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**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202000302511

Real Property Recordings

Recorded On: November 03, 2020 08:34 AM

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City of Sachse
3815 B Sachse Rd

SACHSE TX 75048



**STATE OF TEXAS
Dallas County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

CERTIFICATE FOR ORDINANCE

THE STATE OF TEXAS
COUNTIES OF DALLAS AND COLLIN
CITY OF SACHSE

We, the undersigned officers of the City of Sachse, Texas (the "City"), hereby certify as follows:

1. The City Council (the "Council") of the City convened in a regular meeting on October 26, 2020, at the designated meeting place, and the roll was called of the duly constituted officers and members of the Council, to wit:

Mike Felix, Mayor
Michelle Howarth, Mayor Pro Tem
Brett Franks, Councilmember
Paul Watkins, Councilmember
Chance Lindsey, Councilmember
Cullen King, Councilmember
Jeff Bickerstaff, Councilmember

Michelle Lewis Sirianni, City Secretary

and all of said persons were present except _____, thus constituting a quorum. Whereupon, among other business the following was transacted at said meeting: a written

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS ACCEPTING AND APPROVING A SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1; MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE

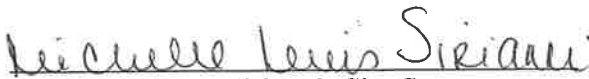
was duly introduced for the consideration of the Council. It was then duly moved and seconded that said Ordinance be passed; and, after due discussion, said motion, carrying with it the passage of said Ordinance, prevailed and carried, with all members of the Council shown present above voting "Aye," except as noted below:

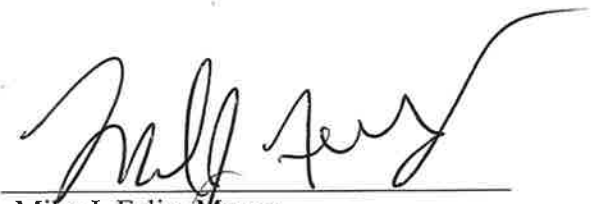
NAYS: 0 ABSTENTIONS: 0

2. A true, full, and correct copy of the aforesaid Ordinance passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Ordinance has been duly recorded in the Council's minutes of said meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Council's minutes of said meeting pertaining to the passage of said Ordinance; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Council as indicated therein; that each of the officers and members of the Council was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the aforesaid meeting, and that said Ordinance would be introduced and considered for passage at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; and that said meeting was open to the public, and public notice of the time, place, and purpose of said meeting was given all as required by the Texas Government Code, Chapter 551.

3. The Council has approved and hereby approves the Ordinance; and the Mayor and City Secretary hereby declare that their signing of this certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

SIGNED AND SEALED ON OCTOBER 26, 2020.


Michelle Lewis Sirianni, City Secretary


Mike J. Felix, Mayor

(City Seal)



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS ACCEPTING AND APPROVING A SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1 SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1; MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act"), authorizes the City Council (the "Council") of the City of Sachse, Texas (the "City"), to create a public improvement district within the City; and

WHEREAS, on January 22, 2019, the Council approved Resolution No. 3905 (the "Authorization Resolution"), authorizing, establishing and creating the Sachse Public Improvement District No. 1 (the "District") and, on December 2, 2019, the Council approved Resolution No. 3958 adding land to the District; and

WHEREAS, on October 5, 2020, the Council adopted a resolution (i) determining total costs of certain authorized public improvements, (ii) approving a preliminary service and assessment plan, including proposed assessment rolls, and (iii) directing the publication and mailing of notice of a public hearing (the "Assessment Hearing") to consider an ordinance levying assessments (the "Assessments") on certain benefited property within the District (the "Assessed Property"); and

WHEREAS, the City Secretary filed the proposed Assessment Rolls (defined below) and made the same available for public inspection; and

WHEREAS, on October 15, 2020, the City Secretary (i) published notice of the Assessment Hearing in *The Sachse News*, a newspaper of general circulation in the City, pursuant to Section 372.016(b) of the PID Act, and (ii) mailed the notice of the Assessment Hearing to the last known address of the owners of the property liable for the Assessments, pursuant to Section 372.016(c) of the PID Act; and

WHEREAS, the Council convened the Assessment Hearing on October 26, 2020, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the

opportunity to contend for or contest the Assessment Rolls and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the authorized public improvements (the "Authorized Improvements") to be undertaken for the benefit of certain property within the District, the purposes of the Assessments, the special benefits of the Authorized Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the Council finds and determines that (i) the Assessment Rolls and the Sachse Public Improvement District No. 1 Service and Assessment Plan (the "Service and Assessment Plan"), attached hereto as **Exhibit A** and incorporated as a part of this Ordinance for all purposes, should be approved and (ii) the Assessments should be levied as provided in this Ordinance and the Service and Assessment Plan, including the assessment rolls attached thereto as Exhibits E-1 and F-1 (the "Assessment Rolls"); and

WHEREAS, the Council further finds that there were no objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the costs of the Authorized Improvements as described in the Service and Assessment Plan, the Assessment Rolls or the levy of the Assessments; and

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

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

SECTION 1. Terms.

Capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Service and Assessment Plan.

SECTION 2. Findings.

The Council hereby finds, determines and ordains, as follows:

(a) The recitals set forth in the WHEREAS clauses of this Ordinance are true and correct and are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section and constitute findings of the Council acting in its discretionary, legislative capacity.

(b) All actions of the City in connection with the creation and establishment of the District and the approval of this Ordinance: (i) have been taken and performed in compliance with the PID Act and all other applicable laws, policies and procedures; (ii) have been taken and performed in a regular, proper and valid manner; and (iii) are approved and ratified.

(c) The apportionment of the Actual Costs of the Authorized Improvements, including specifically the Improvement Area #1 Projects and the Major Improvement Area Projects (as reflected in the Service and Assessment Plan, and the Annual Collection Costs pursuant to the Service and Assessment Plan) is fair and reasonable, reflects an accurate presentation of the special benefit each assessed Parcel will receive from the construction of the Authorized Improvements identified in the Service and Assessment Plan, and is hereby approved;

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

(e) The Service and Assessment Plan apportions the Actual Costs of the Authorized Improvements to be assessed against the property in the District and such apportionment is made on the basis of special benefits accruing to the property because of the Authorized Improvements;

(f) All of the Improvement Area #1 Assessed Property being assessed in the amounts shown on the Improvement Area #1 Assessment Roll will be benefited by the Improvement Area #1 Projects as described in the Service and Assessment Plan, and each assessed Parcel of Improvement Area #1 Assessed Property will receive special benefits equal to or greater than the total amount assessed for the Improvement Area #1 Projects;

(g) All of the Major Improvement Area Assessed Property being assessed in the amounts shown on the Major Improvement Area Assessment Roll will be benefited by the Major Improvement Area Projects as described in the Service and Assessment Plan, and each assessed Parcel of Major Improvement Area Assessed Property will receive special benefits equal to or greater than the total amount assessed for the Major Improvement Area Projects.

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

(i) The Service and Assessment Plan has been prepared on behalf of, presented to, and reviewed by the Council and shall be the service plan and assessment plan for the District for all purposes as described in Sections 372.013 and 372.014 of the PID Act.

(j) The Assessment Rolls should be approved as the assessment rolls for the Assessed Property.

(k) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on the Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and

will expedite collection of the Assessments in a timely manner in order to provide the services and improvements needed and required for the area within the District.

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

SECTION 3. Service and Assessment Plan.

The Service and Assessment Plan is hereby accepted and approved as the service plan and the assessment plan for the District. The Service and Assessment Plan shall be updated by the Council no less frequently than annually as required by the PID Act and more frequently as may be required by the Service and Assessment Plan or as deemed necessary or appropriate by the City.

SECTION 4. Assessment Rolls.

The Assessment Rolls are hereby accepted and approved pursuant to Section 372.016 of the PID Act as the assessment rolls for the Assessed Property for all purposes.

SECTION 5. Levy and Payment of Assessments for Costs of the Authorized Improvements.

