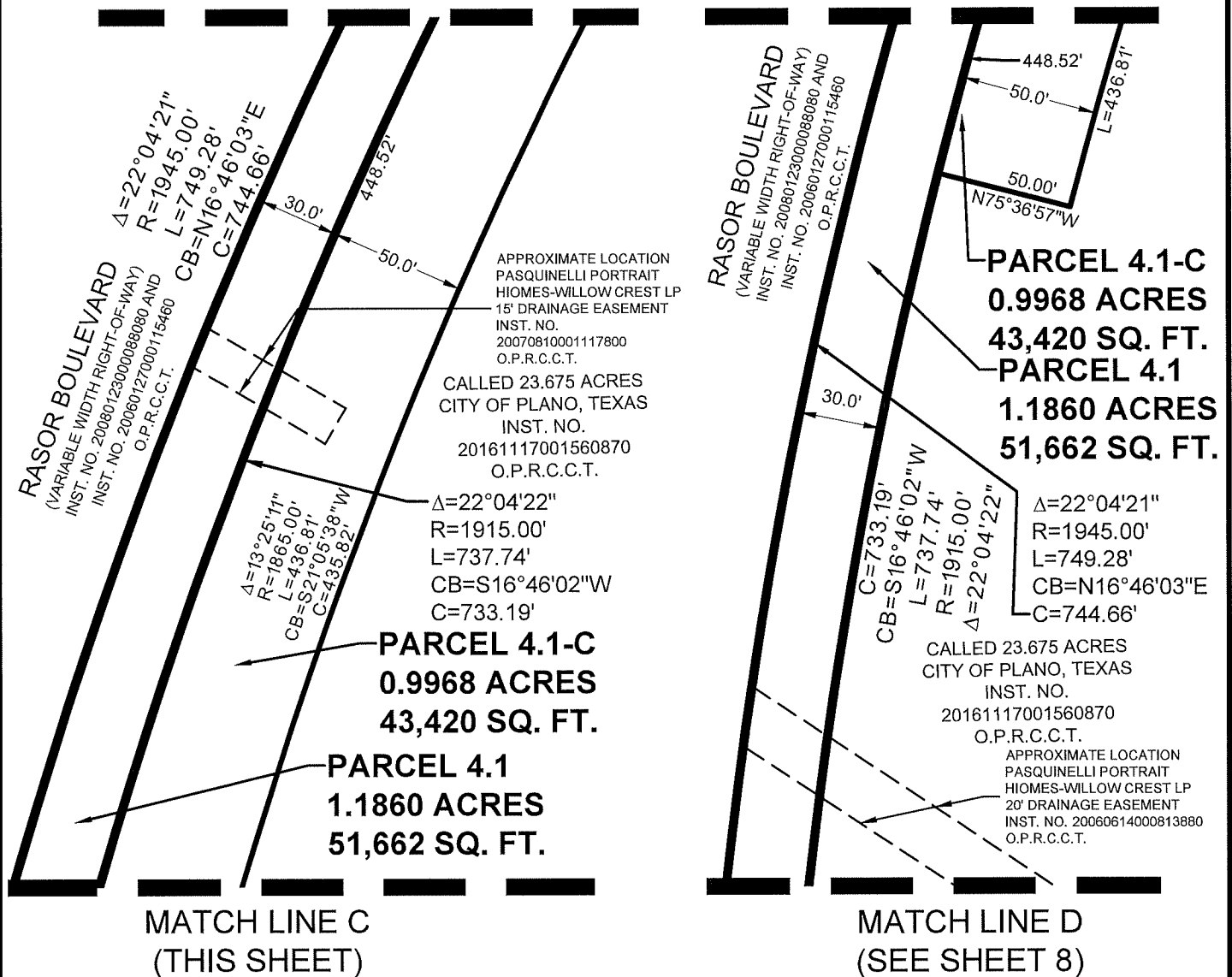
064305036

Sheet No.

6 OF 8

MATCH LINE B
(SEE SHEET 6)

MATCH LINE C
(THIS SHEET)

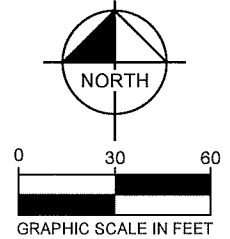


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Fax No. (972) 239-3820
FIRM # 10115500

<u>Scale</u> 1" = 60'	<u>Drawn by</u> JDF	<u>Checked by</u> JAD	<u>Date</u> Jan. 2024	<u>Project No.</u> 064305036	<u>Sheet No.</u> 7 OF 8
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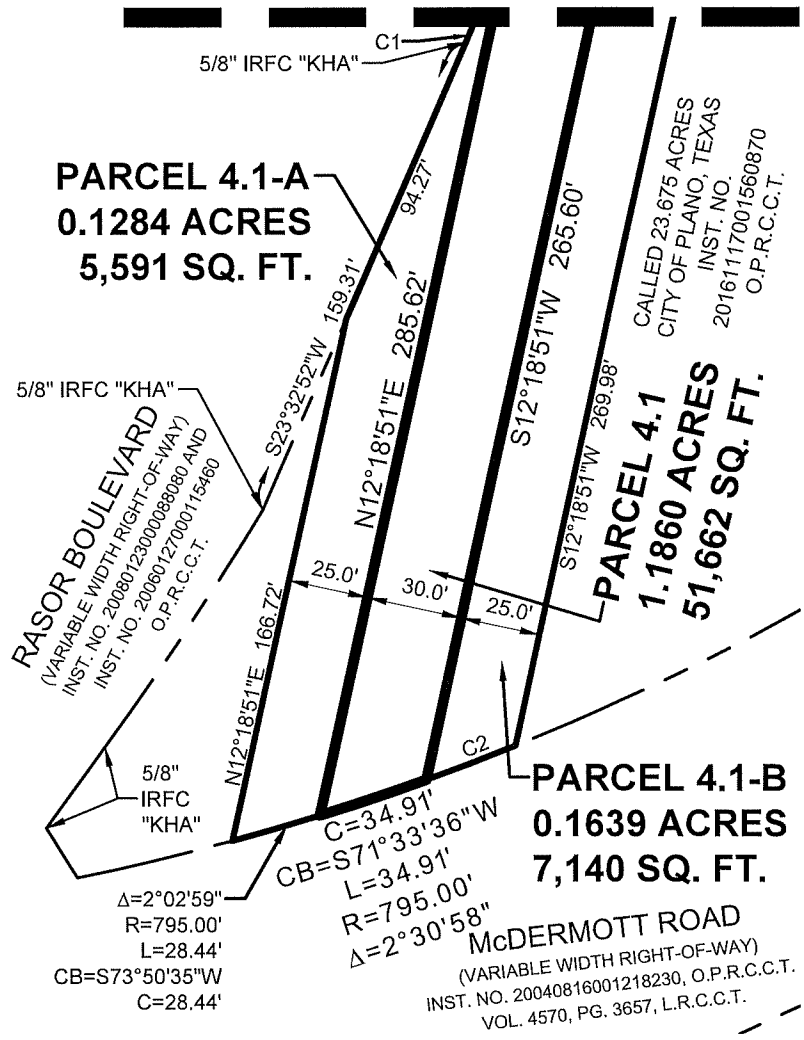
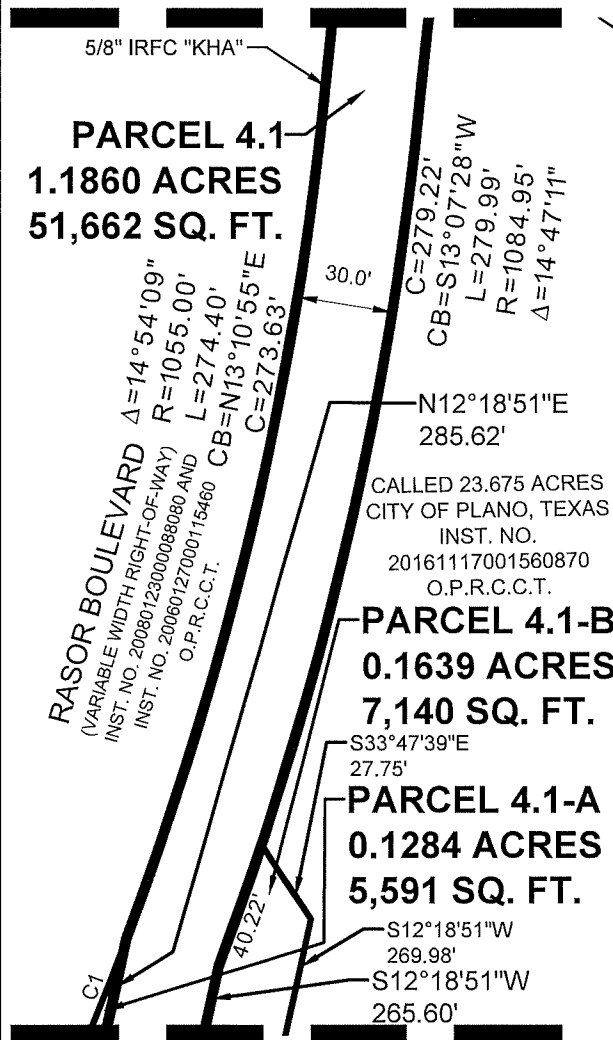
EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18



