

MUSTANG LAKES (ANNEX) PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

SERVICE AND ASSESSMENT PLAN

March 14, 2023

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

MUSTANG LAKES (ANNEX) PUBLIC IMPROVEMENT DISTRICT

SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On August 13, 2019, the City Council of the City of Celina, Texas passed and approved Resolution No. 2019-45R (filed in the real property records of Collin County, Texas as Document No. 2023000011173 on February 2, 2023) approving and authorizing the creation of the Mustang Lakes (Annex) Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in the PID (the “Authorized Improvements”), all of which is located within the City of Celina.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property within the PID is developed. Assessments will be imposed on the property for the public improvements to be constructed or to be acquired.

Chapter 372 of the Texas Local Government Code, the “Public Improvement District Assessment Act” (as amended, the “PID Act”), governs the creation and operation of public improvement districts within the State of Texas. The Mustang Lakes (Annex) Public Improvement District Service and Assessment Plan (the “Service and Assessment Plan”) has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan must: (1) cover a period of at least five years; (2) define the annual indebtedness and the projected costs for improvements, and (3) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements.” The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

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

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

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

B. DEFINITIONS

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

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

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

“Additional Interest” means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act. If and when Bonds are issued, the Additional Interest shall be charged as described in Section V.G.

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

“Additional Interest Reserve” has the meaning set forth in Section V.G of this Service and Assessment Plan.

“Additional Major Improvements” mean the Authorized Improvements described in Section III.C that benefit all Assessed Property within the PID and that are constructed after the Initial Major Improvements, including the Phase #1 Additional Major Improvements. Although subject to change, current plans anticipate that the Additional Major Improvements will be constructed in Phases as shown in Appendix B.

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

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

“Annual Installment” means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Rolls attached hereto as Appendix G and Appendix H, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) when applicable, the Additional Interest Component designated for the Additional Interest Reserve described in Section V of this Service and Assessment Plan, and (iii) the Administrative Expenses.

“Annual Service Plan Update” has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

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

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

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

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

“Assessment Roll” means, as applicable, the Phase #1 Assessment Roll - Phase #1 Initial Projects, the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements, or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

“Authorized Improvements” mean those public improvements described in Section III of this Service and Assessment Plan and authorized under Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

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

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

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

“City” means the City of Celina, Texas.

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

“County” means Collin County, Texas.

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

“Developer” means Celina 577 Partners, L.P., a Texas limited partnership, and any successor owner of the Property or any portion thereof with obligation to construct all or a portion of the Authorized Improvements.

“Development Agreement” means that certain Mustang Lakes Brinkmann Addition Development Agreement, effective as of January 22, 2019 and recorded as Document No. 20190111000143810 on February 11, 2019 in the real property records of Collin County, Texas, between the Issuer and the Developer, as the same may be amended from time to time.

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

“Future Major Improvements” mean Authorized Improvements that benefit all Assessed Property within the PID and that are anticipated to be constructed after the Additional Major Improvements. Although subject to change, current plans anticipate that any Future Major Improvements will be constructed with the development of Phases #5 and #6. Future Major Improvements allocated to Phases developed prior to construction of such Future Major Improvements will be paid for by the Developer without reimbursement.

“Future Phases” mean Phases to be developed after Phase #1, as such areas are generally depicted and described in Appendix A. The Future Phases are subject to adjustment and are shown for example only.

“Homeowner Association” means a homeowner’s association or property owners’ association established for the benefit of property owners within the boundaries of the PID.

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

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

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

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

“Major Improvement Area” or “MIA” means the property within the PID excluding Phase #1 and excluding the Mixed-Use Parcels which are to be developed subsequent to Phase #1 and generally depicted in Appendix A of this Service and Assessment Plan or any Annual Service Plan Update.

“Major Improvement Area Projects” mean (i) the Initial Major Improvements allocable to Major Improvement Area, and (ii) the Additional Major Improvements allocable to the Major Improvement Area, and (iii) Future Major Improvements, if any, allocable to the Major Improvement Area.

"Mixed-Use Parcels" mean collectively the two tracts totaling approximately 60.481 acres more particularly described in Appendix C-3 and depicted as "MU-2" in Appendix A. The costs of the Authorized Improvements allocated to the Mixed-Use Parcels will be paid by the Developer in lieu of assessments being levied against this property for the benefit it receives, without reimbursement from the City and no Assessment will be levied against the Mixed-Use Parcels.

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

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

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

"Phase #1" means the initial Phase to be developed and generally shown in Appendix A, as specifically described in Appendix C-2 and consisting of the Parcels shown in Appendix G and Appendix H.

"Phase #1 Additional Major Improvements" mean the pro rata portion the Additional Major Improvements allocable to Phase #1.

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

"Phase #1 Assessments - Phase #1 Initial Projects" mean an assessment levied against a Parcel in Phase #1 imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Phase #1 Assessment Roll - Phase #1 Initial Projects as Appendix G, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

"Phase #1 Assessments - Phase #1 Additional Major Improvements" mean an assessment levied against a Parcel in Phase #1 imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Phase #1 Assessment Roll - Phase #1 Additional Major

Improvements as Appendix H, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

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

“Phase #1 Assessment Roll - Phase #1 Initial Projects” mean the document included in this Service and Assessment Plan as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

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

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

“Phase #1 Initial Projects” mean collectively, the Phase #1 Improvements and the pro rata portion of the Initial Major Improvements allocable to Phase #1.

“Phase #1 Maximum Assessment Per Unit” means for Phase #1, an Assessment per unit for Phase #1 Projects for each applicable Lot Type as follows:

Lot Type 1 (86 Ft) - \$65,473.52
Lot Type 2 (74 Ft) - \$64,164.05
Lot Type 3 (60 Ft) - \$53,033.55
Lot Type 4 (50 Ft) - \$37,974.64
Lot Type 5 (40 Ft) - \$34,046.23

“Phase #1 Projects” mean (i) the Phase #1 Improvements, (ii) the pro rata portion of the Initial Major Improvements allocable to Phase #1, (iii) the pro rata portion of the Additional Major Improvements allocable to Phase #1, and (iv) the pro rata portion of the Future Major Improvements, if any, allocable to Phase #1.

“Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects)” mean the reimbursement obligation related to the Actual Costs of the Phase #1 Initial Projects to be paid from the Phase #1 Assessment Revenues collected by application of the Phase #1 Assessments – Phase #1 Initial Projects under the terms of the Reimbursement Agreement.

“Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements)” mean the reimbursement obligation related to the Actual Costs of Phase #1 Additional Major Improvements to be paid from the Phase #1 Assessment Revenues collected by

application of the Phase #1 Assessments – Phase #1 Additional Major Improvements under the terms of the Reimbursement Agreement.

“Phased PID Bonds” mean bonds issued to fund Authorized Improvements (or a portion thereof) in a Phase. In connection with the issuance of Phased PID Bonds, if Assessments have not previously been levied, Assessments will be levied only on Parcels located within the Phase in question.

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

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

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

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

“Reimbursement Agreement” means that certain PID Reimbursement Agreement - Mustang Lakes (Annex), dated March 14, 2023, by and between the City and the Developer in which the Developer agrees to fund the Actual Costs of the Authorized Improvements and the City agrees to reimburse the Developer with interest as permitted by the PID Act solely from Assessment Revenues and/or the net proceeds of Bonds for a portion of such Actual Costs of the Authorized Improvements funded by the Developer for Authorized Improvements constructed and accepted by the City for the benefit of the Assessed Property.

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

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

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

“Zoning Ordinance” means Ordinance No. 2020-115 adopted by the City Council on December 8, 2020, which ordinances establish the permitted uses of, and standards for the development of the property within the District, as amended from time to time.

II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 556.836 acres of land. A map of the property within the PID is shown in Appendix A and described in Appendix C-1 to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 1,436 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The residential property within the PID is proposed to be developed as shown in Table II-A.

Table II-A
Proposed Development – PID

Proposed Development	Quantity	Measurement
Single-family - 86 Ft	148	Units
Single-family - 74 Ft	245	Units
Single-family - 60 Ft	452	Units
Single-family - 50 Ft	560	Units
Single-family - 40 Ft	31	Units
Total	1,436	Units

Additionally, the Mixed-Use Parcels consisting of two tracts totaling approximately 60.481 acres generally depicted on Exhibit A and described in Appendix C-2 to this Service and Assessment Plan will be developed as a mix of residential, multi-family, retail, office and other uses in accordance with the development standards attached as Exhibit D to the Development Agreement. The costs of the Authorized Improvements allocated to the Mixed-Use Parcels will be paid by the Developer in lieu of assessments being levied against this property for the benefit it receives, without reimbursement from the City and no Assessment will be levied on the Mixed-Use Parcels.

B. PROPERTY INCLUDED IN THE MAJOR IMPROVEMENT AREA

The Major Improvement Area consists of approximately 461.376 acres and is projected to consist of approximately 1,284 residential units. A map of the property within the Major Improvement Area is shown in Appendix A and more fully described in Appendix C.

The property within the Major Improvement Area is proposed to be developed as shown in Table II-B.

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Table II-B
Proposed Development – Major Improvement Area

Proposed Development	Quantity	Measurement
Single-family - 86 Ft	148	Units
Single-family - 74 Ft	245	Units
Single-family - 60 Ft	390	Units
Single-family - 50 Ft	470	Units
Single-family - 40 Ft	31	Units
Total	1,284	Units

C. PROPERTY INCLUDED IN PHASE #1

The property within Phase #1 is proposed to be developed as shown in Table II-C.

Phase #1 consists of approximately 34.979 acres and is projected to consist of 152 single family residential units, to be developed as Phase #1, as further described in Section III.D. A map of the property within Phase #1 is shown in Appendix A and more fully described in Appendix C-2.

Table II-C
Proposed Development - Phase #1

Proposed Development	Quantity	Measurement
Single-family - 86 Ft	0	Units
Single-family - 74 Ft	0	Units
Single-family - 60 Ft	62	Units
Single-family - 50 Ft	90	Units
Single-family - 40 Ft	0	Units
Total	152	Units

D. PROPERTY INCLUDED IN FUTURE PHASES

As Future Phases are developed, Bonds, including Phased PID Bonds, may be issued or assessments may be levied in connection with an obligation under the Reimbursement Agreement. In connection with the levy of additional assessments or the issuance of Bonds, this Service and Assessment Plan will be updated to add additional details of each new Phase(s) as shown for Phase #1 in Section II.C. A map of the projected property within each Future Phase is shown in Appendix A. The Future Phases are shown for illustrative purposes only and are subject to adjustment. The current Parcels in the PID are shown on the Assessment Rolls included as Appendix G and Appendix H.

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

III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

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

(b) A public improvement may include:

- (i) landscaping;
- (ii) erection of fountains, distinctive lighting, and signs;
- (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- (iv) construction or improvement of pedestrian malls;
- (v) acquisition and installation of pieces of art;
- (vi) acquisition, construction, or improvement of libraries;
- (vii) acquisition, construction, or improvement of off-street parking facilities;
- (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
- (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
- (x) the establishment or improvement of parks;
- (xi) projects similar to those listed in Subdivisions (i)-(x);
- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district; and
- (xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B, Section III.C, and III.D below and shown in the opinion of probable costs shown in Appendix B and on the diagrams included as Appendix D for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan. Tables included in this Section may be rounded to the nearest whole dollar.

B. DESCRIPTIONS AND COSTS OF INITIAL MAJOR IMPROVEMENTS

The construction of the Initial Major Improvements, which are expected to be constructed concurrently with the development of Phase #1, and that benefit all of the Assessed Property within the PID commenced in May 2022 and is anticipated to be completed by the end of April 2023. The Budgeted Costs of the Initial Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units. Each of Phase #1, the Major Improvement Area, and the Mixed-Use Parcels will be proportionally allocated the Budgeted Costs of the Initial Major Improvements, as shown in Table III-A. The Developer will pay the pro-rata portion of the Budgeted Costs of the Initial Major Improvements allocated to the Mixed-Use Parcels without reimbursement.

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

A description of the Initial Major Improvements follows:

Roadway Improvements

The roadway portion of the Initial Major Improvements includes clearing, grubbing, excavation of streets and right of ways, construction of lime treated subgrade and reinforced concrete street pavements, deceleration lanes, turn lanes, sidewalks and retaining walls. The roadway improvements include an allocable share of perimeter road improvements. The roadway improvements have been constructed according to City standards.

Water Improvements

The water distribution system portion of the Initial Major Improvements includes water mains of various diameters, generally 8-12 inches, that are generally polyvinyl chloride (PVC) pipe, matching gate valves and boxes, fire hydrants, tapping sleeves, service lines, and other water line appurtenances. The water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements

The sanitary sewer collection system portion of the Initial Major Improvements includes sanitary sewer mains of various diameters, which are PVC pipe, manholes, service lines, clean-outs, and other sewer main appurtenances. The sanitary sewer collection system improvements have been constructed according to City standards.

Soft and Miscellaneous Costs

Soft and miscellaneous costs include costs related to designing, constructing, and installing the Initial Major Improvements including land planning and design, City fees, legal fees, engineering,

soil testing, survey and construction management, contingency and expenses incurred in the establishment, administration and operation of the PID.

Table III-A
Budgeted Costs – Initial Major Improvements

Authorized Improvements	Total Initial Major Improvement Costs	Initial Major Improvements Allocated to the Mixed-Use Parcels¹	Initial Major Improvements Cost Allocated to Assessed Property	Initial Major Improvements Allocated to Phase #1²	Initial Major Improvements Allocated to MIA²
Roadway improvements	\$506,000	\$7,135	\$498,865	\$46,655	\$452,210
Water improvements	\$131,000	\$0	\$131,000	\$12,251	\$118,749
Sanitary sewer improvements	\$395,000	\$0	\$395,000	\$36,941	\$358,059
Soft and miscellaneous costs	\$447,566	\$0	\$447,566	\$41,857	\$405,709
Total	\$1,479,566	\$7,135	\$1,472,431	\$137,705	\$1,334,726

Note: Costs provided by Dowdey, Anderson & Associates, Inc. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Initial Major Improvement amount does not change.

1 – Allocation of the Initial Major Improvements to the Mixed-Use Parcels is based on an engineer’s allocation as described in Section V.C and shown in Table V-A. The engineer’s allocation is further described in Appendix B. The costs of the Initial Major Improvements allocated to the Mixed-Use Parcels will be paid by the Developer without reimbursement.

2 - Allocation of Initial Major Improvements to Phase #1 and the Major Improvement Area is based on the methodologies described in Section V.C and shown in Table V-C.

C. DESCRIPTIONS AND COSTS OF ADDITIONAL MAJOR IMPROVEMENTS

Construction of the Additional Major Improvements that benefit all of the Assessed Property within the PID is currently planned to occur as Future Phases are developed; and such construction is anticipated to commence in 2023 and is expected to be completed within 60 months after commencement. Although subject to change, current plans anticipate that the Additional Major Improvements will be constructed in Phases as shown in Appendix B and depicted in Appendix D. The Budgeted Costs of the Additional Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units. Each of Phase #1, the Major Improvement Area, and the Mixed-Use Parcels will be proportionally allocated the Budgeted Costs of the Additional Major Improvements, as shown in Table III-B. The Developer will pay the pro-rata portion of the Budgeted Costs of the Additional Major Improvements allocated to the Mixed-Use Parcels without reimbursement.

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

A description of the Additional Major Improvements follows:

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Roadway Improvements

The roadway portion of the Additional Major Improvements includes clearing, grubbing, excavation of streets and right of ways, construction of lime treated subgrade and reinforced concrete street pavements, deceleration lanes, turn lanes, sidewalks, street lights and appurtenances thereto. The roadway improvements include an allocable share of perimeter road improvements. The roadway improvements will be constructed according to City standards.

Water Improvements

The water distribution system portion of the Additional Major Improvements includes water mains of various diameters, generally 8-12 inches, that are generally polyvinyl chloride (PVC) pipe, matching gate valves and boxes, fire hydrants, tapping sleeves, service lines, and other water line appurtenances. The water distribution system improvements will be constructed according to City standards.

Sanitary Sewer Improvements

The sanitary sewer collection system portion of the Additional Major Improvements includes sanitary sewer mains of various diameters, which are PVC pipe, manholes, service lines, clean-outs, and other sewer main appurtenances. The sanitary sewer collection system improvements will be constructed according to City standards.

Storm Drainage Improvements

The storm drainage collection system portion of the Additional Major Improvements includes pre-development erosion control, excavation of detention facilities, retaining walls, silt fences, rock check dams, sedimentation basins and drainage structures, various size reinforced concrete pipes, curb inlets, pre-cast headwalls, detention structures, and trench safety. The storm drainage collection system improvements will be constructed according to City standards.

Soft and Miscellaneous Costs

Soft and miscellaneous costs include costs related to designing, constructing, and installing the Additional Major Improvements including land planning and design, City fees, legal fees, engineering, soil testing, survey and construction management, contingency and expenses incurred in the establishment, administration and operation of the PID.

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Table III-B
Budgeted Costs – Additional Major Improvements

Authorized Improvements	Total Additional Major Improvement Costs	Additional Major Improvements Allocated to the Mixed-Use Parcels¹	Initial Major Improvements Cost Allocated to Assessed Property	Initial Major Improvements Cost Allocated to Assessed Property²	Additional Major Improvements Allocated to MIA²
Road improvements	\$6,555,000	\$92,426	\$6,462,575	\$604,395	\$5,858,180
Water improvements	\$2,045,000	\$0	\$2,045,000	\$191,253	\$1,853,747
Sanitary sewer improvements	\$1,425,000	\$0	\$1,425,000	\$133,269	\$1,291,731
Storm drainage improvements	\$8,614,300	\$0	\$8,614,300	\$805,629	\$7,808,671
Soft and miscellaneous costs	\$6,540,236	\$0	\$6,540,236	\$611,658	\$5,928,578
Total	\$25,179,536	\$92,426	\$25,087,111	\$2,346,204	\$22,740,906

Note: Costs provided by Dowdey, Anderson & Associates, Inc. The figures shown in Table III-B may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Additional Major Improvements amount does not change.

1 – Allocation of the Additional Major Improvements to the Mixed-Use Parcels is based on an engineer's allocation as described in Section V.C and shown in Table V-B. The engineer's allocation is further described in Appendix B. The costs of the Initial Major Improvements allocated to the Mixed-Use Parcels will be paid by the Developer without reimbursement.

2 - Allocation of Additional Major Improvements to Phase #1 and the Major Improvement Area is based on the methodologies described in Section V.C and shown in Table V-C.

D. DESCRIPTIONS AND COSTS OF PHASE #1 IMPROVEMENTS

The construction of the Phase #1 Improvements that benefit the Phase #1 Assessed Property commenced in May 2022 and is anticipated to be completed by the end of April 2023. The Phase #1 Improvements descriptions are presented below as provided by the project engineer. The Phase #1 Projects include Phase #1's proportionate share of the Budgeted Costs of the Initial Major Improvements, the proportionate share of the Budgeted Costs of the Additional Major Improvements, and the Budgeted Costs of the Phases #1 Improvements. The Budgeted Costs of the Phase #1 Projects are shown in Table III-C and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Phase #1 Improvements are as follows, and a description of the Initial Major Improvements and the Additional Major Improvements that are a portion of the Phase #1 Projects can be found in Section III.B and Section III.C, respectively.

Roadway Improvements

The roadway portion of the Phase #1 Improvements includes clearing, grubbing, excavation of streets and right of ways, construction entrance, lime treated subgrade and reinforced concrete street pavements, removal of existing curb, sidewalks, retaining walls, signage and traffic control devices. The Phase #1 roadway improvements include an allocable share of perimeter road improvements. The Phase #1 roadway improvements have been constructed according to City standards.

Water Improvements

The water distribution system portion of the Phase #1 Improvements include PVC waterlines, various gate valves and boxes, fire hydrants, and tapping sleeves. The Phase #1 water distribution system improvements have been constructed according to City standards.

Sanitary Sewer Improvements

The sanitary sewer collection system portion of the Phase #1 Improvements includes PVC pipes, manholes, service lines, PSI concrete encasements, and trench safety. The Phase #1 sanitary sewer collection system improvements have been constructed according to City standards.

Storm Drainage Improvements

The storm drainage collection system portion of the Phase #1 Improvements includes pre and post development erosion control, silt fences, rock check dams, sedimentation basins and drainage structures, various size R.C.B.s, curb inlets, pre-cast headwalls, detention structures, and trench safety. The Phase #1 storm drainage collection system improvements have been constructed according to City standards.

Soft and Miscellaneous Costs

Soft and miscellaneous costs include costs related to designing, constructing, and installing the Phase #1 Improvements including land planning and design, City fees, legal fees, engineering, soil testing, survey and construction management, and contingency.

Table III-C
Budgeted Costs – Phase #1 Projects

Authorized Improvements	Phase #1 Improvements¹	Proportional Share of Initial Major Improvements^{1,2}	Proportional Share of Additional Major Improvements²	Total Phase #1 Projects
Road improvements	\$1,561,000	\$46,655	\$604,395	\$2,212,050
Water improvements	\$658,000	\$12,251	\$191,253	\$861,505
Sanitary sewer improvements	\$593,000	\$36,941	\$133,269	\$763,211
Storm drainage improvements	\$741,000	\$0	\$805,629	\$1,546,629
Soft and miscellaneous costs	\$1,220,093	\$41,857	\$611,658	\$1,873,608
Total	\$4,773,093	\$137,705	\$2,346,204	\$7,257,002

Note: Costs provided by Dowdey, Anderson & Associates, Inc. The figures shown in Table III-C may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Phase #1 Projects amount does not change.

¹The Phase #1 Improvements and the proportional share of the Initial Major Improvements are referred to collectively as the Phase #1 Initial Projects.

²See Table III-A and Table III-B. The Initial Major Improvements allocated to Phase #1 are reimbursable as a portion of the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects). The Additional Major Improvements allocated to Phase #1 are reimbursable as the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

E. FUTURE PHASES AND FUTURE MAJOR IMPROVEMENTS

As Future Phases are developed, additional Bonds may be issued and/or obligations may be incurred under the Reimbursement Agreement to finance Authorized Improvements, which may include Authorized Improvements that confer a special benefit to the property inside each new Phase and/or additional Future Major Improvements that benefit all of the Assessed Property within the PID and that will be constructed with the development of Phases #5 and #6 (e.g. a Table III-D will be added to show the costs for the specific Authorized Improvements financed within the specific Phase being developed or the tables above will be updated to reflect the allocation of the costs of the Future Major Improvements, as applicable.) for each Future Phase. As Bonds are issued and/or obligations are incurred under the Reimbursement Agreement for each Future Phase, this Service and Assessment Plan will be updated to identify the specific Authorized Improvements financed by such Bonds or the Reimbursement Agreement that benefit each Future Phase.

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IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five year period. Construction of the Phase #1 Improvements and the Initial Major Improvements commenced in May 2022, and it is anticipated that construction of the Phase #1 Improvements and the Initial Major Improvements will be complete by the end of April 2023. Construction of the Additional Major Improvements is anticipated to commence in 2nd quarter of 2023 and is expected to be completed within 60 months after commencement.

The Budgeted Costs for the Phase #1 Initial Projects (consisting of Phase #1 Improvements and Phase #1's pro rata portion of Initial Major Improvements) and Phase #1 Additional Major Improvements (consisting of Phase #1's pro rata portion of Additional Major Improvements), and payment of its allocated portion of the expenses incurred in the establishment, administration and operation of the PID is \$7,302,002 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Rolls. Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

The total Budgeted Costs for the Initial Major Improvements and Additional Major Improvements allocated to the Mixed-Use Parcels is \$99,560 as shown in Section V.C. This amount will be paid by the Developer in lieu of assessments being levied against this property for the benefit it receives, without reimbursement, and the Mixed-Use Parcels will not be assessed. The property within Phase #1 and the Major Improvement Area is not assessed for any portion of costs allocated to the Mixed-Use Parcels based on the benefit to the Mixed-Use Parcels from the Initial Major Improvements and Additional Major Improvements.

As Future Phases are developed and/or the Future Major Improvements are constructed, this Service and Assessment Plan will be amended to provide updated information on the Authorized Improvements, which may include Authorized Improvements that confer a special benefit to the property inside each new Phase and/or additional Future Major Improvements that benefit all of the Property within the PID (e.g. a table will be added for Phase #2, etc.).

Phase #1

Table IV-A shows the projected sources and uses of: (i) the Phase #1 Initial Projects (consisting of the Phase #1 Improvements and Phase #1's pro-rata share of the costs of the Initial Major Improvements), and (ii) the Phase #1 Additional Major Improvements (consisting of Phase #1's pro-rata share of the costs of the Additional Major Improvements), as well as other costs related to the levy of assessments against property within Phase #1. Tables included in this Section may be rounded to the nearest whole dollar.

