

**An Ordinance of the City of Plano, Texas, accepting and approving a Service and Assessment Plan and Assessment Roll for the Downtown Plano 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 Downtown Plano 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

**WHEREAS**, on October 13, 2014, 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 October 13, 2014, the City Council made the findings required by Section 372.009(b) of the PID Act and, by adopting Resolution No. 2014-10-8(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 November 24, 2014, after due process, the City Council adopted Resolution No. 2014-11-17(R), which approved the Preliminary 2014 Operation and Maintenance (“O&M”) Service and Assessment Plan for the District and called a public hearing for the levy of the Operations and Maintenance Assessment; and

**WHEREAS**, on December 8, 2014, after due process, the City Council approved the 2014 O&M Service and Assessment Plan for the District by adopting Ordinance No. 2014-12-6, which levied the Operations and Maintenance Assessment on Assessed Property within the District to finance the costs of operations and maintenance and approved an Assessment Roll; and

**WHEREAS**, on December 14, 2015, after due process, the City Council approved the 2015 O&M Annual Service Plan Update by adopting Ordinance No. 2015-12-12, which levied the Operations and Maintenance Assessments and approved an Assessment Roll; and

**WHEREAS**, on December 20, 2016, after due process, the City Council approved the 2016 O&M Annual Service Plan Update by adopting Ordinance No. 2016-12-1, which levied the Operations and Maintenance Assessments and approved an Assessment Roll; and

**WHEREAS**, on November 13, 2017, after due process, the City Council adopted Resolution No. 2017-11-2(R), which authorized the renewal of the District through December 31, 2023; and

**WHEREAS**, on January 22, 2018, after due process, the City Council approved the 2017 O&M Service and Assessment Plan for the District by adopting Resolution No. 2018-1-7(R) and adopted Ordinance No. 2018-1-9, which levied the Operations and Maintenance Assessment on Assessed Property within the District to finance the costs of operations and maintenance and approved an Assessment Roll; and

**WHEREAS**, on December 18, 2018, after due process, the City Council approved the 2018 O&M Annual Service Plan Update by adopting Resolution No. 2018-12-1(R) and adopted Ordinance No. 2018-12-6, which levied the Operations and Maintenance Assessments and approved an Assessment Roll; and

**WHEREAS**, on December 9, 2019, after due process, the City Council adopted Resolution No. 2019-12-6(R), which authorized the inclusion of approximately 32.897 acres of additional properties as Improvement Area #2 into the District, which made total combined area of approximately 75.82 acres; and

**WHEREAS**, on January 13, 2020, after due process, the City Council approved the 2019 O&M Service and Assessment Plan for the District by adopting Resolution No. 2020-1-1(R) and adopted Ordinance No. 2020-1-9, which levied the Operations and Maintenance Assessment on Assessed Property within the District to finance the costs of operations and maintenance and approved an Assessment Roll; and

**WHEREAS**, on November 9, 2020, after due process, the City Council approved the 2020 O&M Annual Service Plan Update by adopting Resolution No. 2020-11-1(R); and

**WHEREAS**, on January 11, 2021, after due process, the City Council adopted Ordinance No. 2021-1-7, which levied the Operations and Maintenance Assessments and approved an Assessment Roll; and

**WHEREAS**, on December 16, 2021, the District Advisory Board met and recommended approval of the *City of Plano, Texas, Downtown Plano Public Improvement District 2021 Operations and Maintenance (O&M) Service and Assessment Plan* (the “2021 O&M Service and Assessment Plan” or “Service and Assessment Plan”); and

**WHEREAS**, on December 22, 2021, the City prepared and mailed public hearing notices to property owners in accordance with the PID Act for the levy of the Operations and Maintenance Assessment within the District; and

**WHEREAS**, on January 6, 2022, the City published notice of the public hearing and proposed levy and assessments in a newspaper of general circulation in accordance with the PID Act; and

**WHEREAS**, the City Council desires to levy a special assessment to fund improvements and services within the District for the 2020-2021 fiscal year at a rate of \$0.15 per \$100 of

appraised value of real property in the District, as determined by the Collin County Central Appraisal District; and

**WHEREAS**, on January 24, 2022, the City Council conducted and closed the public 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 operations and maintenance costs (as reflected in the 2021 O&M 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 operations and maintenance costs identified in the 2021 O&M Service and Assessment Plan, and is hereby approved;

(b) The Service and Assessment Plan apportions the operations and maintenance costs 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 operations and maintenance;

(c) The 2021 O&M 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;

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

(e) 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

(f) 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.**

Pursuant to the requirements of the Act, the City Council, after being presented with the 2021 O&M Service and Assessment Plan for the District developed by the Executive Committee of the Advisory Board and approved by the Advisory Board, hereby approves and adopts the 2021 O&M Service and Assessment Plan, attached as Exhibit "A".

### **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 approves the levy of a special assessment on all taxable real property within the District by the City at a rate of \$0.15 per \$100 valuation of real property, as determined by the Collin County Central Appraisal District, to fund improvements and services in the District, in accordance with the approved assessment roll, attached as Exhibit "B". Annual assessments shall be capped at \$25,000 per development project (property of one or more lots owned or managed as a single unit).

(b) The City Council finds that the assessments should be made and levied against the respective parcels of property within the District, as shown in Exhibit "B" and against the owners thereof, and further finds that in each case the property assessed is especially benefited by means of the said services and improvements in the District, and further finds that the apportionment of costs of the services and improvements is in accordance with the law in force in this City and the State and in the proceedings of the City heretofore with reference to the formation of the District.

(c) The real property of entities that have obtained an exemption from the City of Plano real property taxes pursuant to the Texas Tax Code (except under the provisions of Sections 11.24 and 11.28 of the Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes.

(d) The several sums above-mentioned and assessed against the said parcels of property and the owners thereof, together with reasonable fees and the costs of collection, if incurred, are hereby declared to be and are made a first and prior lien against the property assessed, superior to all other liens and claims except liens and claims for state, county, community college, school district and municipal ad valorem taxes and is a personal liability of and charge against the owners of the property regardless of whether the owners are named. The lien is effective from the date of this ordinance until the assessment is paid and may be enforced by the governing body in the same manner that an ad valorem tax lien against real property may be enforced by the City Council.

(e) The assessments levied herein shall be due and payable in full on or before February 28, 2022. Delinquent payment of assessments shall incur interest, penalties, and attorney fees in the same manner as delinquent ad valorem taxes. If default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection hereof, including costs and fees, shall be enforced by the governing body in the same manner that an ad valorem tax lien against real property may be enforced by the City Council. The owner of the assessed property may pay at any time the entire assessment, with interest that has accrued on the assessment, on any lot or parcel. All assessments levied are a personal liability and charge against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

(f) The City will collect and disburse the District funds, and may contract with non-profit corporations to conduct District activities and programs. The Management Committee of the Board shall manage the service plan and improvements undertaken by the District and shall oversee expenditure of District funds that are to be undertaken by contract with non-profit corporations.

**Section VI. 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 VII. 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 VIII. 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 IX. 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.

*[remainder of page left blank intentionally]*

**DULY PASSED AND APPROVED** on this the 24<sup>th</sup> day of January, 2022

---

John B. Muns, MAYOR

ATTEST:

---

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

---

Paige Mims, CITY ATTORNEY

EXHIBIT A

Service and Assessment Plan

# Downtown Plano Public Improvement District

---

2021 O&M SERVICE AND ASSESSMENT PLAN

JANUARY 24, 2022



AUSTIN, TX | NORTH RICHLAND HILLS, TX



## TABLE OF CONTENTS

Table of Contents .....	1
Introduction .....	2
Section I: Definitions .....	5
Section II: The District .....	9
Section III: Authorized Improvements.....	9
Section IV: Service Plan .....	10
Section V: Assessment Plan.....	10
Section VI: Terms of the Assessments.....	12
Section VII: Assessment Roll .....	13
Section VIII: Additional Provisions.....	13
Exhibits.....	15
Exhibit A – District Boundary Map .....	16
Exhibit B – Service Plan .....	17
Exhibit C – Operations and Maintenance Budget.....	18
Exhibit D-1 – Improvement Area #1 Assessment Roll .....	19
Exhibit D-2 – Improvement Area #2 Assessment Roll .....	21
Exhibit E – Legal Description .....	23

## INTRODUCTION

Capitalized terms used in this 2021 Amended and Restated O&M Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2021 Amended and Restated O&M 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” or an “Exhibit” shall be a reference to a Section of this 2021 Amended and Restated O&M Service and Assessment Plan or an Exhibit attached to and made a part of this 2021 Amended and Restated O&M Service and Assessment Plan for all purposes.