PARCEL NO. 4.1
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

MATCH LINE D
(SEE SHEET 7)

MATCH LINE E
(THIS SHEET)



MATCH LINE E
(THIS SHEET)

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°12'07"	1055.00'	40.55'	S21°44'03"W	40.54'
C2	2°09'02"	795.00'	29.84'	N69°13'36"E	29.84'

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Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JDF	JAD	Jan. 2024	064305036	8 OF 8

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 4.2
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENT
COLLIN COUNTY SCHOOL LAND SURVEY SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY SEWER EASEMENT DESCRIPTION
(PARCEL 4.2)**

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 153, City of Plano, Collin County, Texas, and being part of a called 23.675 acre tract described in Special Warranty Deed to CITY OF PLANO, TEXAS, recorded in Instrument No. 20161117001560870, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 3 1/4" aluminum disk stamped "PACHECO KOCH PLANO" found for the southwest corner of Lot 1, Block A, Rasor/McDermott Public Service Campus, an addition to the City of Plano, according to the plat recorded in Volume 2019, Page 631 of said Official Public Records, in the southeast right-of-way line of Rasor Boulevard (a variable width right-of-way), Instrument No. 20080123000088080 of said Official Public Records;

THENCE with said southeast right-of-way line of Rasor Boulevard, North 27°48'13" East, a distance of 419.79 feet to a 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set for the **POINT OF BEGINNING**, and being the most northerly corner of said Lot 1, having a grid coordinate value of N: 7087342.87, E: 2492449.81;


THENCE continuing with said southeast right-of-way line of Rasor Boulevard, North 27°48'13" East, a distance of 60.36 feet to a 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner, from which a 5/8" iron rod with red plastic cap stamped "KHA" bears North 27°48'13" East, at a distance of 142.00 feet;

THENCE departing said southeast right-of-way line of Rasor Boulevard, over and across said 23.675 acre tract, North 72°48'11" East, a distance of 148.56 feet to a 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set in the west line of a called 3.737 acre tract of land described in Special Warranty Deed to the City of Plano, Texas, as recorded in Instrument No. 20170718000939910 of said Official Public Records and the east line of said 23.675 acre tract;

(Continued on Sheet 2)

NOTES

1. The bearings, distances, and areas shown hereon are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000152710. Coordinates are grid values.
2. An exhibit drawing with the same date hereon accompanies this description.


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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Jan. 2024	064305036	1 OF 5

EXHIBT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 4.2
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENT
COLLIN COUNTY SCHOOL LAND SURVEY SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY CONSTRUCTION EASEMENT DESCRIPTION
(PARCEL 4.2)**

(Continued from Sheet 1)

THENCE with said west line of the 3.737 acre tract and said east line of the 23.675 acre tract, South 00°21'16" East, a distance of 31.34 feet to a 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

THENCE departing said west line of the 3.737 acre tract and over and across said 23.675 acre tract, the following courses and distances:

South 72°48'11" West, a distance of 127.05 feet to a 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

South 27°48'13" West, a distance of 47.94 feet to a 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner in the north line of said Lot 1;

THENCE with said north line of Lot 1, North 62°11'33" West, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 5,759 square feet or 0.1322 acres of land.

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Jan. 2024	064305036	2 OF 5

EXHIBT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 4.2
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENT
COLLIN COUNTY SCHOOL LAND SURVEY SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

**TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION
(PARCEL 4.2-A)**

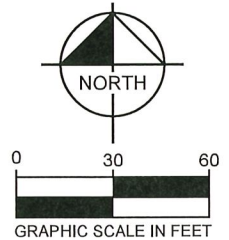
BEING a 50' Temporary Construction Easement containing 7,336 square feet or 0.1684 acres of land, parallel and contiguous to the southeast lines of said Permanent Sanitary Sewer Easement, as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

Kimley»Horn

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Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Jan. 2024	064305036	3 OF 5

EXHIBT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18



PARCEL NO. 4.2
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENT
COLLIN COUNTY SCHOOL LAND SURVEY SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS

NOTES

1. The bearings, distances, and areas shown hereon are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000152710. Coordinates are grid values.
2. A description with the same date hereon accompanies this exhibit drawing.
3. All corners of the permanent Sanitary Sewer Easement (Parcel 4.2) are 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set unless otherwise noted.

MATCH LINE A
(SEE SHEET 5)

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME PAGE
IRFC = IRON ROD W/CAP FOUND
ADF = ALUMINUM DISK FOUND
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS

P.O.C.
(PARCELS 4.2 AND
4.2-A)

RASOR BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
INST. NO. 20080123000088080
O.P.R.C.C.T.

PROPOSED PERMANENT
SANITARY SEWER
EASEMENT (PARCEL 4)

ADF 3 1/4"
"PACHECO KOCH PLANO"

LOT 1, BLOCK A
RASOR/MCDERMOTT PUBLIC
SERVICE CAMPUS
VOL. 2019, PG. 631
O.P.R.C.C.T.
CALLED 23.675 ACRES
CITY OF PLANO, TEXAS
INST. NO. 20161117001560870
O.P.R.C.C.T.

PARCEL 1E-3
CITY OF PLANO DRAINAGE EASEMENT
INST. NO. 20080123000088070
O.P.R.C.C.T.

CITY OF PLANO
DRAINAGE & FLOODWAY
EASEMENT
VOL. 2019, PG. 631
O.P.R.C.C.T.

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REGISTERED PROFESSIONAL
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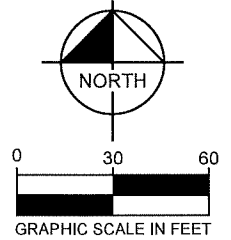


Kimley»Horn

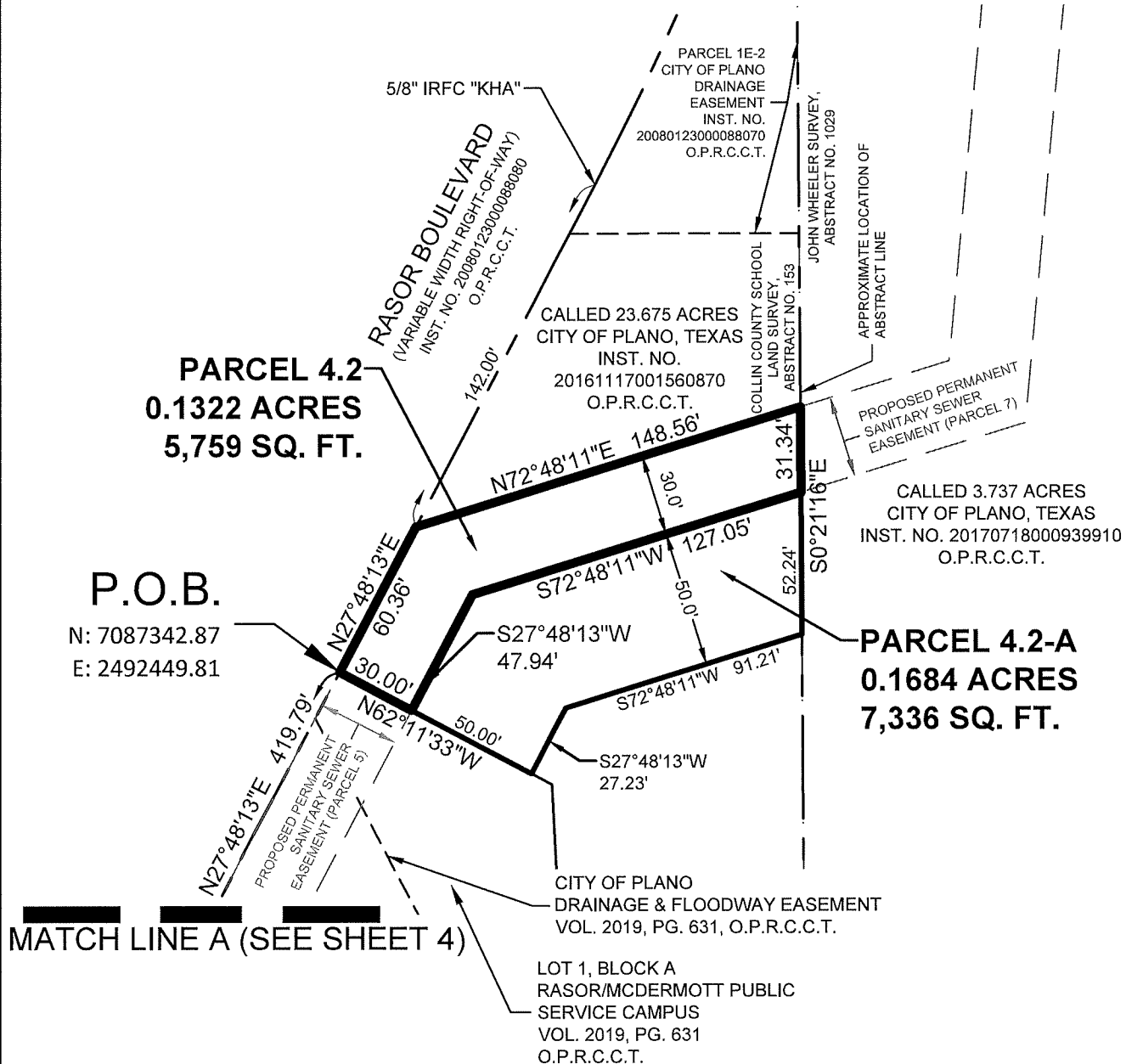
13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JDF	JAD	Jan. 2024	064305036	4 OF 5

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18



PARCEL NO. 4.2
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENT
COLLIN COUNTY SCHOOL LAND SURVEY SURVEY, ABSTRACT NO. 153
CITY OF PLANO, COLLIN COUNTY, TEXAS



Kimley»Horn

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Fax No. (972) 239-3820

Scale

1" = 60'

Drawn by

JDF

Checked by

JAD

Date

Jan. 2024

Project No.

