

# TEN MILE CREEK PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

## SERVICE AND ASSESSMENT PLAN

March 14, 2023

PREPARED BY:

**MUNICAP, INC.**  
— PUBLIC FINANCE —

# TEN MILE CREEK PUBLIC IMPROVEMENT DISTRICT

## SERVICE AND ASSESSMENT PLAN

### TABLE OF CONTENTS

<b>I.</b>	<b>PLAN DESCRIPTION AND DEFINED TERMS .....</b>	<b>4</b>
A.	INTRODUCTION .....	4
B.	DEFINITIONS .....	5
<b>II.</b>	<b>PROPERTY INCLUDED IN THE PID .....</b>	<b>12</b>
A.	PROPERTY INCLUDED IN THE PID .....	12
B.	PROPERTY INCLUDED IN IMPROVEMENT AREA #1 .....	12
C.	PROPERTY INCLUDED IN THE MAJOR IMPROVEMENT AREA (FUTURE IMPROVEMENT AREAS) ..	13
<b>III.</b>	<b>DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS .....</b>	<b>14</b>
A.	AUTHORIZED IMPROVEMENT OVERVIEW .....	14
B.	DESCRIPTIONS AND COSTS OF MAJOR IMPROVEMENTS .....	15
C.	DESCRIPTIONS AND COSTS OF IMPROVEMENT AREA #1 IMPROVEMENTS .....	16
D.	FUTURE IMPROVEMENT AREAS.....	17
<b>IV.</b>	<b>SERVICE PLAN .....</b>	<b>19</b>
A.	PROJECTED SOURCES AND USES OF FUNDS .....	19
B.	PROJECTED FIVE YEAR SERVICE PLAN.....	22
C.	PID ASSESSMENT NOTICE.....	23
<b>V.</b>	<b>ASSESSMENT PLAN .....</b>	<b>24</b>
A.	INTRODUCTION .....	24
B.	SPECIAL BENEFIT.....	26
C.	ALLOCATION OF COSTS TO ASSESSED PROPERTY .....	28
D.	ASSESSMENT METHODOLOGY .....	29
E.	ASSESSMENTS.....	30
F.	ADMINISTRATIVE EXPENSES .....	30
G.	ADDITIONAL INTEREST RESERVE.....	30
<b>VI.</b>	<b>TERMS OF THE ASSESSMENTS .....</b>	<b>32</b>
A.	AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE MAJOR IMPROVEMENT AREA.....	32
B.	AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #1 .....	32
C.	AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE IMPROVEMENT AREAS .....	32
D.	REALLOCATION OF ASSESSMENTS .....	33
E.	MANDATORY PREPAYMENT OF ASSESSMENTS .....	33
F.	REDUCTION OF ASSESSMENTS .....	34
G.	PAYMENT OF ASSESSMENTS .....	35
H.	COLLECTION OF ANNUAL INSTALLMENTS .....	37
I.	SURPLUS FUNDS REMAINING IN THE MAJOR IMPROVEMENT AREA BOND ACCOUNT.....	37
J.	SURPLUS FUNDS REMAINING IN THE IMPROVEMENT AREA # 1 BOND ACCOUNT .....	37
<b>VII.</b>	<b>THE ASSESSMENT ROLL .....</b>	<b>38</b>
A.	MAJOR IMPROVEMENT AREA ASSESSMENT ROLL .....	38
B.	IMPROVEMENT AREA #1 ASSESSMENT ROLL .....	39

C.	FUTURE IMPROVEMENT AREAS ASSESSMENT ROLLS.....	40
D.	ANNUAL ASSESSMENT ROLL UPDATES.....	40
<b>VIII.</b>	<b>MISCELLANEOUS PROVISIONS .....</b>	<b>41</b>
A.	ADMINISTRATIVE REVIEW .....	41
B.	TERMINATION OF ASSESSMENTS .....	41
C.	AMENDMENTS .....	41
D.	ADMINISTRATION AND INTERPRETATION OF PROVISIONS.....	42
E.	SEVERABILITY.....	42
 <b>APPENDIX A – PID MAP</b>		
<b>APPENDIX B – BUDGETED COSTS OF THE AUTHORIZED IMPROVEMENTS</b>		
<b>APPENDIX C – LEGAL DESCRIPTIONS</b>		
<b>APPENDIX D – DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS</b>		
<b>APPENDIX E – PID ASSESSMENT NOTICE</b>		
<b>APPENDIX F – ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS</b>		
<b>APPENDIX G – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL</b>		
<b>APPENDIX H – IMPROVEMENT AREA #1 ASSESSMENT ROLL</b>		

---

## ***I. PLAN DESCRIPTION AND DEFINED TERMS***

---

### **A. INTRODUCTION**

On March 15, 2022, the City Council of the City of Celina, Texas passed and approved Resolution No. 2022-14R approving and authorizing the creation of the Ten Mile Creek Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which was located within the extraterritorial jurisdiction of the City at the time the PID was created.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property is developed. Assessments will be imposed on the property that receives a special benefit from the Authorized Improvements for the public improvements to be constructed.

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

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

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

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

## B. DEFINITIONS

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

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

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

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

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

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

**“Administrative Expenses”** mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of

installments of the Assessments and the system of registration and transfer of the Bonds, (v) paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

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

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

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

**“Assessment Roll”** means, as applicable, the Improvement Area #1 Assessment Roll, the Major Improvement Area Assessment Roll, or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

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

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

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

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

**“City”** means the City of Celina, Texas.

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

**“County”** means Collin County, Texas.

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

**“Developer”** means, together, the Single-Family Developer and the Multi-Family Developer.

**“Development Agreement”** means that certain Development Agreement (Belknap Tract) by and between the City and CCD – Coit Land, LLC, approved by the City on September 14, 2021, as partially assigned to CCD – Ten Mile Creek, LLC, as assigned, amended, or otherwise modified, and related to development of the property within the PID.

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

**“Future Improvement Area(s)”** means Improvement Areas that are fully developed after Improvement Area #1, as such areas are generally depicted and described in Appendix A.

**“Future Improvement Area Bonds”** mean bonds issued to fund Authorized Improvements (or a portion thereof) in a Future Improvement Area. In connection with the Future Improvement Area Bonds, Assessments will be levied only on Parcels located within the Future Improvement Area in question.

**“Future Improvement Area Improvements”** mean those Authorized Improvements associated with any Future Improvement Area(s).

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

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

**“Improvement Area”** means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within an Improvement Area will be assessed in connection with the issuance of Bonds or upon the execution of a reimbursement agreement related to such Improvement Area for Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Improvement Area.

**“Improvement Area #1”** means the initial improvement area to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H.

**“Improvement Area #1 Assessed Property”** means all Parcels within Improvement Area #1 other than Non-Benefited Property and shown in the Improvement Area #1 Assessment Roll against which an Assessment relating to the Improvement Area #1 Projects is levied.

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

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

**“Improvement Area #1 Bonds”** mean those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023 (Ten Mile Creek Public Improvement District Improvement Area #1 Project) that are secured primarily by Improvement Area #1 Assessment Revenues. The term Improvement Area #1 Bonds may also include any additional bonds issued in the future to construct or acquire the Improvement Area #1 Projects currently being constructed pursuant to the Improvement Area #1 Reimbursement Agreement and which, if issued, will also be secured by the Improvement Area #1 Assessment Revenues.

**“Improvement Area #1 Improvements”** mean the Authorized Improvements which only benefit Improvement Area #1 Assessed Property, which are described in Section III.C.

*(remainder of this page is intentionally left blank)*

**“Improvement Area #1 Maximum Assessment Per Unit”** means for Improvement Area #1, an Assessment per unit related to the Improvement Area #1 Projects for each applicable Lot Type as follows:

Lot Type 1 (60 Ft) - \$62,920.88  
Lot Type 2 (55 Ft) - \$56,628.79  
Lot Type 3 (Townhomes) - \$37,752.53

**“Improvement Area #1 Projects”** mean (i) the pro rata portion of the Major Improvements allocable to Improvement Area #1, and (ii) the Improvement Area #1 Improvements.

**“Improvement Area #1 Reimbursement Agreement”** means that certain Ten Mile Creek Public Improvement District Improvement Area #1 Reimbursement Agreement dated March 14, 2023 by and between the City and the Single-Family Developer in which the Single-Family Developer agrees to fund certain Actual Costs of Improvement Area #1 Projects and the City agrees to reimburse the Single-Family Developer for a portion of such Actual Costs funded by the Single-Family Developer with interest as permitted by the PID Act.

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

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

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

**“Major Improvement Area Assessed Property”** means, for any year, all Parcels within the PID other than (a) Non-Benefited Property, and (b) Parcels within Improvement Area #1.

**“Major Improvement Area Assessment Revenues”** mean the revenues actually received by or on behalf of the City from the collection of Assessments levied against the Major Improvement Area Assessed Property, or the Annual Installments thereof, for the Major Improvement Area Projects.

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

**“Major Improvement Area Bonds”** mean those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023 (Ten Mile Creek Public Improvement District Major Improvement Area Project) that are secured primarily by Major Improvement Area Assessment Revenues.

**“Major Improvement Area Projects”** mean the pro rata portion of the Major Improvements allocable to the Major Improvement Area, which are described in Section III.B.

**“Major Improvements”** mean the Authorized Improvements which benefit all Assessed Property within the PID and are described in Section III.B.

**“Multi-Family Developer”** means CCD – Coit Land, LLC, a Texas limited liability company.

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

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

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

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

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

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

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

**“Single-Family Developer”** means CCD – Ten Mile Creek, LLC, a Texas limited liability company.

**“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.

*(remainder of this page is intentionally left blank)*

---

## ***II. PROPERTY INCLUDED IN THE PID***

---

### **A. PROPERTY INCLUDED IN THE PID**

The PID is presently located within the extraterritorial jurisdiction of the City and contains approximately 209.27 acres of land. A map of the property within the PID is shown on Appendix A and further described in Appendix C to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 490 residential units and townhomes, 861 multifamily units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as follows:

**Table II-A**  
**Proposed Development – PID**

<b>Proposed Development</b>	<b>Quantity</b>	<b>Measurement</b>
Single-Family - 60 Ft	110	Units
Single-Family - 55 Ft	266	Units
Townhomes	114	Units
Multifamily	861	Units
<b>Total</b>	<b>1,351</b>	<b>Units</b>

### **B. PROPERTY INCLUDED IN IMPROVEMENT AREA #1**

Improvement Area #1 consists of approximately 82.83 acres and is projected to consist of 296 single family residential units and townhomes, as further described in Section III. A map of the property within Improvement Area #1 is shown in Appendix A and further described in Appendix C.

The property within Improvement Area #1 is proposed to be developed as follows:

**Table II-B**  
**Proposed Development – Improvement Area #1**

<b>Proposed Development</b>	<b>Quantity</b>	<b>Measurement</b>
Single-Family – 60 Ft	54	Units
Single-Family - 55 Ft	128	Units
Townhomes	114	Units
<b>Total</b>	<b>296</b>	<b>Units</b>

### C. PROPERTY INCLUDED IN THE MAJOR IMPROVEMENT AREA (FUTURE IMPROVEMENT AREAS)

The Major Improvement Area consists of (i) approximately 107.76 acres projected to consist of approximately 194 single family residential units and approximately 861 multifamily units, and (ii) approximately 18.68 acres of Non-Benefitted Property. A map of the property within the Major Improvement Area is shown in Appendix A and further described in Appendix C.

The property within the Major Improvement Area is proposed to be developed as follows:

**Table II-C**  
**Proposed Development – Major Improvement Area**

<b>Proposed Development</b>	<b>Quantity</b>	<b>Measurement</b>
Single-Family - 60 Ft	56	Units
Single-Family - 55 Ft	138	Units
Multifamily	861	Units
<b>Total</b>	<b>1,055</b>	<b>Units</b>

As Future Improvement Areas are developed, Future Improvement Area Bonds may be issued and/or related reimbursement agreements may be executed for each new Improvement Area. In connection with the issuance of Future Improvement Area Bonds and/or each related reimbursement agreement, this Service and Assessment Plan will be updated to add additional details of each Future Improvement Area as shown for Improvement Area #1 in Section II.B. A map of the projected property within each Future Improvement Area is shown in Appendix A. The Future Improvement Areas are shown for illustrative purposes only and are subject to adjustment. The current Parcels in the PID are shown on the Assessment Rolls included as Appendix G and Appendix H and additional Assessment Rolls may be added to this Service and Assessment Plan as the Future Improvement Area(s) are developed.

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

*(remainder of this page is intentionally left blank)*

---

### ***III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS***

---

#### **A. AUTHORIZED IMPROVEMENT OVERVIEW**

##### 372.003. Authorized Improvements

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

(b) A public improvement may include:

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

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

## **B. DESCRIPTIONS AND COSTS OF MAJOR IMPROVEMENTS**

The Major Improvements benefit the entire PID. The costs of the Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units. Each of Improvement Area #1 and Major Improvement Area will be proportionally allocated the costs of the Major Improvements, as shown on Table III-A.

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

A description of the Major Improvements are as follows:

### Roadway Improvements

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

### Water Improvements

The water improvement portion of the Major Improvements consists of construction and installation of waterlines, mains, pipes, valves, and appurtenances, necessary for the water distribution system that will service the Assessed Property. The water improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City.

### Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Major Improvements consists of construction and installation of pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City.

### Storm Drainage Improvements

The storm drainage improvement portion of the Major Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, and storm water detention facilities which benefit the Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

### Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Major Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

**Table III-A**  
**Budgeted Costs – Major Improvements**

<b>Authorized Improvements</b>	<b>Total Major Improvement Costs</b>	<b>Improvement Area #1 Allocated Amount<sup>1</sup></b>	<b>Major Improvement Area Allocated Amount<sup>1</sup></b>
Roadway improvements	\$3,006,452	\$1,228,664	\$1,777,788
Water improvements	\$958,692	\$391,794	\$566,898
Storm drainage improvements	\$886,074	\$362,117	\$523,957
Sanitary sewer improvements	\$1,829,761	\$747,779	\$1,081,982
Other soft and miscellaneous costs	\$2,003,027	\$818,588	\$1,184,438
<b>Total Authorized Improvements</b>	<b>\$8,684,006</b>	<b>\$3,548,943</b>	<b>\$5,135,063</b>

Note: Costs provided by KFM Engineering. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the Total Major Improvements amount does not change.

<sup>1</sup>Allocation of Major Improvements are based on the methodologies described in V.C and shown in Table V-A.

### **C. DESCRIPTIONS AND COSTS OF IMPROVEMENT AREA #1 IMPROVEMENTS**

The Improvement Area #1 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Improvement Area #1 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.

#### Roadway Improvements

The road improvement portion of the Improvement Area #1 Improvements consists of the construction of road improvements, including related excavation, paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Improvement Area #1 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

#### Water Improvements

The water improvements portion of the Improvement Area #1 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, and appurtenances, necessary for the portion of the water distribution system that will service the Improvement Area #1 Assessed Property. The water improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

### Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Improvement Area #1 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Improvement Area #1 Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

### Storm Drainage Improvements

The storm drainage improvement portion of the Improvement Area #1 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, and appurtenances necessary to provide adequate drainage to the Improvement Area #1 Assessed Property constructed within the boundaries of the PID. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

### Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Improvement Area #1 Improvements consist of site preparation, signage, district formation costs, contingency, maintenance bonds, platting, permitting, engineering, staking and other soft costs.

**Table III-B**  
**Budgeted Costs – Improvement Area #1 Projects**

<b>Authorized Improvements</b>	<b>Improvement Area #1's Proportional Share of Major Improvements<sup>1</sup></b>	<b>Improvement Area #1 Improvements</b>	<b>Total Improvement Area #1 Projects<sup>2</sup></b>
Roadway improvements	\$1,228,664	\$3,935,600	\$5,164,264
Water improvements	\$391,794	\$1,949,120	\$2,340,914
Sanitary sewer improvements	\$362,117	\$1,083,705	\$1,445,822
Storm drainage improvements	\$747,779	\$1,752,083	\$2,499,862
Other soft and miscellaneous costs	\$818,588	\$2,627,640	\$3,446,228
<b>Total Authorized Improvements</b>	<b>\$3,548,943</b>	<b>\$11,348,148</b>	<b>\$14,897,091</b>

<sup>1</sup> See Table III-A. Allocation of Major Improvements are based on the methodologies described in V.C and shown in Table V-A.

<sup>2</sup>Costs provided by KFM Engineering. The figures shown in Table III-B may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Improvement Area #1 Improvements amount does not change.

## **D. FUTURE IMPROVEMENT AREAS**

As Future Improvement Areas are developed and Future Improvement Area Bonds are issued and/or related reimbursement agreements are executed, this Service and Assessment Plan will be amended to identify the specific Future Improvement Area Improvements that confer a special benefit to the property inside each Future Improvement Area (e.g. a Table III-C will be added to show the costs

for the Future Improvement Area Improvements financed within the specific Future Improvement Area being developed.)

*(remainder of this page is intentionally left blank)*

---

## ***IV. SERVICE PLAN***

---

### **A. PROJECTED SOURCES AND USES OF FUNDS**

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. It is anticipated that construction of the Major Improvement Area Projects will be completed in the fourth quarter of 2023. It is anticipated that construction of the Improvement Area #1 Projects will be completed in the fourth quarter of 2023. At some point after all or a portion of the Major Improvement Area Projects and Improvement Area #1 Projects are constructed, development in Future Improvement Areas will begin, with each Future Improvement Area to be subsequently developed corresponding to the Service and Assessment Plan to be updated with that development.

The Budgeted Costs for Major Improvements Area Projects plus costs related to the issuance of the Major Improvement Area Bonds and payment of expenses incurred in the establishment, administration and operation of the PID allocable to the Major Improvement Area is \$7,021,000 as shown in Table IV-A. The Budgeted Costs for the Improvement Area #1 Projects plus costs related to the issuance of the Improvement Area #1 Bonds and the expenses incurred in the establishment, administration, and operation of the PID allocable to Improvement Area #1 are \$17,735,161 as shown in Table IV-B. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the Budgeted Costs of the Authorized Improvements, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

As Future Improvement Areas are developed in connection with the issuance of Future Improvement Area Bonds and/or execution of a related reimbursement agreement, this Service and Assessment Plan will be amended (e.g. Table IV-C will be amended to show the sources and uses for the Future Improvement Area Improvements financed within the specific Future Improvement Area being developed, etc.).

The Major Improvement Area Bonds shown in Table IV-A are being issued in 2023 and will be used to finance the costs of Major Improvement Area Projects.

*(remainder of this page is intentionally left blank)*

**Table IV-A**  
**Projected Sources and Uses – Major Improvement Area**

Sources of Funds	Major Improvement Area Bonds
Par amount	\$7,021,000
<b>Total Sources</b>	<b>\$7,021,000</b>
<b>Uses of Funds</b>	
<u>Major Improvement Area Projects<sup>1</sup>:</u>	
Road improvements	\$1,777,788
Water improvements	\$566,898
Sanitary sewer improvements	\$523,957
Storm drainage improvements	\$1,081,982
Other soft and miscellaneous costs	\$1,184,438
<i>Subtotal</i>	<i>\$5,135,063</i>
<u>Bond Issuance Costs:</u>	
Cost of issuance	\$404,468
Capitalized interest	\$621,669
Reserve fund	\$549,170
Administrative Expenses	\$100,000
Underwriters discount	\$210,630
<i>Subtotal</i>	<i>\$1,885,937</i>
<b>Total Uses</b>	<b>\$7,021,000</b>

<sup>1</sup>See Table III-A for details.

The Improvement Area #1 Bonds shown in Table IV-B are being issued in 2023 and will be used to finance a portion of the costs of the Improvement Area #1 Projects. The City and the Developer are entering into the Improvement Area #1 Reimbursement Agreement in 2023 to finance a portion of the costs of the Improvement Area #1 Projects, as shown in Table IV-B.

*(remainder of this page is intentionally left blank)*

**Table IV-B**  
**Projected Sources and Uses – Improvement Area #1**

Sources of Funds	Improvement Area #1 Bonds	Improvement Area #1 Reimbursement Agreement	Total
Par amount	\$12,010,000	\$0	\$12,010,000
Assessment	\$0	\$2,940,000	\$2,940,000
Other funding sources <sup>1</sup>	\$0	\$2,785,161	\$2,785,161
<b>Total Sources</b>	<b>\$12,010,000</b>	<b>\$5,725,161</b>	<b>\$17,735,161</b>
<b>Uses of Funds</b>			
<u>Improvement Area #1 Improvements<sup>2</sup>:</u>			
Road improvements	\$1,950,083	\$1,985,517	\$3,935,600
Water improvements	\$965,785	\$983,335	\$1,949,120
Sanitary sewer improvements	\$536,974	\$546,731	\$1,083,705
Storm drainage improvements	\$868,154	\$883,929	\$1,752,083
Other soft and miscellaneous costs	\$1,301,991	\$1,325,649	\$2,627,640
<i>Subtotal</i>	<i>\$5,622,987</i>	<i>\$5,725,161</i>	<i>\$11,348,148</i>
<u>Major Improvements<sup>2</sup>:</u>			
Road improvements	\$1,228,664	\$0	\$1,228,664
Water improvements	\$391,794	\$0	\$391,794
Sanitary sewer improvements	\$362,117	\$0	\$362,117
Storm drainage improvements	\$747,779	\$0	\$747,779
Other soft and miscellaneous costs	\$818,588	\$0	\$818,588
<i>Subtotal</i>	<i>\$3,548,943</i>	<i>\$0</i>	<i>\$3,548,943</i>
<u>Bond Issuance Costs:</u>			
Cost of issuance	\$612,330	\$0	\$612,330
Capitalized interest	\$935,600	\$0	\$935,600
Reserve fund	\$879,840	\$0	\$879,840
Administrative Expenses	\$50,000	\$0	\$50,000
Underwriters discount	\$360,300	\$0	\$360,300
<i>Subtotal</i>	<i>\$2,838,070</i>	<i>\$0</i>	<i>\$2,838,070</i>
<b>Total Uses</b>	<b>\$12,010,000</b>	<b>\$5,725,161</b>	<b>\$17,735,161</b>

<sup>1</sup>The other funding sources, if any, represent projects costs of the Improvement Area #1 Projects to be paid by the Developer without reimbursement from the City.

<sup>2</sup> See Table III-B for details.

As Future Improvement Areas are developed, Future Improvement Area Bonds may be issued and/or a reimbursement agreement may be executed to finance the Authorized Improvements required for each new Future Improvement Area.

## B. PROJECTED FIVE YEAR SERVICE PLAN

### Major Improvement Area

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

**Table IV-C**  
**Annual Projected Costs and Annual Projected Indebtedness**  
**Major Improvement Area**

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Major Improvement Area Annual Installments
2023 <sup>1</sup>	\$7,021,000	\$7,021,000	\$0	\$0
2024 <sup>1</sup>	\$0	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$636,295
2026	\$0	\$0	\$0	\$635,975
2027	\$0	\$0	\$0	\$635,377
2028	\$0	\$0	\$0	\$635,499
2029	\$0	\$0	\$0	\$636,283
<b>Total</b>	<b>\$7,021,000</b>	<b>\$7,021,000</b>	<b>\$0</b>	<b>\$3,179,429</b>

<sup>1</sup>Administrative Expenses in year 2023 and 2024 are being funded with Bond proceeds, and interest on the Major Improvement Area Bonds for year 2023 and 2024 is being funded with capitalized interest.

The annual projected costs shown in Table IV-C are the annual expenditures relating to Major Improvement Area's proportional share of Major Improvements, referred to as the Major Improvement Area Projects, shown in Table III-A, and the costs associated with setting up the PID allocable to the Major Improvement Area and bond issuance costs including reserves shown in Table IV-A. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

### Improvement Area #1

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

*(remainder of this page is intentionally left blank)*

**Table IV-D**  
**Annual Projected Costs and Annual Projected Indebtedness**  
**Improvement Area #1**

<b>Year</b>	<b>Annual Projected Cost</b>	<b>Annual Projected Indebtedness<sup>1</sup></b>	<b>Other Funding Sources<sup>2</sup></b>	<b>Projected Improvement Area #1 Annual Installments</b>
2023 <sup>3</sup>	\$17,735,161	\$14,950,000	\$2,785,161	\$0
2024 <sup>3</sup>	\$0	\$0	\$0	\$461,294
2025	\$0	\$0	\$0	\$1,189,903
2026	\$0	\$0	\$0	\$1,190,225
2027	\$0	\$0	\$0	\$1,188,916
2028	\$0	\$0	\$0	\$1,189,034
2029	\$0	\$0	\$0	\$1,189,468
<b>Total</b>	<b>\$17,735,161</b>	<b>\$14,950,000</b>	<b>\$2,785,161</b>	<b>\$6,408,839</b>

<sup>1</sup>Includes amounts to be paid from assessments related to both the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.

<sup>2</sup>The other funding sources, if any, represent project costs of the Improvement Area #1 Projects to be paid by the Developer without reimbursement from the City.

<sup>3</sup>Administrative Expenses in year 2023 are being funded with Bond proceeds, and interest on the Improvement Area #1 Bonds for year 2023 and 2024 is being funded with capitalized interest. Interest on the Improvement Area #1 Reimbursement Agreement for year 2023 will be collected together with the first annual installment due by January 31, 2024.

The annual projected costs shown in Table IV-D are the annual expenditures relating to the Improvement Area #1 Projects shown in Table III-B, and the costs associated with setting up the PID allocable to Improvement Area #1 and bond issuance costs including reserves shown in Table IV-B. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

### **C. PID ASSESSMENT NOTICE**

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

*(remainder of this page is intentionally left blank)*

---

## ***V. ASSESSMENT PLAN***

---

### **A. INTRODUCTION**

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

The proposed bond issuance program entails a series of bond financings that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the issuance of the Improvement Area #1 Bonds and the Major Improvement Area Bonds anticipated being issued in 2023, subsequent financings may be issued over the upcoming decade as the Future Improvement Areas of the development are gradually constructed.

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

For purposes of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Authorized Improvements shall be allocated as described below:

1. The costs of the Major Improvement Area Projects and the Improvement Area #1 Projects shall be allocated on the basis of Equivalent Units once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.
2. The costs of the Major Improvements are proportionally allocated to the Major Improvement Area Assessed Property and the Improvement Area #1 Assessed Property based on the ratio of Equivalent Units for the Major Improvement Area Assessed Property and the Improvement Area #1 Assessed Property.
3. The Major Improvement Area Assessed Property's proportional share of the costs for the Major Improvements is allocated to each Parcel within the Major Improvement Area Assessed Property based on the total estimated Equivalent Units for each Parcel.

4. The Improvement Area #1 Projects costs are allocated to each Parcel within the Improvement Area #1 Assessed Property based on the total estimated Equivalent Units for each Parcel within Improvement Area #1.
5. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken into consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the Authorized Improvements.
6. The Assessed Property is classified into different Lot Types as described in Appendix F based on the type and size of proposed development on each Parcel.
7. Equivalent Units are calculated for each Lot Type based on the relative average home value of each Lot Type.

Table V-A provides the estimated allocation of costs of the Major Improvements between the Major Improvement Area and Improvement Area #1.

At this time, it is impossible to determine with absolute certainty the amount of special benefit each Parcel within Future Improvement Areas will receive from the direct Authorized Improvements that will benefit each individual Improvement Area and that are to be financed with Future Improvement Area Bonds. Therefore, Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Improvement Area #1 Projects and Major Improvement Area Projects.

In connection with the issuance of Future Improvement Area Bonds and/or execution of related reimbursement agreements, this Service and Assessment Plan will be updated to reflect the special benefit each Parcel of Assessed Property within a Future Improvement Area receives from the specific Future Improvement Area Improvements funded with those Future Improvement Area Bonds issued and/or reimbursement agreement executed with respect to that Future Improvement Areas. Prior to assessing Parcels located within Future Improvement Areas in connection with issuance of Future Improvement Area Bonds and/or execution of a reimbursement agreement, each owner of the Parcels to be assessed must acknowledge that the Future Improvement Area Improvements to be financed confer a special benefit on their Parcel and must consent to the imposition of the Assessments to pay for the Actual Costs of such Future Improvement Area Improvements.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Major Improvement Area Projects and the Improvement Area #1 Projects, as applicable, (ii) provides the basis and justification for the

determination that this special benefit exceeds the amount of the Assessments levied or to be levied on the Improvement Area #1 Assessed Property and the Major Improvement Area Assessed Property for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Major Improvement Area Projects and the Improvement Area #1 Projects to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

As Future Improvement Areas are developed, in connection with the issuance of Future Improvement Area Bonds and/or execution of a related reimbursement agreement this Service and Assessment Plan will be updated based on the City's determination of the assessment methodology for each Future Improvement Area.

## **B. SPECIAL BENEFIT**

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

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

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

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

Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

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

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

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

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

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

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

### C. ALLOCATION OF COSTS TO ASSESSED PROPERTY

The Major Improvements will provide a special benefit to all property in the PID. Accordingly, the Actual Costs of the Major Improvements must be allocated throughout all Assessed Property in the PID. Table V-A summarizes the allocation of Actual Costs for each type of Major Improvement. The costs shown in Table V-A are estimates and may be revised in Annual Service Plan Updates, but the related Assessment may not be increased.

Improvement Area #1 is projected to contain 296 residential units and the Major Improvement Area is projected to contain 1,055 residential units. As shown in Appendix F, the total projected Equivalent Units for Improvement Area #1 is calculated as 237.60 and the total projected Equivalent Units for the Major Improvement Area is calculated as 343.79. The total projected Equivalent Units in the PID is, therefore, calculated to be 581.39 (i.e.,  $237.60 + 343.79 = 581.39$ ). As a result, 40.87 percent of the Budgeted Costs of the Major Improvements (i.e.,  $237.60 \div 581.39 = 40.87\%$ ) are allocated to the Improvement Area #1 Assessed Property and 59.13 percent of the Budgeted Costs of the Major Improvements (i.e.,  $343.79 \div 581.39 = 59.13\%$ ) are allocated to the Major Improvement Area Assessed Property. The Major Improvement Area Bonds will fund the Budgeted Costs of the Major Improvement Area Projects. The Improvement Area #1 Bonds, obligations under the Improvement Area #1 Reimbursement Agreement, and developer contributions will fund the Budgeted Costs of the Improvement Area #1 Projects. One hundred percent (100%) of the Improvement Area #1 Improvements are allocated to the Improvement Area #1 Assessed Property.

**Table V-A**  
**Allocation of Major Improvement Costs**

Authorized Improvement	Total
Road improvements	\$3,006,452
Water improvements	\$958,692
Offsite sanitary sewer improvements	\$886,074
Storm drainage improvements	\$1,829,761
Other soft and miscellaneous costs	\$2,003,027
<b>Total Major Improvements<sup>1</sup></b>	<b>\$8,684,006</b>
<b>Improvement Area #1</b>	
Projected total number of Equivalent Units	237.60
% of total Equivalent Units	40.87%
Proportionate Share of Costs	\$3,548,943
<b>Major Improvement Area (Future Improvement Areas)</b>	
Projected total number of Equivalent Units	343.79
% of total Equivalent Units	59.13%
Proportionate Share of Costs	\$5,135,063

<sup>1</sup>See Table III-A for details.

## **D. ASSESSMENT METHODOLOGY**

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

### *1. Assessment Methodology for the Major Improvement Area Projects*

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

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

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

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

### *2. Assessment Methodology for the Improvement Area #1 Projects*

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #1 Projects to be financed with the Improvement Area #1 Bonds and by the Developer under the Improvement Area #1 Reimbursement Agreement shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Assessment across the Parcels within Improvement Area #1 based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

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

Upon subsequent divisions of any Parcel within Improvement Area #1, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

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

### *3. Assessment Methodology for Future Improvement Areas*

When any given Future Improvement Areas are developed, and Future Improvement Area Bonds for that Future Improvement Area are to be issued and/or a related reimbursement agreement is executed, this Service and Assessment Plan will be amended to determine the assessment methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within that Future Improvement Area.

## **E. ASSESSMENTS**

The Assessments will be levied on each Parcel of Assessed Property within the Major Improvement Area and Improvement Area #1 according to the Assessment Rolls, attached hereto as Appendix G and Appendix H, respectively. The Annual Installments of the Assessments will be collected at the time and in the amounts shown on the Assessment Rolls, subject to any revisions made during an Annual Service Plan Update. Non-Benefitted Property will not be subject to any Assessments.

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

## **F. ADMINISTRATIVE EXPENSES**

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

## **G. ADDITIONAL INTEREST RESERVE**

Pursuant to the PID Act, the interest rate for any portion of the Assessments which secure a series of Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments that secure the Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related

costs. The Additional Interest Reserve shall be funded until it reaches 5.50% of the outstanding Bonds unless otherwise stipulated in the applicable Trust Indenture. Once the Additional Interest Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture. No Additional Interest will be collected on any portion of an Assessment which secures a reimbursement obligation and not a series of Bonds.

*(remainder of this page is intentionally left blank)*

---

## **VI. TERMS OF THE ASSESSMENTS**

---

### **A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE MAJOR IMPROVEMENT AREA**

The Assessment and Annual Installments for each Assessed Property located within the Major Improvement Area are shown on the Major Improvement Area Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from the Major Improvement Area Assessed Property in an amount sufficient to pay (i) principal of and interest on the Major Improvement Area Bonds, (ii) to fund the Additional Interest Reserve described in Section V, and (iii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel in the Major Improvement Area 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 IMPROVEMENT AREA #1**

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

The Annual Installments shall be collected from the Improvement Area #1 Assessed Property in an amount sufficient to pay (i) principal of and interest on the Improvement Area #1 Bonds, (ii) principal and interest on the Improvement Area #1 Reimbursement Agreement (iii) to fund the Additional Interest Reserve (with respect to the portion of the assessment securing the Improvement Area #1 Bonds) described in Section V, and (iv) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel in the Improvement Area #1 shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

### **C. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN FUTURE IMPROVEMENT AREAS**

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

*(remainder of this page is intentionally left blank)*

## **D. REALLOCATION OF ASSESSMENTS**

### **1. Subdivision**

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

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

Where the terms have the following meanings:

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

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

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

### **2. Consolidation**

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

## **E. MANDATORY PREPAYMENT OF ASSESSMENTS**

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. If at any time the Assessment per Equivalent Unit on a Parcel exceeds the applicable Improvement Area #1 Maximum Assessment Per Equivalent Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Unit for the Parcel exceeds the applicable Improvement Area #1 Maximum Assessment per Unit calculated in this Service and Assessment Plan.
3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

#### **F. REDUCTION OF ASSESSMENTS**

1. If after all Authorized Improvements to be funded with a series of Bonds and/or reimbursement agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or related reimbursement agreement, resulting in excess Bond proceeds being available to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, and such excess proceeds shall be applied to redeem Bonds and/or the obligations under a reimbursement agreement may be reduced as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessment securing such series of Bonds and/or related reimbursement agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under a related reimbursement agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.
2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds and/or a need to reduce the obligations under a reimbursement agreement, and such excess proceeds shall be applied to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds and/or repay obligations under a reimbursement agreement, including interest on the Bonds (including Additional Interest) and/or interest due under a reimbursement agreement and Administrative Expenses. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of Equivalent Units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/or repay the

obligations under a reimbursement agreement, including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under a reimbursement agreement is equal to the outstanding principal amount of the Bonds and/or reimbursement agreement.

## **G. PAYMENT OF ASSESSMENTS**

### **1. Payment in Full**

- (a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.
- (c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.
- (d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

### **2. Payment in Annual Installments**

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Reserve (if applicable). Payment of the Annual Installments shall commence with tax bills mailed after the initial issuance of Bonds.

Each Assessment for the Major Improvement Area Assessed Property shall be paid with an interest rate not more than the actual interest rate paid on the Major Improvement Area Bonds. The Major Improvement Area Assessment Roll sets forth for each year the Annual Installment for each Parcel within the Major Improvement Area based on an interest rate of 5.50% in years 1 through 8 (2023-2030), 6.25% in years 9 through 20 (2031-2042), and 6.50% in years 21 through 30 (2043-2052)

and Additional Interest at the rate of 0.5% for the Additional Interest Reserve. Furthermore, the Annual Installments related to the Major Improvement Area Bonds may not exceed the amounts shown on the Major Improvement Area Assessment Roll. The Major Improvement Area Assessment Roll is shown as Appendix G.

Each Assessment for the Improvement Area #1 Assessed Property shall be paid with an interest rate of not more than the actual interest rates paid on the Improvement Area #1 Bonds and the Improvement Area #1 Reimbursement Agreement, respectively. Interest on the Improvement Area #1 Bonds is based on an interest rate of 4.75% in years 1 through 8 (2023-2030), 5.50% in years 9 through 20 (2031-2042), and 5.75% in years 21 through 30 (2043-2052) and Additional Interest at the rate of 0.5% for the Additional Interest Reserve. Interest on the Improvement Area #1 Reimbursement Agreement shall be paid based on an interest rate of 6.03% per annum for years 1 through 5 and 6.03% per annum following the fifth Annual Installment. The interest on the Improvement Area #1 Reimbursement Agreement shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points (2.00%) above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments was 4.03%. The City has determined that the Improvement Area #1 Reimbursement Agreement shall bear interest at the interest rate of 6.03% per annum for years 1 through 5 and 6.03% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 9.03% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 6.03%. Furthermore, the Annual Installments related to the Improvement Area #1 Bonds and the Improvement Area #1 Reimbursement Agreement may not exceed the amounts shown on the Improvement Area #1 Assessment Roll. The Improvement Area #1 Assessment Roll is shown as Appendix H.

The Annual Installments shall be reduced to equal the actual costs of repaying the Improvement Area #1 Bonds, Major Improvement Area Bonds, and/or Improvement Area #1 Reimbursement Agreement and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds and/or issue additional Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the Trust Indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

*(remainder of this page is intentionally left blank)*

## **H. COLLECTION OF ANNUAL INSTALLMENTS**

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

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

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Improvement Area #1 Bonds, Improvement Area #1 Reimbursement Agreement, and Major Improvement Area Bonds will be due when billed and will be delinquent if not paid prior to February 1, 2024 (subject to any offsets from capitalized interest and any other available funds).

