

An Ordinance of the City of Plano, Texas, accepting and approving a Service and Assessment Plan and Assessment Roll for the Collin Creek West Public Improvement District; making a finding of special benefit to the property in the District; levying Assessments against property within the District and establishing a lien on such property; providing for the method of assessment and the payment of the Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing penalties and interest on delinquent Assessments; providing for severability; resolving matters incident and related thereto; and providing an effective date.

WHEREAS, a petition was submitted and filed with the City Secretary (the “City Secretary”) of the City of Plano, Texas (the “City”) pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “PID Act”), requesting the creation of a public improvement district located within the corporate limits of the City to be known as the Collin Creek West Public Improvement District (the “District”); and

WHEREAS, the petition contained the signature of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Collin Central Appraisal District, and the signature of the property owner who owns taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the District; and

WHEREAS, on February 8, 2021, after due notice, the City Council of the City (the “City Council”) held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the petition as required by Section 372.009 of the PID Act and on February 8, 2021, the City Council made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 2021-2-4(R) (the “Authorization Resolution”) adopted by a majority of the members of the City Council, authorized the District in accordance with its finding as to the advisability of the improvement projects and services for the District (the “Public Improvements”); and

WHEREAS, on February 11, 2021, the City published notice of its authorization of the District in the *Dallas Morning News*, a newspaper of general circulation in the City; and

WHEREAS, no written protests of the District from any owners of record of property within the District were filed with the City Secretary within 20 days after February 11, 2021; and

WHEREAS, on May 24, 2021, the City Council adopted a resolution accepting the preliminary service and assessment plan, including the proposed assessment roll for the District; ordering a public hearing to consider an ordinance levying assessments (the “Assessments”) against assessable property within the District (the “Assessed Property”); authorizing and directing the City Secretary of the City to publish notice of a public hearing to consider the levying of the Assessments against the Assessed Property (the “Levy and Assessment Hearing”); authorizing and directing the mailing of notice of the Levy and Assessment Hearing to owners of property liable for assessment; and directing related action; and

WHEREAS, the proposed assessment roll for the District (the “Assessment Roll”) has been filed with the City Secretary and is available for public inspection; and

WHEREAS, the City Secretary, pursuant to Section 372.016(b) of the PID Act, published notice of the Levy and Assessment Hearing on May 27, 2021 in the *Dallas Morning News*, a newspaper of general circulation in the City; and

WHEREAS, the City Secretary, pursuant to Section 372.016(c) of the PID Act, mailed the notice of the Levy and Assessment Hearing to the last known address of the owners of the property liable for the Assessments; and.

WHEREAS, the City Council opened and convened the Levy and Assessment Hearing on June 28, 2021, and then the City Council recessed such public hearing until July 26, 2021;

WHEREAS, the City Council opened and reconvened the Levy and Assessment Hearing on July 26, 2021, and then the City Council recessed such public hearing until August 23, 2021;

WHEREAS, on August 23, 2021, the City Council reconvened the Levy and Assessment Hearing and all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the Actual Costs (as defined in the Service and Assessment Plan) of the Public Improvements, the purposes of the Assessments, the special benefits of the Public Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City Council finds and determines that the Assessment Roll and the Collin Creek West Public Improvement District Service and Assessment Plan, dated August 23, 2021, substantially similar to the form attached hereto as **Exhibit A** (the “Service and Assessment Plan”), and which is incorporated herein for all purposes, should be approved and that the Assessments should be levied as provided in the Service and Assessment Plan and the Assessment Roll attached thereto as Exhibit E (the “Assessment Roll”); and

WHEREAS, the owners, or their representatives, of the majority of the privately-owned and taxable property located within the District, (the “Landowners”), who are the persons to be assessed pursuant to this Ordinance, have indicated their approval and acceptance of this Ordinance, the Service and Assessment Plan, the Assessment Roll, and the levy of the Assessments against their property located within the District; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act.

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

Section I. Terms.

Terms not otherwise defined herein, including in the preambles to this Ordinance, have the meanings ascribed thereto as set forth in the Service and Assessment Plan.

Section II. Findings.

The findings and determinations set forth in the preambles hereof are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section. The City Council hereby finds, determines, and ordains, as follows:

(a) The apportionment of the Actual Costs of the Public Improvements (as reflected in the Service and Assessment Plan) and the Annual Collection Costs (as defined and as reflected in the Service and Assessment Plan) is fair and reasonable, reflects an accurate presentation of the special benefit each parcel of Assessed Property will receive from the construction of the Public Improvements identified in the Service and Assessment Plan, and is hereby approved;

(b) The Service and Assessment Plan covers a period of at least five years and defines the annual indebtedness and projected costs for the Public Improvements;

(c) The Service and Assessment Plan apportions the Actual Costs of the Public Improvements to be assessed against the Assessed Property and such apportionment is made on the basis of special benefits accruing to the property because of the Public Improvements;

(d) All of the real property in the District which is being assessed in the amounts shown in the Assessment Roll will be benefited by the Public Improvements proposed to be constructed as described in the Service and Assessment Plan, and each parcel of Assessed Property will receive special benefits in each year equal to or greater than each annual payment of the Assessments and will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;

(e) The method of apportionment of the Actual Costs of the Public Improvements and the Annual Collection Costs set forth in the Service and Assessment Plan results in imposing equal shares of the Actual Costs of the Public Improvements and the Annual Collection Costs on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the Actual Costs;

(f) The Service and Assessment Plan should be approved as the service plan and assessment plan for the District as described in Sections 372.013 and 372.014 of the PID Act;

(g) The Assessment Roll should be approved as the assessment roll for the District;

(h) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures

in connection with the imposition and collection of Assessments are hereby approved and will expedite collection of the Assessments in a timely manner in order to provide the services and improvements needed and required for the area within the District; and

(i) A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered, and formally acted upon.

Section III. Service and Assessment Plan.

The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the PID Act as the service plan and the assessment plan for the District.

Section IV. Assessment Roll.

The Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the assessment roll for the District.

Section V. Levy and Payment of Assessments for Actual Costs of the Public Improvements.

(a) The City Council hereby levies an assessment on each parcel of Assessed Property (excluding Non-Benefitted Property, as defined in the Service and Assessment Plan) located within the District, as shown and described in the Service and Assessment Plan and in the respective amounts shown in the Assessment Roll, as an assessment on the properties set forth in the Assessment Roll. The Assessments hereby levied shall be sufficient to pay the debt service on any bonds or other evidences of indebtedness that may be hereafter issued and costs related thereto in accordance with the terms of the Service and Assessment Plan or that are otherwise authorized by the PID Act.

(b) The levy of the Assessments shall be effective on the date of execution of this Ordinance levying the Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the PID Act.

(c) The collection of the Assessments shall be as described in the Service and Assessment Plan and the PID Act.

(d) Each Assessment may be paid in a lump sum at any time or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

(e) Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan, as the same shall be updated from time to time, including upon the issuance of the PID Bonds (as defined in the Service and Assessment Plan).

(f) Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

(g) The Annual Collection Costs for the Assessed Property shall be calculated pursuant to the terms of the Service and Assessment Plan.

Section VI. Method of Assessment.

The Actual Costs of the Public Improvements and the Annual Collection Costs shall be apportioned according to the method set forth in the Service and Assessment Plan.

Section VII. Penalties and Interest on Delinquent Assessments.

Delinquent Assessments shall be subject to the penalties, interest, procedures, and foreclosure sales set forth in the Service and Assessment Plan and as allowed by law.

Section VIII. Prepayments of Assessments.

As provided in Section VI of the Service and Assessment Plan, the owner of any Assessed Property may prepay the Assessments levied by this Ordinance.

Section IX. Lien Priority.

The City Council and the Landowners intend for the obligations, covenants and burdens on the landowners of Assessed Property, including without limitation such Landowners' obligations related to payment of the Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the Landowners, as the owners of Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. The Assessments shall have lien priority as specified in the Service and Assessment Plan and the PID Act.

Section X. Appointment of Administrator and Collector of Assessments.

(a) Appointment of Administrator.

P3Works, LLC, is hereby appointed and designated as the initial Administrator of the Service and Assessment Plan and the Assessments levied by this Ordinance (the "Administrator"). The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such service shall constitute an Annual Collection Cost.

(b) Appointment of Temporary Collector.

The City's Director of Finance is hereby appointed and designated as the temporary collector of the Assessments (the "Collector"). The Collector shall serve in such capacity until such time as the City shall arrange for the Collector's duties to be performed by the Collin County Tax Assessor-Collector or another qualified collection agent selected by the City .

Section XI. Applicability of Tax Code.

To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of Assessments by the City .

Section XII. Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and the Assessment Roll attached thereto, to be recorded in the real property records of Collin County. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council.

Section XIII. Severability.

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity or any other portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section XIV. Effective Date.

This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage and execution hereof.

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DULY PASSED AND APPROVED on this the 23rd day of August, 2021

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

EXHIBIT A

Service and Assessment Plan

Collin Creek West Public Improvement District

SERVICE AND ASSESSMENT PLAN
AUGUST 23, 2021



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INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section,” an “Exhibit,” or an “Appendix” shall be a reference to a Section of this Service and Assessment Plan, or an Exhibit or Appendix attached to and made a part of this Service and Assessment Plan for all purposes.

On February 8, 2021, the City Council passed and approved Resolution No. 2021-2-4(R) authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of the Authorized Improvements that confer a special benefit on approximately 39.37 acres located within the corporate limits of the City, as described legally by metes and bounds on **Exhibit M** and as depicted by the map on **Exhibit A**.

The PID Act requires a Service Plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Assessment Roll is included as **Exhibit E**.

SECTION I: DEFINITIONS

“Actual Costs” mean, with respect to the Authorized Improvements, (a) the costs incurred by or on behalf of Developer for the design, planning, acquisition, installation, construction and/or implementation of such Authorized Improvement, (b) the costs incurred in preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs incurred by or on behalf of the Developer for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting and similar professional services, (e) all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen in connection with the acquisition, construction or implementation of the Authorized Improvement, and (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal and consulting fees, financing charges, governmental fees and charges, insurance premiums, and miscellaneous expenses plus interest, if any, calculated from the respective dates of the expenditures until the date of reimbursement therefore.

“Additional Interest” means the amount collected by the application of the Additional Interest Rate.

“Additional Interest Rate” means the 0.50% additional interest rate that may be charged on Assessments pursuant to Section 372.018 of the PID Act.

“Administrator” means the City or the person or an independent firm designated by the City who shall have the responsibilities provided in this Service and Assessment Plan, the Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

“Annual Collection Costs” mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) paying, and redeeming PID Bonds (but not including principal, premium or interest on the PID Bonds); (7) investing or depositing Assessments and Annual Installments; (8) complying with this Service and Assessment Plan and the PID Act with respect to the administration of the PID Bonds, including the City’s continuing disclosure requirements; and (9) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but

not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

“Annual Installment” means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest.

“Annual Service Plan Update” means an update to this Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

“Assessed Property” means any Parcel within the District against which an Assessment is levied.

“Assessment” means an assessment levied against a Parcel within the District, other than Non-Benefitted Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Assessment Ordinance” means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on the Assessed Property, as shown on any Assessment Roll.

“Assessment Plan” means the methodology employed to assess the Actual Costs of the Authorized Improvements against the Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements, more specifically set forth and described in **Section V**.

“Assessment Roll” means any assessment roll for the Assessed Property within the District, including the Assessment Roll, included in this Service and Assessment Plan as **Exhibit E**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

“Authorized Improvements” mean (1) the improvements authorized by Section 372.003 of the PID Act, as depicted on **Exhibit G**, (2) Bond Issuance Costs, and (3) District Formation Costs, as described in **Section III**.

“Bond Issuance Costs” means the costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, capitalized interest, reserve fund requirements, underwriter’s discount, fees charged by the Texas Attorney General, and any other cost or expense incurred by the City directly associated with the issuance of any series of PID Bonds.

“Bonds” means those certain “City of Plano, Texas, Assessment Revenue Bonds, Series 2021 (Collin Creek West Public Improvement District Project)”, that are secured by Assessments.

“City” means the City of Plano, Texas.

“City Council” means the governing body of the City.

“County” means Collin County, Texas.

“Delinquent Collection Costs” mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Service and Assessment Plan, including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“Developer” means Collin Creek Development, LLC, a Delaware limited liability company, and any successor and assigns thereof that intend to develop the property in the District for the ultimate purpose of transferring title to end users.

“District” means Collin Creek West Public Improvement District containing approximately 39.37 acres located within the corporate limits of the City, and more specifically described legally by metes and bounds on **Exhibit M** and as depicted by the map on **Exhibit A**.

“District Formation Costs” means the costs associated with forming the District, including but not limited to 1st year Annual Collection Costs, and any other cost or expense directly associated with the establishment of the District.

“Engineer’s Report” means a report provided by a licensed professional engineer that describes the Authorized Improvements, including their costs, location, and benefit, and is attached hereto as **Appendix A**.

“Estimated Buildout Value” means the estimated buildout value of an Assessed Property with fully constructed buildings, as provided by the Developer and confirmed by the City Council, by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that, in the judgment of the City, may impact value. The Estimated Buildout Value for a Parcel is shown on **Exhibit H** for all Lot Types and will not change in Annual Service Plan Updates.

“Initial Parcel” means all of the Assessed Property against which the entire Assessment is levied, as shown on the Assessment Roll. Until a plat has been recorded for the parcel(s) within the District, the Assessment and Annual Installment will be allocated to each property and billed to

the property identification number associated with that property based on the acreage shown on Collin Central Appraisal District.

“Indenture” means an Indenture of Trust entered into in connection with the issuance of each series of PID Bonds, as amended or supplemented from time to time, between the City and a Trustee setting forth terms and conditions related to a series of PID Bonds.

“Landowner Consents” means the specific agreement(s) entered into between the Owner or any other owner(s) of property within the District and the City, each effective as of June 28, 2021.

“Lot” means (1) for any portion of the District for which a subdivision plat has been recorded in the Plat or Official Public Records of the County, a tract of land described as a “lot” in such subdivision plat, and (2) for any portion of the District for which a subdivision plat has not been recorded in the Plat or Official Public Records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat as shown on a concept plan or preliminary plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. lot size, home product, buildout value, etc.), as determined by the Administrator and confirmed and approved by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as provided by the Developer, and confirmed and approved by the City Council, as shown on **Exhibit H**.

“Lot Type 1” means a Lot designated as a single-family residential lot by the Developer, as shown on the map attached as **Exhibit I**.

“Lot Type 2” means a Lot designated as a multi-family residential lot by the Developer, as shown on the map attached as **Exhibit I**.