(a) The Council hereby levies the Assessments on each Assessed Property, as shown and described in the Service and Assessment Plan and the Assessment Rolls, in the respective amounts shown in the Service and Assessment Plan, as a special assessment as set forth in the Assessment Rolls.

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

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

(d) Each Assessment may be prepaid in whole or in part at any time without penalty or may be paid in annual installments pursuant to the terms of the Service and Assessment Plan.

(e) Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

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

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

SECTION 6. Method of Assessment.

The method of apportioning the costs of the Authorized Improvements and Annual Collection Costs is set forth in the Service and Assessment Plan.

SECTION 7. Penalties and Interest on Delinquent Assessments.

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

SECTION 8. Prepayments of Assessments.

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

SECTION 9. Lien Priority.

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

SECTION 10. Applicability of Tax Code.

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

SECTION 11. Filing in Land Records.

The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan, to be recorded in the real property records of Dallas County, Texas. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the Council.

SECTION 12. Severability.

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Council that no portion hereof, or provision or regulation contained herein shall

become inoperative or fail by reason of any unconstitutionality, voidness or invalidity or any other portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.


SECTION 13. Effective Date.

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

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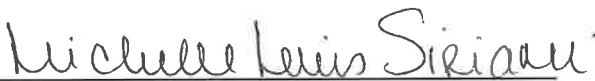
PASSED AND APPROVED by the City Council of the City of Sachse, Texas, this 26th day of October, 2020.

APPROVED:



Mike J. Felix, Mayor

DULY ENROLLED:



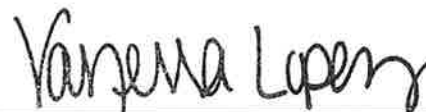
Michelle Lewis Sirianni, City Secretary

(City Seal)



STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 27 day of October, 2020 by Mike J. Felix and Michelle Lewis Sirianni, the Mayor and City Secretary, respectively, of the City of Sachse, Texas on behalf of said City.



Notary Public, State of Texas

(SEAL)

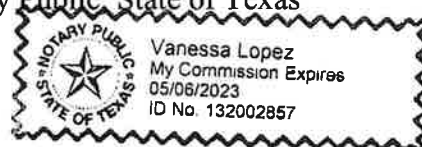


Exhibit A

Service and Assessment Plan

Sachse Public Improvement District No. 1

SERVICE AND ASSESSMENT PLAN

OCTOBER 26, 2020



AUSTIN, TX | NORTH RICHLAND HILLS, TX

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INTRODUCTION

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

On January 22, 2019, the City Council passed and approved Resolution No. 3905 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 170.686 acres located within the corporate limits of the City, as described by the boundary description and depiction of the District on **Exhibit M-1** and **Exhibit A-1**, respectively.

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

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

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Assessment Roll for Improvement Area #1 is included as **Exhibit E-1**. The Assessment Roll for the Major Improvement Area is included as **Exhibit F-1**.

SECTION I: DEFINITIONS

“Actual Costs” mean with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Owner, including : (1) the costs incurred by the Owner, or on behalf of the Owner (either directly or through affiliates) or the City for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) the costs incurred by or on behalf of the Owner for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; (5) all related permitting, and public approval expenses, architectural, engineering, legal and consulting fees, and governmental fees and charges; and (6) costs to implement, administer, and manage the above-described activities including, but not limited to, a construction management fee equal to four percent (4%) of construction costs if managed by or on behalf of the Owner.

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

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

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

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

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

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

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

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

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

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

“Assessment Roll” means any assessment roll for the Assessed Property within the District, including the Major Improvement Area Assessment Roll and the Improvement Area #1 Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Update.

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

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

“City” means the City of Sachse, Texas.

“City Contribution” means cash provided by the City to finance a portion of the total costs of the Major Improvements. The City Contribution exceeds the benefit received or to be received by

the Authorized Improvements allocable to the City Land and is made in lieu of an Assessment on the City Land.

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

“City Land” means approximately 37 acres within the Major Improvement Area that is benefitted from the Major Improvements but will not be assessed and is depicted on **Exhibit M-4**. The City Land is any land that is owned by the City or will be dedicated to the City.

“Commercial 1 Lot Type” means Assessed Property intended for use as Inline Retail or Food Retail within Improvement Area #1, as provided by Owner.

“Commercial 2 Lot Type” means Assessed Property intended for use as Inline Retail, Food Retail, Pad Retail, or Office within the Major Improvement Area, as provided by Owner.

“Commercial 3 Lot Type” means Assessed Property intended for use as Jr. Anchor Retail or Office Flex within the Major Improvement Area, as provided by Owner.

“County” means Dallas County, Texas.

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

“Development Agreement” means that certain *Development Agreement* by and between PMB Station Developer, LLC (by assignment from PMB Station Land, LP per instrument dated August 14, 2019) and the City of Sachse, Texas, effective October 8, 2018, as amended by (i) that certain *First Amendment to Development Agreement and Consent to Assignment* effective September 5, 2019 and (ii) that certain *Second Amendment to Development Agreement* effective July 21, 2020, and inclusive of any subsequent amendments to the Development Agreement to which the parties to the Development Agreement may enter from time to time. A memorandum of the Development Agreement dated March 12, 2019, was recorded March 20, 2019, as Instrument No. 201900068907 in the Official Public Records of Dallas County, Texas.

“District” means Sachse Public Improvement District No. 1, containing approximately 170.686 acres located within the corporate limits of the City, and more specifically described in **Exhibit M-1** and depicted on **Exhibit A-1**.

“District Formation Costs” means the costs associated with forming the District, including but not limited to attorney fees and any other cost or expense incurred by the City directly associated with the establishment of the District.

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

“Estimated Buildout Value” means the estimated value of an Assessed Property with fully constructed buildings, as provided by the Owner, attached as Appendix A, and confirmed by the City Council. The Estimated Buildout Value is established by **Exhibit H-1** for all Lot Types and all improvement areas and will not change in Annual Service Plan Updates.

“Food Retail” means a property intended to be developed into a retail building primarily used as a restaurant or food service establishment.

“Future Improvement Area” means a distinct portion of the Major Improvement Area described by metes and bounds and developed as an individual improvement area after Improvement Area #1, with such area(s) to be described, designated, and subject to separate Assessments levied in future Annual Service Plan Updates.

“Improvement Area #1” means approximately 48.387 acres located within the District, more specifically described in **Exhibit M-2** and depicted on **Exhibit A-1**.

“Improvement Area #1 Annual Installment” means the Annual Installment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable, which amount may be reduced by the TIRZ No. 2 Annual Credit Amount.

“Improvement Area #1 Assessed Property” means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

“Improvement Area #1 Assessment” means an Assessment levied against a Parcel within Improvement Area #1 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Improvement Area #1 Assessment Roll” means the Assessment Roll for the Improvement Area #1 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this Service and Assessment Plan as **Exhibit E-1**.

“Improvement Area #1 Bonds” means those certain “City of Sachse, Texas, Special Assessment Revenue Bonds, Series 2020 (Sachse Public Improvement District No. 1 Improvement Area #1 Project)” that are secured by Improvement Area #1 Assessments.

“Improvement Area #1 Improvements” means the Authorized Improvements which only benefit the Improvement Area #1 Assessed Property, as further described in **Section III.C** and depicted on **Exhibit G-1**.

“Improvement Area #1 Maximum Assessment” means for each Lot within Improvement Area #1, the amount shown on **Exhibit H-1**.

“Improvement Area #1 Projects” means collectively: (1) the pro rata portion of the Major Improvements allocable to Improvement Area #1; (2) the Improvement Area #1 Improvements; (3) the first year’s Annual Collection Costs related to the Improvement Area #1 Bonds; and (4) Bond Issuance Costs incurred in connection with the issuance of the Improvement Area #1 Bonds.

“Improvement Area #1 Reimbursement Obligation” means an amount not to exceed \$5,278,142 secured by Improvement Area #1 Assessments to be paid to the Owner pursuant to the Reimbursement Agreement. The Annual Installments for the Improvement Area #1 Reimbursement Obligation are shown on **Exhibit K-2**.