Table IV-A
Projected Sources and Uses – Phase #1

Sources of Funds	Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects)	Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements)	Total
Assessment amount	\$4,945,798	\$1,760,000	\$6,705,798
Other funding sources	\$0	\$596,204	\$596,204
Total Sources	\$4,945,798	\$2,356,204	\$7,302,002
Uses of Funds			
Initial Major Improvements¹:			
Roadway improvements	\$46,655	\$0	\$46,655
Water improvements	\$12,251	\$0	\$12,251
Sanitary sewer improvements	\$36,941	\$0	\$36,941
Soft and miscellaneous costs	\$41,857	\$0	\$41,857
<i>Subtotal</i>	<i>\$137,705</i>	<i>\$0</i>	<i>\$137,705</i>
Additional Major Improvements¹:			
Roadway improvements	\$0	\$604,395	\$604,395
Water improvements	\$0	\$191,253	\$191,253
Sanitary sewer improvements	\$0	\$133,269	\$133,269
Storm drainage improvements	\$0	\$805,629	\$805,629
Soft and miscellaneous costs	\$0	\$611,658	\$611,658
<i>Subtotal</i>	<i>\$0</i>	<i>\$2,346,204</i>	<i>\$2,346,204</i>
Phase #1 Improvements¹:			
		<i>\$0</i>	<i>\$0</i>
Roadway improvements	\$1,561,000	\$0	\$1,561,000
Water improvements	\$658,000	\$0	\$658,000
Sanitary sewer improvements	\$593,000	\$0	\$593,000
Storm drainage improvements	\$741,000	\$0	\$741,000
Soft and miscellaneous costs	\$1,220,093	\$0	\$1,220,093
<i>Subtotal</i>	<i>\$4,773,093</i>	<i>\$0</i>	<i>\$4,773,093</i>
Other Assessment Levy Costs:			
First year Administrative Expenses	\$35,000	\$10,000	\$45,000
<i>Subtotal</i>	<i>\$35,000</i>	<i>\$10,000</i>	<i>\$45,000</i>
Total Uses	\$4,945,798	\$2,356,204	\$7,302,002

¹See Table III-C for details.

The Reimbursement Agreement is being executed March 14, 2023 and will create the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) to finance the Phase #1 Initial Projects. The Reimbursement Agreement will also create the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) to finance a portion of the Phase #1 Additional Major Improvements.

B. PROJECTED FIVE YEAR SERVICE PLAN

Phase #1

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

Table IV-B
Annual Projected Costs and Annual Projected Indebtedness – Phase #1

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Phase #1 Annual Installments
1	\$3,709,349	\$0	\$0	\$0
2	\$1,236,450	\$6,705,798	\$0	\$0
3	\$471,241	\$0	\$119,241	\$652,534
4	\$471,241	\$0	\$119,241	\$653,253
5	\$471,241	\$0	\$119,241	\$653,990
6	\$471,241	\$0	\$119,241	\$654,746
7	\$471,241	\$0	\$119,241	\$655,521
8	\$0	\$0	\$0	\$586,310
Total	\$7,302,002	\$6,705,798	\$596,204	\$3,856,354

¹Annual projected indebtedness represents the total assessment levied on the property.

²Annual projected costs represent 75% of the Budgeted Costs of the Phase #1 Initial Projects in year 1, 25% of the Budgeted Costs of the Phase #1 Initial Projects in year 2, and 20% of the Budgeted Costs of the Phase #1 Additional Major Improvements in each of years 3 through 7.

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Phase #1 Projects shown in Table III-C and the costs associated with setting up the PID shown in Table IV-A. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

Future Phases

As Future Phases are developed Table IV-C will be added to identify the Authorized Improvements to be financed by each new series of Bonds and/or under the Reimbursement Agreement and the projected indebtedness resulting from each additional series of Bonds and/or obligations under the Reimbursement Agreement.

C. PID ASSESSMENT NOTICE

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

V. ASSESSMENT PLAN

A. INTRODUCTION

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

The proposed bond issuance program entails a series of bond financings and/or obligations under the Reimbursement Agreement that are intended to finance and/or reimburse the costs of the public infrastructure required for the development of property within the PID. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the execution of the Reimbursement Agreement creating the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) and the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements), being created on March 14, 2023, subsequent obligations under the Reimbursement Agreement and/or bond financings may be incurred or issued in the future as the subsequent Future Phases are gradually constructed.

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

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

1. The costs of the Phase #1 Projects that only benefit Phase #1 shall be allocated to Phase #1 Assessed Property on the basis of Equivalent Units calculated using the average home price of each Lot Type once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

2. The Initial Major Improvements and Additional Major Improvements are first proportionally allocated to the Mixed-Use Parcels based on an engineer's allocation as allocation as described in Section V.C and shown in Table V-A and Table V-B, and further described in Appendix B. The Actual Costs of the Initial Major Improvements and Additional Major Improvements allocated to the Mixed-Use Parcels will be paid entirely by the Developer in lieu of assessments being levied against this property for the benefit it receives, without reimbursement and will not be levied against the Mixed-Use Parcels. The remaining costs of the Initial Major Improvements and Additional Major Improvements will be allocated to the Phase #1 Assessed Property, and the Major Improvement Area based on estimated Equivalent Units calculated using the average home price for the Phase #1 Assessed Property and the Major Improvement Area. Assessments relating to the pro-rata share of the Initial Major Improvements and Additional Major Improvements allocated to Future Phases are anticipated to be levied with the development of such Future Phase.

Table V-A, Table V-B and Table-V-C provides the estimated allocation of costs of the Authorized Improvements constituting Initial Major Improvements and the estimated allocation of costs of the Authorized Improvements constituting Additional Major Improvements.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within the Future Phases will receive from the Authorized Improvements that will benefit each individual Phase or from Future Major Improvements, if any, and that are to be financed with Bonds and/or future obligations under the Reimbursement Agreement. Therefore, Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Initial Major Improvements, the Additional Major Improvements, and the Phase #1 Improvements, as applicable.

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

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Initial Major Improvements, Additional Major Improvements, and Phase #1 Improvements, as applicable, (ii) provides the basis and justification for the determination that the portion of this special benefit allocated to Phase #1 exceeds the amount of the Assessments levied or to be levied on the Phase #1 Assessed Property, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Initial Major Improvements, the Additional Major Improvements, and Phase #1 Improvements, as applicable, to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the

discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

As Future Phases are developed or Future Major Improvements are constructed, in connection with the issuance of Bonds and/or future obligations under the Reimbursement Agreement, this Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Phases.

B. SPECIAL BENEFIT

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

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

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

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

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

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

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

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

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;
2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;
3. The Authorized Improvements are required for the highest and best use of the property;
4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);
5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,
6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ALLOCATION OF INITIAL MAJOR IMPROVEMENT COSTS AND ADDITIONAL MAJOR IMPROVEMENT COSTS TO MIXED-USE PARCELS AND ASSESSED PROPERTY

The Initial Major Improvements and Additional Major Improvements will provide a special benefit to all property in the PID except for the Non-Benefitted Property. Accordingly, the Actual Costs

of the Initial Major Improvements and Additional Major Improvements must be allocated to all benefitted property within the PID. As described in Appendix B, the Mixed-Use Parcels receive approximately 1.41 percent of the special benefit from the roadway improvements included as part of the Initial Major Improvements and the Additional Major Improvements. As a result, the roadway improvements portion of Initial Major Improvements and Additional Major Improvements are first proportionally allocated to the Mixed-Use Parcels based on an engineer's allocation described in Appendix B. As shown in Table V-A and Table V-B herein, the proportional share of the roadway improvements portion of the Initial Major Improvements allocated to the Mixed-Use Parcels is \$7,135 and the proportional share of the roadway improvements portion of the Additional Major Improvements allocated to the Mixed-Use Parcels is \$92,426. According to the project engineer, Dowdey, Anderson & Associates, Inc., the water improvements, sanitary sewer improvements, storm drainage improvements, and other soft and miscellaneous costs portion of the Initial Major Improvements and Additional Major Improvements, as applicable, do not provide a special benefit to the Mixed-Use Parcels and are, therefore, not allocable to the Mixed-Use Parcels. As shown in Appendix B, the total proportional share of the Budgeted Costs of the Initial Major Improvements and Additional Major Improvements allocated to the Mixed-Use Parcel is \$99,560 (i.e. \$7,135 + \$92,426 = \$99,560). The Actual Costs of the Initial Major Improvements and Additional Major Improvements allocated to the Mixed-Use Parcels will be paid entirely by the Developer without reimbursement in lieu of assessments being levied against this property for the benefit it receives and will not be levied against the Mixed-Use Parcels. The remaining costs of the Initial Major Improvements (\$1,472,431) and Additional Major Improvements (\$25,087,111) will be allocated to the Phase #1 Assessed Property and the Major Improvement Area based on estimated Equivalent Units calculated using the average home price for the Phase #1 Assessed Property and the Major Improvement Area.

Table V-A summarizes the allocation of Budgeted Costs of the Initial Major Improvements allocable to the Mixed-use Parcels and Assessed Property. The Budgeted Costs shown in Table V-A are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Table V-A
Allocation of Initial Major Improvements to the Mixed-Use Parcel and Assessed Property

Authorized Improvement	Total Costs	Mixed-Use Parcels		Assessed Property	
		% Allocation ¹	Share of Costs ²	% Allocation	Share of Costs
Roadway improvements	\$506,000	1.41%	\$7,135	98.59%	\$498,865
Water improvements	\$131,000	0.00%	\$0	100.00%	\$131,000
Sanitary sewer improvements	\$395,000	0.00%	\$0	100.00%	\$395,000
Storm drainage improvements	\$447,566	0.00%	\$0	100.00%	\$447,566
Total	\$1,479,566		\$7,135		\$1,472,431

¹Based on the engineer's allocation described in Appendix B.

²The Actual Costs of the Initial Major Improvements allocated to the Mixed-Use Parcels will be paid entirely by the Developer without reimbursement.

Table V-B summarizes the allocation of Budgeted Costs of the Additional Major allocable to the Mixed-Use Parcels and Assessed Property. The Budgeted Costs shown in Table V-B are estimates

and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Table V-B
Allocation of Additional Major Improvements to the Mixed-Use Parcel and Assessed Property

Authorized Improvement	Total Costs	Mixed-Use Parcel		Assessed Property	
		% Allocation ¹	Share of Costs ²	% Allocation	Share of Costs
Roadway improvements	\$6,555,000	1.41%	\$92,426	98.59%	\$6,462,575
Water improvements	\$2,045,000	0.00%	\$0	100.00%	\$2,045,000
Sanitary sewer improvements	\$1,425,000	0.00%	\$0	100.00%	\$1,425,000
Storm drainage improvements	\$8,614,300	0.00%	\$0	100.00%	\$8,614,300
Other soft and miscellaneous costs	\$6,540,236	0.00%	\$0	100.00%	\$6,540,236
Total	\$25,179,536		\$92,426		\$25,087,111

¹Based on the engineer's allocation described in Appendix B.

²The Actual Costs of the Additional Major Improvements allocated to the Mixed-Use Parcels will be paid entirely by the Developer without reimbursement.

Table V-C summarizes the allocation of Budgeted Costs of the remaining Initial Major Improvements and Additional Major Improvements, net of any allocation to the Mixed-Use Parcels, allocable to the Phase #1 Assessed Property and the Major Improvement Area. The Budgeted Costs shown in Table V-C are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Phase #1 is projected to contain 152 residential units. As shown in Appendix F, the total Equivalent Units for Phase #1 is calculated as 102.42. The Major Improvement Area is projected to contain 1,284 residential units resulting in a total of 992.72 Equivalent Units as shown in Appendix F. The total projected Equivalent Units in the PID is, therefore, calculated to be 1,095.14 (i.e., $102.42 + 992.72 = 1,095.14$). As a result, 9.35 percent of the Budgeted Costs of the net Initial Major Improvements and Additional Major Improvements (i.e. $102.42 \div 1,095.14 = 9.35\%$) are allocated to the Phase #1 Assessed Property and 90.65 percent of the Budgeted Costs off the net Initial Major Improvements and Additional Major Improvements (i.e., $102.42 \div 1,095.14 = 90.65\%$) are allocated to the Future Phases. The Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) represents Phase #1's proportionate share of the Budgeted Costs of the Initial Major Improvements and the Phase #1 Improvements. The Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) represents Phase #1's proportionate share of the Budgeted Costs of the Additional Major Improvements.

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Table V-C
Allocation of Initial Major Improvements and Additional Major Improvements to Phase #1 and Future Phases

Authorized Improvement	Initial Major Improvements allocated to Assessed Property¹	Additional Major Improvements allocated to Assessed Property²
Roadway improvements	\$498,865	\$6,462,575
Water improvements	\$131,000	\$2,045,000
Sanitary sewer improvements	\$395,000	\$1,425,000
Storm drainage improvements	\$447,566	\$8,614,300
Other soft and miscellaneous costs	\$0	\$6,540,236
Total Major Improvement Projects	\$1,472,431	\$25,087,111
Phase #1		
Projected Equivalent Units	102.42	102.42
% of total units	9.35%	9.35%
Proportionate Share of Costs	\$137,705	\$2,346,204
Future Phases (Major Improvement Area)		
Projected Equivalent Units	992.72	992.72
% of total units	90.65%	90.65%
Proportionate Share of Costs	\$1,334,726	\$22,740,906

¹See Table V-A for allocation of Initial Major Improvements to the Mixed-Use Parcel and Assessed Property.

²See Table V-B for allocation of Additional Major Improvements to the Mixed-Use Parcel and Assessed Property.

D. ASSESSMENT METHODOLOGY

The costs of the Authorized Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The costs of the Authorized Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for Phase #1

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #1 Projects to be financed under the Reimbursement Agreement and represented by the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) and the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) shall be allocated to the Phase #1 Assessed Property by spreading the entire respective Assessment across the Parcels of Phase #1 Assessed Property based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the costs of the Phase #1 Initial Projects and the Phase #1 Additional Major Improvements, as set forth in Table III-C, the City Council has determined that: (i) the benefit to

Phase #1 Assessed Property from the Phase #1 Initial Projects is at least equal to the total of the Phase #1 Assessments – Phase #1 Initial Projects; and (ii) the benefit to the Phase #1 Assessed Property from the Phase #1 Additional Major Improvements is at least equal to the total of the Phase #1 Assessments – Phase #1 Additional Major Improvements.

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

The Assessment and Annual Installments for each Parcel or Lot of Phase #1 Assessed Property related to the Phase #1 Initial Projects is shown on the Phase #1 Assessment Roll - Phase #1 Initial Projects attached as Appendix G, and the Assessment and Annual Installments for each Parcel or Lot located within Phase #1 related to the Phase #1 Additional Major Improvements is shown on the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

3. Assessment Methodology for Future Phases

When any given Future Phase is developed, this Service and Assessment Plan will be amended to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within that Phase.

E. ASSESSMENTS

The Assessments for Phase #1 will be levied on each Parcel or Lot of Phase #1 Assessed Property according to the Phase #1 Assessment Roll - Phase #1 Initial Projects and the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements, attached as Appendix G and Appendix H, respectively. The Annual Installments of the Assessments will be collected at the time and in the amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update. Non-Benefitted Property will not be subject to any Assessments.

See Appendix F for Assessment per unit, leverage, and estimated tax rate equivalent calculation details.

F. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

G. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds, if and when Bonds are issued, by no more than one half of one percent (0.50%) (the “Additional Interest”). The interest rate used to determine the Assessments securing any such Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs (the “Additional Interest Reserve”). If applicable, the Additional Interest Reserve shall be funded until it reaches 5.50% of the outstanding Bonds unless otherwise stipulated in the Bond documents. Once the Additional Interest Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture. No Additional Interest will be collected from Assessments that do not secure a series of Bonds.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #1

The Annual Installments shall be collected from Phase #1 Assessed Property in an amount sufficient to (i) pay principal and interest on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) for the Phase #1 Initial Projects, (ii) pay principal and interest on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) for the Phase #1 Additional Major Improvements (iii) if and when Bonds are issued, to fund the Additional Interest Reserve(s) the Bonds as described in Section V, and (iv) to pay Administrative Expenses related to Phase #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE PHASES

As Future Phases are developed, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installments for each Assessed Property located within the Future Phases (e.g., an Appendix will be added as the Assessment Roll for Phase #2, etc.). The Assessments shall not exceed the benefit received by the Assessed Property.

C. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

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

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel
- B = the Assessment for the Parcel prior to subdivision
- C = the estimated number of Equivalent Units to be built on each new subdivided Parcel
- D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

D. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.
2. If at any time the Assessment per Unit on a Parcel of the Phase #1 Assessed Property exceeds the applicable Phase #1 Maximum Assessment Per Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Unit for the Parcel exceeds the applicable Phase #1 Maximum Assessment Per Unit calculated in this Service and Assessment Plan.
3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

E. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or and obligation created under the Reimbursement Agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or related obligation under the Reimbursement Agreement, resulting in excess Bond proceeds being

available to redeem Bonds and/or a need to reduce the obligations under the Reimbursement Agreement, as the case may be, and such excess proceeds shall be applied to redeem Bonds and/or obligations under the Reimbursement Agreement may be reduced as provided in the Indenture or the terms of the Reimbursement Agreement, then the Assessment securing such series of Bonds and/or obligations under the Reimbursement Agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under a related reimbursement agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed and in accordance with the applicable Trust Indenture and/or Reimbursement Agreement.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds and/or a need to reduce the obligations under the Reimbursement Agreement, and such excess proceeds shall be applied to redeem Bonds and/or reduce obligations under the Reimbursement Agreement, as the case may be, as provided in the Indenture or the terms of the Reimbursement Agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds and/or repay obligations under the Reimbursement Agreement, including interest on the Bonds (including Additional Interest) and/or interest due under the Reimbursement Agreement and Administrative Expenses. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of Equivalent Units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/or repay the obligations under the Reimbursement Agreement, including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under the Reimbursement Agreement is equal to the outstanding principal amount of the Bonds and/or reimbursement agreement.

F. PAYMENT OF ASSESSMENTS

1. Payment in Full

- (a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture and/or Reimbursement Agreement, as applicable; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

Phase #1

Each Assessment for the Phase #1 Assessed Property shall be paid with interest based on the actual interest rate paid on either (i) the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) or (ii) the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) as shown on the Phase #1 Assessment Roll - Phase #1 Initial Projects and the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements, respectively. Interest on Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) shall be paid based on an interest rate of 9.03% per annum for years 1 through 5 and 6.03% per annum following the fifth Annual Installment. Interest on Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) shall be paid based on an interest rate of 9.03% per annum for years 1 through 5 and 6.03% per annum following the fifth Annual Installment. Each Assessment shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during 30 days prior to the levy of Assessments was 4.03%. Furthermore, the Annual Installments may not exceed the amounts shown on the Phase #1 Assessment Roll - Phase #1 Initial Projects and the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements, respectively.

The Annual Installments shall be reduced to equal the Actual Costs of repaying the Bonds and/or obligations under the Reimbursement Agreement and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund future Bonds and/or issue Bonds to refund obligations created under the Reimbursement Agreement in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the

Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

G. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits to a prepayment reserve. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Phase #1

The collection of the first Annual Installment from any Lot or Parcel for the Phase #1 Assessments - Phase #1 Initial Projects shall commence upon the earlier of: (i) September 1, 2024, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for Phase #1 Initial Projects and such that upon the issuance of such Bonds, all Assessments levied for the Phase #1 Initial Projects shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments related to the Phase #1 Initial Projects on the Phase #1 Assessed Property. Such first Annual Installment for a Phase #1 Lot or Parcel for which collection has begun shall be due by January 31st of the following calendar year.

The collection of the first Annual Installment from any Lot or Parcel for the Phase #1 Assessments - Phase #1 Additional Major Improvements shall commence upon the earlier of: (i) September 1, 2024, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for

the Phase #1 Additional Major Improvements and such that upon the issuance of such Bonds, all Assessments levied for the Phase #1 Additional Major Improvements shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments related to the Phase #1 Additional Major Improvements on the Phase #1 Assessed Property. Such first Annual Installment for a Phase #1 Lot or Parcel for which collection has begun shall be due by January 31st of the following calendar year.

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VII. THE ASSESSMENT ROLL

A. PHASE #1 ASSESSMENT ROLL – PHASE #1 INITIAL PROJECTS AND PHASE #1 ASSESSMENT ROLL – ADDITIONAL MAJOR IMPROVEMENTS

The City Council has evaluated each Parcel in Phase #1 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within Phase #1.

The Phase #1 Assessed Property has been assessed separately for the special benefits conferred upon the property resulting from (i) the Phase #1 Initial Projects being constructed at this time and (ii) the Phase #1 Additional Major Improvements. Table VII-A summarizes the \$7,302,002 in special benefit received by the Phase #1 Assessed Property from the Phase #1 Projects, the Administrative Expenses related to Phase #1, and a portion of the costs of the PID formation. The Assessment being levied in connection with the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) is \$4,945,798 and the Assessment being levied in connection with the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) is \$1,760,000. The total of these two assessments being levied against the Phase #1 Assessment Property is \$6,705,798 which is less than or equal to the benefit received by the Phase #1 Assessed Property from the Phase #1 Projects. Accordingly, the total, collective Assessment to be applied to all the Phase #1 Assessed Property is \$6,705,798 plus, interest, Additional Interest if and when Bonds are issued, and annual Administrative Expenses. The Assessment for each Phase #1 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Phase #1 Assessment Roll - Phase #1 Initial Projects and the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements are attached hereto as Appendix G and Appendix H, respectively. As Phases are developed, this SAP will be amended to identify the specific Authorized Improvements, which may include Authorized Improvements that confer a special benefit to the property inside each new Phase and/or additional Future Major Improvements that benefit all of the Property within the PID; and, the SAP will be amended to update the summary of the special benefits received by the Major Improvement Area Projects to include any Future Major Improvements being undertaken.

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Table VII-A
Phase #1
Special Benefit Summary

Special Benefit	Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects)	Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements)	Total
Phase #1 Improvements ¹	\$4,773,093	\$0	\$4,773,093
Pro- rata share of Initial Major Improvements ¹	\$137,705	\$0	\$137,705
Pro- rata share of Additional Major Improvements ¹	\$0	\$2,346,204	\$2,346,204
<i>Total Phase #1 Projects</i>	<i>\$4,910,798</i>	<i>\$2,346,204</i>	<i>\$7,257,002</i>
Other Assessment Levy Costs			
First year Administrative Expenses	\$35,000	\$10,000	\$45,000
<i>Subtotal</i>	<i>\$35,000</i>	<i>\$10,000</i>	<i>\$45,000</i>
Total Special Benefit	\$4,945,798	\$2,356,204	\$7,302,002
Special Benefit:			
Total Special Benefit	\$4,945,798	\$2,356,204	\$7,302,002
Assessment	\$4,945,798	\$1,760,000	\$6,705,798
Excess Benefit	\$0	\$596,204	\$596,204

¹See Table III-C for details.

B. FUTURE PHASES ASSESSMENT ROLL

As Future Phases are developed, this SAP will be amended to determine the Assessment for each Parcel or Lot located within such Future Phases (e.g. an appendix will be added as the Assessment Roll for Phases).

C. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Phase #1 Assessment Roll - Phase #1 Initial Projects and the Phase #1 Assessment Roll - Phase #1 Additional Major Improvements in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.F of this Service and Assessment Plan.

Once Bonds are issued, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Rolls, including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Rolls pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable “Notice of the PID Assessment Termination”.