On October 13, 2014, after due process, the City Council approved Resolution No. 2014-10-8(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 costs of Operations and Maintenance Costs that confer a special benefit on approximately 42.923 acres located within the corporate limits of the City.

On November 24, 2014, after due process, the City Council adopted Resolution No. 2014-11-17(R), which approved the Preliminary 2014 O&M Service and Assessment Plan for the District and called public hearing for the levy of the Operations and Maintenance Assessment.

On December 8, 2014, after due process, the City Council approved the 2014 O&M Service and Assessment Plan for the District by adopting Ordinance No. 2014-12-6, which levied the Operations and Maintenance Assessment on Assessed Property within the District to finance the costs of Operations and Maintenance Costs and approved an Assessment Roll.

On December 14, 2015, after due process, the City Council approved the 2015 O&M Annual Service Plan Update by approving Ordinance No. 2015-12-12, which levied the Operations and Maintenance Assessments and approved an Assessment Roll.

On December 20, 2016, after due process, the City Council approved the 2016 O&M Annual Service Plan Update by approving Ordinance No. 2016-12-1, which levied the Operations and Maintenance Assessments and approved an Assessment Roll.

On November 13, 2017, after due process, the City Council adopted Resolution No. 2017-11-2(R), which approved the Preliminary 2017 O&M Service and Assessment Plan for the District and called public hearing for the levy of the Operations and Maintenance Assessment.

On January 22, 2018, after due process, the City Council approved the 2017 O&M Service and Assessment Plan for the District by adopting Ordinance No. 2018-1-9, which levied the

Operations and Maintenance Assessment on Assessed Property within the District to finance the costs of Operations and Maintenance Costs and approved an Assessment Roll.

On December 18, 2018, after due process, the City Council approved the 2018 O&M Annual Service Plan Update by approving Ordinance No. 2018-12-6, which levied the Operations and Maintenance Assessments and approved an Assessment Roll.

On December 9, 2019, after due process, the City Council adopted Resolution No. 2019-12-6(R), which authorized the inclusion of approximately 32.897 acres of additional properties as Improvement Area #2 into the District, which made total combined area of approximately 75.82 acres as shown on **Exhibit A** and described on **Exhibit E**.

On January 13, 2020, after due process, the City Council approved the 2019 O&M Service and Assessment Plan for the District by adopting Ordinance No. 2020-1-9, which levied the Operations and Maintenance Assessment on Assessed Property within the District to finance the costs of Operations and Maintenance Costs and approved an Assessment Roll.

On January 11, 2021, after due process, the City Council approved the 2020 O&M Annual Service Plan Update by approving Ordinance No. 2021-1-7, which levied the Operations and Maintenance Assessments and approved an Assessment Roll.

On December 22, 2021, the City prepared and mailed public hearing notices to property owners in accordance with the PID Act for the levy of the Operations and Maintenance Assessment within the District.

On January 24, 2022, the City Council approved this 2021 Amended and Restated O&M Service and Assessment Plan by adopting Ordinance No. \_\_\_\_\_ and levied the Operations and Maintenance Assessment on Assessed Property within the District to finance the costs of Operations and Maintenance Costs and approved an Assessment Roll

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

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Operation and Maintenance Costs against the District based on the special benefits conferred on the District by the Operations and Maintenance Costs. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Operations and Maintenance Assessment against each Parcel determined by the method chosen by the City Council. The Operations and

Maintenance Assessment against each Parcel must be sufficient to pay the share of the Operations and Maintenance Costs apportioned to the Parcel and cannot exceed the special benefit conferred on the Parcel by such Operations and Maintenance Costs. The Improvement Area #1 and Improvement Area #2 Assessment Roll are included in this 2021 Amended and Restated O&M Service and Assessment Plan as **Exhibit D-1** and **Exhibit D-2**, respectively.

*[Remainder of page intentionally left blank.]*

## SECTION I: DEFINITIONS

**“2021 Amended and Restated O&M Service and Assessment Plan”** means this Downtown Plano Public Improvement District 2021 Amended and Restated Operations and Maintenance Service and Assessment Plan as updated and amended from time to time.

**“Administrator”** means the City or independent firm designated by the City who shall have the responsibilities provided in this 2021 Amended and Restated O&M Service and Assessment Plan. The current Administrator is P3Works, LLC.

**“Annual Installment”** means the annual installment payment of the Operations and Maintenance Assessment as calculated by the Administrator and approved by the City Council.

**“Assessed Property”** means any Parcel within the District other than Non-Assessed Property against which an Operations and Maintenance Assessment is levied.

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

**“Assessment Roll”** means any assessment roll for the Assessed Property within the District, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any amended and restated operations and maintenance service and assessment plan. The Assessment Roll is included in **Exhibit A**.

**“Authorized Improvements”** means improvements authorized by Section 372.003 of the PID Act, as listed in **Section III**.

**“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 collection of delinquent Operations and Maintenance Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2021 Amended and Restated O&M Service and Assessment Plan including penalties and reasonable attorney’s fees actually paid but excluding amounts representing interest and penalty interest.

**“Development Project” or “Development Projects”** means property of one or more lots that are (1) contiguous project Lots or owned by the same individual or entity, and (2) served or involved in the same business function.

**“District”** means the Downtown Plano Public Improvement District containing approximately 75.82 acres located within the corporate limits of the City, as more specifically described in **Exhibit E** and depicted on **Exhibit A**.

**“Improvement Area #1”** means the real property for Improvement Area #1 as provided by Collin Central Appraisal District to City staff, and as reviewed and corrected by City Staff in accordance with this 2021 Amended and Restated O&M Service and Assessment Plan, as more specifically depicted on **Exhibit A**.

**“Improvement Area #1 Annual Installment”** means the annual installment payment of the Operations and Maintenance Assessment for Improvement Area #1 properties as calculated by the Administrator and approved by the City Council.

**“Improvement Area #1 O&M Assessment”** means an assessment levied annually against a Parcel based on Improvement Area #1 Base Value within the District and imposed pursuant to an O&M Assessment Ordinance to fund the costs of the Authorized Improvements and the Operations and Maintenance Costs.

**“Improvement Area #1 Base Value”** means the 2017 real property appraisals for Improvement Area #1 as provided by the Collin Central Appraisal District or as further limited by the Plano City Council.

**“Improvement Area #2”** means the real property for Improvement Area #2 as provided by Collin Central Appraisal District to City staff, and as reviewed and corrected by City Staff in accordance with this 2021 Amended and Restated O&M Service and Assessment Plan, as more specifically depicted on **Exhibit A**.

**“Improvement Area #2 Annual Installment”** means the annual installment payment of the Operations and Maintenance Assessment for Improvement Area #2 properties as calculated by the Administrator and approved by the City Council.

**“Improvement Area #2 O&M Assessment”** means an assessment levied annually against a Parcel based on Improvement Area #2 Base Value within the District and imposed pursuant to an O&M Assessment Ordinance to fund the costs of the Authorized Improvements and the Operations and Maintenance Costs.

**“Improvement Area #2 Base Value”** means the 2019 real property appraisals for Improvement Area #2 as provided by the Collin Central Appraisal District or as further limited by the Plano City Council.

**“Lot” or “Lots”** means for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by “lot” in such final and recorded subdivision plat.

**“Maximum Assessment”** means assessment when calculated under **Section V**, generates greater than \$25,000 per Development Project or Parcel, will be capped at \$25,000 assessment, and will not owe for the remaining. The Assessment Roll attached at **Exhibit D-1** and **Exhibit D-2** for Improvement Area #1 and Improvement Area #2, respectively with depictions of Maximum Assessment.