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

“Inline Retail” means a property intended to be developed into a retail building where tenants are placed contiguous to neighboring tenants, under a single roof, such that their frontages are in a straight line.

“Jr. Anchor Retail” means a property intended to be developed for a single tenant which can attract or generate traffic for the surrounding retail properties.

“Lot” means (1) for any portion of the District for which a final Subdivision Plat has been recorded in the Official Public Records of the County, a tract of land described by “lot” in such Subdivision Plat, and (2) for any portion of the District for which a Subdivision Plat has not been recorded in the Official Public Records of the County, a tract of land anticipated to be described as a “lot” in a final recorded Subdivision Plat as shown on a concept plan or a preliminary plat. A “Lot” shall not include real property owned by a government entity, even if such property is designated as a separate described tract or lot on a recorded Subdivision Plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. retail, office, multi-family, single family residential), as determined by the Administrator and confirmed by the City Council. In the case of residential and commercial Lots, the Lot Type shall be further defined by classifying the Lots by the Estimated Buildout Value of the Lot as provided in **Exhibit H-1**.

“Major Improvement Area” means approximately 122.299 acres located within the District described in **Exhibit M-3** and depicted on **Exhibit A-1**. The Major Improvement Area includes all of the District save and except Improvement Area #1.

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

“Major Improvement Area Assessed Property” means any Parcel within the Major Improvement Area against which a Major Improvement Area Assessment is levied.

“Major Improvement Area Assessment” means an Assessment levied against the Major Improvement Area Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Major Improvement Area Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Major Improvement Area Assessment Roll” means the Assessment Roll for the Major Improvement Area Assessed Property within the District, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Major Improvement Area Assessment Roll is included in this Service and Assessment Plan as **Exhibit F-1**.

“Major Improvement Area Bonds” means those certain “City of Sachse, Texas, Special Assessment Revenue Bonds, Series 2020 (Sachse Public Improvement District No. 1 Major Improvement Area Project)” that are secured by Major Improvement Area Assessments.

“Major Improvement Area Initial Parcel” means all of the Major Improvement Area Assessed Property against which the entire Major Improvement Area Assessment is levied as shown on Major Improvement Area Assessment Roll.

“Major Improvement Area Maximum Assessment” means for each Lot within the Major Improvement Area, the amount shown on **Exhibit H-1**, which does not include Future Improvement Area Assessments for phased improvements levied on the Future Improvement Area.

“Major Improvement Area Maximum Assessment Per Net Acre” means the amount shown on **Exhibit H-2**, as reduced annually in each future Annual Service Plan Update by principal payments and any Prepayments made on the Major Improvement Area Assessment.

“Major Improvement Area Platted Property” means any portion of the Major Improvement Area for which a Subdivision Plat has been recorded in the Official Public Records of the County.

“Major Improvement Area Projects” means collectively: (1) the pro rata portion of the Major Improvements allocable to the Major Improvement Area; (2) the first year’s Annual Collection Costs related to the Major Improvement Area Bonds; and (3) Bond Issuance Costs incurred in connection with the issuance of the Major Improvement Area Bonds.

“Major Improvement Area Remaining Parcel” means all of the Major Improvement Area Initial Parcel less the Major Improvement Area Platted Property.

“Major Improvement Area True-Up” means the true up performed by the City: (1) each time any series of Future Improvement Area bonds is issued, and (2) when 20%, 40%, 60% and 80% of the Major Improvement Area Assessments are allocated to Major Improvement Area Platted Properties to verify that the Major Improvement Area Remaining Property will have a Major Improvement Area Maximum Assessment per net acre equal to or less than the Major Improvement Area Maximum Assessment Per Net Acre depicted on **Exhibit H-2**, as described in **Section VI.D**.

“Major Improvements” means those Authorized Improvements that confer special benefit to all Assessed Property within the District as further described in **Section III.A** and depicted on **Exhibit G-2** and **Exhibit G-3**. Major Improvements are allocated pro rata to Improvement Area #1 Assessed Property and Major Improvement Area Assessed Property based on Estimated Buildout Value.

“Multi-family Lot Type” means an Assessed Property within the District intended to be developed as multi-family housing.

“Net Acres” means acres per block as depicted on the concept plan shown on **Exhibit A-1** and **Exhibit H-2**, pertaining to the Major Improvement Area Remaining Parcel. The total Net Acres in the Major Improvement Area, as shown on **Exhibit H-2** will not change in Annual Service Plan Updates.

“Non-Assessed Property” means Parcels within the boundaries of the District that accrue special benefit from the Authorized Improvements as determined by the City Council but will not be assessed for the costs of the Authorized Improvements.

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

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

“Office Flex” means a property designed to be versatile that may be developed and used in combination with office, research and development, quasi-retail sales, and including, but not limited to, industrial, warehouse, and distribution uses.

“Office” means a property designed to house employees of business entities that produce a product or service primarily for support services such as administration, accounting, marketing, information processing and dissemination, consulting, human resource management, financial and insurance services, education and medical services, and other professional services.

“Operations and Maintenance Assessment” means a separate Assessment levied against a Parcel and imposed pursuant to an Assessment Ordinance, which pays for the City’s operation and maintenance of the Authorized Improvements, as shown on an Assessment Roll in the Operations and Maintenance Service and Assessment Plan.

“Operations and Maintenance Service and Assessment Plan” means the Operations and Maintenance Service and Assessment Plan, adopted on October 26, 2020, which governs the Operations and Maintenance Assessment, as it may be modified, amended, supplemented and updated by the City Council from time to time.

“Owner” means PMB Station Developer LLC, and any successors or assigns thereof that intends to develop the property in the District for the ultimate purpose of transferring title to end users.

“Pad Retail” means a free-standing building, oftentimes with a drive-thru, that compliments the surrounding retail’s existing tenant mix. Examples of such uses include banking, fuel, eating establishments, and other similar services.

“Parcel” or **“Parcels”** means a specific property within the District identified by either a tax parcel identification number assigned by the Dallas Central Appraisal District for real property tax purposes, by the legal description, or by lot and block number in a final Subdivision Plat recorded in the Official Public Records of the County, or by any other means determined by the City.

“PID Account” means a segregated account of the TIRZ No. 2 Fund in which the TIRZ No. 2 Annual Credit Amount is deposited.

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

“PID Bonds” means any bonds issued by the City in one or more series and secured in whole or in part by Assessments.

“Plat” or **“Subdivision Plat”** means a “plat” as defined in and approved in accordance with Section 8-5 of the Code of Ordinances, City of Sachse, Texas, as amended.

“Prepayment” means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which

represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment.

"Prepayment Costs" means interest, including Additional Interest and Annual Collection Costs incurred up to the date of Prepayment.

"Reimbursement Agreement" means that certain "Agreement for the Construction of PID Projects and Reimbursement of Advances" effective July 20, 2020, entered into by and between the City and the Owner, whereby all or a portion of the Actual Costs not paid to the Owner from PID Bond proceeds will be paid to the Owner from Assessments to reimburse the Owner for Actual Costs paid by the Owner, plus interest, that are eligible to be paid with Assessments.

"Service and Assessment Plan" means this Sachse Public Improvement District No. 1 Service and Assessment Plan as updated, amended, or supplemented from time to time.

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

"Single Family Lot Type" means a Assessed Property within the District platted or anticipated to be platted into similarly benefitted Lots to be used and developed for single family detached dwelling units and being marketed to homebuilders as a uniform lot type that may be developed with and sold for single family detached dwelling units. See **Exhibit L-1** for homebuyer disclosures for single family Lots.

"TIRZ No. 2" means the Sachse Tax Reinvestment Zone Number Two, City of Sachse, Texas.

"TIRZ No. 2 Annual Credit Amount" means a portion of the TIRZ No. 2 Revenues generated from the Assessed Property to reduce the Annual Installments allocable to the Assessed Property on a Lot Type basis which shall not annually exceed the TIRZ No. 2 Maximum Annual Credit Amount, and which shall be transferred from the TIRZ No. 2 Fund to the applicable pledged revenue fund pursuant to the TIRZ No. 2 Final Plan, as amended from time to time.