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

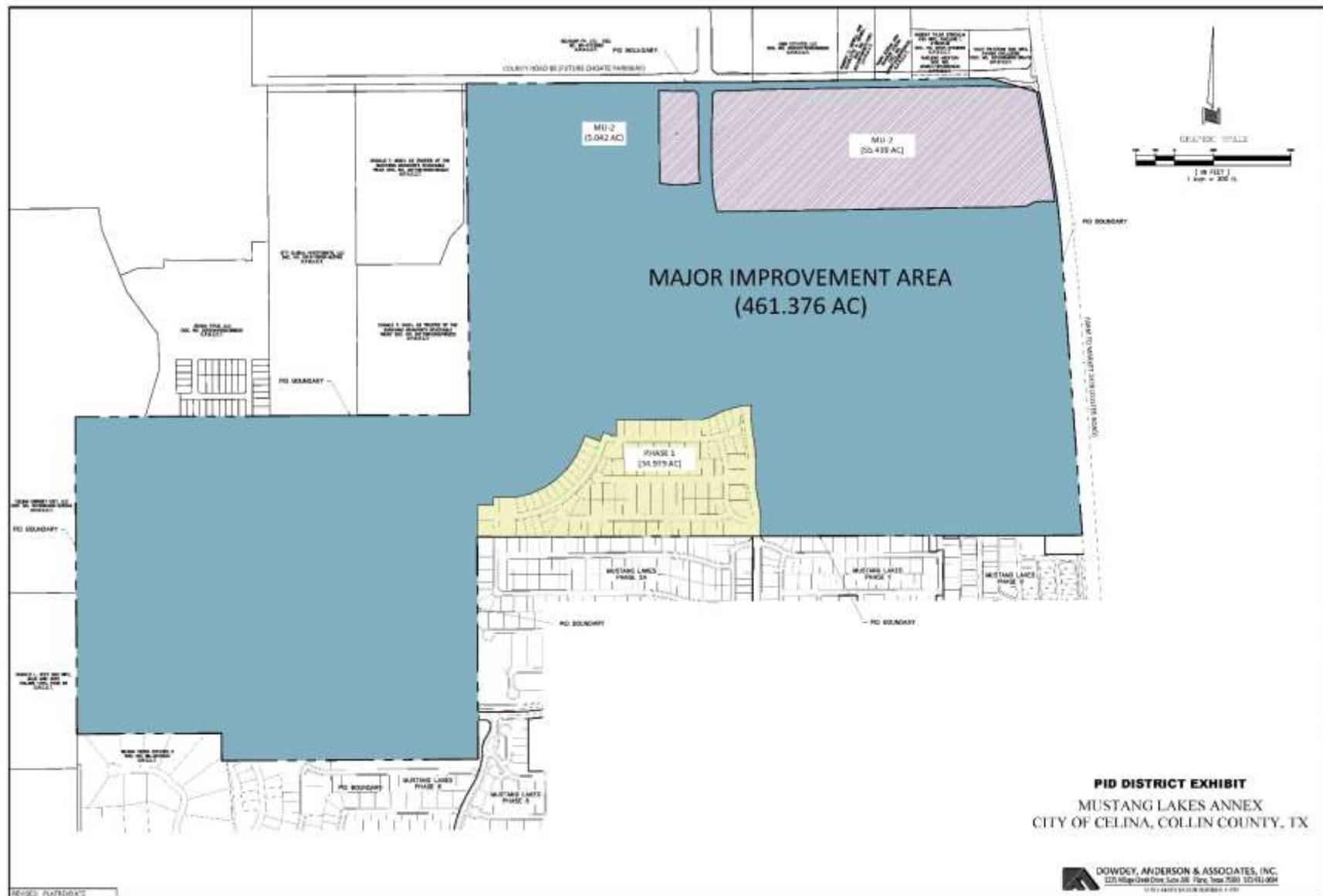
E. SEVERABILITY

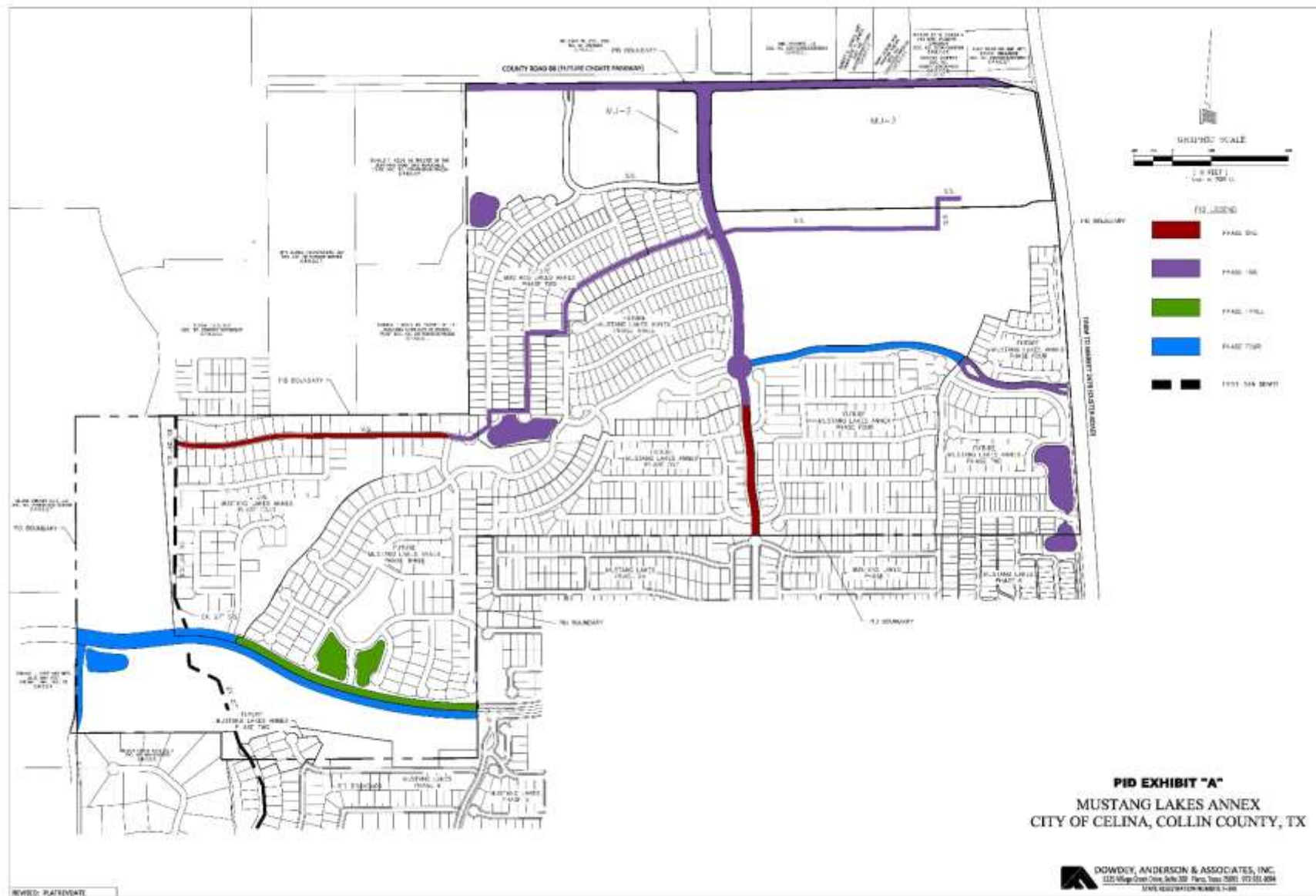
If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service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

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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APPENDIX A
PID MAP





APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

Mustang Lakes Annex ~ PID

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: **1,436**

Total Acres: **472.2**

Prepared: **10/28/2022**



Opinion of Probable Major Infrastructure Costs Summary

CATEGORY	Phase One Major Improvements	Phase Two Major Improvements	Phase Three Major Improvements	Phase Four Major Improvements	TOTAL
ROADWAY IMPROVEMENTS	\$506,000	\$3,789,000	\$815,000	\$1,951,000	\$7,061,000
WATER IMPROVEMENTS	\$131,000	\$928,000	\$468,000	\$649,000	\$2,176,000
SEWER IMPROVEMENTS	\$395,000	\$1,383,000	\$0	\$42,000	\$1,820,000
STORM DRAIN IMPROVEMENTS	\$0	\$3,206,000	\$1,601,000	\$3,807,300	\$8,614,300
SOFT & MISCELLANEOUS COSTS	\$313,060	\$2,268,360	\$623,720	\$1,359,107	\$4,564,247
SUB-TOTALS	\$1,345,060	\$11,574,360	\$3,507,720	\$7,808,407	\$24,235,547
OVERALL CONTINGENCY 10%	\$134,506	\$1,157,436	\$350,772	\$780,841	\$2,423,555
CATEGORY TOTALS	\$1,479,566	\$12,731,796	\$3,858,492	\$8,589,248	\$26,659,102

1) IT IS IMPORTANT TO NOTE THAT THIS REPORT IS LIMITED IN ACCURACY BECAUSE IT WAS PREPARED WITHOUT THE BENEFIT OF PERMITTED CONSTRUCTION DOCUMENTS AND/OR ENGINEERING REPORTS, THAT MAY BE REQUIRED FOR PERMITTING AND THAT MAY YIELD NEW INFORMATION WHICH COULD AFFECT THE FINAL DEVELOPMENT COST.

2) ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.

3) THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.

4) THIS OPINION OF PROBABLE COST IS ASSOCIATED WITH THE SPECIFIC LAND PLAN SHOWN AT THE TOP OF THIS PAGE. THE SCOPE OF ANY FUTURE LAND PLAN REVISIONS WILL HAVE A DIRECT BEARING ON THE DEVELOPMENT COST.

Mustang Lakes Annex ~ PID, Phase One Direct Costs

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: **152**

Total Acres: **35.0**

Prepared: **10/28/2022**

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAY IMPROVEMENTS	\$1,561,000	\$10,270	\$44,600
WATER IMPROVEMENTS	\$658,000	\$4,329	\$18,800
SEWER IMPROVEMENTS	\$593,000	\$3,901	\$16,943
STORM DRAIN IMPROVEMENTS	\$741,000	\$4,875	\$21,171
SOFT & MISCELLANEOUS COSTS	\$786,175	\$5,172	\$22,462
SUB-TOTALS	\$4,339,175	\$28,547	\$123,976
OVERALL CONTINGENCY 10%	\$433,918	\$2,855	\$12,398
CATEGORY TOTALS	\$4,773,093	\$31,402	\$136,374

EXCLUDES:

MANAGEMENT, ENVIRONMENTAL REPORTS, ROCK EXCAVATION, TREE MITIGATION OR RELOCATION, FRANCHISE RELOCATION, MOISTURE

- PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, CITY REVIEW OF ENGINEERING DOCUMENTS
- PREPARED WITHOUT THE BENEFIT OF A FLOOD STUDY
- DOES NOT INCLUDE COST FOR OFF-SITE EASEMENT

1) IT IS IMPORTANT TO NOTE THAT THIS REPORT IS LIMITED IN ACCURACY BECAUSE IT WAS PREPARED WITHOUT THE BENEFIT OF PERMITTED CONSTRUCTION DOCUMENTS AND/OR ENGINEERING REPORTS, THAT MAY BE REQUIRED FOR PERMITTING AND THAT MAY YIELD NEW INFORMATION WHICH COULD AFFECT THE FINAL DEVELOPMENT COST.

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Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase One Direct Costs

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: **152**

Total Acres: **35.0**

Prepared: **10/28/2022**

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	LF.	3500	\$ 5,250
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	\$ 1.50	LF.	12000	\$ 18,000
ADMINISTRATION:				
SWPPP ADMINISTRATION	\$ 150.00	LT.	152	\$ 22,800
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 23,250	\$ 1,919
MISCELLANEOUS ITEMS (2.5%)				\$ 2,031
TOTAL				\$ 50,000

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED.

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CLEARING & GRUBBING (VARIES SITE TO SITE)	\$ 2,025.00	AC.	7.1	\$ 14,378
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
STREET & RIGHT-OF-WAY EXCAVATION	\$ 3.25	CY.	30000	\$ 97,500
MISCELLANEOUS ITEMS (2.5%)				\$ 2,922
TOTAL				\$ 118,000

NOTE:

1) THE COST FOR DEMOLISHING EXISTING STRUCTURES IS ONLY AN ALLOWANCE AND SHOULD BE CONFIRMED WITH CONTRACTOR

WATER IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" P.V.C. WATERLINE DR-14	\$ 50.75	L.F.	5982	\$ 303,587
8" GATE VALVE & BOX	\$ 2,250.00	EA.	24	\$ 54,000
CONNECT TO EXISTING WATERLINE	\$ 1,000.00	EA.	1	\$ 1,000
POST HYDRANT	\$ 2,800.00	EA.	2	\$ 5,600
FIRE HYDRANT W/ VALVE	\$ 7,285.00	EA.	13	\$ 94,705
1" SINGLE WATER SERVICE	\$ 916.00	EA.	152	\$ 139,232
MISCELLANEOUS FITTINGS	\$ 5,880.00	TN.	5.0	\$ 29,400
TESTING & CHLORINATION	\$ 0.55	LF.	5982	\$ 3,291
TRENCH SAFETY	\$ -	LF.	5982	\$ -
MAINTENANCE BOND	1.7%	%	\$ 627,524	\$ 10,668
MISCELLANEOUS ITEMS (2.5%)				\$ 16,517
TOTAL				\$ 658,000

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SEWER IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" P.V.C. PIPE	\$ 40.00	LF.	5687	\$ 227,480
10" P.V.C. PIPE SDR-35	\$ 56.00	LF.	507	\$ 28,392
10" P.V.C. PIPE SDR-26	\$ 80.00	LF.	272	\$ 21,760
4' DIAMETER MANHOLE	\$ 5,500.00	EA.	13	\$ 71,500
5' DIAMETER MANHOLE	\$ 9,350.00	EA.	6	\$ 56,100
4" SERVICE LINES	\$ 1,000.00	EA.	152	\$ 152,000
TESTING & T.V. INSPECTION	\$ 1.70	LF.	6466	\$ 10,993
TRENCH SAFETY	\$ 0.10	LF.	6466	\$ 647
MAINTENANCE BOND	1.7%	%	\$ 568,225.00	\$ 9,660
MISCELLANEOUS ITEMS (2.5%)				\$ 14,468
TOTAL				\$ 593,000

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase One Direct Costs

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: **152**
 Prepared: **10/28/2022**

Total Acres: **35.0**

STORM DRAIN IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
4' X 4' "Y" INLET	\$ 4,100.00	EA.	1	\$ 4,100
10' INLET	\$ 5,350.00	EA.	26	\$ 139,100
18" R.C.P. (Reinforced Concrete Pipe)	\$ 63.00	LF.	852	\$ 53,676
21" R.C.P.	\$ 68.50	LF.	726	\$ 49,731
27" R.C.P.	\$ 85.00	LF.	862	\$ 73,270
30" R.C.P.	\$ 97.00	LF.	1217	\$ 118,049
33" R.C.P.	\$ 112.50	LF.	178	\$ 20,025
36" R.C.P.	\$ 128.50	LF.	50	\$ 6,425
48" R.C.P.	\$ 198.00	LF.	627	\$ 124,146
PIPE HEADWALL	\$ 5,000.00	EA.	2	\$ 10,000
STORM SEWER MANHOLE	\$ 6,700.00	EA.	5	\$ 33,500
JUNCTION BOX	\$ 8,000.00	EA.	1	\$ 8,000
4' WIDE CONCRETE FLUME	\$ 25.00	LF.	0	\$ -
CONCRETE RIP-RAP	\$ 85.00	SY.	0	\$ -
GROUTED ROCK RIP-RAP	\$ 60.00	SY.	0	\$ -
ROCK-RIP-RAP	\$ 55.00	SY.	142	\$ 7,810
CONNECT TO EXISTING STORM LINE	\$ 500.00	EA.	1	\$ 500
GRADE TO DRAIN	\$ 20.00	LF.	500	\$ 10,000
WEIR OUTLET STRUCTURE	\$ 20,000.00	LS.	1	\$ 20,000
POND OUTLET STRUCTURE	\$ 20,000.00	LS.	1	\$ 20,000
DETENTION POND (VARIES)	\$ 75,000.00	LS.	0	\$ -
R&R CONCRETE PAVEMENT	\$ 10.00	SF.	0	\$ -
TESTING & T.V. INSPECTION	\$ 2.50	LF.	4512	\$ 11,280
TRENCH SAFETY	\$ 0.10	LF.	4512	\$ 452
MAINTENANCE BOND	1.7%	%	\$ 709,612	\$ 12,064
MISCELLANEOUS ITEMS (2.5%)				\$ 18,872
TOTAL				\$ 741,000

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
6" REINF. CONCRETE STREET PAVEMENT	\$ 53.10	SY.	20631	\$ 1,095,507
6" LIME TREATED SUBGRADE	\$ 3.95	SY.	22105	\$ 87,315
HYDRATED LIME	\$ 230.00	TN.	398	\$ 91,515
STREET HEADER	\$ 25.00	LF.	88	\$ 2,200
ROAD BARRICADE	\$ 38.00	LF.	88	\$ 3,344
5' SIDEWALK	\$ 37.50	LF.	132	\$ 4,950
BARRIER FREE RAMPS	\$ 2,800.00	EA.	18	\$ 50,400
STREET NAME BLADES	\$ 300.00	EA.	16	\$ 4,800
TRAFFIC SIGNS	\$ 400.00	EA.	12	\$ 4,800
MAINTENANCE BOND	1.0%	%	\$ 1,344,831	\$ 13,449
MISCELLANEOUS ITEMS (2.5%)				\$ 34,720
TOTAL				\$ 1,393,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CITY FEES:				
ENGINEERING REVIEW FEE	\$ 50,000.00	LS.	1	\$ 50,000
INSPECTION FEE	3.5%	%	\$ 3,553,000	\$ 124,355
PROFESSIONAL FEES:				
ENGINEERING, PLATTING, STAKING	8.0%	%	\$3,553,000	\$ 284,240
CONSTRUCTION MANAGEMENT	5.0%	%	\$3,553,000	\$ 177,650
LEGAL	\$ 75,000.00	LS.	1	\$ 75,000
PRINTS & COURIER SERVICE	\$ 3,500.00	LS.	1	\$ 3,730
OUTSIDE CONSULTANTS				
ENVIRONMENTAL PHASE 1	\$ 12,000.00	LS.	0.12724189	\$ 1,527
WETLANDS/MOTUS REPORT	\$ 10,000.00	LS.	0.12724189	\$ 1,273
GEOTECHNICAL REPORT 1	\$ 75.00	LT.	152	\$ 11,400
MATERIAL TESTING	\$ 375.00	LT.	152	\$ 57,000
TOTAL				786,175

Mustang Lakes Annex ~ PID, Phase One Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Total Acres: 35.0

Prepared: 10/28/2022

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAY IMPROVEMENTS	\$506,000	0	\$14,457
WATER IMPROVEMENTS	\$131,000	0	\$3,743
SEWER IMPROVEMENTS	\$395,000	0	\$11,286
STORM DRAIN IMPROVEMENTS	\$0	0	\$0
SOFT & MISCELLANEOUS COSTS	\$313,060	0	\$8,945
SUB-TOTALS	\$1,345,060	\$0	\$38,431
OVERALL CONTINGENCY 10%	\$134,506	0	\$3,843
CATEGORY TOTALS	\$1,479,566	\$0	\$42,274

EXCLUDES:

- COST FOR AMENITY CENTER, TRAILS, LANDSCAPE / IRRIGATION, PERIMETER SITE IMPROVEMENTS, TELEPHONE OR CABLE FEES, CONSTRUCTION
- PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, CITY REVIEW OF ENGINEERING DOCUMENTS
- PREPARED WITHOUT THE BENEFIT OF A FLOOD STUDY
- DOES NOT INCLUDE COST FOR OFF-SITE EASEMENT

1) IT IS IMPORTANT TO NOTE THAT THIS REPORT IS LIMITED IN ACCURACY BECAUSE IT WAS PREPARED WITHOUT THE BENEFIT OF PERMITTED CONSTRUCTION DOCUMENTS AND/OR ENGINEERING REPORTS, THAT MAY BE REQUIRED FOR PERMITTING AND THAT MAY YIELD NEW INFORMATION WHICH COULD AFFECT THE FINAL DEVELOPMENT COST.

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3) THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.

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Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase One Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Prepared: 10/28/2022

Total Acres: 35

Revised: 0

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	LF.	1500	\$ 2,250
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	\$ 1.50	LF.	3000	\$ 4,500
ADMINISTRATION:				
SWPPP ADMINISTRATION	\$ 4,000.00	LS.	1	\$ 4,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 6,750	\$ 557
MISCELLANEOUS ITEMS (2.5%)				\$ 693
TOTAL				\$ 12,000

NOTE:

- 1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.
- 2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED.

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING (VARIES SITE TO SITE)	\$ 2,025.00	AC.	1.5	\$ 3,038
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
STREET & RIGHT-OF-WAY EXCAVATION	\$ 3.25	CY.	3600	\$ 11,700
MISCELLANEOUS ITEMS (2.5%)				\$ 1,062
TOTAL				\$ 19,000

WATER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. WATERLINE	\$ 50.75	LF.	0	\$ -
12" P.V.C. WATERLINE	\$ 80.50	LF.	1045	\$ 84,123
8" GATE VALVE & BOX	\$ 2,250.00	EA.	0	\$ -
12" GATE VALVE & BOX	\$ 4,050.00	EA.	4	\$ 16,200
POST HYDRANT	\$ 2,800.00	EA.	2	\$ 5,600
FIRE HYDRANT W/ VALVE	\$ 7,285.00	EA.	2	\$ 14,570
MISCELLANEOUS FITTINGS	\$ 5,880.00	TN.	0.5	\$ 2,940
CONNECT TO EXISTING WATERLINE	\$ 1,000.00	EA.	1	\$ 1,000
TESTING & CHLORINATION	\$ 0.55	LF.	1045	\$ 575
TRENCH SAFETY	\$ -	LF.	1045	\$ -
MAINTENANCE BOND	1.7%	%	\$ 125,008	\$ 2,126
MISCELLANEOUS ITEMS (2.5%)				\$ 3,866
TOTAL				\$ 131,000

NOTE:

- 1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.
- 2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
15" P.V.C. PIPE SDR-26	\$ 103.50	L.F.	2129	\$ 220,352
6" DIAMETER DROP MANHOLE OVER EXISTING MAIN	\$ 20,550.00	L.F.	1	\$ 20,550
5' DIAMETER MANHOLE	\$ 9,350.00	EA.	14	\$ 130,900
MANHOLE I & I BARRIERS	\$ 420.00	EA.	6	\$ 2,520
TESTING & T.V. INSPECTION	\$ 1.70	LF.	2129	\$ 3,620
TRENCH SAFETY	\$ 0.10	LF.	2129	\$ 213
MAINTENANCE BOND	1.7%	%	\$ 377,942.00	\$ 6,426
MISCELLANEOUS ITEMS (2.5%)				\$ 10,419
TOTAL				\$ 395,000

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase One Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Prepared: 10/28/2022

Total Acres: 35

Revised: 0

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT	\$ 67.00	SY.	5312	\$ 355,904
6" LIME TREATED SUBGRADE	\$ 3.95	SY.	5500	\$ 21,725
HYDRATED LIME	\$ 230.00	TN.	99	\$ 22,770
STREET HEADER	\$ 25.00	LF.	45	\$ 1,125
ROAD BARRICADE	\$ 38.00	LF.	45	\$ 1,710
6' TRAIL	\$ 45.00	LF.	1060	\$ 47,700
BARRIER FREE RAMPS	\$ 2,800.00	EA.	2	\$ 5,600
STREET NAME BLADES	\$ 300.00	EA.	2	\$ 600
TRAFFIC SIGNS	\$ 400.00	EA.	2	\$ 800
MAINTENANCE BOND	1.0%	%	\$ 457,934	\$ 4,580
MISCELLANEOUS ITEMS (2.5%)				\$ 12,486
TOTAL				\$ 475,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CITY FEES:				
ENGINEERING REVIEW FEE	\$ 15,000.00	LS.	1	\$ 15,000
INSPECTION FEE	3.5%	%	\$ 1,032,000	\$ 36,120
PROFESSIONAL FEES:				
ENGINEERING, PLATTING, STAKING	12%	%	\$ 1,032,000	\$ 123,840
CONSTRUCTION MANAGEMENT	5%	%	\$ 1,032,000	\$ 51,600
LEGAL	\$ 75,000.00	LS.	1	\$ 75,000
PRINTS & COURIER SERVICE	\$ 2,650.00	LS.	1	\$ 2,500
OUTSIDE CONSULTANTS				
ENVIRONMENTAL PHASE 1	\$ -	LS.	1	\$ -
WETLANDS/WOTUS REPORT	\$ -	LS.	1	\$ -
GEOTECHNICAL REPORT 1	\$ -	LS.	0	\$ -
MATERIAL TESTING	\$ 9,000.00	LS.	1	\$ 9,000
TOTAL				313,060

Mustang Lakes Annex ~ PID, Phase Two Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Total Acres: 80.9

Prepared: 10/28/2022

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAY IMPROVEMENTS	\$3,789,000	0	\$46,836
WATER IMPROVEMENTS	\$928,000	0	\$11,471
SEWER IMPROVEMENTS	\$1,383,000	0	\$17,095
STORM DRAIN IMPROVEMENTS	\$3,206,000	0	\$39,629
SOFT & MISCELLANEOUS COSTS	\$2,268,360	0	\$28,039
SUB-TOTALS	\$11,574,360	\$0	\$143,070
OVERALL CONTINGENCY 10%	\$1,157,436	0	\$14,307
CATEGORY TOTALS	\$12,731,796	\$0	\$157,377

EXCLUDES:

- COST FOR AMENITY CENTER, TRAILS, LANDSCAPE / IRRIGATION, PERIMETER SITE IMPROVEMENTS, TELEPHONE OR CABLE FEES, CONSTRUCTION
- PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, CITY REVIEW OF ENGINEERING DOCUMENTS
- PREPARED WITHOUT THE BENEFIT OF A FLOOD STUDY
- DOES NOT INCLUDE COST FOR OFF-SITE EASEMENT

1) IT IS IMPORTANT TO NOTE THAT THIS REPORT IS LIMITED IN ACCURACY BECAUSE IT WAS PREPARED WITHOUT THE BENEFIT OF PERMITTED CONSTRUCTION DOCUMENTS AND/OR ENGINEERING REPORTS, THAT MAY BE REQUIRED FOR PERMITTING AND THAT MAY YIELD NEW INFORMATION WHICH COULD AFFECT THE FINAL DEVELOPMENT COST.

2) ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.

3) THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.

4) THIS OPINION OF PROBABLE COST IS ASSOCIATED WITH THE SPECIFIC LAND PLAN SHOWN AT THE TOP OF THIS PAGE. THE SCOPE OF ANY FUTURE LAND PLAN REVISIONS WILL HAVE A DIRECT BEARING ON THE DEVELOPMENT COST.