## **I. SURPLUS FUNDS REMAINING IN THE MAJOR IMPROVEMENT AREA BOND ACCOUNT**

If proceeds from the Major Improvement Area Bonds still remain after all of the Major Improvement Area Projects are constructed and accepted by the City, the proceeds may be utilized in accordance with the applicable Trust Indenture.

## **J. SURPLUS FUNDS REMAINING IN THE IMPROVEMENT AREA # 1 BOND ACCOUNT**

If proceeds from the Improvement Area #1 Bonds remain after all of the Improvement Area #1 Projects are constructed and accepted by the City, the proceeds may be utilized in accordance with the applicable Trust Indenture.

*(remainder of this page is intentionally left blank)*

---

## ***VII. THE ASSESSMENT ROLL***

---

### **A. MAJOR IMPROVEMENT AREA ASSESSMENT ROLL**

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

The Major Improvement Area Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Major Improvement Area Projects. Table VII-A summarizes the \$7,021,000 in special benefit received by the Major Improvement Area Assessed Property from the Major Improvement Area Projects, a portion of the costs of the PID formation, and the Major Improvement Area Bond issuance costs. The par amount of the Major Improvement Area Bonds is \$7,021,000, which is less than or equal to the benefit received by the Major Improvement Area Assessed Property. Accordingly, the total Assessment to be applied to all the Major Improvement Area Assessed Property is \$7,021,000 plus annual Administrative Expenses. The Assessment for the Major Improvement Area Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Major Improvement Area Assessment Roll is attached hereto as Appendix G.

**Table VII-A**  
**Major Improvement Area**  
**Special Benefit Summary**

<b>Special Benefit</b>	<b>Total Cost</b>
Major Improvement Area Projects <sup>1</sup>	\$5,135,063
<b><u>PID Formation/Bond Costs of Issuance:</u></b>	
Cost of issuance	\$404,468
Capitalized interest	\$621,669
Reserve fund	\$549,170
Administrative Expense	\$100,000
Underwriters discount	\$210,630
<i>Subtotal</i>	<b>\$1,885,937</b>
<b>Total Special Benefit</b>	<b>\$7,021,000</b>
<b><u>Special Benefit:</u></b>	
Total Special Benefit	\$7,021,000
Projected Special Assessment	\$7,021,000
<b>Excess Benefit</b>	<b>\$0</b>

<sup>1</sup>See Table III-A for details.

## B. IMPROVEMENT AREA #1 ASSESSMENT ROLL

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

The Improvement Area #1 Assessed Property will be assessed for the special benefits conferred upon the property resulting from the Improvement Area #1 Projects. Table VII-B summarizes the \$17,735,161 in special benefit received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects, the costs of the PID formation, and the Improvement Area #1 Bond issuance costs. The par amount of the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement is \$14,950,000, which is less than or equal to the benefit received by the Improvement Area #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Improvement Area #1 Assessed Property is \$14,950,000 plus, interest, Additional Interest, and annual Administrative Expenses. The Assessment for each Improvement Area #1 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Improvement Area #1 Assessment Roll is attached hereto as Appendix H.

**Table VII-B**  
**Improvement Area #1**  
**Special Benefit Summary**

<b>Special Benefit</b>	<b>Total Cost</b>
Improvement Area #1 Projects <sup>1</sup>	\$14,897,091
<b><u>PID Formation/Bond Costs of Issuance:</u></b>	
Cost of issuance	\$612,330
Capitalized interest	\$935,600
Reserve fund	\$879,840
Administrative Expense	\$50,000
Underwriter's discount	\$360,300
<i>Subtotal</i>	\$2,838,070
<b>Total Special Benefit</b>	<b>\$17,735,161</b>
<b><u>Special Benefit:</u></b>	
Total Special Benefit	\$17,735,161
Projected Assessment	\$14,950,000
<b>Excess Benefit</b>	<b>\$2,785,161</b>

<sup>1</sup>See Table III-B for details.

### **C. FUTURE IMPROVEMENT AREAS ASSESSMENT ROLLS**

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

### **D. ANNUAL ASSESSMENT ROLL UPDATES**

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

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

*(remainder of this page is intentionally left blank)*

---

## ***VIII. MISCELLANEOUS PROVISIONS***

---

### **A. ADMINISTRATIVE REVIEW**

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

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

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

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

### **B. TERMINATION OF ASSESSMENTS**

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

### **C. AMENDMENTS**

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

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

#### **D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS**

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

#### **E. SEVERABILITY**

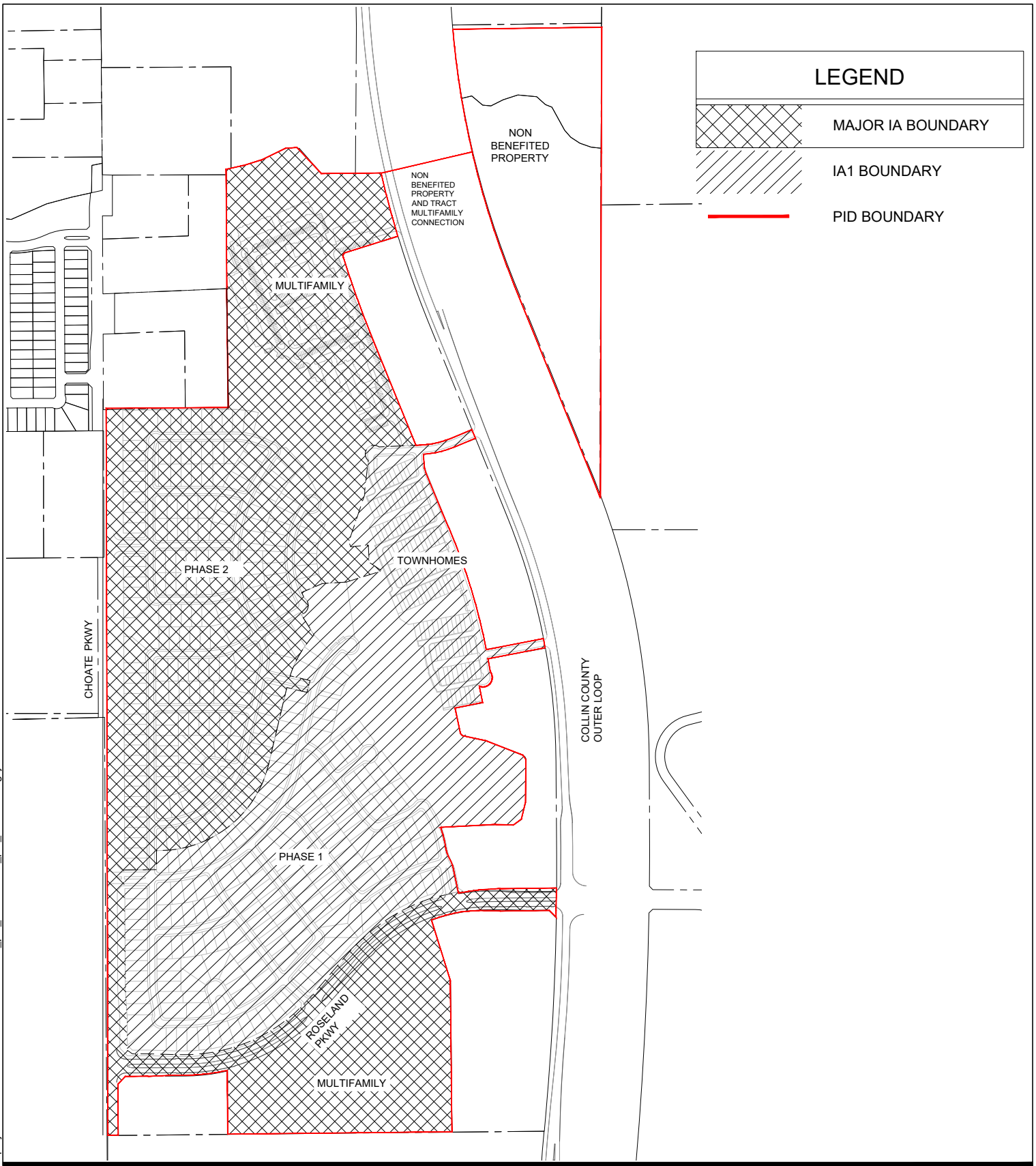
If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service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

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

*(remainder of this page is intentionally left blank)*

**APPENDIX A**  
**PID MAP**

k:\projects\0100611013\cad\text\exhibit\20221116\_pid\_exhibits\lmc\_pid\_exhibits.dwg-yonas-12/22/2022 12:49 PM



3501 OLYMPUS BLVD  
SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBPE #: F-20821

TITLE

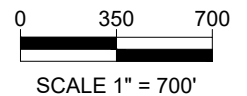
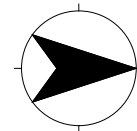
## PID BOUNDARY PID EXHIBIT

PROJECT

TEN MILE CREEK  
CELINA, TEXAS

CLIENT

CORSON CRAMER DEVELOPMENT  
DALLAS, TEXAS



PROJECT NUMBER:  
010061012

SHEET:

DATE:  
2022/11/09

EXH 01



site data

shared open space ±22.5ac

product counts

townhomes - 13.49ac

22' x 95' lots - ±114 units

west tract - ±65.33ac

±138 55' 70%

±56 60' 30%

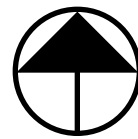
±194/ 2.9du/ac total

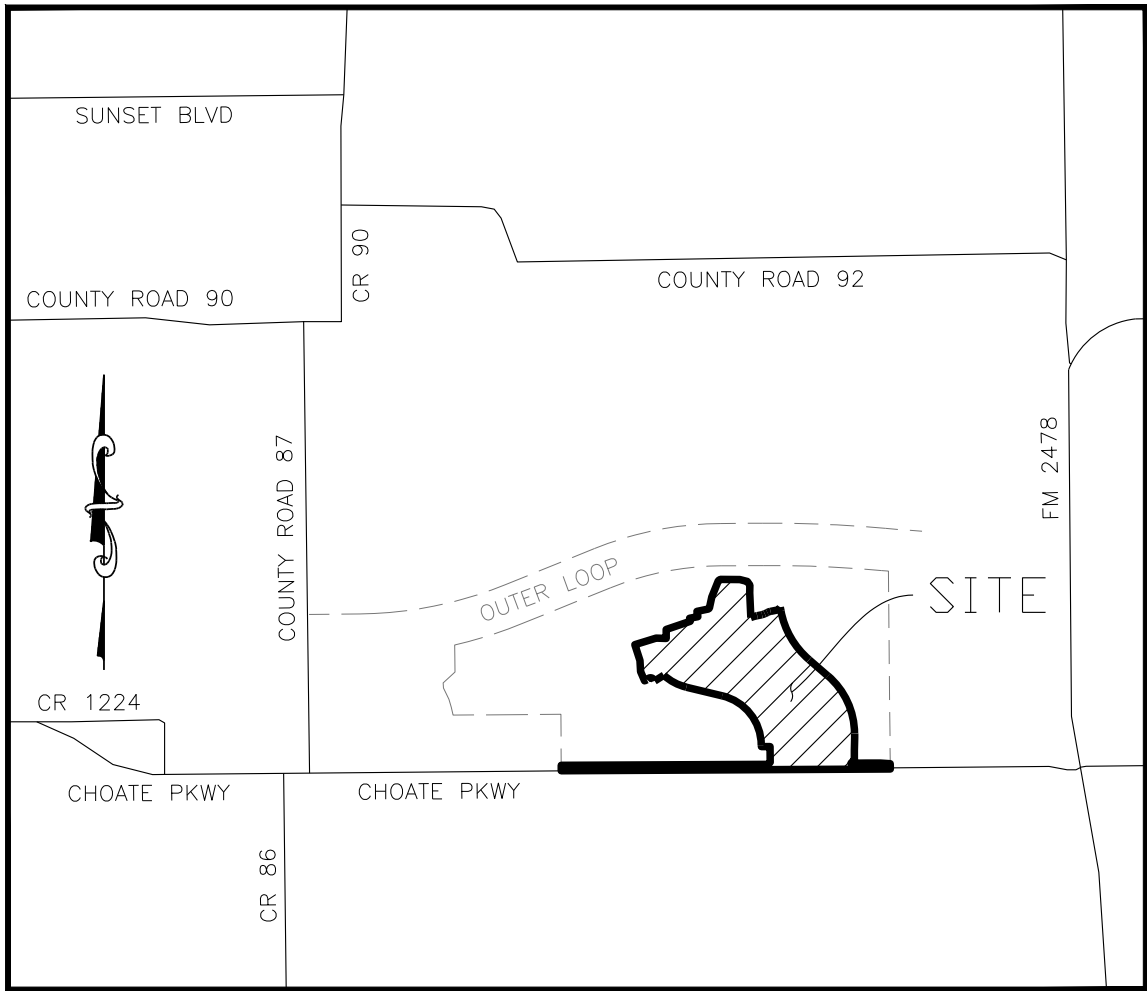
east tract - ±69.34ac

±128 55' 70%

±54 60' 30%

±182/ 2.7du/ac total





### GENERAL NOTES

1. The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and does not show all easements and encumbrances of record.
2. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.
3. All "CIRS" are 5/8-inch iron rod with plastic cap stamped "Londpoint" unless otherwise indicated.
4. This original work is protected under copyright laws, Title 17, United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This deed is being provided solely for the use of the recipients named and no license or other right is being implied, and the City hereby certifies that it is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
5. Flood Statement: This site is situated in Non-shaded Zone 14X in the City of Celina, Collin County, Texas according to FEMA map number 4808500214X, dated June 2, 2009. Water damage is not expected, but it may happen. The property and/or the structures therein will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This survey is not intended to be used as a basis for any flood insurance claim.
6. Selling a portion of this addition by metes and bounds is a violation of town ordinance and State law and is subject to fines and withholding of utilities and building permits.
7. The undersigned does hereby covenant and agree that he or she or they or she or they shall maintain the Fire Line Easements, as hereinafter indicated, in accordance with the City of Celina's paving standards for Fire Lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free of any obstructions, including but not limited to trees, shrubs, or other obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other vehicles, and the responsibility of the City of Celina is to remove any obstructions from the Fire Lane Easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lines, stating "FIRE LANE, NO PARKING OR OBSTRUCTION (any sign)" is hereby authorized to enforce parking and regulations within the fire lanes, and to cause such fire lines and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
8. The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicle and pedestrian use and the City of Celina shall have the right to use the easement for ingress and egress across said premises, with the right and privilege at all times of the City of Celina, its employees, agents and representatives having ingress, egress, and regress in, along, upon and across said premises.
9. Ownership and maintenance of all open space "X" lots shall be the responsibility of the Home Owner's Association (HOA).
10. The Home Owner's Association (HOA) shall be responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The HOA shall be responsible for the maintenance of the City of Celina's storm water detention system and any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or construct any structure that exists or occurs due to the natural flow of storm water, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence and interference with structures, if the City retains the right to enter upon these easements for public use.
11. There is 7.5 foot wide Utility Easement dedicated along all residential Lots.
12. There is a 1.0 foot wide Sidewalk Easement dedicated outside of residential Lots.
13. See sheet 3 of 3 for line and curve table.
14. See sheet 3 of 3 for lot area table.

FINAL PLAT  
TEN MILE CREEK  
PHASE I

Lots 1 - 27, Block A - Lots 1 - 9, Block B  
 Lots 1 - 24, Block C - Lots 1 - 20, Block D  
 Lots 1 - 34X, Block E - Lots 1 - 31, Block F  
 Lots 1 - 20X, Block G - Lots 1 - 23X, Block H  
 Lots 1 - 4, Block I

Being 69.354 acres / 191 Lots  
Being 182 - Residential Lots & 9 - Open Space Lots  
in the C. Watson Survey, Abstract Number 945  
and the Levin Routh Survey, Abstract Number 779  
City of Celina , Collin County, Texas

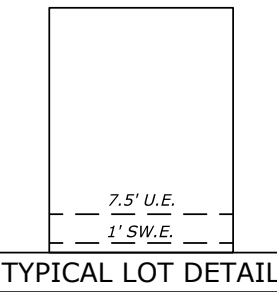
	4100 INTERNATIONAL PLAZA, SITE 40 FORT WORTH, TX 76109 (817) 554-1805 <a href="http://www.landpoint.net">www.landpoint.net</a> TBPELS REG. NO. 10194220			
	SHEET 1 OF 3		3501 OLYMPUS BLVD, SUITE 100 DALLAS, TEXAS 75019 PHONE: (469) 899-0536 <a href="http://WWW.KFMALLCO.COM">WWW.KFMALLCO.COM</a> TBP# #: F-20821	
	JOB. NO. 21-0300-7		DATE: 11/03/2022	
	PREPARE BY: AA		REVIEWED BY: TAG	
SCALE: 1"=10'-0"				

PRELIMINARY  
FOR REVIEW ONLY, THIS DOCUMENT IS  
NOT TO BE RECORDED FOR ANY PURPOSE

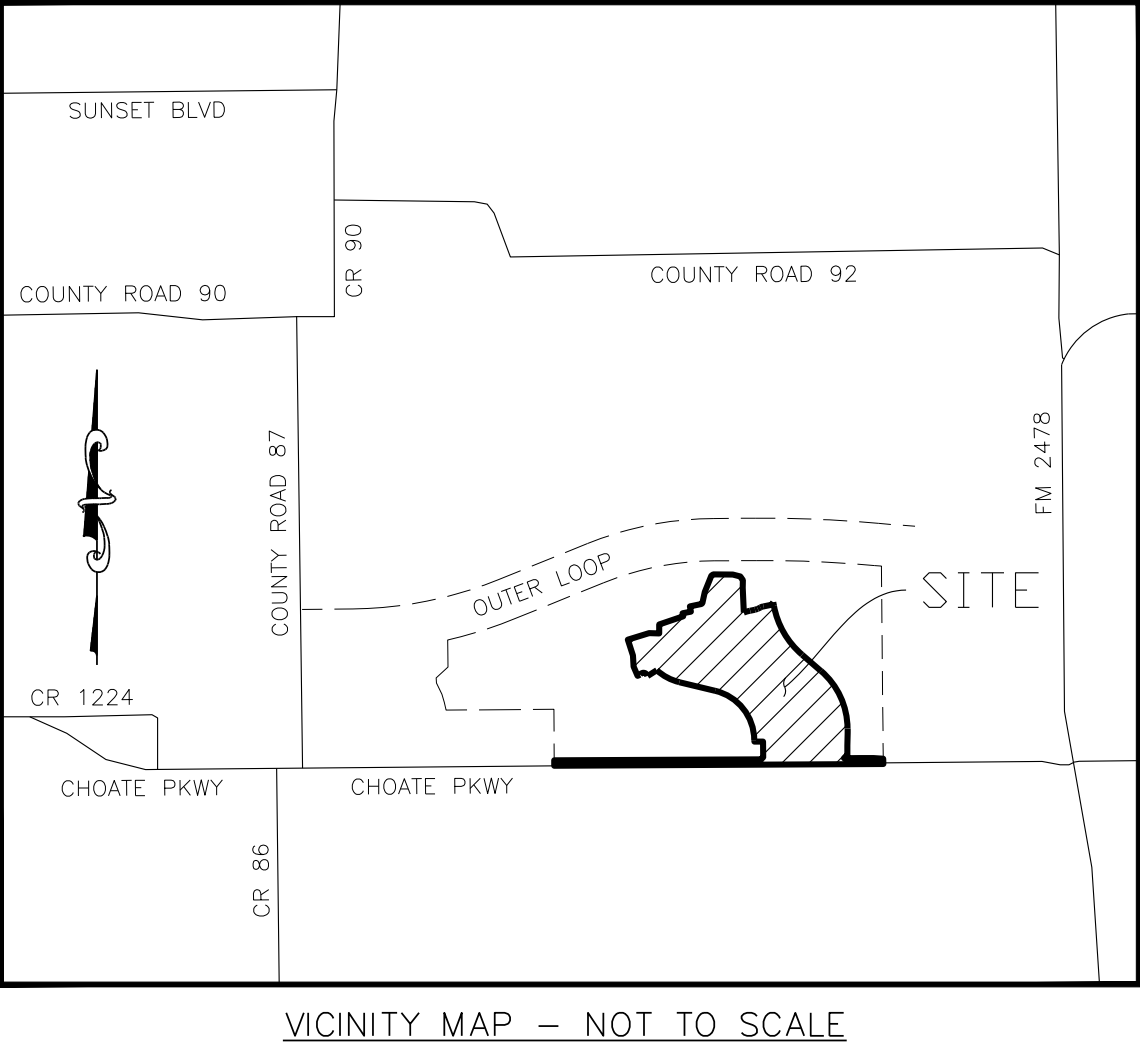
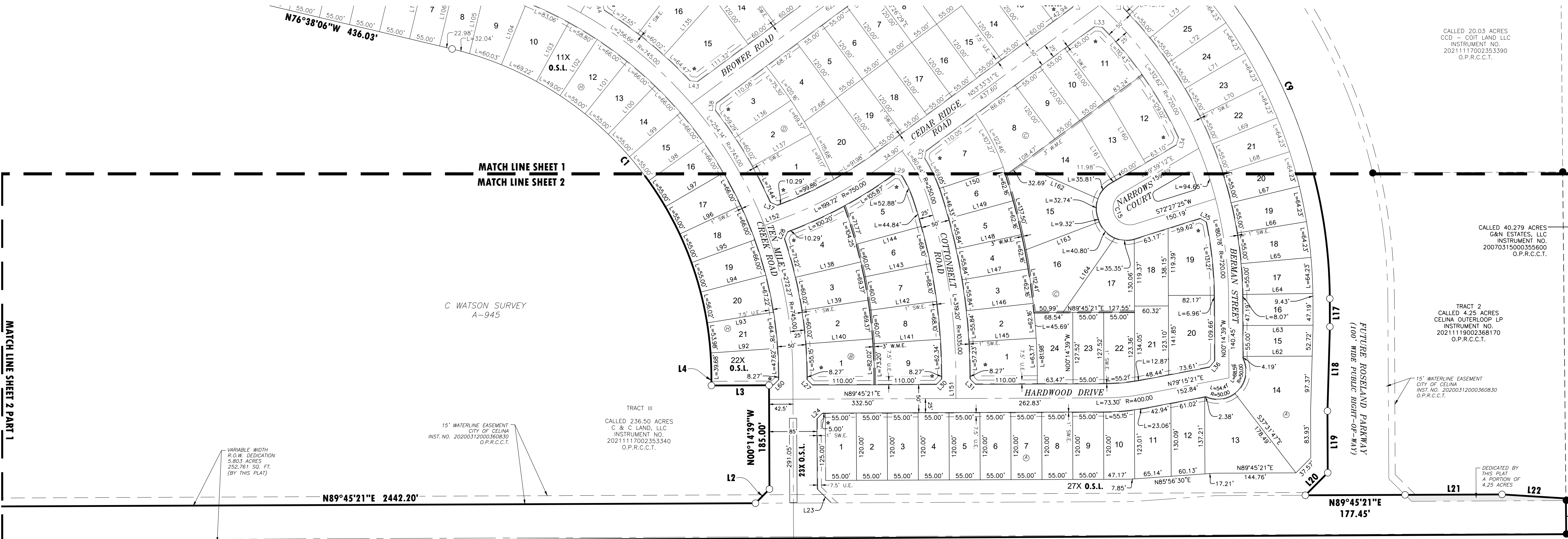
**SURVEYOR**  
LANDPOINT INC. 4100  
INTERNATIONAL PLAZA STE. 240  
FORT WORTH, TX 76109  
(817) 554-1805  
WWW.LANDPOINT.NET  
TBPELS REG. NO. 10194220

**OWNER/APPLICANT**  
CCD - TEN MILE CREEK, LLC  
4925 GREENVILLE AVE, SUITE 60  
DALLAS TX 75206

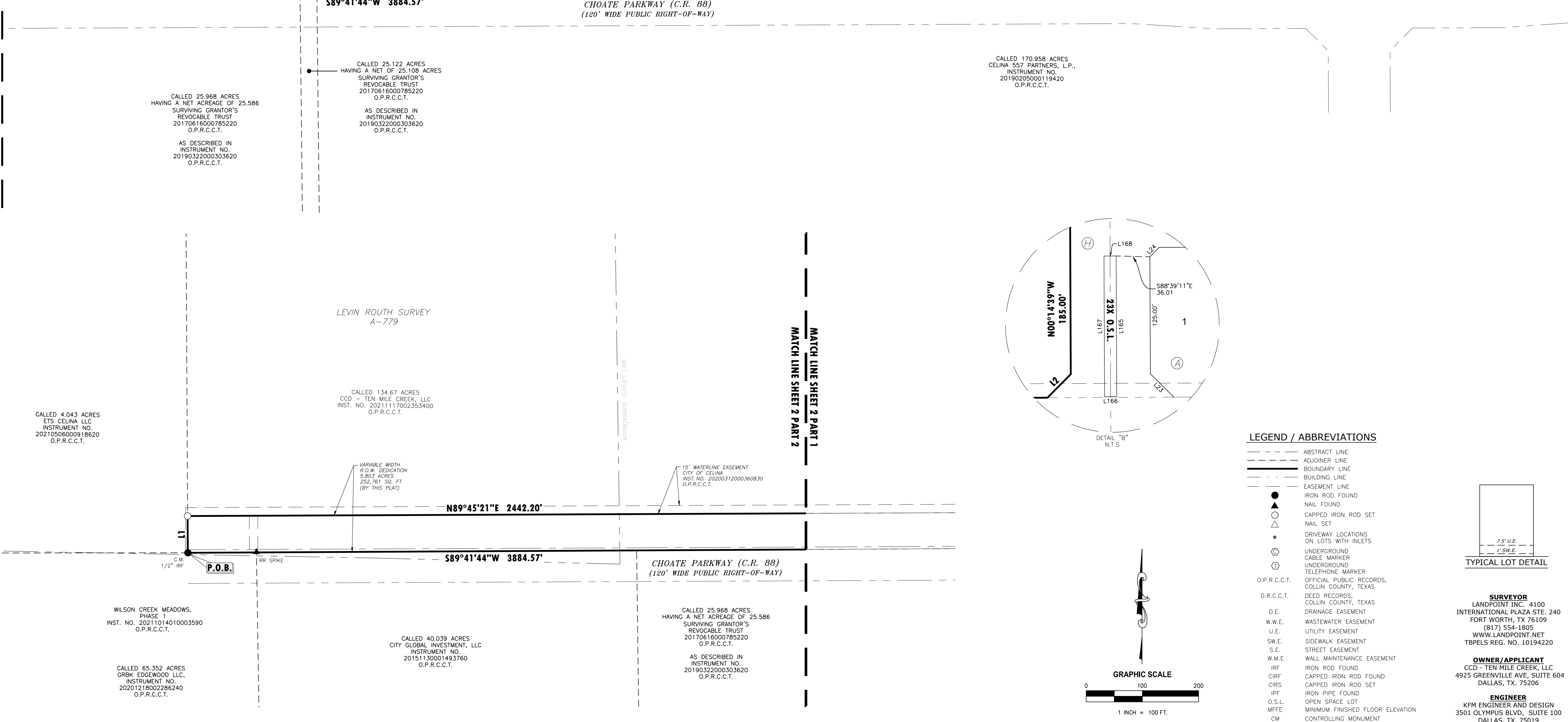
**ENGINEER**  
KFM ENGINEER AND DESIGN  
3501 OLYMPUS BLVD, SUITE 100  
DALLAS, TX. 75019



X:\2021\21-0300-7\Survey\DWG\21-0300-7 - Ten Mile Creek - Choate Parkway Plat (2022.11.01).dwg



- GENERAL NOTES
- The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and does not show all easements and encumbrances of record.
  - Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.
  - All "CIRS" are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
  - This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being prepared solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
  - Flood Statement: This site is situated in Non-shaded Zone "X" in the City of Celina, Collin County, Texas according to FEMA map number 48055C0140J, dated JUNE 2, 2009. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
  - Selling a portion of this addition by metes and bounds is a violation of town ordinance and State law and is subject to fines and withholding of utilities and building permits.
  - The undersigned does hereby covenant and agree that he or she or they shall construct upon the Fire Lane Easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for Fire Lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatuses. The maintenance of paving on the Fire Lane Easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "FIRE LANE, NO PARKING". The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
  - The undersigned does hereby covenant and agree that the access easement may be utilized by any person at the general public for ingress and egress to public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
  - Ownership and maintenance of all open space "X" lots shall be the responsibility of the Home Owner's Association (HOA).
  - The Home Owner's Association (HOA) shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The HOA shall further hold the City of Celina harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence and interference with structures, the City retains the right to enter upon these easements for public purposes.
  - There is a 7.5 foot wide Utility Easement dedicated along all residential Lots.
  - There is a 1.0 foot wide Sidewalk Easement dedicated outside of residential Lots.
  - See sheet 3 of 3 for line and curve table.
  - See sheet 3 of 3 for lot area table.



FINAL PLAT  
TEN MILE CREEK  
PHASE I

Lots 1 - 27, Block A - Lots 1 - 9, Block B  
Lots 1 - 24, Block C - Lots 1 - 20, Block D  
Lots 1 - 34X, Block E - Lots 1 - 31, Block F  
Lots 1 - 20X, Block G - Lots 1 - 23X, Block H  
Lots 1 - 4, Block I

Being 69.354 acres / 191 Lots  
Being 182 - Residential Lots & 9 - Open Space Lots  
in the C. Watson Survey, Abstract Number 945  
and the Levin Routh Survey, Abstract Number 779  
City of Celina, Collin County, Texas

**LANDPOINT**

4100 INTERNATIONAL PLAZA,  
STE. 240  
FORT WORTH, TX 76109  
(817) 554-1805  
www.landpoint.net  
TBPES REG. NO. 10194220

**KFM**  
ENGINEERING & DESIGN  
3501 OLYMPUS BLVD, SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 659-0538  
WWW.KFMALC.COM  
TBPES # F209621

JOB. NO. 21-0300-7

DATE: 11/03/2022

PREPARED BY: AA

REVIEWED BY: TAG

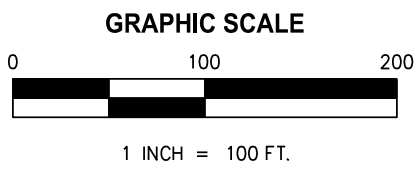
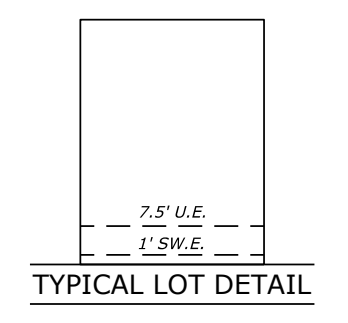
SCALE: 1"=100'

PRELIMINARY

FOR REVIEW ONLY. THIS DOCUMENT IS

NOT TO BE RECORDED FOR ANY PURPOSE

- LEGEND / ABBREVIATIONS
- ABSTRACT LINE
  - ADJOINER LINE
  - BOUNDARY LINE
  - BUILDING LINE
  - EASEMENT LINE
  - IRON ROD FOUND
  - NAIL FOUND
  - CAPPED IRON ROD SET
  - NAIL SET
  - DRIVEWAY LOCATIONS ON LOTS WITH INLETS
  - UNDERGROUND
  - CABLE MARKER
  - UNDERGROUND
  - TELEPHONE MARKER
  - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
  - D.R.C.C.T.
  - DEED RECORDS, COLLIN COUNTY, TEXAS
  - DRAINAGE EASEMENT
  - WASTEWATER EASEMENT
  - UTILITY EASEMENT
  - SIDEWALK EASEMENT
  - STREET EASEMENT
  - WALL MAINTENANCE EASEMENT
  - IRON ROD FOUND
  - CAPPED IRON ROD FOUND
  - CIRS
  - IRON PIPE FOUND
  - OPEN SPACE LOT
  - MINIMUM FINISHED FLOOR ELEVATION
  - CONTROLLING MONUMENT
  - CM



X:\2021\31-0300-7\Survey\DWG\31-0300-7 - Ten Mile Creek - Chocolate Parkway Plat (2022.11.01).dwg

LOT AREAS TABLE																			
Block	Lot	Acres	Area (sq. ft.)	Block	Lot	Acres	Area (sq. ft.)	Block	Lot	Acres	Area (sq. ft.)	Block	Lot	Acres	Area (sq. ft.)	Block	Lot	Acres	Area (sq. ft.)
A	1	0.152	6600	C	1	0.216	9399	E	1	0.158	6875	F	1	0.213	9292	H	1	0.187	8160
A	2	0.152	6600	C	2	0.163	7080	E	2	0.158	6875	F	2	0.171	7464	H	2	0.152	6600
A	3	0.152	6600	C	3	0.163	7080	E	3	0.158	6875	F	3	0.164	7156	H	3	0.152	6600
A	4	0.152	6600	C	4	0.163	7080	E	4	0.158	6875	F	4	0.161	7018	H	4	0.152	6600
A	5	0.152	6600	C	5	0.163	7080	E	5	0.329	14317	F	5	0.163	7103	H	5	0.152	6600
A	6	0.152	6600	C	6	0.163	7080	E	6	0.252	10958	F	6	0.189	8250	H	6	0.152	6600
A	7	0.152	6600	C	7	0.242	10559	E	7X	0.396	17243	F	7	0.206	8972	H	7	0.152	6600
A	8	0.152	6600	C	8	0.26	11323	E	8	0.152	6600	F	8	0.161	7022	H	8	0.152	6601
A	9	0.152	6600	C	9	0.152	6600	E	9	0.152	6600	F	9	0.152	6600	H	9	0.191	8308
A	10	0.153	6662	C	10	0.152	6600	E	10	0.152	6600	F	10	0.152	6600	H	10	0.21	9136
A	11	0.188	8210	C	11	0.222	9654	E	11	0.152	6600	F	11	0.152	6600	H	11	0.148	6468
A	12	0.184	8019	C	12	0.235	10231	E	12	0.152	6600	F	12	0.152	6600	H	12	0.167	7260
A	13	0.343	14920	C	13	0.176	7656	E	13	0.165	7200	F	13	0.152	6600	H	13	0.167	7260
A	14	0.439	19115	C	14	0.261	11388	E	14	0.165	7200	F	14	0.152	6600	H	14	0.167	7260
A	15	0.157	6829	C	15	0.34	14819	E	15	0.254	11050	F	15	0.152	6608	H	15	0.167	7260
A	16	0.161	6992	C	16	0.34	14801	E	16	0.216	9427	F	16	0.159	6944	H	16	0.167	7260
A	17	0.171	7452	C	17	0.244	10614	E	17	0.308	13434	F	17	0.317	13822	H	17	0.167	7260
A	18	0.171	7452	C	18	0.178	7766	E	18	0.165	7200	F	18	0.306	13349	H	18	0.167	7260
A	19	0.171	7452	C	19	0.23	10011	E	19	0.165	7200	F	19	0.152	6600	H	19	0.167	7260
A	20	0.171	7452	C	20	0.252	10986	E	20	0.152	6600	F	20	0.152	6600	H	20	0.17	7394
A	21	0.171	7452	C	21	0.178	7761	E	21	0.152	6600	F	21	0.152	6600	H	21	0.164	7126
A	22	0.171	7452	C	22	0.159	6937	E	22	0.152	6600	F	22	0.152	6600	H	22X	0.169	7380
A	23	0.171	7452	C	23	0.161	7013	E	23	0.152	6602	F	23	0.152	6600	H	23X	0.045	1950
A	24	0.171	7452	C	24	0.19	8278	E	24	0.155	6749	F	24	0.152	6630	I	1X	1.637	71291
A	25	0.171	7452	D	1	0.241	10491	E	25	0.252	10998	F	25	0.158	6902	I	2	0.196	8554
A	26	0.171	7452	D	2	0.178	7763	E	26	0.268	11687	F	26	0.22	9591	I	3	0.186	8100
A	27X	1.628	70921	D	3	0.198	8626	E	27	0.164	7142	F	27	0.334	14549	I	4	0.228	9934
B	1	0.213	9276	D	4	0.191	8322	E	28	0.164	7153	F	28	0.161	7033				
B	2	0.178	7763	D	5	0.152	6600	E	29	0.164	7153	F	29	0.152	6600				
B	3	0.178	7763	D	6	0.152	6600	E	30	0.164	7153	F	30	0.152	6608				
B	4	0.25	10904	D	7	0.152	6600	E	31	0.164	7153	F	31	0.204	8866				
B	5	0.24	10472	D	8	0.152	6600	E	32	0.164	7153	G	1	0.204	8888				
B	6	0.176	7687	D	9	0.152	6600	E	33X	0.778	33868	G	2	0.185	8042				
B	7	0.176	7687	D	10	0.152	6600	E	34X	0.037	1599	G	3	0.19	8262				
B	8	0.176	7687	D	11	0.196	8538					G	4	0.165	7200				
B	9	0.211	9178	D	12X	0.107	4649					G	5	0.165	7200				
				D	13	0.165	7200					G	6	0.165	7200				
				D	14	0.152	6600					G	7	0.225	9808				
				D	15	0.152	6600					G	8	0.241	10519				
				D	16	0.152	6600					G	9	0.207	9000				
				D	17	0.152	6600					G	10	0.188	8193				
				D	18	0.152	6600					G	11	0.204	8884				
				D	19	0.152	6600					G	12	0.243	10593				
				D	20	0.22	9592					G	13	0.211	9190				
												G	14	0.218	9505				
												G	15	0.245	10663				
												G	16	0.238	10357				
												G	17	0.213	9298				
												G	18	0.221	9612				
												G	19	0.214	9314				
												G	20X	14.072	612,984				

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, CCD – TEN MILE CREEK, LLC, is the owner of that certain 69.354 acre tract or parcel of land situated in the C. Watson Survey, Abstract No. 945, and the Levin Routh Survey, Abstract No. 779, Collin County, Texas, being a part of a called 134.67 acre tract of land described in the deed to CCD – TEN MILE CREEK, LLC, recorded in Instrument No. 20211117002353400, Official Public Records of Collin County, Texas and being more particularly described by metes and bounds and follows:

BEGINNING at a 1/2-inch iron rod found for the Southern Most Southwest corner of said 55.348 acre tract, and the Southeast corner of a called 4.043 acre tract of land, conveyed to ETS Celina LLC, recorded in Instrument No. 20210506000918620, Official Public Records of Collin County, Texas;

THENCE North 00° 18' 15" West, along the east line of said 4.043 acre tract, a distance of 65.43 feet to a point for corner;

THENCE severing said 134.67 acre tract of land, the following Fourteen (14) courses and distances:

1. North 89° 45' 21" East, a distance of 2442.20 feet to a point for corner;
2. North 44° 45' 21" East, a distance of 35.36 feet to a point for corner;
3. North 00° 14' 39" West, a distance of 185.00 feet to a point for corner;
4. South 89° 45' 21" West, a distance of 102.50 feet to a point for corner;
5. North 00° 14' 39" West, a distance of 18.27 feet to the beginning of a curve to the left;
6. Along said curve to the left, with an arc length of 799.96 feet, a central angle of 76° 23' 27", a radius of 600.00 feet and a chord that bears North 38° 26' 22" West, a distance of 742.01 feet;
7. North 76° 38' 06" West, a distance of 436.03 feet to the beginning of a curve to the right;
8. Along said curve to the right, with an arc length of 305.58 feet, a central angle of 29° 10' 52", a radius of 600.00 feet and a chord that bears North 62° 02' 40" West, a distance of 302.29 feet to a point at the end of said curve;
9. South 57° 54' 30" West, a distance of 127.48 feet to the beginning of a non-tangential curve to the left;
10. Along said curve to the left, with an arc length of 113.68 feet, a central angle of 130° 15' 53", a radius of 50.00 feet and a chord that bears North 80° 18' 23" West, a distance of 90.73 feet to a point at the end of said curve;
11. South 64° 35' 18" West, a distance of 120.00 feet to a point for corner;
12. North 23° 28' 53" West, a distance of 120.00 feet to a point for corner;
13. North 03° 28' 53" West, a distance of 130.00 feet to a point for corner;
14. North 17° 38' 29" West, a distance of 198.01 feet to a 1/2-inch iron rod with yellow cap stamped "CBG" found for corner, same being the South line of a called 13.49 acre tract of land, conveyed to CCD-Ten Mile Creek, LLC, recorded in Instrument No. 20211117002353380, O.P.R.C.C.T.;

THENCE with the common line of said 134.67 acre tract and said 13.49 acre tract, the following Six (6) courses and distances:

1. North 73° 09' 24" East, a distance of 262.85 feet to a 1/2-inch iron rod with yellow cap stamped "CBG" found for corner;
2. South 88° 26' 44" East, a distance of 118.46 feet to a 1/2-inch iron rod with yellow cap stamped "CBG" found for corner;
3. North 00° 01' 30" West, a distance of 106.17 feet to a 1/2-inch iron rod with yellow cap stamped "CBG" found for corner;
4. North 71° 15' 29" East, a distance of 299.47 feet to a 1/2-inch iron rod with yellow cap stamped "CBG" found for corner;
5. North 11° 00' 41" West, a distance of 36.60 feet to a 1/2-inch iron rod with yellow cap stamped "CBG" found for corner;
6. North 78° 59' 19" East, a distance of 100.00 feet to a 1/2-inch iron rod with yellow cap stamped "CBG" found for corner;
- THENCE North 11° 07' 11" West, with the common line of said 13.49 acre tract and said 134.67 acre tract, a distance of 62.58 feet to a 1/2-inch iron rod with yellow cap stamped "CBG" found for corner, same being the Southwest corner of a called 10.90 acre tract of land, described as Tract 2, conveyed to Prime Outer Loop LP, recorded in Instrument No. 20211119002369200;
- THENCE with the common line of said 134.67 acre tract of land and said 10.90 acre tract, the following Ten (10) courses and distances:
1. North 78° 20' 33" East, a distance of 138.98 feet to a point for corner;
2. North 45° 22' 22" East, a distance of 16.30 feet to a point for corner;
3. North 12° 27' 20" East, a distance of 133.05 feet to a point for corner;
4. North 21° 34' 05" East, a distance of 207.75 feet to a point for corner;
5. North 56° 08' 30" East, a distance of 28.38 feet to a point for corner;
6. South 89° 16' 29" East, a distance of 230.43 feet to a point for corner;
7. South 75° 57' 52" East, a distance of 91.11 feet to a point for corner;
8. South 35° 03' 53" East, a distance of 52.50 feet to a point for corner;
9. South 01° 33' 01" West, a distance of 91.49 feet to a point for corner;
10. South 02° 48' 59" East, a distance of 292.23 feet to the beginning of a non-tangential curve to the right, from which a 1/2-inch iron rod with yellow cap stamped "CBG" found for a corner of said 10.90 acre tract bears South 01° 28' 56" East, a distance of 4.89 feet;

THENCE severing said 134.67 acre tract of land, the following Sixteen (16) courses and distances:

1. Along said curve to the right, with an arc length of 78.98 feet, a central angle of 08° 37' 12", a radius of 525.00 feet and a chord that bears North 73° 50' 04" East, a distance of 78.91 feet;
2. North 78° 08' 40" East, a distance of 57.57 feet to the beginning of a curve to the left;
3. Along said curve to the left, with an arc length of 34.24 feet, a central angle of 14° 06' 42", a radius of 139.00 feet and a chord that bears North 71° 05' 19" East, a distance of 34.15 feet;
4. North 64° 01' 58" East, a distance of 34.64 feet to the beginning of a curve to the right;
5. Along said curve to the right, with an arc length of 39.65 feet, a central angle of 14° 06' 42", a radius of 161.00 feet and a chord that bears North 71° 05' 19" East, a distance of 39.55 feet;
6. North 78° 08' 40" East, a distance of 95.86 feet to a point for corner;
7. North 33° 31' 30" East, a distance of 35.59 feet to the beginning of a non-tangential curve to the right;
8. Along said curve to the left, with an arc length of 44.80 feet, a central angle of 02° 32' 29", a radius of 1010.00 feet and a chord that bears South 11° 39' 21" East, a distance of 44.80 feet to the beginning of a non-tangential curve to the left;
9. Along said curve to the left, with an arc length of 677.82 feet, a central angle of 38° 50' 09", a radius of 1000.00 feet and a chord that bears South 29° 58' 22" East, a distance of 664.91 feet;
10. South 49° 23' 26" East, a distance of 294.14 feet to the beginning of a curve to the right;
11. Along said curve to the right, with an arc length of 771.99 feet, a central angle of 49° 08' 48", a radius of 900.00 feet and a chord that bears South 24° 49' 03" East, a distance of 748.54 feet;
12. South 00° 14' 39" East, a distance of 50.00 feet to a point for corner;
13. South 01° 39' 54" West, a distance of 150.08 feet to a point for corner;
14. South 00° 14' 39" East, a distance of 110.00 feet to a point for corner;
15. South 44° 45' 21" West, a distance of 56.57 feet to a point for corner;
16. North 89° 45' 21" East, a distance of 177.45 feet to a point for corner and the Southwest line of a called 4.25 acre tract, conveyed to Celina Outerloop LP, recorded in Instrument No. 20211119002368170 (O.P.R.C.C.T.)
- THENCE over and across said 4.25 acre tract of land, the following Two (2) courses and distances:
1. North 89° 45' 21" East, a distance of 172.55 feet to a point for corner;
2. South 86° 25' 48" East, a distance of 113.84 feet to the East line of said 4.25 acre tract, and the west line of a called 40.279 acre tract, conveyed to G & N Estates, LLC, recorded in Instrument No. 20070315000356600 (O.P.R.C.C.T.), from which a 1/2-inch iron rod with yellow cap stamped "CBG" found at the Southeast corner of said 4.25 acre tract bears South 11° 06' 41" East, a distance of 3.37 feet;
- THENCE South 00° 33' 25" East, along the southerly east line of said 134.67 acre tract, and the West line of said 40.279 acre tract, a distance of 63.77 feet to a 5/8-inch iron rod found for corner;
- THENCE South 89° 41' 44" West, along the south line of said 134.67 acre tract, a distance of 3884.57 feet to the POINT OF BEGINNING and containing 69.354 acres of land.

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_ by \_\_\_\_\_ of the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

SURVEYOR

LANDPOINT INC., 4100  
INTERNATIONAL PLAZA STE. 240  
FORT WORTH, TX 76109  
(817) 554-1805  
www.landpoint.net  
WWW.LANDPOINT.NET  
TBPLES REG. NO. 10194220

OWNER/APPLICANT

CCD – TEN MILE CREEK, LLC  
4925 GREENVILLE AVE, SUITE 604  
DALLAS, TX 75206

ENGINEER

KFM ENGINEER AND DESIGN  
3501 OLYMPUS BLVD, SUITE 100  
DALLAS, TX 75019

NOW THEREFORE, know all men by these presents that, CCD – TEN MILE CREEK, LLC, does adopt this plat designating the herein described property as the final plat 10-MILES CREEK, PHASE I, Lots 1 – 27, Block A, Lots 1 – 9, Block B, Lots 1 – 24, Block C, Lots 1 – 20, Block D, Lots 1 – 34X, Block E, Lots 1 – 31, Block F, Lots 1 – 20X, Block G, Lots 1 – 23X, Block H, Lots 1 – 4, Block I, Collin County, Texas and does hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

CCD – TEN MILE CREEK, LLC

State of Texas §  
County of Collin

Before me, the undersigned notary in and for the State of Texas, on this day personally appeared CCD – TEN MILE CREEK, LLC, known to me to be the person, whose name is subscribed to the foregoing instrument and acknowledge to me that she executed the same for the purpose and consideration therein expressed and

**APPENDIX B**  
**BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS**

PID Estimate  
Ten Mile Creek  
City of Celina, Collin County, Texas  
February 24, 2023

Division	DIRECT PUBLIC			MAJOR PUBLIC						PRIVATE		
	SF Ph1	Townhomes	TOTAL	SF Ph1	Townhomes	SF Ph2	MF 1 (NW)	MF 2 (E)	TOTAL	SF Ph1	Townhomes	TOTAL
Water	\$1,251,200	\$697,920	\$1,949,120	\$153,391	\$95,869	\$162,978	\$273,227	\$273,227	\$958,692	\$0	\$0	\$0
Wastewater	\$708,840	\$374,865	\$1,083,705	\$141,772	\$88,607	\$150,633	\$252,531	\$252,531	\$886,074	\$0	\$0	\$0
Storm Drain	\$1,090,688	\$661,395	\$1,752,083	\$292,762	\$182,976	\$311,059	\$521,482	\$521,482	\$1,829,761	\$0	\$0	\$0
Earthwork	\$422,600	\$127,081	\$549,680	\$86,228	\$53,893	\$91,618	\$153,594	\$153,594	\$538,928	\$568,425	\$338,693	\$907,118
Paving	\$2,238,320	\$1,118,050	\$3,356,370	\$388,226	\$242,641	\$412,490	\$691,527	\$691,527	\$2,426,411	\$0	\$0	\$0
Signage	\$18,350	\$11,200	\$29,550	\$6,578	\$4,111	\$6,989	\$11,717	\$11,717	\$41,114	\$0	\$0	\$0
Misc.	\$114,000	\$66,000	\$180,000	\$20,801	\$13,001	\$22,101	\$37,052	\$37,052	\$130,006	\$0	\$0	\$0
Subtotal	\$5,843,998	\$3,056,511	\$8,900,508	\$1,089,758	\$681,098	\$1,157,867	\$1,941,131	\$1,941,131	\$6,810,985	\$568,425	\$338,693	\$907,118

Planning, Survey, Platting, Eng., LA. Permitting, & Staking	\$584,400	\$305,651	\$890,051	\$108,976	\$68,110	\$115,787	\$194,113	\$194,113	\$681,098	\$56,843	\$33,869	\$90,712
Construction Management	\$233,760	\$122,260	\$356,020	\$43,590	\$27,244	\$46,315	\$77,645	\$77,645	\$272,439	\$22,737	\$13,548	\$36,285
City Fees	\$204,540	\$106,978	\$311,518	\$38,142	\$23,838	\$40,525	\$67,940	\$67,940	\$238,384	\$19,895	\$11,854	\$31,749
Miscellaneous & Contingency	\$584,400	\$305,651	\$890,051	\$108,976	\$68,110	\$115,787	\$194,113	\$194,113	\$681,098	\$56,843	\$33,869	\$90,712

TOTAL	\$7,451,097	\$3,897,051	\$11,348,148	\$1,389,441	\$868,401	\$1,476,281	\$2,474,942	\$2,474,942	\$8,684,006	\$724,742	\$431,834	\$1,156,576
-------	-------------	-------------	--------------	-------------	-----------	-------------	-------------	-------------	-------------	-----------	-----------	-------------

	SF Ph1	Townhomes	SF Ph2	MF 1 (NW)	MF 2 (E)	TOTAL
DIRECT PUBLIC	\$7,451,097	\$3,897,051	-	-	-	\$11,348,148
MAJOR PUBLIC	\$1,389,441	\$868,401	\$1,476,281	\$2,474,942	\$2,474,942	\$8,684,006
PRIVATE	\$724,742	\$431,834	-	-	-	\$1,156,576

TOTAL	\$9,565,280	\$5,197,285	\$1,476,281	\$2,474,942	\$2,474,942	\$21,188,730
-------	-------------	-------------	-------------	-------------	-------------	--------------

PID Estimate  
Ten Mile Creek  
City of Celina, Collin County, Texas  
February 24, 2023

Phase	Units	Persons/Unit	Persons	% of Total
SF Ph1	182	3.5	637	16.0%
Townhomes	114	3.5	399	10.0%
SF Ph2	194	3.5	679	17.0%
MF 1 (NW)	380	3	1140	28.5%
MF 2 (E)	380	3	1140	28.5%

A. Water Improvements - Roseland Pkwy & MI

Item No.	Description	QTY	Precision		Total Cost	SF Ph1		Townhomes		SF Ph2		MF 1 (NW)		MF 2 (E)	
			Unit	Unit Cost	Public	Share	Total	Share	Total	Share	Total	Share	Total	Share	Total
1.	8" P.V.C. WATER LINE (INC. ALL FITTINGS, BLOCKING, PLUGS, AND CONNECTIONS TO EXISTING LINES)	106	LF	\$80.00	\$8,480.00	16.0%	\$1,356.80	10.0%	\$848.00	17.0%	\$1,441.60	28.5%	\$2,416.80	28.5%	\$2,416.80
2.	12" P.V.C. WATER LINE (INC. ALL FITTINGS, BLOCKING, PLUGS, AND CONNECTIONS TO EXISTING LINES)	5,943	LF	\$115.00	\$683,445.00	16.0%	\$109,351.20	10.0%	\$68,344.50	17.0%	\$116,185.65	28.5%	\$194,781.83	28.5%	\$194,781.83
3.	8" GATE VALVE & BOX	3	EA	\$2,500.00	\$7,500.00	16.0%	\$1,200.00	10.0%	\$750.00	17.0%	\$1,275.00	28.5%	\$2,137.50	28.5%	\$2,137.50
4.	12" GATE VALVE & BOX	14	EA	\$4,500.00	\$63,000.00	16.0%	\$10,080.00	10.0%	\$6,300.00	17.0%	\$10,710.00	28.5%	\$17,955.00	28.5%	\$17,955.00
5.	2" AIR RELEASE VALVE	3	EA	\$1,299.00	\$3,897.00	16.0%	\$623.52	10.0%	\$389.70	17.0%	\$662.49	28.5%	\$1,110.65	28.5%	\$1,110.65
6.	24" STEEL ENCASEMENT	131	LF	\$225.00	\$29,475.00	16.0%	\$4,716.00	10.0%	\$2,947.50	17.0%	\$5,010.75	28.5%	\$8,400.38	28.5%	\$8,400.38
7.	12"X12" TAPPING SLEEVE & VALVE	1	EA	\$5,300.00	\$5,300.00	16.0%	\$848.00	10.0%	\$530.00	17.0%	\$901.00	28.5%	\$1,510.50	28.5%	\$1,510.50
8.	FIRE HYDRANT ASSEMBLY	15	EA	\$7,800.00	\$117,000.00	16.0%	\$18,720.00	10.0%	\$11,700.00	17.0%	\$19,890.00	28.5%	\$33,345.00	28.5%	\$33,345.00
9.	CLEARING & GRUBBING OF EASEMENT AREA, TO INCLUDE ALL TREES, BRUSH, AND DEBRIS WITH OFFSITE DISPOSAL, COMPLETE, IN PLACE	6,049	LF	\$3.00	\$18,147.00	16.0%	\$2,903.52	10.0%	\$1,814.70	17.0%	\$3,084.99	28.5%	\$5,171.90	28.5%	\$5,171.90
10.	GABION MATTRESS TRENCH CAP FOR CREEK CROSSING	90	SY	\$115.00	\$10,350.00	16.0%	\$1,656.00	10.0%	\$1,035.00	17.0%	\$1,759.50	28.5%	\$2,949.75	28.5%	\$2,949.75
11.	TESTING & DISINFECTION	6,049	LF	\$1.00	\$6,049.00	16.0%	\$967.84	10.0%	\$604.90	17.0%	\$1,028.33	28.5%	\$1,723.97	28.5%	\$1,723.97
12.	TRENCH SAFETY	6,049	LF	\$1.00	\$6,049.00	16.0%	\$967.84	10.0%	\$604.90	17.0%	\$1,028.33	28.5%	\$1,723.97	28.5%	\$1,723.97
Total A. Water Improvements - Roseland Pkwy & MI					\$958,692.00		\$153,390.72		\$95,869.20		\$162,977.64		\$273,227.22		\$273,227.22

B. Wastewater Improvements - Roseland Pkwy & MI

Item No.	Description	QTY	Precision		Total Cost	SF Ph1		Townhomes		SF Ph2		MF 1 (NW)		MF 2 (E)	
			Unit	Unit Cost	Public	Share	Total	Share	Total	Share	Total	Share	Total	Share	Total
1.	12" SDR 26 PIPE (INC. ALL FITTINGS, PLUGS, AND CONNECTIONS TO EX. LINES)	7,483	LF	\$70.00	\$523,810.00	16.0%	\$83,809.60	10.0%	\$52,381.00	17.0%	\$89,047.70	28.5%	\$149,285.85	28.5%	\$149,285.85
2.	24" STEEL ENCASEMENT	368	LF	\$225.00	\$82,800.00	16.0%	\$13,248.00	10.0%	\$8,280.00	17.0%	\$14,076.00	28.5%	\$23,598.00	28.5%	\$23,598.00
3.	4' DIA. WW MANHOLE	26	EA	\$5,000.00	\$130,000.00	16.0%	\$20,800.00	10.0%	\$13,000.00	17.0%	\$22,100.00	28.5%	\$37,050.00	28.5%	\$37,050.00
4.	5' DIA. MANHOLE	7	EA	\$6,000.00	\$42,000.00	16.0%	\$6,720.00	10.0%	\$4,200.00	17.0%	\$7,140.00	28.5%	\$11,970.00	28.5%	\$11,970.00
5.	5' DIA. DROP MANHOLE	2	EA	\$6,500.00	\$13,000.00	16.0%	\$2,080.00	10.0%	\$1,300.00	17.0%	\$2,210.00	28.5%	\$3,705.00	28.5%	\$3,705.00
6.	5' DIA. DROP MANHOLE W/ WATERTIGHT LID	2	EA	\$7,500.00	\$15,000.00	16.0%	\$2,400.00	10.0%	\$1,500.00	17.0%	\$2,550.00	28.5%	\$4,275.00	28.5%	\$4,275.00
7.	CLEARING & GRUBBING OF EASEMENT AREA, TO INCLUDE ALL TREES, BRUSH, AND DEBRIS WITH OFFSITE DISPOSAL, COMPLETE, IN PLACE	7,483	LF	\$5.00	\$37,415.00	16.0%	\$5,986.40	10.0%	\$3,741.50	17.0%	\$6,360.55	28.5%	\$10,663.28	28.5%	\$10,663.28
8.	6" GABION MATTRESS TRENCH CAP FOR CREEK CROSSING	90	SY	\$115.00	\$10,350.00	16.0%	\$1,656.00	10.0%	\$1,035.00	17.0%	\$1,759.50	28.5%	\$2,949.75	28.5%	\$2,949.75
9.	MANHOLE VACUUM TESTING	37	EA	\$250.00	\$9,250.00	16.0%	\$1,480.00	10.0%	\$925.00	17.0%	\$1,572.50	28.5%	\$2,636.25	28.5%	\$2,636.25
10.	TESTING & TV INSPECTION	7,483	LF	\$2.00	\$14,966.00	16.0%	\$2,394.56	10.0%	\$1,496.60	17.0%	\$2,544.22	28.5%	\$4,265.31	28.5%	\$4,265.31
11.	TRENCH SAFETY	7,483	LF	\$1.00	\$7,483.00	16.0%	\$1,197.28	10.0%	\$748.30	17.0%	\$1,272.11	28.5%	\$2,132.66	28.5%	\$2,132.66
Total B. Wastewater Improvements - Roseland Pkwy & MI					\$886,074.00		\$141,771.84		\$88,607.40		\$150,632.58		\$252,531.09		\$252,531.09

C.1 Storm Drain Improvements - Roseland Pkwy & MI

Item No.	Description	QTY	Precision		Total Cost	SF Ph1		Townhomes		SF Ph2		MF 1 (NW)		MF 2 (E)	
			Unit	Unit Cost	Public	Share	Total	Share	Total	Share	Total	Share	Total	Share	Total
1.	18" R.C.P. (INC. FITTINGS)	282	LF	\$85.00	\$23,970.00	16.0%	\$3,835.20	10.0%	\$2,397.00	17.0%	\$4,074.90	28.5%	\$6,831.45	28.5%	\$6,831.45
2.	24" R.C.P. (INC. FITTINGS)	878	LF	\$125.00	\$109,750.00	16.0%	\$17,560.00	10.0%	\$10,975.00	17.0%	\$18,657.50	28.5%	\$31,278.75	28.5%	\$31,278.75
3.	30" R.C.P. (INC. FITTINGS)	362	LF	\$156.00	\$56,472.00	16.0%	\$9,035.52	10.0%	\$5,647.20	17.0%	\$9,600.24	28.5%	\$16,094.52	28.5%	\$16,094.52
4.	36" R.C.P. (INC. FITTINGS)	106	LF	\$185.00	\$19,610.00	16.0%	\$3,137.60	10.0%	\$1,961.00	17.0%	\$3,333.70	28.5%	\$5,588.85	28.5%	\$5,588.85
5.	42" R.C.P. (INC. FITTINGS)	1,667	LF	\$224.00	\$373,408.00	16.0%	\$59,745.28	10.0%	\$37,340.80	17.0%	\$63,479.36	28.5%	\$106,421.28	28.5%	\$106,421.28
6.	48" R.C.P. (INC. FITTINGS)	97	LF	\$265.00	\$25,705.00	16.0%	\$4,112.80	10.0%	\$2,570.50	17.0%	\$4,369.85	28.5%	\$7,325.93	28.5%	\$7,325.93
7.	5' X 4' CONCRETE BOX CULVERT	60	LF	\$450.00	\$27,000.00	16.0%	\$4,320.00	10.0%	\$2,700.00	17.0%	\$4,590.00	28.5%	\$7,695.00	28.5%	\$7,695.00
8.	10' RECESSED CURB INLET	2	EA	\$4,500.00	\$9,000.00	16.0%	\$1,440.00	10.0%	\$900.00	17.0%	\$1,530.00	28.5%	\$2,565.00	28.5%	\$2,565.00
9.	15' RECESSED CURB INLET	4	EA	\$6,700.00	\$26,800.00	16.0%	\$4,288.00	10.0%	\$2,680.00	17.0%	\$4,556.00	28.5%	\$7,638.00	28.5%	\$7,638.00
10.	5' X 5' AREA INLET W/ 2' MOW STRIP	1	EA	\$6,500.00	\$6,500.00	16.0%	\$1,040.00	10.0%	\$650.00	17.0%	\$1,105.00	28.5%	\$1,852.50	28.5%	\$1,852.50
11.	4' STORM DRAIN MANHOLE	5	EA	\$5,500.00	\$27,500.00	16.0%	\$4,400.00	10.0%	\$2,750.00	17.0%	\$4,675.00	28.5%	\$7,837.50	28.5%	\$7,837.50
12.	5' STORM DRAIN MANHOLE	4	EA	\$6,500.00	\$26,000.00	16.0%	\$4,160.00	10.0%	\$2,600.00	17.0%	\$4,420.00	28.5%	\$7,410.00	28.5%	\$7,410.00
13.	LARGE DEBRIS SEPARATOR	2	EA	\$7,500.00	\$15,000.00	16.0%	\$2,400.00	10.0%	\$1,500.00	17.0%	\$2,550.00	28.5%	\$4,275.00	28.5%	\$4,275.00
14.	24" SLOPED HEADWALL	1	EA	\$2,750.00	\$2,750.00	16.0%	\$440.00	10.0%	\$275.00	17.0%	\$467.50	28.5%	\$783.75	28.5%	\$783.75
15.	42" SLOPED HEADWALL	1	EA	\$4,500.00	\$4,500.00	16.0%	\$720.00	10.0%	\$450.00	17.0%	\$765.00	28.5%	\$1,282.50	28.5%	\$1,282.50
16.	5' X 4' HEADWALL W/ FLARED WINGWALLS (FW-0)	2	EA	\$4,500.00	\$9,000.00	16.0%	\$1,440.00	10.0%	\$900.00	17.0%	\$1,530.00	28.5%	\$2,565.00	28.5%	\$2,565.00
17.	FLEX-A-MAT AT OUTFALL	352	SY	\$115.00	\$40,480.00	16.0%	\$6,476.80	10.0%	\$4,048.00	17.0%	\$6,881.60	28.5%	\$11,536.80	28.5%	\$11,536.80
18.	TESTING & TV INSPECTION	3,452	LF	\$2.00	\$6,904.00	16.0%	\$1,104.64	10.0%	\$690.40	17.0%	\$1,173.68	28.5%	\$1,967.64	28.5%	\$1,967.64
19.	TRENCH SAFETY	3,452	LF	\$1.00	\$3,452.00	16.0%	\$552.32	10.0%	\$345.20	17.0%	\$586.84	28.5%	\$983.82	28.5%	\$983.82
Total C.1 Storm Drain Improvements - Roseland Pkwy & MI					\$813,801.00		\$130,208.16		\$81,380.10		\$138,346.17		\$231,933.29		\$231,933.29

C.2 Storm Drain Improvements - Choate Pkwy

Item No.	Description	QTY			Total Cost	SF Ph1		Townhomes		SF Ph2		MF 1 (NW)		MF 2 (E)	
			Unit	Unit Cost	Public	Share	Total	Share	Total	Share	Total	Share	Total	Share	Total
1.	STORM DRAIN LATERALS, 18" RCP	480	LF	\$85.00	\$40,800.00	16.0%	\$6,528.00	10.0%	\$4,080.00	17.0%	\$6,936.00	28.5%	\$11,628.00	28.5%	\$11,628.00
2.	REINFORCED CONCRETE PIPE, 36-48"	1,800	LF	\$220.00	\$396,000.00	16.0%	\$63,360.00	10.0%	\$39,600.00	17.0%	\$67,320.00	28.5%	\$112,860.00	28.5%	\$112,860.00
3.	6'X5' BOX CULVERT	400	LF	\$750.00	\$300,000.00	16.0%	\$48,000.00	10.0%	\$30,000.00	17.0%	\$51,000.00	28.5%	\$85,500.00	28.5%	\$85,500.00
4.	STORM DRAIN JUNCTION BOXES	9	EA	\$9,000.00	\$79,200.00	16.0%	\$12,672.00	10.0%	\$7,920.00	17.0%	\$13,464.00	28.5%	\$22,572.00	28.5%	\$22,572.00
5.	CURB INLETS	12	EA	\$6,000.00	\$72,000.00	16.0%	\$11,520.00	10.0%	\$7,200.00	17.0%	\$12,240.00	28.5%	\$20,520.00	28.5%	\$20,520.00
6.	CONCRETE HEADWALLS/WINGWALLS	2	EA	\$20,000.00	\$32,000.00	16.0%	\$5,120.00	10.0%	\$3,200.00	17.0%	\$5,440.00	28.5%	\$9,120.00	28.5%	\$9,120.00
7.	RIP-RAP PROTECTION	120	SY	\$85.00	\$10,200.00	16.0%	\$1,632.00	10.0%	\$1,020.00	17.0%	\$1,734.00	28.5%	\$2,907.00	28.5%	\$2,907.00
8.	MISC. DRIVEWAY AND PAVEMENT REPLACEMENTS	800	SY	\$95.00	\$76,000.00	16.0%	\$12,160.00	10.0%	\$7,600.00	17.0%	\$12,920.00	28.5%	\$21,660.00	28.5%	\$21,660.00
9.	TESTING	2,440	LF	\$1.50	\$3,660.00	16.0%	\$585.60	10.0%	\$366.00	17.0%	\$622.20	28.5%	\$1,043.10	28.5%	\$1,043.10
10.	TRENCH SAFETY	2,440	LF	\$2.50	\$6,100.00	16.0%	\$976.00	10.0%	\$610.00	17.0%	\$1,037.00	28.5%	\$1,738.50	28.5%	\$1,738.50
Total C.2 Storm Drain Improvements - Choate Pkwy					\$1,015,960.00		\$162,553.60		\$101,596.00		\$172,713.20		\$289,548.60		\$289,548.60

D.1 Earthwork Improvements - Roseland Pkwy & MI

Item No.	Description	QTY	RK Construction		Total Cost	SF Ph1		Townhomes		SF Ph2		MF 1 (NW)		MF 2 (E)	
			Unit	Unit Cost	Public	Share	Total	Share	Total	Share	Total	Share	Total	Share	Total
1.	Clearing and grubbing of right-of-way, to include removal of all trees, brush, and debris with offsite disposal, complete in place	11.2	AC	\$1,000.00	\$11,170.00	16.0%	\$1,787.20	10.0%	\$1,117.00	17.0%	\$1,898.90	28.5%	\$3,183.45	28.5%	\$3,183.45
2.	Unclassified excavation of ROW as per plans and Riner Report No. 21-0725, complete in place (8,735 CY CUT   7,200 CY FILL)	8,735	CY	\$9.50	\$82,982.50	16.0%	\$13,277.20	10.0%	\$8,298.25	17.0%	\$14,107.03	28.5%	\$23,650.01	28.5%	\$23,650.01
3.	Over excavate and moisture condition pavement subgrade per Riner Report No. 21-0725 (5' DEPTH)	10,575	SY	\$5.00	\$52,875.00	16.0%	\$8,460.00	10.0%	\$5,287.50	17.0%	\$8,988.75	28.5%	\$15,069.38	28.5%	\$15,069.38
Total D.1 Earthwork Improvements - Roseland Pkwy & MI					\$147,027.50		\$23,524.40		\$14,702.75		\$24,994.68		\$41,902.84		\$41,902.84

D.2 Earthwork Improvements - Choate Pkwy

Item No.	Description	QTY			Total Cost	SF Ph1		Townhomes		SF Ph2		MF 1 (NW)		MF 2 (E)	
			Unit	Unit Cost	Public	Share	Total	Share	Total	Share	Total	Share	Total	Share	Total
1.	GENERAL SITE PREPARATION, INCLUDE TREE REMOVALS	37	STA	\$5,450.00	\$202,740.00	16.0%	\$32,438.40	10.0%	\$20,274.00	17.0%	\$34,465.80	28.5%	\$57,780.90	28.5%	\$57,780.90
2.	EARTHWORK	18,000	CY	\$8.00	\$144,000.00	16.0%	\$23,040.00	10.0%	\$14,400.00	17.0%	\$24,480.00	28.5%	\$41,040.00	28.5%	\$41,040.00
3.	SILT FENCING	8,000	LF	\$1.75	\$14,000.00	16.0%	\$2,240.00	10.0%	\$1,400.00	17.0%	\$2,380.00	28.5%	\$3,990.00	28.5%	\$3,990.00
4.	INLET PROTECTION	8	EA	\$145.00	\$1,160.00	16.0%	\$185.60	10.0%	\$116.00	17.0%	\$197.20	28.5%	\$330.60	28.5%	\$330.60
5.	SW3P	0.400	EST	\$75,000.00	\$30,000.00	16.0%	\$4,800.00	10.0%	\$3,000.00	17.0%	\$5,100.00	28.5%	\$8,550.00	28.5%	\$8,550.00
Total D.2 Earthwork Improvements - Choate Pkwy					\$391,900.00		\$62,704.00		\$39,190.00		\$66,623.00		\$111,691.50		\$111,691.50

E.1 Paving Improvements - Roseland Pkwy & MI

Item No.	Description	QTY	Precision		Total Cost	SF Ph1		Townhomes		SF Ph2		MF 1 (NW)		MF 2 (E)	
			Unit	Unit Cost	Public	Share	Total	Share	Total	Share	Total	Share	Total	Share	Total
1.	10" 4,500 PSI REINFORCED CONCRETE PVMT.	9,042	SY	\$64.00	\$578,688.00	16.0%	\$92,590.08	10.0%	\$57,868.80	17.0%	\$98,376.96	28.5%	\$164,926.08	28.5%	\$164,926.08
2.	UNREINFORCED CONCRETE PAVEMENT TRANSITION	423	SY	\$35.00	\$14,805.00	16.0%	\$2,368.80	10.0%	\$1,480.50	17.0%	\$2,516.85	28.5%	\$4,219.43	28.5%	\$4,219.43
3.	8" LIME STABILIZED SUBGRADE	11,294	SY	\$10.00	\$112,940.00	16.0%	\$18,070.40	10.0%	\$11,294.00	17.0%	\$19,199.80	28.5%	\$32,187.90	28.5%	\$32,187.90
4.	LIME MATERIAL (48LB/SY MIN, 8%)	275	TON	\$0.00	\$0.00	16.0%	\$0.00	10.0%	\$0.00	17.0%	\$0.00	28.5%	\$0.00	28.5%	\$0.00
5.	BARRIER FREE RAMPS (10' WIDE)	2	EA	\$850.00	\$1,700.00	16.0%	\$272.00	10.0%	\$170.00	17.0%	\$289.00	28.5%	\$484.50	28.5%	\$484.50
6.	CONNECT TO EXISTING CONCRETE PAVING	135	LF	\$65.00	\$8,775.00	16.0%	\$1,404.00	10.0%	\$877.50	17.0%	\$1,491.75	28.5%	\$2,500.88	28.5%	\$2,500.88
7.	STREET HEADER	110	LF	\$65.00	\$7,150.00	16.0%	\$1,144.00	10.0%	\$715.00	17.0%	\$1,215.50	28.5%	\$2,037.75	28.5%	\$2,037.75
8.	PREFABRICATED BIKE LANE PAVEMENT MARKING	8	EA	\$450.00	\$3,600.00	16.0%	\$576.00	10.0%	\$360.00	17.0%	\$612.00	28.5%	\$1,026.00	28.5%	\$1,026.00
9.	TYPE III BARRICADE	3	EA	\$650.00	\$1,950.00	16.0%	\$312.00	10.0%	\$195.00	17.0%	\$331.50	28.5%	\$555.75	28.5%	\$555.75
10.	TRAFFIC HANDLING	1	LS	\$10,000.00	\$10,000.00	16.0%	\$1,600.00	10.0%	\$1,000.00	17.0%	\$1,700.00	28.5%	\$2,850.00	28.5%	\$2,850.00
11.	SAWCUT, REMOVE & DISPOSE OF EXISTING CONCRETE PAVEMENT	275	LF	\$200.00	\$55,000.00	16.0%	\$8,800.00	10.0%	\$5,500.00	17.0%	\$9,350.00	28.5%	\$15,675.00	28.5%	\$15,675.00
Total E.1 Paving Improvements - Roseland Pkwy & MI					\$794,608.00		\$127,137.28		\$79,460.80		\$135,083.36		\$226,463.28		\$226,463.28

E.2 Paving Improvements - Choate Pkwy

Item No.	Description	QTY	Precision		Total Cost	SF Ph1		Townhomes		SF Ph2		MF 1 (NW)		MF 2 (E)	
			Unit	Unit Cost	Public	Share	Total	Share	Total	Share	Total	Share	Total	Share	Total
1.	10" REINFORCED CONCRETE PAVING	12,876	SY	\$85.00	\$1,094,460.00	16.0%	\$175,113.60	10.0%	\$109,446.00	17.0%	\$186,058.20	28.5%	\$311,921.10	28.5%	\$311,921.10
2.	TEMPORARY UNREINFORCED CONCRETE PAVEMENT	1,260	SY	\$35.00	\$44,100.00	16.0%	\$7,056.00	10.0%	\$4,410.00	17.0%	\$7,497.00	28.5%	\$12,568.50	28.5%	\$12,568.50
3.	8" LIME TREATED SUBGRADE (INC. LIME)	14,528	SY	\$10.00	\$145,280.00	16.0%	\$23,244.80	10.0%	\$14,528.00	17.0%	\$24,697.60	28.5%	\$41,404.80	28.5%	\$41,404.80
4.	MOISTURE CONDITIONING (6' DEPTH)	14,528	SY	\$4.50	\$65,376.00	16.0%	\$10,460.16	10.0%	\$6,537.60	17.0%	\$11,113.92	28.5%	\$18,632.16	28.5%	\$18,632.16
5.	REMOVE EXISTING ASPHALT PAVEMENT	8,507	SY	\$25.00	\$212,666.67	16.0%	\$34,026.67	10.0%	\$21,266.67	17.0%	\$36,153.33	28.5%	\$60,610.00	28.5%	\$60,610.00
6.	REVEGETATION	7,120	SY	\$3.50	\$24,920.00	16.0%	\$3,987.20	10.0%	\$2,492.00	17.0%	\$4,236.40	28.5%	\$7,102.20	28.5%	\$7,102.20
7.	TEMPORARY TRAFFIC CONTROL	0.4	LS	\$112,500.00	\$45,000.00	16.0%	\$7,200.00	10.0%	\$4,500.00	17.0%	\$7,650.00	28.5%	\$12,825.00	28.5%	\$12,825.00
Total E.2 Paving Improvements - Choate Pkwy					\$1,631,802.67		\$261,088.43		\$163,180.27		\$277,406.45		\$465,063.76		\$465,063.76