064305036

Sheet No.

5 OF 5

EXHIBT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 6
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
JOHN WHEELER SURVEY, ABSTRACT NO. 1029
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY SEWER EASEMENT DESCRIPTION
(PARCEL 6)**

BEING a tract of land situated in the John Wheeler Survey, Abstract No. 1029, City of Plano, Collin County, Texas, and being part of a called 3.737 acre tract described in Special Warranty Deed to City of Plano, Texas, recorded in Instrument No. 20170718000939910, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 3 1/4" aluminum disk stamped "PACHECO KOCH PLANO" found for the southwest corner of Lot 1, Block A, Rasor/McDermott Public Service Campus, an addition to the City of Plano, according to the plat recorded in Volume 2019, Page 631 of said Official Public Records, in the southeast right-of-way line of Rasor Boulevard (a variable width right-of-way), Instrument No. 20080123000088080 of said Official Public Records;

THENCE with said southeast right-of-way line of Rasor Boulevard, the following courses and distances:

North 27°48'13" East, a distance of 622.15 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the beginning of a tangent curve to the left with a radius of 1,105.00 feet, a central angle of 09°54'20", and a chord bearing and distance of North 22°51'03" East, 190.80 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 191.04 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the most westerly southwest corner of Lot 1, Block A, State Highway 121 and Rasor Addition, an addition to the City of Plano as recorded in Volume 2022, Page 513 of said Official Public Records;

THENCE departing said southeast right-of-way line of Rasor Boulevard with the southwest line of said Lot 1, State Highway 121 and Rasor Addition, South 00°21'16" East, a distance of 70.82 feet to the most southern corner of said Lot 1, State Highway 121 & Rasor Addition, and the most northerly northwest corner of said 3.737 acre tract;

(Continued on Sheet 2)

NOTES

1. The bearings, distances, and areas shown hereon are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000152710. Coordinates are grid values.
2. An exhibit drawing with the same date hereon accompanies this description.

J. ANDY DOBBS
REGISTERED PROFESSIONAL
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Jan. 2024	064305036	1 OF 6

EXHIBT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 6
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
JOHN WHEELER SURVEY, ABSTRACT NO. 1029
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY CONSTRUCTION EASEMENT DESCRIPTION
(PARCEL 6)**

(Continued from Sheet 1)

THENCE with said south line of said Lot 1, State Highway 121 and Rasor Addition and the north line of said 3.737 acre tract, the following courses and distances:

North 81°35'41" East, passing at a distance of 3.39 feet to the southeast corner of said Lot 1, State Highway 121 and Rasor Addition, continuing for a total distance of 73.30 feet to a 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set for the **POINT OF BEGINNING**, said point having a grid coordinate of N: 7087637.55, E: 2492691.21;

THENCE continuing with said north line of the 3.737 acre tract and the south line of Lot 6X, Block G, Villages of Prairie Commons West, an addition to the City of Plano, according to the plat recorded in Volume 2018, Page 44 of said Official Public Records, North 81°35'41" East, a distance of 30.88 feet to a 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

THENCE departing said south line of Lot 6X and said north line of the 3.737 acre tract, over and across said 3.737 acre tract, the following courses and distances:

South 05°18'11" West, a distance of 208.64 feet to a 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;
South 72°48'11" West, a distance of 86.29 feet to a 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner in the west line of said 3.737 acre tract and in the east line of a called 23.675 acre tract of land described in Special Warranty Deed to the City of Plano, Texas, as recorded in Instrument No. 20161117001560870 of said Official Public Records, from said point a 5/8-inch iron rod with plastic cap stamped "KHA" bears South 00°21'16 East, 491.08 feet;

THENCE with said east line of the 23.675 acre tract and said west line of the 3.737 acre tract, North 00°21'16" West, a distance of 31.34 feet to a 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

THENCE departing said east line of the 23.675 acre tract and said west line of the 3.737 acre tract, over and across said 3.737 acre tract, the following courses and distances:

North 72°48'11" East, a distance of 57.16 feet to a 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;
North 05°18'11" East, a distance of 181.28 feet to the **POINT OF BEGINNING** and containing 8,001 square feet or 0.1837 acres of land.

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Jan. 2024	064305036	2 OF 6

EXHIBT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 6
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
JOHN WHEELER SURVEY, ABSTRACT NO. 1029
CITY OF PLANO, COLLIN COUNTY, TEXAS

TEMPORARY CONSTRUCTION EASEMENTS

(PARCEL 6-A)

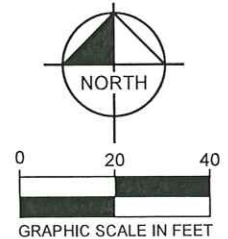
BEING a variable width Temporary Construction Easement containing 8,104 square feet or 0.1861 acres of land as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

(PARCEL 6-B)

BEING a 50' Temporary Construction Easement containing 17,100 square feet or 0.3926 acres of land, parallel and contiguous to the east and south lines of said Permanent Sanitary Sewer Easement, as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Jan. 2024	064305036	3 OF 6

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18



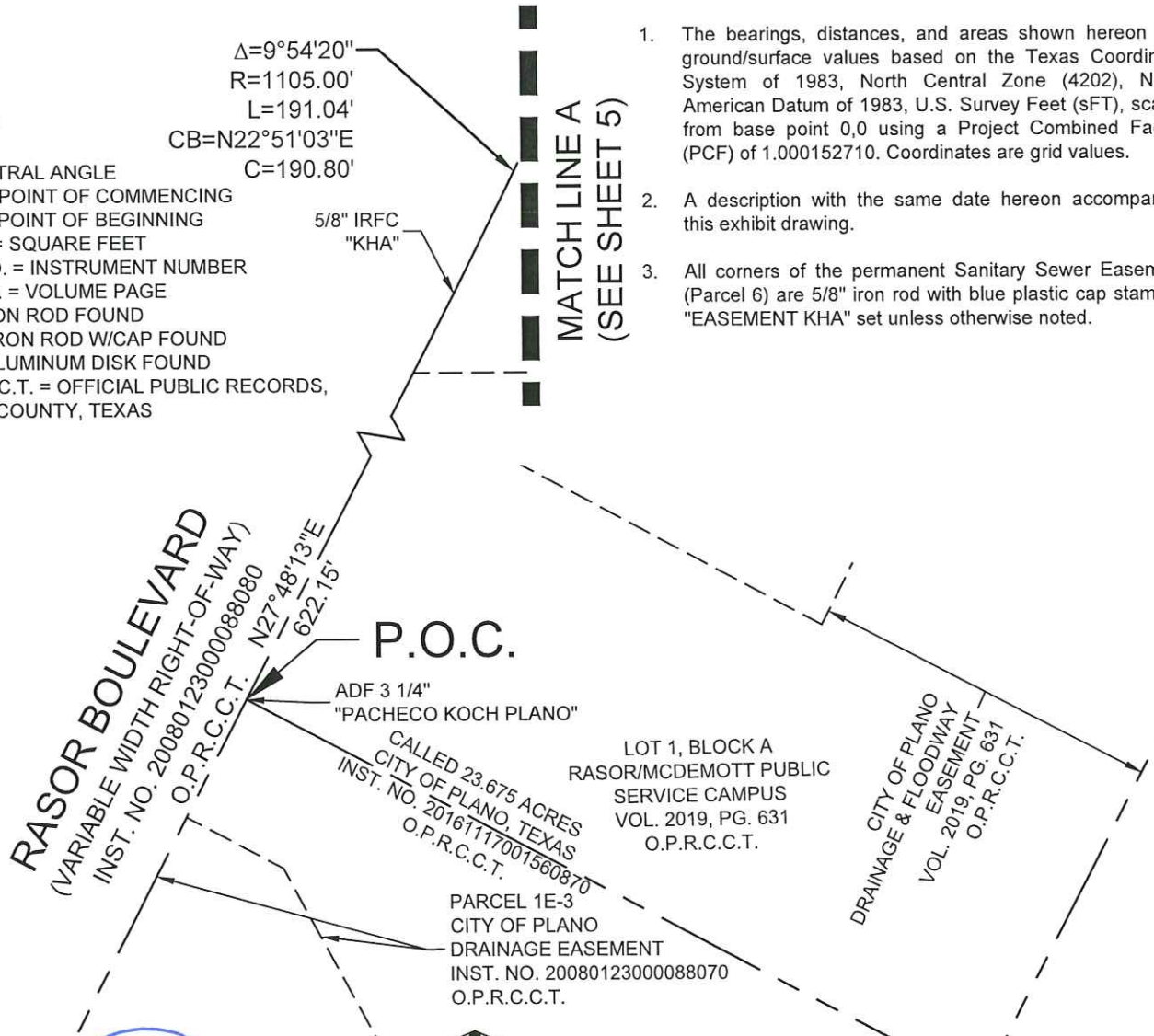
PARCEL NO. 6
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
JOHN WHEELER SURVEY, ABSTRACT NO. 1029
CITY OF PLANO, COLLIN COUNTY, TEXAS

NOTES

1. The bearings, distances, and areas shown hereon are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000152710. Coordinates are grid values.
2. A description with the same date hereon accompanies this exhibit drawing.
3. All corners of the permanent Sanitary Sewer Easement (Parcel 6) are 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set unless otherwise noted.