ROSELAND PARKWAY ~ NORTH

Celina, Collin County, Texas

Total Acres: **1.0**

Prepared: **05/02/22**

Revised:

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE EROSION CONTROL				
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
SILT FENCE	\$ 2.00	L.F.	1,800	\$ 3,600
POST EROSION CONTROL				
8' ROLL OF CURLEX WITH SEED	\$ 2.25	L.F.	1,800	\$ 4,050
INLET PROTECTION	\$ 200.00	EA.	4	\$ 800
STREET SWEEPING	\$ 750.00	EA.	3	\$ 2,250
ADMINISTRATION				
SWPPP BOOK (AND COPY)	\$ 2,000.00	LS.	1	\$ 2,000
SWPPP SITE SIGNAGE	\$ 711.00	EA.	1	\$ 711
WEEKLY INSPECTIONS	\$ 250.00	EA.	52	\$ 13,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 13,900.00	\$ 1,147
MISCELLANEOUS ITEMS (2.5%)				\$ 1,242
TOTAL				\$ 32,000

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING	\$ 3,000.00	ACRE	1	\$ 3,000
UNCLASSIFIED EXCAVATION	\$ 3.50	C.Y.	2,420	\$ 8,470
MISCELLANEOUS ITEMS (2.5%)				\$ 530
TOTAL				\$ 12,000

STORM DRAIN IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
21" R.C.P.	\$ 75.00	L.F.	125	\$ 9,375
24" R.C.P.	\$ 82.00	L.F.	200	\$ 16,400
36" R.C.P.	\$ 145.00	L.F.	60	\$ 8,700
42" R.C.P.	\$ 192.00	L.F.	100	\$ 19,200
RECESSED CURB INLET	\$ 6,000.00	EA.	2	\$ 12,000
WYE INLET	\$ 5,000.00	EA.	2	\$ 10,000
4'X4' STORM MANHOLE	\$ 8,500.00	EA.	2	\$ 17,000
42" HEADWALL	\$ 7,000.00	EA.	1	\$ 7,000
GRADE TO DRAIN	\$ 20.00	L.F.	700	\$ 14,000
RIP RAP	\$ 12.00	S.F.	400	\$ 4,800
TESTING & TV INSPECTION	\$ 2.50	L.F.	485	\$ 1,213
TRENCH SAFETY	\$ 1.00	L.F.	485	\$ 485
MAINTENANCE BOND	1.7%	%	\$ 142,475.00	\$ 2,423
MISCELLANEOUS ITEMS (2.5%)				\$ 3,404
TOTAL				\$ 126,000

NOTES:

STORM SEWER CROSSINGS ARE SIZED TO CAPTURE UN-DEVELOPED FLOWS OFF COMMERCIAL CORNER AND DEVELOPED SINGLE FAMILY (HIGH DENSITY) FLOWS OFF BB LIVING.

ROSELAND PARKWAY ~ NORTH

Celina, Collin County, Texas

Total Acres: **1.0**

Prepared: **05/02/22**

Revised:

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT (28' B-B)	\$ 75.00	S.Y.	3,366	\$ 252,450
6" LIME TREATED SUBGRADE	\$ 4.00	S.Y.	3,861	\$ 15,444
HYDRATED LIME (48 LBS/SY)	\$ 320.00	TON	93	\$ 29,653
DECORATIVE PAVEMENT	\$ 320.00	S.Y.	38	\$ 12,160
8' TRAIL	\$ 52.00	L.F.	450	\$ 23,400
BARRIER FREE RAMPS	\$ 2,800.00	EA.	4	\$ 11,200
STRIPING/BUTTONING	\$ 10,000.00	L.S.	1	\$ 10,000
STREET NAME BLADES	\$ 1,350.00	EA.	2	\$ 2,700
TRAFFIC SIGNS	\$ 1,350.00	EA.	3	\$ 4,050
TRAFFIC CONTROL	\$ 5,000.00	L.S.	1	\$ 5,000
MAINTENANCE BOND	1.7%	%	\$ 361,057.00	\$ 6,138
MISCELLANEOUS ITEMS (2.5%)				\$ 9,805
TOTAL				\$ 382,000

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
MAINTENANCE BOND	1.7%	%	\$ -	\$ -
MISCELLANEOUS ITEMS (2.5%)				\$ -
TOTAL				\$ -

WATER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
12" P.V.C. WATERLINE	\$ 80.50	L.F.	920	\$ 74,060
8" P.V.C. WATERLINE	\$ 50.75	L.F.	50	\$ 2,538
12" GATE VALVE	\$ 3,700.00	EA.	3	\$ 11,100
8" GATE VALVE	\$ 2,200.00	EA.	2	\$ 4,400
FIRE HYDRANT AND 6" VALVE	\$ 7,285.00	EA.	6	\$ 43,710
MISCELLANEOUS FITTINGS	\$ 5,880.00	TON	1.0	\$ 5,880
TESTING & CHLORINATION	\$ 2.00	L.F.	970	\$ 1,940
TRENCH SAFETY	\$ 1.50	L.F.	970	\$ 1,455
MAINTENANCE BOND	1.7%	%	\$ 141,687.50	\$ 2,409
MISCELLANEOUS ITEMS (2.5%)				\$ 4,509
TOTAL				\$ 152,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
CITY FEES				
ENGINEERING REVIEW FEE	\$ 30,000.00	L.S.	1	\$ 30,000
INSPECTION FEE	3.5%	%	660,000	\$ 23,100
PROFESSIONAL FEES				
TRAFFIC ENGINEERING	\$ 30,000.00	L.S.	1	\$ 30,000
ENGINEERING/SURVEYING	12.0%	%	704,000	\$ 84,480
CONSTRUCTION MANAGEMENT	5.0%	%	704,000	\$ 35,200
GEOTECHNICAL REPORT & MATERIAL TESTING	\$ 12,000.00	L.S.	1	\$ 12,000
MISCELLANEOUS ITEMS (2.5%)				\$ 6,220
TOTAL				\$ 221,000

ROSELAND PARKWAY ~ SOUTH

Celina, Collin County, Texas

Total Acres: **2.8**

Prepared: **05/02/22**

Revised:

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE EROSION CONTROL				
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
SILT FENCE	\$ 2.00	L.F.	3,000	\$ 6,000
POST EROSION CONTROL				
8' ROLL OF CURLEX WITH SEED	\$ 2.25	L.F.	3,000	\$ 6,750
INLET PROTECTION	\$ 200.00	EA.	4	\$ 800
STREET SWEEPING	\$ 750.00	EA.	3	\$ 2,250
ADMINISTRATION				
SWPPP BOOK (AND COPY)	\$ 2,000.00	LS.	1	\$ 2,000
SWPPP SITE SIGNAGE	\$ 190.00	EA.	1	\$ 190
WEEKLY INSPECTIONS	\$ 250.00	EA.	52	\$ 13,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 19,000.00	\$ 1,568
MISCELLANEOUS ITEMS (2.5%)				\$ 1,242
TOTAL				\$ 37,000

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING	\$ 3,000.00	ACRE	2.8	\$ 8,400
UNCLASSIFIED EXCAVATION	\$ 3.50	C.Y.	6,000	\$ 21,000
MISCELLANEOUS ITEMS (2.5%)				\$ 1,600
TOTAL				\$ 31,000

STORM DRAIN IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
18" R.C.P.	\$ 80.00	L.F.	150	\$ 12,000
21" R.C.P.	\$ 85.00	L.F.	100	\$ 8,500
24" R.C.P.	\$ 92.00	L.F.	300	\$ 27,600
30" R.C.P.	\$ 115.00	L.F.	300	\$ 34,500
36" R.C.P.	\$ 142.00	L.F.	110	\$ 15,620
48" R.C.P.	\$ 230.00	L.F.	100	\$ 23,000
5' x 4' BOX CULVERT	\$ 400.00	L.F.	120	\$ 48,000
RECESSED CURB INLET	\$ 6,000.00	EA.	4	\$ 24,000
4'X4' STORM MANHOLE	\$ 8,500.00	EA.	1	\$ 8,500
CULVERT HEADWALL	\$ 7,000.00	EA.	1	\$ 7,000
GRADE TO DRAIN	\$ 20.00	L.F.	300	\$ 6,000
RIP RAP	\$ 15.00	S.F.	150	\$ 2,250
TESTING & TV INSPECTION	\$ 2.50	L.F.	1,180	\$ 2,950
TRENCH SAFETY	\$ 1.00	L.F.	1,180	\$ 1,180
MAINTENANCE BOND	1.7%	%	\$ 216,970.00	\$ 3,689
MISCELLANEOUS ITEMS (2.5%)				\$ 6,211
TOTAL				\$ 231,000

NOTES:

STORM SEWER CROSSINGS ARE SIZED TO CAPTURE UN-DEVELOPED FLOWS OFF COMMERCIAL CORNER AND DEVELOPED SINGLE FAMILY (HIGH DENSITY) FLOWS OFF BB LIVING.

ROSELAND PARKWAY ~ SOUTH

Celina, Collin County, Texas

Total Acres: **2.8**

Prepared: **05/02/22**

Revised:

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT (45' B-B)	\$ 75.00	S.Y.	7,400	\$ 555,000
6" LIME TREATED SUBGRADE	\$ 4.00	S.Y.	7,730	\$ 30,920
HYDRATED LIME (48 LBS/SY)	\$ 320.00	TON	186	\$ 59,367
DECORATIVE PAVEMENT	\$ 320.00	S.Y.	50	\$ 16,000
8' TRAIL	\$ 52.00	L.F.	1,480	\$ 76,960
BARRIER FREE RAMPS	\$ 2,800.00	EA.	4	\$ 11,200
STRIPING/BUTTONING	\$ 10,000.00	L.S.	1	\$ 10,000
STREET NAME BLADES	\$ 1,350.00	EA.	2	\$ 2,700
TRAFFIC SIGNS	\$ 1,350.00	EA.	5	\$ 6,750
TRAFFIC CONTROL	\$ 5,000.00	L.S.	1	\$ 5,000
MAINTENANCE BOND	1.7%	%	\$ 768,897.00	\$ 13,072
MISCELLANEOUS ITEMS (2.5%)				\$ 20,031
TOTAL				\$ 807,000

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
MAINTENANCE BOND	1.7%	%	\$ -	\$ -
MISCELLANEOUS ITEMS (2.5%)				\$ -
TOTAL				\$ -

WATER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
12" P.V.C. WATERLINE	\$ 80.50	L.F.	1,480	\$ 119,140
12" GATE VALVE	\$ 3,700.00	EA.	5	\$ 18,500
FIRE HYDRANT AND 6" VALVE	\$ 7,285.00	EA.	3	\$ 21,855
MISCELLANEOUS FITTINGS	\$ 5,880.00	TON	0.3	\$ 1,764
TESTING & CHLORINATION	\$ 2.00	L.F.	1,480	\$ 2,960
TRENCH SAFETY	\$ 1.50	L.F.	1,480	\$ 2,220
MAINTENANCE BOND	1.7%	%	\$ 161,259.00	\$ 2,742
MISCELLANEOUS ITEMS (2.5%)				\$ 4,819
TOTAL				\$ 174,000

SOFE & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
CITY FEES				
ENGINEERING REVIEW FEE	\$ 30,000.00	L.S.	1	\$ 30,000
INSPECTION FEE	3.5%	%	1,212,000	\$ 42,420
PROFESSIONAL FEES				
TRAFFIC ENGINEERING	\$ 30,000.00	L.S.	1	\$ 30,000
ENGINEERING/SURVEYING	12.0%	%	1,280,000	\$ 153,600
CONSTRUCTION MANAGEMENT	5.0%	%	1,280,000	\$ 64,000
GEOTECHNICAL REPORT & MATERIAL TESTING	\$ 12,000.00	L.S.	1	\$ 12,000
MISCELLANEOUS ITEMS (2.5%)				\$ 8,980
TOTAL				\$ 341,000

CHOATE PARKWAY

Celina, Collin County, Texas

Prepared: 05/02/22

Total Acres: 4.0

Revised: 08/22/22

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
PRE EROSION CONTROL				
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
SILT FENCE	\$ 2.00	L.F.	5,400	\$ 10,800
POST EROSION CONTROL				
8' ROLL OF CURLEX WITH SEED	\$ 2.25	L.F.	5,400	\$ 12,150
INLET PROTECTION	\$ 200.00	EA.	7	\$ 1,400
STREET SWEEPING	\$ 750.00	EA.	3	\$ 2,250
ADMINISTRATION				
SWPPP BOOK (AND COPY)	\$ 2,000.00	LS.	1	\$ 2,000
SWPPP SITE SIGNAGE	\$ 100.00	EA.	1	\$ 100
WEEKLY INSPECTIONS	\$ 250.00	EA.	52	\$ 13,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 29,800.00	\$ 2,459
MISCELLANEOUS ITEMS (2.5%)				\$ 1,641
TOTAL				\$ 49,000

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CLEARING & GRUBBING	\$ 3,000.00	ACRE	4	\$ 12,000
UNCLASSIFIED EXCAVATION	\$ 3.50	C.Y.	12,907	\$ 45,173
MISCELLANEOUS ITEMS (2.5%)				\$ 1,827
TOTAL				\$ 59,000

STORM DRAIN IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
21" R.C.P.	\$ 75.00	L.F.	625	\$ 46,875.00
36" R.C.P.	\$ 145.00	L.F.	400	\$ 58,000.00
42" R.C.P.	\$ 192.00	L.F.	400	\$ 76,800.00
48" R.C.P.	\$ 205.00	L.F.	210	\$ 43,050.00
2 - 7' X 4' R.C.B.	\$ 1,000.00	L.F.	80	\$ 80,000.00
2 - 7' X 5' R.C.B.	\$ 1,150.00	L.F.	770	\$ 885,500.00
2 - 8' X 6' R.C.B.	\$ 1,300.00	L.F.	200	\$ 260,000.00
10' X 6' R.C.B.	\$ 700.00	L.F.	200	\$ 140,000.00
RECESSED CURB INLET	\$ 6,000.00	EA.	10	\$ 60,000.00
WYE INLET	\$ 5,000.00	EA.	4	\$ 20,000.00
4'X4' STORM MANHOLE	\$ 8,500.00	EA.	2	\$ 17,000.00
6'X6' STORM MANHOLE	\$ 12,500.00	EA.	2	\$ 25,000.00
2 - 7'X4' RCB HEADWALL	\$ 12,000.00	EA.	1	\$ 12,000.00
2 - 7'X5' RCB HEADWALL	\$ 18,000.00	EA.	1	\$ 18,000.00
2 - 8' X 6' RCB HEADWALL	\$ 20,000.00	EA.	1	\$ 20,000.00
10' X 6' RCB HEADWALL	\$ 12,000.00	EA.	1	\$ 12,000.00
GRADE TO DRAIN	\$ 20.00	L.F.	400	\$ 8,000.00
RIP RAP	\$ 12.00	S.F.	1,800	\$ 21,600.00
TESTING & TV INSPECTION	\$ 2.50	L.F.	2,885	\$ 7,213.00
TRENCH SAFETY	\$ 1.00	L.F.	2,885	\$ 2,885.00
MAINTENANCE BOND	1.7%	%	\$1,803,825.00	\$ 30,666
MISCELLANEOUS ITEMS (2.5%)				\$ 46,411
TOTAL				\$ 1,891,000.00

NOTES:

STORM SEWER CROSSINGS ARE SIZED TO CAPTURE UN-DEVELOPED FLOWS.

CHOATE PARKWAY

Celina, Collin County, Texas

Prepared: 05/02/22

Total Acres: 4.0

Revised: 08/22/22

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
9" REINF. CONCRETE STREET PAVEMENT (28' B-B)	\$ 85.00	S.Y.	10,820	\$ 919,700
6" LIME TREATED SUBGRADE	\$ 5.00	S.Y.	12,235	\$ 61,175
HYDRATED LIME (48 LBS/SY)	\$ 320.00	TON	294	\$ 93,965
DECORATIVE PAVEMENT	\$ 320.00	S.Y.	742	\$ 237,440
10' TRAIL	\$ 80.00	L.F.	850	\$ 68,000
BARRIER FREE RAMPS	\$ 2,800.00	EA.	6	\$ 16,800
STRIPING/BUTTONING	\$ 10,000.00	L.S.	5	\$ 50,000
STREET NAME BLADES	\$ 1,350.00	EA.	8	\$ 10,800
TRAFFIC SIGNS	\$ 1,350.00	EA.	25	\$ 33,750
TRAFFIC CONTROL AND TEMPORARY ACCESS	\$ 100,000.00	L.S.	1	\$ 100,000
MAINTENANCE BOND	1.7%	%	\$1,491,630.00	\$ 25,358
MISCELLANEOUS ITEMS (2.5%)				\$ 41,012
TOTAL				\$ 1,658,000

SEWER IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
MAINTENANCE BOND	1.7%	%	\$ -	\$ -
MISCELLANEOUS ITEMS (2.5%)				\$ -
TOTAL				\$ -

WATER IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
12" P.V.C. WATERLINE	\$ 80.50	L.F.	2,550	\$ 205,275
8" P.V.C. WATERLINE	\$ 50.75	L.F.	275	\$ 13,956
12" GATE VALVE	\$ 3,700.00	EA.	10	\$ 37,000
8" GATE VALVE	\$ 2,200.00	EA.	7	\$ 15,400
FIRE HYDRANT AND 6" VALVE	\$ 7,285.00	EA.	6	\$ 43,710
CONNECT TO EXISTING WATER	\$ 5,000.00	EA.	1	\$ 5,000
MISCELLANEOUS FITTINGS	\$ 5,880.00	TON	3.0	\$ 17,640
TESTING & CHLORINATION	\$ 2.00	L.F.	2,825	\$ 5,650
TRENCH SAFETY	\$ 1.50	L.F.	2,825	\$ 4,238
MAINTENANCE BOND	1.7%	%	\$ 337,981.25	\$ 5,746
MISCELLANEOUS ITEMS (2.5%)				\$ 9,385
TOTAL				\$ 363,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
CITY FEES				
ENGINEERING REVIEW FEE	\$ 40,000.00	L.S.	1	\$ 40,000
INSPECTION FEE	3.5%	%	3,912,000	\$ 136,920
PROFESSIONAL FEES				
TRAFFIC ENGINEERING	\$ 30,000.00	L.S.	1	\$ 30,000
ENGINEERING/SURVEYING	12.0%	%	4,020,000	\$ 482,400
CONSTRUCTION MANAGEMENT	5.0%	%	4,020,000	\$ 201,000
ROUNDBOUT DESIGN	\$ 50,000.00	L.S.	1	\$ 50,000
GEOTECHNICAL REPORT & MATERIAL TESTING	\$ 12,000.00	L.S.	1	\$ 12,000
MISCELLANEOUS ITEMS (2.5%)				\$ 24,680
TOTAL				\$ 977,000

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Two Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Prepared: 10/28/2022

Total Acres: 80.9

Revised: 0

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	LF.	5230	\$ 7,845
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	\$ 1.50	LF.	5230	\$ 7,845
ADMINISTRATION:				
SWPPP ADMINISTRATION	\$ 8,000.00	LS.	1	\$ 8,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 15,690	\$ 1,295
MISCELLANEOUS ITEMS (2.5%)				\$ 1,015
TOTAL				\$ 26,000

NOTE:

- 1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.
- 2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED.

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
CLEARING & GRUBBING (VARIES SITE TO SITE)	\$ 2,025.00	AC.	2	\$ 4,050
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
STREET & RIGHT-OF-WAY EXCAVATION	\$ 3.25	CY.	8000	\$ 26,000
MISCELLANEOUS ITEMS (2.5%)				\$ 1,750
TOTAL				\$ 35,000

NOTE:

- 1) THE COST FOR DEMOLISHING EXISTING STRUCTURES IS ONLY AN ALLOWANCE AND SHOULD BE CONFIRMED WITH CONTRACTOR

WATER IMPROVEMENTS	UNIT COST (\$)	UNIT (-)	QTY (± #)	TOTAL (\$)
8" P.V.C. WATERLINE	\$ 50.75	LF.	1000	\$ 50,750
12" P.V.C. WATERLINE	\$ 80.50	LF.	1500	\$ 120,750
8" GATE VALVE & BOX	\$ 2,250.00	EA.	4	\$ 9,000
12" GATE VALVE & BOX	\$ 4,050.00	EA.	3	\$ 12,150
FIRE HYDRANT W/ VALVE	\$ 7,285.00	EA.	4	\$ 29,140
MISCELLANEOUS FITTINGS	\$ 5,880.00	TN.	1.0	\$ 5,880
TESTING & CHLORINATION	\$ 0.55	LF.	2500	\$ 1,375
TRENCH SAFETY	\$ -	LF.	2500	\$ -
MAINTENANCE BOND	1.7%	%	\$ 229,045	\$ 3,894
MISCELLANEOUS ITEMS (2.5%)				\$ 6,061
TOTAL				\$ 239,000

NOTE:

- 1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.
- 2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Two Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Prepared: 10/28/2022

Total Acres: 80.9

Revised: 0

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
10" P.V.C. PIPE SDR-35	\$ 110.00	L.F.	350	\$ 38,500
10" P.V.C. PIPE SDR-26	\$ 140.00	L.F.	110	\$ 15,400
12" P.V.C. PIPE SDR-26	\$ 175.00	L.F.	1440	\$ 252,000
15" P.V.C. PIPE SDR-35	\$ 175.00	L.F.	2350	\$ 411,250
15" P.V.C. PIPE SDR-26	\$ 220.00	L.F.	1020	\$ 224,400
4' DIAMETER MANHOLE	\$ 5,500.00	EA.	2	\$ 11,000
5' DIAMETER MANHOLE	\$ 9,350.00	EA.	9	\$ 84,150
5' DIAMETER MANHOLE (EXTRA DEPTH)	\$ 20,000.00	EA.	14	\$ 280,000
TESTING & T.V. INSPECTION	\$ 1.70	LF.	5270	\$ 8,959
TRENCH SAFETY	\$ 0.10	LF.	5270	\$ 527
MAINTENANCE BOND	1.7%	%	\$ 1,325,659.00	\$ 22,537
MISCELLANEOUS ITEMS (2.5%)				\$ 34,277
TOTAL				\$ 1,383,000

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Two Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0
 Prepared: 10/28/2022

Total Acres: 80.9
 Revised: 0

STORM DRAIN IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
4' X 4' "Y" INLET	\$ 4,100.00	EA.	2	\$ 8,200
10' INLET	\$ 5,350.00	EA.	8	\$ 42,800
18" R.C.P. (Reinforced Concrete Pipe)	\$ 63.00	LF.	390	\$ 24,570
21" R.C.P.	\$ 68.50	LF.	40	\$ 2,740
24" R.C.P.	\$ 76.75	LF.	400	\$ 30,700
30" R.C.P.	\$ 97.00	LF.	370	\$ 35,890
36" R.C.P.	\$ 128.50	LF.	130	\$ 16,705
48" R.C.P.	\$ 198.00	LF.	100	\$ 19,800
5' X 4' R.C.B	\$ 385.00	LF.	120	\$ 46,200
7' X 3' R.C.B	\$ 400.00	LF.	150	\$ 60,000
CULVERT HEADWALL	\$ 12,000.00	EA.	2	\$ 24,000
PIPE HEADWALL	\$ 5,000.00	EA.	2	\$ 10,000
STORM SEWER MANHOLE	\$ 6,700.00	EA.	1	\$ 6,700
POND OUTLET STRUCTURE	\$ 20,000.00	LS.	4	\$ 80,000
POND RETAINING WALL	\$ 75.00	L.F.	4,330	\$ 324,750
POND EXCAVATION	\$ 3.25	CY	54,000	\$ 175,500
GRADE TO DRAIN	\$ 20.00	LF.	300	\$ 6,000
TESTING & T.V. INSPECTION	\$ 2.50	LF.	1704	\$ 4,260
TRENCH SAFETY	\$ 0.10	LF.	1704	\$ 171
MAINTENANCE BOND	1.7%	%	\$ 918,815	\$ 15,620
MISCELLANEOUS ITEMS (2.5%)				\$ 23,394
TOTAL				\$ 958,000

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT	\$ 75.00	SY.	4050	\$ 303,750
6" LIME TREATED SUBGRADE	\$ 3.95	SY.	7150	\$ 28,243
HYDRATED LIME	\$ 230.00	TN.	128.7	\$ 29,601
BARRIER FREE RAMPS	\$ 2,800.00	EA.	8	\$ 22,400
STREET NAME BLADES	\$ 300.00	EA.	14	\$ 4,200
TRAFFIC SIGNS	\$ 400.00	EA.	1	\$ 400
MAINTENANCE BOND	1.0%	%	\$ 638,344	\$ 6,384
MISCELLANEOUS ITEMS (2.5%)				\$ 16,272
TOTAL				\$ 661,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CITY FEES:				
ENGINEERING REVIEW FEE	\$ 40,000.00	LS.	1	\$ 40,000
INSPECTION FEE	3.5%	%	\$ 3,302,000	\$ 115,570
PROFESSIONAL FEES:				
ENGINEERING, PLATTING, STAKING	12%	%	\$3,302,000	\$ 396,240
CONSTRUCTION MANAGEMENT	5%	%	\$3,302,000	\$ 165,100
PRINTS & COURIER SERVICE	\$ 3,000.00	LS.	1	\$ 3,450
OUTSIDE CONSULTANTS				
ENVIRONMENTAL PHASE 1	\$ -	LS.	1	\$ -
WETLANDS/WOTUS REPORT	\$ -	LS.	1	\$ -
GEOTECHNICAL REPORT 1	\$ -	LS.	0	\$ -
MATERIAL TESTING	\$ 9,000.00	LS.	1	\$ 9,000
TOTAL				729,360

Mustang Lakes Annex ~ PID, Phase Three Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Total Acres: **113.7**

Prepared: 10/28/2022

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAY IMPROVEMENTS	\$815,000	0	\$7,168
WATER IMPROVEMENTS	\$468,000	0	\$4,116
SEWER IMPROVEMENTS	\$0	0	\$0
STORM DRAIN IMPROVEMENTS	\$1,601,000	0	\$14,081
SOFT & MISCELLANEOUS COSTS	\$623,720	0	\$5,486
SUB-TOTALS	\$3,507,720	\$0	\$30,851
OVERALL CONTINGENCY 10%	\$350,772	0	\$3,085
CATEGORY TOTALS	\$3,858,492	\$0	\$33,936

EXCLUDES:

- COST FOR AMENITY CENTER, TRAILS, LANDSCAPE / IRRIGATION, PERIMETER SITE IMPROVEMENTS, TELEPHONE OR CABLE FEES, CONSTRUCTION
- PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, CITY REVIEW OF ENGINEERING DOCUMENTS
- PREPARED WITHOUT THE BENEFIT OF A FLOOD STUDY
- DOES NOT INCLUDE COST FOR OFF-SITE EASEMENT

1) IT IS IMPORTANT TO NOTE THAT THIS REPORT IS LIMITED IN ACCURACY BECAUSE IT WAS PREPARED WITHOUT THE BENEFIT OF PERMITTED CONSTRUCTION DOCUMENTS AND/OR ENGINEERING REPORTS, THAT MAY BE REQUIRED FOR PERMITTING AND THAT MAY YIELD NEW INFORMATION WHICH COULD AFFECT THE FINAL DEVELOPMENT COST.

2) ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.

3) THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.

4) THIS OPINION OF PROBABLE COST IS ASSOCIATED WITH THE SPECIFIC LAND PLAN SHOWN AT THE TOP OF THIS PAGE. THE SCOPE OF ANY FUTURE LAND PLAN REVISIONS WILL HAVE A DIRECT BEARING ON THE DEVELOPMENT COST.



Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Three Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0
 Prepared: 10/28/2022

Total Acres: 113.7

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	LF.	14228	\$ 21,342
SILT FENCE (HIGH FLOW) (MAINTENANCE)	\$ 1.50	LF.	14228	\$ 21,342
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	\$ 1.50	LF.	14228	\$ 21,342
ADMINISTRATION:				
SWPPP ADMINISTRATION	\$ 8,000.00	LS.	1	\$ 8,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 64,026	\$ 5,283
MISCELLANEOUS ITEMS (2.5%)				\$ 2,691
TOTAL				\$ 80,000

NOTE:

1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.

2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED.

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING (VARIES SITE TO SITE)	\$ 2,025.00	AC.	2.5	\$ 5,063
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	1	\$ 3,200
STREET & RIGHT-OF-WAY EXCAVATION	\$ 3.25	CY.	5500	\$ 17,875
MISCELLANEOUS ITEMS (2.5%)				\$ 862
TOTAL				\$ 27,000

NOTE:

1) THE COST FOR DEMOLISHING EXISTING STRUCTURES IS ONLY AN ALLOWANCE AND SHOULD BE CONFIRMED WITH CONTRACTOR

WATER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. WATERLINE	\$ 50.75	LF.	1770	\$ 89,828
12" P.V.C. WATERLINE	\$ 80.50	LF.	1890	\$ 152,145
8" GATE VALVE & BOX	\$ 2,250.00	EA.	10	\$ 22,500
12" GATE VALVE & BOX	\$ 4,050.00	EA.	7	\$ 28,350
CONNECT TO EXISTING WATERLINE	\$ 1,000.00	EA.	11	\$ 11,000
FIRE HYDRANT W/ VALVE	\$ 7,285.00	EA.	8	\$ 58,280
MISCELLANEOUS FITTINGS	\$ 5,880.00	TN.	14.4	\$ 84,672
TESTING & CHLORINATION	\$ 0.55	LF.	3660	\$ 2,013
TRENCH SAFETY	\$ -	LF.	3660	\$ -
MAINTENANCE BOND	1.7%	%	\$ 448,788	\$ 7,630
MISCELLANEOUS ITEMS (2.5%)				\$ 11,582
TOTAL				\$ 468,000

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
MAINTENANCE BOND	1.7%	%	\$ -	\$ -
MISCELLANEOUS ITEMS (2.5%)				\$ -
TOTAL				\$ -

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Three Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0
 Prepared: 10/28/2022

Total Acres: 113.7

STORM DRAIN IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
RECESSED CURB INLET	\$ 5,000.00	EA.	4	\$ 20,000
10' INLET	\$ 5,350.00	EA.	16	\$ 85,600
18" R.C.P. (Reinforced Concrete Pipe)	\$ 63.00	LF.	690	\$ 43,470
21" R.C.P.	\$ 68.50	LF.	240	\$ 16,440
24" R.C.P.	\$ 76.75	LF.	50	\$ 3,838
27" R.C.P.	\$ 85.00	LF.	50	\$ 4,250
30" R.C.P.	\$ 97.00	LF.	50	\$ 4,850
54" R.C.P.	\$ 235.00	LF.	750	\$ 176,250
60" R.C.P.	\$ 272.00	LF.	1,370	\$ 372,640
2 ~ 6' X 5' R.C.B	\$ 1,250.00	LF.	100	\$ 125,000
2 ~ 5' X 4' R.C.B	\$ 800.00	LF.	200	\$ 160,000
5' X 4' R.C.B	\$ 400.00	LF.	330	\$ 132,000
7' X 4' R.C.B	\$ 500.00	LF.	50	\$ 25,000
PIPE HEADWALL	\$ 5,000.00	EA.	7	\$ 35,000
R.C.B. HEADWALL	\$ 12,000.00	EA.	6	\$ 72,000
POND RETAINING WALL	\$ 75.00	L.F.	1,930	\$ 144,750
POND OUTLET STRUCTURE	\$ 20,000.00	LS.	1	\$ 20,000
POND EXCAVATION	\$ 3.25	CY	26,000	\$ 84,500
TESTING & T.V. INSPECTION	\$ 2.50	LF.	3,893	\$ 9,733
TRENCH SAFETY	\$ 0.10	LF.	3,893	\$ 390
MAINTENANCE BOND	1.7%	%	\$ 1,535,321	\$ 26,101
MISCELLANEOUS ITEMS (2.5%)				\$ 39,188
TOTAL				\$ 1,601,000

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT	\$ 67.00	SY.	5,887	\$ 394,429
6" LIME TREATED SUBGRADE	\$ 3.95	SY.	24,414	\$ 96,436
HYDRATED LIME	\$ 230.00	TN.	439	\$ 101,074
6' TRAIL	\$ 45.00	L.F.	1,850	\$ 83,250
BARRIER FREE RAMPS	\$ 2,800.00	EA.	2	\$ 5,600
MAINTENANCE BOND	1.0%	%	\$ 683,189	\$ 6,832
MISCELLANEOUS ITEMS (2.5%)				\$ 17,979
TOTAL				\$ 708,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CITY FEES:				
ENGINEERING REVIEW FEE	\$ 20,000.00	LS.	1	\$ 20,000
INSPECTION FEE	3.5%	%	\$ 2,884,000	\$ 100,940
PROFESSIONAL FEES:				
ENGINEERING, PLATTING, STAKING	12%	%	\$ 2,884,000	\$ 346,080
CONSTRUCTION MANAGEMENT	5%	%	\$ 2,884,000	\$ 144,200
PRINTS & COURIER SERVICE	\$ 3,000.00	LS.	1	\$ 3,500
OUTSIDE CONSULTANTS				
ENVIRONMENTAL PHASE 1	\$ -	LS.	0	\$ -
WETLANDS/WOTUS REPORT	\$ -	LS.	0	\$ -
GEOTECHNICAL REPORT 1	\$ -	LS.	0	\$ -
MATERIAL TESTING	\$ 9,000.00	LS.	1	\$ 9,000
TOTAL				623,720

Mustang Lakes Annex ~ PID, Phase Four Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Total Acres: 108.9

Prepared: 10/28/2022

Opinion of Probable Cost Summary

CATEGORY	By Category	By Lot	By Acre
ROADWAY IMPROVEMENTS	\$1,951,000	0	\$17,916
WATER IMPROVEMENTS	\$649,000	0	\$5,960
SEWER IMPROVEMENTS	\$42,000	0	\$386
STORM DRAIN IMPROVEMENTS	\$3,807,300	0	\$34,961
SOFT & MISCELLANEOUS COSTS	\$1,359,107	0	\$12,480
SUB-TOTALS	\$7,808,407	\$0	\$71,703
OVERALL CONTINGENCY 10%	\$780,841	0	\$7,170
CATEGORY TOTALS	\$8,589,248	\$0	\$78,873

EXCLUDES:

- COST FOR AMENITY CENTER, TRAILS, LANDSCAPE / IRRIGATION, PERIMETER SITE IMPROVEMENTS, TELEPHONE OR CABLE FEES, CONSTRUCTION
- PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, CITY REVIEW OF ENGINEERING DOCUMENTS
- PREPARED WITHOUT THE BENEFIT OF A FLOOD STUDY
- DOES NOT INCLUDE COST FOR OFF-SITE EASEMENT

1) IT IS IMPORTANT TO NOTE THAT THIS REPORT IS LIMITED IN ACCURACY BECAUSE IT WAS PREPARED WITHOUT THE BENEFIT OF PERMITTED CONSTRUCTION DOCUMENTS AND/OR ENGINEERING REPORTS, THAT MAY BE REQUIRED FOR PERMITTING AND THAT MAY YIELD NEW INFORMATION WHICH COULD AFFECT THE FINAL DEVELOPMENT COST.

2) ALL INFRASTRUCTURE COST IDENTIFIED ABOVE ARE PREDICATED ON THE ASSUMPTIONS AND EXCLUSIONS IDENTIFIED IN THE DETAILED COST "BREAK-DOWN" OF PROBABLE COST BY TRACT.

3) THE COST ILLUSTRATED ABOVE FOR EACH TRACT ARE ONLY FOR THOSE CATEGORIES SPECIFICALLY OUTLINED BY THE DETAILED COST BREAK-DOWN AND DO NOT NECESSARILY REPRESENT THE TOTAL DEVELOPMENT COST FOR THE PROJECT. IN ADDITION, IN SOME INSTANCES, THE FUTURE DEVELOPMENT OF ONE TRACT MAY NECESSITATE THE EXPENDITURE OF MONIES ALLOCATED WITHIN ANOTHER.

4) THIS OPINION OF PROBABLE COST IS ASSOCIATED WITH THE SPECIFIC LAND PLAN SHOWN AT THE TOP OF THIS PAGE. THE SCOPE OF ANY FUTURE LAND PLAN REVISIONS WILL HAVE A DIRECT BEARING ON THE DEVELOPMENT COST.



Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Four Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Prepared: 10/28/2022

Total Acres: 108.9

ROADWAY IMPROVEMENTS ~ EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
PRE-DEVELOPMENT EROSION CONTROL:				
SILT FENCE (HIGH FLOW)	\$ 1.50	LF.	10400	\$ 15,600
POST DEVELOPMENT EROSION CONTROL:				
8' ROLL OF CURLEX WITH SEED	\$ 1.50	LF.	10400	\$ 15,600
ADMINISTRATION:				
SWPPP ADMINISTRATION	\$ 8,000.00	LS.	1	\$ 8,000
SALES TAX ON IMPROVEMENTS	8.25%	%	\$ 31,200	\$ 2,574
MISCELLANEOUS ITEMS (2.5%)				\$ 1,226
TOTAL				\$ 43,000

NOTE:

- 1) THE UNIT COST FOR SEEDING, HYDROMULCH AND CURLEX DOES NOT INCLUDE MONIES FOR WATERING. THE AMOUNT OF WATER AND THE COST FOR WATERING IS DEPENDENT ON THE SEASON AND THE RAINFALL RECEIVED DURING CONSTRUCTION.
- 2) A SEDIMENTATION BASIN IS REQUIRED WHEN 10 ACRES OR MORE OF A SINGLE DRAINAGE BASIN IS DISTURBED.

ROADWAY IMPROVEMENTS ~ EXCAVATION	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CLEARING & GRUBBING (VARIES SITE TO SITE)	\$ 2,025.00	AC.	11.3	\$ 22,883
CONSTRUCTION ENTRANCE	\$ 3,200.00	EA.	2	\$ 6,400
STREET & RIGHT-OF-WAY EXCAVATION	\$ 3.25	CY.	27000	\$ 87,750
MISCELLANEOUS ITEMS (2.5%)				\$ 2,967
TOTAL				\$ 120,000

NOTE:

- 1) THE COST FOR DEMOLISHING EXISTING STRUCTURES IS ONLY AN ALLOWANCE AND SHOULD BE CONFIRMED WITH CONTRACTOR

WATER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. WATERLINE	\$ 50.75	LF.	2800	\$ 142,100
12" P.V.C. WATERLINE	\$ 80.50	LF.	3220	\$ 259,210
WATERLINE BORE WITH CASING (VARIES BY SIZE)	\$ 225.00	LF.	80	\$ 18,000
8" GATE VALVE & BOX	\$ 2,250.00	EA.	3	\$ 6,750
10" GATE VALVE & BOX	\$ 2,800.00	EA.	0	\$ -
12" GATE VALVE & BOX	\$ 4,050.00	EA.	12	\$ 48,600
CONNECT TO EXISTING WATERLINE	\$ 1,000.00	EA.	4	\$ 4,000
FIRE HYDRANT W/ VALVE	\$ 7,285.00	EA.	10	\$ 72,850
MISCELLANEOUS FITTINGS	\$ 5,880.00	TN.	11.4	\$ 67,032
TESTING & CHLORINATION	\$ 0.55	LF.	6020	\$ 3,311
TRENCH SAFETY	\$ -	LF.	6020	\$ -
MAINTENANCE BOND	1.7%	%	\$ 621,853	\$ 10,572
MISCELLANEOUS ITEMS (2.5%)				\$ 16,575
TOTAL				\$ 649,000

NOTE:

- 1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.
- 2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SEWER IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" P.V.C. PIPE	\$ 40.00	LF.	150	\$ 6,000
CONNECT TO EXISTING MANHOLE	\$ 1,500.00	EA.	6	\$ 9,000
BORE UNDER CREEK	\$ 250.00	LF.	100	\$ 25,000
TESTING & T.V. INSPECTION	\$ 1.70	LF.	150	\$ 255
TRENCH SAFETY	\$ 0.10	LF.	150	\$ 15
MAINTENANCE BOND	1.7%	%	\$ 40,255.00	\$ 685
MISCELLANEOUS ITEMS (2.5%)				\$ 1,045
TOTAL				\$ 42,000

Opinion of Probable Cost
Mustang Lakes Annex ~ PID, Phase Four Major Infrastructure

City of Celina, Collin County, Texas

Land Plan 8/5/2022

Total Lots: 0

Total Acres: 108.9

Prepared: 10/28/2022

STORM DRAIN IMPROVEMENTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
4' X 4' "Y" INLET	\$ 4,100.00	EA.	3	\$ 12,300
10' INLET	\$ 5,350.00	EA.	6	\$ 32,100
RECESSED CURB INLET	\$ 5,000.00	EA.	14	\$ 70,000
18" R.C.P. (Reinforced Concrete Pipe)	\$ 63.00	LF.	1,140	\$ 71,820
21" R.C.P.	\$ 68.50	LF.	960	\$ 65,760
24" R.C.P.	\$ 76.75	LF.	900	\$ 69,075
27" R.C.P.	\$ 85.00	LF.	50	\$ 4,250
30" R.C.P.	\$ 97.00	LF.	350	\$ 33,950
42" R.C.P.	\$ 163.25	LF.	50	\$ 8,163
48" R.C.P.	\$ 198.00	LF.	800	\$ 158,400
54" R.C.P.	\$ 235.00	LF.	100	\$ 23,500
60" R.C.P.	\$ 272.00	LF.	180	\$ 48,960
4 ~ 5' X 5' R.C.B	\$ 1,760.00	LF.	80	\$ 140,800
3 ~ 8' X 5' R.C.B	\$ 1,750.00	LF.	100	\$ 175,000
8' X 4' R.C.B	\$ 540.00	LF.	90	\$ 48,600
PIPE HEADWALL	\$ 5,000.00	EA.	3	\$ 15,000
R.C.B. HEADWALL	\$ 12,000.00	EA.	7	\$ 84,000
POND RETAINING WALL	\$ 75.00	L.F.	850	\$ 63,750
POND OUTLET STRUCTURE	\$ 20,000.00	LS.	1	\$ 20,000
POND EXCAVATION	\$ 3.25	CY	12,000	\$ 39,000
BRIDGE	\$ 2,500,000.00	LS.	1	\$ 2,500,000
TESTING & T.V. INSPECTION	\$ 2.50	LF.	4,530	\$ 11,325
TRENCH SAFETY	\$ 0.10	LF.	4,530	\$ 453
MAINTENANCE BOND	1.7%	%	\$ 1,061,678	\$ 18,049
MISCELLANEOUS ITEMS (2.5%)				\$ 93,045
TOTAL				\$ 3,807,300

ROADWAY IMPROVEMENTS ~ PAVING	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
8" REINF. CONCRETE STREET PAVEMENT	\$ 67.00	SY.	22,018	\$ 1,475,206
6" LIME TREATED SUBGRADE	\$ 3.95	SY.	23,591	\$ 93,185
HYDRATED LIME	\$ 230.00	TN.	425	\$ 97,667
6' TRAIL	\$ 45.00	L.F.	1,350	\$ 60,750
MAINTENANCE BOND	1.0%	%	\$ 1,726,808	\$ 17,269
MISCELLANEOUS ITEMS (2.5%)				\$ 43,923
TOTAL				\$ 1,788,000

SOFT & MISCELLANEOUS COSTS	UNIT COST	UNIT	QTY	TOTAL
	(\$)	(-)	(± #)	(\$)
CITY FEES:				
ENGINEERING REVIEW FEE	\$ 25,000.00	LS.	1	\$ 25,000
INSPECTION FEE	3.5%	%	\$ 6,449,300	\$ 225,726
PROFESSIONAL FEES:				
ENGINEERING, PLATTING, STAKING	12%	%	\$ 6,449,300	\$ 773,916
CONSTRUCTION MANAGEMENT	5%	%	\$ 6,449,300	\$ 322,465
PRINTS & COURIER SERVICE	\$ 3,000.00	LS.	1	\$ 3,000
OUTSIDE CONSULTANTS				
ENVIRONMENTAL PHASE 1	\$ -	LS.	0	\$ -
WETLANDS/WOTUS REPORT	\$ -	LS.	0	\$ -
GEOTECHNICAL REPORT 1	\$ -	LS.	0	\$ -
MATERIAL TESTING	\$ 9,000.00	LS.	1	\$ 9,000
TOTAL				1,359,107



Mr. Randy McCuiston, P.E.
Chief Development Officer
The Cambridge Companies, Inc.
8750 N. Central Expressway, Suite 1735
Dallas, Texas 75231

January 24, 2022

RE: Mustang Lakes Annex PID ~ MU-2 Engineer's Allocation

At the request of Celina 557 Partners, L.P., Dowdey, Anderson & Associates, Inc. (DAA) evaluated the proportionate share of costs associated with the Major Infrastructure to be constructed with Phases One through Four for the MU-2 area within the Mustang Lakes Annex PID. The MU-2 area is comprised of two tracts for a combined 60.737 acres of land located West of FM 2478 (Custer Road), South of Choate Parkway, and on both sides of Roseland Parkway.

In order to properly evaluate the MU-2 cost allocation the following assumptions were used:

1. A single lane of concrete along Choate Parkway and Roseland Parkway will be sufficient for access.
2. The MU-2 tracts will be developed as a variety of land uses designed to support one another, the neighboring residential, and the collective area as a whole.

Major Infrastructure Roadway Allocation

Choate Parkway and Roseland Parkway are both identified on the City's Master Thoroughfare Plan. Furthermore, the City is mandating the road section being constructed to serve all the anticipated land uses of the collective area and thus the required roadway would exceed the proportionate demand necessary to singularly serve the Mixed-Use area in the PID. Nevertheless, assumption number 1 was used to approximate a value of the Mixed Use's proportionate share on the roadway infrastructure. According to the opinion of probable cost for the Mustang Lakes Annex PID, prepared by DAA, there are 319,342 square yards of concrete within the PID. The allocated concrete for MU-2 tracts is 4,514 square yards. The allocated percent for roadway concrete adjacent to the MU-2 tracts is 1.41%.

Major Infrastructure Water and Sanitary Sewer Allocation

Similarly, the water main infrastructure in Choate Parkway, Custer Road and Roseland Parkway are required by the City of Celina Design Manual and are being built to serve a collective area and not a singular Mixed Use development. Likewise, the sanitary sewer mains are being built to serve a collective area and not a singular Mixed Use development. The size and location of the sanitary sewer mains are determined, in part, to gravity service as much of the PID area as possible and to account for the topography of the PID site. In conjunction with the previous statement and the above assumption number two it is our opinion the sanitary sewer mains fall within the pipe's redundancy already needed to serve the residential PID area. Therefore, it is our opinion the cost of Major Infrastructure Water and Sanitary Sewer allocated to the MU-2 tracts is negligible and does not require additional evaluation.



A Pape-Dawson Engineers Company

In conclusion, it is our recommendation to allocate 1.41% of the costs related to the portion of PID Major Roadway Infrastructure to be constructed with Phases One through Four to the MU-2 tracts and zero allocation of the Major Infrastructure Water and Sanitary Sewer cost. According to the opinion of probable cost, such PID Roadway costs are \$7,061,000. The allocated 1.41% for the MU-2 tracts equals \$99,560.

Please contact me with any further questions.

Sincerely,

A handwritten signature in blue ink, reading 'Colin Helffrich', is positioned below the word 'Sincerely,'.

Colin Helffrich, P.E.