F.1 Signage & Striping Improvements - Roseland Pkwy & MI

Item No.	Description	QTY	Precision		Total Cost	SF Ph1		Townhomes		SF Ph2		MF 1 (NW)		MF 2 (E)	
			Unit	Unit Cost	Public	Share	Total	Share	Total	Share	Total	Share	Total	Share	Total
1.	STOP SIGN W/ 2 STREET NAME	2	EA	\$850.00	\$1,700.00	16.0%	\$272.00	10.0%	\$170.00	17.0%	\$289.00	28.5%	\$484.50	28.5%	\$484.50
2.	4" YELLOW RETROFLECTIVE PAVEMENT MARKING	1,172	LF	\$6.00	\$7,032.00	16.0%	\$1,125.12	10.0%	\$703.20	17.0%	\$1,195.44	28.5%	\$2,004.12	28.5%	\$2,004.12
3.	4" WHITE RETROFLECTIVE PAVEMENT MARKING	3,039	LF	\$6.00	\$18,234.00	16.0%	\$2,917.44	10.0%	\$1,823.40	17.0%	\$3,099.78	28.5%	\$5,196.69	28.5%	\$5,196.69
4.	TRAFFIC SIGNS	9	EA	\$650.00	\$5,850.00	16.0%	\$936.00	10.0%	\$585.00	17.0%	\$994.50	28.5%	\$1,667.25	28.5%	\$1,667.25
Total F.1 Signage & Striping Improvements - Roseland Pkwy & MI					\$32,816.00		\$5,250.56		\$3,281.60		\$5,578.72		\$9,352.56		\$9,352.56

F.2 Signage & Striping Improvements - Choate Pkwy

Item No.	Description	QTY	Precision		Total Cost	SF Ph1		Townhomes		SF Ph2		MF 1 (NW)		MF 2 (E)	
			Unit	Unit Cost	Public	Share	Total	Share	Total	Share	Total	Share	Total	Share	Total
1.	PAVEMENT MARKINGS	4,092	LF	\$1.50	\$6,138.00	16.0%	\$982.08	10.0%	\$613.80	17.0%	\$1,043.46	28.5%	\$1,749.33	28.5%	\$1,749.33
2.	ALUMINUM PANEL SIGNS & BREAKAWAY POSTS	10.8	EA	\$200.00	\$2,160.00	16.0%	\$345.60	10.0%	\$216.00	17.0%	\$367.20	28.5%	\$615.60	28.5%	\$615.60
Total F.2 Signage & Striping Improvements - Choate Pkwy					\$8,298.00		\$1,327.68		\$829.80		\$1,410.66		\$2,364.93		\$2,364.93

G. Miscellaneous - Roseland Pkwy & MI

Item No.	Description	QTY	Precision		Total Cost	SF Ph1		Townhomes		SF Ph2		MF 1 (NW)		MF 2 (E)	
			Unit	Unit Cost	Public	Share	Total	Share	Total	Share	Total	Share	Total	Share	Total
1.	2-YR MAINTENANCE BOND	1	LS	\$88,665.78	\$88,665.78	16.0%	\$14,186.52	10.0%	\$8,866.58	17.0%	\$15,073.18	28.5%	\$25,269.75	28.5%	\$25,269.75
2.	2-YR PAVING MAINTENANCE BOND	1	LS	\$3,740.00	\$3,740.00	16.0%	\$598.40	10.0%	\$374.00	17.0%	\$635.80	28.5%	\$1,065.90	28.5%	\$1,065.90
Total G. Miscellaneous - Roseland Pkwy & MI					\$92,405.78		\$14,784.92		\$9,240.58		\$15,708.98		\$26,335.65		\$26,335.65

G.2 Miscellaneous - Choate Pkwy

Item No.	Description	QTY			Total Cost	SF Ph1		Townhomes		SF Ph2		MF 1 (NW)		MF 2 (E)	
			Unit	Unit Cost	Public	Share	Total	Share	Total	Share	Total	Share	Total	Share	Total
1.	PROJECT SIGN	0.8	EA	\$2,000.00	\$1,600.00	16.0%	\$256.00	10.0%	\$160.00	17.0%	\$272.00	28.5%	\$456.00	28.5%	\$456.00
2.	CONSTRUCTION SURVEYING	0.4	EST	\$90,000.00	\$36,000.00	16.0%	\$5,760.00	10.0%	\$3,600.00	17.0%	\$6,120.00	28.5%	\$10,260.00	28.5%	\$10,260.00
Total G.2 Miscellaneous - Choate Pkwy					\$37,600.00		\$6,016.00		\$3,760.00		\$6,392.00		\$10,716.00		\$10,716.00

		SF Ph1		Townhomes		SF Ph2		MF 1 (NW)		MF 2 (E)	
SUMMARY - MAJOR PUBLIC IMPROVEMENTS		Share	Total	Share	Total	Share	Total	Share	Total	Share	Total
A. Water Improvements - Roseland Pkwy & MI	\$958,692.00	16.0%	\$153,390.72	10.0%	\$95,869.20	17.0%	\$162,977.64	28.5%	\$273,227.22	28.5%	\$273,227.22
B. Wastewater Improvements - Roseland Pkwy & MI	\$886,074.00	16.0%	\$141,771.84	10.0%	\$88,607.40	17.0%	\$150,632.58	28.5%	\$252,531.09	28.5%	\$252,531.09
C.1 Storm Drain Improvements - Roseland Pkwy & MI	\$813,801.00	16.0%	\$130,208.16	10.0%	\$81,380.10	17.0%	\$138,346.17	28.5%	\$231,933.29	28.5%	\$231,933.29
C.2 Storm Drain Improvements - Choate Pkwy	\$1,015,960.00	16.0%	\$162,553.60	10.0%	\$101,596.00	17.0%	\$172,713.20	28.5%	\$289,548.60	28.5%	\$289,548.60
D.1 Earthwork Improvements - Roseland Pkwy & MI	\$147,027.50	16.0%	\$23,524.40	10.0%	\$14,702.75	17.0%	\$24,994.68	28.5%	\$41,902.84	28.5%	\$41,902.84
D.2 Earthwork Improvements - Choate Pkwy	\$391,900.00	16.0%	\$62,704.00	10.0%	\$39,190.00	17.0%	\$66,623.00	28.5%	\$111,691.50	28.5%	\$111,691.50
E.1 Paving Improvements - Roseland Pkwy & MI	\$794,608.00	16.0%	\$127,137.28	10.0%	\$79,460.80	17.0%	\$135,083.36	28.5%	\$226,463.28	28.5%	\$226,463.28
E.2 Paving Improvements - Choate Pkwy	\$1,631,802.67	16.0%	\$261,088.43	10.0%	\$163,180.27	17.0%	\$277,406.45	28.5%	\$465,063.76	28.5%	\$465,063.76
F.1 Signage & Striping Improvements - Roseland Pkwy & MI	\$32,816.00	16.0%	\$5,250.56	10.0%	\$3,281.60	17.0%	\$5,578.72	28.5%	\$9,352.56	28.5%	\$9,352.56
F.2 Signage & Striping Improvements - Choate Pkwy	\$8,298.00	16.0%	\$1,327.68	10.0%	\$829.80	17.0%	\$1,410.66	28.5%	\$2,364.93	28.5%	\$2,364.93
G. Miscellaneous - Roseland Pkwy & MI	\$92,405.78	16.0%	\$14,784.92	10.0%	\$9,240.58	17.0%	\$15,708.98	28.5%	\$26,335.65	28.5%	\$26,335.65
G.2 Miscellaneous - Choate Pkwy	\$37,600.00	16.0%	\$6,016.00	10.0%	\$3,760.00	17.0%	\$6,392.00	28.5%	\$10,716.00	28.5%	\$10,716.00

SUBTOTAL	\$6,810,984.95	16.0%	\$1,089,757.59	10.0%	\$681,098.50	17.0%	\$1,157,867.44	28.5%	\$1,941,130.71	28.5%	\$1,941,130.71
Survey, Platting, Eng., Permitting & Staking (10.0%)	\$681,098.50	16.0%	\$108,975.76	10.0%	\$68,109.85	17.0%	\$115,786.74	28.5%	\$194,113.07	28.5%	\$194,113.07
Construction Management (4%)	\$272,439.40	16.0%	\$43,590.30	10.0%	\$27,243.94	17.0%	\$46,314.70	28.5%	\$77,645.23	28.5%	\$77,645.23
City Fees (3.5%)	\$238,384.47	16.0%	\$38,141.52	10.0%	\$23,838.45	17.0%	\$40,525.36	28.5%	\$67,939.57	28.5%	\$67,939.57
Contingency (10%)	\$681,098.50	16.0%	\$108,975.76	10.0%	\$68,109.85	17.0%	\$115,786.74	28.5%	\$194,113.07	28.5%	\$194,113.07

TOTAL MAJOR PUBLIC IMPROVEMENT COST	\$8,684,005.81		\$1,389,440.93		\$868,400.58		\$1,476,280.99		\$2,474,941.66		\$2,474,941.66
-------------------------------------	----------------	--	----------------	--	--------------	--	----------------	--	----------------	--	----------------

PID Estimate  
Ten Mile Creek  
City of Celina, Collin County, Texas  
February 24, 2023

## Single Family - Ph1

### Water Improvements

Item No.	Description	QTY		Precision		Total Cost	
		Public	Private	Unit	Unit Cost	Public	Private
1.	8" P.V.C. WATER LINE (INC. ALL FITTINGS, BLOCKING, PLUGS, AND CONNECTIONS TO EXISTING LINES)	8,800	0	LF	\$80.00	\$704,000.00	\$0.00
2.	8" GATE VALVE & BOX	34	0	EA	\$2,500.00	\$85,000.00	\$0.00
3.	1" SINGLE WATER SERVICE	182	0	EA	\$1,250.00	\$227,500.00	\$0.00
4.	2" DOMESTIC WATER SERVICE	1	0	EA	\$1,500.00	\$1,500.00	\$0.00
5.	1" IRRIGATION SERVICE	8	0	EA	\$1,250.00	\$10,000.00	\$0.00
6.	12"X8" TAPPING SLEEVE & VALVE	2	0	EA	\$3,000.00	\$6,000.00	\$0.00
7.	2000 PSI STEEL ENCASEMENT	120	0	LF	\$225.00	\$27,000.00	\$0.00
8.	FIRE HYDRANT ASSEMBLY	19	0	EA	\$7,800.00	\$148,200.00	\$0.00
9.	2" POST HYDRANT W/ AUTOMATIC FLUSH VALVE	2	0	EA	\$7,800.00	\$15,600.00	\$0.00
10.	TESTING & DISINFECTION	8,800	0	LF	\$2.00	\$17,600.00	\$0.00
11.	TRENCH SAFETY	8,800	0	LF	\$1.00	\$8,800.00	\$0.00
Total Water Improvements						\$1,251,200.00	\$0.00

### Wastewater Improvements

Item No.	Description	QTY		Precision		Total Cost	
		Public	Private	Unit	Unit Cost	Public	Private
1.	8" SDR 35 PIPE (0'-10' DEEP) (INC. ALL FITTINGS, PLUGS, AND CONNECTIONS TO EX. LINES)	4,600	0	LF	\$40.00	\$184,000.00	\$0.00
2.	8" SDR 26 PIPE (>10' DEEP) (INC. ALL FITTINGS, PLUGS, AND CONNECTIONS TO EX. LINES)	1,430	0	LF	\$45.00	\$64,350.00	\$0.00
3.	CONCRETE ENCASEMENT	200	0	LF	\$225.00	\$45,000.00	\$0.00
4.	4' DIA. WW MANHOLE	14	0	EA	\$5,500.00	\$77,000.00	\$0.00
5.	5' DIA. MANHOLE	10	0	EA	\$6,000.00	\$60,000.00	\$0.00
6.	5' DIA. DROP MANHOLE	1	0	EA	\$6,500.00	\$6,500.00	\$0.00
7.	ADDITIONAL 5' DIA MH DEPTH (> 10')	42	0	VF	\$450.00	\$18,900.00	\$0.00
8.	4" SERVICE LINES	183	0	EA	\$1,250.00	\$228,750.00	\$0.00
9.	MANHOLE VACUUM TESTING	25	0	EA	\$250.00	\$6,250.00	\$0.00
10.	TESTING & TV INSPECTION	6,030	0	LF	\$2.00	\$12,060.00	\$0.00
11.	TRENCH SAFETY	6,030	0	LF	\$1.00	\$6,030.00	\$0.00
Total Wastewater Improvements						\$708,840.00	\$0.00

### Storm Drain Improvements

Item No.	Description	QTY		Precision		Total Cost	
		Public	Private	Unit	Unit Cost	Public	Private
1.	18" R.C.P. (INC. FITTINGS)	2,180	0	LF	\$85.00	\$185,300.00	\$0.00
2.	24" R.C.P. (INC. FITTINGS)	2,120	0	LF	\$125.00	\$265,000.00	\$0.00
3.	30" R.C.P. (INC. FITTINGS)	340	0	LF	\$156.00	\$53,040.00	\$0.00
4.	36" R.C.P. (INC. FITTINGS)	1,340	0	LF	\$185.00	\$247,900.00	\$0.00
5.	42" R.C.P. (INC. FITTINGS)	154	0	LF	\$224.00	\$34,496.00	\$0.00
6.	10' CURB INLET	32	0	EA	\$4,500.00	\$144,000.00	\$0.00
7.	10' CURB INLET W/ DEBRIS SEPARATOR	1	0	EA	\$5,000.00	\$5,000.00	\$0.00
8.	4' STORM DRAIN MANHOLE	8	0	EA	\$5,500.00	\$44,000.00	\$0.00
9.	LARGE DEBRIS SEPARATOR	3	0	EA	\$5,000.00	\$15,000.00	\$0.00
10.	18" SLOPED HEADWALL	1	0	EA	\$3,200.00	\$3,200.00	\$0.00
11.	24" SLOPED HEADWALL	1	0	EA	\$3,750.00	\$3,750.00	\$0.00
12.	30" SLOPED HEADWALL	2	0	EA	\$4,000.00	\$8,000.00	\$0.00
13.	36" SLOPED HEADWALL	2	0	EA	\$4,500.00	\$9,000.00	\$0.00
14.	42" HEADWALL W/ PARALLEL WINGWALLS (CH-PW-O)	1	0	EA	\$5,000.00	\$5,000.00	\$0.00
15.	FLEX-A-MAT AT OUTFALL	320	0	SY	\$155.00	\$49,600.00	\$0.00
16.	TESTING & TV INSPECTION	6,134	0	LF	\$2.00	\$12,268.00	\$0.00
17.	TRENCH SAFETY	6,134	0	LF	\$1.00	\$6,134.00	\$0.00

<b>Total Storm Drain Improvements</b>					<b>\$1,090,688.00</b>	<b>\$0.00</b>
---------------------------------------	--	--	--	--	-----------------------	---------------

#### Earthwork Improvements

Item No.	Description	QTY		RK Construction		Total Cost	
		Public	Private	Unit	Unit Cost	Public	Private
1.	Remove and dispose of existing fencing, complete in place	2,478.0	0	LF	\$2.50	\$6,195.00	\$0.00
2.	Remove and dispose of existing concrete storm shelter by previous residence	1	0	LS	\$10,000.00	\$10,000.00	\$0.00
3.	Clearing and grubbing site, to include the removal of any/all trees, brush, trash, and debris with offsite legal disposal, complete in place	47.4	10.9	ACRE	\$1,000.00	\$47,400.00	\$10,900.00
4.	Unclassified excavation, to include street, residential lot, common area lot, open space, berm, swale, overcutting for retaining walls, grade-to-drain, and offsite borrow site, as per plans and Riner Report No. 21-0725, complete in place (77,600 CY CUT   64,400 CY FILL)	63,092	14,508	CY	\$3.00	\$189,274.79	\$43,525.21
5.	Lot benching to be completed with mass excavation, complete in place	0	183	LOT	\$500.00	\$0.00	\$91,500.00
6.	Over excavate and moisture condition pavement subgrade per Riner Report No. 21-0725 (5' DEPTH)	33,946	0	SY	\$5.00	\$169,730.00	\$0.00
7.	Moisture condition building pads per Riner Report No. 21-0725 (2' DEPTH)	0	183	LOT	\$1,500.00	\$0.00	\$274,500.00
8.	6-mil (minimum) polyethylene plastic sheeting placed 8 to 12 inches below final grade and extending 5 feet beyond the designated building pad area, as per Riner Report No. 21-0725, complete in place	0	183	LOT	\$600.00	\$0.00	\$109,800.00
9.	Final pad grading and cleanup (post paving), complete in place (+/- 0.1' tolerance)	0	183	LOT	\$200.00	\$0.00	\$36,600.00
10.	Final grading of HOA lots (post paving), complete in place (+/- 0.2' tolerance)	0	8	AC	\$200.00	\$0.00	\$1,600.00
<b>Total Earthwork Improvements</b>						<b>\$422,599.79</b>	<b>\$568,425.21</b>

#### Paving Improvements

Item No.	Description	QTY		Precision		Total Cost	
		Public	Private	Unit	Unit Cost	Public	Private
1.	7" 4,500 PSI REINFORCED CONCRETE PVMT.	30,650	0	SY	\$56.00	\$1,716,400.00	\$0.00
2.	8" LIME STABILIZED SUBGRADE	34,700	0	SY	\$10.00	\$347,000.00	\$0.00
3.	LIME MATERIAL (48LB/SY MIN, 8%)	833	0	TON	\$0.00	\$0.00	\$0.00
4.	SIDEWALK (4" THICK)	14,000	0	SF	\$4.00	\$56,000.00	\$0.00
5.	BARRIER FREE RAMPS	37	0	EA	\$1,050.00	\$38,850.00	\$0.00
6.	15' STAMPED AND STAINED CONCRETE CROSSWALK	160	0	LF	\$210.00	\$33,600.00	\$0.00
7.	CONNECT TO EXISTING CONCRETE PAVING	110	0	LF	\$65.00	\$7,150.00	\$0.00
8.	STREET HEADER	58	0	LF	\$65.00	\$3,770.00	\$0.00
9.	TYPE III BARRICADE	2	0	EA	\$650.00	\$1,300.00	\$0.00
10.	TRAFFIC HANDLING	1	0	LS	\$5,000.00	\$5,000.00	\$0.00
11.	SAWCUT, REMOVE & DISPOSE OF EXISTING ASPHALT PAVEMENT	130	0	LF	\$225.00	\$29,250.00	\$0.00
<b>Total Paving Improvements</b>						<b>\$2,238,320.00</b>	<b>\$0.00</b>

#### Signage & Striping Improvements

Item No.	Description	QTY		Precision		Total Cost	
		Public	Private	Unit	Unit Cost	Public	Private
1.	STOP SIGN W/ 2 STREET NAME	17	0	EA	\$850.00	\$14,450.00	\$0.00
2.	STOP SIGN	1	0	EA	\$650.00	\$650.00	\$0.00
3.	2 STREET NAME SIGN	5	0	EA	\$650.00	\$3,250.00	\$0.00

Total Signage & Striping Improvements	\$18,350.00	\$0.00
---------------------------------------	-------------	--------

Miscellaneous

Item No.	Description	QTY		Precision		Total Cost	
		Public	Private	Unit	Unit Cost	Public	Private
1.	2-YR UTILITIES MAINTENANCE BOND	1	0	LS	\$69,000.00	\$69,000.00	\$0.00
2.	2-YR PAVING MAINTENANCE BOND	1	0	LS	\$45,000.00	\$45,000.00	\$0.00
Total Miscellaneous						\$114,000.00	\$0.00

	Public	Private
Subtotal	\$5,843,997.79	\$568,425.21
Survey, Platting, Eng., Permitting & Staking (10.0%)	\$584,399.78	\$56,842.52
Construction Management (4%)	\$233,759.91	\$22,737.01
City Fees (3.5%)	\$204,539.92	\$19,894.88
Contingency (10%)	\$584,399.78	\$56,842.52

Total Single Family Improvement Costs	\$7,451,097.18	\$724,742.15
---------------------------------------	----------------	--------------

PID Estimate  
Ten Mile Creek  
City of Celina, Collin County, Texas  
February 24, 2023

## Townhomes

### Water Improvements

Item No.	Description	QTY		Precision		Total Cost	
		Public	Private	Unit	Unit Cost	Public	Private
1.	8" P.V.C. WATER LINE (INC. ALL FITTINGS, BLOCKING, PLUGS, AND CONNECTIONS TO EXISTING LINES)	4,540	0	114	\$80.00	\$363,200.00	\$0.00
2.	8" GATE VALVE & BOX	31	0	EA	\$2,500.00	\$77,500.00	\$0.00
3.	1" SINGLE WATER SERVICE	114	0	EA	\$1,250.00	\$142,500.00	\$0.00
4.	1" IRRIGATION SERVICE	6	0	EA	\$1,250.00	\$7,500.00	\$0.00
5.	FIRE HYDRANT ASSEMBLY	10	0	EA	\$7,800.00	\$78,000.00	\$0.00
6.	2" POST HYDRANT W/ AUTOMATIC FLUSH VALVE	2	0	EA	\$7,800.00	\$15,600.00	\$0.00
7.	TESTING & DISINFECTION	4,540	0	LF	\$2.00	\$9,080.00	\$0.00
8.	TRENCH SAFETY	4,540	0	LF	\$1.00	\$4,540.00	\$0.00
Total Water Improvements						\$697,920.00	\$0.00

### Wastewater Improvements

Item No.	Description	QTY		Precision		Total Cost	
		Public	Private	Unit	Unit Cost	Public	Private
1.	8" SDR 35 PIPE (0'-10' DEEP) (INC. ALL FITTINGS, PLUGS, AND CONNECTIONS TO EX. LINES)	2,265	0	LF	\$40.00	\$90,600.00	\$0.00
2.	8" SDR 26 PIPE (>10' DEEP) (INC. ALL FITTINGS, PLUGS, AND CONNECTIONS TO EX. LINES)	215	0	LF	\$55.00	\$11,825.00	\$0.00
3.	4' DIA. WW MANHOLE (0'-10' DEEP)	11	0	EA	\$5,500.00	\$60,500.00	\$0.00
4.	5' DIA. WW MANHOLE (>10' DEEP)	3	0	EA	\$7,500.00	\$22,500.00	\$0.00
5.	4" SERVICE LINES	114	0	EA	\$1,250.00	\$142,500.00	\$0.00
6.	CONCRETE ENCASEMENT	160	0	LF	\$225.00	\$36,000.00	\$0.00
7.	MANHOLE VACUUM TESTING	14	0	EA	\$250.00	\$3,500.00	\$0.00
8.	TESTING & TV INSPECTION	2,480	0	LF	\$2.00	\$4,960.00	\$0.00
9.	TRENCH SAFETY	2,480	0	LF	\$1.00	\$2,480.00	\$0.00
Total Wastewater Improvements						\$374,865.00	\$0.00

### Storm Drain Improvements

Item No.	Description	QTY		Precision		Total Cost	
		Public	Private	Unit	Unit Cost	Public	Private
1.	18" R.C.P. (INC. FITTINGS AND PLUGS)	925	0	LF	\$85.00	\$78,625.00	\$0.00
2.	24" R.C.P. (INC. FITTINGS AND PLUGS)	1,465	0	LF	\$125.00	\$183,125.00	\$0.00
3.	36" R.C.P. (INC. FITTINGS)	500	0	LF	\$185.00	\$92,500.00	\$0.00
4.	48" R.C.P. (INC. FITTINGS)	385	0	LF	\$263.00	\$101,255.00	\$0.00
5.	60" R.C.P. (INC. FITTINGS)	40	0	LF	\$303.00	\$12,120.00	\$0.00
6.	4' STORM DRAIN MANHOLE	1	0	EA	\$5,500.00	\$5,500.00	\$0.00
7.	5' STORM DRAIN MANHOLE	1	0	EA	\$6,500.00	\$6,500.00	\$0.00
8.	6' STORM DRAIN MANHOLE	1	0	EA	\$7,000.00	\$7,000.00	\$0.00
9.	LARGE DEBRIS SEPARATOR	2	0	EA	\$7,500.00	\$15,000.00	\$0.00
10.	10' CURB INLET	10	0	EA	\$5,500.00	\$55,000.00	\$0.00
11.	10' CURB INLET W/ DEBRIS SEPARATOR	2	0	EA	\$7,500.00	\$15,000.00	\$0.00
12.	2-GRATE TYPE G INLET W/ 2' MOW STRIP	2	0	EA	\$4,000.00	\$8,000.00	\$0.00
13.	2-GRATE TYPE G INLET W/ 2' MOW STRIP & SMALL DEBRIS SEPARATOR	3	0	EA	\$6,500.00	\$19,500.00	\$0.00
14.	18" SLOPED HEADWALL	1	0	EA	\$3,200.00	\$3,200.00	\$0.00
15.	24" SLOPED HEADWALL	3	0	EA	\$4,500.00	\$13,500.00	\$0.00
16.	60" HEADWALL W/ FLARED WINGWALLS	1	0	EA	\$7,500.00	\$7,500.00	\$0.00
17.	3'X3' AREA INLET	1	0	EA	\$4,500.00	\$4,500.00	\$0.00
18.	FLEX-A-MAT AT OUTFALL	105	0	SY	\$225.00	\$23,625.00	\$0.00
19.	TESTING & TV INSPECTION	3,315	0	LF	\$2.00	\$6,630.00	\$0.00
20.	TRENCH SAFETY	3,315	0	LF	\$1.00	\$3,315.00	\$0.00

<b>Total Storm Drain Improvements</b>				<b>\$661,395.00</b>	<b>\$0.00</b>
---------------------------------------	--	--	--	---------------------	---------------

#### Earthwork Improvements

Item No.	Description	QTY		Unit	RK	Public Cost	Private Cost
		Public	Private		Unit Cost		
1.	Remove and dispose of existing fencing, complete in place	1,957.5	0	LF	\$2.50	\$4,893.75	\$0.00
2.	Clearing and grubbing site, to include the removal of any/all trees, brush, trash, and debris with offsite legal disposal, complete in place	9.5	4.1	ACRE	\$1,000.00	\$9,500.00	\$4,100.00
3.	Unclassified excavation, to include street, residential lot, common area lot, open space, berm, swale, overcutting for retaining walls, grade-to-drain, and offsite borrow site, as per plans and Riner Report No. 21-0725, complete in place (16,600 CY CUT   19,400 CY FILL)	11,596	5,004	CY	\$3.00	\$34,786.76	\$15,013.24
4.	Lot benching to be completed with mass excavation, complete in place	0	114	LOT	\$500.00	\$0.00	\$57,000.00
5.	Over excavate and moisture condition pavement subgrade per Riner Report No. 21-0725 (5' DEPTH)	15,580	0	SY	\$5.00	\$77,900.00	\$0.00
6.	Moisture condition building pads per Riner Report No. 21-0725 (2' DEPTH)	0	114	LOT	\$1,500.00	\$0.00	\$171,000.00
7.	6-mil (minimum) polyethylene plastic sheeting placed 8 to 12 inches below final grade and extending 5 feet beyond the designated building pad area, as per Riner Report No. 21-0725, complete in place	0	114	LOT	\$600.00	\$0.00	\$68,400.00
8.	Final pad grading and cleanup (post paving), complete in place (+/- 0.1' tolerance)	0	114	LOT	\$200.00	\$0.00	\$22,800.00
9.	Final grading of HOA lots (post paving), complete in place (+/- 0.2' tolerance)	0	2	AC	\$200.00	\$0.00	\$380.00
<b>Total Earthwork Improvements</b>						<b>\$127,080.51</b>	<b>\$338,693.24</b>

#### Paving Improvements

Item No.	Description	QTY		Unit	Precision	Total Cost	
		Public	Private		Unit Cost	Public	Private
1.	10" 4,500 PSI REINFORCED CONCRETE PVMT.	14,670	0	SY	\$56.00	\$821,520.00	\$0.00
2.	8" LIME STABILIZED SUBGRADE	16,710	0	SY	\$10.00	\$167,100.00	\$0.00
3.	LIME MATERIAL (48LB/SY MIN, 8%)	401	0	TON	\$0.00	\$0.00	\$0.00
4.	SIDEWALK (4" THICK)	9,300	0	SF	\$4.00	\$37,200.00	\$0.00
5.	BARRIER FREE RAMPS	24	0	EA	\$850.00	\$20,400.00	\$0.00
6.	15' STAMPED AND STAINED CONCRETE CROSSWALK	58	0	LF	\$210.00	\$12,180.00	\$0.00
7.	CONNECT TO EXISTING CONCRETE PAVING	185	0	LF	\$65.00	\$12,025.00	\$0.00
8.	TRAFFIC HANDLING	1	0	LS	\$6,000.00	\$6,000.00	\$0.00
9.	SAWCUT, REMOVE & DISPOSE OF EXISTING CONCRETE PAVEMENT	185	0	LF	\$225.00	\$41,625.00	\$0.00
<b>Total Paving Improvements</b>						<b>\$1,118,050.00</b>	<b>\$0.00</b>

#### Signage & Striping Improvements

Item No.	Description	QTY		Unit	Precision	Total Cost	
		Public	Private		Unit Cost	Public	Private
1.	STOP SIGN W/ 2 STREET NAME	4	0	EA	\$850.00	\$3,400.00	\$0.00
2.	STOP SIGN	1	0	EA	\$650.00	\$650.00	\$0.00
3.	2 STREET NAME SIGN	11	0	EA	\$650.00	\$7,150.00	\$0.00
<b>Total Signage &amp; Striping Improvements</b>						<b>\$11,200.00</b>	<b>\$0.00</b>

Miscellaneous

Item No.	Description	QTY		Precision		Total Cost	
		Public	Private	Unit	Unit Cost	Public	Private
1.	2-YR UTILITIES MAINTENANCE BOND	1	0	LS	\$40,000.00	\$40,000.00	\$0.00
2.	2-YR PAVING MAINTENANCE BOND	1	0	LS	\$26,000.00	\$26,000.00	\$0.00
Total Miscellaneous						\$66,000.00	\$0.00

	Public	Private
Subtotal	\$3,056,510.51	\$338,693.24
Survey, Platting, Eng., Permitting & Staking (10.0%)	\$305,651.05	\$33,869.32
Construction Management (4%)	\$122,260.42	\$13,547.73
City Fees (3.5%)	\$106,977.87	\$11,854.26
Contingency (10%)	\$305,651.05	\$33,869.32
Total Townhomes Improvement Costs	\$3,897,050.91	\$431,833.88

**APPENDIX C**  
**LEGAL DESCRIPTIONS**



**LEGAL DESCRIPTION: Metes and Bounds: Ten Mile Creek PID**

**BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND COMPRISED OF FOUR TRACTS OF LAND OUT OF THE LEVIN ROUTH SURVEY, ABSTRACT NO. 779, COLLIN COUNTY, TEXAS, TRACT ONE BEING ALL OF THAT CERTAIN CALLED 22.29 ACRE TRACT OF LAND DESCRIBED BY DEED TO CELINA OUTER LOOP OWNER MF SOUTH LLC, RECORDED IN INSTRUMENT NO. 20211118002365750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), TRACT TWO BEING ALL OF THAT CERTAIN CALLED 13.49 ACRE TRACT OF LAND DESCRIBED BY DEED TO CCD – TEN MILE CREEK, LLC, RECORDED IN INSTRUMENT NO. 20211117002353380, O.P.R.C.C.T., TRACT THREE BEING A PORTION OF THAT CERTAIN CALLED 134.67 ACRE TRACT OF LAND DESCRIBED BY DEED TO CCD – TEN MILE CREEK, LLC, RECORDED IN INSTRUMENT NO. 20211117002353400, O.P.R.C.C.T., AND TRACT FOUR BEING ALL OF THAT CERTAIN CALLED 20.03 ACRE TRACT OF LAND DESCRIBED BY DEED TO CCD – COIT LAND, LLC, RECORDED IN INSTRUMENT NO. 20211117002353390, O.P.R.C.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at an iron rod with cap found at an angle point in the northerly line of said 22.29 acre tract of land and being the Northwest corner of that certain called 7.92 acre tract of land described as Tract 1 by deed to Prime Outer Loop LP, recorded in Instrument No. 20211119002368200, O.P.R.C.C.T., and being in the southerly right-of-way line of Collin County Outer Loop, as described by deed to Collin County, recorded in Instrument No. 20191003001242980, O.P.R.C.C.T.;

**THENCE** South 17°13'39" East, a distance of 291.72 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found for the beginning of a curve to the left;

**THENCE** with said curve to the left, an arc length of 31.47 feet, having a radius of 20.00 feet, a central angle of 90°08'41", and a long chord that bears South 62°17'50" East, a distance of 28.32 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found at the beginning of a curve to the left;

**THENCE** with said curve to the left, an arc length of 467.91 feet, having a radius of 467.91 feet, a central angle of 04°53'44", and a long chord that bears North 70°11'07" East, a distance of 467.77 feet to a point for corner;

**THENCE** North 67°55'10" East, a distance of 610.11 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North 02°32'36" West, a distance of 25.56 feet a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found for the beginning of a curve to the left;



**THENCE** with said curve to the left, an arc length of 163.36 feet, having a radius of 475.00 feet, a central angle of  $19^{\circ}42'16''$ , and a long chord that bears North  $12^{\circ}23'26''$  West, a distance of 162.55 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North  $22^{\circ}14'34''$  West, a distance of 124.55 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found at the Northeast corner of said 7.92 acre tract of land and being in the southerly right-of-way line of said Collin County Outer Loop;

**THENCE** North  $67^{\circ}45'26''$  East, a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found at the Northwest corner of that certain called 7.91 acre tract of land described by deed to Pioneer Investments Celina LLC, recorded in Instrument No. 20211119002368190, O.P.R.C.C.T.;

**THENCE** South  $22^{\circ}14'34''$  East, a distance of 124.55 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found for the beginning of a curve to the right;

**THENCE** with said curve to the right, an arc length of 167.67 feet, having a radius of 525.00 feet, a central angle of  $18^{\circ}17'55''$ , and a long chord that bears South  $12^{\circ}23'26''$  East, a distance of 166.96 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North  $86^{\circ}22'27''$  East, a distance of 57.32 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found for the beginning of a curve to the left;

**THENCE** with said curve to the left, an arc length of 40.27 feet, having a radius of 125.00 feet, a central angle of  $18^{\circ}27'30''$ , and a long chord that bears North  $77^{\circ}08'42''$  East, a distance of 40.10 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North  $67^{\circ}55'02''$  East, a distance of 234.90 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found for the beginning of a curve to the right;

**THENCE** with said curve to the right, an arc length of 768.03 feet, having a radius of 3,234.98 feet, a central angle of  $13^{\circ}36'10''$ , and a long chord that bears North  $72^{\circ}08'08''$  East, a distance of 766.23 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North  $10^{\circ}44'50''$  West, a distance of 310.82 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found at the Northeast corner of said 7.91 acre tract of land and being in the southerly right-of-way line of said Collin County Outer Loop, and being the beginning of a curve to the right;

**THENCE** with said curve to the right, an arc length of 50.00 feet, having a radius of 3,544.50 feet, a central angle of  $00^{\circ}48'30''$ , and a long chord that bears North  $79^{\circ}20'13''$  East, a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "CBG



SURVEYING" found at the Northwest corner of that certain called 10.90 acre tract of land described as Tract 2 by said deed to Prime Outer Loop LP, recorded in Instrument No. 20211119002368200, O.P.R.C.C.T.;

**THENCE** South  $10^{\circ}44'50''$  East, a distance of 310.75 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North  $80^{\circ}26'36''$  East, a distance of 70.58 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found for the beginning of a curve to the right;

**THENCE** with said curve to the right, an arc length of 131.30 feet, having a radius of 50.00 feet, a central angle of  $150^{\circ}27'31''$ , and a long chord that bears South  $53^{\circ}04'33''$  East, a distance of 96.70 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North  $78^{\circ}59'19''$  East, a distance of 89.33 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** South  $10^{\circ}57'57''$  East, a distance of 149.47 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North  $78^{\circ}18'50''$  East, a distance of 139.06 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North  $45^{\circ}10'30''$  East, a distance of 16.21 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North  $12^{\circ}28'41''$  East, a distance of 133.00 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North  $21^{\circ}34'05''$  East, a distance of 207.75 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North  $56^{\circ}08'30''$  East, a distance of 28.38 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** South  $89^{\circ}16'29''$  East, a distance of 230.43 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** South  $75^{\circ}57'52''$  East, a distance of 91.11 feet to a point for corner;

**THENCE** South  $35^{\circ}03'53''$  East, a distance of 52.50 feet to a point for corner;

**THENCE** South  $01^{\circ}33'01''$  West, a distance of 91.49 feet to a point for corner;

**THENCE** South  $02^{\circ}48'59''$  East, a distance of 297.08 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found for the beginning of a curve to the right;



**THENCE** with said curve to the right, an arc length of 112.99 feet, having a radius of 525.00 feet, a central angle of  $12^{\circ}19'52''$ , and a long chord that bears North  $75^{\circ}44'58''$  East, a distance of 112.77 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found for a point of reverse curve;

**THENCE** with said reverse curve to the left, an arc length of 45.37 feet, having a radius of 150.00 feet, a central angle of  $17^{\circ}19'48''$ , and a long chord that bears North  $73^{\circ}15'00''$  East, a distance of 45.20 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North  $64^{\circ}35'06''$  East, a distance of 39.01 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found for the beginning of a curve to the right;

**THENCE** with said curve to the right, an arc length of 36.94 feet, having a radius of 150.00 feet, a central angle of  $14^{\circ}06'36''$ , and a long chord that bears North  $71^{\circ}38'30''$  East, a distance of 36.85 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North  $78^{\circ}41'20''$  East, a distance of 134.18 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found for the beginning of a curve to the right;

**THENCE** with said curve to the right, an arc length of 160.58 feet, having a radius of 1,000.44 feet, a central angle of  $09^{\circ}11'33''$ , and a long chord that bears North  $05^{\circ}09'58''$  West, a distance of 160.34 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North  $00^{\circ}33'29''$  West, a distance of 60.67 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North  $01^{\circ}22'09''$  East, a distance of 150.02 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North  $00^{\circ}33'13''$  West, a distance of 153.19 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found at the Northeast corner of said 10.90 acre tract of land and being in the southerly right-of-way line of said Collin County Outer Loop, and being the beginning of a curve to the left;

**THENCE** with said curve to the left, an arc length of 142.65 feet, having a radius of 14,335.50 feet, a central angle of  $00^{\circ}34'13''$ , and a long chord that bears South  $89^{\circ}18'53''$  East, a distance of 142.65 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found at the Northwest corner of that certain called 15.00 acre tract of land described by deed to Celina Outerloop LP, recorded in Instrument No. 2021119002368170, O.P.R.C.C.T.;

**THENCE** South  $45^{\circ}01'58''$  West, a distance of 59.67 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;



**THENCE** South 00°32'28" East, a distance of 109.92 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** South 01°19'36" West, a distance of 150.04 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** South 00°30'21" East, a distance of 59.03 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found for the beginning of a curve to the left;

**THENCE** with said curve to the left, an arc length of 311.04 feet, having a radius of 898.80 feet, a central angle of 19°49'40", and a long chord that bears South 10°27'03" East, a distance of 309.49 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found at the Southwest corner of said 15.00 acre tract of land and the Northwest corner of said 20.03 acre tract of land;

**THENCE** North 72°47'41" East, a distance of 340.63 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** North 89°27'05" East, a distance of 806.32 feet to a point for corner for the Southeast corner of said 15.00 acre tract of land and the Northeast corner of said 20.03 acre tract of land;

**THENCE** South 00°33'25" East, a distance of 1,198.10 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found for the Southeast corner of said 20.03 acre tract of land, and being the Northwest corner of that certain called 4.25 acre tract of land described as Tract 2 by said deed to Celina Outerloop LP, recorded in Instrument No. 2021119002368170, O.P.R.C.C.T.;

**THENCE** South 89°40'04" West, a distance of 338.04 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found for the Southwest corner of said 20.03 acre tract of land and the Northwest corner of said 4.25 acre tract of land, and being the beginning of a curve to the right;

**THENCE** with said curve to the right, an arc length of 226.89 feet, having a radius of 1,003.05 feet, a central angle of 12°57'38", and a long chord that bears South 06°49'03" East, a distance of 226.41 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** South 00°18'49" East, a distance of 320.00 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found;

**THENCE** South 55°27'44" East, a distance of 50.31 feet to a point for corner; **THENCE** South 89°45'21" West, a distance of 350.00 feet to a point for corner; **THENCE** South 85°56'30" West, a distance of 150.33 feet to a point for corner; **THENCE** South 89°45'21" West, a distance of 3,110.70 feet to a point for corner;



**THENCE** North  $00^{\circ}18'15''$  West, a distance of 602.71 feet to a point for corner;

**THENCE** South  $89^{\circ}21'33''$  West, a distance of 636.30 feet to an iron rod found;

**THENCE** South  $89^{\circ}45'07''$  West, a distance of 637.36 feet to an iron rod found at the Southwest corner of said 22.29 acre tract of land;

**THENCE** North  $12^{\circ}18'08''$  West, a distance of 92.39 feet to a point for corner; **THENCE**

North  $16^{\circ}58'07''$  West, a distance of 100.00 feet to a point for corner; **THENCE** North

$25^{\circ}35'07''$  West, a distance of 147.00 feet to a point for corner; **THENCE** North

$03^{\circ}35'07''$  West, a distance of 60.00 feet to a point for corner; **THENCE** North  $47^{\circ}00'53''$

East, a distance of 189.59 feet to a point for corner; **THENCE** North  $00^{\circ}25'07''$  West, a

distance of 181.94 feet to an iron rod found;

**THENCE** North  $00^{\circ}18'12''$  West, a distance of 137.76 feet to a 1/2-inch iron rod with plastic cap stamped "CBG SURVEYING" found at the Northwest corner of said 22.29 acre tract of land and being in the southerly right-of-way line of said Collin County Outer Loop, and being the beginning of a curve to the left;

**THENCE** with said curve to the left, an arc length of 349.51 feet, having a radius of 5,220.50 feet, a central angle of  $03^{\circ}50'09''$ , and a long chord that bears North  $75^{\circ}03'51''$  East, a distance of 349.45 feet to the **POINT OF BEGINNING** and containing 184.74 acres of land, more or less.