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
SQ. FT. = SQUARE FEET
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME PAGE
IRF = IRON ROD FOUND
IRFC = IRON ROD W/CAP FOUND
ADF = ALUMINUM DISK FOUND
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
COLLIN COUNTY, TEXAS



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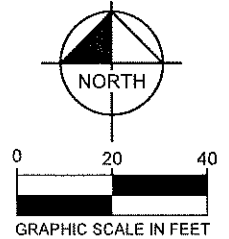


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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JDF	JAD	Jan. 2024	064305036	4 OF 6

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18



PARCEL NO. 6
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
JOHN WHEELER SURVEY, ABSTRACT NO. 1029
CITY OF PLANO, COLLIN COUNTY, TEXAS

RASOR BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
INST. NO. 20080123000088080
O.P.R.C.C.T.
4=9°54'20" R=1105.00' L=191.04' CB=N22°51'03"E C=190.80' 5/8" IRFC "KHA"

COLLIN COUNTY SCHOOL
LAND SURVEY,
ABSTRACT NO. 153

PARCEL 1E-2
CITY OF PLANO
DRAINAGE
EASEMENT
INST. NO.
20080123000088070
O.P.R.C.C.T.

CALLED 23.675 ACRES
CITY OF PLANO, TEXAS
INST. NO.
20161117001560870
O.P.R.C.C.T.

JOHN WHEELER SURVEY,
ABSTRACT NO. 1029

APPROXIMATE LOCATION OF
ABSTRACT LINE

PARCEL 6-A
0.1861 ACRES
8,104 SQ. FT.

PROPOSED PERMANENT
SANITARY SEWER EASEMENT
(PARCEL 8)

P.O.B.

N: 7087637.55
E: 2492691.21

LOT 6X, BLOCK G
VILLAGES OF PRAIRIE
COMMONS WEST
VOL. 2018, PG. 44
O.P.R.C.C.T.

PARCEL 6
0.1837 ACRES
8,001 SQ. FT.

PARCEL 6-B
0.3926 ACRES
17,100 SQ. FT.

LOT 10, BLOCK T
VILLAGES OF WHITE
ROCK CREEK PHASE
FOUR
VOL. M, PG. 494
O.P.R.C.C.T.

MATCH LINE A
(SEE SHEET 4)

MATCH LINE B (SEE SHEET 6)

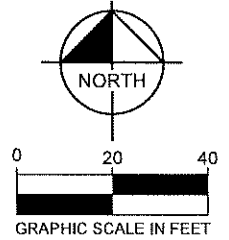
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JDF	JAD	Jan. 2024	064305036	5 OF 6

EXHIBT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 6
OWNER: CITY OF PLANO, TEXAS
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
JOHN WHEELER SURVEY, ABSTRACT NO. 1029
CITY OF PLANO, COLLIN COUNTY, TEXAS



MATCH LINE B (SEE SHEET 5)

PARCEL 6-A
0.1861 ACRES
8,104 SQ. FT.

PROPOSED PERMANENT
SANITARY SEWER
EASEMENT (PARCEL 6)

CALLED 23.675 ACRES
CITY OF PLANO, TEXAS
INST. NO.
20161117001560870
O.P.R.C.C.T.

PARCEL 6
0.1837 ACRES
8,001 SQ. FT.

COLLIN COUNTY SCHOOL
LAND SURVEY,
ABSTRACT NO. 153

PARCEL 6-B
0.3926 ACRES
17,100 SQ. FT.

JOHN WHEELER SURVEY,
ABSTRACT NO. 1029

CALLED 3.737 ACRES
CITY OF PLANO, TEXAS
INST. NO. 20170718000939910
O.P.R.C.C.T.

APPROXIMATE LOCATION OF
ABSTRACT LINE

5/8" IRFC "KHA"

LOT 10, BLOCK I
VILLAGES OF WHITE
ROCK CREEK PHASE
FOUR
VOL. M, PG. 494
O.P.R.C.C.T.

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	JDF	JAD	Jan. 2024	064305036	6 OF 6

EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 7
OWNER: CITY OF PLANO
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
JOHN WHEELER SURVEY, ABSTRACT NO. 1029
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY SEWER EASEMENT DESCRIPTION
(PARCEL 7)**

BEING a tract of land situated in the John Wheeler Survey, Abstract No. 1029, City of Plano, Collin County, Texas, and being part of Lot 6X, Block G, Villages of Prairie Commons West, an addition to the City of Plano, according to the plat recorded in Volume 2018, Page 44, Official Public Records, Collin County, Texas, as dedicated to the City of Plano by said Villages of Prairie Commons West, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with plastic cap stamped "MILLER 5665" found in the southeast right-of-way line of State Highway 121 (also known as Sam Rayburn Tollway, a variable width right-of-way), as recorded in Volume 4659, Page 2943 and Volume 4637, Page 2508 of the Land Records of Collin County, Texas, for the northeast corner of said Lot 6X, Block A, and the northwest corner of Lot 1X, Block A, Villages of Prairie Commons West, an addition to the City of Plano, according to the plat recorded in Volume 2017, Page 849 of said Official Public Records, and being the beginning of a non-tangent curve to the right with a radius of 349.74 feet, a central angle of 04°13'29", and a chord bearing and distance of South 14°59'51" East, 25.78 feet, from which a 3 1/4-inch aluminum disk stamped "STATE DEPT HWYS AND PUB TRAN ROW MONUMENT MON NO. 1232", bears South 60°51'21" West, a distance of 823.85 feet, then South 61°25'01" West, a distance of 65.94 feet;

THENCE departing said southeast right-of-way line of State Highway 121, with the east line of said Lot 6X, Block G and the west line of said Lot 1X, Block A, the following courses and distances:

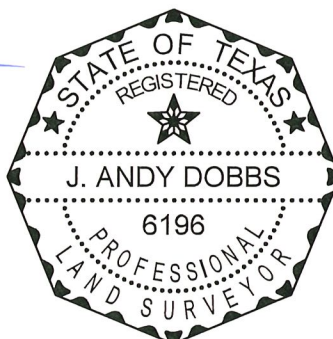
In a southerly direction, with said non-tangent curve to the right, an arc distance of 25.79 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for the **POINT OF BEGINNING**, having grid coordinates of N:7089308.02, E:2494018.01, and being the beginning of a non-tangent curve to the right with a radius of 349.74 feet, a central angle of 05°11'43", and a chord bearing and distance of South 10°17'15" East, 31.70 feet, in the south line of an existing 10-foot Sanitary Sewer Easement recorded in Instrument No. 20070702000899760 of said Official Public Records;

(Continued on Sheet 2)

NOTES

1. The bearings, distances, and areas shown hereon are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000152710. Coordinates are grid values.
2. An exhibit drawing with the same date hereon accompanies this description.

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JZ	JAD	Jan. 2024	064305036	1 OF 11

EXHIBT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 7
OWNER: CITY OF PLANO
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
JOHN WHEELER SURVEY, ABSTRACT NO. 1029
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY SEWER EASEMENT DESCRIPTION
(PARCEL 7)**

(Continued from Sheet 1)

In a southerly direction, with said non-tangent curve to the right, an arc distance of 31.71 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

THENCE departing said west line of Lot 1X, Block A, over and across said Lot 6X, Block G, the following courses and distances:

South 60°51'21" West, a distance of 699.28 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

South 26°43'10" West, a distance of 897.80 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

South 32°45'14" West, a distance of 184.85 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

South 41°11'41" West, a distance of 265.61 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

South 05°18'11" West, a distance of 137.80 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner in the south line of said Lot 6X, Block G, and in the north line of a called 3.737 acre tract of land described in Special Warranty Deed to the City of Plano, Texas, as recorded in Instrument No. 20170718000939910 of said Official Public Records;

THENCE with said south line of Lot 6X, Block G and said north line of the 3.737 acre tract, South 81°35'41" West, a distance of 30.88 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner, from which a 1/2-inch iron rod found for the southwest corner of said Lot 6X, Block G bears, South 81°35'41" West, at a distance of 69.91 feet;

THENCE departing said north line of the 3.737 acre tract, over and across said Lot 6X, Block G, North 05°18'11" East, a distance of 154.83 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner in a northwest line of said Lot 6X, Block G and a southeast line of Lot 1, Block A, State Highway 121 and Razor Addition, an addition to the City of Plano, according to the plat recorded in Volume 2022, Page 513 of said Official Public Records;

THENCE with said northwest line of Lot 6X, Block G and said southeast line of Lot 1, Block A, North 41°11'41" East, passing at a distance of 188.17 feet, a southeast corner of said Lot 1, Block A, continuing over and across said Lot 6X, Block G, for a total distance of 273.12 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

(Continued on Sheet 3)

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Scale

N/A

Drawn by

JZ

Checked by

JAD

Date

Jan. 2024

Project No.