"TIRZ No. 2 Final Plan" means the Sachse Tax Reinvestment Zone Number Two, City of Sachse, Texas Final Project and Financing Plan, dated October 26, 2020, providing for the payment of project costs related to certain public improvements, including the Major Improvements, Improvement Area #1 Improvements and Future Improvement Area improvements as provided pursuant to the Development Agreement, Section 7.07, as amended.

"TIRZ No. 2 Fund" means the tax increment fund created pursuant to the TIRZ No. 2 Ordinance into which TIRZ No. 2 Revenues are deposited annually.

"TIRZ No. 2 Maximum Annual Credit Amount" means the amount of TIRZ No. 2 Revenues that, when applied to Assessed Property on a Lot Type basis to reduce the Annual Installment next due for such Assessed Property, results in an aggregate equivalent tax rate of Annual Installments of Assessments plus all other overlapping taxing entities of \$3.15 per \$100 of assessed value for such Assessed Property. The TIRZ No. 2 Maximum Annual Credit Amount for Improvement Area #1 will be calculated based on the Estimated Buildout Value at the time the City Council approves the Assessment Ordinance levying the Improvement Area #1 Assessments as shown on **Exhibit H-1**. The TIRZ No. 2 Maximum Annual Credit Amount for Future Improvement Areas will be calculated based on the Estimated Buildout Value as shown in **Exhibit H-1**, as will be further described in future Annual Service Plan Updates as each respective Future Improvement Area is created. The Major Improvement Area Assessments will not have any TIRZ No. 2 Annual Credit Amount applied since the equivalent tax rate of the Major Improvement Area Annual Installment plus all other overlapping taxing entities within the Major Improvement Area is less than \$3.15 per \$100 of assessed value.

"TIRZ No. 2 Ordinance" means Ordinance No. 3898 enacted by the City Council approving the creation and boundary of TIRZ No. 2 and establishing the TIRZ No. 2 Fund and any later ordinance enacted by the City Council amending the boundaries of TIRZ No. 2.

"TIRZ No. 2 Revenues" mean, for each year, the amounts which are deposited in the TIRZ No. 2 Fund pursuant to the TIRZ No. 2 Ordinance, TIRZ No. 2 Final Plan, as amended from time to time, and TIRZ No. 2 Agreement.

"Townhome Lot Type" means an Assessed Property within the District platted or anticipated to be platted into townhome Lots and being marketed to homebuilders as townhome Lots. See **Exhibit L-2** for homebuyer disclosures for townhome Lots.

"Trustee" means the trustee or successor trustee under an Indenture.

SECTION II: THE DISTRICT

The District includes approximately 170.686 contiguous acres (except for certain public roadways) located within the corporate limits of the City, as more particularly described by the legal description on **Exhibit M-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 165 Lots classified as Single-Family Lot Types, 84 Lots classified as Townhome Lot Types, 789 Multi-Family Lot Type units, 15,600 square feet of building space classified as Commercial 1 Lot Type, 262,500 square feet of building space classified as Commercial 2 Lot Type, and 340,000 square feet of building space classified as Commercial 3 Lot Type.

Improvement Area #1 includes approximately 48.387 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit M-2** and depicted on **Exhibit A-1**. Development of Improvement Area #1 is anticipated to include approximately 165 Lots classified as Single-Family Lot Types, 59 Lots classified as Townhomes Lot Types, 300 Multi-Family Lot Type units, and 15,600 square feet of building space classified as Commercial 1 Lot Type.

The Major Improvement Area includes approximately 122.299 contiguous acres (except for certain public roadways), located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit M-3** and depicted on **Exhibit A-1**. Development of the Major Improvement Area is anticipated to include approximately 25 Lots classified as Townhome Lot Types, 489 Multi-Family Lot Type units, 262,500 square feet of building space classified as Commercial 2 Lot Type, and 340,000 square feet of building space classified as Commercial 3 Lot Type.

SECTION III: AUTHORIZED IMPROVEMENTS

The City, based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements confer a special benefit on the Assessed Property. Authorized Improvements will be designed and constructed in accordance with the City's standards and specifications and will be owned and operated by the City or operated by a third party pursuant to a qualified management contract. The budget for the Authorized Improvements and the allocation between Improvement Area #1 and the Major Improvement Area are shown on **Exhibit B**.

A. Major Improvements

- *Station Blvd/Bunker Hill Road*

Improvements including subgrade stabilization (including lime treatment and

compaction), concrete and reinforcing steel for roadways, testing, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, signage, dry utility infrastructure, drainage infrastructure, screen walls, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way.

- *Hudson Road*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, signage, drainage infrastructure, screen walls, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way.

- *Merritt Road*

Improvements include landscaping enhancements, screen walls, and retaining walls for the right-of-way of Merritt Road.

- *Commons Parkway/Street A*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, signage, dry utility infrastructure, drainage infrastructure, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way. The street improvements will provide a benefit to all property within the District.

- *Heritage Park Improvements*

Improvements include earthwork, excavation, erosion control, retaining wall, signage, playground equipment, shade structures, park furniture fixtures, fountains, splash pad, parking, sidewalks, trails, drainage infrastructure, landscaping, water and sewer utility improvements, concrete paving, irrigation, and re-vegetation of all disturbed areas.

- *Regional Detention*

Improvements include clearing, pond excavation, soil testing, retaining walls, erosion control, piping of inbound and outbound drainage lines, and construction of outlet structures. Hardscape and landscape improvements including a boardwalk, pedestrian bridge, trails, re-vegetation, and fountains are also included.

- *Master Water Line Extension*

Improvements including trench excavation and embedment, trench safety, piping, fire hydrant assemblies, manholes, service connections, irrigation services, testing, related

earthwork, excavation, and erosion control and all necessary appurtenances constructed to City standards required to provide water service to the District.

- *Master Sewer Main Extension – Line A*

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, related earthwork, excavation, and erosion control and all necessary appurtenances constructed to City standards required to provide wastewater service to the District.

- *Master Sewer Main Extension – Line B*

Improvements including trench excavation and embedment, trench safety, piping, boring, manholes, service connections, testing, related earthwork, excavation, and erosion control and all necessary appurtenances constructed to City standards required to provide wastewater service to the District.

- *Master Entry Monumentation/Artwork*

Improvements include public entry signage components such as monument signs, lighting, brick wall footings, and landscaping. Public art features such as statues and monuments are also included.

- *Public Collector Road B/Street B*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps and sidewalks located within the right of way. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, drainage infrastructure, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within the District.

- *Soft Costs*

Costs related to designing, constructing, installing, and financing the Major Improvements, including land planning and design, City fees, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, District Formation Costs, and other PID costs incurred and paid by the Developer.

B. Improvement Area #1 Improvements

- *Public Parking Access and In-Tract Improvements/Public Parking Area*

- *Street*

Improvements including subgrade stabilization (including lime treatment and

compaction), concrete and reinforcing steel, testing, ADA ramps, striping, drainage infrastructure, TxDOT Improvements, and curb cut driveways. All related earthwork, excavation, erosion control, retaining walls, street signs and traffic safety signs, landscaping, and irrigation and re-vegetation of all disturbed areas within the right of way are also included.

- *Water*

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, irrigation services, testing, related earthwork, excavation, and erosion control all necessary appurtenances required to provide water service to all Lots within Improvement Area #1.

- *Sewer*

Improvements including trench excavation and embedment, trench safety, piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #1.

- *Storm Drainage*

Improvements including earthen channels, swales, curb and drop inlets, piping and boxes, headwalls, concrete flumes, rip rap, outfalls, and testing as well as all related earthwork, excavation, erosion control, drainage ponds, retaining walls, and necessary appurtenances to provide storm drainage for all Lots within Improvement Area #1.