“Maximum Assessment” means, for each Assessed Property, the lesser of: (1) the Assessment allocated to the Assessed Property as shown on the Assessment Roll attached as **Exhibit F**, and (2) the amount shown per unit or square foot on **Exhibit H** multiplied by the number of units or square feet of corresponding Land Use within the Assessed Property. The Maximum Assessment shall be reduced annually by the principal portion of the Annual Installment. The Maximum Assessment in **Exhibit H** cannot be increased after the levy of the Assessments is adopted.

“Non-Benefitted Property” means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements as determined by the City Council.

“Notice of Assessment Termination” means a document that shall be recorded in the Official Public Records of the County evidencing the termination of an Assessment, a form of which is attached as **Exhibit K**.

“Owner” means VM Fund I, LLC a Delaware limited liability company.

“Parcel(s)” means a property, within the District, identified by either a tax map parcel identification number assigned by the Collin Central Appraisal District for real property tax purposes, by metes and bounds description, by lot and block number in a final subdivision plat recorded in the Plat or Official Public Records of the County, or by any other means as determined by the City.

“PID Act” means Chapter 372, Texas Local Government Code, as amended.

“PID Bonds” mean those certain “City of Plano, Texas, Special Assessment Revenue Bonds, Series 2021 (Collin Creek West Public Improvement District Project)”, and any other bonds issued in accordance with the PID Act, if applicable, that are secured by Assessments.

“Preliminary Site Plan” means the Preliminary Site Plan approved on October 5, 2020, and as may be amended, attached hereto as **Exhibit J**.

“Prepayment” means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment.

“Prepayment Costs” mean interest, including Additional Interest, and Annual Collection Costs incurred up to the date of Prepayment.

“Service and Assessment Plan” means this Collin Creek West Public Improvement District Service and Assessment Plan, as updated, amended, or supplemented from time to time.

“Service Plan” covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements, more specifically described in **Section IV**.

“Trustee” means the trustee (or successor trustee) under an Indenture.

SECTION II: THE DISTRICT

The District includes approximately 39.37 contiguous acres located within the corporate limits of the City, as more particularly described legally by metes and bounds on **Exhibit M** and as depicted by the map on **Exhibit A**. Development of the District is anticipated to include 402 single-family homes, and 400 multi-family living units as shown on the Preliminary Site Plan attached as **Exhibit J**.

SECTION III: AUTHORIZED IMPROVEMENTS

Based on information provided by the Developer and its engineer and review by the City staff and by third-party consultants retained by the City, the City has determined that the Authorized Improvements confer a special benefit on the Assessed Property. Authorized Improvements will be designed and constructed in accordance with the City's standards and specifications and will be owned and operated by the City once accepted unless specifically stated below. The budget for the Authorized Improvements, as well as the allocation of the Actual Costs of the Authorized Improvements, is shown on **Exhibit B**.

A. Authorized Improvements

- *Roadway and earthwork improvements*

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

- *Water distribution system improvements*

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

- *Sewer collection system improvements*

The sewer collection system improvements consist of demolition, construction and installation of pipes, service lines, manholes, encasements and appurtenances. The sanitary sewer collection system improvements will be designed and constructed in

accordance with City standards and specifications and will be owned and operated by the City.

- *Storm drainage collection system improvements*

The storm drainage collection system improvements consist of demolition, construction and installation of pipes, service lines, manholes, encasements and appurtenances. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Land Acquisitions for Rights-of-Way*

Includes costs necessary to purchase land used to create and construct rights-of-way, parks and any other land acquired within the District.

- *Landscape, Irrigation and Hardscape*

Includes costs needed to construct and install the Authorized Improvements, including groundwork, landscaping, irrigation and hardscape to develop land to be able to construct and install all other Authorized Improvements.

- *Soft Costs*

Includes all costs exclusive of the above improvements to include engineering, construction management, and designing/testing.

B. Bond Issuance Costs

- *Debt Service Reserve Requirement*

Equals the amount required to fund a reserve under the Indenture in connection with the issuance of PID Bonds.

- *Capitalized Interest*

Equals the amount of capitalized interest available for payment of interest on PID Bonds as reflected in the Indenture.

- *Underwriter's Discount*

Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds including a fee for underwriter's attorney.

- *Cost of Issuance*

Costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs,

City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

C. District Formation Expenses

- *First Year Annual Collection Costs*

Costs collected as part of the Annual Installment within the first year associated with creating and administering the District.

- *District Formation/Legal*

Expenses directly associated with forming the District including legal expenses incurred directly associated with the formation.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and annual indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C** summarizes the Service Plan for the District.

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated each year in an Annual Service Plan Update to show the amount required to fund the required reserves and issue the PID Bonds at the time PID Bonds are issued.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications

and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this Service and Assessment Plan describes the special benefit received by each Assessed Property within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owner and all future owners, developers, and end users of the Assessed Property.

A. Assessment Methodology

Acting in its legislative capacity based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City has determined that the costs of the Authorized Improvements shall be allocated 100% to the Initial Parcels. Upon subdivision of the Initial Parcels, the Actual Costs of the Authorized Improvements shall be reallocated based on Estimated Buildout Value as further described in **Section VI**.

B. Assessments

Assessments will be levied on the Assessed Property according to the Assessment Roll, attached hereto as **Exhibit E**. The projected Annual Installments are shown on **Exhibit F-1**, subject to revisions made during any Annual Service Plan Update.

The Maximum Assessment for each Lot Type is shown on **Exhibit H**. In no case will the Assessment for Lot Type 1 or Lot Type 2 exceed the Maximum Assessment.

C. Findings of Special Benefit

Acting in its legislative capacity based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City Council has found and determined:

- The cost of the Authorized Improvements plus the District Formation Costs and Bond Issuance Costs equal \$15,856,456 as shown on **Exhibit B**; and
- The Assessed Property receives special benefit equal to or greater than the Actual Costs of the Authorized Improvements; and

- The Initial Parcel will be allocated 100% of the Assessments levied for the Authorized Improvements, which equals \$15,855,000 as shown on the Assessment Roll, attached as **Exhibit E**; and
- The special benefit (\geq \$15,856,456) received by the Initial Parcels from the Authorized Improvements is equal to or greater than the amount of Assessments (\$15,855,000) levied on the Initial Parcels for the Authorized Improvements; and
- At the time the City Council approved the Assessment Ordinance, the Owner owned 100% of the Initial Parcel. In its Landowner Consents with the City, the Owner acknowledged that the Authorized Improvements confer a special benefit on the Initial Parcels and consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Assessments on the Assessed Property.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for annually by the owner of each Parcel based on the ratio of outstanding Assessment remaining on the Parcel to the total Outstanding Assessment. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Additional Interest

The interest rate on Assessments levied on the Assessed Property may exceed the interest rate on the Bonds by the Additional Interest Rate. Interest at the rate of the Initial Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property

D = the sum of the Estimated Buildout Value for all the newly divided Assessed Properties

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of that Assessed Property relying on information from homebuilders, market studies, appraisals, official public records of the County, and any other relevant information regarding the Assessed Property provided by the Developer. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and update to this Service and approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on buildout value according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the estimated average buildout value of all newly subdivided Lots with the same Lot Type

D = the sum of the estimated average buildout value for all the newly subdivided Lots excluding Non-Benefitted Property
E= the number of Lots with the same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated into a single Parcel, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be reflected in the next Annual Service Plan Update and approved by city Council. The Assessment for any resulting Lot will not exceed the Maximum Assessment, shown on **Exhibit H** for the applicable Lot Type, and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.B.**

B. True-up of Assessments if Maximum Assessment Exceeded

Upon submission of a Preliminary Site Plan for each Assessed Property by the Developer to the City, the Developer shall provide the City and the Administrator the Land Use, gross building square footage, and number of units (if applicable) included in the Preliminary Site Plan for each Assessed Property. The Administrator will review the Preliminary Site Plan to determine if such Preliminary Site Plan will or will not result in the Assessment per unit or square foot for any Parcel within the Preliminary Site Plan exceeding the Maximum Assessment. If the Preliminary Site Plan submitted by the Developer results in an Assessment for ant Parcel exceeding the Maximum Assessment, prior to the City approving the Preliminary Site Plan or issuing a building permit, the Developer will make or cause to be made a Prepayment in an amount sufficient to reduce the Assessment for each Parcel within such Preliminary Site Plan to the Maximum Assessment. The City's approval of an Annual Service Plan Update or a Preliminary Site Plan without payment of

such Prepayment amounts does not eliminate the obligation of the Developer to pay such amounts.

By way of illustration, if a block is initially anticipated to contain 1,000 square feet of commercial property subject to a Maximum Assessment of \$10 per square foot, the block would initially be allocated a total Assessment of \$10,000. If the Owner then submits to the City and Administrator a Preliminary Site Plan showing he only plans on building 800 square feet of commercial property on said block, the Developer will be required to make or cause to be made a Prepayment in an amount sufficient to reduce the Assessment allocated to said block to the Maximum Assessment of \$10 per square foot, which is calculated using the following formula:

$$A = B - (C * D)$$

Where the terms have the following meanings:

A = the Prepayment amount

B = the Assessment originally allocated to the Assessed Property

C = the number of units in the Assessed Property per the Preliminary Site Plan

D = the Maximum Assessment per unit

	Square Footage	Assessment	Assessment per Square foot ¹
Initially Anticipated:	1,000	\$ 10,000.00	\$ 10.00
Site Plan:	800	\$ 10,000.00	\$ 12.50
Post-Prepayment ² :	800	\$ 8,000.00	\$ 10.00

Notes:

¹ The Maximum Assessment per square foot is \$10.00.

² The Mandatory Prepayment amount required in this example to reduce the Assessment per square foot back down to the maximum of \$10.00 is \$2,000.00 (10,000 - (800*10) = 2,000).

C. Mandatory Prepayment of Assessments

If an Assessed Property or a portion thereof is transferred to a person or entity that is exempt from payment of the Assessment under applicable law, or the owner causes a Parcel or portion thereof to become Non-Benefitted Property, the owner of such Parcel or portion thereof shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs for such Parcel or portion thereof, prior to or concurrently with any such conveyance or act. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable "Notice of PID Assessment Termination," a form of which is attached hereto as **Exhibit K**.

D. Reduction of Assessments

If as a result of cost savings or the failure to construct an Authorized Improvement, the Actual Costs of completed Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds are not issued, the City Council shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the Actual Costs that were expended, or (ii) in the event PID Bonds are issued, the Trustee shall apply amounts on deposit in the applicable account of the Project Fund, relating to the PID Bonds, that are not expected to be used for purposes of the Project Fund to redeem outstanding PID Bonds, in accordance with the applicable Indenture. The Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The owner of any Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment on an Assessed Property is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced to zero on said Assessed Property and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the City shall provide the owner with a recordable "Notice of PID Assessment Termination."

If an Assessment on an Assessed Property is pre-paid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced on said Assessed Property and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment will be reduced to the extent of the Prepayment made.

F. Prepayment as a Result of an Eminent Domain Proceeding or Taking

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a “**Taking**”), the portion of the Assessed Property that was taken or transferred (the “**Taken Property**”) shall be reclassified as Non-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property,) (the “**Remaining Property**”), following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of Prepayment, with any remainder credited against the assessment on the Remaining Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment, (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the \$100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment on the Remaining Property by \$10, then the owner shall be required to pay \$10 as a

Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to be \$90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Taken Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. Said owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

G. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-1** shows the projected Annual Installments for the District. **Exhibit F-2** shows the projected Annual Installments for Lot Type 1. **Exhibit F-3** shows the projected Annual Installments for Lot Type 2. In no case will the Assessment for Lot Type 1 or Lot Type 2 exceed the Maximum Assessment. Annual Installments are subject to adjustment in each Annual Service Plan Update.

Prior to the recording of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax identification numbers for billing and collection purpose, the Annual Installment shall be allocated pro rata based on the acreage of the property, not including any Non-Benefitted Property or non-assessed property, as shown by Collin County Appraisal District for each tax identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of the outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and

foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes due and owing to the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with applicable law, including the PID Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the PID Bonds shall be due when billed and shall be delinquent if not paid prior to February 1, 2022.

Failure of an owner of Assessed Property to receive an invoice for an Annual Installment on the property tax bill or otherwise shall not relieve said owner of Assessed Property of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs. The City may provide for other means of collecting the Annual Installments to the extent permitted by the PID Act or other applicable law.

SECTION VII: ASSESSMENT ROLL

The Assessment Roll is attached as **Exhibit E**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Assessment Roll and Annual Installments for each Parcel within the Assessed Property as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of an Assessed Property claims that an error has been made in any calculation required by this Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the said owner's sole and exclusive remedy shall be

to submit a written notice of error to the Administrator by December 1st of the year following the City's approval of the calculation. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the owner not later than 30 days of such receipt of a written notice of error from an owner. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Service and Assessment Plan. Interpretations of this Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public meeting at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

D. Severability

If any provision of this Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

LIST OF EXHIBITS

The following Exhibits are attached to and made a part of this Service and Assessment Plan for all purposes:

Exhibit A	District Boundary Map
Exhibit B	Project Costs
Exhibit C	Service Plan
Exhibit D	Sources and Uses
Exhibit E	Assessment Roll
Exhibit F-1	Annual Installments
Exhibit F-2	Lot Type 1 Annual Installments
Exhibit F-3	Lot Type 2 Annual Installments
Exhibit G	Map of Authorized Improvements
Exhibit H	Maximum Assessment per Lot Type
Exhibit I	Lot Type Classification Map
Exhibit J	Preliminary Site Plan
Exhibit K	Notice of PID Assessment Termination
Exhibit L	Debt Service Schedule for the Bonds
Exhibit M	District Legal Description

LIST OF APPENDICES

The following Appendices are attached to and made a part of this Service and Assessment Plan for all purposes:

Appendix A Engineer's Report

EXHIBIT A – DISTRICT BOUNDARY MAP

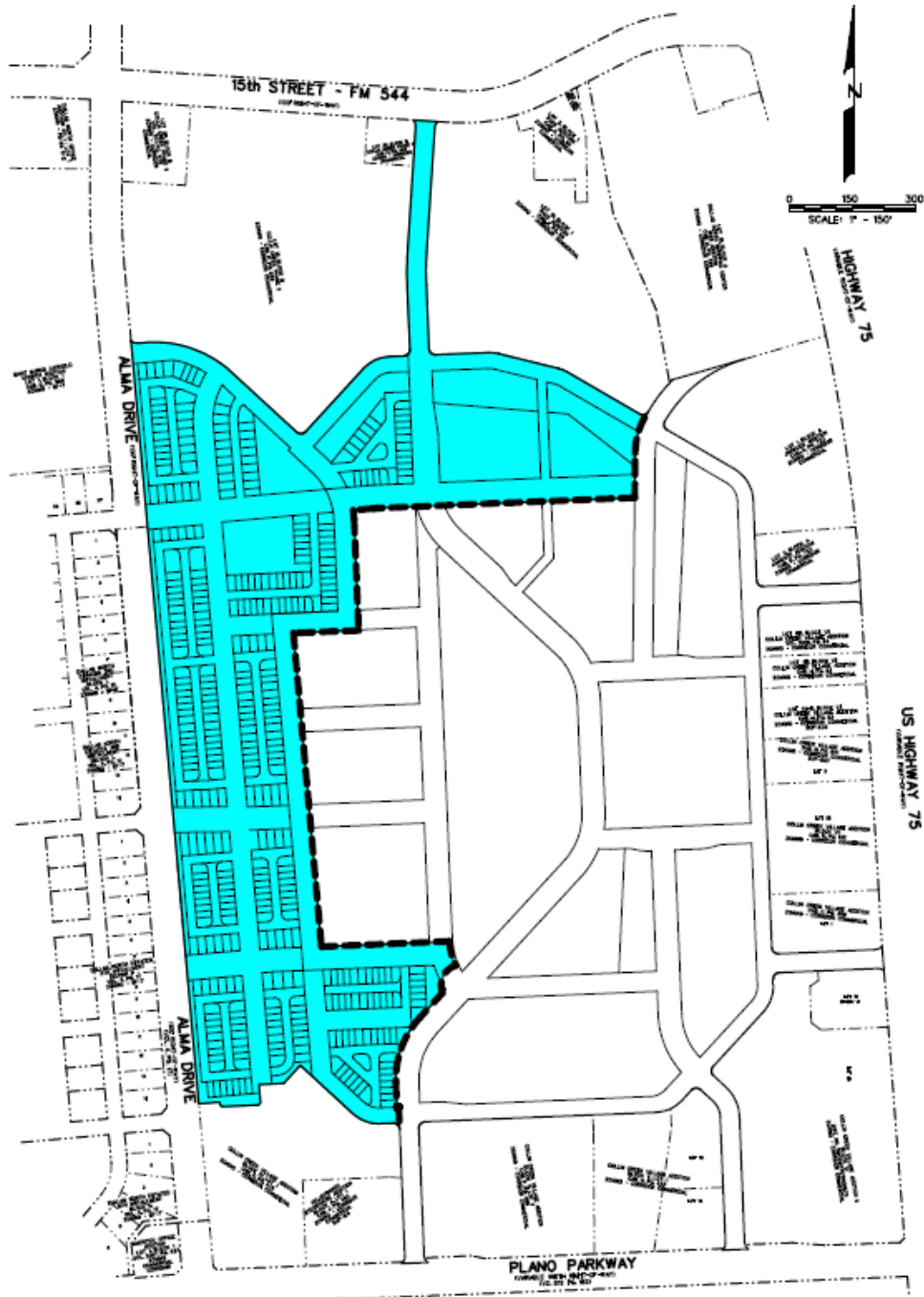


EXHIBIT A WEST PID

39.37 ACRES

EXHIBIT B – PROJECT COSTS

	Total Costs	Privately Funded	PID Funded
<i>Authorized Improvements</i>			
Roadway and Earthwork [a]	\$ 5,148,158	\$ -	\$ 5,148,158
Water Distribution Systems Improvements	1,498,444	-	1,498,444
Sewer Collection System Improvements	1,595,334	-	1,595,334
Storm Drainage Collection System Improvements	995,795	-	995,795
Land Acquisitions for Rights-of-Way	-	-	-
Landscape, Irrigation and Hardscape	925,000	-	925,000
Soft Costs [b]	1,417,500	-	1,417,500
	<u>\$ 11,580,231</u>	<u>\$ -</u>	<u>\$ 11,580,231</u>
<i>Private Improvements</i>			
Roadway [a]	\$ 1,396,645	\$ 1,396,645	\$ -
Erosion Control	40,400	40,400	-
Parks	834,434	834,434	-
Amenity Center	2,195,325	2,195,325	-
Soft Costs [b]	157,500	157,500	-
	<u>\$ 4,624,303</u>	<u>\$ 4,624,303</u>	<u>\$ -</u>
<i>District Formation Expenses and Bond Issuance Costs</i>			
Debt Service Reserve Fund	\$ 1,108,700		\$ 1,108,700
Capitalized Interest	872,025		872,025
Underwriter Discount	475,650		475,650
Cost of Issuance	1,109,850		1,109,850
First Year Annual Collection Costs	40,000		40,000
District Formation/Legal	670,000		670,000
	<u>\$ 4,276,225</u>		<u>\$ 4,276,225</u>
Total	\$ 20,480,759	\$ 4,624,303	\$ 15,856,456

Footnotes:

[a] Includes demo, earthwork and paving.

[b] Inclusive of a 4% construction management fee, design and testing.

EXHIBIT C – SERVICE PLAN

		Collin Creek West PID				
Installments Due		1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
<i>Bonds</i>						
Principal		\$ -	\$ 235,000	\$ 245,000	\$ 260,000	\$ 275,000
Interest		872,025	872,025	859,100	845,625	831,325
Capitalized Interest		(872,025)	-	-	-	-
	(1)	\$ -	\$ 1,107,025	\$ 1,104,100	\$ 1,105,625	\$ 1,106,325
Annual Collection Costs	(2)	\$ 40,000	\$ 40,800	\$ 41,616	\$ 42,448	\$ 43,297
Additional Interest Reserve	(3)	\$ -	\$ 79,275	\$ 78,100	\$ 76,875	\$ 75,575
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 40,000	\$ 1,227,100	\$ 1,223,816	\$ 1,224,948	\$ 1,225,197

EXHIBIT D – SOURCES AND USES

Sources of Funds	
Initial Bond Par	\$ 15,855,000
Owner Contribution [a]	1,455
Owner Contribution - Private Improvements [a]	4,624,303
Total Sources	\$ 20,480,759

Uses of Funds	
Authorized Improvements	\$ 11,580,231
Private Improvements	4,624,303
	\$ 16,204,534

District Formation and Bond Issuance Costs

Debt Service Reserve Fund	\$ 1,108,700
Capitalized Interest	872,025
Underwriter's Discount	475,650
Cost of Issuance	1,109,850
First Year Annual Collection Costs	40,000
District Formation/Legal	670,000
	\$ 4,276,225

Total Uses	\$ 20,480,759
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Footnotes:

[a] Non-Reimbursable to Owner through PID proceeds.

EXHIBIT E – ASSESSMENT ROLL

Property Description	Outstanding Assessment	Annual Installment Due 1/31/2022
Initial Parcel	\$ 15,855,000.00	\$ 40,000.00

Note: For billing purposes only, until a plat has been recorded within the Initial Parcel, the Improvement Area #1 Annual Installment will be billed to each Tax Parcel within the Initial Parcel based on the acreage of the Tax Parcel as calculated by the Collin Central Appraisal District and as shown in the below table.

Property ID	Acreage	Allocation	Outstanding Assessment	Annual Installment Due 1/31/2022
1520786	10.665	15.69%	\$ 2,487,496.10	\$ 6,275.61
1500511	2.504	3.68%	\$ 584,030.18	\$ 1,473.43
535219	23.446	34.49%	\$ 5,468,532.35	\$ 13,796.36
352889	14.361	21.13%	\$ 3,349,641.25	\$ 8,450.69
352898	12.536	18.44%	\$ 2,923,888.31	\$ 7,376.57
352781	4.465	6.57%	\$ 1,041,411.80	\$ 2,627.34
Total	67.977	100.00%	\$ 15,855,000.00	\$ 40,000.00

EXHIBIT F-1 – PROJECTED ANNUAL INSTALLMENTS

Installments Due 1/31	Principal	Interest [a]	Capitalized Interest	Reserve Fund Release	Additional Interest	Annual Collection Costs	Annual Installment
2022	\$ -	\$ 872,025	\$ (872,025)	\$ -	\$ -	\$ 40,000	\$ 40,000
2023	\$ 235,000	\$ 872,025	\$ -	\$ -	\$ 79,275	\$ 40,800	\$ 1,227,100
2024	\$ 245,000	\$ 859,100	\$ -	\$ -	\$ 78,100	\$ 41,616	\$ 1,223,816
2025	\$ 260,000	\$ 845,625	\$ -	\$ -	\$ 76,875	\$ 42,448	\$ 1,224,948
2026	\$ 275,000	\$ 831,325	\$ -	\$ -	\$ 75,575	\$ 43,297	\$ 1,225,197
2027	\$ 290,000	\$ 816,200	\$ -	\$ -	\$ 74,200	\$ 44,163	\$ 1,224,563
2028	\$ 305,000	\$ 800,250	\$ -	\$ -	\$ 72,750	\$ 45,046	\$ 1,223,046
2029	\$ 325,000	\$ 783,475	\$ -	\$ -	\$ 71,225	\$ 45,947	\$ 1,225,647
2030	\$ 340,000	\$ 765,600	\$ -	\$ -	\$ 69,600	\$ 46,866	\$ 1,222,066
2031	\$ 360,000	\$ 746,900	\$ -	\$ -	\$ 67,900	\$ 47,804	\$ 1,222,604
2032	\$ 380,000	\$ 727,100	\$ -	\$ -	\$ 66,100	\$ 48,760	\$ 1,221,960
2033	\$ 400,000	\$ 706,200	\$ -	\$ -	\$ 64,200	\$ 49,735	\$ 1,220,135
2034	\$ 420,000	\$ 684,200	\$ -	\$ -	\$ 62,200	\$ 50,730	\$ 1,217,130
2035	\$ 445,000	\$ 661,100	\$ -	\$ -	\$ 60,100	\$ 51,744	\$ 1,217,944
2036	\$ 470,000	\$ 636,625	\$ -	\$ -	\$ 57,875	\$ 52,779	\$ 1,217,279
2037	\$ 495,000	\$ 610,775	\$ -	\$ -	\$ 55,525	\$ 53,835	\$ 1,215,135
2038	\$ 525,000	\$ 583,550	\$ -	\$ -	\$ 53,050	\$ 54,911	\$ 1,216,511
2039	\$ 550,000	\$ 554,675	\$ -	\$ -	\$ 50,425	\$ 56,010	\$ 1,211,110
2040	\$ 580,000	\$ 524,425	\$ -	\$ -	\$ 47,675	\$ 57,130	\$ 1,209,230
2041	\$ 615,000	\$ 492,525	\$ -	\$ -	\$ 44,775	\$ 58,272	\$ 1,210,572
2042	\$ 650,000	\$ 458,700	\$ -	\$ -	\$ 41,700	\$ 59,438	\$ 1,209,838
2043	\$ 685,000	\$ 422,950	\$ -	\$ -	\$ 38,450	\$ 60,627	\$ 1,207,027
2044	\$ 720,000	\$ 385,275	\$ -	\$ -	\$ 35,025	\$ 61,839	\$ 1,202,139
2045	\$ 760,000	\$ 345,675	\$ -	\$ -	\$ 31,425	\$ 63,076	\$ 1,200,176
2046	\$ 800,000	\$ 303,875	\$ -	\$ -	\$ 27,625	\$ 64,337	\$ 1,195,837
2047	\$ 845,000	\$ 259,875	\$ -	\$ -	\$ 23,625	\$ 65,624	\$ 1,194,124
2048	\$ 895,000	\$ 213,400	\$ -	\$ -	\$ 19,400	\$ 66,937	\$ 1,194,737
2049	\$ 940,000	\$ 164,175	\$ -	\$ -	\$ 14,925	\$ 68,275	\$ 1,187,375
2050	\$ 995,000	\$ 112,475	\$ -	\$ -	\$ 10,225	\$ 69,641	\$ 1,187,341
2051	\$ 1,050,000	\$ 57,750	\$ -	\$ (1,108,700)	\$ 5,250	\$ 71,034	\$ 75,334
Total	\$ 15,855,000	\$ 17,097,850	\$ (872,025)	\$ (1,108,700)	\$ 1,475,075	\$ 1,622,723	\$ 34,069,923

Footnotes:

[a] Interest is calculated at a 5.50% rate.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT F-2 – LOT TYPE 1 ANNUAL INSTALLMENTS

Installments Due 1/31	Principal	Interest [a]	Capitalized Interest	Reserve Fund Release	Additional Interest	Annual Collection Costs	Annual Installment
2022	\$ -	\$ 1,722.80	\$ (1,722.80)	\$ -	\$ -	\$ 79.03	\$ 79.03
2023	\$ 464.27	\$ 1,722.80	\$ -	\$ -	\$ 156.62	\$ 80.61	\$ 2,424.30
2024	\$ 484.03	\$ 1,697.27	\$ -	\$ -	\$ 154.30	\$ 82.22	\$ 2,417.81
2025	\$ 513.66	\$ 1,670.65	\$ -	\$ -	\$ 151.88	\$ 83.86	\$ 2,420.05
2026	\$ 543.30	\$ 1,642.39	\$ -	\$ -	\$ 149.31	\$ 85.54	\$ 2,420.54
2027	\$ 572.93	\$ 1,612.51	\$ -	\$ -	\$ 146.59	\$ 87.25	\$ 2,419.29
2028	\$ 602.57	\$ 1,581.00	\$ -	\$ -	\$ 143.73	\$ 89.00	\$ 2,416.29
2029	\$ 642.08	\$ 1,547.86	\$ -	\$ -	\$ 140.71	\$ 90.78	\$ 2,421.43
2030	\$ 671.72	\$ 1,512.55	\$ -	\$ -	\$ 137.50	\$ 92.59	\$ 2,414.36
2031	\$ 711.23	\$ 1,475.60	\$ -	\$ -	\$ 134.15	\$ 94.44	\$ 2,415.42
2032	\$ 750.74	\$ 1,436.48	\$ -	\$ -	\$ 130.59	\$ 96.33	\$ 2,414.15
2033	\$ 790.25	\$ 1,395.19	\$ -	\$ -	\$ 126.84	\$ 98.26	\$ 2,410.54
2034	\$ 829.77	\$ 1,351.73	\$ -	\$ -	\$ 122.88	\$ 100.22	\$ 2,404.60
2035	\$ 879.16	\$ 1,306.09	\$ -	\$ -	\$ 118.74	\$ 102.23	\$ 2,406.21
2036	\$ 928.55	\$ 1,257.74	\$ -	\$ -	\$ 114.34	\$ 104.27	\$ 2,404.90
2037	\$ 977.94	\$ 1,206.67	\$ -	\$ -	\$ 109.70	\$ 106.36	\$ 2,400.66
2038	\$ 1,037.21	\$ 1,152.88	\$ -	\$ -	\$ 104.81	\$ 108.48	\$ 2,403.38
2039	\$ 1,086.60	\$ 1,095.83	\$ -	\$ -	\$ 99.62	\$ 110.65	\$ 2,392.71
2040	\$ 1,145.87	\$ 1,036.07	\$ -	\$ -	\$ 94.19	\$ 112.87	\$ 2,389.00
2041	\$ 1,215.01	\$ 973.05	\$ -	\$ -	\$ 88.46	\$ 115.13	\$ 2,391.65
2042	\$ 1,284.16	\$ 906.22	\$ -	\$ -	\$ 82.38	\$ 117.43	\$ 2,390.20
2043	\$ 1,353.31	\$ 835.59	\$ -	\$ -	\$ 75.96	\$ 119.78	\$ 2,384.64
2044	\$ 1,422.46	\$ 761.16	\$ -	\$ -	\$ 69.20	\$ 122.17	\$ 2,374.99
2045	\$ 1,501.48	\$ 682.93	\$ -	\$ -	\$ 62.08	\$ 124.62	\$ 2,371.11
2046	\$ 1,580.51	\$ 600.35	\$ -	\$ -	\$ 54.58	\$ 127.11	\$ 2,362.54
2047	\$ 1,669.41	\$ 513.42	\$ -	\$ -	\$ 46.67	\$ 129.65	\$ 2,359.15
2048	\$ 1,768.19	\$ 421.60	\$ -	\$ -	\$ 38.33	\$ 132.24	\$ 2,360.36
2049	\$ 1,857.10	\$ 324.35	\$ -	\$ -	\$ 29.49	\$ 134.89	\$ 2,345.82
2050	\$ 1,965.76	\$ 222.21	\$ -	\$ -	\$ 20.20	\$ 137.59	\$ 2,345.75
2051	\$ 2,074.42	\$ 114.09	\$ -	\$ (2,190.39)	\$ 10.37	\$ 140.34	\$ 148.83
Total	\$ 31,323.67	\$ 33,779.09	\$ (1,722.80)	\$ (2,190.39)	\$ 2,914.21	\$ 3,205.91	\$ 67,309.69