064305036

Sheet No.

2 OF 11

EXHIBT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 7
OWNER: CITY OF PLANO
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
JOHN WHEELER SURVEY, ABSTRACT NO. 1029
CITY OF PLANO, COLLIN COUNTY, TEXAS

**PERMANENT SANITARY SEWER EASEMENT DESCRIPTION
(PARCEL 7)**

(Continued from Sheet 2)

THENCE continuing over and across said Lot 6X, Block G, North 32°45'14" East, passing at a distance of 46.11 feet, a southeast corner of said Lot 1, Block A, continuing with a southeast line of said Lot 1, Block A and a northwest line of said Lot 6X, Block G, for a total distance of 181.85 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for a southeast corner of said Lot 1, Block A and a northwest corner of said Lot 6X, Block G;

THENCE with a northwest line of said Lot 6X, Block G and a southeast line of said Lot 1, Block A, North 22°26'28" East, a distance of 1.11 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

THENCE departing said southeast line of Lot 1, Block A, over and across said Lot 6X, Block G, North 26°43'10" East, a distance of 499.39 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner in a northwest line of said Lot 6X, Block G and the southeast line of Lot 2, Block A, of said State Highway 121 and Rasor Addition;

THENCE with the northwest lines of Lot 6X, Block G, and the southeast lines of said Lot 2, Block A, the following courses and distances:

North 31°13'57" East, a distance of 2.26 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

North 20°02'56" East, a distance of 1.53 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

THENCE departing said southeast line of Lot 2, Block A, over and across said Lot 6X, Block G, the following courses and distances:

North 26°43'10" East, a distance of 400.37 feet to a 5/8-inch iron rod with blue plastic cap stamped "EASEMENT KHA" set for corner;

North 60°51'21" East, a distance of 718.74 feet to the **POINT OF BEGINNING** and containing 66,285 square feet or 1.5217 acres of land.

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FIRM # 10115500

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JZ	JAD	Jan. 2024	064305036	3 OF 11

EXHIBT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18

PARCEL NO. 7
OWNER: CITY OF PLANO
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
JOHN WHEELER SURVEY, ABSTRACT NO. 1029
CITY OF PLANO, COLLIN COUNTY, TEXAS

TEMPORARY CONSTRUCTION EASEMENTS

(PARCEL 7-A)

BEING a variable width Temporary Construction Easement containing 5,650 square feet or 0.1297 acres of land as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

(PARCEL 7-B)

BEING a variable width Temporary Construction Easement containing 13,170 square feet or 0.3023 acres of land, as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

(PARCEL 7-C)

BEING a variable width Temporary Construction Easement containing 1,084 square feet or 0.0249 acres of land as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

(PARCEL 7-D)

BEING a variable width Temporary Construction Easement containing 2,300 square feet or 0.0528 acres of land as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

(PARCEL 7-E)

BEING a variable width Temporary Construction Easement containing 17,795 square feet or 0.4085 acres of land as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvementss Project.

(PARCEL 7-F)

BEING a 25' Temporary Construction Easement containing 6,066 square feet or 0.1393 acres of land, parallel and contiguous to the southeast lines of said Permanent Sanitary Sewer Easement, as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

(PARCEL 7-G)

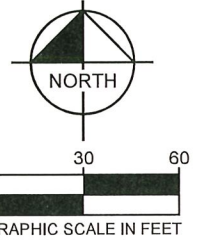
BEING a 50' Temporary Construction Easement containing 19,752 square feet or 0.4534 acres of land, parallel and contiguous to the southeast lines of said Permanent Sanitary Sewer Easement, as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project.

(PARCEL 7-H)

BEING a 25' Temporary Construction Easement containing 1,809 square feet or 0.0415 acres of land, parallel and contiguous to the northwest line of said Permanent Sanitary Sewer Easement, as shown on the referenced exhibits contained herein. Said Temporary Construction Easement shall expire upon completion of the 121 Force Main Improvements Project

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13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JZ	JAD	Jan. 2024	064305036	4 OF 11

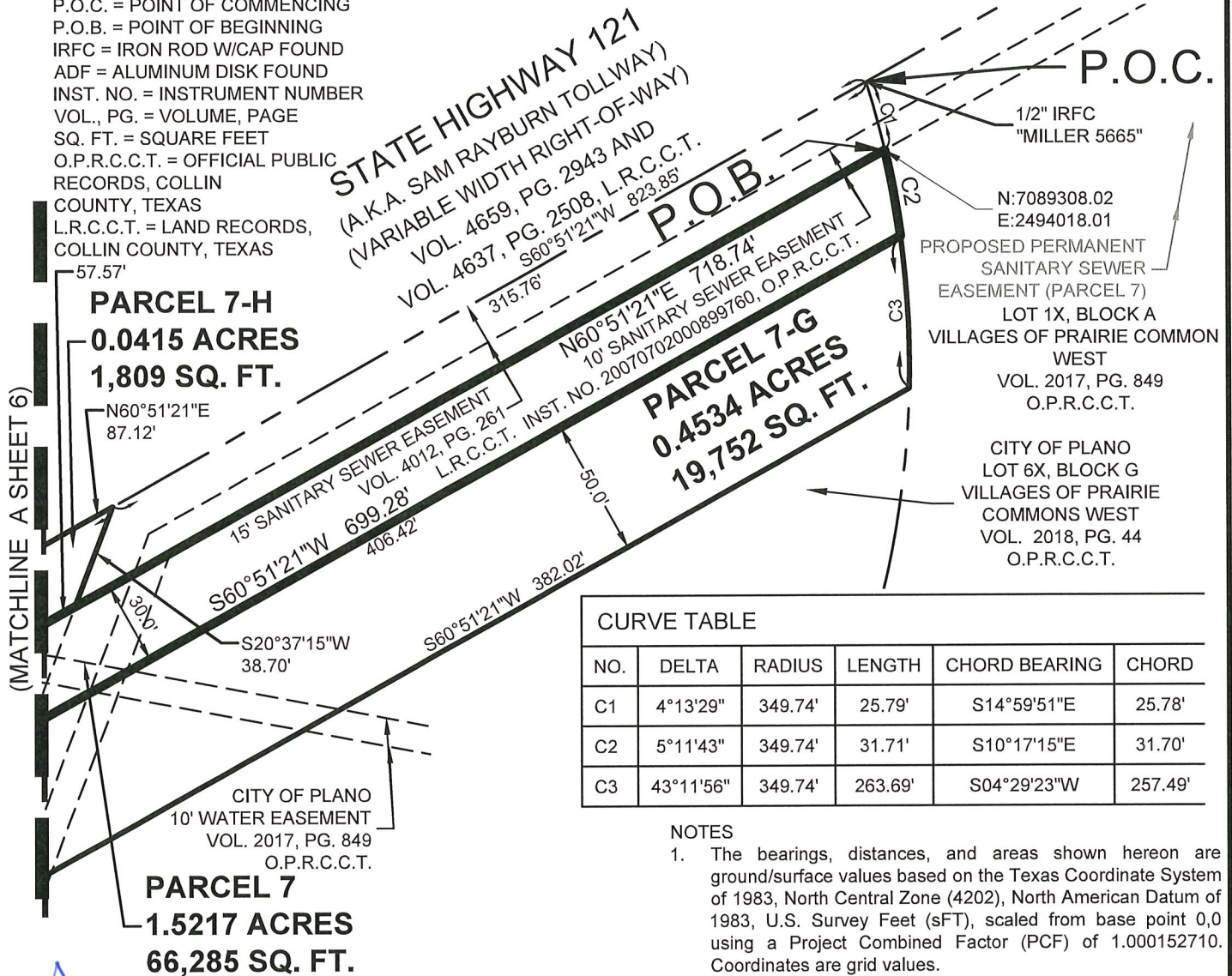
EXHIBIT "A"
121 FORCE MAIN IMPROVEMENTS
NTMWD PROJECT NO. 501-0491-18



PARCEL NO. 7
OWNER: CITY OF PLANO
PERMANENT SANITARY SEWER EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENTS
JOHN WHEELER SURVEY, ABSTRACT NO. 1029
CITY OF PLANO, COLLIN COUNTY, TEXAS

LEGEND

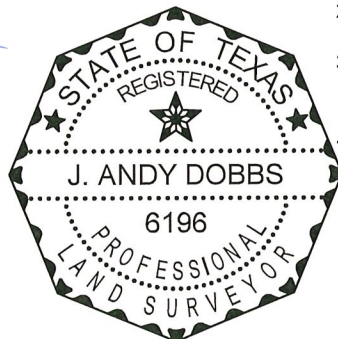
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
ADF = ALUMINUM DISK FOUND
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
SQ. FT. = SQUARE FEET
O.P.R.C.C.T. = OFFICIAL PUBLIC
RECORDS, COLLIN
COUNTY, TEXAS
L.R.C.C.T. = LAND RECORDS,
COLLIN COUNTY, TEXAS



NOTES

- The bearings, distances, and areas shown hereon are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S. Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000152710. Coordinates are grid values.
- A description with the same date hereon accompanies this exhibit drawing.
- All corners of the permanent Sanitary Sewer Easement (Parcel 7) are 5/8" iron rod with blue plastic cap stamped "EASEMENT KHA" set unless otherwise noted.
- All Easements shown belong to North Texas Municipal Water District unless otherwise noted.