The herein referenced tract is referenced to State Plane Coordinates, Texas North Central Zone, 4202.



**LEGAL DESCRIPTION: Major Improvement Area West (MIA Part 1 of 2)**

Being a 81.579 acre tract or parcel of land situated in C. Watson Survey, Abstract No. 945 and the Levin Routh Survey, Abstract No. 779, Collin County, Texas, being a part of a called 22.29 acre tract of land, described as Celina Outer Loop, conveyed to MF South LLC, recorded in Instrument No. 20211118002365750, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), being a part of a called 13.49 acre tract of land described in the deed to CCD - TEN MILE CREEK, LLC, recorded in Instrument No. 20211117002353380, Official Public Records of Collin County, Texas, also being a part of a called 134.67 acre tract of land described in the deed to CCD - TEN MILE CREEK, LLC, recorded in Instrument No. 20211117002353400, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds and follows:

**BEGINNING** at a 5/8-inch iron rod with red cap stamped "Landpoint" found in a West line of said 134.67 acre tract, same being the common East line of a called 4.043 acre tract of land, conveyed to ETS Celina LLC, Instrument No. 20210506000918620, O.P.R.C.C.T.;

**THENCE** North 00° 18' 15" West, with said common line, a distance of 602.71 feet to a point for corner, same being the Northeast corner of said 4.043 acre tract;

**THENCE** South 89° 21' 33" West, a distance of 636.30 feet to a 1/2-inch capped iron rod found for an angle point, same being the Northwest corner of said 4.043 acre tract, and the Northeast corner of a called 6.00 acre tract of land, conveyed to Manus & Suwana Chairprasert, recorded in Instrument No. 20080606000688720, O.P.R.C.C.T.;

**THENCE** South 89° 45' 07" West, a distance of 637.36 feet to a 1/2-inch iron rod found for corner, same being in the West line of said 22.29 acre tract, same being the North east interior ell corner of a called 9.00 acre tract of land, conveyed to Bellevue Partners, LTD, recorded in Instrument No. 20200228000283500;

**THENCE** North 12° 18' 08" West, passing a 1/2-inch iron rod found at the most Northerly Northeast corner of said 9.00 acre tract, same being an Easterly Southeast corner of a called 43.916 acre tract of land, conveyed to Bellevue Partners, LTD, recorded in Instrument No. 20191024001339900, O.P.R.C.C.T., for a total distance of 92.39 feet to a point for corner;

**THENCE** with continuing with the West line of said 22.29 acre tract of land, the following Five (5) courses and distances:

1. North 16° 58' 07" West, a distance of 100.00 feet to a point for corner;
2. North 25° 35' 07" West, a distance of 147.00 feet to a point for corner;
3. North 03° 35' 07" West, a distance of 60.00 feet to a point for corner;



4. North 47° 00' 53" East, a distance of 189.59 feet to a point for corner;

5. North 00° 25' 07" West, a distance of 181.94 feet to 1/2-inch iron rod found for an angle point in said common line, same being a Southeast corner of a called 54.937 acre tract of land, described as Collin County Outer Loop (Variable Width Right-of-way), conveyed to Collin County, recorded in Instrument No. 20191003001242980, O.P.R.C.C.T.;

**THENCE** North 00° 18' 12" West, a distance of 137.76 feet to a 1/2-inch capped iron rod stamped "CBG SURVEYING" found at the Northwest corner of said 22.29 acre tract, same being in a south right-of-way line of said Collin County Outer Loop (Variable Width Right-of-way), and the beginning of a non-tangential curve to the left;

Along said curve to the left, with an arc length of 349.51 feet, a central angle of 03° 50' 09", a radius of 5220.50 feet and a chord that bears North 75° 03' 51" East, a distance of 349.45 feet to a 1/2-inch capped iron rod found at the end of said curve, same being in the South right-of-way line of said Collin County Outer Loop (Variable Width Right-of-way), same being the Northeast corner of said 22.29 acre tract and the Northwest corner of a called 7.92 acre tract, described as Tract 1, conveyed to Prime Outer Loop LP, recorded in Instrument No. 20211119002368200, O.P.R.C.C.T.;

**THENCE** South 17° 13' 39" East, with the common line of said 22.29 acre tract and said 7.92 acre tract, a distance of 291.72 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found in said common line, at the beginning of a curve to the left;

Along said curve to the left, with an arc length of 31.46 feet, a central angle of 90° 08' 22", a radius of 20.00 feet and a chord that bears South 62° 17' 50" East, a distance of 28.32 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found in said common line, at the beginning of a non-tangential curve left;

Along said curve to the left, with an arc length of 467.91 feet, a central angle of 04° 53' 44", a radius of 5476.38 feet and a chord that bears North 70° 11' 07" East, a distance of 467.77 feet to an angle point at the end of said curve;

**THENCE** North 67° 55' 10" East, a distance of 610.11 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found for corner, same being the Northeast corner of said 22.29 acre tract, same being in the West line of said 13.49 acre tract;

**THENCE** South 02° 32' 18" East, a distance of 165.85 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found for an angle point;

**THENCE** South 02° 34' 26" East, a distance of 31.14 feet to a 5/8-inch iron rod with red cap stamped "Landpoint" found for corner, at the beginning of a non-tangential curve to the left;

Along said curve to the left, with an arc length of 138.38 feet, a central angle of 170° 49' 48", a radius of 46.41 feet and a chord that bears South 49° 36' 50" East, a distance of 92.53 feet to a 5/8-inch iron rod with red cap stamped "Landpoint" found (hereinafter referred to as a capped iron rod) for corner at the end of said curve;



**THENCE** over and across said 134.67 acre tract of land the following Twenty-One (21) courses and distances:

1. South  $84^{\circ} 07' 50''$  East, a distance of 159.70 feet to a 1/2-inch iron rod with Yellow cap stamped "CBG" found (hereinafter referred to as "CBG" iron rod) for corner;
2. South  $89^{\circ} 12' 10''$  East, a distance of 26.27 feet to a "CBG" iron rod found for corner;
3. South  $71^{\circ} 20' 44''$  East, a distance of 264.53 feet to "CBG" iron rod found for corner;
4. North  $70^{\circ} 04' 44''$  East, a distance of 29.23 feet to "CBG" iron rod found for corner;
5. North  $05^{\circ} 40' 26''$  West, a distance of 94.40 feet to "CBG" iron rod found for corner;
6. North  $87^{\circ} 02' 11''$  East, a distance of 92.74 feet to "CBG" iron rod found for corner;
7. North  $33^{\circ} 47' 43''$  East, a distance of 81.08 feet to "CBG" iron rod found for corner;
8. South  $17^{\circ} 38' 29''$  East, a distance of 198.01 feet to a capped iron rod found for corner;
9. South  $03^{\circ} 28' 53''$  East, a distance of 130.00 feet to a capped iron rod found for corner;
10. South  $23^{\circ} 28' 53''$  East, a distance of 120.00 feet to a capped iron rod found for corner at the beginning of a non-tangential curve to the left;
11. Along said curve to the left, with an arc length of 32.01 feet, a central angle of  $03^{\circ} 51' 38''$ , a radius of 475.00 feet and a chord that bears North  $64^{\circ} 35' 18''$  East, a distance of 32.00 feet to a capped iron rod found for corner at the beginning of a non-tangential curve to the right;
12. Along said curve to the right, with an arc length of 113.68 feet, a central angle of  $130^{\circ} 15' 53''$ , a radius of 50.00 feet and a chord that bears South  $80^{\circ} 18' 23''$  East, a distance of 90.73 feet to a capped iron rod found for corner at the end of said curve;
13. North  $57^{\circ} 54' 30''$  East, a distance of 127.48 feet to a capped iron rod found for corner at the beginning of a non-tangential curve to the left;
14. Along said curve to the left, with an arc length of 305.58 feet, a central angle of  $29^{\circ} 10' 52''$ , a radius of 600.00 feet and a chord that bears South  $62^{\circ} 02' 40''$  East, a distance of 302.29 feet to a capped iron rod found for corner;
15. South  $76^{\circ} 38' 06''$  East, a distance of 15.06 feet to a passing a capped iron rod found, for a total distance of 436.04 feet at the beginning of a curve to the left;
16. Along said curve to the right, with an arc length of 799.96 feet, a central angle of  $76^{\circ} 23' 27''$ , a radius of 600.00 feet and a chord that bears South  $38^{\circ} 26' 22''$  East, a distance of 742.01 feet to a capped iron rod found for corner;



17. South 00° 14' 39" East, a distance of 18.27 feet to a capped iron rod found for corner;
18. North 89° 45' 21" East, a distance of 102.50 feet to a capped iron rod found for corner;
19. South 00° 14' 39" East, a distance of 185.00 feet to a capped iron rod found for corner;
20. South 44° 45' 21" West, a distance of 35.36 feet to a capped iron rod found for corner;
21. South 89° 45' 21" West, a distance of 2442.20 feet to the **POINT OF BEGINNING** and containing (81.579 acres - 3,553,564 sq. ft.) of land, more or less.



**LEGAL DESCRIPTION: Major Improvement Area East (MIA Part 2 of 2)**

Being a 26.193 acre tract or parcel of land situated in C. Watson Survey, Abstract No. 945, Collin County, Texas, being all of a called 20.03 acre tract of land, conveyed to CCD-COIT Land LLC, recorded in Instrument No. 20211117002353390, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), being a part of Future Roseland Parkway (100-Foot Wide Public Right-of-way), and being more particularly described by metes and bounds and follows:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found in the Northeast corner of a called 10.90 acre tract of land, described as Tract 2, conveyed to Prime Outer Loop LP, recorded in Instrument No. 20211119002368200, O.P.R.C.C.T., same being in the South right-of-way line of a called 54.937 acre tract of land, described as Collin County Outer Loop (Variable Width Right-of-way), conveyed to Collin County, recorded in Instrument No. 20191003001242980, O.P.R.C.C.T., at the beginning of a curve to the right;

Along said curve to the right, with an arc length of 143.01 feet, a central angle of 00° 13' 32", a radius of 36304.85 feet and a chord that bears South 89° 25' 28" East, a distance of 143.01 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found at the end of said curve, same being the Northwest corner of a called 15.00 acre tract, described as Tract 1, conveyed to Celina OuterLoop LP, recorded in Instrument No. 20211119002368170, O.P.R.C.C.T.;

**THENCE** with the West line of said 15.00 acre tract of land, the following Five (5) courses and distances:

1. South 45° 01' 58" West, a distance of 60.05 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found for corner;
2. South 00° 33' 13" East, a distance of 110.02 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found for corner;
3. South 01° 20' 13" West, a distance of 149.95 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found for corner;
4. South 00° 30' 08" East, a distance of 59.16 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found at the beginning of a non-tangential curve to the left;
5. Along said curve to the left, with an arc length of 310.90 feet, a central angle of 19° 47' 34", a radius of 900.00 feet and a chord that bears South 10° 27' 00" East, a distance of 309.36 feet to 1/2-inch iron rod with cap stamped "CBG SURVEYING" found at the end of said curve, same being the Southwest corner of said 15.00 acre tract and the Northwest corner of said 20.03 acre tract of land;

**THENCE** North 72° 47' 41" East, a distance of 340.66 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found for corner;



**THENCE** North 89° 27' 05" East, a distance of 806.32 feet to a point for corner, same being the Southeast corner of said 15.00 acre tract and the Northeast corner of said 20.03 acre tract of land, same being in the West line of a called 40.279 acre tract of land, conveyed to G&N Estates, LLC, recorded in Instrument No. 20070315000355600, O.P.R.C.C.T.;

**THENCE** South 00° 33' 25" East, with the East line of said 20.03 acre tract and the West line of said 40.279 acre tract, a distance of 1198.10 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found for corner, same being the Southeast corner of said 20.03 acre tract and the Northeast corner of a called 4.25 acre tract, described as Tract 2, conveyed to Celina OuterLoop LP, recorded in Instrument No. 20211119002368170, O.P.R.C.C.T.;

**THENCE** South 89° 40' 04" West, a distance of 338.04 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found for corner, same being the Southwest corner of said 20.03 acre tract and the Northwest corner of said 4.25 acre tract at the beginning of a non-tangential curve to the right;

**THENCE** with the West line of said 4.25 acre tract of land, the following Three (3) courses and distances:

1. Along said curve to the right, with an arc length of 226.89 feet, a central angle of 12° 57' 38", a radius of 1003.05 feet and a chord that bears South 06° 49' 03" East, a distance of 226.41 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found at an angle point at the end of said curve;
2. South 00° 18' 49" East, a distance of 320.00 feet to a point for corner;
3. South 45° 18' 49" East, a distance of 40.64 feet to a point for corner;

**THENCE** South 89° 45' 21" West, a distance of 177.45 feet to a 5/8-inch iron rod with red cap stamped "Landpoint" found (hereinafter referred to as a capped iron rod) for corner, same being the Southeast corner of a called 134.67 acre tract of land, conveyed to CCD-TEN Mile Creek, LLC, recorded in Instrument No. 20211117002353400, O.P.R.C.C.T.;

**THENCE** with the East line of said 134.67 acre tract of land, the following Seven (7) courses and distances:

1. North 44° 45' 21" East, a distance of 56.57 feet to a capped iron rod found for corner;
2. North 00° 14' 39" West, a distance of 110.00 feet to a capped iron rod found for corner;
3. North 01° 39' 54" East, a distance of 150.08 feet to a capped iron rod for found corner;
4. North 00° 14' 39" West, a distance of 50.01 feet to a capped iron rod found at the beginning of a curve to the left;
5. Along said curve to the left, with an arc length of 771.99 feet, a central angle of 49° 08' 47", a radius of 900.00 feet and a chord that bears North 24° 49' 03" West, a distance of 748.54 feet to a capped iron rod found;
6. North 49° 23' 26" West, a distance of 294.15 feet to a capped iron rod found at the beginning of a curve to the right;



7. Along said curve to the right, with an arc length of 677.82 feet, a central angle of  $38^{\circ} 50' 20''$ , a radius of 999.93 feet and a chord that bears North  $29^{\circ} 58' 22''$  West, a distance of 664.91 feet to a capped iron rod found at the beginning of a non-tangential curve to the right, from which a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found at the Northeast corner of said 134.67 acre tract and the Southeast corner of said 10.90 acre tract bears North  $04^{\circ} 25' 01''$  West, a distance of 12.21;

Along said curve to the right, with an arc length of 44.80 feet, a central angle of  $02^{\circ} 32' 29''$ , a radius of 1010.00 feet and a chord that bears North  $11^{\circ} 39' 21''$  West, a distance of 44.80 feet to an angle point in the east line of said 10.90 acre tract at the beginning of a non-tangential curve to the right;

**THENCE** with the East line of said 10.90 acre tract of land, the following Four (4) courses and distances:

1. Along said curve to the right, with an arc length of 128.35 feet, a central angle of  $08^{\circ} 21' 12''$ , a radius of 880.36 feet and a chord that bears North  $02^{\circ} 49' 17''$  West, a distance of 128.23 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found at the end of said curve;

2. North  $00^{\circ} 33' 29''$  West, a distance of 60.67 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found for corner;

3. North  $01^{\circ} 21' 11''$  East, a distance of 150.05 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found for corner;

4. North  $00^{\circ} 34' 14''$  West, a distance of 153.16 feet to the **POINT OF BEGINNING** and containing (26.193 acres - 1,140,965 sq. ft.) of land, more or less.



**LEGAL DESCRIPTION: Improvement Area #1**

Being a 77.063 acre tract or parcel of land situated in C. Watson Survey, Abstract No. 945 and the Levin Routh Survey, Abstract No. 779, Collin County, Texas, being a part of a called 13.49 acre tract of land described in the deed to CCD - TEN MILE CREEK, LLC, recorded in Instrument No. 20211117002353380, Official Public Records of Collin County, Texas, also being a part of a called 134.67 acre tract of land described in the deed to CCD - TEN MILE CREEK, LLC, recorded in Instrument No. 20211117002353400, Official Public Records of Collin County, Texas, also being a part of a called 7.91 acre tract of land described in the deed to PIONEER INVESTMENTS CELINA LLC, recorded in Instrument No. 20211119002368190, Official Public Records of Collin County, Texas, also being a part of a called 10.90 acre tract of land described as Tract 2, and a called 7.92 acre tract of land, described as Tract 1, in the deed to PRIME OUTER LOOP LP, recorded in Instrument No. 20211119002368200, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds and follows:

**BEGINNING** at a point in the North line of said 7.91 acre tract, from which a 5/8-inch Iron rod found in the North line of said 7.91 acre tract, same being the South Right-of-Way line of Collin County Outer Loop (Variable width Public Right-of-way), being a called 54.937 acre tract, recorded in Instrument No. 20191003001242980, Official Public Records of Collin County, bears North 67° 57' 29" East, a distance of 442.82 feet;

**THENCE** South 22° 50' 49" West, a distance of 14.12 feet to a point for corner;

**THENCE** South 22° 14' 42" East, a distance of 114.21 feet to a 1/2" Iron rod with yellow cap stamped "CBG Surveying" found (hereinafter referred to as a capped iron rod) for the beginning of a curve to the right;

Along said curve to the right, with an arc length of 157.03 feet, a central angle of 17° 08' 13", a radius of 525.00 feet and a chord that bears South 13° 40' 35" East, a distance of 156.44 feet to a point at the end of said curve;

**THENCE** South 48° 33' 01" East, a distance of 14.39 feet to a point for corner;

**THENCE** North 87° 27' 42" East, a distance of 16.92 feet to the beginning of a curve to the left;

Along said curve to the left, with an arc length of 76.64 feet, a central angle of 19° 31' 02", a radius of 225.00 feet and a chord that bears North 77° 42' 11" East, a distance of 76.27 feet to a point at the end of said curve;

**THENCE** North 67° 56' 01" East, a distance of 378.76 feet to the beginning of a non-tangential curve to the right;

Along said curve to the right, with an arc length of 607.02 feet, a central angle of 10° 45' 09", a radius of 3234.52 feet and a chord that bears North 73° 22' 49" East, a distance of 606.13 feet to a point at the end of said curve;

**THENCE** North 32° 27' 09" East, a distance of 14.62 feet to a point for corner;



**THENCE** North 10° 42' 12" West, a distance of 290.24 feet to a point for corner;

**THENCE** North 55° 45' 29" West, a distance of 14.05 feet to the beginning of a non-tangential curve to the right;

Along said curve to the right, with an arc length of 70.06 feet, a central angle of 01° 08' 24", a radius of 3521.44 feet and a chord that bears North 79° 20' 18" East, a distance of 70.06 feet to a point at the end of said curve;

**THENCE** South 34° 37' 20" West, a distance of 14.09 feet to a point for corner;

**THENCE** South 10° 43' 39" East, a distance of 290.22 feet to a point for corner;

**THENCE** South 54° 46' 27" East, a distance of 14.05 feet to the beginning of a non-tangential curve to the right;

Along said curve to the right, with an arc length of 61.93 feet, a central angle of 01° 05' 01", a radius of 3274.30 feet and a chord that bears North 80° 29' 04" East, a distance of 61.93 feet to the beginning of a non-tangential curve to the right;

Along said curve to the right, with an arc length of 130.05 feet, a central angle of 149° 01' 50", a radius of 50.00 feet and a chord that bears South 52° 21' 42" East, a distance of 96.37 feet to a capped iron rod found at the end of said curve;

**THENCE** North 78° 59' 19" East, a distance of 89.33 feet to a point for corner;

**THENCE** South 11° 00' 41" East, a distance of 149.47 feet to a point for corner, same being the most Southerly Southwest corner of said 10.90 acre tract, and a Northerly corner of said 134.67 acre tract;

**THENCE** with the common line of said 134.67 acre tract of land and said 10.90 acre tract, the following Ten (10) courses and distances:

1. North 78° 20' 33" East, a distance of 138.86 feet to a point for corner;
2. North 45° 22' 22" East, a distance of 16.30 feet to a point for corner;
3. North 12° 27' 20" East, a distance of 133.05 feet to a point for corner;
4. North 21° 34' 05" East, a distance of 207.75 feet to a point for corner;
5. North 56° 08' 30" East, a distance of 28.38 feet to a point for corner;
6. South 89° 16' 29" East, a distance of 230.43 feet to a point for corner;
7. South 75° 57' 52" East, a distance of 91.11 feet to a point for corner;
8. South 35° 03' 53" East, a distance of 52.50 feet to a point for corner;
9. South 01° 33' 01" West, a distance of 91.49 feet to a point for corner;



10. South  $02^{\circ} 48' 59''$  East, a distance of 292.23 feet to the beginning of a non-tangential curve to the right, from which a 1/2-inch iron rod with yellow cap stamped "CBG" found for a corner of said 10.90 acre tract bears South  $01^{\circ} 28' 56''$  East, a distance of 4.89 feet;

**THENCE** severing said 134.67 acre tract of land, the following Thirty-One (31) courses and distances:

1. Along said curve to the right, with an arc length of 78.98 feet, a central angle of  $08^{\circ} 37' 12''$ , a radius of 525.00 feet and a chord that bears North  $73^{\circ} 50' 04''$  East, a distance of 78.91 feet;
2. North  $78^{\circ} 08' 40''$  East, a distance of 57.57 feet to the beginning of a curve to the left;
3. Along said curve to the left, with an arc length of 34.24 feet, a central angle of  $14^{\circ} 06' 42''$ , a radius of 139.00 feet and a chord that bears North  $71^{\circ} 05' 19''$  East, a distance of 34.15 feet;
4. North  $64^{\circ} 01' 58''$  East, a distance of 34.64 feet to the beginning of a curve to the right;
5. Along said curve to the right, with an arc length of 39.65 feet, a central angle of  $14^{\circ} 06' 42''$ , a radius of 161.00 feet and a chord that bears North  $71^{\circ} 05' 19''$  East, a distance of 39.55 feet;
6. North  $78^{\circ} 08' 40''$  East, a distance of 95.86 feet to a point for corner;
7. North  $33^{\circ} 31' 30''$  East, a distance of 35.59 feet to the beginning of a non-tangential curve to the right;
8. Along said curve to the left, with an arc length of 44.80 feet, a central angle of  $02^{\circ} 32' 29''$ , a radius of 1010.00 feet and a chord that bears South  $11^{\circ} 39' 21''$  East, a distance of 44.80 feet to the beginning of a non-tangential curve to the left;
9. Along said curve to the left, with an arc length of 677.82 feet, a central angle of  $38^{\circ} 50' 09''$ , a radius of 1000.00 feet and a chord that bears South  $29^{\circ} 58' 22''$  East, a distance of 664.91 feet;
10. South  $49^{\circ} 23' 26''$  East, a distance of 294.14 feet to the beginning of a curve to the right;
11. Along said curve to the right, with an arc length of 771.99 feet, a central angle of  $49^{\circ} 08' 48''$ , a radius of 900.00 feet and a chord that bears South  $24^{\circ} 49' 03''$  East, a distance of 748.54 feet;
12. South  $00^{\circ} 14' 39''$  East, a distance of 50.00 feet to a point for corner;
13. South  $01^{\circ} 39' 54''$  West, a distance of 150.08 feet to a point for corner;
14. South  $00^{\circ} 14' 39''$  East, a distance of 110.00 feet to a point for corner;
15. South  $44^{\circ} 45' 21''$  West, a distance of 56.57 feet to a point for corner;
16. South  $89^{\circ} 45' 21''$  West, a distance of 160.00 feet to a point for corner;
17. South  $85^{\circ} 56' 30''$  West, a distance of 150.33 feet to a point for corner;
18. South  $89^{\circ} 45' 21''$  West, a distance of 668.50 feet to a point for corner;



19. North  $44^{\circ} 45' 21''$  East, a distance of 35.36 feet to a point for corner;
20. North  $00^{\circ} 14' 39''$  West, a distance of 185.00 feet to a point for corner;
21. South  $89^{\circ} 45' 21''$  West, a distance of 102.50 feet to a point for corner;
22. North  $00^{\circ} 14' 39''$  West, a distance of 18.27 feet to the beginning of a curve to the left;
23. Along said curve to the left, with an arc length of 799.96 feet, a central angle of  $76^{\circ} 23' 27''$ , a radius of 600.00 feet and a chord that bears North  $38^{\circ} 26' 22''$  West, a distance of 742.01 feet;
24. North  $76^{\circ} 38' 06''$  West, a distance of 436.03 feet to the beginning of a curve to the right;
25. Along said curve to the right, with an arc length of 305.58 feet, a central angle of  $29^{\circ} 10' 52''$ , a radius of 600.00 feet and a chord that bears North  $62^{\circ} 02' 40''$  West, a distance of 302.29 feet to a point at the end of said curve;
26. South  $57^{\circ} 54' 30''$  West, a distance of 127.48 feet to the beginning of a non-tangential curve to the left;
27. Along said curve to the left, with an arc length of 113.68 feet, a central angle of  $130^{\circ} 15' 53''$ , a radius of 50.00 feet and a chord that bears North  $80^{\circ} 18' 23''$  West, a distance of 90.73 feet to a point at the end of said curve;
28. South  $64^{\circ} 35' 18''$  West, a distance of 32.00 feet to a point for corner;
29. North  $23^{\circ} 28' 53''$  West, a distance of 120.00 feet to a point for corner;
30. North  $03^{\circ} 28' 53''$  West, a distance of 130.00 feet to a point for corner;
31. North  $17^{\circ} 38' 29''$  West, a distance of 198.01 feet to a 1/2-inch iron rod with yellow cap stamped "CBG" found for corner, same being the South line of a called 13.49 acre tract of land, conveyed to CCD-Ten Mile Creek, LLC, recorded in Instrument No. 20211117002353380, O.P.R.C.C.T.;

**THENCE** with the South line of said 13.49 acre tract of land, the following Eight (8) courses and distances:

1. South  $33^{\circ} 47' 43''$  West, a distance of 81.08 feet to a capped iron rod found for corner;
2. South  $87^{\circ} 02' 11''$  West, a distance of 92.74 feet to a capped iron rod found for corner;
3. South  $05^{\circ} 40' 26''$  East, a distance of 94.40 feet to a capped iron rod found for corner;
4. South  $70^{\circ} 04' 44''$  West, a distance of 29.23 feet to a capped iron rod found for corner;
5. North  $71^{\circ} 20' 44''$  West, a distance of 264.53 feet to a capped iron rod found for corner;
6. North  $89^{\circ} 08' 49''$  West, a distance of 26.16 feet to a capped iron rod found for corner;
7. North  $84^{\circ} 08' 40''$  West, a distance of 159.81 feet to a capped iron rod set for corner, same being the feet to the beginning of a non-tangential curve to the right;



8. Along said curve to the right, with an arc length of 138.39 feet, a central angle of  $170^{\circ} 49' 21''$ , a radius of 46.42 feet and a chord that bears North  $49^{\circ} 36' 56''$  West, a distance of 92.53 feet to a point at the end of said curve;

**THENCE** North  $02^{\circ} 34' 26''$  West, a distance of 31.14 feet to a point for corner;

**THENCE** North  $02^{\circ} 32' 18''$  West, a distance of 191.41 feet to a capped iron rod found, and the beginning of a curve to the left;

Along said curve to the left, with an arc length of 163.36 feet, a central angle of  $19^{\circ} 42' 16''$ , a radius of 475.00 feet and a chord that bears North  $12^{\circ} 23' 26''$  West, a distance of 162.55 feet to a capped iron rod found;

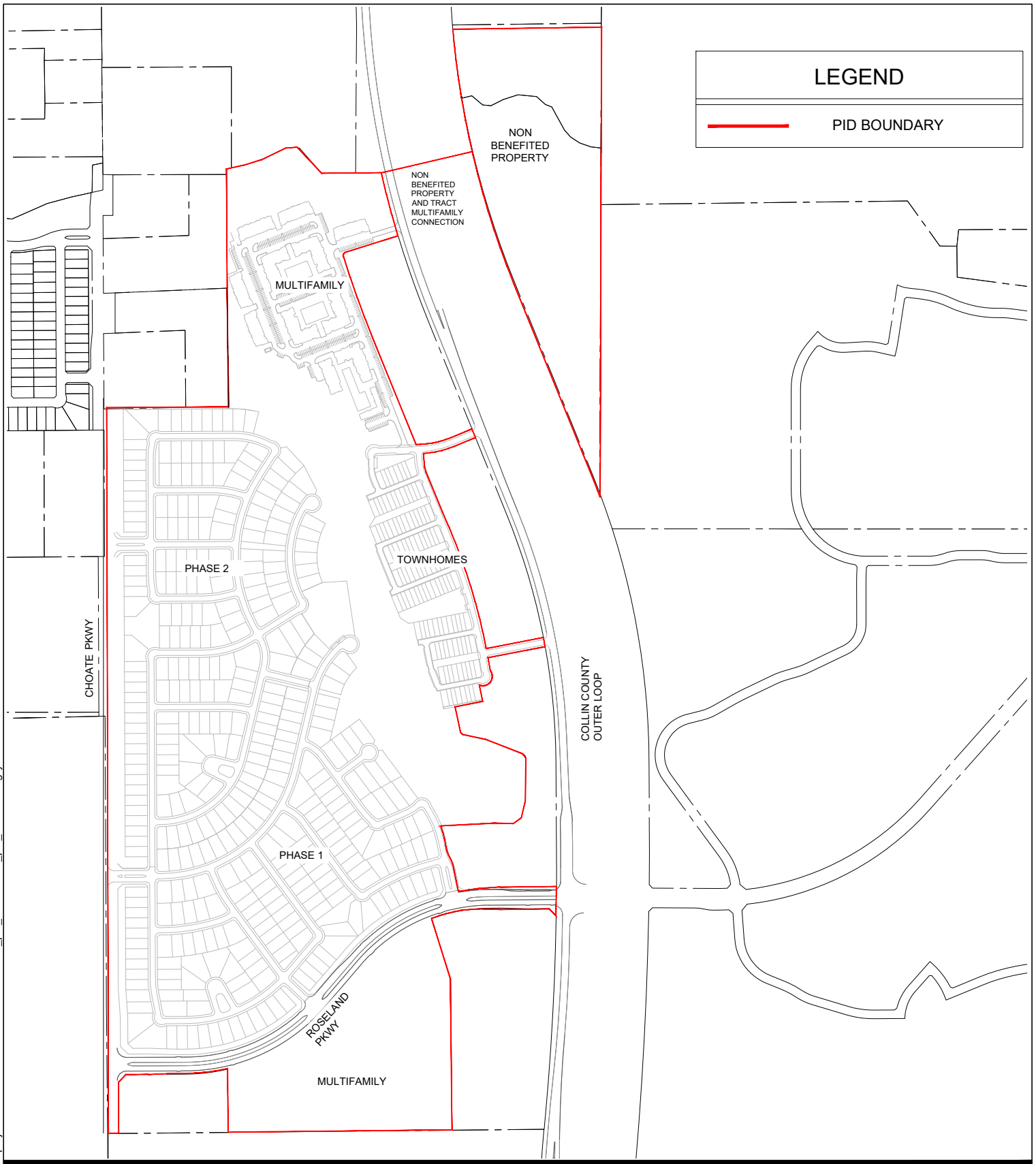
**THENCE** North  $22^{\circ} 14' 34''$  West, a distance of 114.54 feet to a point for corner;

**THENCE** North  $66^{\circ} 56' 43''$  West, a distance of 14.11 feet to the beginning of a non-tangential curve to the right;

Along said curve to the right, with an arc length of 70.00 feet, a central angle of  $00^{\circ} 02' 35''$ , a radius of 93038.51 feet and a chord that bears North  $67^{\circ} 56' 19''$  East, a distance of 70.00 feet to the **POINT OF BEGINNING** and containing (77.063 acres - 3,356,846 sq. ft.) of land, more or less.