Footnotes:

[a] Interest is calculated at a 5.50% rate.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT F-3 – LOT TYPE 2 ANNUAL INSTALLMENTS

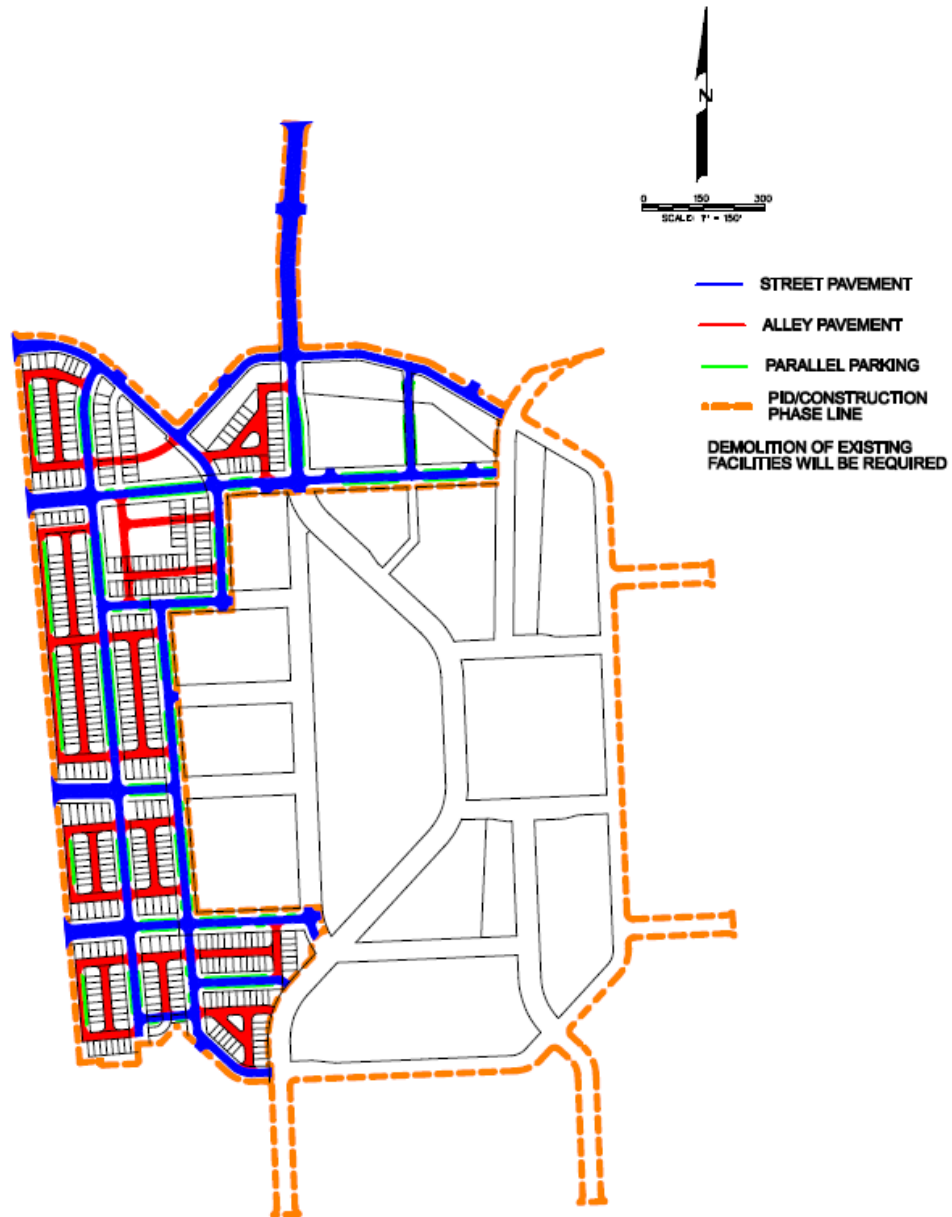
Installments Due 1/31	Principal	Interest [a]	Capitalized Interest	Reserve Fund Release	Additional Interest	Annual Collection Costs	Annual Installment
2022	\$ -	\$ 448.65	\$ (448.65)	\$ -	\$ -	\$ 20.58	\$ 20.58
2023	\$ 120.90	\$ 448.65	\$ -	\$ -	\$ 40.79	\$ 20.99	\$ 631.33
2024	\$ 126.05	\$ 442.00	\$ -	\$ -	\$ 40.18	\$ 21.41	\$ 629.64
2025	\$ 133.77	\$ 435.06	\$ -	\$ -	\$ 39.55	\$ 21.84	\$ 630.22
2026	\$ 141.48	\$ 427.71	\$ -	\$ -	\$ 38.88	\$ 22.28	\$ 630.35
2027	\$ 149.20	\$ 419.93	\$ -	\$ -	\$ 38.18	\$ 22.72	\$ 630.02
2028	\$ 156.92	\$ 411.72	\$ -	\$ -	\$ 37.43	\$ 23.18	\$ 629.24
2029	\$ 167.21	\$ 403.09	\$ -	\$ -	\$ 36.64	\$ 23.64	\$ 630.58
2030	\$ 174.93	\$ 393.89	\$ -	\$ -	\$ 35.81	\$ 24.11	\$ 628.74
2031	\$ 185.22	\$ 384.27	\$ -	\$ -	\$ 34.93	\$ 24.59	\$ 629.01
2032	\$ 195.51	\$ 374.08	\$ -	\$ -	\$ 34.01	\$ 25.09	\$ 628.68
2033	\$ 205.80	\$ 363.33	\$ -	\$ -	\$ 33.03	\$ 25.59	\$ 627.74
2034	\$ 216.08	\$ 352.01	\$ -	\$ -	\$ 32.00	\$ 26.10	\$ 626.20
2035	\$ 228.95	\$ 340.13	\$ -	\$ -	\$ 30.92	\$ 26.62	\$ 626.62
2036	\$ 241.81	\$ 327.54	\$ -	\$ -	\$ 29.78	\$ 27.15	\$ 626.28
2037	\$ 254.67	\$ 314.24	\$ -	\$ -	\$ 28.57	\$ 27.70	\$ 625.17
2038	\$ 270.11	\$ 300.23	\$ -	\$ -	\$ 27.29	\$ 28.25	\$ 625.88
2039	\$ 282.97	\$ 285.37	\$ -	\$ -	\$ 25.94	\$ 28.82	\$ 623.10
2040	\$ 298.40	\$ 269.81	\$ -	\$ -	\$ 24.53	\$ 29.39	\$ 622.13
2041	\$ 316.41	\$ 253.40	\$ -	\$ -	\$ 23.04	\$ 29.98	\$ 622.82
2042	\$ 334.42	\$ 236.00	\$ -	\$ -	\$ 21.45	\$ 30.58	\$ 622.45
2043	\$ 352.42	\$ 217.60	\$ -	\$ -	\$ 19.78	\$ 31.19	\$ 621.00
2044	\$ 370.43	\$ 198.22	\$ -	\$ -	\$ 18.02	\$ 31.82	\$ 618.49
2045	\$ 391.01	\$ 177.85	\$ -	\$ -	\$ 16.17	\$ 32.45	\$ 617.48
2046	\$ 411.59	\$ 156.34	\$ -	\$ -	\$ 14.21	\$ 33.10	\$ 615.24
2047	\$ 434.74	\$ 133.70	\$ -	\$ -	\$ 12.15	\$ 33.76	\$ 614.36
2048	\$ 460.47	\$ 109.79	\$ -	\$ -	\$ 9.98	\$ 34.44	\$ 614.68
2049	\$ 483.62	\$ 84.47	\$ -	\$ -	\$ 7.68	\$ 35.13	\$ 610.89
2050	\$ 511.92	\$ 57.87	\$ -	\$ -	\$ 5.26	\$ 35.83	\$ 610.87
2051	\$ 540.21	\$ 29.71	\$ -	\$ (570.41)	\$ 2.70	\$ 36.55	\$ 38.76
Total	\$ 8,157.21	\$ 8,796.64	\$ (448.65)	\$ (570.41)	\$ 758.91	\$ 834.87	\$ 17,528.57

Footnotes:

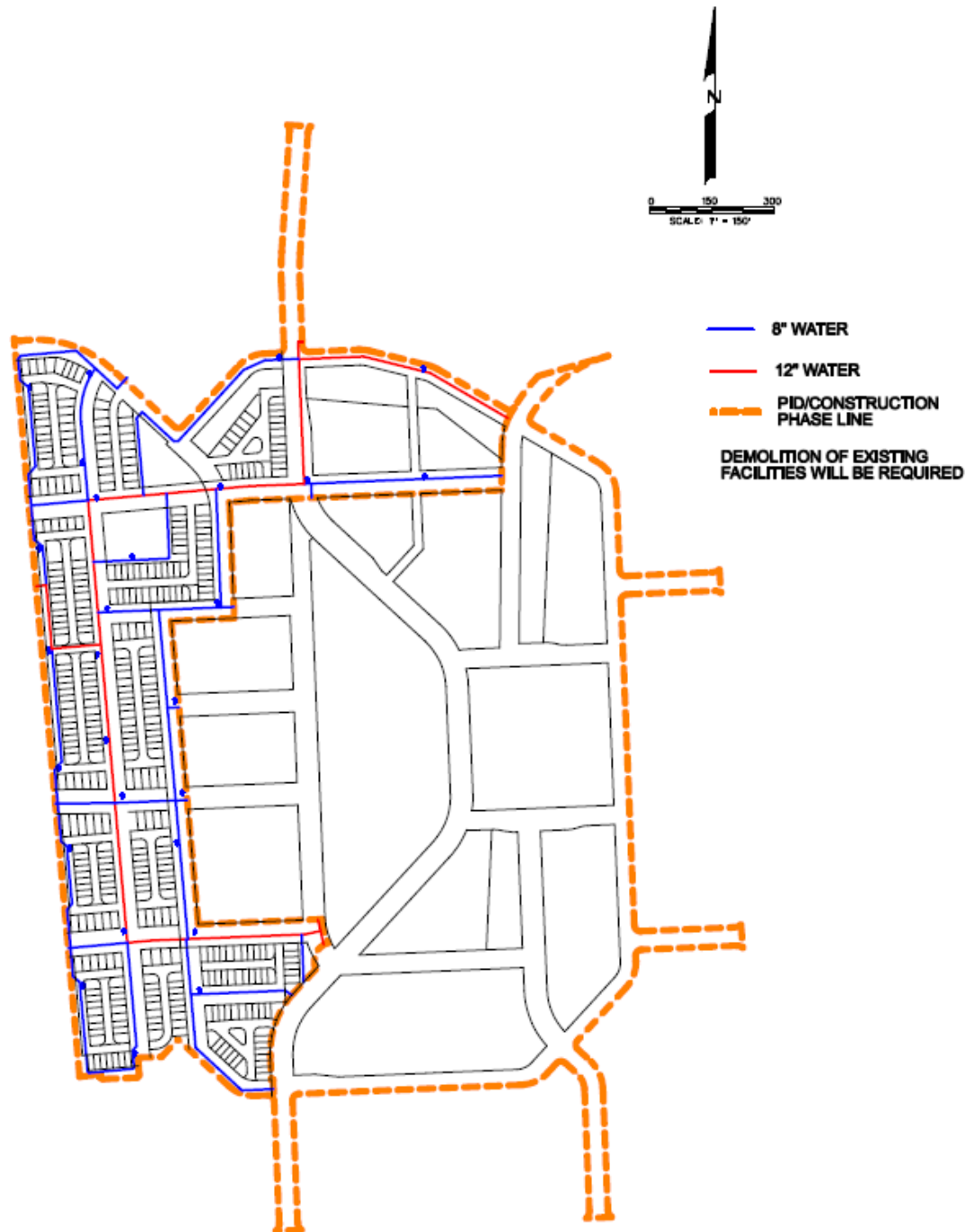
[a] Interest is calculated at a 5.50% rate.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