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
andy.dobbs@kimley-horn.com



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Tower, Suite 700, Dallas, Texas 75240

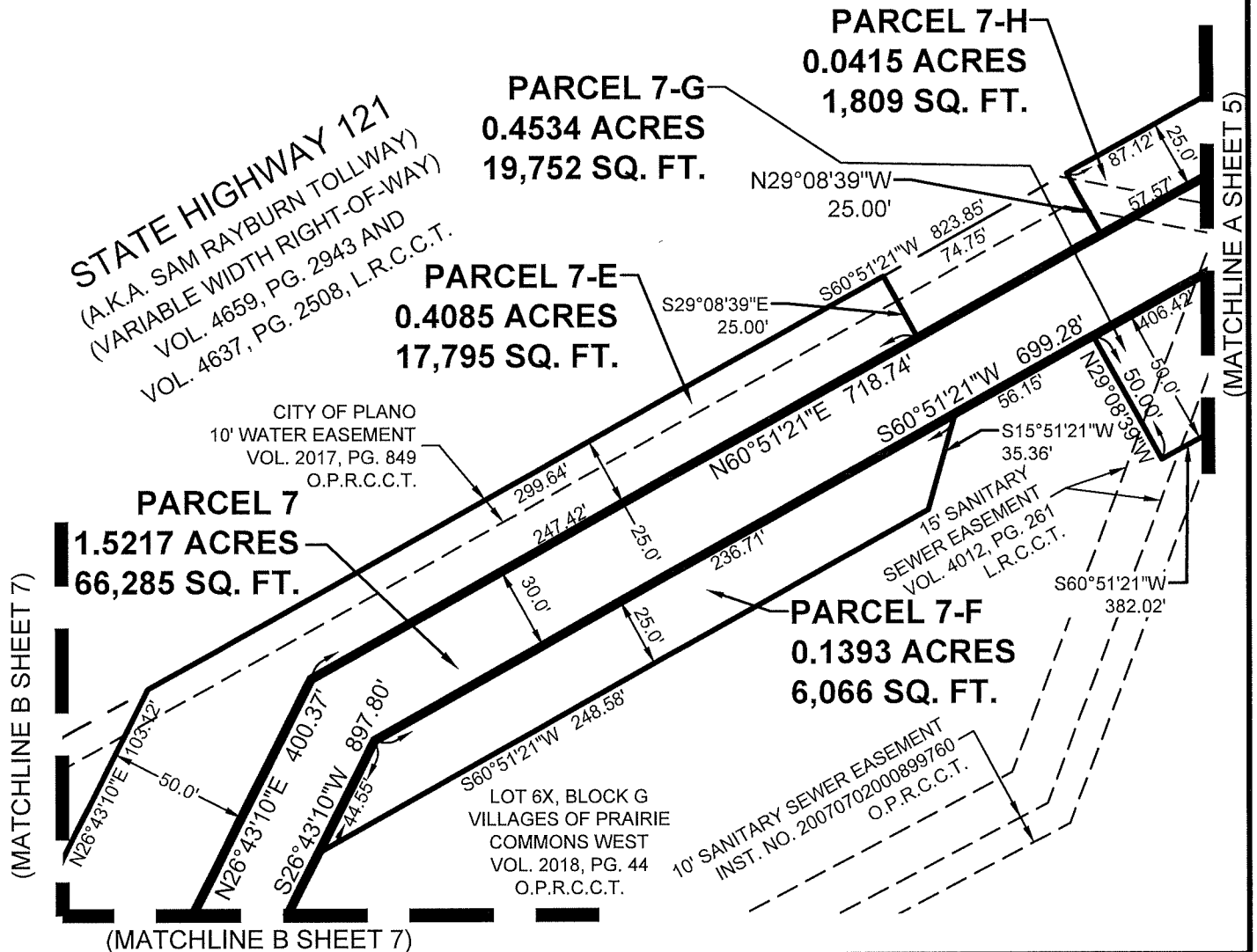
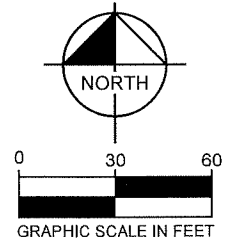
FIRM # 10115500

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JDF/JZ	JAD	Jan. 2024	064305036	5 OF 11

EXHIBT "A"
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NTMWD PROJECT NO. 501-0491-18

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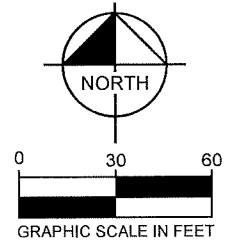