- *Phase 1 SF/East Tract*

- *Public Open Space*

Improvements include earthwork, excavation, erosion control, retaining walls, signage, playground equipment, shade structures, park furniture fixtures, lighting, fountains, parking, sidewalks, trails, drainage infrastructure, landscaping, screen wall, water and sewer utility improvements, concrete paving, irrigation, and re-vegetation of all disturbed areas within public open space,

- *Street*

Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, drainage infrastructure, landscaping, irrigation, and re-

vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #1.

- *Water*

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, irrigation services, testing, related earthwork, excavation, and erosion control and all necessary appurtenances required to provide water service to all Lots within Improvement Area #1.

- *Sewer*

Improvements including trench excavation and embedment, trench safety, piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #1.

- *Storm Drainage*

Improvements including earthen channels, swales, curb and drop inlets, piping and boxes, headwalls, concrete flumes, rip rap, outfalls, and testing as well as all related earthwork, excavation, erosion control, drainage ponds, retaining walls, and all necessary appurtenances to provide storm drainage for all Lots within Improvement Area #1.

- *Soft Costs*

Costs related to designing, constructing, and installing, and financing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, and other PID costs incurred and paid by the Developer.

C. Future Improvement Area Improvements

The Authorized Improvements that specifically benefit the Future Improvement Area specifically will be determined and described in a future Annual Service Plan Update.

D. Bond Issuance Costs

- *Debt Service Reserve Fund*

Equals the amount required under an applicable Indenture in connection with the issuance of PID Bonds.

- *Capitalized Interest*

Equals the capitalized interest payments on PID Bonds as reflected in an applicable

Indenture.

- *Underwriter's Discount*

Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds.

- *Underwriter's Counsel*

Equals a percentage of the par amount of a particular series of PID Bonds reserved for the underwriter's attorney fees.

- *Cost of Issuance*

Includes costs of issuing a particular series of PID Bonds, including, but not limited to, issuer fees, attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, fees charged by the Texas Attorney General, and any other cost or expense incurred by the City directly associated with the issuance of PID Bonds.

E. Other Costs

- *Initial Administrative Fund Deposit*

Equals the amount necessary to fund the first year's Annual Collection Costs for a particular series of PID Bonds.

SECTION IV: SERVICE PLAN

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

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated each year in the Annual Service Plan Update.

SECTION V: ASSESSMENT PLAN

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

results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

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

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

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the costs related to the Authorized Improvements shall be allocated as follows:

- The costs of the Improvement Area #1 Projects, less the privately financed costs, as shown on **Exhibit B**, shall be allocated to each Lot Type within Improvement Area #1 based upon the ratio of the Estimated Buildout Value of each Lot Type designated as Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Improvement Area #1 Assessed Property.
- The costs of the Major Improvement Area Projects, less the City's Contribution and the privately financed costs, as shown on **Exhibit B**, shall be allocated to each Parcel within the Major Improvement Area based upon the ratio of the Estimated Buildout Value of each Parcel designated as Major Improvement Area Assessed Property to the Estimated Buildout value of all Major Improvement Area Assessed Property. Currently, the Major Improvement Area Initial Parcel is the only Parcel within the Major Improvement Area and, as such, the Major Improvement Area Initial Parcel is allocated 100% of the Major Improvement Area Projects. The costs of the portion of Major Improvements allocated to the City Land will be paid for by the City in cash as part of the City Contribution, also shown in **Exhibit B**, and, because the City Contribution exceeds the benefit received or to be received by the Authorized Improvements allocable to the City Land, the City Land will be classified as Non-Assessed Property.

B. Assessments

The Improvement Area #1 Assessment will be levied on the Improvement Area #1 Assessed Property in the amounts shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit E-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit E-2**. Upon division or subdivision of any Improvement Area #1 Assessed Property, the Improvement Area #1 Assessment will be reallocated pursuant to **Section VI**.

The Major Improvement Area Assessment will be levied on the Major Improvement Area Initial Parcel in the amount shown on the Major Improvement Area Assessment Roll, attached hereto as **Exhibit F-1**. The projected Major Improvement Area Annual Installments are shown on **Exhibit F-2**.

The Assessment for any Future Improvement Areas will be determined when a Future Improvement Area is created.

C. Findings of Special Benefit

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

- *Improvement Area #1*
 - The costs of the Improvement Area #1 Projects, less the private costs related to the Improvement Area #1 Improvements, equal \$12,153,142 as shown on **Exhibit B**; and
 - The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Projects equal to or greater than the Actual Cost of the Improvement Area #1 Projects; and
 - The Improvement Area #1 Assessed Property will be allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Projects, which equals \$12,153,142 as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit E-1**; and
 - The special benefit (\geq \$12,153,142) received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects is equal to or greater than the amount of the Improvement Area #1 Assessment (\$12,153,142) levied on the Improvement Area #1 Assessed Property for the Improvement Area #1 Projects.
- *Major Improvement Area*

- The costs of the Major Improvement Area Projects, less the City Contribution and the private costs, equal \$8,540,000 as shown on **Exhibit B**; and
- The Major Improvement Area Assessed Property receives special benefit from the Major Improvement Area Projects equal to or greater than the Actual Cost of the Major Improvement Area Projects to be paid from Major Improvement Area Assessments; and
- The Major Improvement Area Initial Parcel will be allocated 100% of the Major Improvement Area Assessment levied for the Major Improvement Area Projects, which amount equals \$8,540,000 as shown on the Major Improvement Area Assessment Roll attached hereto as **Exhibit F-1**; and
- The special benefit ($\geq \$8,540,000$) received by the Major Improvement Area Initial Parcel from the Major Improvement Area Projects is equal to or greater than the amount of the Major Improvement Area Assessment (\$8,540,000) levied on the Major Improvement Area Initial Parcel for the Major Improvement Area Projects.

D. Annual Collection Costs

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

E. Interest

The interest rate on Assessments securing PID Bonds may exceed the interest rate on the PID Bonds by the Additional Interest Rate. To the extent required by any Indenture, Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

The interest on the Improvement Area #1 Assessment securing the Improvement Area #1 Reimbursement Obligation shall be collected at the rate(s) established under the Reimbursement Agreement as part of each Improvement Area #1 Annual Installment pursuant to the Reimbursement Agreement.

F. TIRZ No. 2 Annual Credit Amount

The City Council, in accordance with the TIRZ No. 2 Final Plan, as amended from time to time, has agreed to use a portion of TIRZ No. 2 Revenues generated from the Assessed Property to reduce

the Annual Installment allocable to the Assessed Property on a Lot Type basis by the TIRZ No. 2 Annual Credit Amount.

1. The Improvement Area #1 Annual Installment for an Improvement Area #1 Assessed Property shall receive a TIRZ No. 2 Annual Credit Amount on a Lot Type basis from the TIRZ No. 2 Revenue generated by the Improvement Area #1 Assessed Property for the previous Tax Year (e.g. TIRZ No. 2 Revenue collected from the Improvement Area #1 Assessed Property for Tax Year 2020 shall be applied as the TIRZ No. 2 Annual Credit Amount applicable to the Improvement Area #1 Assessed Property's Improvement Area #1 Annual Installment, to be collected in Tax Year 2021), but in no event shall the TIRZ No. 2 Annual Credit Amount exceed the TIRZ No. 2 Maximum Annual Credit Amount shown in **Section V.F.2** as calculated on **Exhibit I** for each Improvement Area #1 Assessed Property.
2. The TIRZ No. 2 Maximum Annual Credit Amount to reduce the Improvement Area #1 Annual Installment for an Improvement Area #1 Assessed Property is calculated for each Lot Type as shown on **Exhibit I**. The TIRZ No. 2 Maximum Annual Credit Amount is calculated so that the Improvement Area #1 Annual Installment minus the TIRZ No. 2 Maximum Annual Credit Amount for each Lot Type in Improvement Area #1 does not produce an equivalent tax rate for such Lot Type which exceeds the competitive, composite equivalent ad valorem tax rate (\$3.15 per \$100 of assessed value) taking into consideration the 2020 tax rates of all applicable overlapping taxing units (which includes the Operations and Maintenance Assessment applicable to such Lot Type) at the time Assessment Ordinance levying the Improvement Area #1 Assessment is approved. The resulting TIRZ No. 2 Maximum Annual Credit Amount for each Lot Type in Improvement Area #1 is shown below¹:

1.	Single Family	\$685.57
2.	Townhome	\$458.03
3.	Multi-family	\$304.20
4.	Commercial 1	\$0.34

3. The TIRZ No. 2 Annual Credit Amount for each Improvement Area #1 Assessed Property shall be credited against its Annual Installment as follows: for Improvement Area #1 Assessed Property that has an outstanding Improvement Area #1 Assessment, the TIRZ No. 2 Annual Credit Amount shall be allocated to the amounts due for the Annual Installment relating to the Improvement Area #1 Bonds. Any excess revenues remaining in the PID Account of the TIRZ No. 2 Fund shall be used in accordance with the approved TIRZ No. 2 Final Plan, as

¹ Shown per Unit for Townhome, Single Family, and Multi-Family and per gross building square foot for Commercial 1.

amended from time to time, and the Development Agreement, as amended.