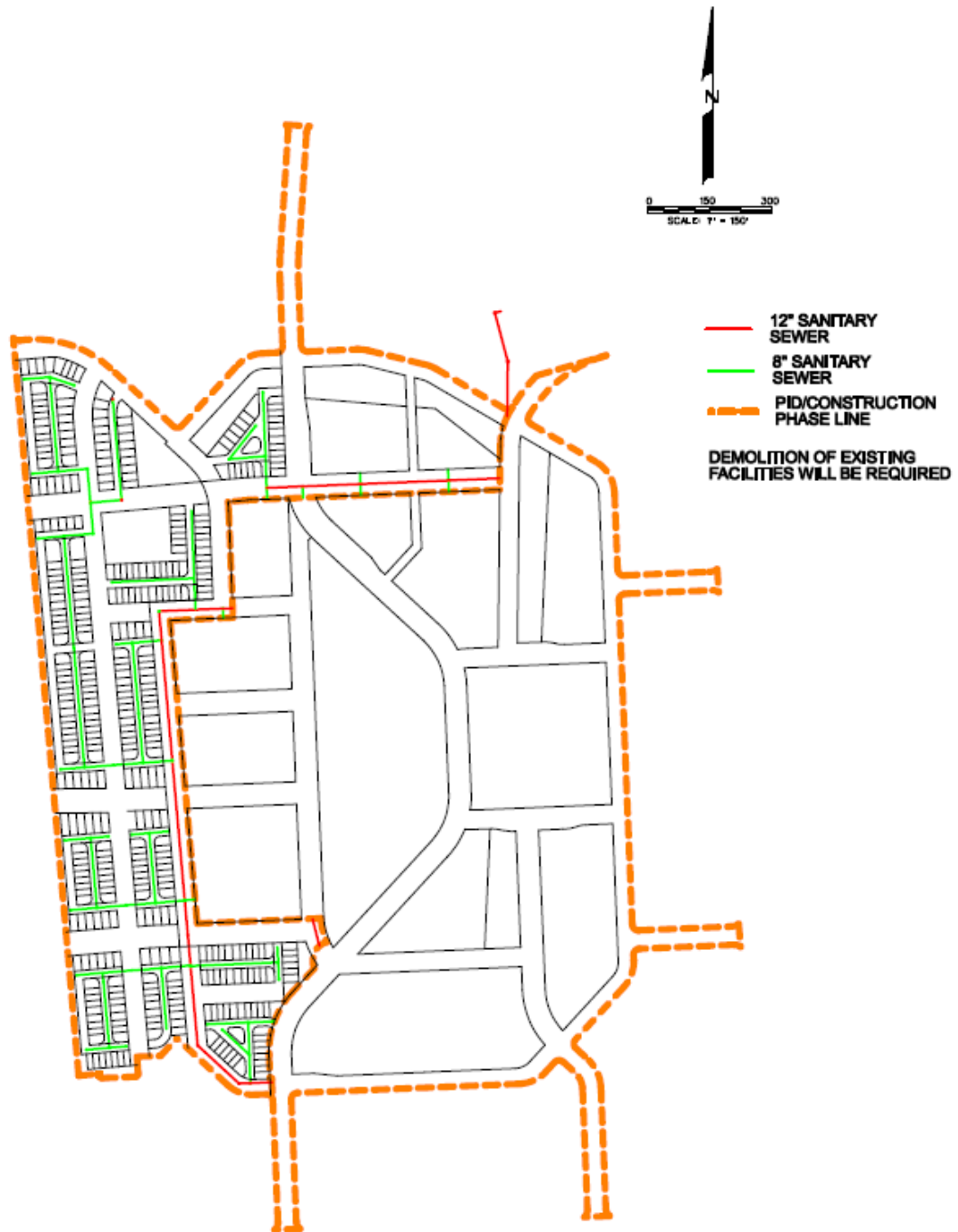
EXHIBIT G – MAP OF AUTHORIZED IMPROVEMENTS



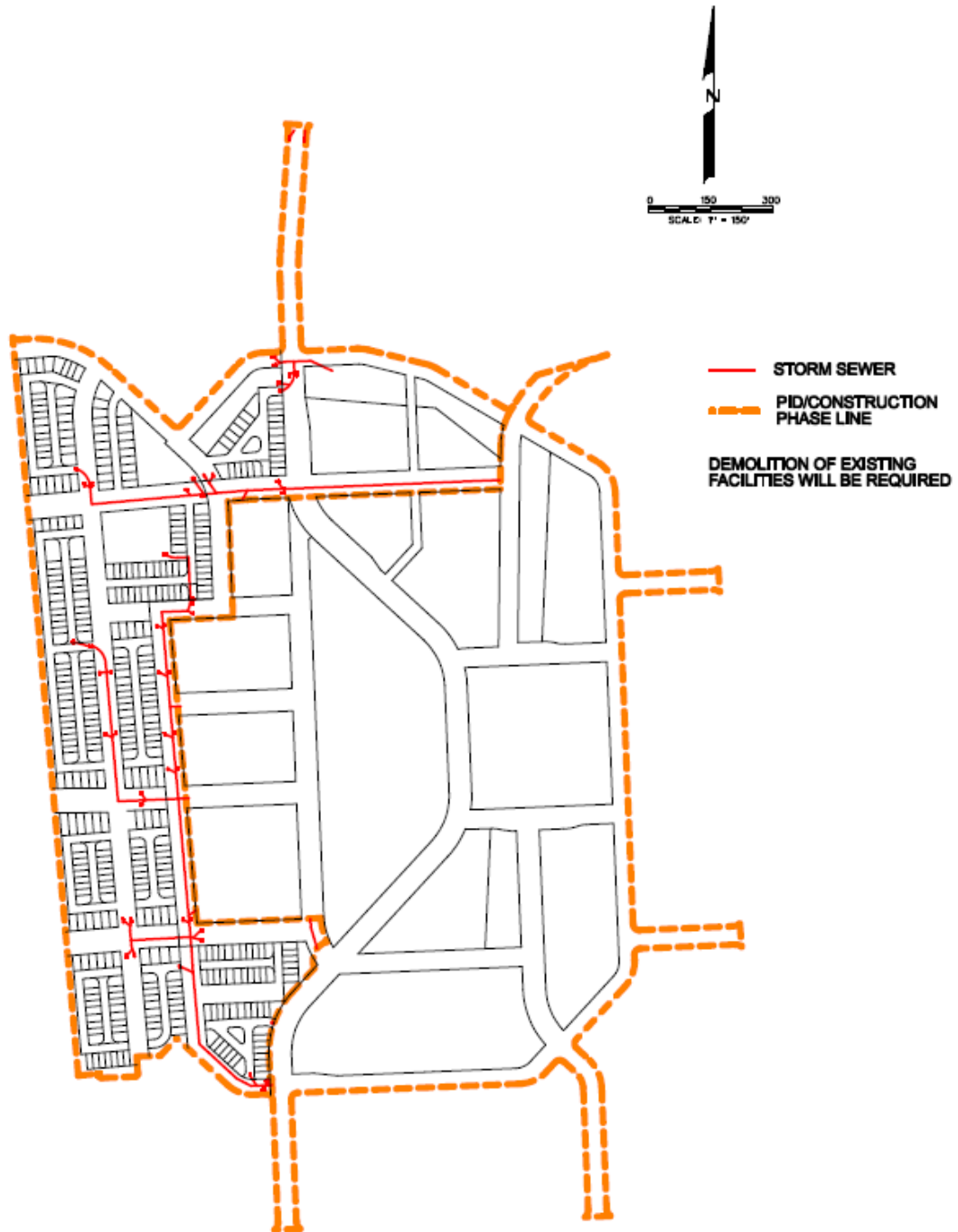
WEST PID PAVING



WEST PID WATER



WEST PID SANITARY SEWER



WEST PID STORM SEWER

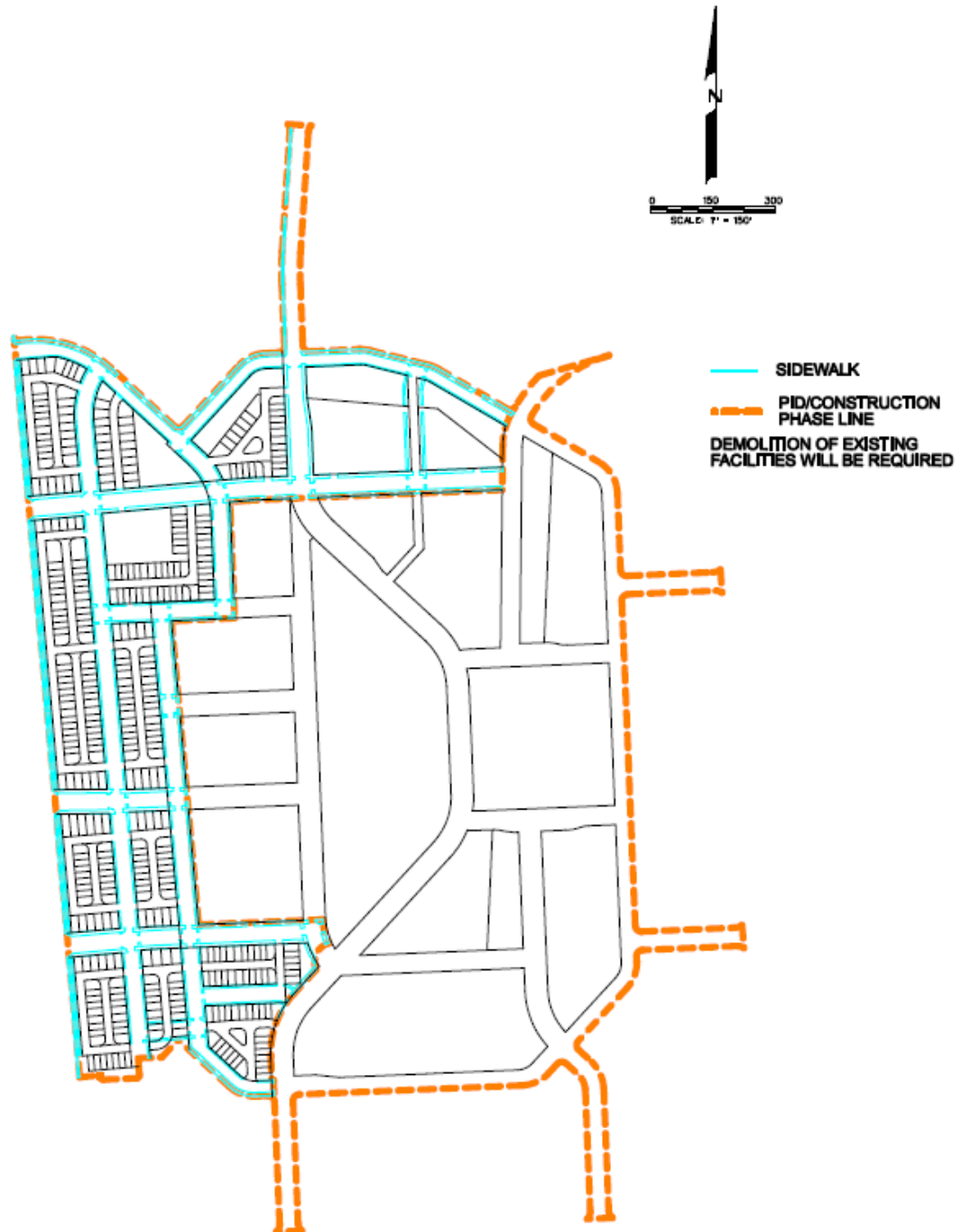


EXHIBIT H – MAXIMUM ASSESSMENT PER LOT TYPE

Lot Type	Description	Units	Estimated Buildout Value per Unit	Total Buildout Value	% Allocation	Total Assessment	Maximum Assessment per Unit [a]
1	Single-Family	402	\$ 480,000	\$ 192,960,000	79.42%	\$ 12,592,117	\$ 31,324
2	Multi-Family	400	\$ 125,000	\$ 50,000,000	20.58%	\$ 3,262,883	\$ 8,157
		802		242,960,000		\$15,855,000	

Footnotes:

[a] The Maximum Assessment shall be reduced annually by the principal portion of the Annual Installment. The Maximum Assessments shown above cannot be increased after the levy of the Assessments in adopted.