APPENDIX C-1
LEGAL DESCRIPTION
PID PROPERTY
(556.936 ACRES)

**LEGAL DESCRIPTION
OVERALL TRACT 556.836 AC**

BEING a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas, being all of those tracts of land conveyed to Brinkmann Ranches of Collin County, L.P., according to deeds recorded in Document Number 2005-0176477 and 2005-0176476, Official Public Records, Collin County, Texas, and being all of those tracts of land conveyed to Collin County Two Trees Investments, LP, according to deeds recorded in Document Numbers 20090603000680790 (Tract 4), 20110929001040010 (Tract III) and 20090603000680810 (Parcels I and II), Official Public Records, Collin County, Texas;

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Tract 4 of Collin County Two Trees Investments, LP tract, same being the northeast corner of that tract of land conveyed to Donald T. Koch, as trustee of the surviving grantor's revocable trust, according to deed recorded in Document Number 20170616000785220, Official Public Records, Collin County, Texas, and being in the center line of County Road 88 (Choate Road);

THENCE N 89° 45' 07" E, with the north line of said Tract 4 of Collin County Two Trees Investments, LP tract and the center line of said County Road 88, a distance of 868.09 feet to a 1/2 inch iron rod with cap stamped "DAA" set for the northeast corner of said Tract 4 of Collin County Two Trees Investments, LP tract, same being the northwest corner of said Tract III, Collin County Two Trees Investments, LP tract;

THENCE N 89° 41' 25" E, with the north line of said Tract III of Collin County Two Trees Investments, LP tract and the center line of said County Road 88, a distance of 658.13 feet to a 1/2 inch iron rod with cap stamped "DAA" set for the northeast corner of said Tract III of Collin County Two Trees Investments, LP tract, same being the northwest corner of said Parcel II of Collin County Two Trees Investments, LP tract;

THENCE N 89° 30' 23" E, with the north line of said Parcel II of Collin County Two Trees Investments, LP tract and the center line of said County Road 88, passing the northeast corner of said Parcel II of Collin County Two Trees Investments, LP tract, same being the northwest corner of said Parcel I of Collin County Two Trees Investments, LP tract, at a distance of 351.59 feet, continuing a total distance of 691.06 feet to a 1/2 inch iron rod with cap stamped "DAA" set in the north line of said Parcel I of Collin County Two Trees Investments, LP tract, same being the southwest corner of that of land conveyed to G&N Estates, LLC, according to deed recorded in Document Number 20070315000355600, Official Public Records, Collin County, Texas;

THENCE N 88° 59' 17" E, with the north line of said Parcel I of Collin County Two Trees Investments, LP tract and the center line of said County Road 88, a distance of 663.23 feet to a 5/8 inch iron rod found in the north line of said Parcel I of Collin County Two Trees Investments, LP tract, same being the southeast corner of said G&N Estates, LLC tract, also being the southwest corner of that tract of land conveyed to Robert D. Newell and Charlotte K. Newell, according to the deed recorded in Document Number 20120615000717260, Official Public Records, Collin County, Texas;

THENCE N 89° 12' 54" E, with the north line of said Parcel I of Collin County Two Trees Investments, LP tract and the most northern line of that tract of land conveyed to Brinkmann Ranches of Collin County, L.P., according to deed recorded in Document Number 2005-0176477, Official Public Records, Collin County, Texas, and the center line of said County Road 88, a distance of 1,177.40 feet to a 1/2 inch iron rod found for an angle point in the most northern line of said Brinkmann Ranches of Collin County, L.P. tract (2005-0176477), same being the northwest corner of that tract of land conveyed to Metallic Land Company, LLC, according to deed recorded in Document Number 20150304000239620, Official Public Records, Collin County, Texas, also being in the south line of that tract of land conveyed to Vijay Prathani and wife, Pavani Chillarige, according to deed recorded in Document Number 20160908001195410, Official Public Records, Collin County, Texas;

APPENDIX C-2
LEGAL DESCRIPTION
PHASE #1 PROPERTY
(34.979 ACRES)

LEGAL DESCRIPTION

34.979 ACRES

BEING a tract of land located in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas, and being part of a tract of land described in Deed to Celina 557 Partners, L.P., according to the document of record filed in Document Number 20190205000119410, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described herein:

BEGINNING at a 1/2" iron rod with yellow cap stamped "DAA" found at a common interior ell corner of said Celina 557 Partners, L.P. tract and the northwest corner of Lot 54, Block CC, MUSTANG LAKES PHASE 2A, an Addition to the City of Celina, Collin County, Texas, according to the Plat of record filed in Document Number 20171004010004700, O.P.R.C.C.T.;

THENCE Over and across said Celina 557 Partners, L.P. tract, the following courses and distances:

N 00° 11' 51" W, a distance of 248.00 feet to a 1/2" iron rod set for corner;

N 89° 48' 09" E, a distance of 125.00 feet to a 1/2" iron rod set for corner;

N 00° 11' 51" W, a distance of 60.22 feet to a 1/2" iron rod set for corner;

N 89° 48' 09" E, a distance of 176.91 feet to a 1/2" iron rod set for corner;

N 76° 04' 11" E, a distance of 115.61 feet to a 1/2" iron rod set for corner;

N 65° 40' 08" E, a distance of 115.72 feet to a 1/2" iron rod set for corner;

N 55° 33' 26" E, a distance of 115.66 feet to a 1/2" iron rod set for corner;

N 45° 26' 57" E, a distance of 115.64 feet to a 1/2" iron rod set for corner;

N 35° 20' 17" E, a distance of 115.72 feet to a 1/2" iron rod set for corner;

N 25° 02' 45" E, a distance of 115.69 feet to a 1/2" iron rod set for corner;

N 20° 33' 57" E, a distance of 60.73 feet to a 1/2" iron rod set for corner;

S 69° 26' 03" E, a distance of 125.00 feet to a 1/2" iron rod set for corner;

N 20° 33' 57" E, a distance of 53.71 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left having a central angle of 08° 17' 04", a radius of 125.00 feet and a chord bearing and distance of N 16° 25' 25" E, 18.06 feet;

Along said curve to the left, an arc distance of 18.07 feet to a 1/2" iron rod set for corner;

S 77° 43' 07" E, a distance of 50.00 feet to a 1/2" iron rod set for corner;

S 31° 29' 55" E, a distance of 14.04 feet to a 1/2" iron rod set for corner at the beginning of a non-tangent curve to the left having a central angle of 12° 00' 31", a radius of 225.00 feet and a chord bearing and distance of S 84° 11' 36" E, 47.07 feet;

Along said curve to the left, an arc distance of 47.16 feet to a 1/2" iron rod set for corner;

N 00° 11' 52" W, a distance of 125.00 feet to a 1/2" iron rod set for corner;

N 89° 48' 09" E, a distance of 660.65 feet to a 1/2" iron rod set for corner;

N 77° 24' 29" E, a distance of 56.56 feet to a 1/2" iron rod set for corner;

N 63° 08' 20" E, a distance of 118.60 feet to a 1/2" iron rod set for corner;

N 74° 28' 45" E, a distance of 147.96 feet to a 1/2" iron rod set for corner;

N 88° 18' 40" E, a distance of 79.96 feet to a 1/2" iron rod set for corner at the beginning of a non-tangent curve to the right having a central angle of 00° 57' 05", a radius of 780.00 feet and a chord bearing and distance of S 01° 12' 47" E, 12.95 feet;

Along said curve to the right, an arc distance of 12.95 feet to a 1/2" iron rod set for corner;

S 00° 44' 14" E, a distance of 68.82 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left having a central angle of 09° 54' 07", a radius of 970.00 feet and a chord bearing and distance of S 05° 41' 18" E, 167.43 feet;

Along said curve to the left, an arc distance of 167.64 to a 1/2" iron rod set for corner at the beginning of a of a reverse curve to the right having a central angle of 10° 26' 30", a radius of 1,030.00 feet and a chord bearing and distance of S 05° 25' 06" E, 187.45 feet;

Along said curve to the right, an arc distance of 187.71 feet to a 1/2" iron rod set for corner;

S 00° 11' 51" E, a distance of 143.86 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left having a central angle of 10° 34' 23", a radius of 570.00 feet and a chord bearing and distance of S 05° 29' 02" E, 105.03 feet;

Along said curve to the left, an arc distance of 105.18 feet to a 1/2" iron rod set for corner;

S 10° 46' 14" E, a distance of 83.38 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right having a central angle of 10° 34' 23", a radius of 630.00 feet and a chord bearing and distance of S 05° 29' 02" E, 116.09 feet;

Along said curve to the right, an arc distance of 116.26 feet to a 1/2" iron rod set for corner;

S 00° 11' 51" E, a distance of 130.43 feet to a 1/2" iron rod with yellow cap stamped "DAA" found on a southerly line of said Celina 557 Partners, L.P. tract, at the northwest corner of Lot

17X, Block P, MUSTANG LAKES PHASE ONE, an Addition to the City of Celina, Collin County, Texas, according to the Amended Plat of record filed in Document Number 20170201010000510, O.P.R.C.C.T;

THENCE S 89° 48' 09" W, along said southerly line, a distance of 2,194.19 feet to the **POINT OF BEGINNING**, and containing 34.979 acres of land, more or less.

APPENDIX C-3
LEGAL DESCRIPTION
MIXED USE PARCELS
(60.481 ACRES)

LEGAL DESCRIPTION
MU-2 TRACT 5.042AC

BEING a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas, and being a portion of that tract of land conveyed to Celina 557 Partnership, L.P., according to the deed recorded in Instrument Number 20190205000119420, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows;

BEGINNING at the northwest corner of hereon described tract, from which a found 1/2-inch iron rod in the approximate centerline of County Road 88 for the northwest corner of said Celina 557 Partnership, L.P. tract, bears N 87° 58' 01" W, a distance of 1,494.90 feet;

THENCE Over and across said Celina 557 Partnership, L.P. tract, the following eleven (11) courses and distances:

1. S 86°28'20" E, a distance of 101.23 feet;
2. N 89°42'50" E, a distance of 175.00 feet;
3. S 45°17'53" E, a distance of 35.36 feet;,, from which a found 1/2-inch iron rod with yellow plastic cp stamped "DAA" in the approximate centerline of County Road 88, same being the north line of said Celina 557 Partnership, L.P. tract, also being the southwest corner of that tract of land conveyed to G&N Estates, LLC, according to deed recorded in Instrument Number 20070315000355600, O.P.R.C.C.T., bears N 77° 06' 46" E, a distance of 433.16 feet;
4. S 00°18'35" E, a distance of 125.00 feet;
5. S 02°13'08" E, a distance of 150.09 feet;
6. S 00°18'35" E, a distance of 279.95 feet to the beginning of a tangent curve to the left having a radius of 1,237.50 feet, a central angle of 06°05'33", a chord bearing and distance of S 03°21'22" E - 131.53 feet;
7. With said tangent curve to the left, an arc length of 131.59 feet;
8. S 83°46'00" W, a distance of 97.23 feet to the beginning of a tangent curve to the right having a radius of 725.00 feet, a central angle of 16°34'45", a chord bearing and distance of N 87°56'38" W - 209.06 feet;
9. With said tangent curve to the right, an arc length of 209.79 feet to the beginning of a reverse curve to the left having a radius of 825.00 feet, a central angle of 00°31'21", a chord bearing and distance of N 79°54'56" W - 7.52 feet;
10. With said reverse curve to the right, an arc length of 7.52 feet;

11. N 00°18'35" W, a distance of 718.20 feet to the **POINT OF BEGINNING** and **CONTAINING** 5.042 Acres or 219,625 Square Feet of land more or less, and being prepared under job number 70202-04 by Pape Dawson Engineers, Inc.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish TBPELS Acts and Rules Page 97 of 109 Updated April 1, 2021 interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearings are based on the Texas Coordinate System Established for the North Central Zone (4202) from North American Datum 1983 (NA2011) epoch 2010.00.

LEGAL DESCRIPTION
MU-2 TRACT 55.439AC

BEING a tract of land situated in the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, Collin County, Texas, and being a portion of those tracts of land conveyed to Celina 557 Partnership, L.P., according to the deeds recorded in Instrument Numbers 20190205000119410 and 20190205000119420, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows;

BEGINNING at the northwest corner of hereon described tract, from which a found 1/2-inch iron rod with yellow plastic cp stamped "DAA" in the approximate centerline of County Road 88, same being the north line of said Celina 557 Partnership, L.P. tract (Instrument Number 20190205000119420), also being the southwest corner of that tract of land conveyed to G&N Estates, LLC, according to deed recorded in Instrument Number 20070315000355600, O.P.R.C.C.T., bears N 76° 08' 06" E, a distance of 296.01 feet;

THENCE Over and across said Celina 557 Partnership, L.P. tracts, the following seven (7) courses and distances:

1. N 89°42'50" E, a distance of 175.00 feet;
2. N 85°53'59" E, a distance of 150.33 feet;
3. N 89°42'50" E, a distance of 8.35 feet;
4. N 88°59'17" E, a distance of 618.12 feet;
5. N 89°12'54" E, a distance of 1158.34 feet;
6. S 86°58'15" E, a distance of 150.33 feet;
7. N 89°12'54" E, a distance of 96.58 feet to the northeasterly line of said Celina 557 Partnership, L.P. tract (Instrument Number 20190205000119410), same being the south line of that tract of land conveyed to Metallic Land Company, LLC, according to deed recorded in Instrument

Number 20150304000239620, O.P.R.C.C.T., from which a found 1/2-inch iron rod on the approximate center line of said County Road 88 for the most northerly northeast corner of said Celina 557 Partnership, L.P. tract (Instrument Number 20190205000119410), also being the northwest corner of said Metallic Land Company, LLC tract, bears N 73°41'33" W, a distance of 238.16 feet;

THENCE S 73°41'33" E, with the northeasterly line of said Celina 557 Partnership, L.P. tract (Instrument Number 20190205000119410), and the south line of said Metallic Land Company, LLC tract, a distance of 138.23, from which a found 1/2-inch iron rod on the west right-of-way of Farm-To-Market Road 2478 for the most easterly northeast corner of said Celina 557 Partnership, L.P. tract (Instrument Number 20190205000119410), also being the southeast corner of said Metallic Land Company, LLC tract, bears S 73° 41' 33" E, a distance of 22.28 feet;

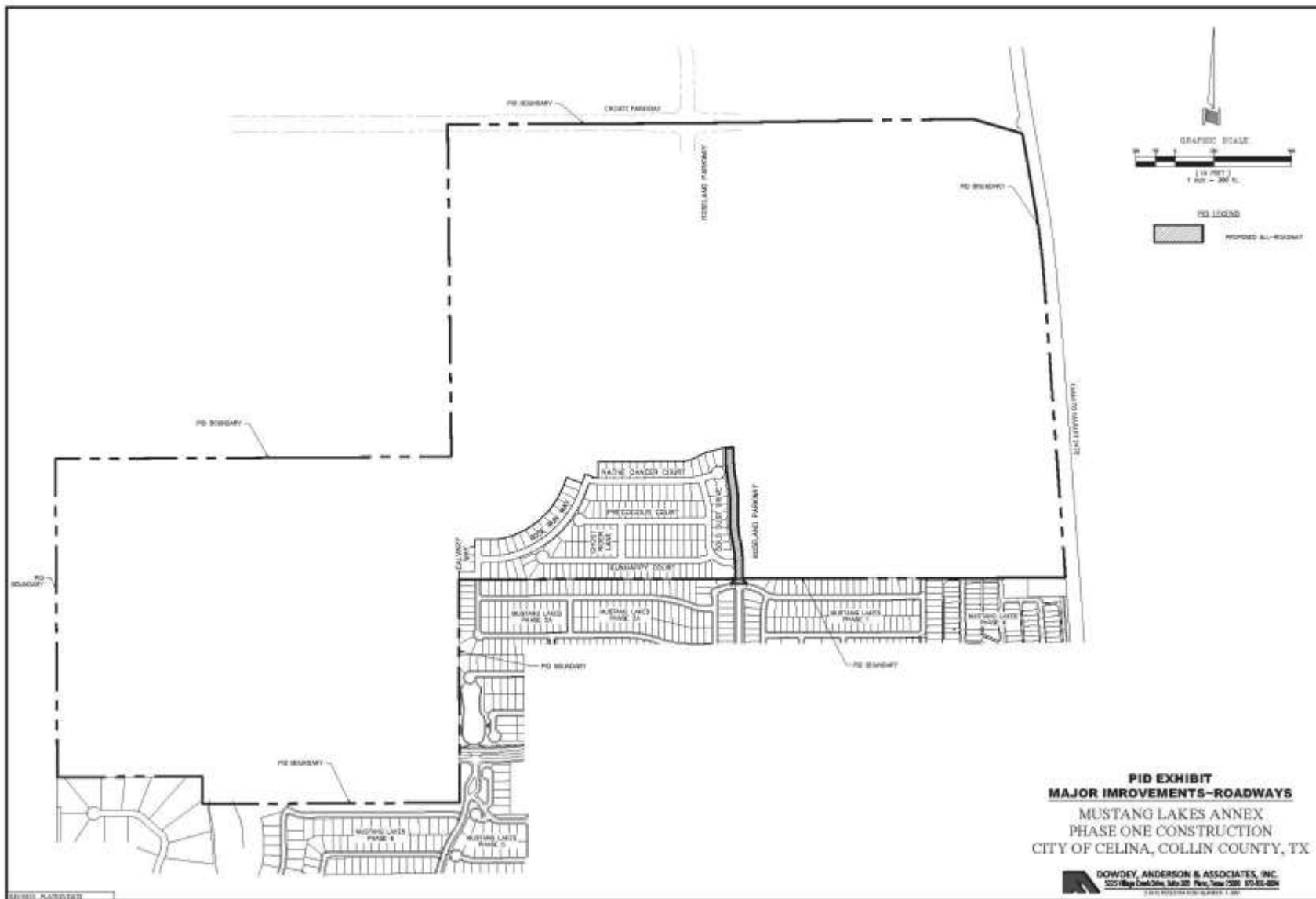
THENCE Over and across said Celina 557 Partnership, L.P. tracts, the following twelve (12) courses and distances:

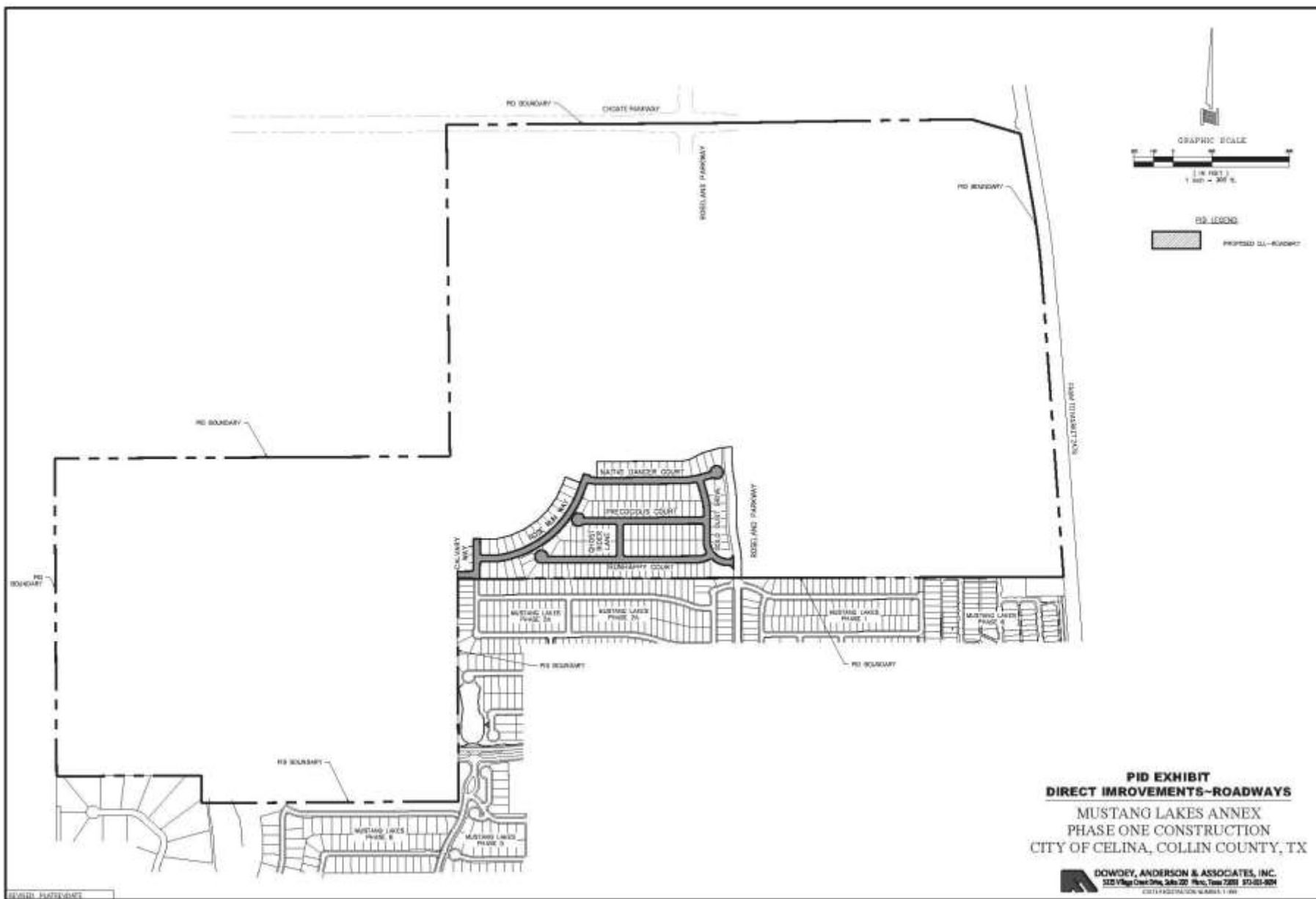
1. S 09°48'59" E, a distance of 580.49 feet to the beginning of a non-tangent curve to the right having a radius of 5,659.41 feet, a central angle of 02°48'44", a chord bearing and distance of S 08°29'27" E - 277.76 feet;
2. With said non-tangent curve to the right, an arc length of 277.78 feet;
3. S 89°05'55" W, a distance of 95.96 feet;
4. S 84°56'39" W, a distance of 60.16 feet;
5. S 62°49'36" W, a distance of 66.91 feet;
6. S 83°36'35" W, a distance of 60.28 feet;
7. S 89°05'46" W, a distance of 2,339.02 feet to the beginning of a non-tangent curve to the right having a radius of 1,162.50 feet, a central angle of 15°56'47", a chord bearing and distance of N 07°46'59" W – 302.40 feet;
8. With said non-tangent curve to the right, an arc length of 303.26 feet;
9. N 00°18'35" W, a distance of 334.92 feet;
10. N 01°35'58" E, a distance of 150.08 feet;
11. N 00°18'35" W, a distance of 125.00 feet;
12. N 44°42'07" E, a distance of 35.35 feet to the **POINT OF BEGINNING** and **CONTAINING** 55.439 Acres or 2,414,909 Square Feet of land more or less, and being prepared under job number 70202-04 by Pape Dawson Engineers, Inc.

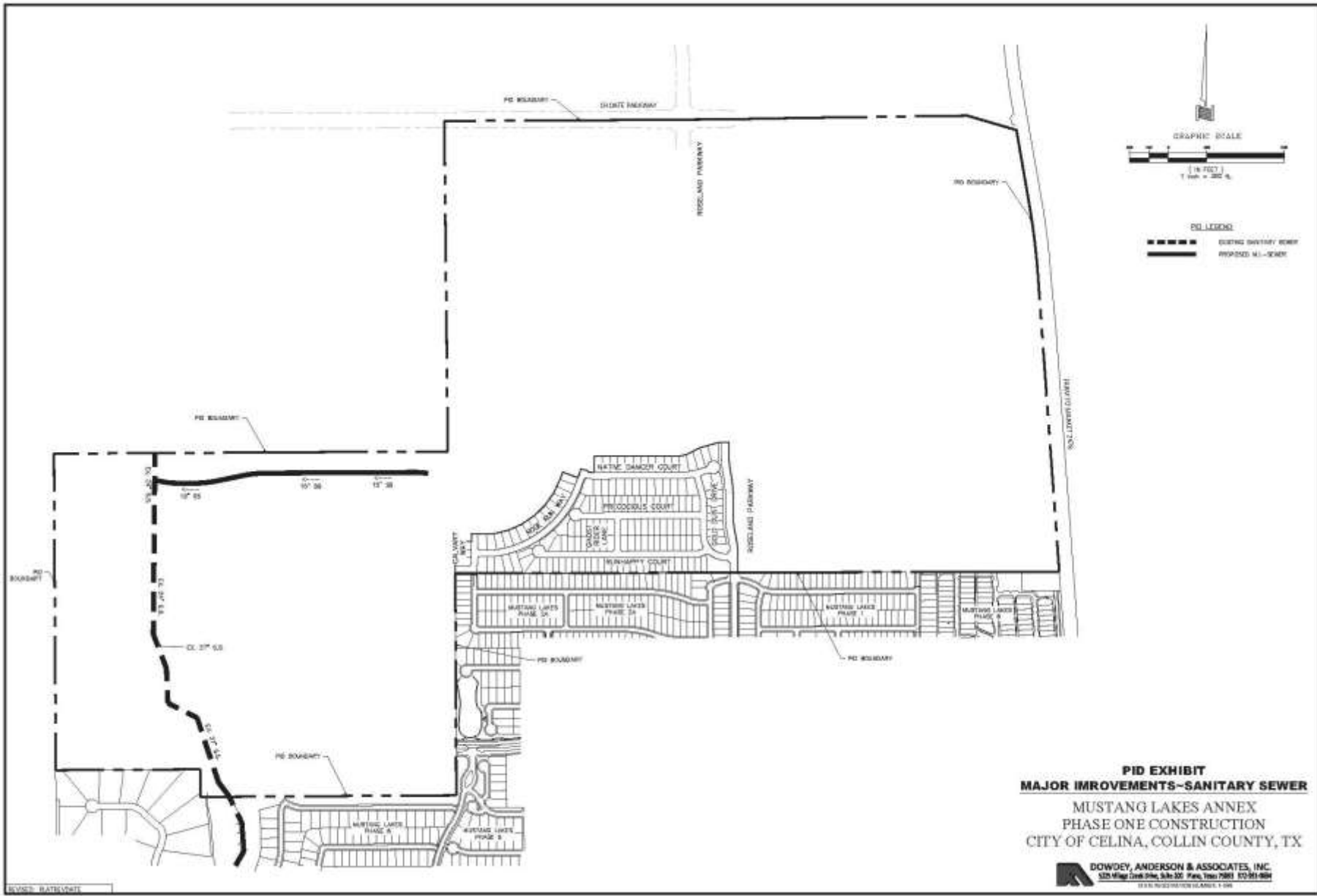
This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish TBPELS Acts and Rules Page 97 of 109 Updated April 1, 2021 interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

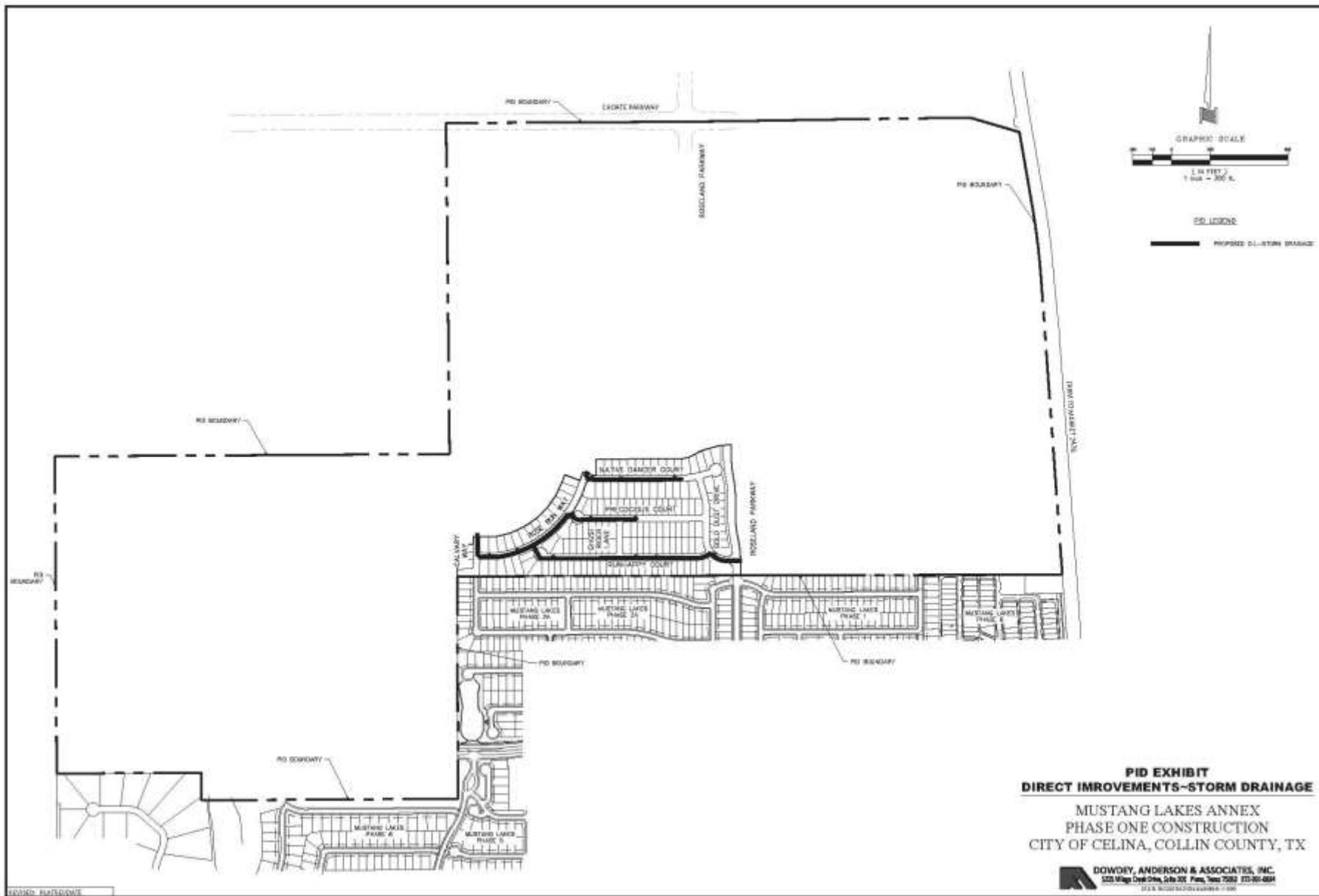
Bearings are based on the Texas Coordinate System Established for the North Central Zone (4202) from North American Datum 1983 (NA2011) epoch 2010.00.