4. The TIRZ No. 2 Annual Credit Amount will not be applied to reduce the Major Improvement Area Annual Installment since the equivalent tax rate on the Major Improvement Area Annual Installments is equal to or less than \$0.3939, which yields a competitive, composite equivalent ad valorem tax rate ($< \$3.15$ per \$100 of assessed value) taking into consideration the 2020 tax rates of all applicable overlapping taxing units (which includes the O&M Assessment applicable to such Lot Type) based on Estimated Buildout Value at the time the Assessment Ordinance levying the Major Improvement Area Assessment is approved.
5. Upon the adoption of a Future Improvement Area Assessment Ordinance, the TIRZ No. 2 Maximum Annual Credit Amount shall be calculated for each Lot Type so that the Future Improvement Area Annual Installment, minus the TIRZ No. 2 Maximum Annual Credit Amount for each Lot Type in such Future Improvement Areas produces an equivalent tax rate for such Lot Type that does not exceed the \$3.15 per \$100 of assessed value taking into consideration the tax rates of all applicable overlapping taxing units (which shall include the Operations and Maintenance Assessment and the Major Improvement Area Annual Installment applicable to such Lot Type) at the time the Assessment Ordinance levying the Future Improvement Area Assessment is approved, in accordance with the approved TIRZ No. 2 Final Plan, as amended from time to time, and the Development Agreement, as amended. While the Major Improvement Area Annual Installment will be included in the calculation to determine the TIRZ No. 2 Maximum Annual Credit Amount applicable to each Lot Type in a Future Improvement Area, applicable TIRZ No. 2 Annual Credit Amount will not be applied to reduce the Major Improvement Area Annual Installment, and will only be applied to reduce the Future Improvement Area Annual Installment, if applicable.
6. The TIRZ No. 2 Annual Credit Amount shall be held in a segregated account by the City, the PID account of the TIRZ No. 2 Fund, which is then applied to provide a Parcel by Parcel credit towards a portion of the Improvement Area #1 Annual Installment for the Improvement Area #1 Assessed Property. Any excess revenues remaining in the PID Account of the TIRZ No. 2 Fund shall be used in accordance with the approved TIRZ No. 2 Final Plan, as amended from time to time, and the Development Agreement, as amended.

In the event PID Bonds are refunded for Improvement Area #1 or for any PID Bonds issued for Future Improvement Areas, then the TIRZ No. 2 Maximum Annual Credit Amount will be reduced in the same proportion as the reduction of the Annual Installment for all Lot Types securing those PID Bonds being refunded.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. *Upon Division Prior to Recording of Subdivision Plat*

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

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

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

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

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of the Lot Type within the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

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

2. *Upon Subdivision by a Recorded Subdivision Plat*

Upon the subdivision of any Assessed Property based on a recorded Subdivision Plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with same Lot Type

D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefitted Property

E = the number of newly subdivided Lots with same Lot Type

Prior to or concurrent with the submission of a plat application to the City within the Major Improvement Area, the Owner shall provide the City the estimated gross building square footage by lot Type for the Major Improvement Area Remaining Parcel that will be remaining upon approval of the Subdivision Plat and for each Lot created by the Subdivision Plat. The calculation of the Assessment for a Lot shall be performed by the Administrator and confirmed by the City Council based on the Estimated Buildout Value information shown in **Exhibit H-1**, and/or the Official Public Records of the County regarding the Lots within the plat.

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

3. Upon Consolidation

Upon the consolidation of two or more Assessed Properties, the Assessment for the consolidated Assessed Property shall be the sum of the Assessments for the Assessed Properties prior to consolidation. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be calculated by the Administrator and reflected in an Annual Service Plan Update approved by the City Council. The consolidation of any Assessed Property as described herein shall be considered an administrative action and will not require any notice or public hearing (as defined in the PID Act) by the City Council.

B. True-Up of Assessments if Improvement Area #1 Maximum Assessment Exceeded

Upon submission of a preliminary plat and/or site plan by the Owner to the City, the Owner shall provide the City the gross building square footage and use type for land included in the preliminary plat and/or site plan for each Lot anticipated to be created by the preliminary plat

and/or site plan considering factors that may impact value. The Administrator will review the preliminary plat and/or site plan to determine if such plat and/or site plan will or will not result in the Improvement Area #1 Assessment per Lot for any Lot Type within the preliminary plat and/or site plan exceeding the Improvement Area #1 Maximum Assessment. If the Administrator determines the preliminary plat and/or site plan results in an Improvement Area #1 Assessment per Lot for any Lot Type exceeding the Improvement Area #1 Maximum Assessment, prior to the City issuing any building permit for any such Lot described in the reviewed preliminary plat or site plan, the Owner will make a Prepayment in an amount sufficient to reduce the Improvement Area #1 Assessment for each Lot within such preliminary plat and/or site plan to the Improvement Area #1 Maximum Assessment. The City's approval of an Annual Service Plan Update, a preliminary plat, or a site plan without payment of such Prepayment amounts does not eliminate the obligation of the Owner to pay such amounts.

C. True-Up of Major Improvement Area Assessments if Major Improvement Area Maximum Assessment Exceeded

Upon submission of a preliminary plat and/or site plan by the Owner to the City, the Owner shall provide the City the gross building square footage and use type for land included in the preliminary plat and/or site plan for each Lot anticipated to be created by the preliminary plat and/or site plan considering factors that may impact value. The Administrator will review the preliminary plat and/or site plan to determine if such preliminary plat and/or site plan will or will not result in the Major Improvement Area Assessment per Lot for any Lot Type within the preliminary plat and/or site plan exceeding the Major Improvement Area Maximum Assessment. If the Administrator determines the preliminary plat and/or site plan results in a Major Improvement Area Assessment per Lot for any Lot Type to exceeding the Major Improvement Area Maximum Assessment, prior to the City issuing any building permit for any such Lot described in the reviewed preliminary plat or site plan, the Owner will make a in an amount sufficient to reduce the Major Improvement Area Assessment for each Lot within such preliminary plat and/or site plan to the Major Improvement Area Maximum Assessment. The City's approval of an Annual Service Plan Update, a preliminary plat, or a site plan without payment of such Prepayment amounts does not eliminate the obligation of the owner to pay such amounts.

D. True-Up of Major Improvement Area Assessments if the Major Improvement Area Maximum Assessment per Net Acre Exceeded

The City will perform the Major Improvement Area True-Up: (1) each time any series of Future Improvement Area PID Bonds is issued, and (2) when 20%, 40%, 60% and 80% of the Major Improvement Area Assessments are allocated to Major Improvement Area Platted Properties to

verify that the Major Improvement Area Remaining Property will have a Major Improvement Area Assessment per net acre equal to or less than the Major Improvement Area Maximum Assessment Per Net Acre depicted on **Exhibit H-2**. Whenever the Major Improvement Area True-Up is performed, the City shall calculate the outstanding Major Improvement Area Assessment per net acre on the Major Improvement Area Remaining Parcel. If the outstanding Major Improvement Area Assessment per net acre on the Major Improvement Area Remaining Parcel is below the Major Improvement Area Maximum Assessment Per Net Acre, then no further action is needed. However, if the outstanding Major Improvement Area Assessment per net acre on the Major Improvement Area Remaining Parcel exceeds the Major Improvement Area Maximum Assessment Per Net Acre, the Owner shall be obligated to make a Prepayment, plus accrued interest in a principal amount sufficient to reduce the outstanding Major Improvement Area Assessment per net acre on the Major Improvement Area Remaining Parcel to the Major Improvement Area Maximum Assessment Per Net Acre prior to the City approving the Annual Service Plan Update for that year and prior to any future plats being filed. The City's approval of an Annual Service Plan Update or a plat without payment of such amounts does not eliminate the obligation of the owner of the Major Improvement Area Remaining Parcel to pay such amounts.