EXHIBIT I – LOT TYPE CLASSIFICATION MAP

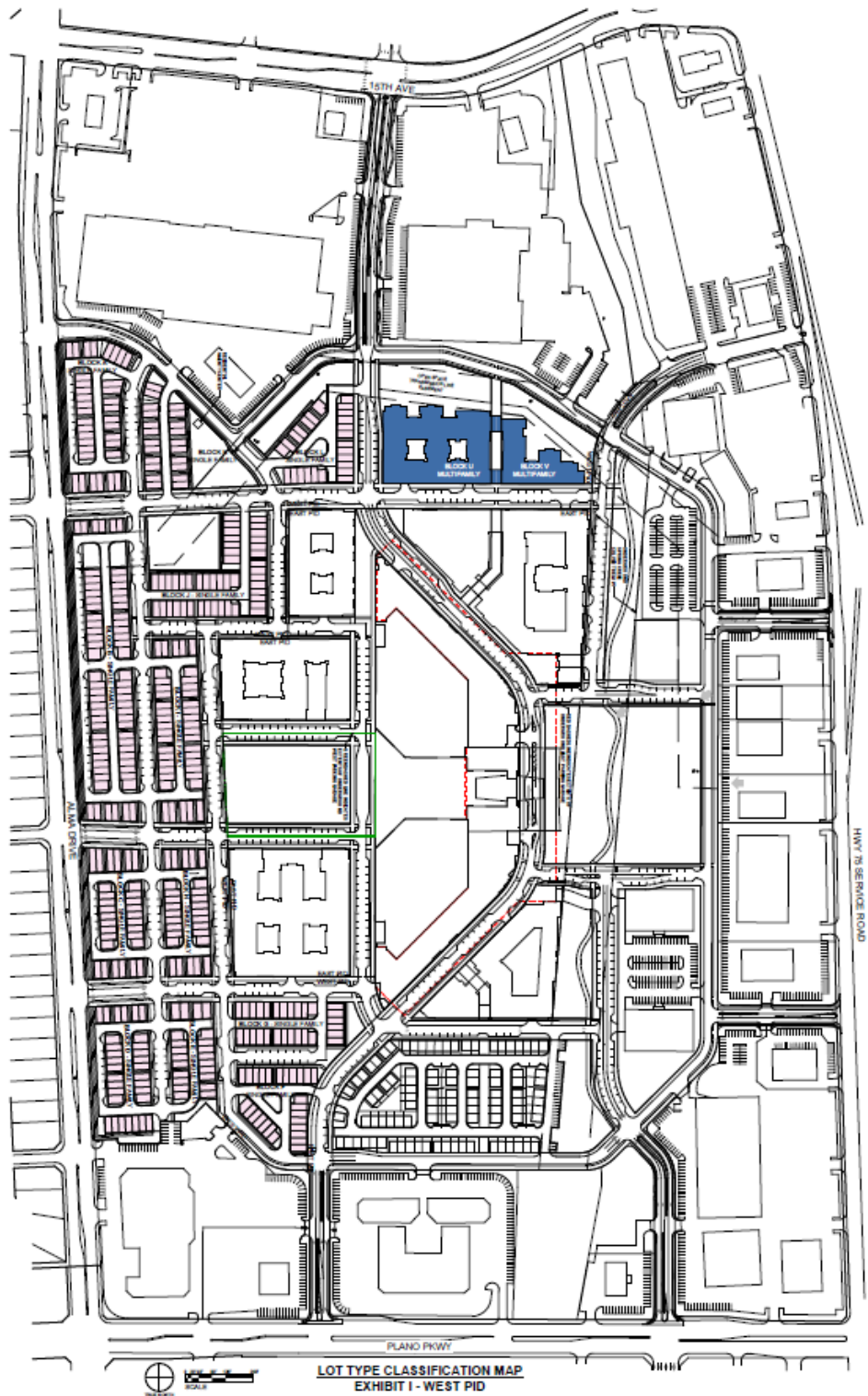
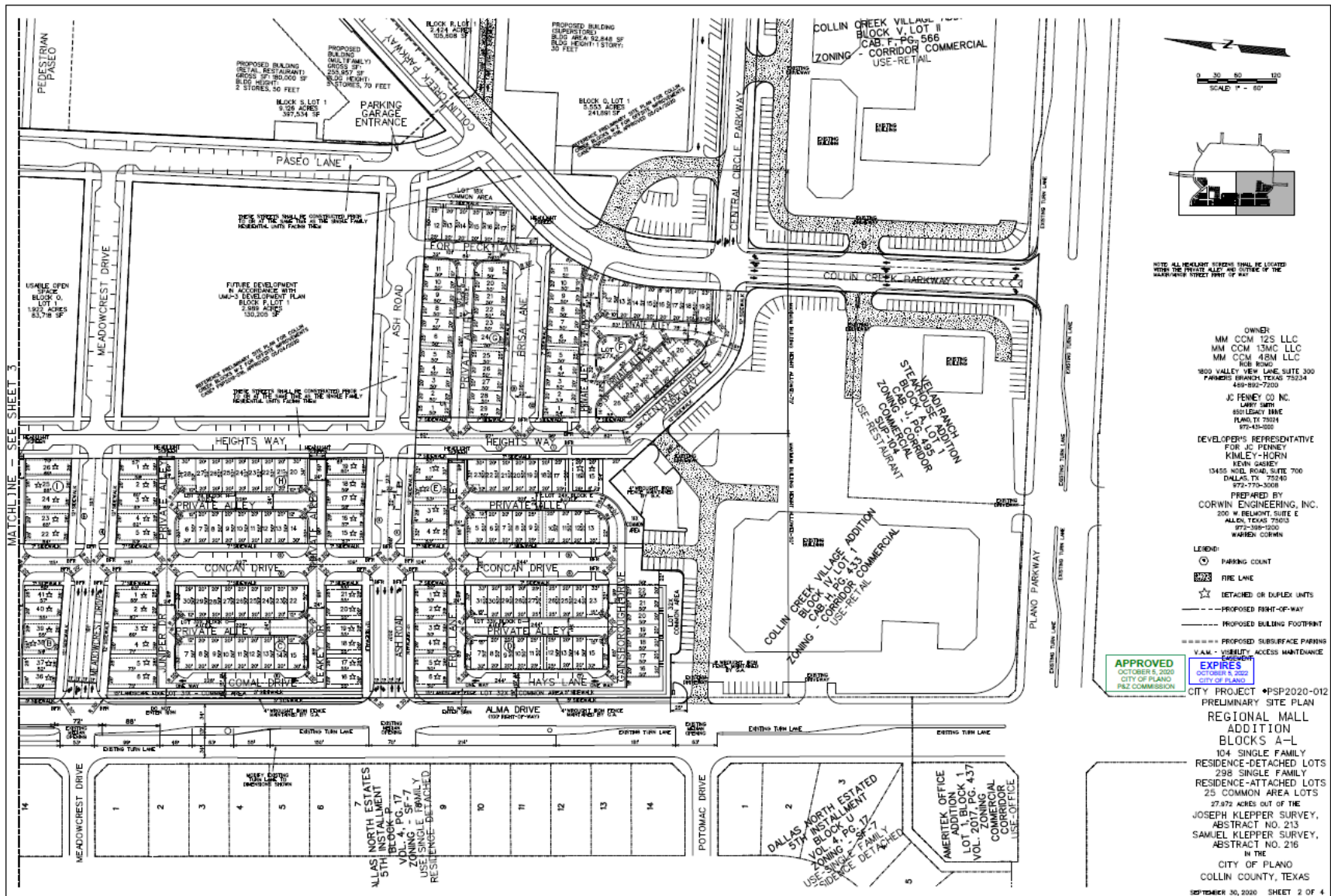
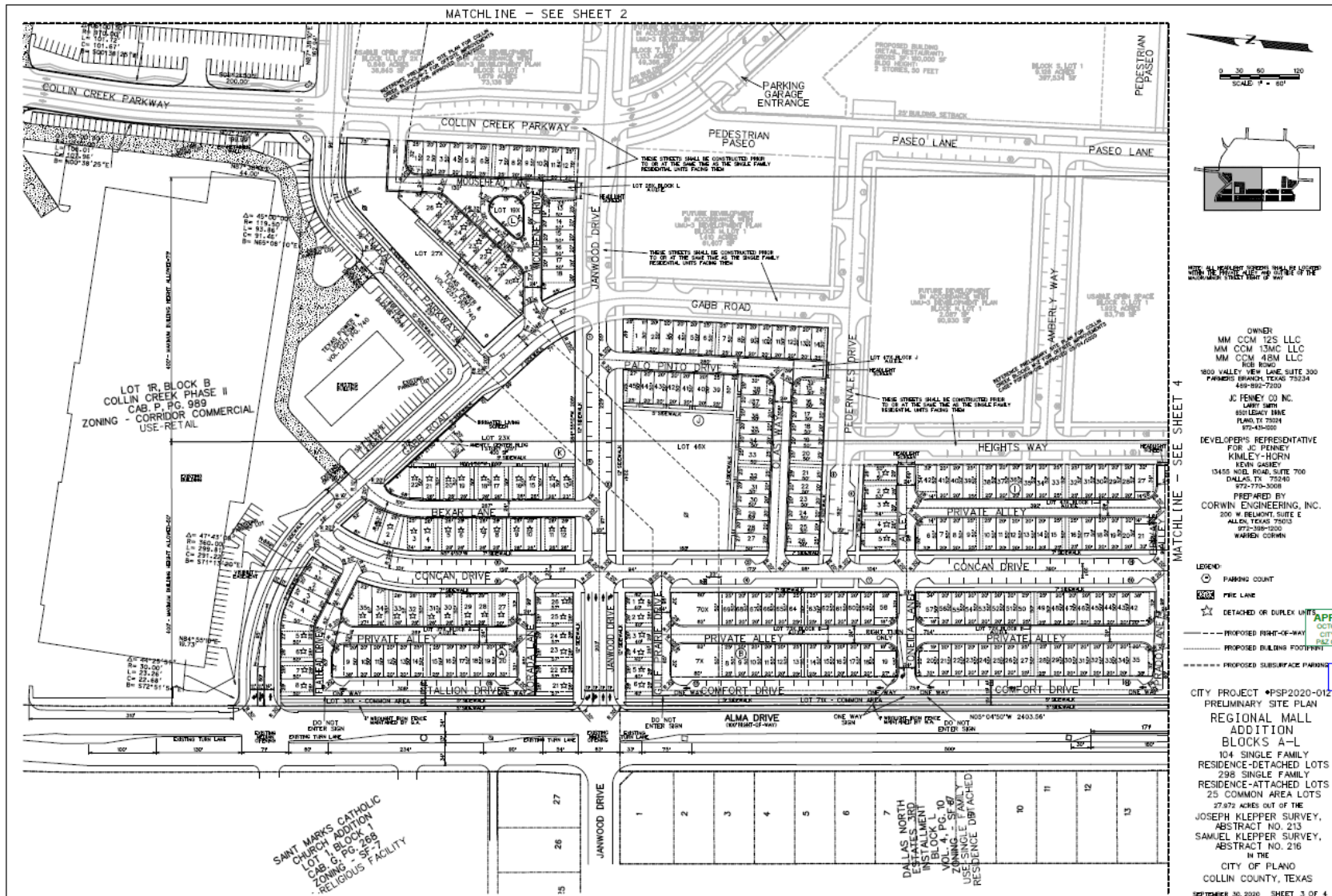
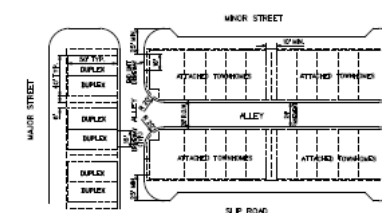


EXHIBIT J – PRELIMINARY SITE PLAN

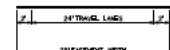




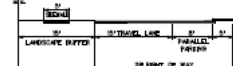




TYPICAL SINGLE FAMILY BUILDING LAYOUT



PRIVATE ALLEY-28' EASEMENT WIDTH



SL TR ROAD

[illegible]

STREET CROSS SECTIONS
SINGLE-FAMILY LOT DETAIL
SCALE: 1/4" = 1'-0"

CITY PROJECT •PSP2020-012
PRELIMINARY SITE PLAN
REGIONAL MALL
ADDITION
BLOCKS A-L
104 SINGLE FAMILY
RESIDENCE-DETACHED LOTS
238 SINGLE FAMILY
RESIDENCE-ATTACHED LOTS
25 COMMON AREA LOTS
27,972 ACRES OUT OF THE
JOSEPH KLEPPER SURVEY,
ABSTRACT NO. 213
SAMUEL KLEPPER SURVEY,
ABSTRACT NO. 216
IN THE
CITY OF PLANO
COLLIN COUNTY, TEXAS

EXHIBIT K – NOTICE OF PID ASSESSMENT TERMINATION



P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Collin County Clerk's Office
Honorable [County Clerk Name]
Collin County Administration Building
2300 Bloomdale Rd #2106
McKinney, TX 75071

Re: City of Plano Lien Release documents for filing

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Plano is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Plano
Attn: [City Secretary]
Plano Municipal Center
1520 K Avenue
Plano, TX 75074

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817)393-0353
admin@p3-works.com

AFTER RECORDING RETURN TO:

**[City Secretary Name]
1520 K Avenue
Plano, TX 75074**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN	§	

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT ASSESSMENT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Plano, Texas, a Home Rule Municipal Corporation.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Plano, Texas (hereinafter referred to as the "City "), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about February 8, 2021, the City Council for the City, approved Resolution No. 2021-2-4(R), creating the Collin Creek West Public Improvement District; and

WHEREAS, the Collin Creek West Public Improvement District consists of approximately 39.37 contiguous acres located within the City; and

WHEREAS, on or about _____, the City Council, approved Ordinance No. _____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Collin Creek West Public Improvement District; and

EXHIBIT L – DEBT SERVICE SCHEDULE FOR THE BONDS

EXHIBIT M – DISTRICT LEGAL DESCRIPTION

PID West Legal Description

BEING a tract of land situated in the Joseph Klepper Survey, Abstract No. 213 and the Samuel Klepper Survey, Abstract No. 216, in the City of Plano, Collin County, Texas, being all of Lot 7 Block A and part of Lots 1, 2 & 6, Block A, of the Second Filing of Regional Mall Addition, an addition to the City of Plano, recorded in Cabinet C, Page 319, in the Map Records of Collin County, Texas, being more particularly described as follows:

BEGINNING at a PK Nail set at a northwest corner of said Regional Mall Addition, same being the southwest corner of Lot 1R, Block B, Collin Creek Phase II, an addition to the City of Plano, records in Cabinet P, Page 989, in said Map Records, being in the east line of Alma Drive (called 100-foot right-of-way), said point also being on a curve to the left, having a radius of 30.00 feet and a central angle of 44°25'24";

THENCE with the northerly line of said Regional Mall Addition and the south line of said Collin Creek Phase II, an arc distance of 23.26 feet (Chord Bearing South 72°52'08" East 22.68 feet), to an "X" found in concrete at the point of tangency;

THENCE North 84°55'10" East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, a distance of 19.73 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 360.00 feet and a central angle of 47°43'00";

THENCE continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, and with said curve to the right, an arc distance of 299.81 feet (Chord Bearing South 71°13'20" East 291.22 feet) to a 1/2-inch iron rod found at the point of tangency;

THENCE South 47°21'50" East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, a distance of 275.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90°00'00";

THENCE continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing North 87°38'10" East 28.28 feet), to a Magnail set at the point of tangency;

THENCE North 42°38'10" East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, a distance of 267.84 feet to a nail found at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of 45°00'00";

THENCE continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, and with said curve to the right, an arc distance of 93.86 feet (Chord Bearing North 65°08'10" East 91.46 feet), to an "X" found in concrete at the point of tangency;

PID WEST PAGE 1

THENCE North 87°38'10" East, continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, a distance of 44.00 feet to an "X" found in concrete at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90°00'00";

THENCE continuing with the northerly line of said Regional Mall Addition and with the south line of said Collin Creek Phase II, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing North 42°38'10" East 28.28 feet), to an "X" set in concrete at the point of tangency, being in the east line of said Lot 1R

THENCE North 02°21'50" West, continuing with the northerly line of said Regional Mall Addition and with the east line of said Collin Creek Phase II, a distance of 199.99 feet to a nail found at the point of curvature of a curve to the right, having a radius of 1,030.00 feet and a central angle of 06°00'30";

THENCE, continuing with the northerly line of said Regional Mall Addition and the east line of said Collin Creek Phase II, an arc distance of 108.01 feet (Chord Bearing North 00°38'25" East 107.96 feet) to a PK Nail set at the point of tangency;

THENCE North 03°38'40" East, continuing with the northerly line of said Regional Mall Addition and with the east lines of said Collin Creek Phase II and Lot 3R, Block B, Collin Creek Phase II, an addition to the City of Plano, recorded in Cabinet H, Page 408, in said Map Records, a distance of 392.14 feet to a PK Nail set at the point of curvature of a curve to the left, having a radius of 30.00 feet and a central angle of 41°45'15";

THENCE continuing with the northerly line of said Regional Mall Addition and with the east line of said Lot 3R, an arc distance of 21.86 feet (Chord Bearing North 17°13'58" West 21.38 feet), to a PK Nail set at the northeast corner of said Lot 3R, being in the south line of FM 544 15th Street (100-foot right-of-way);

THENCE South 86°21'20" East, continuing with the northerly line of said Regional Mall Addition and with the south line of said FM 544, a distance of 76.34 feet to a PK Nail set at the northwest corner of Pace Addition, an addition to the City of Plano, recorded in Cabinet K, Page 90, in said Map Records, said point being on a curve to the left, having a radius of 30.00 feet and a central angle of 44°49'28";

THENCE continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, and with said curve to the left, an arc distance of 23.47 feet (Chord Bearing South 26°03'24" West 22.88 feet), to a PK Nail set at the point of tangency;

THENCE South 03°38'40" West, continuing with the northerly line of said Regional Mall Addition and the west line of said Pace Addition, a distance of 390.97 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius 970.00 feet and a central angle of 06°00'30";