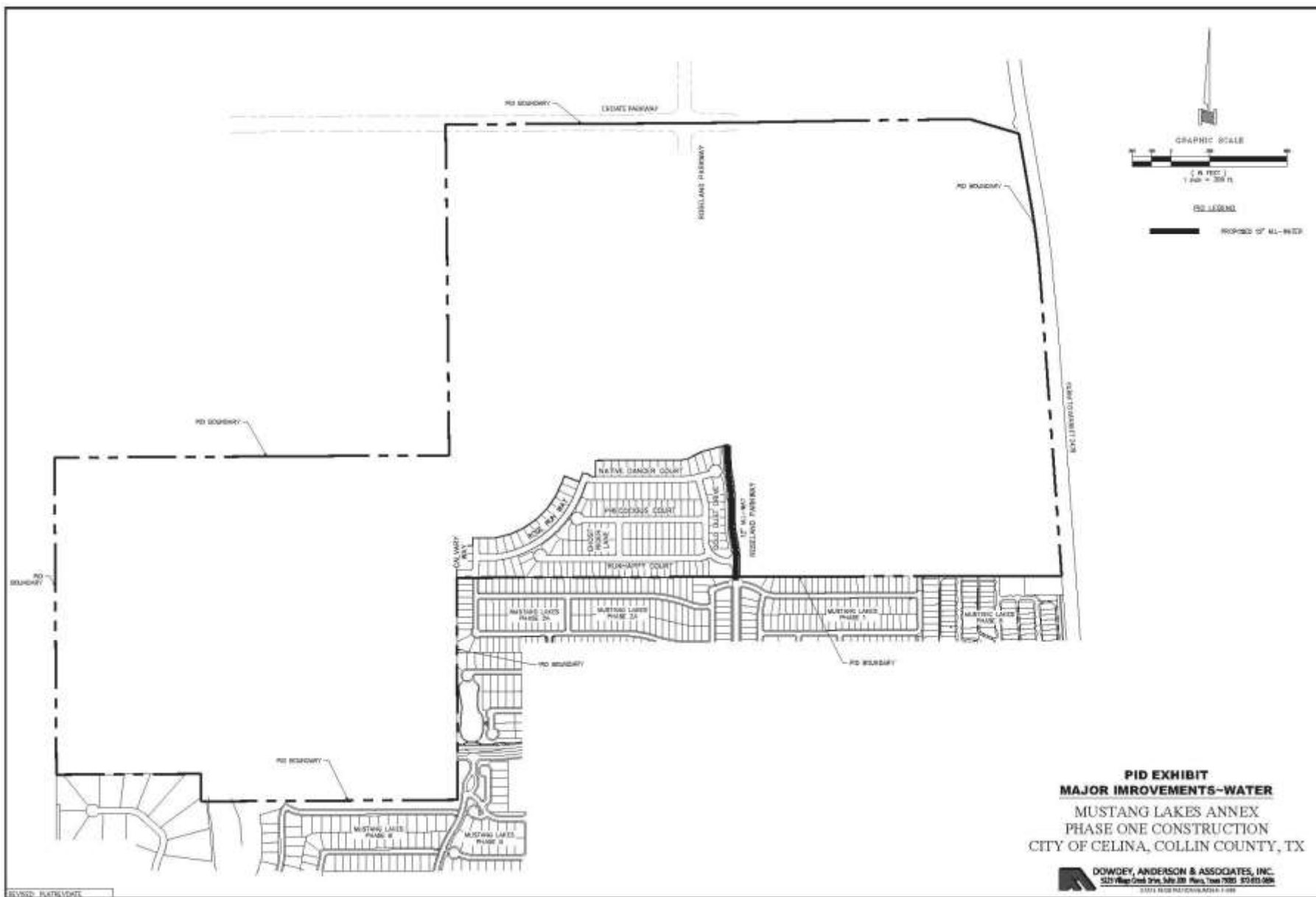
APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

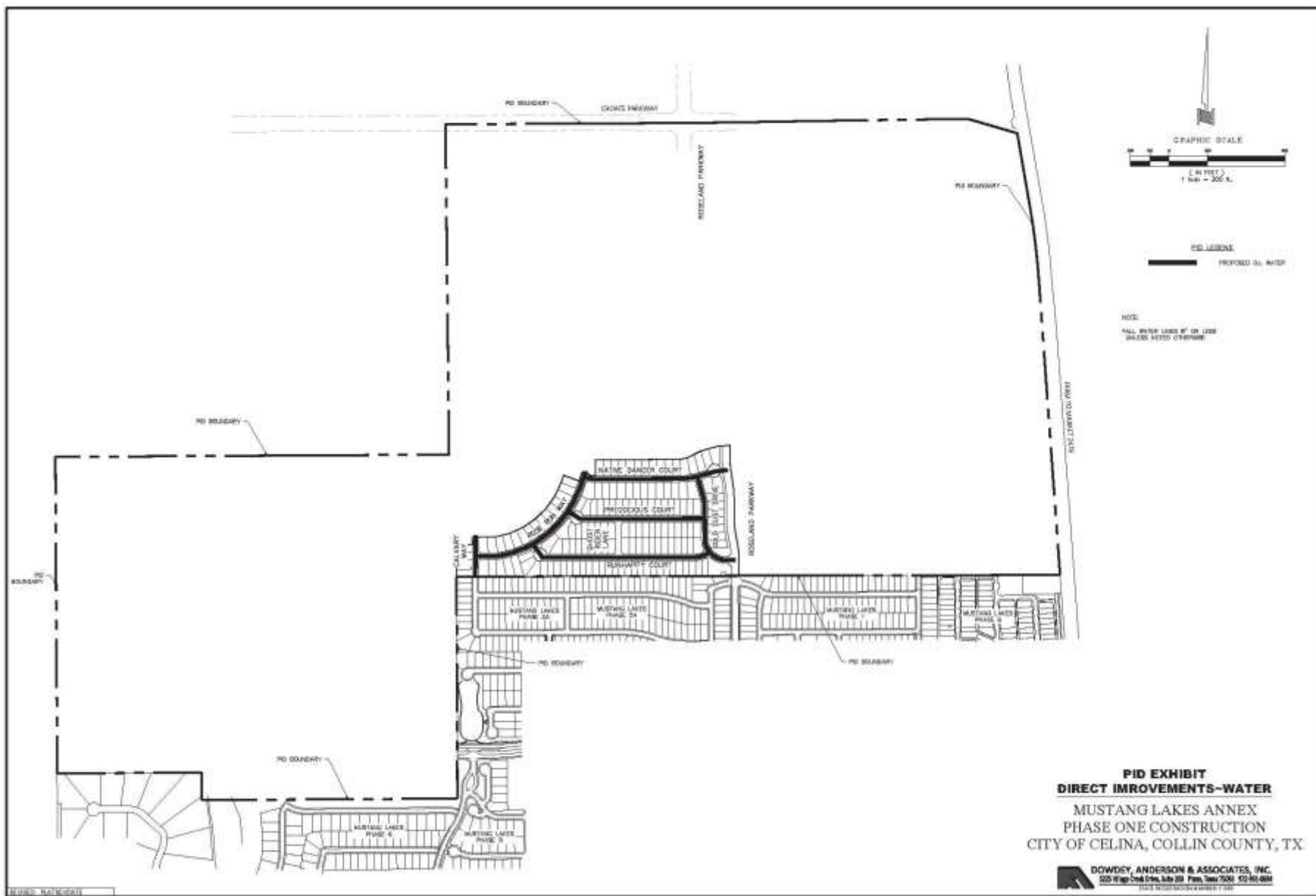


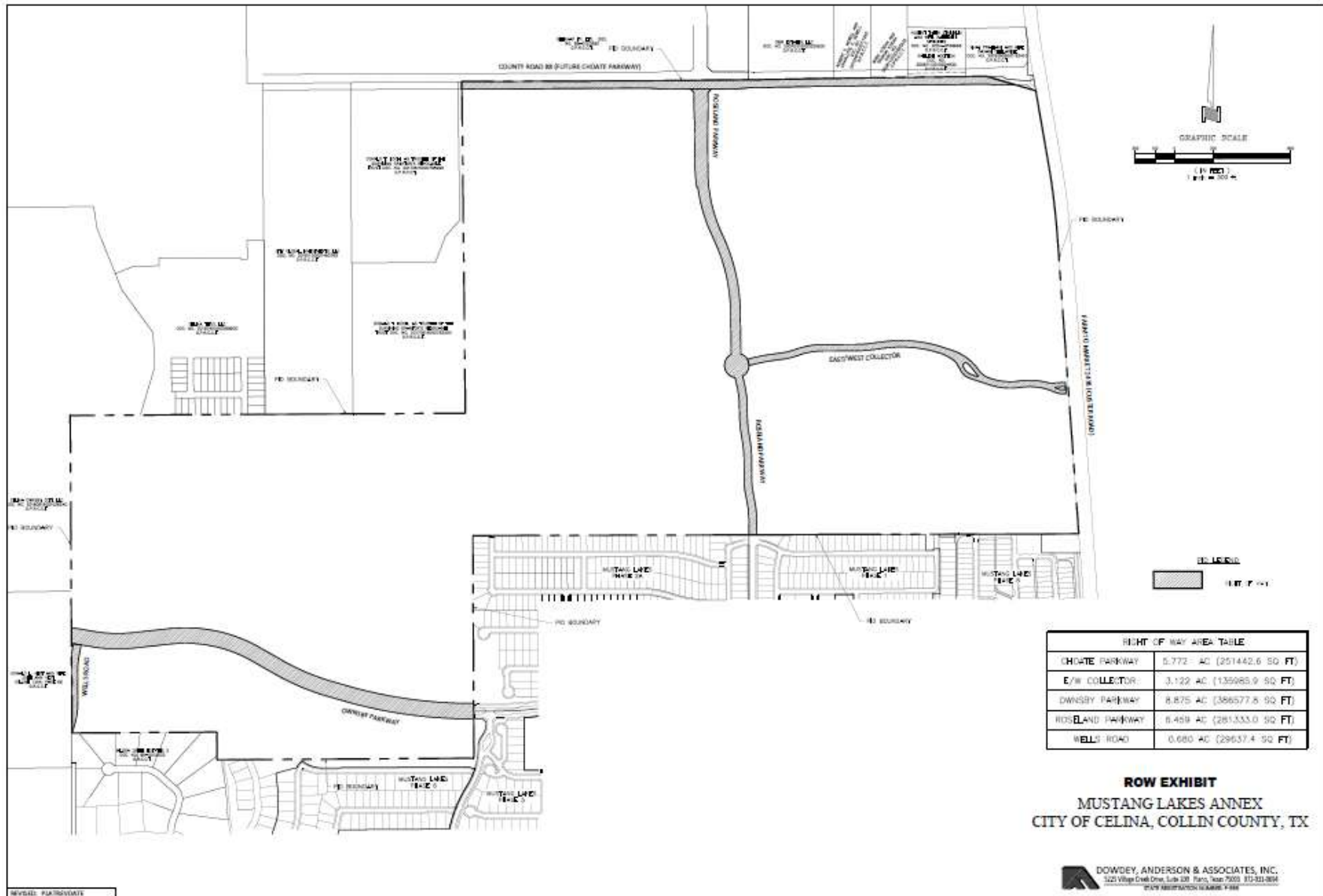












APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____]¹

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF CELINA, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: \$ _____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Mustang Lakes (Annex) Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF Collin

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

APPENDIX F
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE
EQUIVALENTS

Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of five Lot Types.

“**Lot Type 1**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 86 feet, as provided by the Zoning Ordinance.

“**Lot Type 2**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 74 feet, as provided by the Zoning Ordinance.

“**Lot Type 3**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 60 feet, as provided by the Zoning Ordinance.

“**Lot Type 4**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 50 feet, as provided by the Zoning Ordinance.

“**Lot Type 5**” means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 40 feet, as provided by the Zoning Ordinance.

A) Proposed Development

Table F-1 shows the proposed residential units to be developed within the PID.

Table F-1
Proposed Development within the PID

Description	Proposed Development	
Lot Type 1 (86 Ft Lot)	148	Units
Lot Type 2 (74 Ft Lot)	245	Units
Lot Type 3 (60 Ft Lot)	452	Units
Lot Type 4 (50 Ft Lot)	560	Units
Lot Type 5 (40 Ft Lot)	31	Units
Total	1,436	Units

Table F-2 shows the proposed residential units within Phase #1.

Table F-2
Proposed Development - Phase #1

Description	Proposed Development	
Lot Type 1 (86 Ft Lot)	0	Units
Lot Type 2 (74 Ft Lot)	0	Units
Lot Type 3 (60 Ft Lot)	62	Units
Lot Type 4 (50 Ft Lot)	90	Units
Lot Type 5 (40 Ft Lot)	0	Units
Total	152	Units

Table F-3 shows the proposed residential Lot Types within the Major Improvement Area.

Table F-3
Proposed Development - Major Improvement Area

Description	Proposed Development	
Lot Type 1 (86 Ft Lot)	148	Units
Lot Type 2 (74 Ft Lot)	245	Units
Lot Type 3 (60 Ft Lot)	390	Units
Lot Type 4 (50 Ft Lot)	470	Units
Lot Type 5 (40 Ft Lot)	31	Units
Total	1,284	Units

B) Calculation of Equivalent Units

As explained under Section V.D, for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the (i) Phase #1 Initial Projects to be financed with the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) and (ii) the Phase #1 Additional Major Improvements to be financed with the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) shall be allocated to the Phase #1 Assessed Property by spreading the entirety of each Assessment across the Parcels within Phase #1 based on the estimated Equivalent Units. Prior to allocating the Budgeted Costs of the Initial Major Improvements and the Additional Major Improvements to the Phase #1 Assessed Property, the pro-rata share of such costs allocable to the Mixed Use Parcels was subtracted first.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to Phase #1 Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 86 Ft, 74 Ft, etc.); (ii) current and projected home prices; (iii) the Budgeted Costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications (from Lot Type 1 (86 Ft Lots) representing the highest value to Lot Type 5 (40 Ft Lot) representing the lowest value for residential lots are set forth in Table F-4. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (86 Ft Lots) to 1.0.

Table F-4
Equivalent Unit Factors

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor
Lot Type 1 (86 Ft Lot)	\$1,100,000	1.00 per dwelling unit
Lot Type 2 (74 Ft Lot)	\$1,080,000	0.98 per dwelling unit
Lot Type 3 (60 Ft Lot)	\$890,000	0.81 per dwelling unit
Lot Type 4 (50 Ft Lot)	\$635,000	0.58 per dwelling unit
Lot Type 5 (40 Ft Lot)	\$570,000	0.52 per dwelling unit

The total estimated Equivalent Units for Phase #1 are shown in Table F-5 as calculated based on the Equivalent Unit factors shown above, estimated Lot Types and number of units estimated to be built within Phase #1.

Table F-5
Estimated Equivalent Units - Phase #1

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (86 Ft Lot)	0	1.00	0.00
Lot Type 2 (74 Ft Lot)	0	0.98	0.00
Lot Type 3 (60 Ft Lot)	62	0.81	50.22
Lot Type 4 (50 Ft Lot)	90	0.58	52.20
Lot Type 5 (40 Ft Lot)	0	0.52	0.00
Total Equivalent Units	152		102.42

The total estimated Equivalent Units for the Major Improvement Area is shown in Table F-6 as calculated based on the Equivalent Unit factors shown in Table F-4, estimated Lot Types and number of units estimated to be built within the Major Improvement Area.

Table F-6
Estimated Equivalent Units -Major Improvement Area

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (86 Ft Lot)	148	1.00	148.00
Lot Type 2 (74 Ft Lot)	245	0.98	240.10
Lot Type 3 (60 Ft Lot)	390	0.81	315.90
Lot Type 4 (50 Ft Lot)	470	0.58	272.60
Lot Type 5 (40 Ft Lot)	31	0.52	16.12
Total Equivalent Units	1,284		992.72

C) Allocation of Assessments to Lots within Phase #1 for the Phase #1 Initial Projects

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) which represents the total Assessment to be allocated on all Parcels within Phase #1 for the Phase #1 Initial Projects, is \$4,945,798. As shown in Table F-5, there are a total of 102.42 estimated Equivalent Units in Phase #1, resulting in an Assessment per Equivalent Unit of \$48,289.38 for the Phase #1 Initial Projects.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$48,289.38 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (86 Ft Lot) dwelling unit is \$48,289.38 (i.e. $\$48,289.38 \times 1.00$). The Assessment for a Lot Type 2 (74 Ft Lot) dwelling unit is \$47,323.59 (i.e. $\$48,289.38 \times 0.98$). The Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit is \$39,114.40 (i.e. $\$48,289.38 \times 0.81$). The Assessment for a Lot Type 4 (50 Ft Lot) dwelling unit is \$28,007.84 (i.e. $\$48,289.38 \times 0.58$). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$25,110.48 (i.e. $\$48,289.38 \times 0.52$). Table F-7 sets forth the Assessment per dwelling unit for each Lot Type in Phase #1 for the Phase #1 Initial Projects.

Table F-7
Assessment Per Unit - Phase #1 Initial Projects

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (86 Ft Lot)	0	\$48,289.38	1.00	\$48,289.38 per dwelling unit	\$0
Lot Type 2 (74 Ft Lot)	0	\$48,289.38	0.98	\$47,323.59 per dwelling unit	\$0
Lot Type 3 (60 Ft Lot)	62	\$48,289.38	0.81	\$39,114.40 per dwelling unit	\$2,425,093
Lot Type 4 (50 Ft Lot)	90	\$48,289.38	0.58	\$28,007.84 per dwelling unit	\$2,520,706
Lot Type 5 (40 Ft Lot)	0	\$48,289.38	0.52	\$25,110.48 per dwelling unit	\$0
Total	152				\$4,945,798

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-8.

Table F-8
Projected Leverage - Phase #1 Initial Projects

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$48,289.38	3.56	22.78
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$47,323.59	3.13	22.82
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$39,114.40	3.07	22.75
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$28,007.84	3.57	22.67
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$25,110.48	3.19	22.70

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-9.

Table F-9
Estimated Tax Rate Equivalent per unit - Phase #1 Initial Projects

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$4,320.80	\$2.51	\$0.39
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$4,234.39	\$2.86	\$0.39
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$3,499.85	\$2.92	\$0.39
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$2,506.07	\$2.51	\$0.39
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$2,246.82	\$2.81	\$0.39

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

D) Allocation of Assessments to Lots within Phase #1 for the Phase #1 Additional Major Improvements

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) which represents the total Assessment to be allocated on all Parcels within Phase #1 for the Phase #1 Additional Major Improvements, is \$1,760,000. As shown in Table F-5, there are a total of 102.42 estimated Equivalent Units in Phase #1, resulting in an Assessment per Equivalent Unit of \$17,184.14 for the Phase #1 Additional Major Improvements.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$17,184.14 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (86 Ft Lot) dwelling unit is \$17,184.14 (i.e. $\$17,184.14 \times 1.00$). The Assessment for a Lot Type 2 (74 Ft Lot) dwelling unit is \$16,840.46 (i.e. $\$17,184.14 \times 0.98$). The Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit is \$13,919.16 (i.e. $\$17,184.14 \times 0.81$). The Assessment for a Lot Type 4 (50 Ft Lot) dwelling unit is \$9,966.80 (i.e. $\$17,184.14 \times 0.58$). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$8,935.75 (i.e. $\$17,184.14 \times 0.52$). Table F-10 sets forth the Assessment per dwelling unit for each Lot Type in Phase #1 for the Phase #1 Additional Major Improvements.

Table F-10
Assessment Per Unit - Phase #1 Additional Major Improvements

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (86 Ft Lot)	0	\$17,184.14	1.00	\$17,184.14 per dwelling unit	\$0
Lot Type 2 (74 Ft Lot)	0	\$17,184.14	0.98	\$16,840.46 per dwelling unit	\$0
Lot Type 3 (60 Ft Lot)	62	\$17,184.14	0.81	\$13,919.16 per dwelling unit	\$862,988
Lot Type 4 (50 Ft Lot)	90	\$17,184.14	0.58	\$9,966.80 per dwelling unit	\$897,012
Lot Type 5 (40 Ft Lot)	0	\$17,184.14	0.52	\$8,935.75 per dwelling unit	\$0
Total	152				\$1,760,000

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-11.

Table F-11
Projected Leverage - Phase #1 Additional Major Improvements

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$17,184.14	10.01	64.01
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$16,840.46	8.79	64.13
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$13,919.16	8.62	63.94
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$9,966.80	10.03	63.71
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$8,935.75	8.95	63.79

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-12.

Table F-12
Estimated Tax Rate Equivalent per unit - Phase #1 Additional Major Improvements

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$1,505.64	\$0.88	\$0.14
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$1,475.53	\$1.00	\$0.14
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$1,219.57	\$1.02	\$0.14
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$873.27	\$0.87	\$0.14
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$782.93	\$0.98	\$0.14

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

E) Allocation of Assessments to Lots within Phase #1 for the Phase #1 Projects (Phase #1 Initial Projects and Phase #1 Additional Major Improvements Combined)

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects) and the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements) which represents the total Assessment to be allocated on all Parcels within Phase #1, is \$6,705,798. As shown in Table F-5, there are a total of 102.42 estimated Equivalent Units in Phase #1, resulting in an Assessment per Equivalent Unit of \$65,473.52.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$65,473.52 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (86 Ft Lot) dwelling unit is \$65,473.52 (i.e. $\$65,473.52 \times 1.00$). The Assessment for a Lot Type 2 (74 Ft Lot) dwelling unit is \$64,164.05 (i.e. $\$65,473.52 \times 0.98$). The Assessment for a Lot Type 3 (60 Ft Lot) dwelling unit is \$53,033.55 (i.e. $\$65,473.52 \times 0.81$). The Assessment for a Lot Type 4 (50 Ft Lot) dwelling unit is \$37,974.64 (i.e. $\$65,473.52 \times 0.58$). The Assessment for a Lot Type 5 (40 Ft Lot) dwelling unit is \$34,046.23 (i.e. $\$65,473.52 \times 0.52$). Table F-13 sets forth the Assessment per dwelling unit for each Lot Type in Phase #1.