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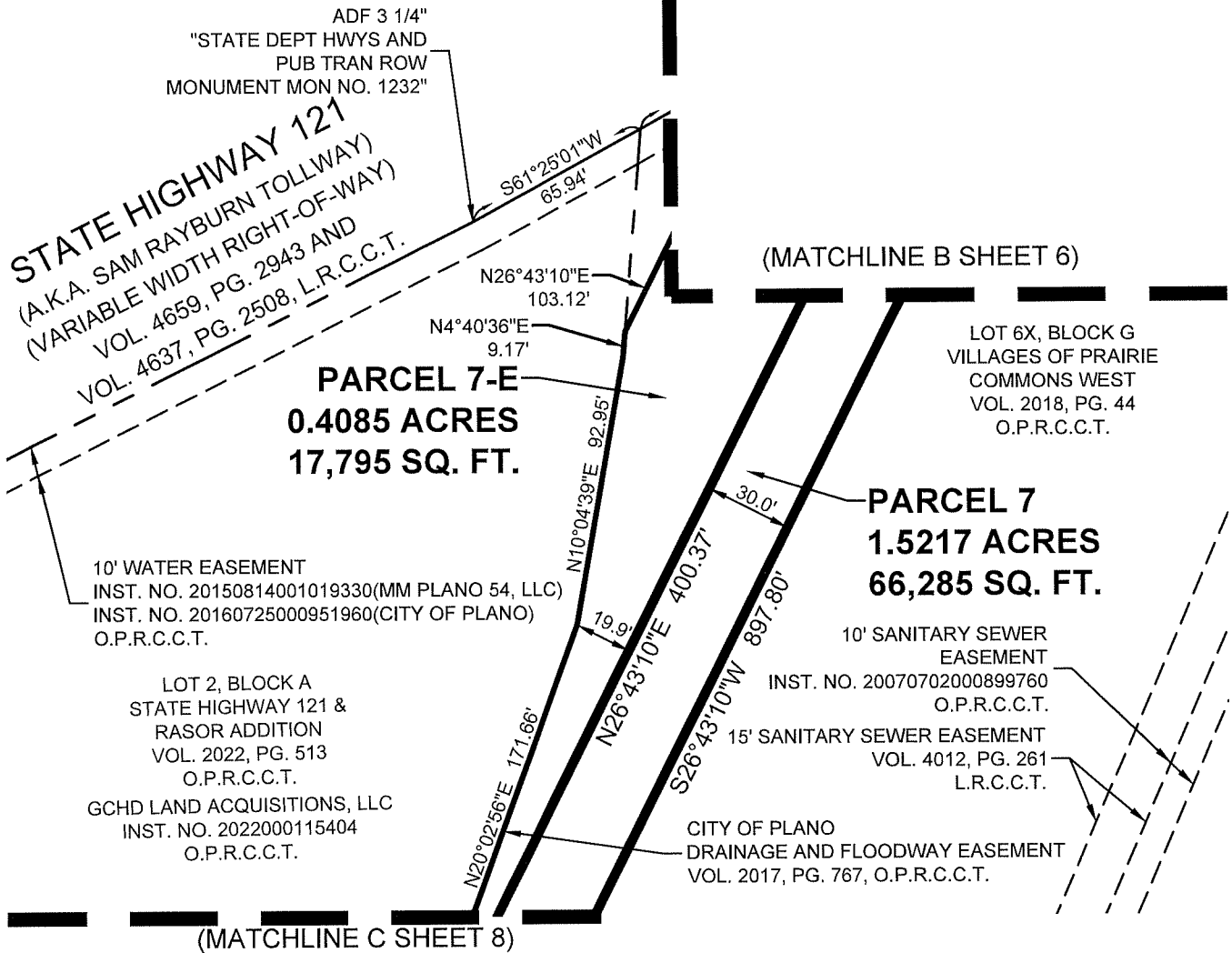
13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
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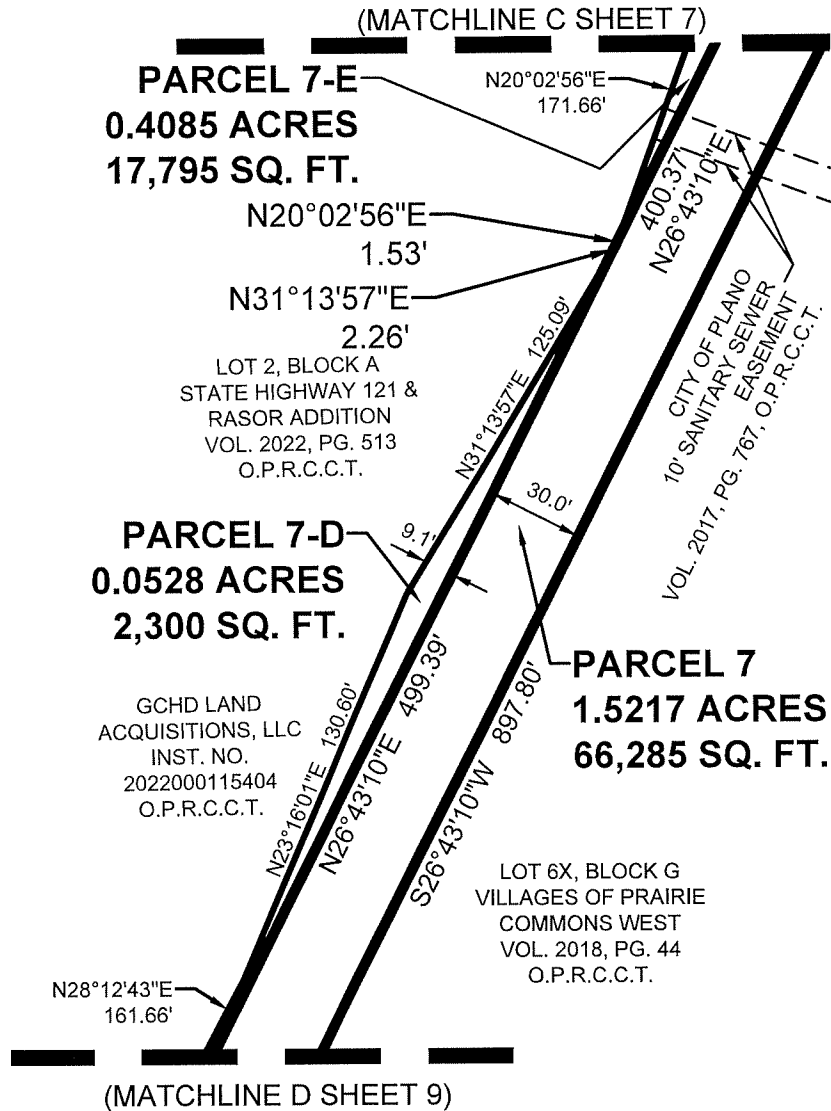
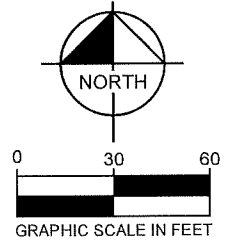
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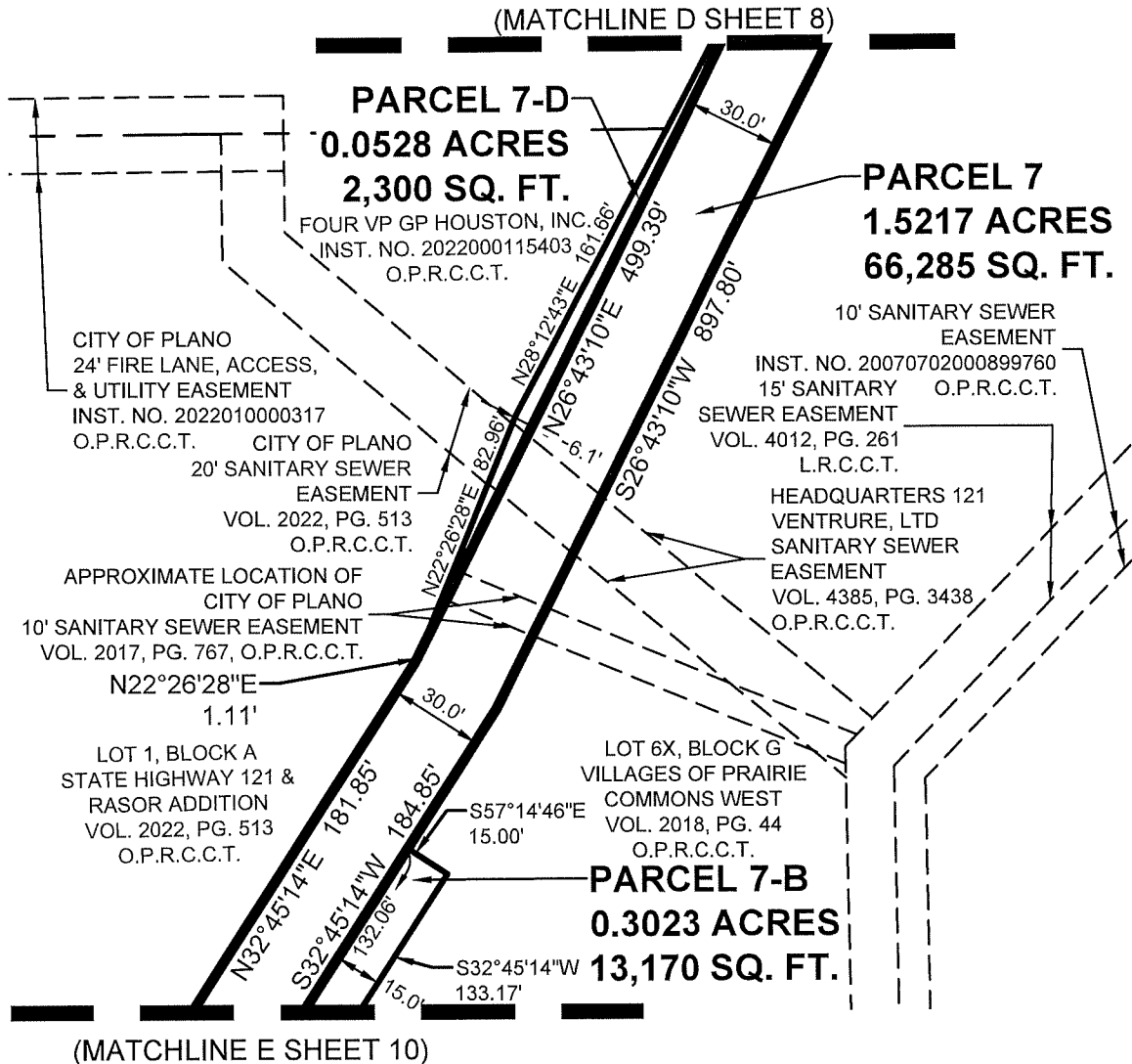
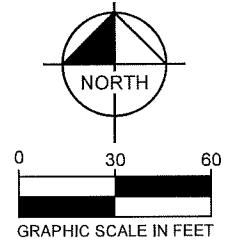
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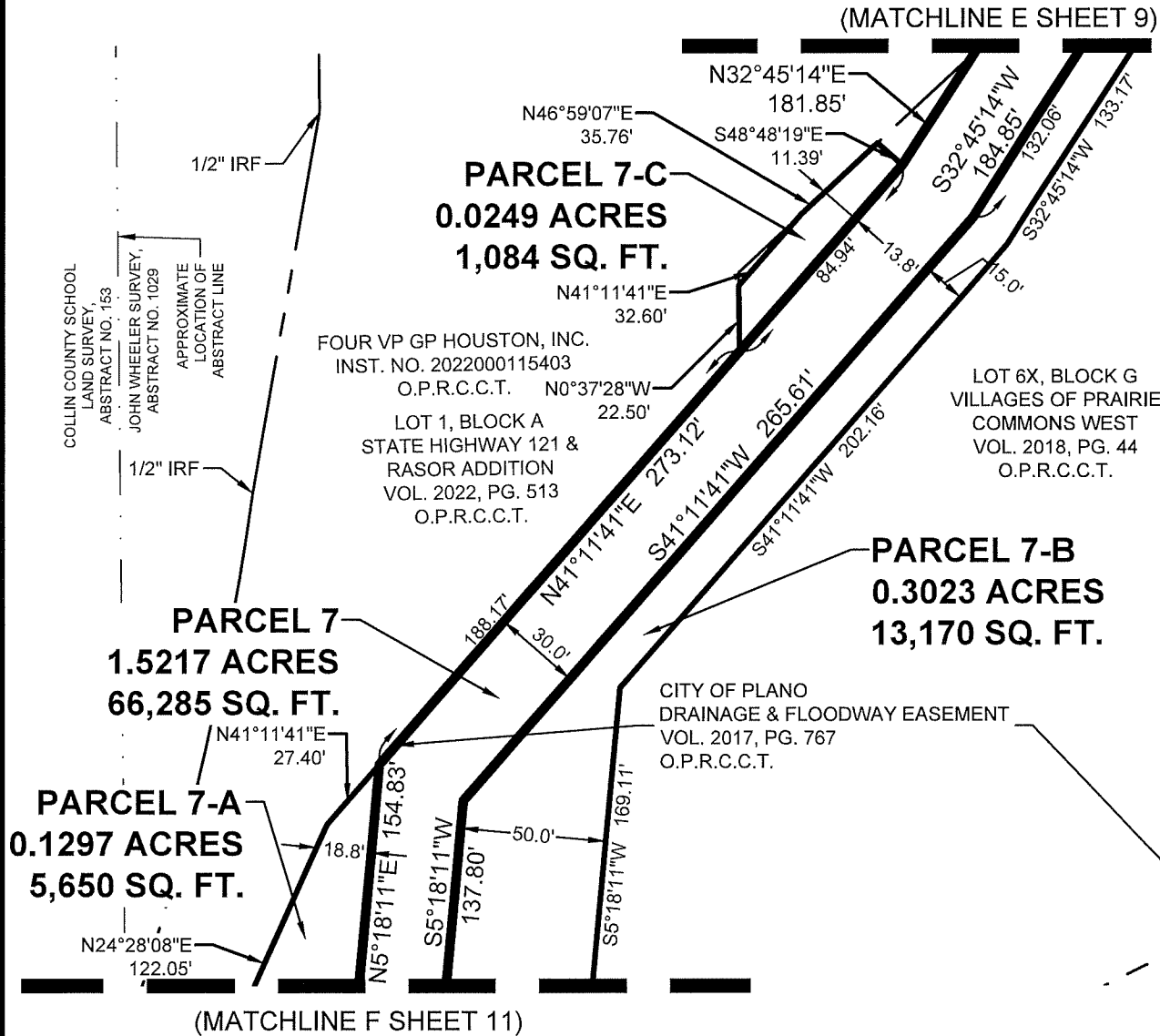
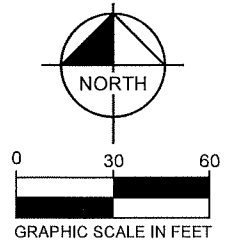
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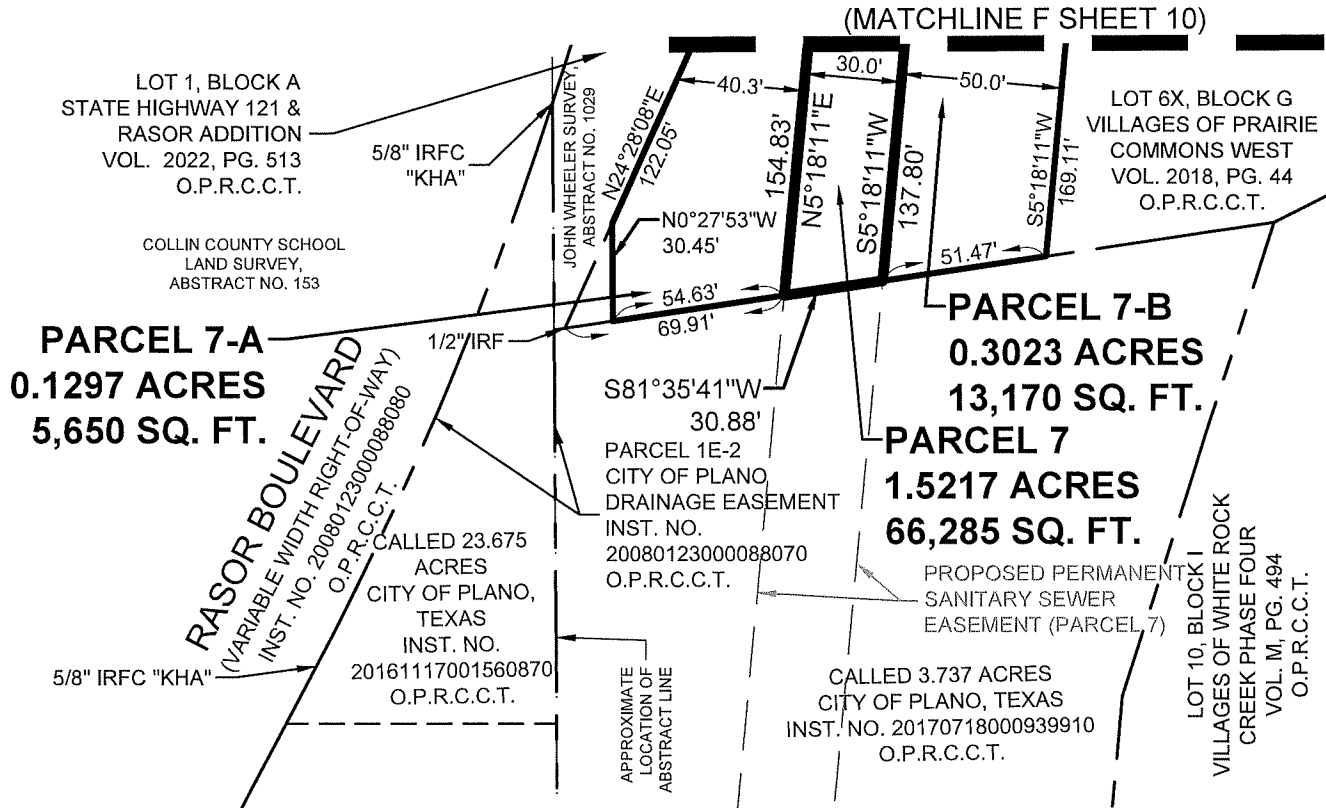
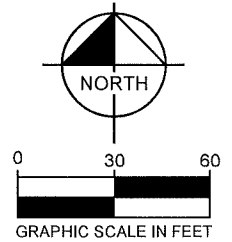
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1" = 60'