**“Non-Assessed Property”** means Parcels within the boundaries of the District that accrue no special benefit from the operations and maintenance of the Authorized Improvements as determined by the City Council and Parcels within the boundaries of the District that are owned by the City, including but not limited to, Dallas Area Rapid Transit (DART), not-for-profit owners, religious institutions, and single-family residences.

**“O&M Assessment Ordinance”** means an ordinance adopted by the City Council in accordance with the PID Act that levies the Operations and Maintenance Assessments.

**“O&M Annual Service Plan Update”** means an update to this 2021 Amended and Restated O&M Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

**“Operations and Maintenance Assessment”** means an assessment levied annually against a Parcel within the District and imposed pursuant to an Assessment Ordinance to fund the costs of the Operations and Maintenance Costs.

**“Operations and Maintenance Costs”** means the costs to fund the Authorized Improvements and to operate and maintain the Authorized Improvements that benefit the District based on a budget prepared annually by the City and provided to the Administrator.

**“Parcel” or “Parcels”** means a specific property within the District identified by either a tax map identification number assigned by the Collin Central Appraisal District for real property tax purposes, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

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

**“Service Plan”** covers a period of at least five years and defines the annual indebtedness and projected Operations and Maintenance Costs more specifically described in **Section IV**.

*[Remainder of page intentionally left blank.]*



## SECTION II: THE DISTRICT

The District includes approximately 75.82 contiguous acres located within the corporate limits of the City, as more particularly described by the legal description on **Exhibit E** and depicted on **Exhibit A**. Development of the District includes approximately 118 commercial and public Parcels.

Improvement Area #1 includes approximately 42.923 contiguous acres located within the City, as depicted on **Exhibit A**. Development of Improvement Area #1 is comprised of approximately 58 Commercial Lots.

Improvement Area #2 includes approximately 32.897 contiguous acres located within the City, as depicted on **Exhibit A**. Development of Improvement Area #1 is comprised of approximately 60 Commercial Lots.

## SECTION III: AUTHORIZED IMPROVEMENTS

The City Council established the District to help increase public improvements and expand opportunities to attract people to the District. The Authorized Improvements of the District include:

- *Marketing/Advertising*  
Improvements include commercial media advertising, printed material, social media, web-based information, messaging, signs, billboards, banners, and souvenirs. The marketing/advertising improvements will provide benefit to all Lots within the District.
- *Events*  
Improvements include entertainment, celebrations, support services, equipment/venue charges, and fees. The events improvements will provide benefit to all Lots within the District.
- *Beautification*  
Improvements include landscaping, streetscaping, lighting, and other decorative improvements. The beautification improvements will provide benefit to all Lots within the District.
- *PID Management*  
Improvements include services and costs related to coordinating and administering the PID program and budget by persons and organizations other than the city.

- *City Administration*

Improvements include contract services related to assessment administration and collection.

- *Security*

Improvements include security matters related to events and lighting projects. The security improvements will provide benefit to all Lots within the District.

## 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 indebtedness and projected Operations and Maintenance Costs of the District during the five-year period. The Service Plan must be reviewed and updated in each O&M Annual Service Plan Update. **Exhibit B** summarizes the Service Plan for the District.

## SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the Operations and Maintenance Costs of the Authorized Improvements of the District to the Assessed Property based on the special benefit received from the provision of the operations and maintenance. The PID Act provides that such costs may be apportioned in any manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefitted.

The Operations and Maintenance Assessment will be levied annually on all Parcels of Assessed Property to pay for Operations and Maintenance Costs. Operations and Maintenance Assessments calculation will be based on the Improvement Area #1 Base Value and Improvement Area #2 Base Value for Improvement Area #1 and Improvement Area #2, respectively. As provided by the City Staff annually, Operations and Maintenance Assessments are subject to change to be updated to the current year's appraisal value if either (1) there are changes in property owner's ownership, or (2) \$200,000 or more in improvements are made to the Lots.

For all Parcels of Assessed Property, the Operations and Maintenance Assessment will initially be an amount that results in a tax rate equivalent equal to \$0.15 per \$100 of taxable assessed value with applicable Parcels or Lots with Maximum Assessment. In no event will the Operations and Maintenance Assessments exceed the City's actual costs for operating and maintaining the Authorized Improvements.

Additionally, the City agrees to deposit a minimum of \$50,000 annually to the PID fund for Operations and Maintenance Assessment, for all City parcels within the District.

The Operations and Maintenance Assessments shall be subject to penalties and procedures for the Annual Installments as authorized by the PID Act. All Authorized Improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City.

**A. Assessment Methodology**

1. The City will prepare or cause to be prepared and provide to the Administrator a budget for the Operations and Maintenance Costs.
2. The Operations and Maintenance Assessment will initially be an amount that results in a tax rate equivalent equal to \$0.15 per one hundred dollars of Improvement Area #1 Base Value and Improvement Area #2 Base Value for Improvement Area #1 and Improvement Area #2 properties, respectively, benefited within the District, with applicable Parcels or Lots with Maximum Assessment, but in no event will the Operations and Maintenance Assessment be greater than the Operations and Maintenance Costs.
3. Evaluation will be performed annually for an increase in value between 2021 and 2022 to identify any increase in improvements greater than \$200,000, which will trigger the Operations and Maintenance Assessment to be calculated based on the current 2021 Appraised Value.
- 4A. PID Assessments are calculated on the Improvement Area #1 Base Value, or 2021 based on the foregoing for Improvement Area #1 properties.
- 4B. PID Assessments are calculated on the Improvement Area #2 Base Value, or 2021 based on the foregoing for Improvement Area #2 properties.
5. Properties that are exempt from property taxes under state law, are also exempt from Operations and Maintenance Assessment, including but not limited to, Dallas Area Rapid Transit (DART), not-for-profit owners, and religious institutions.
6. Properties that are Non-Assessed Properties and do not benefit from the District are single family residences.
7. The City agrees to deposit a minimum of \$50,000 annually to the PID fund for Operations and Maintenance Assessment, for all City parcels within the District.

*[Remainder of page intentionally left blank.]*

## **SECTION VI: TERMS OF THE ASSESSMENTS**

### **A. Operations and Maintenance Assessments and Annual Installments.**

Operations and Maintenance Assessments and the Annual Installments thereof shall be calculated and collected each year in an amount sufficient to pay the Operations and Maintenance Costs.

### **B. Payment of Operations and Maintenance Assessments in Annual Installments**

1. Operations and Maintenance Assessments are subject to adjustment in each O&M Annual Service Plan Update based on the Operations and Maintenance Costs as directed by the City Council.
2. The Administrator shall prepare and submit to the City Council for its review and approval a preliminary O&M Annual Service Plan Update, including a preliminary Assessment Roll based on the budgeted Operations and Maintenance Costs.
3. The preliminary O&M Annual Service Plan Update will be placed in the City Secretary's office for inspection, and the City Council will consider a resolution to call a public hearing and will cause notices to be mailed to all property owners within the District and published in the newspaper of record in accordance with the PID Act.
4. The Administrator shall prepare and submit to the City Council for its review and approval a final O&M Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each O&M Annual Service Plan Update shall include an updated Assessment Roll, and updated calculations of Annual Installments. Annual Installments shall be mailed at the direction of the City and collected per instruction on the invoice. Annual Installments shall be subject to the penalties and procedures in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City; the City Council may provide for other means of collecting Annual Installments. Operations and Maintenance Assessments shall have the lien priority specified in the PID Act.
5. As provided by the City Staff annually, Operations and Maintenance Assessments are subject to change to be updated to the current year's appraisal value if either (1) there are changes in property owner's ownership, or (2) \$200,000 or more in improvements are made to the property.
6. The District will receive special benefit equal to or greater than the Operations and Maintenance Assessment as a result of the City performing the operations and maintenance of the Authorized Improvements.