Prior to the filing of the last plat in the Major Improvement Area, the Administrator will ensure that the plat yields a uniform Major Improvement Area Assessment per Lot Type in the Major Improvement Area, notwithstanding any Future Improvement Area assessment. For example, if previously platted Lot Type Commercial 3 Parcels all have the same Major Improvement Area Assessment of \$5 per gross building square foot, and the last plat contains Commercial 3 Lot Types, but due to previous Prepayments or an increase in building size, the amount to be allocated less than \$5 per gross building square foot, then all the Lot Type Commercial 3 Major Improvement Area Assessments will be reduced so that all Lot Type Commercial 3 Major Improvement Area Assessments have the same Major Improvement Area Assessment.

E. Mandatory Prepayment of Assessments

If title to Assessed Property or a portion thereof is conveyed to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Lot, Parcel or portion thereof to become Non-Benefited Property, the owner of such Lot, Parcel or portion thereof shall pay to the City the full amount of the Assessment, plus all Prepayment Costs, and Delinquent Collection Costs, for such Lot, Parcel or portion thereof prior to any such conveyance or act. Such Prepayment of the Assessment shall not be required for portions of a Parcel that are dedicated or conveyed to the City for use as internal roads, utilities, and other similar public improvements in which case the Assessment that was allocated to the Parcel will be reallocated to the remainder of the Parcel, provided the requirements of Section 14 of the PGBT Zoning District of the City's

codified ordinance, are followed. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable "Notice of PID Assessment Termination," a form of which is attached hereto as **Exhibit J**.

F. Reduction in Assessments

If, as a result of cost savings or the failure to construct all or a portion of an Authorized Improvement, the Actual Costs of completed Authorized Improvements are less than the Assessments, (i) in the event PID Bonds are not issued, the City Council shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the Actual Costs that were expended, or (ii) in the event that PID Bonds are issued, the Trustee shall apply amounts on deposit in the applicable account of the Project Fund relating to the PID Bonds that are not expected to be used for purposes of the Project Fund, to redeem outstanding PID Bonds, unless otherwise directed by the applicable Indenture, and the TIRZ No. 2 Annual Credit Amount will be reduced in the same proportion as the Assessments. The Assessments shall not be reduced to an amount less than the amount required to pay all debt service requirements on all outstanding PID Bonds.

G. Prepayment of Assessments

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

If an Assessment is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable "Notice of PID Assessment Termination."

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

For purposes of Prepayments, the Improvement Area #1 Reimbursement Obligation is and will remain subordinated to (i) the Improvement Area #1 Bonds and (ii) any additional PID Bonds

secured by a parity lien on the Improvement Area #1 Assessments issued to refinance all or a portion of the Improvement Area #1 Reimbursement Obligation. For purposes of Prepayments, additional PID Bonds issued to refinance all or a portion of the Improvement Area #1 Reimbursement Obligation will be on parity with the Improvement Area #1 Bonds.

H. Payment of Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit E-2** shows the estimated Improvement Area #1 Annual Installments, and **Exhibit F-2** shows the estimated Major Improvement Area Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

Prior to the recording of a final Subdivision Plat, if any Parcel shown on the Assessment Roll is assigned multiple tax parcel identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the property as shown by the Dallas Central Appraisal District for each tax parcel identification number.

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

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

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

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments shall be due when billed and shall be delinquent if not paid prior to February 1, 2021.

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

I. Allocating Improvement Area #1 Annual Installments

Any amounts collected from the Improvement Area #1 Annual Installments shall be allocated, first on a pro rata basis to amounts due for the Improvement Area #1 Bonds including any amounts due for Additional Interest and Annual Collection Costs, and second to amounts due the Improvement Area #1 Reimbursement Obligation.

For example, if the owner of a Parcel owes an Improvement Area #1 Annual Installment of \$1,000, of which \$500 is due for the Improvement Area #1 Bonds and \$500 is due for the Improvement Area #1 Reimbursement Obligation, then:

- If a partial Annual Installment of \$250 is made, \$250 shall be credited to the payment of Improvement Area #1 Bonds and \$0 shall be credited to the Improvement Area #1 Reimbursement Obligation.
- If a partial Annual Installment of \$500 is made, \$500 shall be credited to the payment of Improvement Area #1 Bonds and \$0 shall be credited to the Improvement Area #1 Reimbursement Obligation.
- If a partial Annual Installment of \$750 is made, \$500 shall be credited to the payment of Improvement Area #1 Bonds, and \$250 shall be credited to the Improvement Area #1 Reimbursement Obligation.

With regard to the payment of Annual Installments, the Improvement Area #1 Reimbursement Obligation will remain subordinated to (i) the Improvement Area #1 Bonds and (ii) any additional PID Bonds secured by a parity lien on the Improvement Area #1 Assessments issued to refinance all or a portion of the Improvement Area #1 Reimbursement Obligation. With regard to the payment of Annual Installments, additional PID Bonds issued to refinance all or a portion of the Improvement Area #1 Reimbursement Obligation will be on parity with the Improvement Area #1 Bonds.

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

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

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the **"Remaining Property"**) following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the applicable Improvement Area #1 Maximum Assessment or the Major Improvement Area Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed such Improvement Area #1 Maximum Assessment or the Major Improvement Area Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of Prepayment, with any remainder credited against the Assessment on the Remainder Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the applicable Improvement Area #1 Maximum Assessment or the Major Improvement Area Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres constituting the Remaining Property shall be subject to the \$100 Assessment (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the \$100 Assessment reallocated to the Remaining Property would exceed the Improvement Area #1 Maximum Assessment or the Major Improvement Area Maximum Assessment, as applicable, on the Remaining Property by \$10, then the owner shall be required to pay \$10 as a

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

Notwithstanding the previous paragraphs in this subsection, if the owner of the Remaining Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the Improvement Area #1 Maximum Assessment or the Major Improvement Area Maximum Assessment, as applicable, on the Remaining Property to support the Estimated Buildout Value requirement. The owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

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

SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit E-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Major Improvement Area Assessment Roll is attached as **Exhibit F-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Major Improvement Area Assessment Roll and Major Improvement Area Annual Installments for each Parcel as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following the City Council's approval of the calculation. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the owner not later than 30 days of such receipt of a written notice of error

by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

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

C. Administration and Interpretation

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

D. Severability

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

EXHIBITS

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

Exhibit A-1	Map of the District
Exhibit A-2	Plat of Improvement Area #1
Exhibit B	Authorized Improvements Budget
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E-1	Improvement Area #1 Assessment Roll
Exhibit E-2	Improvement Area #1 Annual Installments
Exhibit F-1	Major Improvement Area Assessment Roll
Exhibit F-2	Major Improvement Area Annual Installments
Exhibit G-1	Maps of Improvement Area #1 Improvements
Exhibit G-2	Maps of Major Improvements
Exhibit G-3	Map of Park Improvements
Exhibit H-1	Improvement Area #1 Maximum Assessment and Major Improvement Area Maximum Assessment
Exhibit H-2	Major Improvement Area Net Acres
Exhibit I	TIRZ No. 2 Maximum Annual Credit Amount
Exhibit J	Form of Notice of Assessment Termination
Exhibit K-1	Debt Service Schedules for the Improvement Area #1 Bonds
Exhibit K-2	Debt Service Schedule for the Improvement Area #1 Reimbursement Obligation
Exhibit K-3	Debt Service Schedules for the Major Improvement Area Bonds
Exhibit L-1	Homebuyer Disclosures for Single Family Lots
Exhibit L-2	Homebuyer Disclosures for Townhome Lots
Exhibit L-3	Sample Commercial Seller's Disclosures
Exhibit M-1	District Boundary Description
Exhibit M-2	Improvement Area #1 Boundary Description
Exhibit M-3	Major Improvement Area Boundary Description
Exhibit M-4	City Land Depiction