Table F-13
Assessment Per Unit - Phase #1 Projects
Combined Phase #1 Initial Projects and Phase #1 Additional Major Improvements

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (86 Ft Lot)	0	\$65,473.52	1.00	\$65,473.52 per dwelling unit	\$0
Lot Type 2 (74 Ft Lot)	0	\$65,473.52	0.98	\$64,164.05 per dwelling unit	\$0
Lot Type 3 (60 Ft Lot)	62	\$65,473.52	0.81	\$53,033.55 per dwelling unit	\$3,288,080
Lot Type 4 (50 Ft Lot)	90	\$65,473.52	0.58	\$37,974.64 per dwelling unit	\$3,417,718
Lot Type 5 (40 Ft Lot)	0	\$65,473.52	0.52	\$34,046.23 per dwelling unit	\$0
Total	152				\$6,705,798

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-14.

Table F-14
Projected Leverage - Phase #1 Projects
Combined Phase #1 Initial Projects and Phase #1 Additional Major Improvements

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$65,473.52	2.63	16.80
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$64,164.05	2.31	16.83
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$53,033.55	2.26	16.78
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$37,974.64	2.63	16.72
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$34,046.23	2.35	16.74

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-15.

Table F-15
Estimated Tax Rate Equivalent per unit - Phase #1 Projects
Combined Phase #1 Initial Projects and Phase #1 Additional Major Improvements

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (86 Ft Lot)	0	\$172,000	\$1,100,000	\$5,826.44	\$3.39	\$0.53
Lot Type 2 (74 Ft Lot)	0	\$148,000	\$1,080,000	\$5,709.92	\$3.86	\$0.53
Lot Type 3 (60 Ft Lot)	62	\$120,000	\$890,000	\$4,719.42	\$3.93	\$0.53
Lot Type 4 (50 Ft Lot)	90	\$100,000	\$635,000	\$3,379.34	\$3.38	\$0.53
Lot Type 5 (40 Ft Lot)	0	\$80,000	\$570,000	\$3,029.75	\$3.79	\$0.53

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

APPENDIX G

PHASE #1 ASSESSMENT ROLL - PHASE #1 INITIAL PROJECTS

Appendix G-1
Phase #1 Assessment Roll - Phase #1 Initial Projects

**Parcel
Assessment
Equivalent Units**

**Part of 2794473
\$4,945,798
102.42**

Year¹	Principal²	Interest²	Administrative Expenses³	Total Annual Installment
1	\$1,000	\$446,606	\$35,000	\$482,606
2	\$1,000	\$446,515	\$35,700	\$483,215
3	\$1,000	\$446,425	\$36,414	\$483,839
4	\$1,000	\$446,335	\$37,142	\$484,477
5	\$1,000	\$446,244	\$37,885	\$485,129
6	\$98,510	\$297,930	\$38,643	\$435,083
7	\$103,459	\$291,990	\$39,416	\$434,865
8	\$108,709	\$285,751	\$40,204	\$434,665
9	\$114,278	\$279,196	\$41,008	\$434,483
10	\$120,186	\$272,305	\$41,828	\$434,319
11	\$126,452	\$265,058	\$42,665	\$434,174
12	\$133,098	\$257,433	\$43,518	\$434,049
13	\$140,147	\$249,407	\$44,388	\$433,943
14	\$147,624	\$240,956	\$45,276	\$433,857
15	\$155,554	\$232,055	\$46,182	\$433,791
16	\$163,965	\$222,675	\$47,105	\$433,745
17	\$172,886	\$212,788	\$48,047	\$433,721
18	\$182,347	\$202,363	\$49,008	\$433,718
19	\$192,380	\$191,367	\$49,989	\$433,736
20	\$203,021	\$179,766	\$50,988	\$433,776
21	\$214,307	\$167,524	\$52,008	\$433,839
22	\$226,275	\$154,602	\$53,048	\$433,925
23	\$238,967	\$140,957	\$54,109	\$434,033
24	\$252,427	\$126,548	\$55,191	\$434,166
25	\$266,701	\$111,326	\$56,295	\$434,322
26	\$281,837	\$95,244	\$57,421	\$434,503
27	\$297,890	\$78,249	\$58,570	\$434,709
28	\$314,912	\$60,287	\$59,741	\$434,940
29	\$332,963	\$41,297	\$60,936	\$435,196
30	\$351,903	\$21,220	\$62,155	\$435,278
Total	\$4,945,798	\$6,910,419	\$1,419,883	\$13,276,100

1 - The 9/1/XX dates represent the assessment year end.

2 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-2
Phase #1 Assessment Roll - Phase #1 Initial Projects by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 1 (86 Ft)
\$48,289.38
1.00**

Year¹	Principal²	Interest²	Administrative Expenses³	Total Annual Installment
1	\$10	\$4,361	\$342	\$4,712
2	\$10	\$4,360	\$349	\$4,718
3	\$10	\$4,359	\$356	\$4,724
4	\$10	\$4,358	\$363	\$4,730
5	\$10	\$4,357	\$370	\$4,737
6	\$962	\$2,909	\$377	\$4,248
7	\$1,010	\$2,851	\$385	\$4,246
8	\$1,061	\$2,790	\$393	\$4,244
9	\$1,116	\$2,726	\$400	\$4,242
10	\$1,173	\$2,659	\$408	\$4,241
11	\$1,235	\$2,588	\$417	\$4,239
12	\$1,300	\$2,514	\$425	\$4,238
13	\$1,368	\$2,435	\$433	\$4,237
14	\$1,441	\$2,353	\$442	\$4,236
15	\$1,519	\$2,266	\$451	\$4,235
16	\$1,601	\$2,174	\$460	\$4,235
17	\$1,688	\$2,078	\$469	\$4,235
18	\$1,780	\$1,976	\$479	\$4,235
19	\$1,878	\$1,868	\$488	\$4,235
20	\$1,982	\$1,755	\$498	\$4,235
21	\$2,092	\$1,636	\$508	\$4,236
22	\$2,209	\$1,509	\$518	\$4,237
23	\$2,333	\$1,376	\$528	\$4,238
24	\$2,465	\$1,236	\$539	\$4,239
25	\$2,604	\$1,087	\$550	\$4,241
26	\$2,752	\$930	\$561	\$4,242
27	\$2,909	\$764	\$572	\$4,244
28	\$3,075	\$589	\$583	\$4,247
29	\$3,251	\$403	\$595	\$4,249
30	\$3,436	\$207	\$607	\$4,250
Total	\$48,289	\$67,471	\$13,863	\$129,624

1 - The 9/1/XX dates represent the assessment year end.

2 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-3
Phase #1 Assessment Roll - Phase #1 Initial Projects by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 2 (74 Ft)
\$47,323.59
0.98

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
1	\$10	\$4,273	\$335	\$4,618
2	\$10	\$4,272	\$342	\$4,624
3	\$10	\$4,272	\$348	\$4,630
4	\$10	\$4,271	\$355	\$4,636
5	\$10	\$4,270	\$363	\$4,642
6	\$943	\$2,851	\$370	\$4,163
7	\$990	\$2,794	\$377	\$4,161
8	\$1,040	\$2,734	\$385	\$4,159
9	\$1,093	\$2,671	\$392	\$4,157
10	\$1,150	\$2,606	\$400	\$4,156
11	\$1,210	\$2,536	\$408	\$4,154
12	\$1,274	\$2,463	\$416	\$4,153
13	\$1,341	\$2,386	\$425	\$4,152
14	\$1,413	\$2,306	\$433	\$4,151
15	\$1,488	\$2,220	\$442	\$4,151
16	\$1,569	\$2,131	\$451	\$4,150
17	\$1,654	\$2,036	\$460	\$4,150
18	\$1,745	\$1,936	\$469	\$4,150
19	\$1,841	\$1,831	\$478	\$4,150
20	\$1,943	\$1,720	\$488	\$4,151
21	\$2,051	\$1,603	\$498	\$4,151
22	\$2,165	\$1,479	\$508	\$4,152
23	\$2,287	\$1,349	\$518	\$4,153
24	\$2,415	\$1,211	\$528	\$4,154
25	\$2,552	\$1,065	\$539	\$4,156
26	\$2,697	\$911	\$549	\$4,158
27	\$2,850	\$749	\$560	\$4,159
28	\$3,013	\$577	\$572	\$4,162
29	\$3,186	\$395	\$583	\$4,164
30	\$3,367	\$203	\$595	\$4,165
Total	\$47,324	\$66,122	\$13,586	\$127,032

1 - The 9/1/XX dates represent the assessment year end.

2 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-4
Phase #1 Assessment Roll - Phase #1 Initial Projects by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 3 (60 Ft)
\$39,114.40
0.81

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
1	\$8	\$3,532	\$277	\$3,817
2	\$8	\$3,531	\$282	\$3,822
3	\$8	\$3,531	\$288	\$3,826
4	\$8	\$3,530	\$294	\$3,832
5	\$8	\$3,529	\$300	\$3,837
6	\$779	\$2,356	\$306	\$3,441
7	\$818	\$2,309	\$312	\$3,439
8	\$860	\$2,260	\$318	\$3,438
9	\$904	\$2,208	\$324	\$3,436
10	\$951	\$2,154	\$331	\$3,435
11	\$1,000	\$2,096	\$337	\$3,434
12	\$1,053	\$2,036	\$344	\$3,433
13	\$1,108	\$1,972	\$351	\$3,432
14	\$1,168	\$1,906	\$358	\$3,431
15	\$1,230	\$1,835	\$365	\$3,431
16	\$1,297	\$1,761	\$373	\$3,430
17	\$1,367	\$1,683	\$380	\$3,430
18	\$1,442	\$1,600	\$388	\$3,430
19	\$1,521	\$1,513	\$395	\$3,430
20	\$1,606	\$1,422	\$403	\$3,431
21	\$1,695	\$1,325	\$411	\$3,431
22	\$1,790	\$1,223	\$420	\$3,432
23	\$1,890	\$1,115	\$428	\$3,433
24	\$1,996	\$1,001	\$436	\$3,434
25	\$2,109	\$880	\$445	\$3,435
26	\$2,229	\$753	\$454	\$3,436
27	\$2,356	\$619	\$463	\$3,438
28	\$2,491	\$477	\$472	\$3,440
29	\$2,633	\$327	\$482	\$3,442
30	\$2,783	\$168	\$492	\$3,442
Total	\$39,114	\$54,652	\$11,229	\$104,996

1 - The 9/1/XX dates represent the assessment year end.

2 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-5
Phase #1 Assessment Roll - Phase #1 Initial Projects by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 4 (50 Ft)
\$28,007.84
0.58

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
1	\$6	\$2,529	\$198	\$2,733
2	\$6	\$2,529	\$202	\$2,736
3	\$6	\$2,528	\$206	\$2,740
4	\$6	\$2,528	\$210	\$2,744
5	\$6	\$2,527	\$215	\$2,747
6	\$558	\$1,687	\$219	\$2,464
7	\$586	\$1,654	\$223	\$2,463
8	\$616	\$1,618	\$228	\$2,461
9	\$647	\$1,581	\$232	\$2,460
10	\$681	\$1,542	\$237	\$2,460
11	\$716	\$1,501	\$242	\$2,459
12	\$754	\$1,458	\$246	\$2,458
13	\$794	\$1,412	\$251	\$2,457
14	\$836	\$1,365	\$256	\$2,457
15	\$881	\$1,314	\$262	\$2,457
16	\$929	\$1,261	\$267	\$2,456
17	\$979	\$1,205	\$272	\$2,456
18	\$1,033	\$1,146	\$278	\$2,456
19	\$1,089	\$1,084	\$283	\$2,456
20	\$1,150	\$1,018	\$289	\$2,456
21	\$1,214	\$949	\$295	\$2,457
22	\$1,281	\$876	\$300	\$2,457
23	\$1,353	\$798	\$306	\$2,458
24	\$1,429	\$717	\$313	\$2,459
25	\$1,510	\$630	\$319	\$2,460
26	\$1,596	\$539	\$325	\$2,461
27	\$1,687	\$443	\$332	\$2,462
28	\$1,783	\$341	\$338	\$2,463
29	\$1,886	\$234	\$345	\$2,464
30	\$1,993	\$120	\$352	\$2,465
Total	\$28,008	\$39,133	\$8,041	\$75,182

1 - The 9/1/XX dates represent the assessment year end.

2 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix G-6
Phase #1 Assessment Roll - Phase #1 Initial Projects by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 5 (40 Ft)
\$25,110.48
0.52

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
1	\$5	\$2,267	\$178	\$2,450
2	\$5	\$2,267	\$181	\$2,453
3	\$5	\$2,267	\$185	\$2,457
4	\$5	\$2,266	\$189	\$2,460
5	\$5	\$2,266	\$192	\$2,463
6	\$500	\$1,513	\$196	\$2,209
7	\$525	\$1,482	\$200	\$2,208
8	\$552	\$1,451	\$204	\$2,207
9	\$580	\$1,418	\$208	\$2,206
10	\$610	\$1,383	\$212	\$2,205
11	\$642	\$1,346	\$217	\$2,204
12	\$676	\$1,307	\$221	\$2,204
13	\$712	\$1,266	\$225	\$2,203
14	\$750	\$1,223	\$230	\$2,203
15	\$790	\$1,178	\$234	\$2,202
16	\$832	\$1,131	\$239	\$2,202
17	\$878	\$1,080	\$244	\$2,202
18	\$926	\$1,027	\$249	\$2,202
19	\$977	\$972	\$254	\$2,202
20	\$1,031	\$913	\$259	\$2,202
21	\$1,088	\$851	\$264	\$2,203
22	\$1,149	\$785	\$269	\$2,203
23	\$1,213	\$716	\$275	\$2,204
24	\$1,282	\$642	\$280	\$2,204
25	\$1,354	\$565	\$286	\$2,205
26	\$1,431	\$484	\$292	\$2,206
27	\$1,512	\$397	\$297	\$2,207
28	\$1,599	\$306	\$303	\$2,208
29	\$1,690	\$210	\$309	\$2,210
30	\$1,787	\$108	\$316	\$2,210
Total	\$25,110	\$35,085	\$7,209	\$67,405

1 - The 9/1/XX dates represent the assessment year end.

2 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Initial Projects).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

APPENDIX H
**PHASE #1 ASSESSMENT ROLL - PHASE #1 ADDITIONAL MAJOR
IMPROVEMENTS**

Appendix H-1

Phase #1 Assessment Roll - Phase #1 Additional Major Improvements

**Parcel
Assessment
Equivalent Units**

**Part of 2794473
\$1,760,000
102.42**

Year¹	Principal²	Interest²	Administrative Expenses³	Total Annual Installment
1	\$1,000	\$158,928	\$10,000	\$169,928
2	\$1,000	\$158,838	\$10,200	\$170,038
3	\$1,000	\$158,747	\$10,404	\$170,151
4	\$1,000	\$158,657	\$10,612	\$170,269
5	\$1,000	\$158,567	\$10,824	\$170,391
6	\$34,360	\$105,827	\$11,041	\$151,227
7	\$36,151	\$103,755	\$11,262	\$151,167
8	\$38,051	\$101,575	\$11,487	\$151,113
9	\$40,066	\$99,280	\$11,717	\$151,063
10	\$42,204	\$96,864	\$11,951	\$151,019
11	\$44,471	\$94,319	\$12,190	\$150,980
12	\$46,874	\$91,638	\$12,434	\$150,946
13	\$49,424	\$88,811	\$12,682	\$150,918
14	\$52,128	\$85,831	\$12,936	\$150,895
15	\$54,995	\$82,688	\$13,195	\$150,878
16	\$58,036	\$79,371	\$13,459	\$150,866
17	\$61,261	\$75,872	\$13,728	\$150,861
18	\$64,681	\$72,178	\$14,002	\$150,861
19	\$68,307	\$68,278	\$14,282	\$150,867
20	\$72,153	\$64,159	\$14,568	\$150,880
21	\$76,231	\$59,808	\$14,859	\$150,898
22	\$80,556	\$55,211	\$15,157	\$150,923
23	\$85,142	\$50,354	\$15,460	\$150,955
24	\$90,005	\$45,220	\$15,769	\$150,993
25	\$95,162	\$39,792	\$16,084	\$151,038
26	\$100,630	\$34,054	\$16,406	\$151,090
27	\$106,428	\$27,986	\$16,734	\$151,149
28	\$112,577	\$21,568	\$17,069	\$151,215
29	\$119,097	\$14,780	\$17,410	\$151,288
30	\$126,011	\$7,598	\$17,758	\$151,368
Total	\$1,760,000	\$2,460,553	\$405,681	\$4,626,234

1 - The 9/1/XX dates represent the assessment year end.

2 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-2
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 1 (86 Ft)
\$17,184.14
1.00

Year¹	Principal²	Interest²	Administrative Expenses³	Total Annual Installment
1	\$10	\$1,552	\$98	\$1,659
2	\$10	\$1,551	\$100	\$1,660
3	\$10	\$1,550	\$102	\$1,661
4	\$10	\$1,549	\$104	\$1,662
5	\$10	\$1,548	\$106	\$1,664
6	\$335	\$1,033	\$108	\$1,477
7	\$353	\$1,013	\$110	\$1,476
8	\$372	\$992	\$112	\$1,475
9	\$391	\$969	\$114	\$1,475
10	\$412	\$946	\$117	\$1,475
11	\$434	\$921	\$119	\$1,474
12	\$458	\$895	\$121	\$1,474
13	\$483	\$867	\$124	\$1,474
14	\$509	\$838	\$126	\$1,473
15	\$537	\$807	\$129	\$1,473
16	\$567	\$775	\$131	\$1,473
17	\$598	\$741	\$134	\$1,473
18	\$632	\$705	\$137	\$1,473
19	\$667	\$667	\$139	\$1,473
20	\$704	\$626	\$142	\$1,473
21	\$744	\$584	\$145	\$1,473
22	\$787	\$539	\$148	\$1,474
23	\$831	\$492	\$151	\$1,474
24	\$879	\$442	\$154	\$1,474
25	\$929	\$389	\$157	\$1,475
26	\$983	\$332	\$160	\$1,475
27	\$1,039	\$273	\$163	\$1,476
28	\$1,099	\$211	\$167	\$1,476
29	\$1,163	\$144	\$170	\$1,477
30	\$1,230	\$74	\$173	\$1,478
Total	\$17,184	\$24,024	\$3,961	\$45,169

1 - The 9/1/XX dates represent the assessment year end.

2 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-3
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 2 (74 Ft)
\$16,840.46
0.98

Year¹	Principal²	Interest²	Administrative Expenses³	Total Annual Installment
1	\$10	\$1,521	\$96	\$1,626
2	\$10	\$1,520	\$98	\$1,627
3	\$10	\$1,519	\$100	\$1,628
4	\$10	\$1,518	\$102	\$1,629
5	\$10	\$1,517	\$104	\$1,630
6	\$329	\$1,013	\$106	\$1,447
7	\$346	\$993	\$108	\$1,446
8	\$364	\$972	\$110	\$1,446
9	\$383	\$950	\$112	\$1,445
10	\$404	\$927	\$114	\$1,445
11	\$426	\$902	\$117	\$1,445
12	\$449	\$877	\$119	\$1,444
13	\$473	\$850	\$121	\$1,444
14	\$499	\$821	\$124	\$1,444
15	\$526	\$791	\$126	\$1,444
16	\$555	\$759	\$129	\$1,444
17	\$586	\$726	\$131	\$1,444
18	\$619	\$691	\$134	\$1,444
19	\$654	\$653	\$137	\$1,444
20	\$690	\$614	\$139	\$1,444
21	\$729	\$572	\$142	\$1,444
22	\$771	\$528	\$145	\$1,444
23	\$815	\$482	\$148	\$1,444
24	\$861	\$433	\$151	\$1,445
25	\$911	\$381	\$154	\$1,445
26	\$963	\$326	\$157	\$1,446
27	\$1,018	\$268	\$160	\$1,446
28	\$1,077	\$206	\$163	\$1,447
29	\$1,140	\$141	\$167	\$1,448
30	\$1,206	\$73	\$170	\$1,448
Total	\$16,840	\$23,544	\$3,882	\$44,266

1 - The 9/1/XX dates represent the assessment year end.

2 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-4
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 3 (60 Ft)
\$13,919.16
0.81

Year¹	Principal²	Interest²	Administrative Expenses³	Total Annual Installment
1	\$8	\$1,257	\$79	\$1,344
2	\$8	\$1,256	\$81	\$1,345
3	\$8	\$1,255	\$82	\$1,346
4	\$8	\$1,255	\$84	\$1,347
5	\$8	\$1,254	\$86	\$1,348
6	\$272	\$837	\$87	\$1,196
7	\$286	\$821	\$89	\$1,196
8	\$301	\$803	\$91	\$1,195
9	\$317	\$785	\$93	\$1,195
10	\$334	\$766	\$95	\$1,194
11	\$352	\$746	\$96	\$1,194
12	\$371	\$725	\$98	\$1,194
13	\$391	\$702	\$100	\$1,194
14	\$412	\$679	\$102	\$1,193
15	\$435	\$654	\$104	\$1,193
16	\$459	\$628	\$106	\$1,193
17	\$484	\$600	\$109	\$1,193
18	\$512	\$571	\$111	\$1,193
19	\$540	\$540	\$113	\$1,193
20	\$571	\$507	\$115	\$1,193
21	\$603	\$473	\$118	\$1,193
22	\$637	\$437	\$120	\$1,194
23	\$673	\$398	\$122	\$1,194
24	\$712	\$358	\$125	\$1,194
25	\$753	\$315	\$127	\$1,195
26	\$796	\$269	\$130	\$1,195
27	\$842	\$221	\$132	\$1,195
28	\$890	\$171	\$135	\$1,196
29	\$942	\$117	\$138	\$1,196
30	\$997	\$60	\$140	\$1,197
Total	\$13,919	\$19,460	\$3,208	\$36,587

1 - The 9/1/XX dates represent the assessment year end.

2 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-5
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 4 (50 Ft)
\$9,966.80
0.58

Year¹	Principal²	Interest²	Administrative Expenses³	Total Annual Installment
1	\$6	\$900	\$57	\$962
2	\$6	\$899	\$58	\$963
3	\$6	\$899	\$59	\$964
4	\$6	\$898	\$60	\$964
5	\$6	\$898	\$61	\$965
6	\$195	\$599	\$63	\$856
7	\$205	\$588	\$64	\$856
8	\$215	\$575	\$65	\$856
9	\$227	\$562	\$66	\$855
10	\$239	\$549	\$68	\$855
11	\$252	\$534	\$69	\$855
12	\$265	\$519	\$70	\$855
13	\$280	\$503	\$72	\$855
14	\$295	\$486	\$73	\$855
15	\$311	\$468	\$75	\$854
16	\$329	\$449	\$76	\$854
17	\$347	\$430	\$78	\$854
18	\$366	\$409	\$79	\$854
19	\$387	\$387	\$81	\$854
20	\$409	\$363	\$82	\$854
21	\$432	\$339	\$84	\$855
22	\$456	\$313	\$86	\$855
23	\$482	\$285	\$88	\$855
24	\$510	\$256	\$89	\$855
25	\$539	\$225	\$91	\$855
26	\$570	\$193	\$93	\$856
27	\$603	\$158	\$95	\$856
28	\$638	\$122	\$97	\$856
29	\$674	\$84	\$99	\$857
30	\$714	\$43	\$101	\$857
Total	\$9,967	\$13,934	\$2,297	\$26,198

1 - The 9/1/XX dates represent the assessment year end.

2 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

Appendix H-6
Phase #1 Assessment Roll - Phase #1 Additional Major Improvements by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 5 (40 Ft)
\$8,935.75
0.52

Year¹	Principal²	Interest²	Administrative Expenses³	Total Annual Installment
1	\$5	\$807	\$51	\$863
2	\$5	\$806	\$52	\$863
3	\$5	\$806	\$53	\$864
4	\$5	\$806	\$54	\$864
5	\$5	\$805	\$55	\$865
6	\$174	\$537	\$56	\$768
7	\$184	\$527	\$57	\$767
8	\$193	\$516	\$58	\$767
9	\$203	\$504	\$59	\$767
10	\$214	\$492	\$61	\$767
11	\$226	\$479	\$62	\$767
12	\$238	\$465	\$63	\$766
13	\$251	\$451	\$64	\$766
14	\$265	\$436	\$66	\$766
15	\$279	\$420	\$67	\$766
16	\$295	\$403	\$68	\$766
17	\$311	\$385	\$70	\$766
18	\$328	\$366	\$71	\$766
19	\$347	\$347	\$73	\$766
20	\$366	\$326	\$74	\$766
21	\$387	\$304	\$75	\$766
22	\$409	\$280	\$77	\$766
23	\$432	\$256	\$78	\$766
24	\$457	\$230	\$80	\$767
25	\$483	\$202	\$82	\$767
26	\$511	\$173	\$83	\$767
27	\$540	\$142	\$85	\$767
28	\$572	\$110	\$87	\$768
29	\$605	\$75	\$88	\$768
30	\$640	\$39	\$90	\$769
Total	\$8,936	\$12,493	\$2,060	\$23,488

1 - The 9/1/XX dates represent the assessment year end.

2 - The interest is calculated using an interest rate of 9.03% in years 1 through 5 and 6.03% thereafter on the Phase #1 Reimbursement Agreement Obligation (Phase #1 Additional Major Improvements).

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.