THENCE continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, and with said curve to the left, an arc distance of 101.72 feet (Chord Bearing South 00°38'25" West 101.67 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

PID WEST PAGE 2

THENCE South 02°21'50" East, continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, a distance of 200.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90°00'00";

THENCE continuing with the northerly line of said Regional Mall Addition and with the west line of said Pace Addition, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing South 47°21'50" East 28.28 feet), to an "X" set in concrete at the point of tangency, being in the south line of said Pace Addition;

THENCE North 87°38'10" East, continuing with the northerly line of said Regional Mall and the south line of said Pace Addition, a distance of 162.94 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of 16°15'00";

THENCE continuing with the northerly line of said Regional Mall and the south line of said Pace Addition, and with said curve to the right, an arc distance of 33.89 feet (Chord Bearing South 84°14'22" East 33.78 feet), to an "X" set in concrete at the point of tangency;

THENCE South 76°06'50" East, continuing with the northerly line of said Regional Mall and the south line of said Pace Addition, a distance of 194.97 feet to a Magnail set at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of 16°15'00";

THENCE continuing with the northerly line of said Regional Mall and the south line of said Pace Addition, and with said curve to the right, an arc distance of 33.89 feet (Chord Bearing South 67°59'22" East 33.78 feet), to an "X" set in concrete at the point of tangency;

THENCE South 59°51'50" East, continuing with the northerly line of said Regional Mall and the south line of said Pace Addition, a distance of 258.64 feet to an "X" set in concrete at the point of curvature of a curve to the left, having a radius of 20.00 feet and a central angle of 90°00'00";

THENCE continuing with the northerly line of said Regional Mall and the south line of said Pace Addition, and with said curve to the left, an arc distance of 31.42 feet (Chord Bearing North 75°08'10" East 28.28 feet), to an "X" set in concrete;

THENCE, South 30°30'03" West, departing said northerly line, for a distance of 35.29 feet, to a point on a curve to the left, having a radius of 231.50 feet, a central angle of 25°20'15";

THENCE, along said curve to the left for an arc distance of 102.38 feet (Chord Bearing South 13°18'43" West - 101.54 feet), to a point of tangency;

THENCE, South 00°38'35" West, for a distance of 140.77 feet;

THENCE, South 87°38'43" West, for a distance of 810.01 feet;

PID WEST PAGE 3

THENCE, South $84^{\circ}55'10''$ West, for a distance of 64.65 feet, on a curve to the right, having a radius of 281.50 feet, a central angle of $05^{\circ}48'35''$;

THENCE, along said curve to the right for an arc distance of 28.54 feet (Chord Bearing South $05^{\circ}15'35''$ East – 28.53 feet), at the point of tangency

THENCE, South $02^{\circ}21'17''$ East, for a distance of 347.71 feet;

THENCE, South $87^{\circ}20'25''$ West, for a distance of 204.53 feet;

THENCE, South $05^{\circ}04'48''$ East, for a distance of 987.92 feet;

THENCE, North $87^{\circ}38'43''$ East, for a distance of 402.25 feet, to a point on a non-tangent curve to the left, having a radius of 213.50 feet, a central angle of $21^{\circ}14'45''$;

THENCE, along said curve to the left for an arc distance of 79.17 feet (Chord Bearing South $14^{\circ}31'32''$ East – 78.72 feet), to a point on a non-tangent curve to the left, having a radius of 64.36 feet, a central angle of $95^{\circ}02'21''$;

THENCE, along said curve to the left for an arc distance of 106.76 feet (Chord Bearing South $25^{\circ}34'47''$ West – 94.94 feet);

THENCE, South $42^{\circ}39'24''$ West, for a distance of 104.89 feet, to a point of curvature of a curve to the left, having a radius of 286.50 feet, a central angle of $44^{\circ}43'15''$;

THENCE, along said curve to the left for an arc distance of 223.62 feet (Chord Bearing South $20^{\circ}17'46''$ West – 217.99 feet);

THENCE, South $02^{\circ}03'52''$ East, for a distance of 76.98 feet;

THENCE, North $87^{\circ}26'22''$ East, for a distance of 6.16 feet;

THENCE, South $02^{\circ}33'38''$ East, for a distance of 70.02 feet, to a 1/2-inch iron rod found in the southerly line of said Regional Mall Addition and the east line of Collin Creek Village Addition, Block IV, Lot 1 an addition to the City of Plano, recorded in Cabinet H, Page 433, in said Map Records being on a curve to the left, having a radius of 20.00 feet and a central angle of $90^{\circ}00'00''$;

THENCE continuing with the southerly line of said Regional Mall Addition and the east line of said Collin Creek Village Addition, Block IV, Lot 1, an arc distance of 31.42 feet (Chord Bearing North $47^{\circ}21'50''$ West 28.28 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South $87^{\circ}38'10''$ West, continuing with the southerly line of said Regional Mall Addition and with northerly line of said Collin Creek Village Addition, Block IV, Lot 1, a distance of 40.00 feet to an "X" in concrete found at the point of curvature of a curve to the right, having a radius of 119.50 feet and a central angle of $45^{\circ}00'00''$;

PID WEST PAGE 4

THENCE continuing with the southerly line of said Regional Mall Addition and the northerly line of said Collin Creek Village Addition, Block IV, Lot 1, an arc distance of 93.86 feet (Chord Bearing North 69°51'50" West 91.46 feet), to a 1-inch iron rod found at the point of tangency;

THENCE North 47°21'50" West, continuing with the southerly line of said Regional Mall Addition and the northerly line of said Collin Creek Village Addition, Block IV, Lot 1, a distance of 224.59 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northernmost corner of said Collin Creek Village Addition, Block IV, Lot 1 and the southeast corner of a tract of land described as "Vacant Property - Tract A", in a deed to JPMCCM 2201-CIBC2 Collin Creek Mall, LLC, recorded in Instrument No. 20150430000496790, in said Deed Records,

THENCE South 42°38'10" West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and with the southerly line of said "Vacant Property Tract A", a distance of 77.87 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 87°38'10" West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 77.64 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 05°04'50" East, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 54.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 10.00 feet and a central angle of 92° 43'00";

THENCE continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", and with said curve to the right, an arc distance of 16.18 feet (Chord Bearing South 41°16'40" West 14.47 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 87°38'10" West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 107.91 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 10.00 feet and a central angle of 87°17'00";

THENCE continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", and with said curve to the right, an arc distance of 15.23 feet (Chord Bearing North 48°43'20" West 13.80 feet), to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE North 05°04'50" West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 5.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 84°55'10" West, continuing with the northerly line of said Collin Creek Village Addition, Block IV, Lot 1 and the southerly line of said "Vacant Property Tract A", a distance of 65.49 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said

PID WEST PAGE 5

Collin Creek Village Addition, Block IV, Lot 1 and the southwest corner of said "Vacant Property Tract A", also being in the east line of Alma Drive (100 foot right-of-way);

THENCE North 05°04'50" West, with the west line of said "Vacant Property Tract A", the west line of said Regional Mall Addition, the west line of a tract of land described as "Vacant Property - Tract B" in a deed to JPMCCM 2201-CIBC2 Collin Creek Mall, LLC, recorded in Instrument No. 20150430000496790, in said Deed Records, and with the east line of said Alma Drive, a distance of 2403.56 feet to the POINT OF BEGINNING and containing 39.37 acres of land.

PID WEST PAGE 6

APPENDIX A – ENGINEER’S REPORT

(to be provided)

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WEST PID TOTALS

(Incl Insp Fees As Applicable)	Totals	Public	Private
Demo and Earthwork	\$1,751,808	\$1,403,877	\$347,930
Water	\$1,498,444	\$1,498,444	\$0
Sanitary Sewer	\$1,595,334	\$1,595,334	\$0
Storm Drainage	\$995,795	\$995,795	\$0
Paving	\$4,415,026	\$3,366,312	\$1,048,714
Other	\$8,773,328	\$3,390,469	\$5,382,859
Subtotals	\$19,029,734	\$12,250,231	\$6,779,503
ROW Land Acquisitions	\$0	\$0	0
WEST PID TOTALS	\$19,029,734	\$12,250,231	\$6,779,503



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WEST PID PHASE 1

DEMOLITION and EXCAVATION

DEMOLITION and EARTHWORK

ITEM	DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL COST	PUBLIC COST	PRIVATE COST
1	Demo, Grind, and Load Asphalt (on site use)	0.26	%	\$1,600,000.00	\$423,360.00	\$342,921.60	\$80,438.40
2	Mass excavation and rough grading	30,211	CY	\$2.75	\$83,080.25	\$67,295.00	\$15,785.25
3	Import	57,877	CY	\$2.75	\$159,161.75	\$128,921.02	\$30,240.73
4	Pad Excavation (Rough & Final)	204	Lot	\$300.00	\$61,200.00	\$0.00	\$61,200.00
5	Erosion Control/SWPPP	204	Lot	\$400.00	\$81,600.00	\$81,600.00	\$0.00
6	Sedimentation Basin (install and remove)	1	LS	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00
7	Remove Existing Storm Sewer	2,600	LF	\$35.00	\$91,000.00	\$91,000.00	\$0.00
8	Remove Existing Sanitary Sewer	0	LF	\$35.00	\$0.00	\$0.00	\$0.00
9	Remove Existing Water	964	LF	\$20.00	\$19,280.00	\$19,280.00	\$0.00
				TOTAL COSTS	\$948,682.00	\$761,017.62	\$187,664.38

WATERLINE IMPROVEMENTS

WATER

ITEM	DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL COST	PUBLIC COST	PRIVATE COST
1	12" Water pipe (PVC)	2,919	L.F.	\$55.00	\$160,545.00	\$160,545.00	\$0.00
2	8" Water pipe (PVC)	4,920	L.F.	\$45.00	\$221,400.00	\$221,400.00	\$0.00
3	12" Valve	19	EA	\$2,200.00	\$41,800.00	\$41,800.00	\$0.00
4	8" Valve	33	EA	\$1,600.00	\$52,800.00	\$52,800.00	\$0.00
5	6" Valve	22	EA	\$1,200.00	\$26,400.00	\$26,400.00	\$0.00
6	1" Service	204	EA	\$750.00	\$153,000.00	\$153,000.00	\$0.00
7	6" Service	6	EA	\$2,000.00	\$12,000.00	\$12,000.00	\$0.00
8	Irrigation Service	6	EA	\$750.00	\$4,500.00	\$4,500.00	\$0.00
9	Fittings	1	L.S.	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00
10	Fire Hydrant with 6" Lead	16	EA	\$6,000.00	\$96,000.00	\$96,000.00	\$0.00
11	Tie to Existing Water	3	EA	\$8,000.00	\$24,000.00	\$24,000.00	\$0.00
12	Testing & Chlorination	7,839	L.F.	\$1.50	\$11,758.50	\$11,758.50	\$0.00
13	Trench Safety	1	L.S.	\$2.00	\$2.00	\$2.00	\$0.00
				SUBTOTAL	\$819,205.50	\$819,205.50	\$0.00
14	City Inspections	0.04	%	\$819,205.50	\$32,768.22	\$32,768.22	\$0.00
				TOTAL COSTS	\$851,973.72	\$851,973.72	\$0.00

SANITARY SEWER IMPROVEMENTS

SANITARY SEWER

ITEM	DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL COST	PUBLIC COST	PRIVATE COST
1	12" Sewer	1,695	L.F.	\$55.00	\$93,225.00	\$93,225.00	\$0.00
2	8" Sewer	5,243	L.F.	\$35.00	\$183,505.00	\$183,505.00	\$0.00
3	6' Diameter Manhole	0	EA	\$15,000.00	\$0.00	\$0.00	\$0.00
4	5' Diameter Manhole	9	EA	\$10,000.00	\$90,000.00	\$90,000.00	\$0.00
5	4' Diameter Manhole	30	EA	\$7,500.00	\$225,000.00	\$225,000.00	\$0.00
6	4" Sewer Services	204	EA	\$850.00	\$173,400.00	\$173,400.00	\$0.00
7	6" Sewer Services	8	EA	\$2,000.00	\$16,000.00	\$16,000.00	\$0.00
8	Testing	5,243	L.F.	\$1.50	\$7,864.50	\$7,864.50	\$0.00
9	Trench Safety	1	L.S.	\$2.00	\$2.00	\$2.00	\$0.00
				SUBTOTAL	\$788,996.50	\$788,996.50	\$0.00
12	City Inspections	0.04	%	\$788,996.50	\$31,559.86	\$31,559.86	\$0.00
				TOTAL COSTS	\$820,556.36	\$820,556.36	\$0.00



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WEST PID PHASE 1

STORM SEWER IMPROVEMENTS

STORM DRAINAGE

ITEM	DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL COST	PUBLIC COST	PRIVATE COST
1	6'x6' Box Culvert	0	L.F.	\$540.00	\$0.00	\$0.00	\$0.00
2	72" RCP	0	L.F.	\$450.00	\$0.00	\$0.00	\$0.00
3	66" RCP	0	L.F.	\$350.00	\$0.00	\$0.00	\$0.00
4	60" RCP	45	L.F.	\$330.00	\$14,850.00	\$14,850.00	\$0.00
5	54" RCP	606	L.F.	\$275.00	\$166,650.00	\$166,650.00	\$0.00
6	48" RCP	49	L.F.	\$225.00	\$11,025.00	\$11,025.00	\$0.00
7	42" RCP	235	L.F.	\$175.00	\$41,125.00	\$41,125.00	\$0.00
8	36" RCP	98	L.F.	\$125.00	\$12,250.00	\$12,250.00	\$0.00
9	30" RCP	512	L.F.	\$95.00	\$48,640.00	\$48,640.00	\$0.00
10	24" RCP	631	L.F.	\$70.00	\$44,170.00	\$44,170.00	\$0.00
11	18" RCP	1,280	L.F.	\$55.00	\$70,400.00	\$70,400.00	\$0.00
12	Curb Inlet	18	EA.	\$4,000.00	\$72,000.00	\$72,000.00	\$0.00
13	Alley Inlet	6	EA.	\$4,200.00	\$25,200.00	\$25,200.00	\$0.00
14	Storm Manhole	3	EA.	\$10,000.00	\$30,000.00	\$30,000.00	\$0.00
				SUBTOTAL	\$536,310.00	\$536,310.00	\$0.00
16	City Inspections	0.04	%	\$536,310.00	\$21,452.40	\$21,452.40	\$0.00
				TOTAL COSTS	\$557,762.40	\$557,762.40	\$0.00