7. Each Operations and Maintenance Assessment and the Annual Installments thereof shall be delinquent if not paid prior to March 16 of the year following the O&M Annual Service Plan Update levying the Operations and Maintenance Assessment.

## **SECTION VII: ASSESSMENT ROLL**

The list of current Lots within the District, the corresponding Operations and Maintenance Assessment, and total Annual Installment are shown on Improvement Area #1 Assessment Roll and Improvement Area #2 Assessment Roll in **Exhibit D-1** and **Exhibit D-2**, respectively. The Lots shown on the Assessment Rolls will receive the bills for the 2021 Annual Installments which will be delinquent if not paid by March 15, 2022.

## **SECTION VIII: ADDITIONAL PROVISIONS**

### **A. Calculation Errors**

If the owner of a Parcel claims that an error has been made in any calculation required by this 2021 Amended and Restated O&M Service and Assessment Plan, including, but not limited to, any calculation made as part of any O&M Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the City within 30 days of the mailing of a bill for the Annual Installment resulting from the O&M Annual Service Plan Update; otherwise, the owner shall be deemed to have unconditionally approved the calculation. Upon receipt of a written notice of error from an owner, the City shall refer the notice to the Administrator who shall provide a written response to the City and the owner within 30 days of such referral. The City Council shall consider the owner's notice of error and the Administrator's response, and within 30 days the City Council shall make a final determination as to whether or not 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 2021 Amended and Restated O&M Service and Assessment Plan, the O&M Assessment Ordinance levying the Operations and Maintenance Assessments, or the 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 2021 Amended and Restated O&M 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 2021 Amended and Restated O&M 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 Operations and Maintenance Assessments, Annual Installments, and other charges imposed by this 2021 Amended and Restated O&M Service and Assessment Plan.

### **C. Administration and Interpretation**

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2021 Amended and Restated O&M 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 2021 Amended and Restated O&M Service and Assessment Plan. Interpretations of this 2021 Amended and Restated O&M Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public hearing 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 2021 Amended and Restated O&M 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.

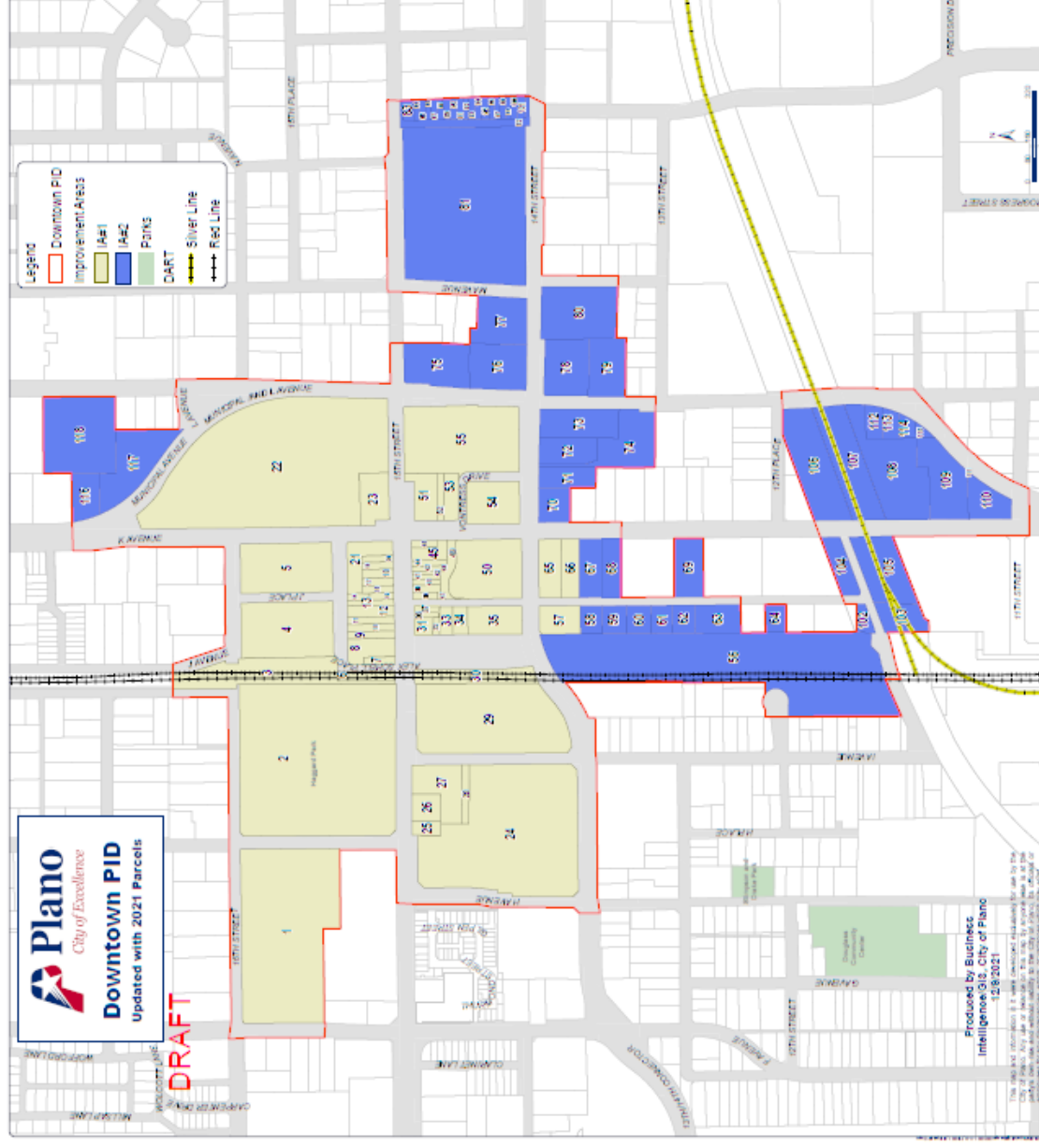
## EXHIBITS

The following Exhibits are attached to and made a part of this 2021 Amended and Restated O&M Service and Assessment Plan for all purposes:

<b>Exhibit A</b>	District Boundary Map
<b>Exhibit B</b>	Service Plan
<b>Exhibit C</b>	Operations and Maintenance Budget
<b>Exhibit D-1</b>	Improvement Area #1 Assessment Roll
<b>Exhibit D-2</b>	Improvement Area #2 Assessment Roll
<b>Exhibit E</b>	Legal Description

*[Remainder of page intentionally left blank.]*

**EXHIBIT A – DISTRICT BOUNDARY MAP**





## EXHIBIT B – SERVICE PLAN

Improvement Area #1					
Annual Installment Due	1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
Assessed Value <sup>[a] [e]</sup>	\$ 88,069,645	\$ 88,069,645	\$ 88,069,645	\$ 88,069,645	\$ 88,069,645
Operations and Maintenance Assessment <sup>[b]</sup>	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15
City Deposit to PID funds <sup>[c]</sup>	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
<b>Total Annual Installments <sup>[d]</sup></b>	<b>\$ 182,104</b>	<b>\$ 182,104</b>	<b>\$ 182,104</b>	<b>\$ 182,104</b>	<b>\$ 182,104</b>
<b>D = (A ÷ 100) × B + C</b>					

Improvement Area #2					
Annual Installment Due	1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
Assessed Value <sup>[a] [e]</sup>	\$ 7,883,110	\$ 7,883,110	\$ 7,883,110	\$ 7,883,110	\$ 7,883,110
Operations and Maintenance Assessment <sup>[b]</sup>	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15
<b>Total Annual Installments <sup>[d]</sup></b>	<b>\$ 11,825</b>	<b>\$ 11,825</b>	<b>\$ 11,825</b>	<b>\$ 11,825</b>	<b>\$ 11,825</b>
<b>C = (A ÷ 100) × B</b>					

**Notes:**

- [a] Assuming the Improvement Area #1 Base Value and Improvement Area #2 Base Value remain in place unless (1) there is a change in property owner's ownership, or (2) \$200,000 or more in improvements are made to the property. Actual assessed value shall be determined and provided by the City each year for O&M Annual Service Plan Update.
- [b] Per the 2021 Amended and Restated O&M Service and Assessment Plan, the Operations and Maintenance Assessment (per \$100 of Assessed Value).
- [c] The City agrees to deposit a minimum of \$50,000 annually to the PID fund for Operations and Maintenance Assessment, for all City parcels within the District.
- [d] Anticipated total PID assessments with Development Projects capped at \$25,000.
- [e] Portion control by single owned properties and Development Projects capped at \$25,000

## EXHIBIT C – OPERATIONS AND MAINTENANCE BUDGET

Authorized Improvements	FY 2021/2022	
	Budget <sup>[a]</sup>	
Marketing/Advertising	\$	40,000
Events	\$	60,000
Beautification	\$	28,929
PID Management	\$	50,000
City Administration	\$	10,000
Security	\$	5,000
<b>Total Budget</b>	<b>\$</b>	<b>193,929</b>

**Notes:**

[a] As provided by City staff. The budget will be updated annually in each O&M Annual Service Plan Update.