**APPENDIX D**  
**DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS**

k:\projects\010061013\cad\exhibit\20221116\_pid\_exhibits\mc\_pid\_exhibits.dwg-yonas-11/22/2022 11:25 AM



3501 OLYMPUS BLVD  
SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBPE #: F-20821

TITLE

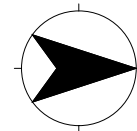
## PID BOUNDARY PID EXHIBIT

PROJECT

TEN MILE CREEK  
CELINA, TEXAS

CLIENT

CORSON CRAMER DEVELOPMENT  
DALLAS, TEXAS



0 350 700  
SCALE 1" = 700'

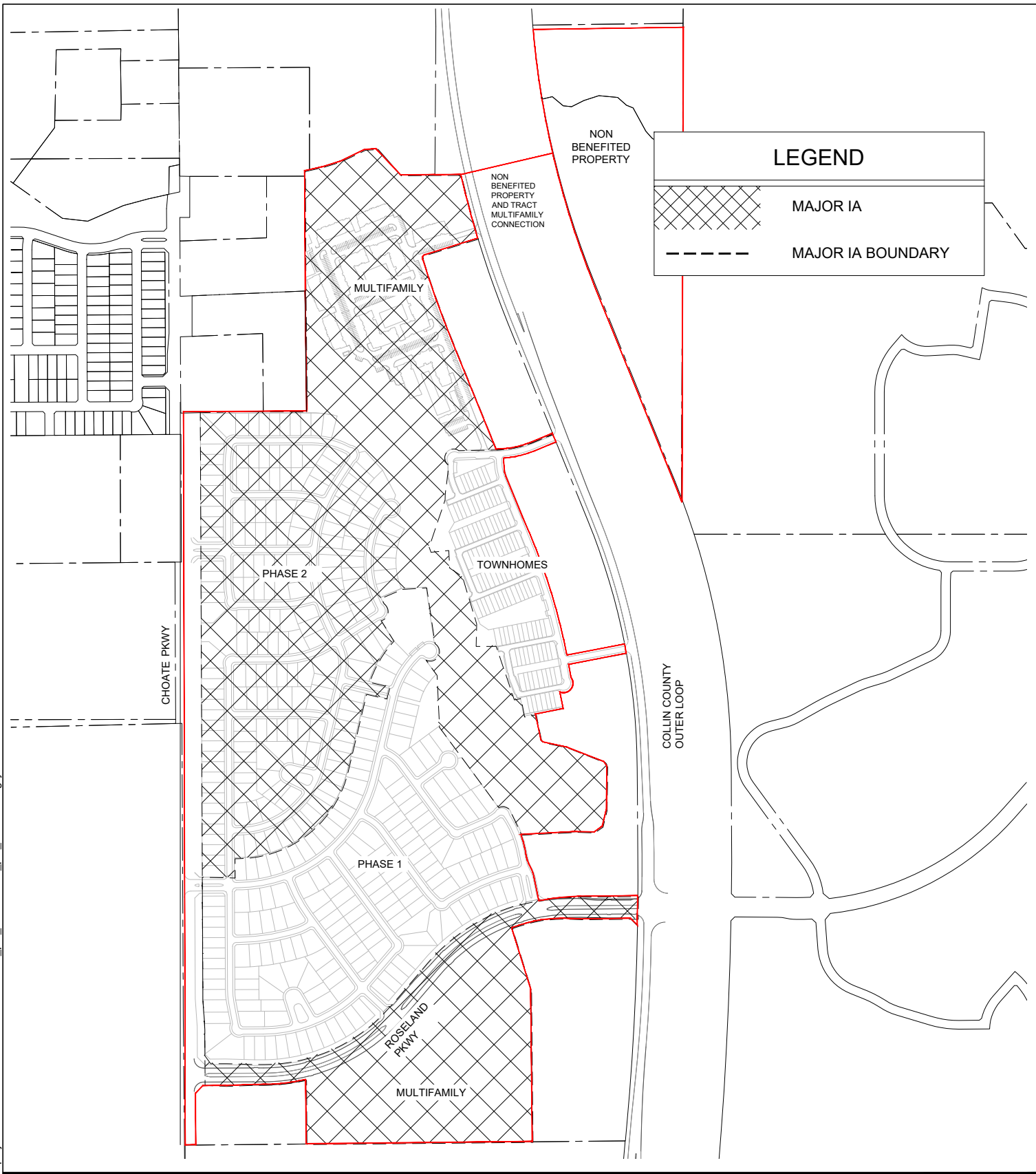
PROJECT NUMBER:  
010061012

SHEET:

DATE:  
2022/11/09

EXH 01

k:\projects\010061013\cad\exhibit\2022\116\_pid\_exhibits\mcd\_pid\_exhibits.dwg-yonas-11/22/2022 11:25 AM



3501 OLYMPUS BLVD  
SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBPE #: F-20821

TITLE

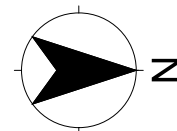
## MAJOR IA BOUNDARY PID EXHIBIT

PROJECT

TEN MILE CREEK  
CELINA, TEXAS

CLIENT

CORSON CRAMER DEVELOPMENT  
DALLAS, TEXAS



0 350 700  
SCALE 1" = 700'

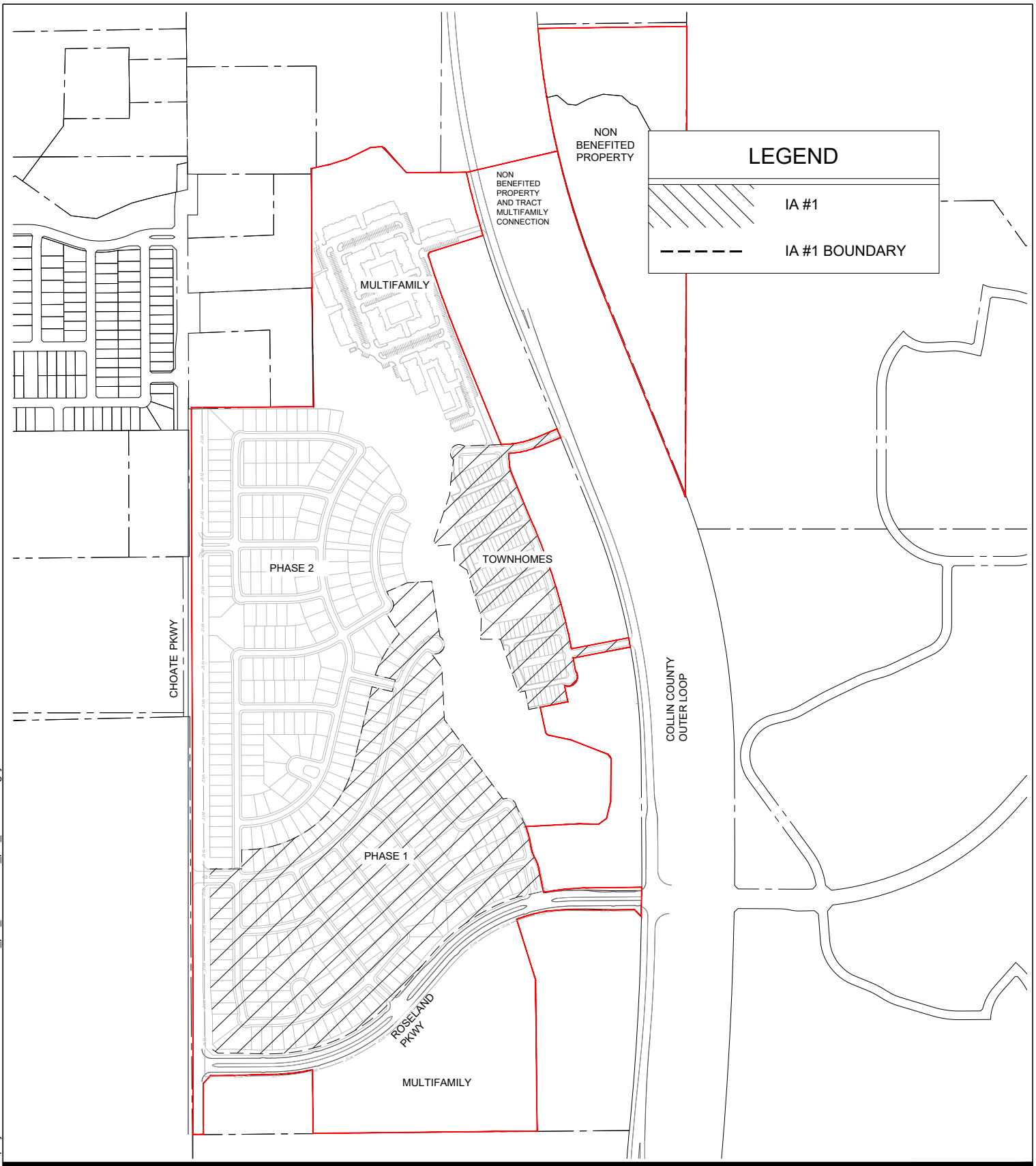
PROJECT NUMBER:  
010061012

SHEET:

DATE:  
2022/11/09

EXH 02

k:\projects\010061013\cad\text\it\2022\1116\_pid\_exhibits\mc\_pid\_exhibits.dwg-yonas-11/22/2022 11:25 AM



3501 OLYMPUS BLVD  
SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBPE #: F-20821

TITLE

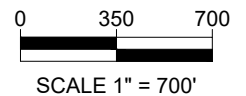
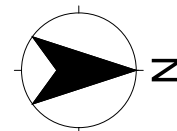
## IMPROVEMENT AREA 1 BOUNDARY

PROJECT

TEN MILE CREEK  
CELINA, TEXAS

CLIENT

CORSON CRAMER DEVELOPMENT  
DALLAS, TEXAS



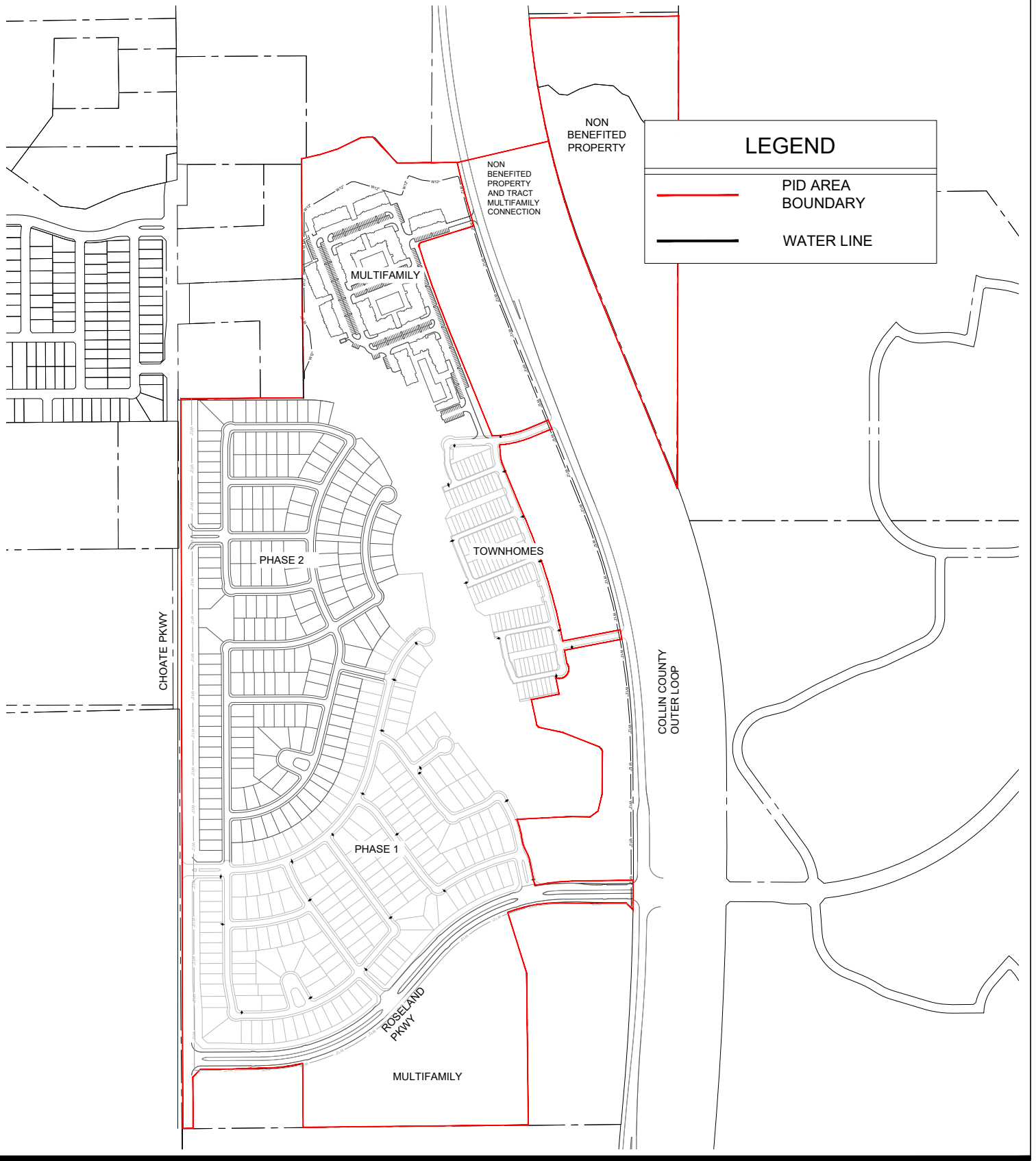
PROJECT NUMBER:  
010061012

SHEET:

DATE:  
2022/11/09

EXH 03

k:\projects\010061013\cad\exhibit\2022\1116\_pid\_exhibits\lmc\_pid\_exhibits.dwg-yonas-11/22/2022 11:25 AM



3501 OLYMPUS BLVD  
SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBPE #: F-20821

**TITLE**

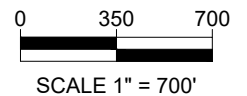
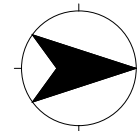
**MAJOR IMPROVEMENTS  
WATER**

**PROJECT**

TEN MILE CREEK  
CELINA, TEXAS

**CLIENT**

CORSON CRAMER DEVELOPMENT  
DALLAS, TEXAS



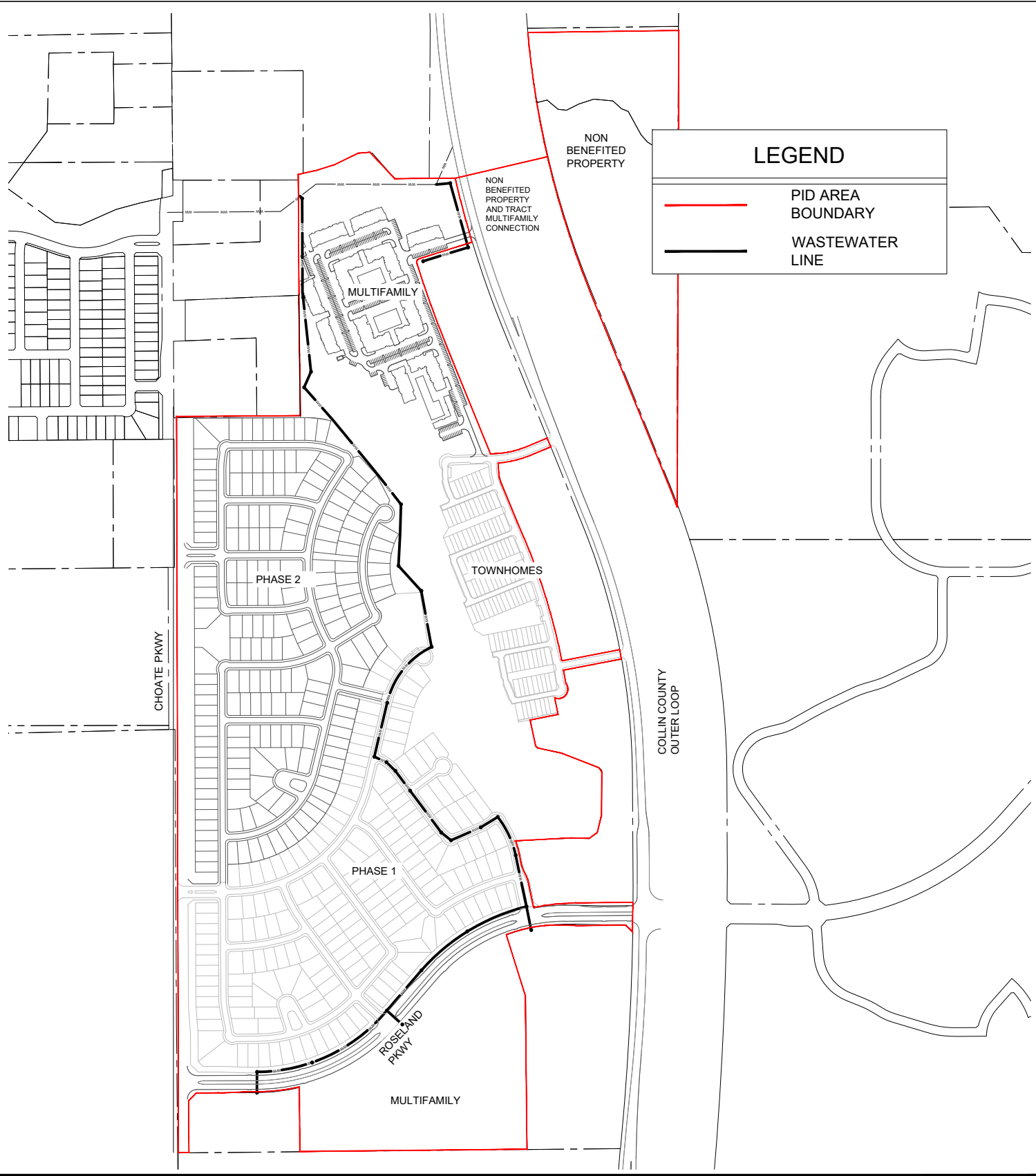
PROJECT NUMBER:  
010061012

SHEET:

DATE:  
2022/11/09

EXH 04

k:\projects\010061013\cad\exhibit\2022\1116\_pid\_exhibits\mnc\_pid\_exhibits.dwg-yonas-11/22/2022 11:25 AM



3501 OLYMPUS BLVD  
SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBPE #: F-20821

**TITLE**

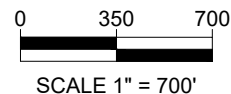
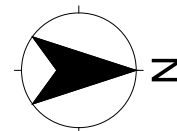
**MAJOR IMPROVEMENTS  
WASTEWATER**

**PROJECT**

TEN MILE CREEK  
CELINA, TEXAS

**CLIENT**

CORSON CRAMER DEVELOPMENT  
DALLAS, TEXAS



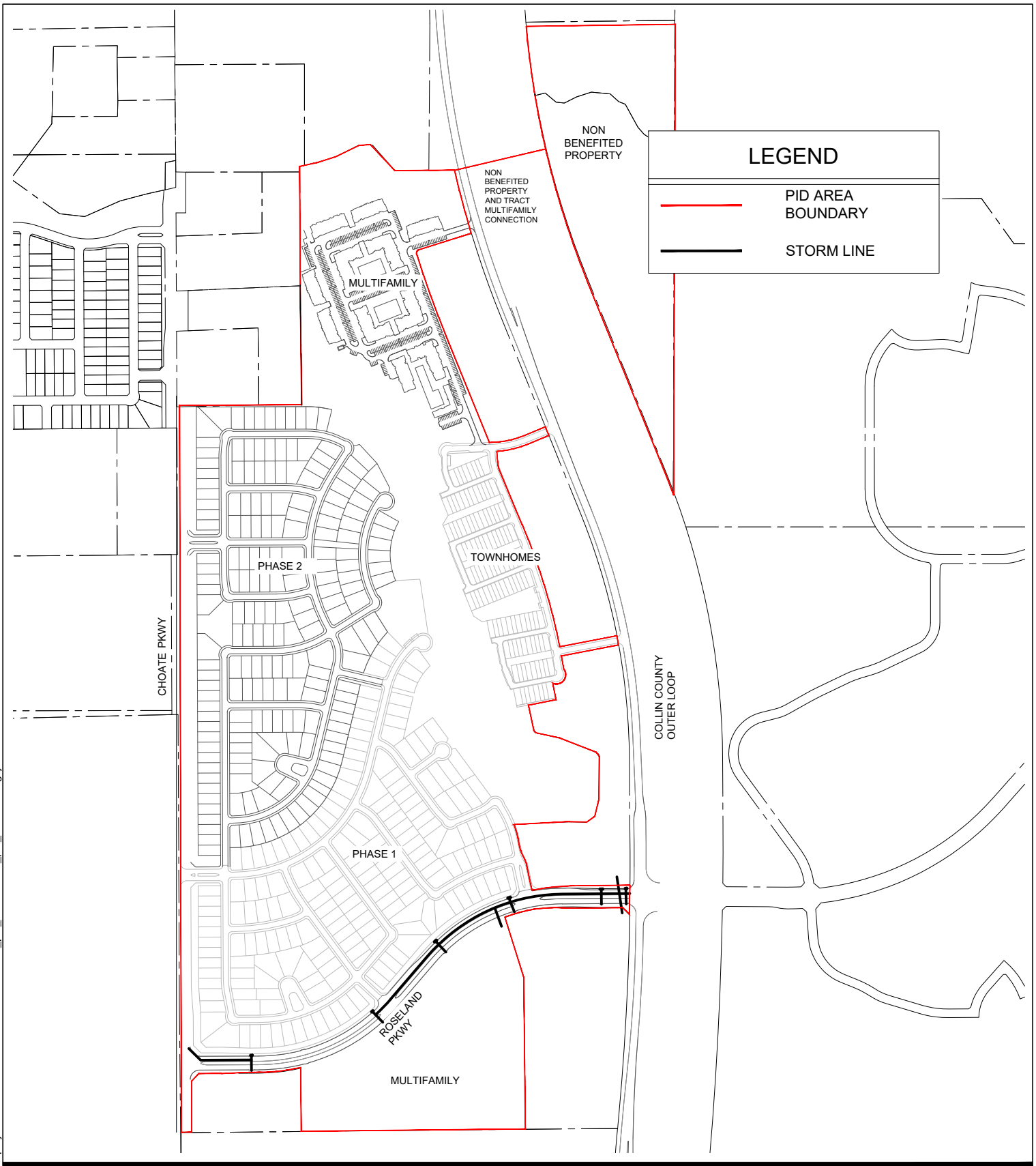
PROJECT NUMBER:  
010061012

SHEET:

DATE:  
2022/11/09

EXH 05

k:\projects\010061013\lead\exhibit\2022\1116\_pid\_exhibits\lmc\_pid\_exhibits.dwg-yonas-11/22/2022 11:26 AM



3501 OLYMPUS BLVD  
SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBPE #: F-20821

#### TITLE

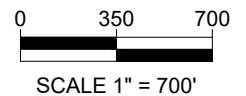
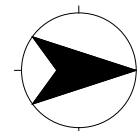
## MAJOR IMPROVEMENTS STORM

#### PROJECT

TEN MILE CREEK  
CELINA, TEXAS

#### CLIENT

CORSON CRAMER DEVELOPMENT  
DALLAS, TEXAS



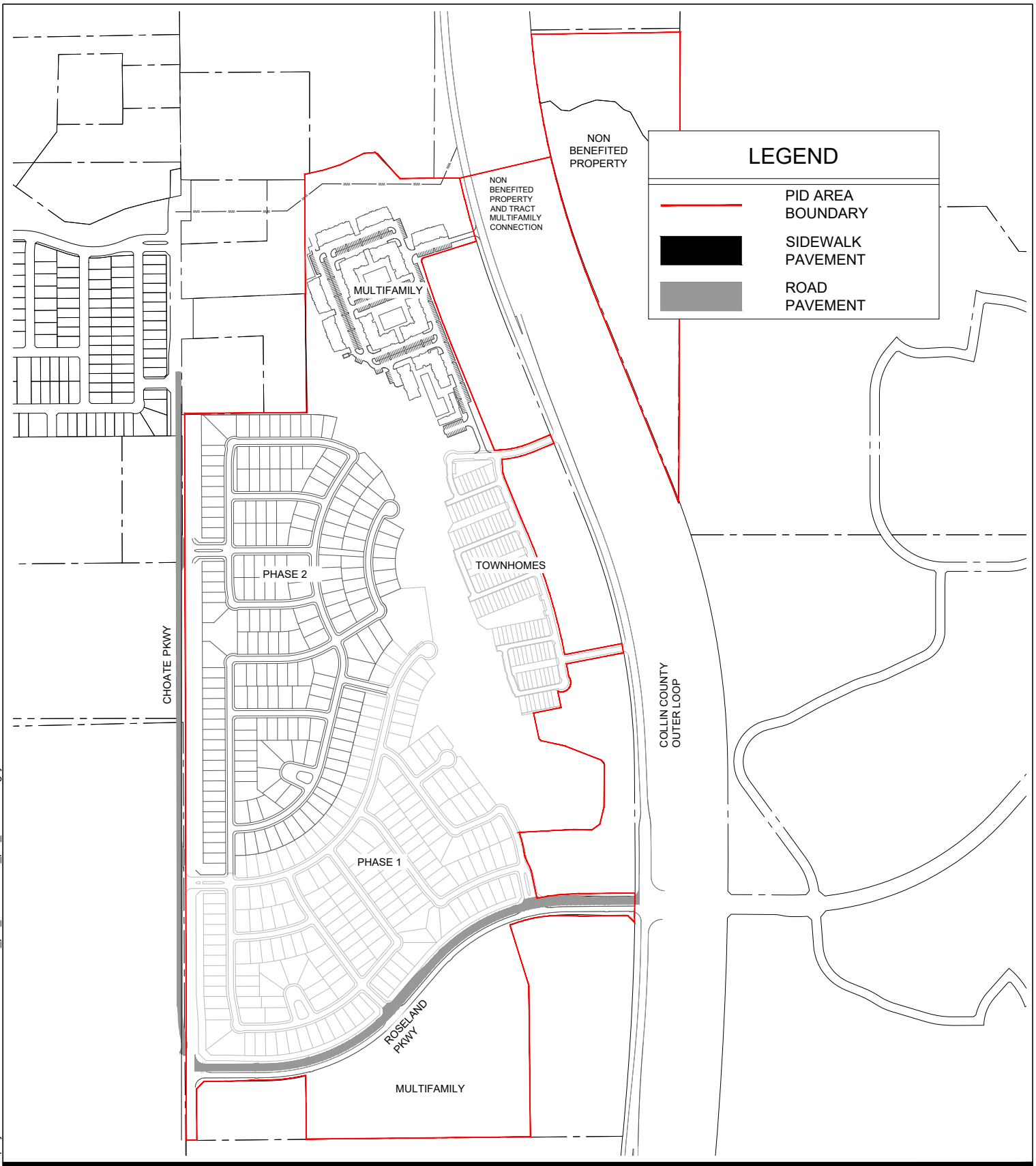
PROJECT NUMBER:  
010061012

SHEET:

DATE:  
2022/11/09

EXH 06

k:\projects\010061013\cad\exhibit\20221116\_pid\_exhibits\mc\_pid\_exhibits.dwg-yonas-11/22/2022 11:26 AM



3501 OLYMPUS BLVD  
SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBPE #: F-20821

TITLE

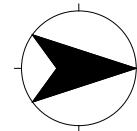
## MAJOR IMPROVEMENTS PAVING

PROJECT

TEN MILE CREEK  
CELINA, TEXAS

CLIENT

CORSON CRAMER DEVELOPMENT  
DALLAS, TEXAS



N



SCALE 1" = 700'

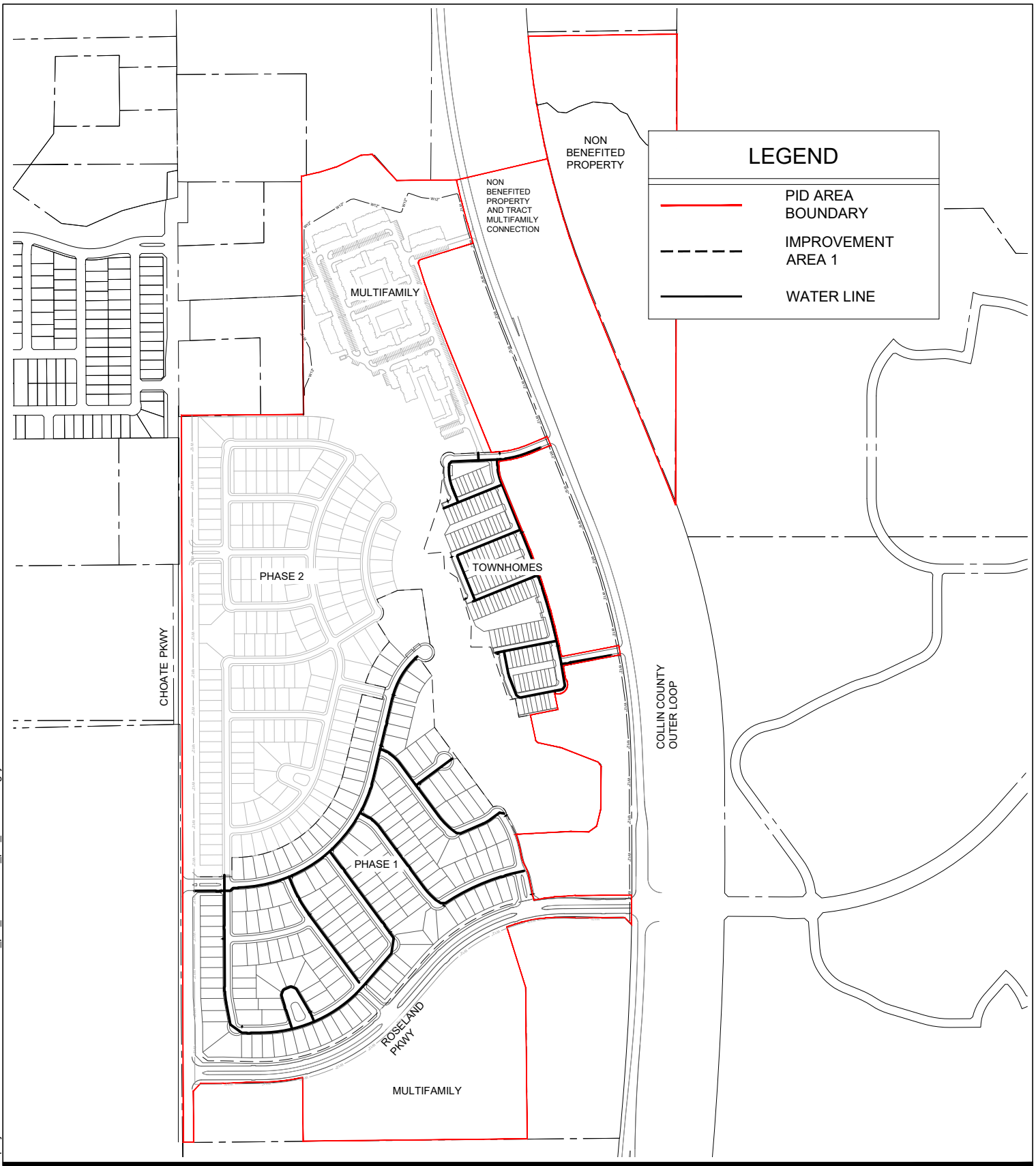
PROJECT NUMBER:  
010061012

SHEET:

DATE:  
2022/11/09

EXH 07

k:\projects\010061013\cad\exhibit\2022\116\_pid\_exhibits\mrc\_pid\_exhibits.dwg-yonas-11/22/2022 11:26 AM



3501 OLYMPUS BLVD  
SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBPE #: F-20821

**TITLE**

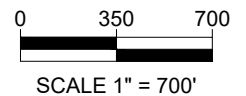
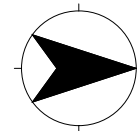
**IMPROVEMENT AREA 1  
WATER**

**PROJECT**

TEN MILE CREEK  
CELINA, TEXAS

**CLIENT**

CORSON CRAMER DEVELOPMENT  
DALLAS, TEXAS



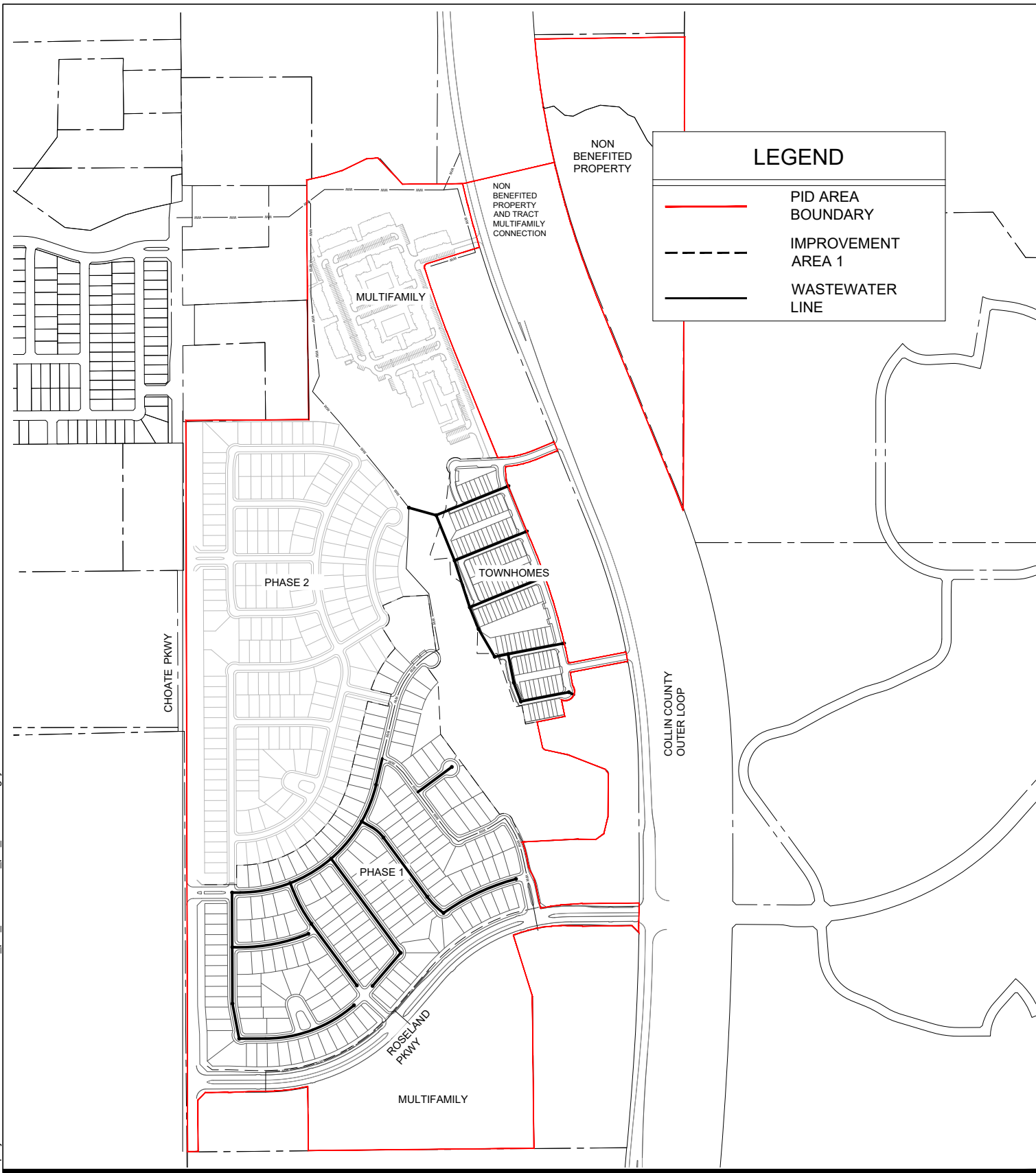
PROJECT NUMBER:  
010061012

SHEET:

DATE:  
2022/11/09

EXH 08

k:\projects\010061013\cad\exhibit\20221116\_pid\_exhibits\mc\_pid\_exhibits.dwg-yonas-11/22/2022 11:26 AM



3501 OLYMPUS BLVD  
SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBPE #: F-20821

**TITLE**

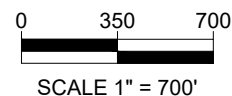
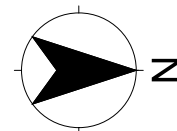
**IMPROVEMENT AREA 1  
WASTEWATER**

**PROJECT**

TEN MILE CREEK  
CELINA, TEXAS

**CLIENT**

CORSON CRAMER DEVELOPMENT  
DALLAS, TEXAS



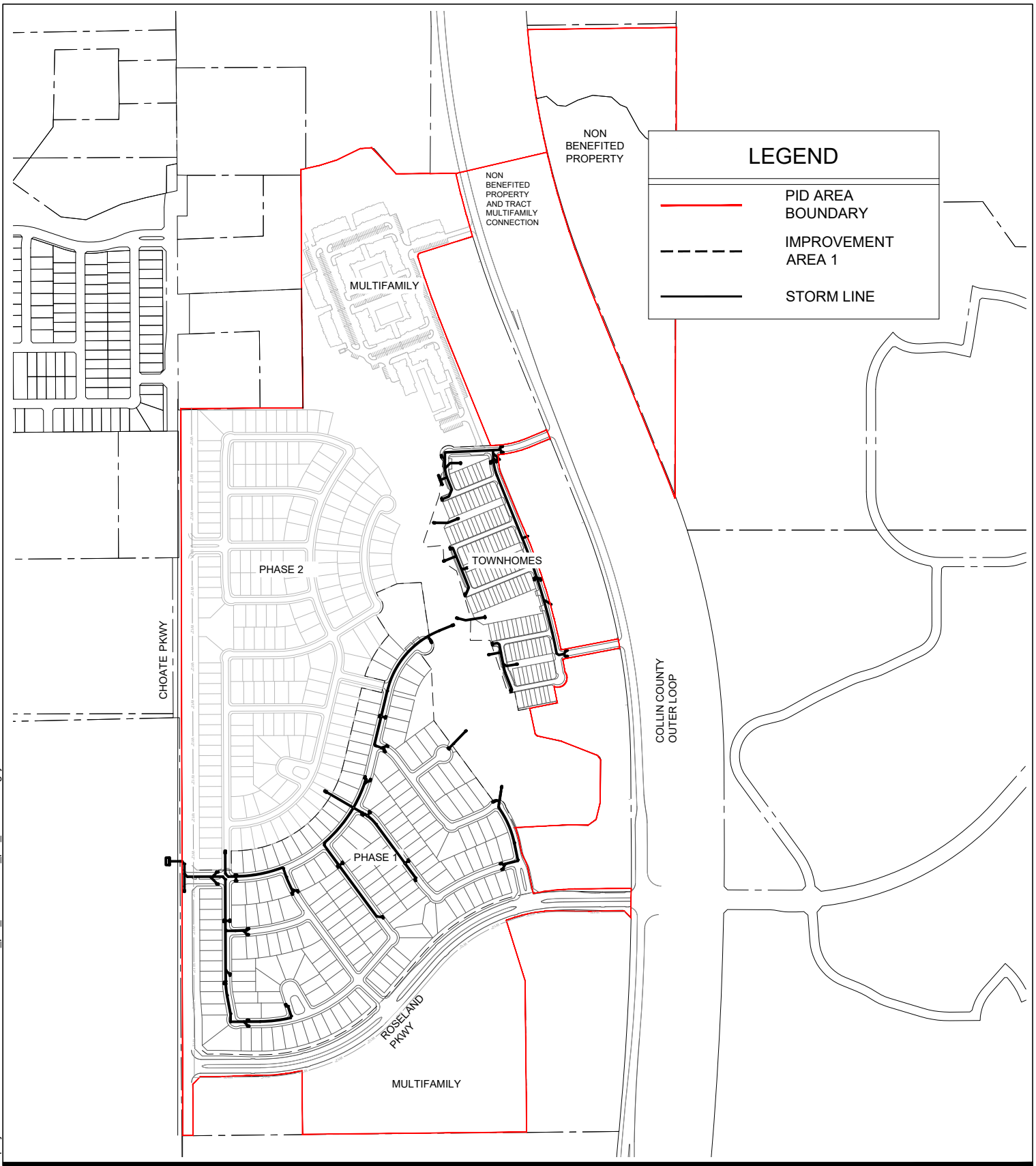
PROJECT NUMBER:  
010061012

SHEET:

DATE:  
2022/11/09

EXH 09

k:\projects\010061013\cad\exhibit\2022\1116\_pid\_exhibits\mc\_pid\_exhibits.dwg-yonas-11/22/2022 11:26 AM



3501 OLYMPUS BLVD  
SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBPE #: F-20821

TITLE

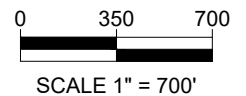
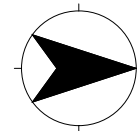
## IMPROVEMENT AREA 1 STORM

PROJECT

TEN MILE CREEK  
CELINA, TEXAS

CLIENT

CORSON CRAMER DEVELOPMENT  
DALLAS, TEXAS



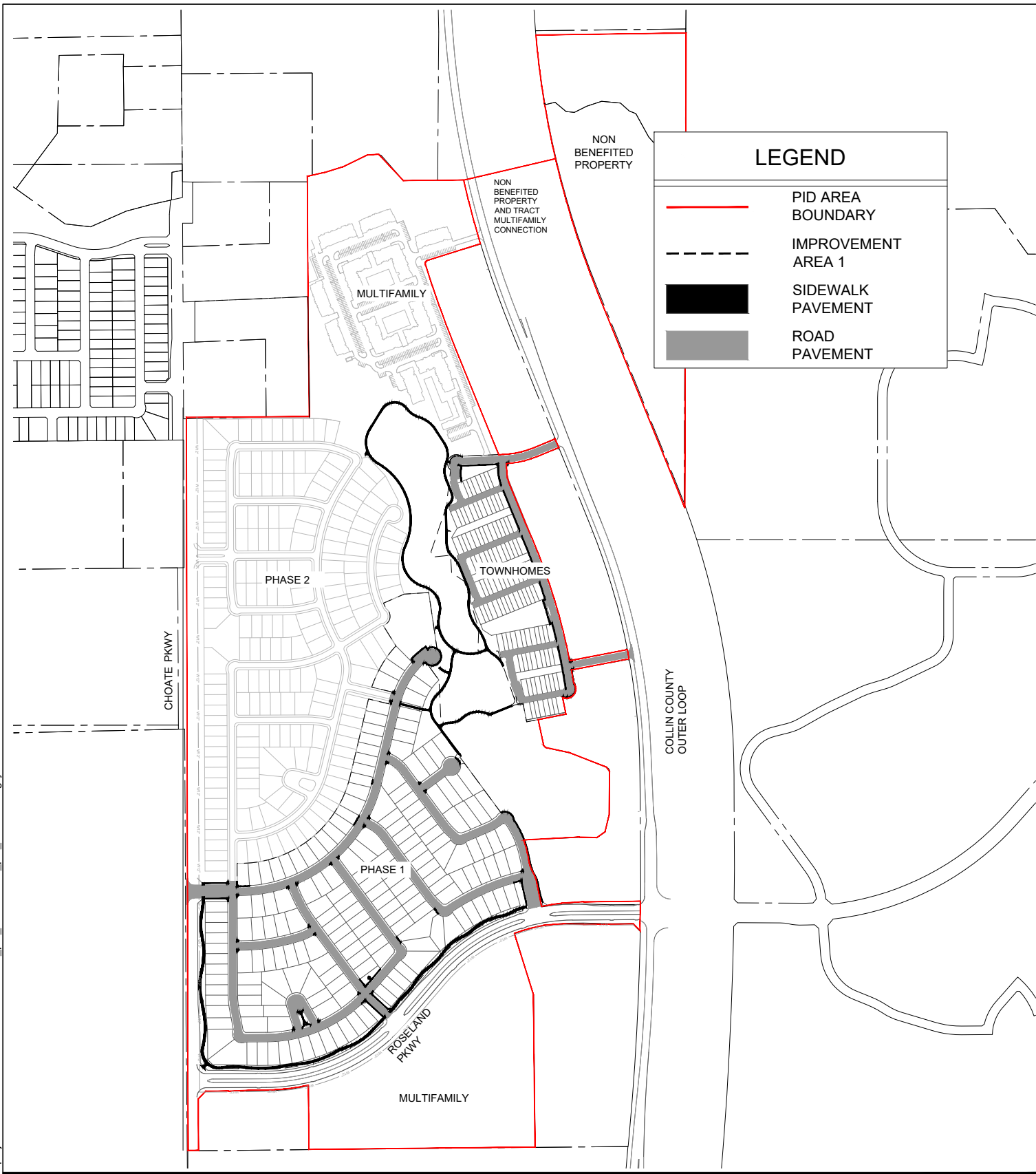
PROJECT NUMBER:  
010061012

SHEET:

DATE:  
2022/11/09

EXH 10

k:\projects\010061013\cad\exhibit\20221116\_pid\_exhibits\mc\_pid\_exhibits.dwg-yonas-11/22/2022 11:26 AM



3501 OLYMPUS BLVD  
SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBPE #: F-20821

**TITLE**

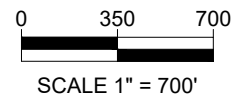
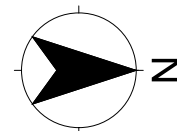
**IMPROVEMENT AREA 1  
PAVING**

**PROJECT**

TEN MILE CREEK  
CELINA, TEXAS

**CLIENT**

CORSON CRAMER DEVELOPMENT  
DALLAS, TEXAS



PROJECT NUMBER:  
010061012

SHEET:

DATE:  
2022/11/09

EXH 11

**APPENDIX E**  
**PID ASSESSMENT NOTICE**

AFTER RECORDING RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_]<sup>1</sup>

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 ***Ten Mile Creek 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.

\_\_\_\_\_  
<sup>1</sup> 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_

<sup>3</sup> 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 four Lot Types.

**“Lot Type 1”** means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 60 feet, as provided by the development standards shown in the Development Agreement and/or other applicable governing documents.

**“Lot Type 2”** means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 55 feet, as provided by the development standards shown in the Development Agreement and/or other applicable governing documents.

**“Lot Type 3”** means lots identified as such on the Assessment Rolls, being townhomes, as provided by the development standards shown in the Development Agreement and/or other applicable governing documents.

**“Lot Type 4”** means lots identified as such on the Assessment Rolls, being multifamily units as provided by the development standards shown in the Development Agreement and/or other applicable governing documents.

### **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**

<b>Lot Type</b>	<b>Proposed Development</b>	
Lot Type 1 (60 Ft)	110	Units
Lot Type 2 (55 Ft)	266	Units
Lot Type 3 (Townhomes)	114	Units
Lot Type 4 (Multifamily)	861	Units
<b>Total</b>	<b>1,351</b>	<b>Units</b>

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

**Table F-2**  
**Proposed Development – Improvement Area #1**

<b>Lot Type</b>	<b>Proposed Development</b>	
Lot Type 1 (60 Ft)	54	Units
Lot Type 2 (55 Ft)	128	Units
Lot Type 3 (Townhomes)	114	Units
<b>Total</b>	<b>296</b>	<b>Units</b>

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

**Table F-3**  
**Proposed Development –Major Improvement Area**

<b>Lot Type</b>	<b>Proposed Development</b>	
Lot Type 1 (60 Ft)	56	Units
Lot Type 2 (55 Ft)	138	Units
Lot Type 4 (Multifamily)	861	Units
<b>Total</b>	<b>1,055</b>	<b>Units</b>

**B) Calculation of Equivalent Units**

As explained under Section V.D, for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #1 Projects and the Major Improvement Area Projects to be financed with (i) the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement and (ii) the Major Improvement Area Bonds, respectively, shall be allocated to the Improvement Area #1 Assessed Property and the Major Improvement Area Assessed Property by spreading the entire Assessment across the Parcels within Improvement Area #1 and Major Improvement Area based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to Improvement Area #1 Assessed Property and Major Improvement Area Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 60 Ft, 55 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications (from Lot Type 1 (60 Ft) representing the highest value to Lot Type 4 (Multifamily) 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 (60 Ft) to 1.0.

**Table F-4**  
**Equivalent Unit Factors**

<b>Lot Type</b>	<b>Estimated Average Unit Value</b>	<b>Equivalent Unit Factor</b>
Lot Type 1 (60 Ft)	\$750,000	1.00 per dwelling unit
Lot Type 2 (55 Ft)	\$675,000	0.90 per dwelling unit
Lot Type 3 (Townhomes)	\$450,000	0.60 per dwelling unit
Lot Type 4 (Multifamily)	\$145,000	0.19 per dwelling unit

The total estimated Equivalent Units for the Major Improvement Area are shown in Table F-5 as calculated based on the Equivalent Unit factors shown in Table F-4, estimated Lot Types and number of units estimated to be built within the Major Improvement Area.

**Table F-5**  
**Estimated Equivalent Units –Major Improvement Area**

<b>Lot Type</b>	<b>Planned No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (60 Ft)	56	1.00	56.00
Lot Type 2 (55 Ft)	138	0.90	124.20
Lot Type 4 (Multifamily)	861	0.19	163.59
<b>Total Equivalent Units</b>	<b>1,055</b>		<b>343.79</b>

The total estimated Equivalent Units for Improvement Area #1 are shown in Table F-6 as calculated based on the Equivalent Unit factors shown in Table F-4, estimated Lot Types and number of units estimated to be built within Improvement Area #1.

**Table F-6**  
**Estimated Equivalent Units - Improvement Area #1**

<b>Lot Type</b>	<b>Planned No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (60 Ft)	54	1.00	54.00
Lot Type 2 (55 Ft)	128	0.90	115.20
Lot Type 3 (Townhomes)	114	0.60	68.40
<b>Total Equivalent Units</b>	<b>296</b>		<b>237.60</b>

**C) Allocation of Assessments to Lots within the Major Improvement Area**

As shown in Section IV of this Service and Assessment Plan, the total amount of the Major Improvement Area Bonds, which represents the total Assessment to be allocated on all Parcels within the Major Improvement Area, is \$7,021,000. As shown in Table F-5, there are a total of

343.79 estimated Equivalent Units in the Major Improvement Area, resulting in an Assessment per Equivalent Unit of \$20,422.35.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$20,422.35 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (60 Ft Lot) dwelling unit is \$20,422.35 (i.e. \$20,422.35 x 1.00). The Assessment for a Lot Type 2 (55 Ft Lot) dwelling unit is \$18,380.12 (i.e. \$20,422.35 x 0.90). The Assessment for a Lot Type 3 (40 Ft Lot) dwelling unit is \$3,880.25 (i.e. \$20,422.35 x 0.19). Table F-7 sets forth the Assessment per dwelling unit for each Lot Type in the Major Improvement Area.

**Table F-7**  
**Assessment Per Unit –Major Improvement Area**

<b>Lot Type</b>	<b>Planned No. of Units</b>	<b>Assessment per Equivalent Unit</b>	<b>Equivalent Unit Factor</b>	<b>Assessment per Unit</b>	<b>Total Assessments</b>
Lot Type 1 (60 Ft)	56	\$20,422.35	1.00	\$20,422.35 per dwelling unit	\$1,143,652
Lot Type 2 (55 Ft)	138	\$20,422.35	0.90	\$18,380.12 per dwelling unit	\$2,536,456
Lot Type 4 (Multifamily)	861	\$20,422.35	0.19	\$3,880.25 per dwelling unit	\$3,340,892
<b>Total</b>	<b>1,055</b>				<b>\$7,021,000</b>

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

**Table F-8**  
**Projected Leverage –Major Improvement Area**

<b>Lot Type</b>	<b>Planned No. of Units</b>	<b>Estimated Finished Lot Value per unit</b>	<b>Projected Home Value per unit</b>	<b>Assessment per Unit<sup>1</sup></b>	<b>Leverage (Lot Value)</b>	<b>Leverage (Home Value)</b>
Lot Type 1 (60 Ft)	56	\$108,000	\$750,000	\$20,422.35	5.29	36.72
Lot Type 2 (55 Ft)	138	\$99,000	\$675,000	\$18,380.12	5.39	36.72
Lot Type 4 (Multifamily)	861	\$19,000	\$145,000	\$3,880.25	4.90	37.37

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 –Major Improvement Area**

<b>Lot Type</b>	<b>Planned No. of Units</b>	<b>Estimated Finished Lot Value per unit</b>	<b>Projected Home Value per unit</b>	<b>Projected Average Annual Installment per unit</b>	<b>Tax Rate Equivalent (per \$100 Lot Value)</b>	<b>Tax Rate Equivalent (per \$100 Home Value)</b>
Lot Type 1 (60 Ft)	56	\$108,000	\$750,000	\$1,849.49	\$1.712	\$0.247
Lot Type 2 (55 Ft)	138	\$99,000	\$675,000	\$1,664.54	\$1.681	\$0.247
Lot Type 4 (Multifamily)	861	\$19,000	\$145,000	\$351.40	\$1.849	\$0.242

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

**D) Allocation of Assessments to Lots within Improvement Area #1**

As shown in Section IV of this Service and Assessment Plan, the total amount of the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within Improvement Area #1, is \$14,950,000. As shown in Table F-6, there are a total of 237.60 estimated Equivalent Units in Improvement Area #1, resulting in an Assessment per Equivalent Unit of \$62,920.88.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$62,920.88 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (60 Ft Lot) dwelling unit is \$62,920.88 (i.e. \$62,920.88 x 1.00). The Assessment for a Lot Type 2 (55 Ft Lot) dwelling unit is \$56,628.79 (i.e. \$62,920.88 x 0.90). The Assessment for a Lot Type 3 (40 Ft Lot) dwelling unit is \$37,752.53 (i.e. \$62,920.88 x 0.60). Table F-10 sets forth the Assessment per dwelling unit for each Lot Type in Improvement Area #1.

**Table F-10**  
**Assessment Per Unit – Improvement Area #1**

<b>Type</b>	<b>Planned No. of Units</b>	<b>Assessment per Equivalent Unit</b>	<b>Equivalent Unit Factor</b>	<b>Assessment per Unit</b>	<b>Total Assessments</b>
Lot Type 1 (60 Ft)	54	\$62,920.88	1.00	\$62,920.88 per dwelling unit	\$3,397,727
Lot Type 2 (55 Ft)	128	\$62,920.88	0.90	\$56,628.79 per dwelling unit	\$7,248,485
Lot Type 3 (Townhomes)	114	\$62,920.88	0.60	\$37,752.53 per dwelling unit	\$4,303,788
<b>Total</b>	<b>296</b>				<b>\$14,950,000</b>

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

**Table F-11**  
**Projected Leverage – Improvement Area #1**

<b>Description</b>	<b>Planned No. of Units</b>	<b>Estimated Finished Lot Value per unit</b>	<b>Projected Home Value per unit</b>	<b>Assessment per Unit<sup>1</sup></b>	<b>Leverage (Lot Value)</b>	<b>Leverage (Home Value)</b>
Lot Type 1 (60 Ft)	54	\$108,000	\$750,000	\$62,920.88	1.72	11.92
Lot Type 2 (55 Ft)	128	\$99,000	\$675,000	\$56,628.79	1.75	11.92
Lot Type 3 (Townhomes)	114	\$62,000	\$450,000	\$37,752.53	1.64	11.92

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

**Table F-12**  
**Estimated Tax Rate Equivalent per unit – Improvement Area #1**

<b>Description</b>	<b>Planned No. of Units</b>	<b>Estimated Finished Lot Value per unit</b>	<b>Projected Home Value per unit</b>	<b>Projected Average Annual Installment per unit</b>	<b>Tax Rate Equivalent (per \$100 Lot Value)</b>	<b>Tax Rate Equivalent (per \$100 Home Value)</b>
Lot Type 1 (60 Ft)	54	\$108,000	\$750,000	\$5,007.23	\$4.636	\$0.668
Lot Type 2 (55 Ft)	128	\$99,000	\$675,000	\$4,506.51	\$4.552	\$0.668
Lot Type 3 (Townhomes)	114	\$62,000	\$450,000	\$3,004.34	\$4.846	\$0.668

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

**APPENDIX G**  
**MAJOR IMPROVEMENT AREA ASSESSMENT ROLL**

**Appendix G-1**  
**Major Improvement Area Assessment Roll**

**Parcel**  
**Equivalent Units**  
**Assessment**

**2850124, 2850129, 2850103 and part of 2850105**  
**343.79**  
**\$7,021,000**

<b>Year<sup>1</sup></b>	<b>Principal<sup>2</sup></b>	<b>Interest<sup>2</sup></b>	<b>Administrative Expenses<sup>3</sup></b>	<b>Additional Interest</b>	<b>Capitalized Interest</b>	<b>Total Annual Installment</b>
9/1/23	\$0	\$178,499	\$0	\$0	(\$178,499)	\$0
9/1/24	\$0	\$443,170	\$0	\$0	(\$443,170)	\$0
9/1/25	\$106,000	\$443,170	\$52,020	\$35,105	\$0	\$636,295
9/1/26	\$111,000	\$437,340	\$53,060	\$34,575	\$0	\$635,975
9/1/27	\$116,000	\$431,235	\$54,122	\$34,020	\$0	\$635,377
9/1/28	\$122,000	\$424,855	\$55,204	\$33,440	\$0	\$635,499
9/1/29	\$129,000	\$418,145	\$56,308	\$32,830	\$0	\$636,283
9/1/30	\$135,000	\$411,050	\$57,434	\$32,185	\$0	\$635,669
9/1/31	\$142,000	\$403,625	\$58,583	\$31,510	\$0	\$635,718
9/1/32	\$151,000	\$394,750	\$59,755	\$30,800	\$0	\$636,305
9/1/33	\$159,000	\$385,313	\$60,950	\$30,045	\$0	\$635,307
9/1/34	\$169,000	\$375,375	\$62,169	\$29,250	\$0	\$635,794
9/1/35	\$179,000	\$364,813	\$63,412	\$28,405	\$0	\$635,630
9/1/36	\$190,000	\$353,625	\$64,680	\$27,510	\$0	\$635,815
9/1/37	\$202,000	\$341,750	\$65,974	\$26,560	\$0	\$636,284
9/1/38	\$214,000	\$329,125	\$67,293	\$25,550	\$0	\$635,968
9/1/39	\$227,000	\$315,750	\$68,639	\$24,480	\$0	\$635,869
9/1/40	\$241,000	\$301,563	\$70,012	\$23,345	\$0	\$635,920
9/1/41	\$256,000	\$286,500	\$71,412	\$22,140	\$0	\$636,052
9/1/42	\$272,000	\$270,500	\$72,841	\$20,860	\$0	\$636,201
9/1/43	\$288,000	\$253,500	\$74,297	\$19,500	\$0	\$635,297
9/1/44	\$307,000	\$234,780	\$75,783	\$18,060	\$0	\$635,623
9/1/45	\$327,000	\$214,825	\$77,299	\$16,525	\$0	\$635,649
9/1/46	\$349,000	\$193,570	\$78,845	\$14,890	\$0	\$636,305
9/1/47	\$371,000	\$170,885	\$80,422	\$13,145	\$0	\$635,452
9/1/48	\$396,000	\$146,770	\$82,030	\$11,290	\$0	\$636,090
9/1/49	\$422,000	\$121,030	\$83,671	\$9,310	\$0	\$636,011
9/1/50	\$450,000	\$93,600	\$85,344	\$7,200	\$0	\$636,144
9/1/51	\$479,000	\$64,350	\$87,051	\$4,950	\$0	\$635,351
9/1/52	\$511,000	\$33,215	\$88,792	\$2,555	\$0	\$635,562
<b>Total</b>	<b>\$7,021,000</b>	<b>\$8,836,677</b>	<b>\$1,927,404</b>	<b>\$640,035</b>	<b>(\$621,669)</b>	<b>\$17,803,446</b>

<sup>1</sup>The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.

<sup>2</sup>Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 5.50% in years 1 through 8 (2023-2030), 6.25% in years 9 through 20 (2031-2042), and 6.50% in years 21 through 30 (2043-2052) on the Major Improvement Area Bonds.

<sup>3</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in years 2023 and 2024 are being funded with Bond proceeds.

**Appendix G-2**  
**Major Improvement Area Assessment Roll by Parcel**

<b>Parcel</b>	<b>2850124</b>
<b>Equivalent Units</b>	<b>91.20</b>
<b>Assessment</b>	<b>\$1,862,518</b>

Year <sup>1</sup>	Principal <sup>2</sup>	Interest <sup>2</sup>	Administrative Expenses <sup>3</sup>	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	\$0	\$47,352	\$0	\$0	(\$47,352)	\$0
9/1/24	\$0	\$117,563	\$0	\$0	(\$117,563)	\$0
9/1/25	\$28,119	\$117,563	\$13,800	\$9,313	\$0	\$168,795
9/1/26	\$29,446	\$116,017	\$14,076	\$9,172	\$0	\$168,710
9/1/27	\$30,772	\$114,397	\$14,357	\$9,025	\$0	\$168,552
9/1/28	\$32,364	\$112,705	\$14,644	\$8,871	\$0	\$168,584
9/1/29	\$34,221	\$110,925	\$14,937	\$8,709	\$0	\$168,792
9/1/30	\$35,813	\$109,043	\$15,236	\$8,538	\$0	\$168,629
9/1/31	\$37,670	\$107,073	\$15,541	\$8,359	\$0	\$168,642
9/1/32	\$40,057	\$104,719	\$15,852	\$8,171	\$0	\$168,798
9/1/33	\$42,179	\$102,215	\$16,169	\$7,970	\$0	\$168,533
9/1/34	\$44,832	\$99,579	\$16,492	\$7,759	\$0	\$168,662
9/1/35	\$47,485	\$96,777	\$16,822	\$7,535	\$0	\$168,619
9/1/36	\$50,403	\$93,809	\$17,158	\$7,298	\$0	\$168,668
9/1/37	\$53,586	\$90,659	\$17,501	\$7,046	\$0	\$168,792
9/1/38	\$56,770	\$87,310	\$17,851	\$6,778	\$0	\$168,709
9/1/39	\$60,218	\$83,762	\$18,209	\$6,494	\$0	\$168,682
9/1/40	\$63,932	\$79,998	\$18,573	\$6,193	\$0	\$168,696
9/1/41	\$67,911	\$76,002	\$18,944	\$5,873	\$0	\$168,731
9/1/42	\$72,156	\$71,758	\$19,323	\$5,534	\$0	\$168,770
9/1/43	\$76,400	\$67,248	\$19,709	\$5,173	\$0	\$168,531
9/1/44	\$81,440	\$62,282	\$20,104	\$4,791	\$0	\$168,617
9/1/45	\$86,746	\$56,988	\$20,506	\$4,384	\$0	\$168,624
9/1/46	\$92,582	\$51,350	\$20,916	\$3,950	\$0	\$168,798
9/1/47	\$98,418	\$45,332	\$21,334	\$3,487	\$0	\$168,572
9/1/48	\$105,050	\$38,935	\$21,761	\$2,995	\$0	\$168,741
9/1/49	\$111,947	\$32,107	\$22,196	\$2,470	\$0	\$168,720
9/1/50	\$119,375	\$24,830	\$22,640	\$1,910	\$0	\$168,755
9/1/51	\$127,068	\$17,071	\$23,093	\$1,313	\$0	\$168,545
9/1/52	\$135,557	\$8,811	\$23,555	\$678	\$0	\$168,601
<b>Total</b>	<b>\$1,862,518</b>	<b>\$2,344,178</b>	<b>\$511,298</b>	<b>\$169,787</b>	<b>(\$164,915)</b>	<b>\$4,722,867</b>

<sup>1</sup>The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.

<sup>2</sup>Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 5.50% in years 1 through 8 (2023-2030), 6.25% in years 9 through 20 (2031-2042), and 6.50% in years 21 through 30 (2043-2052) on the Major Improvement Area Bonds.

<sup>3</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in years 2023 and 2024 are being funded with Bond proceeds.

**Appendix G-3**  
**Major Improvement Area Assessment Roll by Parcel**

<b>Parcel</b>	<b>2850129</b>
<b>Equivalent Units</b>	<b>72.39</b>
<b>Assessment</b>	<b>\$1,478,374</b>

Year <sup>1</sup>	Principal <sup>2</sup>	Interest <sup>2</sup>	Administrative Expenses <sup>3</sup>	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	\$0	\$37,586	\$0	\$0	(\$37,586)	\$0
9/1/24	\$0	\$93,316	\$0	\$0	(\$93,316)	\$0
9/1/25	\$22,320	\$93,316	\$10,954	\$7,392	\$0	\$133,981
9/1/26	\$23,373	\$92,088	\$11,173	\$7,280	\$0	\$133,914
9/1/27	\$24,425	\$90,803	\$11,396	\$7,163	\$0	\$133,788
9/1/28	\$25,689	\$89,459	\$11,624	\$7,041	\$0	\$133,814
9/1/29	\$27,163	\$88,047	\$11,856	\$6,913	\$0	\$133,979
9/1/30	\$28,426	\$86,553	\$12,094	\$6,777	\$0	\$133,849
9/1/31	\$29,900	\$84,989	\$12,335	\$6,635	\$0	\$133,860
9/1/32	\$31,795	\$83,120	\$12,582	\$6,485	\$0	\$133,983
9/1/33	\$33,480	\$81,133	\$12,834	\$6,326	\$0	\$133,773
9/1/34	\$35,585	\$79,041	\$13,091	\$6,159	\$0	\$133,876
9/1/35	\$37,691	\$76,817	\$13,352	\$5,981	\$0	\$133,841
9/1/36	\$40,007	\$74,461	\$13,619	\$5,793	\$0	\$133,880
9/1/37	\$42,534	\$71,960	\$13,892	\$5,593	\$0	\$133,979
9/1/38	\$45,061	\$69,302	\$14,170	\$5,380	\$0	\$133,912
9/1/39	\$47,798	\$66,486	\$14,453	\$5,155	\$0	\$133,892
9/1/40	\$50,746	\$63,498	\$14,742	\$4,916	\$0	\$133,902
9/1/41	\$53,905	\$60,327	\$15,037	\$4,662	\$0	\$133,930
9/1/42	\$57,274	\$56,958	\$15,338	\$4,392	\$0	\$133,961
9/1/43	\$60,643	\$53,378	\$15,644	\$4,106	\$0	\$133,771
9/1/44	\$64,643	\$49,436	\$15,957	\$3,803	\$0	\$133,840
9/1/45	\$68,855	\$45,235	\$16,276	\$3,480	\$0	\$133,845
9/1/46	\$73,487	\$40,759	\$16,602	\$3,135	\$0	\$133,983
9/1/47	\$78,119	\$35,982	\$16,934	\$2,768	\$0	\$133,804
9/1/48	\$83,384	\$30,905	\$17,273	\$2,377	\$0	\$133,938
9/1/49	\$88,858	\$25,485	\$17,618	\$1,960	\$0	\$133,921
9/1/50	\$94,754	\$19,709	\$17,970	\$1,516	\$0	\$133,949
9/1/51	\$100,860	\$13,550	\$18,330	\$1,042	\$0	\$133,782
9/1/52	\$107,599	\$6,994	\$18,697	\$538	\$0	\$133,827
<b>Total</b>	<b>\$1,478,374</b>	<b>\$1,860,691</b>	<b>\$405,843</b>	<b>\$134,769</b>	<b>(\$130,901)</b>	<b>\$3,748,775</b>

<sup>1</sup>The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.

<sup>2</sup>Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 5.50% in years 1 through 8 (2023-2030), 6.25% in years 9 through 20 (2031-2042), and 6.50% in years 21 through 30 (2043-2052) on the Major Improvement Area Bonds.

<sup>3</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in years 2023 and 2024 are being funded with Bond proceeds.

**Appendix G-4**  
**Major Improvement Area Assessment Roll by Parcel**

<b>Parcel</b>	<b>2850103</b>
<b>Equivalent Units</b>	<b>57.80</b>
<b>Assessment</b>	<b>\$1,180,412</b>

Year <sup>1</sup>	Principal <sup>2</sup>	Interest <sup>2</sup>	Administrative Expenses <sup>3</sup>	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/23	\$0	\$30,010	\$0	\$0	(\$30,010)	\$0
9/1/24	\$0	\$74,508	\$0	\$0	(\$74,508)	\$0
9/1/25	\$17,821	\$74,508	\$8,746	\$5,902	\$0	\$106,978
9/1/26	\$18,662	\$73,528	\$8,921	\$5,813	\$0	\$106,924
9/1/27	\$19,503	\$72,502	\$9,099	\$5,720	\$0	\$106,823
9/1/28	\$20,511	\$71,429	\$9,281	\$5,622	\$0	\$106,844
9/1/29	\$21,688	\$70,301	\$9,467	\$5,520	\$0	\$106,976
9/1/30	\$22,697	\$69,108	\$9,656	\$5,411	\$0	\$106,872
9/1/31	\$23,874	\$67,860	\$9,849	\$5,298	\$0	\$106,881
9/1/32	\$25,387	\$66,368	\$10,046	\$5,178	\$0	\$106,979
9/1/33	\$26,732	\$64,781	\$10,247	\$5,051	\$0	\$106,812
9/1/34	\$28,413	\$63,110	\$10,452	\$4,918	\$0	\$106,893
9/1/35	\$30,095	\$61,334	\$10,661	\$4,776	\$0	\$106,866
9/1/36	\$31,944	\$59,454	\$10,874	\$4,625	\$0	\$106,897
9/1/37	\$33,961	\$57,457	\$11,092	\$4,465	\$0	\$106,976
9/1/38	\$35,979	\$55,334	\$11,314	\$4,296	\$0	\$106,923
9/1/39	\$38,165	\$53,086	\$11,540	\$4,116	\$0	\$106,906
9/1/40	\$40,518	\$50,700	\$11,771	\$3,925	\$0	\$106,915
9/1/41	\$43,040	\$48,168	\$12,006	\$3,722	\$0	\$106,937
9/1/42	\$45,730	\$45,478	\$12,246	\$3,507	\$0	\$106,962
9/1/43	\$48,420	\$42,620	\$12,491	\$3,278	\$0	\$106,810
9/1/44	\$51,615	\$39,473	\$12,741	\$3,036	\$0	\$106,865
9/1/45	\$54,977	\$36,118	\$12,996	\$2,778	\$0	\$106,869
9/1/46	\$58,676	\$32,544	\$13,256	\$2,503	\$0	\$106,979
9/1/47	\$62,375	\$28,730	\$13,521	\$2,210	\$0	\$106,836
9/1/48	\$66,578	\$24,676	\$13,791	\$1,898	\$0	\$106,943
9/1/49	\$70,949	\$20,348	\$14,067	\$1,565	\$0	\$106,930
9/1/50	\$75,657	\$15,737	\$14,349	\$1,211	\$0	\$106,952
9/1/51	\$80,532	\$10,819	\$14,636	\$832	\$0	\$106,819
9/1/52	\$85,912	\$5,584	\$14,928	\$430	\$0	\$106,854
<b>Total</b>	<b>\$1,180,412</b>	<b>\$1,485,674</b>	<b>\$324,047</b>	<b>\$107,606</b>	<b>(\$104,519)</b>	<b>\$2,993,220</b>

<sup>1</sup>The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.

<sup>2</sup>Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 5.50% in years 1 through 8 (2023-2030), 6.25% in years 9 through 20 (2031-2042), and 6.50% in years 21 through 30 (2043-2052) on the Major Improvement Area Bonds.

<sup>3</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in years 2023 and 2024 are being funded with Bond proceeds.

**Appendix G-5**  
**Major Improvement Area Assessment Roll by Parcel**

**Parcel**  
**Equivalent Units**  
**Assessment**

**Part of 2850105**  
**122.40**  
**\$2,499,696**

<b>Year<sup>1</sup></b>	<b>Principal<sup>2</sup></b>	<b>Interest<sup>2</sup></b>	<b>Administrative Expenses<sup>3</sup></b>	<b>Additional Interest</b>	<b>Capitalized Interest</b>	<b>Total Annual Installment</b>
9/1/23	\$0	\$63,551	\$0	\$0	(\$63,551)	\$0
9/1/24	\$0	\$157,782	\$0	\$0	(\$157,782)	\$0
9/1/25	\$37,739	\$157,782	\$18,521	\$12,498	\$0	\$226,541
9/1/26	\$39,519	\$155,707	\$18,891	\$12,310	\$0	\$226,427
9/1/27	\$41,300	\$153,533	\$19,269	\$12,112	\$0	\$226,214
9/1/28	\$43,436	\$151,262	\$19,654	\$11,906	\$0	\$226,258
9/1/29	\$45,928	\$148,873	\$20,047	\$11,689	\$0	\$226,537
9/1/30	\$48,064	\$146,347	\$20,448	\$11,459	\$0	\$226,318
9/1/31	\$50,556	\$143,703	\$20,857	\$11,219	\$0	\$226,335
9/1/32	\$53,761	\$140,543	\$21,275	\$10,966	\$0	\$226,544
9/1/33	\$56,609	\$137,183	\$21,700	\$10,697	\$0	\$226,189
9/1/34	\$60,169	\$133,645	\$22,134	\$10,414	\$0	\$226,362
9/1/35	\$63,730	\$129,885	\$22,577	\$10,113	\$0	\$226,304
9/1/36	\$67,646	\$125,902	\$23,028	\$9,794	\$0	\$226,370
9/1/37	\$71,918	\$121,674	\$23,489	\$9,456	\$0	\$226,537
9/1/38	\$76,191	\$117,179	\$23,959	\$9,097	\$0	\$226,425
9/1/39	\$80,819	\$112,417	\$24,438	\$8,716	\$0	\$226,389
9/1/40	\$85,804	\$107,366	\$24,926	\$8,312	\$0	\$226,407
9/1/41	\$91,144	\$102,003	\$25,425	\$7,883	\$0	\$226,455
9/1/42	\$96,841	\$96,306	\$25,934	\$7,427	\$0	\$226,507
9/1/43	\$102,537	\$90,254	\$26,452	\$6,943	\$0	\$226,186
9/1/44	\$109,302	\$83,589	\$26,981	\$6,430	\$0	\$226,302
9/1/45	\$116,422	\$76,484	\$27,521	\$5,883	\$0	\$226,311
9/1/46	\$124,255	\$68,917	\$28,071	\$5,301	\$0	\$226,544
9/1/47	\$132,088	\$60,840	\$28,633	\$4,680	\$0	\$226,241
9/1/48	\$140,988	\$52,255	\$29,205	\$4,020	\$0	\$226,468
9/1/49	\$150,245	\$43,090	\$29,789	\$3,315	\$0	\$226,440
9/1/50	\$160,214	\$33,325	\$30,385	\$2,563	\$0	\$226,487
9/1/51	\$170,539	\$22,911	\$30,993	\$1,762	\$0	\$226,205
9/1/52	\$181,932	\$11,826	\$31,613	\$910	\$0	\$226,280
<b>Total</b>	<b>\$2,499,696</b>	<b>\$3,146,133</b>	<b>\$686,216</b>	<b>\$227,872</b>	<b>(\$221,334)</b>	<b>\$6,338,584</b>

<sup>1</sup>The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.

<sup>2</sup>Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 5.50% in years 1 through 8 (2023-2030), 6.25% in years 9 through 20 (2031-2042), and 6.50% in years 21 through 30 (2043-2052) on the Major Improvement Area Bonds.

<sup>3</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in years 2023 and 2024 are being funded with Bond proceeds.

**Appendix G-6**  
**Major Improvement Area Assessment Roll by Lot Type**

**Lot Type**  
**Equivalent Units**  
**Assessment**

**Lot Type 1 (60 Ft)**  
**1.00**  
**\$20,422.35**

<b>Year<sup>1</sup></b>	<b>Principal<sup>2</sup></b>	<b>Interest<sup>2</sup></b>	<b>Administrative Expenses<sup>3</sup></b>	<b>Additional Interest</b>	<b>Capitalized Interest</b>	<b>Total Annual Installment</b>
9/1/23	\$0	\$519	\$0	\$0	(\$519)	\$0
9/1/24	\$0	\$1,289	\$0	\$0	(\$1,289)	\$0
9/1/25	\$308	\$1,289	\$151	\$102	\$0	\$1,851
9/1/26	\$323	\$1,272	\$154	\$101	\$0	\$1,850
9/1/27	\$337	\$1,254	\$157	\$99	\$0	\$1,848
9/1/28	\$355	\$1,236	\$161	\$97	\$0	\$1,849
9/1/29	\$375	\$1,216	\$164	\$95	\$0	\$1,851
9/1/30	\$393	\$1,196	\$167	\$94	\$0	\$1,849
9/1/31	\$413	\$1,174	\$170	\$92	\$0	\$1,849
9/1/32	\$439	\$1,148	\$174	\$90	\$0	\$1,851
9/1/33	\$462	\$1,121	\$177	\$87	\$0	\$1,848
9/1/34	\$492	\$1,092	\$181	\$85	\$0	\$1,849
9/1/35	\$521	\$1,061	\$184	\$83	\$0	\$1,849
9/1/36	\$553	\$1,029	\$188	\$80	\$0	\$1,849
9/1/37	\$588	\$994	\$192	\$77	\$0	\$1,851
9/1/38	\$622	\$957	\$196	\$74	\$0	\$1,850
9/1/39	\$660	\$918	\$200	\$71	\$0	\$1,850
9/1/40	\$701	\$877	\$204	\$68	\$0	\$1,850
9/1/41	\$745	\$833	\$208	\$64	\$0	\$1,850
9/1/42	\$791	\$787	\$212	\$61	\$0	\$1,851
9/1/43	\$838	\$737	\$216	\$57	\$0	\$1,848
9/1/44	\$893	\$683	\$220	\$53	\$0	\$1,849
9/1/45	\$951	\$625	\$225	\$48	\$0	\$1,849
9/1/46	\$1,015	\$563	\$229	\$43	\$0	\$1,851
9/1/47	\$1,079	\$497	\$234	\$38	\$0	\$1,848
9/1/48	\$1,152	\$427	\$239	\$33	\$0	\$1,850
9/1/49	\$1,227	\$352	\$243	\$27	\$0	\$1,850
9/1/50	\$1,309	\$272	\$248	\$21	\$0	\$1,850
9/1/51	\$1,393	\$187	\$253	\$14	\$0	\$1,848
9/1/52	\$1,486	\$97	\$258	\$7	\$0	\$1,849
<b>Total</b>	<b>\$20,422</b>	<b>\$25,704</b>	<b>\$5,606</b>	<b>\$1,862</b>	<b>(\$1,808)</b>	<b>\$51,786</b>

<sup>1</sup>The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.