PAVING IMPROVEMENTS

PAVING

ITEM	DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL COST	PUBLIC COST	PRIVATE COST
1	Subgrade Preparation	43,659	S.Y.	\$2.25	\$98,232.75	\$67,720.95	\$30,511.80
2	Hydrated Lime	786	TON	\$165.00	\$129,667.23	\$89,391.65	\$40,275.58
3	8"-3500 psi Street Paving	0	S.Y.		\$0.00	\$0.00	\$0.00
4	6"-3500 psi Street Paving	22,965	S.Y.	\$35.00	\$803,775.00	\$803,775.00	\$0.00
5	Parallel Parking on street	4,397	S.Y.	\$40.00	\$175,880.00	\$175,880.00	\$0.00
6	Alley Paving	12,328	S.Y.	\$38.00	\$468,464.00	\$0.00	\$468,464.00
7	Hike and Bike Trail	0	S.F.	\$5.25	\$0.00	\$0.00	\$0.00
8	Concrete Sidewalk	119,521	S.F.	\$5.25	\$627,485.25	\$627,485.25	\$0.00
9	Barrier Free Ramps	124	EA.	\$1,650.00	\$204,600.00	\$204,600.00	\$0.00
10	Street Signs	21	EA.	\$1,000.00	\$21,000.00	\$21,000.00	\$0.00
11	Tie to Existing Pavement	12	EA.	\$500.00			
				SUBTOTAL	\$2,529,104.23	\$1,989,852.85	\$539,251.38
12	City Inspections	0.04	%	\$2,529,104.23	\$101,164.17	\$101,164.17	\$0.00
				TOTAL COSTS	\$2,630,268.40	\$2,091,017.02	\$539,251.38

OTHER DEVELOPMENT COSTS

OTHER DEVELOPMENT COSTS

ITEM	DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL COST	PUBLIC COST	PRIVATE COST
1	District Formation / Legal	1	Allow	\$670,000.00	\$670,000.00	\$670,000.00	\$0.00
2	Design / Testing	1	allow	\$875,000.00	\$755,597.04	\$680,037.34	\$75,559.70
3	Construction Mgmt	1	4%	\$2,985,074.00	\$119,402.96	\$107,462.66	\$11,940.30
4	Street Lights	82	EA	\$0.00	\$0.00	\$0.00	\$0.00
5	Electric Conduit**	2,543	LF.	\$400.00	\$1,017,200.00	\$0.00	\$1,017,200.00
6	Traffic Signal Light	1	EA	\$350,000.00	\$350,000.00	\$350,000.00	\$0.00



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7	Power Transmission Lines (oncor)	0.5	LS	\$1,400,000.00	\$700,000.00	\$0.00	\$700,000.00
8	Landscape, Irrigation	1	LS	\$250,000.00	\$250,000.00	\$250,000.00	\$0.00
9	Hardscape	1,075	LF	\$200.00	\$215,000.00	\$215,000.00	\$0.00
10	City Screening Wall Fee	1,075	LF	\$10.00	\$10,750.00	\$10,750.00	\$0.00
11	City Street Light Fee	82	EA	\$7.55	\$619.10	\$619.10	\$0.00
12	City Street Sign Fee	21	EA	\$137.00	\$2,877.00	\$2,877.00	\$0.00
13	Franchise Utilities and Misc	1	allow	\$50,000.00	\$50,000.00	\$0.00	\$50,000.00
14	Erosion Control Deposit	204	Lots	\$100.00	\$20,400.00	\$0.00	\$20,400.00
15	Park Fee SF	204	Lots	\$2,065.43	\$421,347.72	\$0.00	\$421,347.72
16	Park Fee MF	420	Unit	\$0.00	\$0.00	\$0.00	\$0.00
17	Amenity Center	1	LS	\$2,195,325.00	\$2,195,325.00	\$0.00	\$2,195,325.00
				TOTAL COSTS	\$6,778,518.82	\$2,286,746.10	\$4,491,772.72

ROW PURCHASE COSTS

ROW PURCHASE COSTS

ITEM	DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL COST	PUBLIC COST	PRIVATE COST
22	Roadway Right-of-Ways	0	LS	\$6,256,958.00	\$0.00	\$0.00	\$0.00
				TOTAL COSTS	\$0.00	\$0.00	\$0.00

		PUBLIC COST	PRIVATE COST
TOTAL COST	\$12,587,761.70	\$7,369,073.22	\$5,218,688.48

** Electric conduit (Duct bank) is located within the ROW and owned by Oncor



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WEST PID PHASE 2

DEMOLITION and EXCAVATION

DEMOLITION and EARTHWORK

ITEM	DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL COST	PUBLIC COST	PRIVATE COST
1	Demo, Grind, and Load Asphalt (on site use)	0.16	%	\$1,600,000.00	\$248,640.00	\$201,398.40	\$47,241.60
2	Mass excavation and rough grading	823	CY	\$2.75	\$2,263.25	\$1,833.23	\$430.02
3	Import	100,659	CY	\$2.75	\$276,812.25	\$224,217.92	\$52,594.33
4	Pad Excavation (Rough & Final)	200	Lot	\$300.00	\$60,000.00		\$60,000.00
5	Erosion Control/SWPPP	200	Lot	\$400.00	\$80,000.00	\$80,000.00	\$0.00
6	Sedimentation Basin (install and remove)	1	LS	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00
7	Remove Existing Storm Sewer	2,223	LF	\$35.00	\$77,805.00	\$77,805.00	\$0.00
8	Remove Existing Sanitary Sewer	595	LF	\$35.00	\$20,825.00	\$20,825.00	\$0.00
9	Remove Existing Water	339	LF	\$20.00	\$6,780.00	\$6,780.00	\$0.00
				TOTAL COSTS	\$803,125.50	\$642,859.56	\$160,265.95

WATERLINE IMPROVEMENTS

WATER

ITEM	DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL COST	PUBLIC COST	PRIVATE COST
1	12" Water pipe (PVC)	1,367	L.F.	\$55.00	\$75,185.00	\$75,185.00	\$0.00
2	8" Water pipe (PVC)	4,466	L.F.	\$45.00	\$200,970.00	\$200,970.00	\$0.00
3	12" Valve	10	EA	\$2,200.00	\$22,000.00	\$22,000.00	\$0.00
4	8" Valve	30	EA	\$1,600.00	\$48,000.00	\$48,000.00	\$0.00
5	6" Valve	15	EA	\$1,200.00	\$18,000.00	\$18,000.00	\$0.00
6	1" Service	200	EA	\$750.00	\$150,000.00	\$150,000.00	\$0.00
7	6" Service	2	EA	\$2,000.00	\$4,000.00	\$4,000.00	\$0.00
8	Irrigation Service	5	EA	\$750.00	\$3,750.00	\$3,750.00	\$0.00
9	Fittings	1	L.S.	\$15,000.00	\$15,000.00	\$15,000.00	\$0.00
10	Fire Hydrant with 6" Lead	13	EA	\$6,000.00	\$78,000.00	\$78,000.00	\$0.00
11	Tie to Existing Water	0	EA	\$8,000.00	\$0.00	\$0.00	\$0.00
12	Testing & Chlorination	4,466	L.F.	\$1.50	\$6,699.00	\$6,699.00	\$0.00
13	Trench Safety	1	L.S.	\$2.00	\$2.00	\$2.00	\$0.00
				SUBTOTAL	\$621,606.00	\$621,606.00	\$0.00
14	City Inspections	0.04	%	\$621,606.00	\$24,864.24	\$24,864.24	\$0.00
				TOTAL COSTS	\$646,470.24	\$646,470.24	\$0.00

SANITARY SEWER IMPROVEMENTS

SANITARY SEWER

ITEM	DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL COST	PUBLIC COST	PRIVATE COST
1	12" Sewer	761	L.F.	\$55.00	\$41,855.00	\$41,855.00	\$0.00
2	8" Sewer	5,032	L.F.	\$35.00	\$176,120.00	\$176,120.00	\$0.00
3	6' Diameter Manhole	0	EA	\$15,000.00	\$0.00	\$0.00	\$0.00
4	5' Diameter Manhole	7	EA	\$10,000.00	\$70,000.00	\$70,000.00	\$0.00
5	4' Diameter Manhole	38	EA	\$7,500.00	\$285,000.00	\$285,000.00	\$0.00
6	4" Sewer Services	200	EA	\$850.00	\$170,000.00	\$170,000.00	\$0.00
7	6" Sewer Services	1	EA	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00
8	Testing	1	L.S.	\$1.50	\$1.50	\$1.50	\$0.00
9	Trench Safety	1	L.S.	\$2.00	\$2.00	\$2.00	\$0.00
				SUBTOTAL	\$744,978.50	\$744,978.50	\$0.00
12	City Inspections	0.04	%	\$744,978.50	\$29,799.14	\$29,799.14	\$0.00
				TOTAL COSTS	\$774,777.64	\$774,777.64	\$0.00



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WEST PID PHASE 2

STORM SEWER IMPROVEMENTS

STORM DRAINAGE

ITEM	DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL COST	PUBLIC COST	PRIVATE COST
1	6'x6' Box Culvert	0	L.F.	\$540.00	\$0.00	\$0.00	\$0.00
2	72" RCP	20	L.F.	\$450.00	\$9,000.00	\$9,000.00	\$0.00
3	66" RCP	68	L.F.	\$350.00	\$23,800.00	\$23,800.00	\$0.00
4	60" RCP	41	L.F.	\$330.00	\$13,530.00	\$13,530.00	\$0.00
5	54" RCP	0	L.F.	\$275.00	\$0.00	\$0.00	\$0.00
6	48" RCP	0	L.F.	\$225.00	\$0.00	\$0.00	\$0.00
7	42" RCP	31	L.F.	\$175.00	\$5,425.00	\$5,425.00	\$0.00
8	36" RCP	265	L.F.	\$125.00	\$33,125.00	\$33,125.00	\$0.00
9	30" RCP	967	L.F.	\$95.00	\$91,865.00	\$91,865.00	\$0.00
10	24" RCP	408	L.F.	\$70.00	\$28,560.00	\$28,560.00	\$0.00
11	18" RCP	1,136	L.F.	\$55.00	\$62,480.00	\$62,480.00	\$0.00
12	Curb Inlet	16	EA.	\$4,000.00	\$64,000.00	\$64,000.00	\$0.00
13	Alley Inlet	7	EA.	\$4,200.00	\$29,400.00	\$29,400.00	\$0.00
14	Storm Manhole	6	EA.	\$10,000.00	\$60,000.00	\$60,000.00	\$0.00
				SUBTOTAL	\$421,185.00	\$421,185.00	\$0.00
16	City Inspections	0.04	%	\$421,185.00	\$16,847.40	\$16,847.40	\$0.00
				TOTAL COSTS	\$438,032.40	\$438,032.40	\$0.00

PAVING IMPROVEMENTS

PAVING

ITEM	DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL COST	PUBLIC COST	PRIVATE COST
1	Subgrade Preparation	29,597	S.Y.	\$2.25	\$66,592.35	\$37,766.03	\$28,826.33
2	Hydrated Lime	533	TON	\$165.00	\$87,901.90	\$49,851.15	\$38,050.75
3	8"-3500 psi Street Paving	250	S.Y.	\$42.00	\$10,500.00	\$10,500.00	\$0.00
4	6"-3500 psi Street Paving	12,015	S.Y.	\$35.00	\$420,525.00	\$420,525.00	\$0.00
5	Parallel Parking on street	2,994	S.Y.	\$40.00	\$119,760.00	\$119,760.00	\$0.00
6	Alley Paving	11,647	S.Y.	\$38.00	\$442,586.00	\$0.00	\$442,586.00
7	Hike and Bike Trail	0	S.F.	\$5.25	\$0.00	\$0.00	\$0.00
8	Concrete Sidewalk	74,133	S.F.	\$5.25	\$389,198.25	\$389,198.25	\$0.00
9	Barrier Free Ramps	97	EA.	\$1,650.00	\$160,050.00	\$160,050.00	\$0.00
10	Street Signs	19	EA.	\$1,000.00	\$19,000.00	\$19,000.00	\$0.00
11	Tie to Existing Pavement	13	EA.	\$500.00			
				SUBTOTAL	\$1,716,113.50	\$1,206,650.43	\$509,463.07
12	City Inspections	0.04	%	\$1,716,113.50	\$68,644.54	\$68,644.54	\$0.00
				TOTAL COSTS	\$1,784,758.04	\$1,275,294.97	\$509,463.07

OTHER DEVELOPMENT COSTS

OTHER DEVELOPMENT COSTS

ITEM	DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL COST	PUBLIC COST	PRIVATE COST
1	District Formation / Legal	0	Allow	\$670,000.00	\$0.00	\$0.00	\$0.00
2	Design / Testing	1	allow	\$700,000.00	\$590,614.25	\$531,552.82	\$59,061.42
3	Construction Mgmt	1	4%	\$2,734,643.80	\$109,385.75	\$98,447.18	\$10,938.58
4	Street Lights	49	EA	\$0.00	\$0.00	\$0.00	\$0.00
5	Electric Conduit**	845	LF.	\$400.00	\$338,000.00	\$0.00	\$338,000.00
6	Traffic Signal Light	0	EA	\$350,000.00	\$0.00	\$0.00	\$0.00



CORWIN ENGINEERING, INC.

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7	Power Transmission Lines (oncor)	0.0	LS	\$1,400,000.00	\$0.00	\$0.00	\$0.00
8	Landscape, Irrigation	1	LS	\$250,000.00	\$250,000.00	\$250,000.00	\$0.00
9	Hardscape	1,050	LF	\$200.00	\$210,000.00	\$210,000.00	\$0.00
10	City Screening Wall Fee	1,075	LF	\$10.00	\$10,750.00	\$10,750.00	\$0.00
11	City Street Light Fee	49	36	\$7.55	\$369.95	\$369.95	\$0.00
12	City Street Sign Fee	19	EA	\$137.00	\$2,603.00	\$2,603.00	\$0.00
13	Franchise Utilities and Misc	1	allow	\$50,000.00	\$50,000.00	\$0.00	\$50,000.00
14	Erosion Control Deposit	200	Lots	\$100.00	\$20,000.00	\$0.00	\$20,000.00
15	Park Fee SF	200	Lots	\$2,065.43	\$413,086.00	\$0.00	\$413,086.00
16	Park Fee MF	0	Unit	\$1,442.66	\$0.00	\$0.00	\$0.00
				TOTAL COSTS	\$1,994,808.95	\$1,103,722.95	\$891,086.00

ROW PURCHASE COSTS

ROW PURCHASE COSTS

ITEM	DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL COST	PUBLIC COST	PRIVATE COST
22	Roadway Right-of-Ways	0	LS	\$3,640,745.00	\$0.00	\$0.00	\$0.00
				TOTAL COSTS	\$0.00	\$0.00	\$0.00

		PUBLIC COST	PRIVATE COST
TOTAL COST	\$6,441,972.77	\$4,881,157.75	\$1,560,815.02

** Electric conduit (Duct bank) is located within the ROW and owned by Oncor