# EXHIBIT D-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Ownership	Property Address	A Assessed Value <sup>(a)</sup>	B Operation & Maintenance Assessment	C City Deposit to PID Fund	D = (A ÷ 100) × B + C Annual Installment Due 1/31/2022 <sup>(b)</sup>
1	PLANO ISD	1509 H AVE	\$ -	\$ 0.15	\$ -	\$ -
2	PLANO CITY OF	901 E 15TH ST	\$ -	\$ 0.15	\$ -	\$ -
3	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -	\$ -
4 <sup>(c)(e)</sup>	PLANO CITY OF	1013 15TH PL	\$ -	\$ 0.15	\$ -	\$ -
5 <sup>(c)(e)</sup>	PLANO CITY OF	1013 15TH PL	\$ 16,666,667.00	\$ 0.15	\$ -	\$ 25,000.00
6	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -	\$ -
7	SHELL FAMILY TRUST B	1001 E 15TH ST	\$ 559,733.00	\$ 0.15	\$ -	\$ 839.60
8	ENG & WONG PLANO DOWNTOWN LLC	1005 E 15TH ST	\$ 2,492,243.00	\$ 0.15	\$ -	\$ 3,738.36
9	N A T PROPERTIES LLC	1011 E 15TH ST	\$ 520,413.00	\$ 0.15	\$ -	\$ 780.62
10	PIERCE FAMILY LIVING TRUST THE	1013 E 15TH ST	\$ 473,827.00	\$ 0.15	\$ -	\$ 710.74
11	1015 METROPOLITAN PLANO LTD	1015 E 15TH ST	\$ 292,733.00	\$ 0.15	\$ -	\$ 439.10
12	CONVERT ESTATES LLC	1017 E 15TH ST	\$ 1,102,627.00	\$ 0.15	\$ -	\$ 1,653.94
13	TVG HOLDINGS LLC	1021 E 15TH ST	\$ 330,427.00	\$ 0.15	\$ -	\$ 495.64
14	PLANO CITY OF	1020 15TH PL	\$ -	\$ 0.15	\$ -	\$ -
15	ROBERT M F	1023 E 15TH ST	\$ 249,920.00	\$ 0.15	\$ -	\$ 374.88
16	LAMAN/STARK JV	1027 E 15TH ST	\$ 266,853.00	\$ 0.15	\$ -	\$ 400.28
17	LYNCH ROBERT A	1029 E 15TH ST	\$ 367,987.00	\$ 0.15	\$ -	\$ 551.98
18	MKNS LLC	1031 E 15TH ST	\$ 274,853.00	\$ 0.15	\$ -	\$ 412.28
19	AUDIENCE INC	1035 E 15TH ST	\$ 544,703.00	\$ 0.15	\$ -	\$ 817.05
20	FERCHER JOERG W & CATHY A	1037 E 15TH ST	\$ 213,613.00	\$ 0.15	\$ -	\$ 320.42
21	BEDROCK BUILDING LP THE	1039 E 15TH ST	\$ 1,429,453.00	\$ 0.15	\$ -	\$ 2,144.18
22	PLANO CITY OF	1520 K AVE	\$ -	\$ 0.15	\$ -	\$ -
23	GTE SOUTHWEST INC	1508 K AVE	\$ 501,625.00	\$ 0.15	\$ -	\$ 752.44
24	PLANO CITY OF	900 E 15TH ST	\$ -	\$ 0.15	\$ -	\$ -
25	STICE LLC	908 E 15TH ST	\$ 76,641.00	\$ 0.15	\$ -	\$ 114.96
26	STICE LLC	912 E 15TH ST	\$ 320,106.00	\$ 0.15	\$ -	\$ 480.16
27	STICE LLC	916 E 15TH ST	\$ 280,094.00	\$ 0.15	\$ -	\$ 420.14
28	STICE LLC	1421 I AVE	\$ 365,637.00	\$ 0.15	\$ -	\$ 548.46
29 <sup>(d)</sup>	CLPF - JUNCTION 15 LP	930 E 15TH ST	\$ 16,666,667.00	\$ 0.15	\$ -	\$ 25,000.00
30	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -	\$ -
31	METROPOLITAN MAMMOTH JACK LTD	1004 E 15TH ST	\$ 443,080.00	\$ 0.15	\$ -	\$ 664.62
32	HISTORIC PLANO-25 LTD	1416 J AVE	\$ 270,360.00	\$ 0.15	\$ -	\$ 405.54
33	PLANO LODGE 768 AF & AM	1414 J AVE	\$ -	\$ 0.15	\$ -	\$ -
34	BRODHEAD FAMILY LIMITED PARTNERSHIP	1410 J AVE	\$ 401,760.00	\$ 0.15	\$ -	\$ 602.64
35 <sup>(c) [f]</sup>	14TH AND J LLC	1400 J AVE	\$ -	\$ 0.15	\$ -	\$ -
36	BLACK GOLD PARTNERS LLC	1006 E 15TH ST	\$ 615,080.00	\$ 0.15	\$ -	\$ 922.62
37	CRIDER LIVING TRUST	1008 E 15TH ST	\$ 360,467.00	\$ 0.15	\$ -	\$ 540.70
38	LPW REAL ESTATE INVESTMENTS LLC	1010 E 15TH ST	\$ 367,440.00	\$ 0.15	\$ -	\$ 551.16
39	JSMTX PROPERTIES LLC	1012 E 15TH ST	\$ 234,307.00	\$ 0.15	\$ -	\$ 351.46
40	JSMTX PROPERTIES LLC	1016 E 15TH ST	\$ 158,547.00	\$ 0.15	\$ -	\$ 237.82