<sup>2</sup>Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 5.50% in years 1 through 8 (2023-2030), 6.25% in years 9 through 20 (2031-2042), and 6.50% in years 21 through 30 (2043-2052) on the Major Improvement Area Bonds.

<sup>3</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in years 2023 and 2024 are being funded with Bond proceeds.

**Appendix G-7**  
**Major Improvement Area Assessment Roll by Lot Type**

**Lot Type**  
**Equivalent Units**  
**Assessment**

**Lot Type 2 (55 Ft)**  
**0.90**  
**\$18,380.12**

<b>Year<sup>1</sup></b>	<b>Principal<sup>2</sup></b>	<b>Interest<sup>2</sup></b>	<b>Administrative Expenses<sup>3</sup></b>	<b>Additional Interest</b>	<b>Capitalized Interest</b>	<b>Total Annual Installment</b>
9/1/23	\$0	\$467	\$0	\$0	(\$467)	\$0
9/1/24	\$0	\$1,160	\$0	\$0	(\$1,160)	\$0
9/1/25	\$277	\$1,160	\$136	\$92	\$0	\$1,666
9/1/26	\$291	\$1,145	\$139	\$91	\$0	\$1,665
9/1/27	\$304	\$1,129	\$142	\$89	\$0	\$1,663
9/1/28	\$319	\$1,112	\$145	\$88	\$0	\$1,664
9/1/29	\$338	\$1,095	\$147	\$86	\$0	\$1,666
9/1/30	\$353	\$1,076	\$150	\$84	\$0	\$1,664
9/1/31	\$372	\$1,057	\$153	\$82	\$0	\$1,664
9/1/32	\$395	\$1,033	\$156	\$81	\$0	\$1,666
9/1/33	\$416	\$1,009	\$160	\$79	\$0	\$1,663
9/1/34	\$442	\$983	\$163	\$77	\$0	\$1,664
9/1/35	\$469	\$955	\$166	\$74	\$0	\$1,664
9/1/36	\$497	\$926	\$169	\$72	\$0	\$1,664
9/1/37	\$529	\$895	\$173	\$70	\$0	\$1,666
9/1/38	\$560	\$862	\$176	\$67	\$0	\$1,665
9/1/39	\$594	\$827	\$180	\$64	\$0	\$1,665
9/1/40	\$631	\$789	\$183	\$61	\$0	\$1,665
9/1/41	\$670	\$750	\$187	\$58	\$0	\$1,665
9/1/42	\$712	\$708	\$191	\$55	\$0	\$1,665
9/1/43	\$754	\$664	\$195	\$51	\$0	\$1,663
9/1/44	\$804	\$615	\$198	\$47	\$0	\$1,664
9/1/45	\$856	\$562	\$202	\$43	\$0	\$1,664
9/1/46	\$914	\$507	\$206	\$39	\$0	\$1,666
9/1/47	\$971	\$447	\$211	\$34	\$0	\$1,664
9/1/48	\$1,037	\$384	\$215	\$30	\$0	\$1,665
9/1/49	\$1,105	\$317	\$219	\$24	\$0	\$1,665
9/1/50	\$1,178	\$245	\$223	\$19	\$0	\$1,665
9/1/51	\$1,254	\$168	\$228	\$13	\$0	\$1,663
9/1/52	\$1,338	\$87	\$232	\$7	\$0	\$1,664
<b>Total</b>	<b>\$18,380</b>	<b>\$23,133</b>	<b>\$5,046</b>	<b>\$1,676</b>	<b>(\$1,627)</b>	<b>\$46,607</b>

<sup>1</sup>The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.

<sup>2</sup>Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 5.50% in years 1 through 8 (2023-2030), 6.25% in years 9 through 20 (2031-2042), and 6.50% in years 21 through 30 (2043-2052) on the Major Improvement Area Bonds.

<sup>3</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in years 2023 and 2024 are being funded with Bond proceeds.

**Appendix G-8**  
**Major Improvement Area Assessment Roll by Lot Type**

**Lot Type**  
**Equivalent Units**  
**Assessment**

**Lot Type 4 (Multifamily)**  
**0.19**  
**\$3,880.25**

<b>Year<sup>1</sup></b>	<b>Principal<sup>2</sup></b>	<b>Interest<sup>2</sup></b>	<b>Administrative Expenses<sup>3</sup></b>	<b>Additional Interest</b>	<b>Capitalized Interest</b>	<b>Total Annual Installment</b>
9/1/23	\$0	\$99	\$0	\$0	(\$99)	\$0
9/1/24	\$0	\$245	\$0	\$0	(\$245)	\$0
9/1/25	\$59	\$245	\$29	\$19	\$0	\$352
9/1/26	\$61	\$242	\$29	\$19	\$0	\$351
9/1/27	\$64	\$238	\$30	\$19	\$0	\$351
9/1/28	\$67	\$235	\$31	\$18	\$0	\$351
9/1/29	\$71	\$231	\$31	\$18	\$0	\$352
9/1/30	\$75	\$227	\$32	\$18	\$0	\$351
9/1/31	\$78	\$223	\$32	\$17	\$0	\$351
9/1/32	\$83	\$218	\$33	\$17	\$0	\$352
9/1/33	\$88	\$213	\$34	\$17	\$0	\$351
9/1/34	\$93	\$207	\$34	\$16	\$0	\$351
9/1/35	\$99	\$202	\$35	\$16	\$0	\$351
9/1/36	\$105	\$195	\$36	\$15	\$0	\$351
9/1/37	\$112	\$189	\$36	\$15	\$0	\$352
9/1/38	\$118	\$182	\$37	\$14	\$0	\$351
9/1/39	\$125	\$175	\$38	\$14	\$0	\$351
9/1/40	\$133	\$167	\$39	\$13	\$0	\$351
9/1/41	\$141	\$158	\$39	\$12	\$0	\$352
9/1/42	\$150	\$149	\$40	\$12	\$0	\$352
9/1/43	\$159	\$140	\$41	\$11	\$0	\$351
9/1/44	\$170	\$130	\$42	\$10	\$0	\$351
9/1/45	\$181	\$119	\$43	\$9	\$0	\$351
9/1/46	\$193	\$107	\$44	\$8	\$0	\$352
9/1/47	\$205	\$94	\$44	\$7	\$0	\$351
9/1/48	\$219	\$81	\$45	\$6	\$0	\$352
9/1/49	\$233	\$67	\$46	\$5	\$0	\$351
9/1/50	\$249	\$52	\$47	\$4	\$0	\$352
9/1/51	\$265	\$36	\$48	\$3	\$0	\$351
9/1/52	\$282	\$18	\$49	\$1	\$0	\$351
<b>Total</b>	<b>\$3,880</b>	<b>\$4,884</b>	<b>\$1,065</b>	<b>\$354</b>	<b>(\$344)</b>	<b>\$9,839</b>

<sup>1</sup>The 9/1/XX dates represent the assessment year (bond year) end for the Major Improvement Area Bonds.

<sup>2</sup>Represents the principal and interest on the Major Improvement Area Bonds. Interest is calculated using an interest rate of 5.50% in years 1 through 8 (2023-2030), 6.25% in years 9 through 20 (2031-2042), and 6.50% in years 21 through 30 (2043-2052) on the Major Improvement Area Bonds.

<sup>3</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in years 2023 and 2024 are being funded with Bond proceeds.

**APPENDIX H**  
**IMPROVEMENT AREA #1 ASSESSMENT ROLL**

**Appendix H-1**  
**Improvement Area #1 Assessment Roll**

**Parcel**  
**Equivalent Units**  
**Assessment**

**2850123, 2850122, and part of 2850105**  
**237.60**  
**\$14,950,000**

<b>Year<sup>1</sup></b>	<b>Principal &amp; Interest<sup>2</sup></b>	<b>Principal &amp; Interest<sup>3</sup></b>	<b>Administrative Expenses<sup>4</sup></b>	<b>Additional Interest<sup>5</sup></b>	<b>Capitalized Interest</b>	<b>Total Annual Installment</b>
9/1/23	\$268,638	\$0	\$0	\$0	(\$268,638)	\$0
9/1/24	\$666,963	\$350,244	\$51,000	\$60,050	(\$666,963)	\$461,294
9/1/25	\$860,963	\$216,870	\$52,020	\$60,050	\$0	\$1,189,903
9/1/26	\$860,748	\$217,337	\$53,060	\$59,080	\$0	\$1,190,225
9/1/27	\$860,105	\$216,624	\$54,122	\$58,065	\$0	\$1,188,916
9/1/28	\$860,035	\$216,790	\$55,204	\$57,005	\$0	\$1,189,034
9/1/29	\$860,490	\$216,775	\$56,308	\$55,895	\$0	\$1,189,468
9/1/30	\$860,423	\$216,579	\$57,434	\$54,730	\$0	\$1,189,166
9/1/31	\$860,833	\$217,202	\$58,583	\$53,510	\$0	\$1,190,128
9/1/32	\$860,753	\$216,584	\$59,755	\$52,230	\$0	\$1,189,321
9/1/33	\$860,903	\$216,785	\$60,950	\$50,880	\$0	\$1,189,517
9/1/34	\$861,228	\$216,745	\$62,169	\$49,455	\$0	\$1,189,596
9/1/35	\$861,673	\$217,464	\$63,412	\$47,950	\$0	\$1,190,498
9/1/36	\$861,183	\$216,881	\$64,680	\$46,360	\$0	\$1,189,104
9/1/37	\$861,758	\$217,057	\$65,974	\$44,685	\$0	\$1,189,473
9/1/38	\$862,288	\$216,932	\$67,293	\$42,915	\$0	\$1,189,427
9/1/39	\$862,718	\$217,505	\$68,639	\$41,045	\$0	\$1,189,906
9/1/40	\$863,993	\$216,716	\$70,012	\$39,070	\$0	\$1,189,790
9/1/41	\$864,003	\$216,625	\$71,412	\$36,980	\$0	\$1,189,020
9/1/42	\$864,748	\$217,173	\$72,841	\$34,775	\$0	\$1,189,536
9/1/43	\$866,118	\$217,299	\$74,297	\$32,445	\$0	\$1,190,159
9/1/44	\$866,770	\$217,003	\$75,783	\$29,980	\$0	\$1,189,536
9/1/45	\$867,755	\$217,284	\$77,299	\$27,370	\$0	\$1,189,708
9/1/46	\$868,958	\$217,084	\$78,845	\$24,605	\$0	\$1,189,491
9/1/47	\$870,263	\$217,400	\$80,422	\$21,675	\$0	\$1,189,760
9/1/48	\$872,555	\$217,175	\$82,030	\$18,570	\$0	\$1,190,330
9/1/49	\$873,663	\$217,406	\$83,671	\$15,275	\$0	\$1,190,014
9/1/50	\$875,528	\$217,034	\$85,344	\$11,785	\$0	\$1,189,691
9/1/51	\$877,978	\$217,060	\$87,051	\$8,085	\$0	\$1,190,173
9/1/52	\$879,840	\$218,422	\$88,792	\$4,160	\$0	\$1,191,214
<b>Total</b>	<b>\$25,163,863</b>	<b>\$6,428,054</b>	<b>\$1,978,404</b>	<b>\$1,138,680</b>	<b>(\$935,600)</b>	<b>\$33,773,400</b>

<sup>1</sup>The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.

<sup>2</sup>Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.75% in years 1 through 8 (2023-2030), 5.50% in years 9 through 20 (2031-2042), and 5.75% in years 21 through 30 (2043-2052) on the Improvement Area #1 Bonds.

<sup>3</sup>Represents the principal and interest on the Improvement Area #1 Reimbursement Agreement. Interest is calculated using an interest rate of 6.03%. Interest on the Improvement Area #1 Reimbursement Agreement for year 2023 will be collected together with the first annual installment due by January 31, 2024.

<sup>4</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Bond proceeds.

<sup>5</sup>Additional Interest is only charged on the portion of the Assessments associated with the Improvement Area #1 Bonds.

**Appendix H-2**  
**Improvement Area #1 Assessment Roll by Parcel**

**Parcel**  
**Equivalent Units**  
**Assessment**

**2850123**  
**50.40**  
**\$3,171,212**

<b>Year<sup>1</sup></b>	<b>Principal &amp; Interest<sup>2</sup></b>	<b>Principal &amp; Interest<sup>3</sup></b>	<b>Administrative Expenses<sup>4</sup></b>	<b>Additional Interest<sup>5</sup></b>	<b>Capitalized Interest</b>	<b>Total Annual Installment</b>
9/1/23	\$56,984	\$0	\$0	\$0	(\$56,984)	\$0
9/1/24	\$141,477	\$74,294	\$10,818	\$12,738	(\$141,477)	\$97,850
9/1/25	\$182,628	\$46,003	\$11,035	\$12,738	\$0	\$252,404
9/1/26	\$182,583	\$46,102	\$11,255	\$12,532	\$0	\$252,472
9/1/27	\$182,447	\$45,951	\$11,480	\$12,317	\$0	\$252,194
9/1/28	\$182,432	\$45,986	\$11,710	\$12,092	\$0	\$252,219
9/1/29	\$182,528	\$45,983	\$11,944	\$11,857	\$0	\$252,311
9/1/30	\$182,514	\$45,941	\$12,183	\$11,609	\$0	\$252,247
9/1/31	\$182,601	\$46,073	\$12,427	\$11,351	\$0	\$252,451
9/1/32	\$182,584	\$45,942	\$12,675	\$11,079	\$0	\$252,280
9/1/33	\$182,616	\$45,985	\$12,929	\$10,793	\$0	\$252,322
9/1/34	\$182,685	\$45,976	\$13,187	\$10,490	\$0	\$252,339
9/1/35	\$182,779	\$46,129	\$13,451	\$10,171	\$0	\$252,530
9/1/36	\$182,675	\$46,005	\$13,720	\$9,834	\$0	\$252,234
9/1/37	\$182,797	\$46,042	\$13,994	\$9,479	\$0	\$252,313
9/1/38	\$182,909	\$46,016	\$14,274	\$9,103	\$0	\$252,303
9/1/39	\$183,001	\$46,137	\$14,560	\$8,707	\$0	\$252,404
9/1/40	\$183,271	\$45,970	\$14,851	\$8,288	\$0	\$252,380
9/1/41	\$183,273	\$45,951	\$15,148	\$7,844	\$0	\$252,216
9/1/42	\$183,431	\$46,067	\$15,451	\$7,377	\$0	\$252,326
9/1/43	\$183,722	\$46,094	\$15,760	\$6,882	\$0	\$252,458
9/1/44	\$183,860	\$46,031	\$16,075	\$6,359	\$0	\$252,326
9/1/45	\$184,069	\$46,091	\$16,397	\$5,806	\$0	\$252,362
9/1/46	\$184,324	\$46,048	\$16,725	\$5,219	\$0	\$252,316
9/1/47	\$184,601	\$46,115	\$17,059	\$4,598	\$0	\$252,373
9/1/48	\$185,087	\$46,067	\$17,400	\$3,939	\$0	\$252,494
9/1/49	\$185,322	\$46,116	\$17,748	\$3,240	\$0	\$252,427
9/1/50	\$185,718	\$46,038	\$18,103	\$2,500	\$0	\$252,359
9/1/51	\$186,238	\$46,043	\$18,465	\$1,715	\$0	\$252,461
9/1/52	\$186,633	\$46,332	\$18,835	\$882	\$0	\$252,682
<b>Total</b>	<b>\$5,337,789</b>	<b>\$1,363,527</b>	<b>\$419,661</b>	<b>\$241,538</b>	<b>(\$198,461)</b>	<b>\$7,164,055</b>

<sup>1</sup>The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.

<sup>2</sup>Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.75% in years 1 through 8 (2023-2030), 5.50% in years 9 through 20 (2031-2042), and 5.75% in years 21 through 30 (2043-2052) on the Improvement Area #1 Bonds.

<sup>3</sup>Represents the principal and interest on the Improvement Area #1 Reimbursement Agreement. Interest is calculated using an interest rate of 6.03%. Interest on the Improvement Area #1 Reimbursement Agreement for year 2023 will be collected together with the first annual installment due by January 31, 2024.

<sup>4</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Bond proceeds.

<sup>5</sup>Additional Interest is only charged on the portion of the Assessments associated with the Improvement Area #1 Bonds.

**Appendix H-3**  
**Improvement Area #1 Assessment Roll by Parcel**

**Parcel**  
**Equivalent Units**  
**Assessment**

**2850122**  
**18.00**  
**\$1,132,576**

<b>Year<sup>1</sup></b>	<b>Principal &amp; Interest<sup>2</sup></b>	<b>Principal &amp; Interest<sup>3</sup></b>	<b>Administrative Expenses<sup>4</sup></b>	<b>Additional Interest<sup>5</sup></b>	<b>Capitalized Interest</b>	<b>Total Annual Installment</b>
9/1/23	\$20,351	\$0	\$0	\$0	(\$20,351)	\$0
9/1/24	\$50,527	\$26,534	\$3,864	\$4,549	(\$50,527)	\$34,946
9/1/25	\$65,224	\$16,430	\$3,941	\$4,549	\$0	\$90,144
9/1/26	\$65,208	\$16,465	\$4,020	\$4,476	\$0	\$90,169
9/1/27	\$65,159	\$16,411	\$4,100	\$4,399	\$0	\$90,069
9/1/28	\$65,154	\$16,423	\$4,182	\$4,319	\$0	\$90,078
9/1/29	\$65,189	\$16,422	\$4,266	\$4,234	\$0	\$90,111
9/1/30	\$65,184	\$16,407	\$4,351	\$4,146	\$0	\$90,088
9/1/31	\$65,215	\$16,455	\$4,438	\$4,054	\$0	\$90,161
9/1/32	\$65,209	\$16,408	\$4,527	\$3,957	\$0	\$90,100
9/1/33	\$65,220	\$16,423	\$4,617	\$3,855	\$0	\$90,115
9/1/34	\$65,245	\$16,420	\$4,710	\$3,747	\$0	\$90,121
9/1/35	\$65,278	\$16,475	\$4,804	\$3,633	\$0	\$90,189
9/1/36	\$65,241	\$16,430	\$4,900	\$3,512	\$0	\$90,084
9/1/37	\$65,285	\$16,444	\$4,998	\$3,385	\$0	\$90,112
9/1/38	\$65,325	\$16,434	\$5,098	\$3,251	\$0	\$90,108
9/1/39	\$65,357	\$16,478	\$5,200	\$3,109	\$0	\$90,144
9/1/40	\$65,454	\$16,418	\$5,304	\$2,960	\$0	\$90,136
9/1/41	\$65,455	\$16,411	\$5,410	\$2,802	\$0	\$90,077
9/1/42	\$65,511	\$16,453	\$5,518	\$2,634	\$0	\$90,116
9/1/43	\$65,615	\$16,462	\$5,629	\$2,458	\$0	\$90,164
9/1/44	\$65,664	\$16,440	\$5,741	\$2,271	\$0	\$90,116
9/1/45	\$65,739	\$16,461	\$5,856	\$2,073	\$0	\$90,129
9/1/46	\$65,830	\$16,446	\$5,973	\$1,864	\$0	\$90,113
9/1/47	\$65,929	\$16,470	\$6,093	\$1,642	\$0	\$90,133
9/1/48	\$66,103	\$16,453	\$6,214	\$1,407	\$0	\$90,176
9/1/49	\$66,187	\$16,470	\$6,339	\$1,157	\$0	\$90,153
9/1/50	\$66,328	\$16,442	\$6,465	\$893	\$0	\$90,128
9/1/51	\$66,513	\$16,444	\$6,595	\$613	\$0	\$90,165
9/1/52	\$66,655	\$16,547	\$6,727	\$315	\$0	\$90,243
<b>Total</b>	<b>\$1,906,353</b>	<b>\$486,974</b>	<b>\$149,879</b>	<b>\$86,264</b>	<b>(\$70,879)</b>	<b>\$2,558,591</b>

<sup>1</sup>The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.

<sup>2</sup>Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.75% in years 1 through 8 (2023-2030), 5.50% in years 9 through 20 (2031-2042), and 5.75% in years 21 through 30 (2043-2052) on the Improvement Area #1 Bonds.

<sup>3</sup>Represents the principal and interest on the Improvement Area #1 Reimbursement Agreement. Interest is calculated using an interest rate of 6.03%. Interest on the Improvement Area #1 Reimbursement Agreement for year 2023 will be collected together with the first annual installment due by January 31, 2024.

<sup>4</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Bond proceeds.

<sup>5</sup>Additional Interest is only charged on the portion of the Assessments associated with the Improvement Area #1 Bonds.

**Appendix H-4**  
**Improvement Area #1 Assessment Roll by Parcel**

**Parcel**  
**Equivalent Units**  
**Assessment**

**Part of 2850105**  
**169.20**  
**\$10,646,212**

<b>Year<sup>1</sup></b>	<b>Principal &amp; Interest<sup>2</sup></b>	<b>Principal &amp; Interest<sup>3</sup></b>	<b>Administrative Expenses<sup>4</sup></b>	<b>Additional Interest<sup>5</sup></b>	<b>Capitalized Interest</b>	<b>Total Annual Installment</b>
9/1/23	\$191,303	\$0	\$0	\$0	(\$191,303)	\$0
9/1/24	\$474,958	\$249,416	\$36,318	\$42,763	(\$474,958)	\$328,497
9/1/25	\$613,110	\$154,438	\$37,045	\$42,763	\$0	\$847,355
9/1/26	\$612,957	\$154,771	\$37,785	\$42,072	\$0	\$847,585
9/1/27	\$612,499	\$154,262	\$38,541	\$41,349	\$0	\$846,652
9/1/28	\$612,449	\$154,381	\$39,312	\$40,594	\$0	\$846,736
9/1/29	\$612,773	\$154,370	\$40,098	\$39,804	\$0	\$847,045
9/1/30	\$612,725	\$154,230	\$40,900	\$38,974	\$0	\$846,830
9/1/31	\$613,017	\$154,674	\$41,718	\$38,106	\$0	\$847,515
9/1/32	\$612,960	\$154,234	\$42,553	\$37,194	\$0	\$846,941
9/1/33	\$613,067	\$154,377	\$43,404	\$36,233	\$0	\$847,081
9/1/34	\$613,298	\$154,349	\$44,272	\$35,218	\$0	\$847,137
9/1/35	\$613,615	\$154,861	\$45,157	\$34,146	\$0	\$847,779
9/1/36	\$613,266	\$154,446	\$46,060	\$33,014	\$0	\$846,786
9/1/37	\$613,676	\$154,571	\$46,981	\$31,821	\$0	\$847,049
9/1/38	\$614,053	\$154,482	\$47,921	\$30,561	\$0	\$847,016
9/1/39	\$614,359	\$154,890	\$48,879	\$29,229	\$0	\$847,358
9/1/40	\$615,267	\$154,328	\$49,857	\$27,823	\$0	\$847,275
9/1/41	\$615,275	\$154,264	\$50,854	\$26,334	\$0	\$846,727
9/1/42	\$615,805	\$154,654	\$51,871	\$24,764	\$0	\$847,094
9/1/43	\$616,781	\$154,743	\$52,909	\$23,105	\$0	\$847,537
9/1/44	\$617,245	\$154,532	\$53,967	\$21,349	\$0	\$847,094
9/1/45	\$617,947	\$154,733	\$55,046	\$19,491	\$0	\$847,217
9/1/46	\$618,803	\$154,590	\$56,147	\$17,522	\$0	\$847,062
9/1/47	\$619,732	\$154,815	\$57,270	\$15,435	\$0	\$847,253
9/1/48	\$621,365	\$154,655	\$58,416	\$13,224	\$0	\$847,659
9/1/49	\$622,154	\$154,819	\$59,584	\$10,878	\$0	\$847,434
9/1/50	\$623,482	\$154,555	\$60,776	\$8,392	\$0	\$847,204
9/1/51	\$625,226	\$154,573	\$61,991	\$5,758	\$0	\$847,548
9/1/52	\$626,553	\$155,543	\$63,231	\$2,962	\$0	\$848,289
<b>Total</b>	<b>\$17,919,720</b>	<b>\$4,577,553</b>	<b>\$1,408,863</b>	<b>\$810,878</b>	<b>(\$666,261)</b>	<b>\$24,050,755</b>

<sup>1</sup>The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.

<sup>2</sup>Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.75% in years 1 through 8 (2023-2030), 5.50% in years 9 through 20 (2031-2042), and 5.75% in years 21 through 30 (2043-2052) on the Improvement Area #1 Bonds.

<sup>3</sup>Represents the principal and interest on the Improvement Area #1 Reimbursement Agreement. Interest is calculated using an interest rate of 6.03%. Interest on the Improvement Area #1 Reimbursement Agreement for year 2023 will be collected together with the first annual installment due by January 31, 2024.

<sup>4</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Bond proceeds.

<sup>5</sup>Additional Interest is only charged on the portion of the Assessments associated with the Improvement Area #1 Bonds.

**Appendix H-5**  
**Improvement Area #1 Assessment Roll by Lot Type**

**Lot Type**  
**Equivalent Units**  
**Assessment**

**Lot Type 1 (60 Ft)**  
**1.00**  
**\$62,920.88**

<b>Year<sup>1</sup></b>	<b>Principal &amp; Interest<sup>2</sup></b>	<b>Principal &amp; Interest<sup>3</sup></b>	<b>Administrative Expenses<sup>4</sup></b>	<b>Additional Interest<sup>5</sup></b>	<b>Capitalized Interest</b>	<b>Total Annual Installment</b>
9/1/23	\$1,131	\$0	\$0	\$0	(\$1,131)	\$0
9/1/24	\$2,807	\$1,474	\$215	\$253	(\$2,807)	\$1,941
9/1/25	\$3,624	\$913	\$219	\$253	\$0	\$5,008
9/1/26	\$3,623	\$915	\$223	\$249	\$0	\$5,009
9/1/27	\$3,620	\$912	\$228	\$244	\$0	\$5,004
9/1/28	\$3,620	\$912	\$232	\$240	\$0	\$5,004
9/1/29	\$3,622	\$912	\$237	\$235	\$0	\$5,006
9/1/30	\$3,621	\$912	\$242	\$230	\$0	\$5,005
9/1/31	\$3,623	\$914	\$247	\$225	\$0	\$5,009
9/1/32	\$3,623	\$912	\$251	\$220	\$0	\$5,006
9/1/33	\$3,623	\$912	\$257	\$214	\$0	\$5,006
9/1/34	\$3,625	\$912	\$262	\$208	\$0	\$5,007
9/1/35	\$3,627	\$915	\$267	\$202	\$0	\$5,011
9/1/36	\$3,625	\$913	\$272	\$195	\$0	\$5,005
9/1/37	\$3,627	\$914	\$278	\$188	\$0	\$5,006
9/1/38	\$3,629	\$913	\$283	\$181	\$0	\$5,006
9/1/39	\$3,631	\$915	\$289	\$173	\$0	\$5,008
9/1/40	\$3,636	\$912	\$295	\$164	\$0	\$5,008
9/1/41	\$3,636	\$912	\$301	\$156	\$0	\$5,004
9/1/42	\$3,640	\$914	\$307	\$146	\$0	\$5,006
9/1/43	\$3,645	\$915	\$313	\$137	\$0	\$5,009
9/1/44	\$3,648	\$913	\$319	\$126	\$0	\$5,006
9/1/45	\$3,652	\$914	\$325	\$115	\$0	\$5,007
9/1/46	\$3,657	\$914	\$332	\$104	\$0	\$5,006
9/1/47	\$3,663	\$915	\$338	\$91	\$0	\$5,007
9/1/48	\$3,672	\$914	\$345	\$78	\$0	\$5,010
9/1/49	\$3,677	\$915	\$352	\$64	\$0	\$5,008
9/1/50	\$3,685	\$913	\$359	\$50	\$0	\$5,007
9/1/51	\$3,695	\$914	\$366	\$34	\$0	\$5,009
9/1/52	\$3,703	\$919	\$374	\$18	\$0	\$5,014
<b>Total</b>	<b>\$105,909</b>	<b>\$27,054</b>	<b>\$8,327</b>	<b>\$4,792</b>	<b>(\$3,938)</b>	<b>\$142,144</b>

<sup>1</sup>The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.

<sup>2</sup>Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.75% in years 1 through 8 (2023-2030), 5.50% in years 9 through 20 (2031-2042), and 5.75% in years 21 through 30 (2043-2052) on the Improvement Area #1 Bonds.

<sup>3</sup>Represents the principal and interest on the Improvement Area #1 Reimbursement Agreement. Interest is calculated using an interest rate of 6.03%. Interest on the Improvement Area #1 Reimbursement Agreement for year 2023 will be collected together with the first annual installment due by January 31, 2024.

<sup>4</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Bond proceeds.

<sup>5</sup>Additional Interest is only charged on the portion of the Assessments associated with the Improvement Area #1 Bonds.

**Appendix H-6**  
**Improvement Area #1 Assessment Roll by Lot Type**

**Lot Type**  
**Equivalent Units**  
**Assessment**

**Lot Type 2 (55 Ft)**  
**0.90**  
**\$56,628.79**

<b>Year<sup>1</sup></b>	<b>Principal &amp; Interest<sup>2</sup></b>	<b>Principal &amp; Interest<sup>3</sup></b>	<b>Administrative Expenses<sup>4</sup></b>	<b>Additional Interest<sup>5</sup></b>	<b>Capitalized Interest</b>	<b>Total Annual Installment</b>
9/1/23	\$1,018	\$0	\$0	\$0	(\$1,018)	\$0
9/1/24	\$2,526	\$1,327	\$193	\$227	(\$2,526)	\$1,747
9/1/25	\$3,261	\$821	\$197	\$227	\$0	\$4,507
9/1/26	\$3,260	\$823	\$201	\$224	\$0	\$4,508
9/1/27	\$3,258	\$821	\$205	\$220	\$0	\$4,503
9/1/28	\$3,258	\$821	\$209	\$216	\$0	\$4,504
9/1/29	\$3,259	\$821	\$213	\$212	\$0	\$4,506
9/1/30	\$3,259	\$820	\$218	\$207	\$0	\$4,504
9/1/31	\$3,261	\$823	\$222	\$203	\$0	\$4,508
9/1/32	\$3,260	\$820	\$226	\$198	\$0	\$4,505
9/1/33	\$3,261	\$821	\$231	\$193	\$0	\$4,506
9/1/34	\$3,262	\$821	\$235	\$187	\$0	\$4,506
9/1/35	\$3,264	\$824	\$240	\$182	\$0	\$4,509
9/1/36	\$3,262	\$822	\$245	\$176	\$0	\$4,504
9/1/37	\$3,264	\$822	\$250	\$169	\$0	\$4,506
9/1/38	\$3,266	\$822	\$255	\$163	\$0	\$4,505
9/1/39	\$3,268	\$824	\$260	\$155	\$0	\$4,507
9/1/40	\$3,273	\$821	\$265	\$148	\$0	\$4,507
9/1/41	\$3,273	\$821	\$271	\$140	\$0	\$4,504
9/1/42	\$3,276	\$823	\$276	\$132	\$0	\$4,506
9/1/43	\$3,281	\$823	\$281	\$123	\$0	\$4,508
9/1/44	\$3,283	\$822	\$287	\$114	\$0	\$4,506
9/1/45	\$3,287	\$823	\$293	\$104	\$0	\$4,506
9/1/46	\$3,292	\$822	\$299	\$93	\$0	\$4,506
9/1/47	\$3,296	\$823	\$305	\$82	\$0	\$4,507
9/1/48	\$3,305	\$823	\$311	\$70	\$0	\$4,509
9/1/49	\$3,309	\$824	\$317	\$58	\$0	\$4,508
9/1/50	\$3,316	\$822	\$323	\$45	\$0	\$4,506
9/1/51	\$3,326	\$822	\$330	\$31	\$0	\$4,508
9/1/52	\$3,333	\$827	\$336	\$16	\$0	\$4,512
<b>Total</b>	<b>\$95,318</b>	<b>\$24,349</b>	<b>\$7,494</b>	<b>\$4,313</b>	<b>(\$3,544)</b>	<b>\$127,930</b>

<sup>1</sup>The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.

<sup>2</sup>Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.75% in years 1 through 8 (2023-2030), 5.50% in years 9 through 20 (2031-2042), and 5.75% in years 21 through 30 (2043-2052) on the Improvement Area #1 Bonds.

<sup>3</sup>Represents the principal and interest on the Improvement Area #1 Reimbursement Agreement. Interest is calculated using an interest rate of 6.03%. Interest on the Improvement Area #1 Reimbursement Agreement for year 2023 will be collected together with the first annual installment due by January 31, 2024.

<sup>4</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Bond proceeds.

<sup>5</sup>Additional Interest is only charged on the portion of the Assessments associated with the Improvement Area #1 Bonds.

**Appendix H-7**  
**Improvement Area #1 Assessment Roll by Lot Type**

**Lot Type**  
**Equivalent Units**  
**Assessment**

**Lot Type 3 (Townhomes)**  
**0.60**  
**\$37,752.53**

<b>Year<sup>1</sup></b>	<b>Principal &amp; Interest<sup>2</sup></b>	<b>Principal &amp; Interest<sup>3</sup></b>	<b>Administrative Expenses<sup>4</sup></b>	<b>Additional Interest<sup>5</sup></b>	<b>Capitalized Interest</b>	<b>Total Annual Installment</b>
9/1/23	\$678	\$0	\$0	\$0	(\$678)	\$0
9/1/24	\$1,684	\$884	\$129	\$152	(\$1,684)	\$1,165
9/1/25	\$2,174	\$548	\$131	\$152	\$0	\$3,005
9/1/26	\$2,174	\$549	\$134	\$149	\$0	\$3,006
9/1/27	\$2,172	\$547	\$137	\$147	\$0	\$3,002
9/1/28	\$2,172	\$547	\$139	\$144	\$0	\$3,003
9/1/29	\$2,173	\$547	\$142	\$141	\$0	\$3,004
9/1/30	\$2,173	\$547	\$145	\$138	\$0	\$3,003
9/1/31	\$2,174	\$548	\$148	\$135	\$0	\$3,005
9/1/32	\$2,174	\$547	\$151	\$132	\$0	\$3,003
9/1/33	\$2,174	\$547	\$154	\$128	\$0	\$3,004
9/1/34	\$2,175	\$547	\$157	\$125	\$0	\$3,004
9/1/35	\$2,176	\$549	\$160	\$121	\$0	\$3,006
9/1/36	\$2,175	\$548	\$163	\$117	\$0	\$3,003
9/1/37	\$2,176	\$548	\$167	\$113	\$0	\$3,004
9/1/38	\$2,177	\$548	\$170	\$108	\$0	\$3,004
9/1/39	\$2,179	\$549	\$173	\$104	\$0	\$3,005
9/1/40	\$2,182	\$547	\$177	\$99	\$0	\$3,005
9/1/41	\$2,182	\$547	\$180	\$93	\$0	\$3,003
9/1/42	\$2,184	\$548	\$184	\$88	\$0	\$3,004
9/1/43	\$2,187	\$549	\$188	\$82	\$0	\$3,005
9/1/44	\$2,189	\$548	\$191	\$76	\$0	\$3,004
9/1/45	\$2,191	\$549	\$195	\$69	\$0	\$3,004
9/1/46	\$2,194	\$548	\$199	\$62	\$0	\$3,004
9/1/47	\$2,198	\$549	\$203	\$55	\$0	\$3,004
9/1/48	\$2,203	\$548	\$207	\$47	\$0	\$3,006
9/1/49	\$2,206	\$549	\$211	\$39	\$0	\$3,005
9/1/50	\$2,211	\$548	\$216	\$30	\$0	\$3,004
9/1/51	\$2,217	\$548	\$220	\$20	\$0	\$3,005
9/1/52	\$2,222	\$552	\$224	\$11	\$0	\$3,008
<b>Total</b>	<b>\$63,545</b>	<b>\$16,232</b>	<b>\$4,996</b>	<b>\$2,875</b>	<b>(\$2,363)</b>	<b>\$85,286</b>

<sup>1</sup>The 9/1/XX dates represent the assessment year (bond year) end for the Improvement Area #1 Bonds and Improvement Area #1 Reimbursement Agreement.

<sup>2</sup>Represents the principal and interest on the Improvement Area #1 Bonds. Interest is calculated using an interest rate of 4.75% in years 1 through 8 (2023-2030), 5.50% in years 9 through 20 (2031-2042), and 5.75% in years 21 through 30 (2043-2052) on the Improvement Area #1 Bonds.

<sup>3</sup>Represents the principal and interest on the Improvement Area #1 Reimbursement Agreement. Interest is calculated using an interest rate of 6.03%. Interest on the Improvement Area #1 Reimbursement Agreement for year 2023 will be collected together with the first annual installment due by January 31, 2024.

<sup>4</sup>Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year. Administrative Expenses in year 2023 are being funded with Bond proceeds.

<sup>5</sup>Additional Interest is only charged on the portion of the Assessments associated with the Improvement Area #1 Bonds.