Drawn by
JDF/JJZ

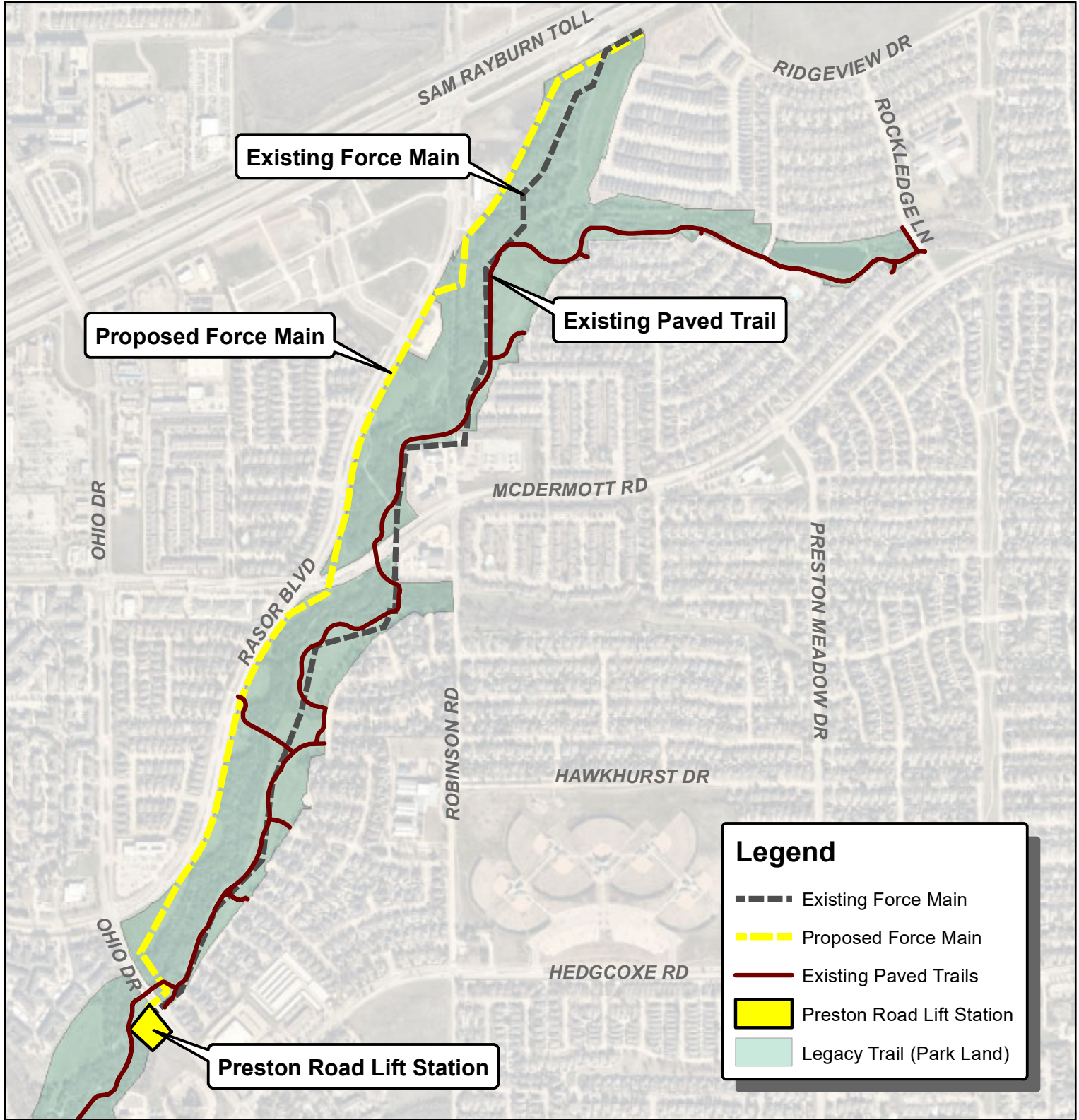
Checked by
JAD

Date
Jan. 2024

Project No.
064305036

Sheet No.
11 OF 11

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0 500 1,000
Feet

Plano
City of Excellence

City of Plano Park Planning Division
3/11/2024

Location Map

**Legacy Trail - Hedgcoxe Road
to Sam Rayburn Tollway
NTMWD Sanitary Sewer
and Temporary
Construction Easement**