Property ID	Ownership	Property Address	A Assessed Value <sup>[a]</sup>	B Operation & Maintenance Assessment	C City Deposit to PID Fund	D = (A ÷ 100) × B + C Annual Installment Due 1/31/2022 <sup>[b]</sup>
41	JSMTX PROPERTIES LLC	1018 E 15TH ST	\$ 110,973.00	\$ 0.15	\$ -	\$ 166.46
42	CRH RENTALS LTD	1020 E 15TH ST	\$ 80,107.00	\$ 0.15	\$ -	\$ 120.16
43	15TH STREET REAL PROPERTY HOLDINGS LLC	1022 E 15TH ST	\$ 525,693.00	\$ 0.15	\$ -	\$ 788.54
44	JSMTX PROPERTIES LLC	1024 E 15TH ST	\$ 233,640.00	\$ 0.15	\$ -	\$ 350.46
45	SUTTON-1012 LLC	1026 E 15TH ST	\$ 560,947.00	\$ 0.15	\$ -	\$ 841.42
46	CHADDICK CENTER LEASING OFFICE	1032 E 15TH ST	\$ 430,280.00	\$ 0.15	\$ -	\$ 645.42
47	PLANO CITY OF	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -	\$ -
48	PLANO CITY OF	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -	\$ -
49	PLANO CITY OF	K AVE	\$ -	\$ 0.15	\$ -	\$ -
50 <sup>[c] [f]</sup>	14TH AND J LLC	1400 J AVE	\$ 16,666,667.00	\$ 0.15	\$ -	\$ 25,000.00
51	LAS BRISAS PROPERTIES INC	1422-1426 K AVE	\$ 1,467,547.00	\$ 0.15	\$ -	\$ 2,201.32
52	PMW ENTERPRISES LLC	1418 K AVE	\$ 228,307.00	\$ 0.15	\$ -	\$ 342.46
53	COPELAND SCOTT	1416 K AVE	\$ 219,198.00	\$ 0.15	\$ -	\$ 328.80
54 <sup>[c] [d]</sup>	BEL AIR MULTI 50 LLC &	1404 VONTRESS ST	\$ -	\$ 0.15	\$ -	\$ -
55 <sup>[c] [d]</sup>	BEL AIR MULTI 50 LLC &	1404 VONTRESS ST	\$ 16,666,667.00	\$ 0.15	\$ -	\$ 25,000.00
57	EASTSIDE 14TH STREET LLC	1000 14TH ST	\$ 4,031,756.00	\$ 0.15	\$ -	\$ 6,047.63
65	PLANO CITY OF	1317 K AVE	\$ -	\$ 0.15	\$ -	\$ -
66	PLANO CITY OF	1313 K AVE	\$ -	\$ 0.15	\$ -	\$ -
N/A <sup>[g]</sup>	PLANO CITY OF	CITY OF PLANO	\$ 88,069,645.00	\$ 50,000.00	\$ -	\$ 50,000.00
<b>Total</b>			<b>\$ 88,069,645.00</b>			<b>\$ 182,104.46</b>

**Notes:**

[a] Assuming the Improvement Area #1 Base Value remains in place unless (1) there is a change in property owner's ownership, or (2) \$200,000 or more in improvements are made to the property. Actual assessed value shall be determined and provided by the City each year for O&M Annual Service Plan Update.

[b] Totals may not match the Annual Installment due to rounding.

[c] Development Project capped at \$25,000 Operations and Maintenance Assessment.

[d] Bel Air Downtown is a Development Project consisting of two (2) parcels and capped at \$25,000 Operations and Maintenance Assessment.

[e] Bel Air Station is a Development Project consisting of two (2) parcels and capped at \$25,000 Operations and Maintenance Assessment.

[f] Morada is a Development Project consisting of two (2) parcels and capped at \$25,000 Operations and Maintenance Assessment.

[g] The City agrees to deposit a minimum of \$50,000 annually to the PID fund for Operations and Maintenance Assessment, for all City parcels within the District.

## EXHIBIT D-2 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID	Ownership	Property Address	A Assessed Value <sup>(a)</sup>	B Operation & Maintenance Assessment	C = (A ÷ 100) × B Annual Installment Due 1/31/2022 <sup>(b)</sup>
56	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -
58	EASTSIDE 14TH STREET LLC	1318 J AVE	\$ 350,111.00	\$ 0.15	\$ 525.17
59	HYATT HOLDINGS LTD	1316 J AVE	\$ 75,134.00	\$ 0.15	\$ 112.70
60	HYATT HOLDINGS LTD	1316 J AVE	\$ 94,816.00	\$ 0.15	\$ 142.22
61	AMERICAN LEGION POST #321	1300 J AVE	\$ -	\$ 0.15	\$ -
62	AMERICAN LEGION POST #321	1236 J AVE	\$ -	\$ 0.15	\$ -
63	AMERICAN LEGION POST #321	1236 J AVE	\$ -	\$ 0.15	\$ -
64	DART ROW	SITE ADDRESS NOT GIVEN	\$ -	\$ 0.15	\$ -
67	SMITH LISLE HOLDING INC	1311 K AVE	\$ 138,848.00	\$ 0.15	\$ 208.27
68	SMITH-USLE HOLDINGS LTD	1307 K AVE	\$ 241,553.00	\$ 0.15	\$ 362.33
69	SMITH - LISLE HOLDINGS LTD	1219 K AVE	\$ 436,614.00	\$ 0.15	\$ 654.92
70	SMITH MARITAL TRUST	1100 14TH ST	\$ 366,558.00	\$ 0.15	\$ 549.84
71	EASTSIDE 14TH STREET LLC	1104 14TH ST	\$ 475,017.00	\$ 0.15	\$ 712.53
72	1106 14TH ST LLC	1106 14TH ST	\$ 331,144.00	\$ 0.15	\$ 496.72
73	NEWMAN DONALD T	1114 14TH ST	\$ 571,182.00	\$ 0.15	\$ 856.77
74	PLANO CITY OF	MUNICIPAL AVE	\$ -	\$ 0.15	\$ -
75	2016 OLD TOWN PLANO EAST LTD	1200 E 15TH ST	\$ 705,672.00	\$ 0.15	\$ 1,058.51
76	PROSPERITY BANK	1201 14TH ST	\$ 1,040,649.00	\$ 0.15	\$ 1,560.97
77	MA & SA LLC	1211 14TH ST	\$ 713,472.00	\$ 0.15	\$ 1,070.21
78	YDR INVESTMENTS LLC	1200 14TH ST	\$ 789,919.00	\$ 0.15	\$ 1,184.88
79	PLANO CITY OF	L AVE	\$ -	\$ 0.15	\$ -
80	JJ PLANO PROPERTIES LLC	1208 14TH ST	\$ 1,552,421.00	\$ 0.15	\$ 2,328.63
81	TWCP WESTHEIMER WILCREST LTD	14TH ST	\$ -	\$ 0.15	\$ -
82	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
83	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
84	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
85	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
86	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
87	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
88	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
89	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
90	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
91	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
92	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
93	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
94	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
95	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
96	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
97	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
98	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -

Property ID	Ownership	Property Address	A Assessed Value <sup>(a)</sup>	B Operation & Maintenance Assessment	C = (A ÷ 100) × B Annual Installment Due 1/31/2022 <sup>(b)</sup>
99	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
100	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
101	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
102	ST LOUIS SOUTHWESTERN RR CO	IN RR ROW	\$ -	\$ 0.15	\$ -
103	ST LOUIS SOUTHWESTERN RR CO	IN RR ROW	\$ -	\$ 0.15	\$ -
104	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -
105	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -
106	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -
107	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -
108	PLANO CITY OF	1106 K AVE	\$ -	\$ 0.15	\$ -
109	PLANO CITY OF	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -
110	PLANO CITY OF	1100 K AVE	\$ -	\$ 0.15	\$ -
111	PLANO CITY OF	1109 11TH ST	\$ -	\$ 0.15	\$ -
112	PLANO CITY OF	1119 L AVE	\$ -	\$ 0.15	\$ -
113	PLANO CITY OF	1117 L AVE	\$ -	\$ 0.15	\$ -
114	PLANO CITY OF	1106 K AVE	\$ -	\$ 0.15	\$ -
115	PLANO CITY OF	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -
116	PLANO CITY OF	1620 K AVE	\$ -	\$ 0.15	\$ -
117	PLANO CITY OF	K AVE	\$ -	\$ 0.15	\$ -
118	PLANO CITY OF	L AVE	\$ -	\$ 0.15	\$ -
<b>Total</b>			<b>\$ 7,883,110.00</b>		<b>\$ 11,824.67</b>

**Notes:**

- [a] Assuming the Improvement Area #2 Base Value remains in place unless (1) there is a change in property owner's ownership, or (2) \$200,000 or more in improvements are made to the property, Actual assessed value shall be determined and provided by the City each year for O&M Annual Service Plan Update.
- [b] Totals may not match the Annual Installment due to rounding.
- [c] Development Project capped at \$25,000 Operations and Maintenance Assessment.
- [d] Bel Air Downtown is a Development Project consisting of two (2) parcels and capped at \$25,000 Operations and Maintenance Assessment.
- [e] Bel Air Station is a Development Project consisting of two (2) parcels and capped at \$25,000 Operations and Maintenance Assessment.
- [f] Morada is a Development Project consisting of two (2) parcels and capped at \$25,000 Operations and Maintenance Assessment.

**EXHIBIT E – LEGAL DESCRIPTION**

Boundaries of the Public Improvement District – The boundary of the proposed District is as illustrated in Exhibit “A.” The outer boundary roughly depicted as G Avenue to the west, 12<sup>th</sup> Street to the south, N Avenue to the east and 18<sup>th</sup> Street to the north.

EXHIBIT B

Approved Assessment Roll



EXHIBIT "B"  
APPROVED ASSESSMENT ROLL

EXHIBIT "B" SECTION 1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Ownership	Property Address	A Assessed Value <sup>(a)</sup>	B Operation & Maintenance Assessment	C City Deposit to PID Fund	D = (A ÷ 100) × B + C Annual Installment Due 1/31/2022 <sup>(b)</sup>
1	PLANO ISD	1509 H AVE	\$ -	\$ 0.15	\$ -	\$ -
2	PLANO CITY OF	901 E 15TH ST	\$ -	\$ 0.15	\$ -	\$ -
3	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -	\$ -
4 <sup>(d)(e)</sup>	PLANO CITY OF	1013 15TH PL	\$ -	\$ 0.15	\$ -	\$ -
5 <sup>(d)(e)</sup>	PLANO CITY OF	1013 15TH PL	\$ 16,666,667.00	\$ 0.15	\$ -	\$ 25,000.00
6	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -	\$ -
7	SHELL FAMILY TRUST B	1001 E 15TH ST	\$ 559,733.00	\$ 0.15	\$ -	\$ 839.60
8	ENG & WONG PLANO DOWNTOWN LLC	1005 E 15TH ST	\$ 2,492,243.00	\$ 0.15	\$ -	\$ 3,738.36
9	N A T PROPERTIES LLC	1011 E 15TH ST	\$ 520,413.00	\$ 0.15	\$ -	\$ 780.62
10	PIERCE FAMILY LIVING TRUST THE	1013 E 15TH ST	\$ 473,827.00	\$ 0.15	\$ -	\$ 710.74
11	1015 METROPOLITAN PLANO LTD	1015 E 15TH ST	\$ 292,733.00	\$ 0.15	\$ -	\$ 439.10
12	CONVERT ESTATES LLC	1017 E 15TH ST	\$ 1,102,627.00	\$ 0.15	\$ -	\$ 1,653.94
13	TVG HOLDINGS LLC	1021 E 15TH ST	\$ 330,427.00	\$ 0.15	\$ -	\$ 495.64
14	PLANO CITY OF	1020 15TH PL	\$ -	\$ 0.15	\$ -	\$ -
15	ROBERT M F	1023 E 15TH ST	\$ 249,920.00	\$ 0.15	\$ -	\$ 374.88
16	LAMAN/STARK IV	1027 E 15TH ST	\$ 266,853.00	\$ 0.15	\$ -	\$ 400.28
17	LYNCH ROBERT A	1029 E 15TH ST	\$ 367,987.00	\$ 0.15	\$ -	\$ 551.98
18	MKNS LLC	1031 E 15TH ST	\$ 274,853.00	\$ 0.15	\$ -	\$ 412.28
19	AUDIENCE INC	1035 E 15TH ST	\$ 544,703.00	\$ 0.15	\$ -	\$ 817.05
20	FERCHER JOERG W & CATHY A	1037 E 15TH ST	\$ 213,613.00	\$ 0.15	\$ -	\$ 320.42
21	BEDROCK BUILDING LP THE	1039 E 15TH ST	\$ 1,429,453.00	\$ 0.15	\$ -	\$ 2,144.18
22	PLANO CITY OF	1520 K AVE	\$ -	\$ 0.15	\$ -	\$ -
23	GTE SOUTHWEST INC	1508 K AVE	\$ 501,625.00	\$ 0.15	\$ -	\$ 752.44
24	PLANO CITY OF	900 E 15TH ST	\$ -	\$ 0.15	\$ -	\$ -
25	STICE LLC	908 E 15TH ST	\$ 76,641.00	\$ 0.15	\$ -	\$ 114.96
26	STICE LLC	912 E 15TH ST	\$ 320,106.00	\$ 0.15	\$ -	\$ 480.16
27	STICE LLC	916 E 15TH ST	\$ 280,094.00	\$ 0.15	\$ -	\$ 420.14
28	STICE LLC	1421 I AVE	\$ 365,637.00	\$ 0.15	\$ -	\$ 548.46
29 <sup>(d)</sup>	CLUF - JUNCTION 15 LP	930 E 15TH ST	\$ 16,666,667.00	\$ 0.15	\$ -	\$ 25,000.00
30	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -	\$ -
31	METROPOLITAN MAMMOTH JACK LTD	1004 E 15TH ST	\$ 443,080.00	\$ 0.15	\$ -	\$ 664.62
32	HISTORIC PLANO-25 LTD	1416 J AVE	\$ 270,360.00	\$ 0.15	\$ -	\$ 405.54
33	PLANO LODGE 768 AF & AM	1414 J AVE	\$ -	\$ 0.15	\$ -	\$ -
34	BRODHEAD FAMILY LIMITED PARTNERSHIP	1410 J AVE	\$ 401,760.00	\$ 0.15	\$ -	\$ 602.64
35 <sup>(c)</sup> [f]	14TH AND J LLC	1400 J AVE	\$ -	\$ 0.15	\$ -	\$ -
36	BLACK GOLD PARTNERS LLC	1006 E 15TH ST	\$ 615,080.00	\$ 0.15	\$ -	\$ 922.62
37	CRIDER LIVING TRUST	1008 E 15TH ST	\$ 360,467.00	\$ 0.15	\$ -	\$ 540.70
38	LPW REAL ESTATE INVESTMENTS LLC	1010 E 15TH ST	\$ 367,440.00	\$ 0.15	\$ -	\$ 551.16
39	JSMTX PROPERTIES LLC	1012 E 15TH ST	\$ 234,307.00	\$ 0.15	\$ -	\$ 351.46
40	JSMTX PROPERTIES LLC	1016 E 15TH ST	\$ 158,547.00	\$ 0.15	\$ -	\$ 237.82

Property ID	Ownership	Property Address	A Assessed Value <sup>[a]</sup>	B Operation & Maintenance Assessment	C City Deposit to PID Fund	D = (A ÷ 100) × B + C Annual Installment Due 1/31/2022 <sup>[b]</sup>
41	JSMTX PROPERTIES LLC	1018 E 15TH ST	\$ 110,973.00	\$ 0.15	\$ -	\$ 166.46
42	CRH RENTALS LTD	1020 E 15TH ST	\$ 80,107.00	\$ 0.15	\$ -	\$ 120.16
43	15TH STREET REAL PROPERTY HOLDINGS LLC	1022 E 15TH ST	\$ 525,693.00	\$ 0.15	\$ -	\$ 788.54
44	JSMTX PROPERTIES LLC	1024 E 15TH ST	\$ 233,640.00	\$ 0.15	\$ -	\$ 350.46
45	SUTTON-1012 LLC	1026 E 15TH ST	\$ 560,947.00	\$ 0.15	\$ -	\$ 841.42
46	CHADDICK CENTER LEASING OFFICE	1032 E 15TH ST	\$ 430,280.00	\$ 0.15	\$ -	\$ 645.42
47	PLANO CITY OF	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -	\$ -
48	PLANO CITY OF	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -	\$ -
49	PLANO CITY OF	K AVE	\$ -	\$ 0.15	\$ -	\$ -
50 <sup>[c][f]</sup>	14TH AND J LLC	1400 J AVE	\$ 16,666,667.00	\$ 0.15	\$ -	\$ 25,000.00
51	LAS BRISAS PROPERTIES INC	1422-1426 K AVE	\$ 1,467,547.00	\$ 0.15	\$ -	\$ 2,201.32
52	PMW ENTERPRISES LLC	1418 K AVE	\$ 228,307.00	\$ 0.15	\$ -	\$ 342.46
53	COPELAND SCOTT	1416 K AVE	\$ 219,198.00	\$ 0.15	\$ -	\$ 328.80
54 <sup>[c][d]</sup>	BEL AIR MULTI 50 LLC &	1404 VONTRESS ST	\$ -	\$ 0.15	\$ -	\$ -
55 <sup>[c][d]</sup>	BEL AIR MULTI 50 LLC &	1404 VONTRESS ST	\$ 16,666,667.00	\$ 0.15	\$ -	\$ 25,000.00
57	EASTSIDE 14TH STREET LLC	1000 14TH ST	\$ 4,031,756.00	\$ 0.15	\$ -	\$ 6,047.63
65	PLANO CITY OF	1317 K AVE	\$ -	\$ 0.15	\$ -	\$ -
66	PLANO CITY OF	1313 K AVE	\$ -	\$ 0.15	\$ -	\$ -
N/A <sup>[g]</sup>	PLANO CITY OF	CITY OF PLANO	\$ 88,069,645.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
<b>Total</b>			<b>\$ 88,069,645.00</b>			<b>\$ 182,104.46</b>

**Notes:**

[a] Assuming the Improvement Area #1 Base Value remains in place unless (1) there is a change in property owner's ownership, or (2) \$200,000 or more in improvements are made to the property. Actual assessed value shall be determined and provided by the City each year for O&M Annual Service Plan Update.

[b] Totals may not match the Annual Installment due to rounding.

[c] Development Project capped at \$25,000 Operations and Maintenance Assessment.

[d] Bel Air Downtown is a Development Project consisting of two (2) parcels and capped at \$25,000 Operations and Maintenance Assessment.

[e] Bel Air Station is a Development Project consisting of two (2) parcels and capped at \$25,000 Operations and Maintenance Assessment.

[f] Morada is a Development Project consisting of two (2) parcels and capped at \$25,000 Operations and Maintenance Assessment.

[g] The City agrees to deposit a minimum of \$50,000 annually to the PID fund for Operations and Maintenance Assessment, for all City parcels within the District.

# EXHIBIT "B" SECTION 2 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID	Ownership	Property Address	A Assessed Value <sup>(a)</sup>	B Operation & Maintenance Assessment	C = (A ÷ 100) × B Annual Installment Due 1/31/2022 <sup>(b)</sup>
56	DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	\$ -	\$ 0.15	\$ -
58	EASTSIDE 14TH STREET LLC	1318 J AVE	\$ 350,111.00	\$ 0.15	\$ 525.17
59	HYATT HOLDINGS LTD	1316 J AVE	\$ 75,134.00	\$ 0.15	\$ 112.70
60	HYATT HOLDINGS LTD	1316 J AVE	\$ 94,816.00	\$ 0.15	\$ 142.22
61	AMERICAN LEGION POST #321	1300 J AVE	\$ -	\$ 0.15	\$ -
62	AMERICAN LEGION POST #321	1236 J AVE	\$ -	\$ 0.15	\$ -
63	AMERICAN LEGION POST #321	1236 J AVE	\$ -	\$ 0.15	\$ -
64	DART ROW	SITE ADDRESS NOT GIVEN	\$ -	\$ 0.15	\$ -
67	SMITH LISLE HOLDING INC	1311 K AVE	\$ 138,848.00	\$ 0.15	\$ 208.27
68	SMITH-LISLE HOLDINGS LTD	1307 K AVE	\$ 241,553.00	\$ 0.15	\$ 362.33
69	SMITH - LISLE HOLDINGS LTD	1219 K AVE	\$ 436,614.00	\$ 0.15	\$ 654.92
70	SMITH MARITAL TRUST	1100 14TH ST	\$ 366,558.00	\$ 0.15	\$ 549.84
71	EASTSIDE 14TH STREET LLC	1104 14TH ST	\$ 475,017.00	\$ 0.15	\$ 712.53
72	1106 14TH ST LLC	1106 14TH ST	\$ 331,144.00	\$ 0.15	\$ 496.72
73	NEWMAN DONALD T	1114 14TH ST	\$ 571,182.00	\$ 0.15	\$ 856.77
74	PLANO CITY OF	MUNICIPAL AVE	\$ -	\$ 0.15	\$ -
75	2016 OLD TOWN PLANO EAST LTD	1200 E 15TH ST	\$ 705,672.00	\$ 0.15	\$ 1,058.51
76	PROSPERITY BANK	1201 14TH ST	\$ 1,040,649.00	\$ 0.15	\$ 1,560.97
77	MA & SA LLC	1211 14TH ST	\$ 713,472.00	\$ 0.15	\$ 1,070.21
78	YDR INVESTMENTS LLC	1200 14TH ST	\$ 789,919.00	\$ 0.15	\$ 1,184.88
79	PLANO CITY OF	L AVE	\$ -	\$ 0.15	\$ -
80	JJ PLANO PROPERTIES LLC	1208 14TH ST	\$ 1,552,421.00	\$ 0.15	\$ 2,328.63
81	TWCP WESTHEIMER WILCREST LTD	14TH ST	\$ -	\$ 0.15	\$ -
82	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
83	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
84	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
85	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
86	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
87	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
88	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
89	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
90	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
91	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
92	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
93	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
94	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
95	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
96	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
97	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -
98	INTOWNHOMES LTD	1300 E 15TH ST	\$ -	\$ 0.15	\$ -

Property ID		Ownership	Property Address	A		B	C = (A ÷ 100) × B	
				Assessed Value <sup>(a)</sup>		Operation & Maintenance Assessment	Annual Installment Due 1/31/2022 <sup>(b)</sup>	
99		INTOWNHOMES LTD	1300 E 15TH ST	\$	-	\$	0.15	\$
100		INTOWNHOMES LTD	1300 E 15TH ST	\$	-	\$	0.15	\$
101		INTOWNHOMES LTD	1300 E 15TH ST	\$	-	\$	0.15	\$
102		ST LOUIS SOUTHWESTERN RR CO	IN RR ROW	\$	-	\$	0.15	\$
103		ST LOUIS SOUTHWESTERN RR CO	IN RR ROW	\$	-	\$	0.15	\$
104		DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	\$	-	\$	0.15	\$
105		DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	\$	-	\$	0.15	\$
106		DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	\$	-	\$	0.15	\$
107		DALLAS AREA RAPID TRANSIT	SITE ADDRESS NOT ASSIGNED	\$	-	\$	0.15	\$
108		PLANO CITY OF	1106 K AVE	\$	-	\$	0.15	\$
109		PLANO CITY OF	SITE ADDRESS NOT ASSIGNED	\$	-	\$	0.15	\$
110		PLANO CITY OF	1100 K AVE	\$	-	\$	0.15	\$
111		PLANO CITY OF	1109 11TH ST	\$	-	\$	0.15	\$
112		PLANO CITY OF	1119 L AVE	\$	-	\$	0.15	\$
113		PLANO CITY OF	1117 L AVE	\$	-	\$	0.15	\$
114		PLANO CITY OF	1106 K AVE	\$	-	\$	0.15	\$
115		PLANO CITY OF	SITE ADDRESS NOT ASSIGNED	\$	-	\$	0.15	\$
116		PLANO CITY OF	1620 K AVE	\$	-	\$	0.15	\$
117		PLANO CITY OF	K AVE	\$	-	\$	0.15	\$
118		PLANO CITY OF	L AVE	\$	-	\$	0.15	\$
Total				\$	7,883,110.00	\$		\$ 11,824.67

**Notes:**

- [a] Assuming the Improvement Area #2 Base Value remains in place unless (1) there is a change in property owner's ownership, or (2) \$200,000 or more in improvements are made to the property. Actual assessed value shall be determined and provided by the City each year for O&M Annual Service Plan Update.
- [b] Totals may not match the Annual Installment due to rounding.
- [c] Development Project capped at \$25,000 Operations and Maintenance Assessment.
- [d] Bel Air Downtown is a Development Project consisting of two (2) parcels and capped at \$25,000 Operations and Maintenance Assessment.
- [e] Bel Air Station is a Development Project consisting of two (2) parcels and capped at \$25,000 Operations and Maintenance Assessment.
- [f] Morada is a Development Project consisting of two (2) parcels and capped at \$25,000 Operations and Maintenance Assessment.