APPENDICES

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

Appendix A	Estimated Buildout Values and Unit Counts
Appendix B	Engineer's Report

EXHIBIT A-1 – MAP OF THE DISTRICT



EXHIBIT A-2 –PLAT OF IMPROVEMENT AREA #1

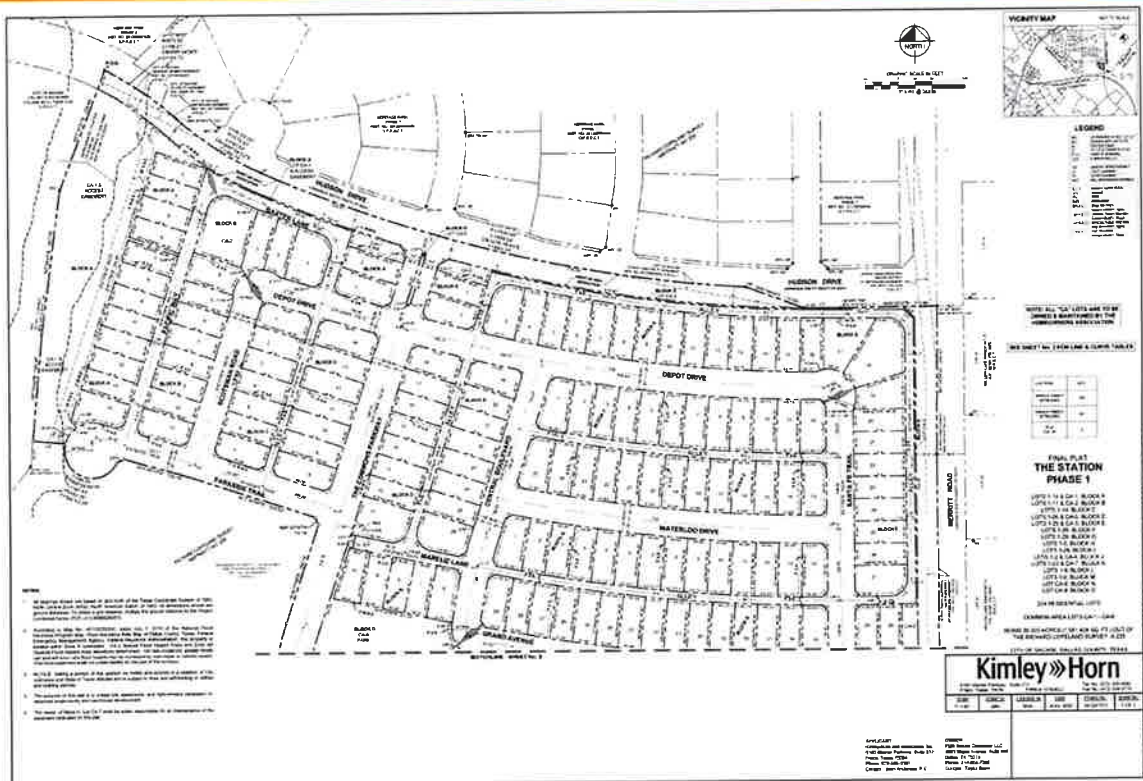


EXHIBIT B – AUTHORIZED IMPROVEMENTS BUDGET

	Total Costs	City Contribution	Private Costs	Authorized Improvements	Improvement Area #1 Projects		Major Improvement Area Projects	
	A	B	C	D = A - B - C	% ¹	Cost	% ²	Cost
<i>Improvement Area #1 improvements</i>								
Public Parking and In-Tract Improvements/Public Parking Area	\$ 977,778	\$ -	\$ 481,008	\$ 496,770	100%	\$ 496,770	0%	\$ -
Phase 1 SF/East Tract	5,931,542	-	785,190	5,146,352	100%	5,146,352	0%	-
Soft Costs	800,721	-	-	800,721	100%	800,721	0%	-
	<u>7,710,041</u>	<u>\$ -</u>	<u>\$ 1,266,198</u>	<u>\$ 6,443,843</u>		<u>\$ 6,443,843</u>		<u>\$ -</u>
<i>Major Improvements</i>								
Station Blvd/Bunker Hill Road	\$ 6,270,174	\$ 1,419,000	\$ 90,684	\$ 4,760,490	41%	\$ 1,951,801	59%	\$ 2,808,689
Hudson Road ^{2,3}	756,887	193,500	8,865	554,522	41%	227,354	59%	327,168
Merritt Road ^{2,3}	271,062	-	6,910	264,152	41%	108,302	59%	155,850
Commons Parkway/Street A	603,230	-	44,494	558,736	41%	229,082	59%	329,654
Heritage Park Improvements	4,000,000	1,732,040	-	2,267,960	41%	929,864	59%	1,338,096
Regional Detention ³	2,190,386	1,305,612	-	884,774	41%	362,758	59%	522,017
Master Water Line Extension	560,991	379,063	-	181,928	41%	74,590	59%	107,337
Master Sewer Main Extension - Line A	658,398	447,706	-	210,692	41%	86,384	59%	124,308
Master Sewer Main Extension - Line B	74,869	66,641	-	8,228	41%	3,374	59%	4,855
Master Entry Monumentation/Artwork (TBD)	295,325	-	-	295,325	41%	121,083	59%	174,242
Public Collector Road B/Street B	428,397	-	3,500	424,897	41%	174,208	59%	250,689
Soft Costs ⁴	1,886,586	902,440	-	984,145	41%	403,500	59%	580,646
	<u>\$ 17,996,305</u>	<u>\$ 6,446,001</u>	<u>\$ 154,453</u>	<u>\$ 11,395,851</u>		<u>\$ 4,672,299</u>		<u>\$ 6,723,552</u>
<i>Bond Issuance Costs</i>								
Debt Service Reserve Fund	\$ 998,413	\$ -	\$ -	\$ 998,413		\$ 395,200		\$ 603,213
Capitalized Interest	398,364	-	-	398,364		-		398,364
Underwriter's Discount	308,300	-	-	308,300		137,500		170,800
Underwriter's Counsel	154,150	-	-	154,150		68,750		85,400
Cost of Issuance	903,792	-	-	903,792		405,550		498,242
	<u>\$ 2,763,019</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,763,019</u>		<u>\$ 1,007,000</u>		<u>\$ 1,756,019</u>
<i>Other Costs</i>								
Initial Administrative Fund Deposit	\$ 90,000	\$ -	\$ -	\$ 90,000		\$ 30,000		\$ 60,000
	<u>\$ 90,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 90,000</u>		<u>\$ 30,000</u>		<u>\$ 60,000</u>
<i>Rounding Amount</i>	\$ 430	\$ -	\$ -	\$ 430		\$ -		\$ 430
Total	\$ 28,559,793	\$ 6,446,001	\$ 1,420,651	\$ 20,693,141		\$ 12,153,142		\$ 8,540,000

Notes:

¹ Allocation of Major Improvements based on the ratio of Estimated Buildout Value of Improvement Area #1 and the Major Improvement Area to the Estimated Buildout Value of the entire District.

² Includes screening walls and landscape

³ Retaining walls are included in Authorized Improvements.

⁴ City soft costs total is 14% of hard costs for a total of \$902,440. Soft costs include District Formation Costs.

EXHIBIT C – SERVICE PLAN

Improvement Area #1						
Installments Due		1/31/2021	1/31/2022	1/31/2023	1/31/2024	1/31/2025
Improvement Area #1 Bonds						
Principal		\$ 175,000	\$ 140,000	\$ 140,000	\$ 145,000	\$ 150,000
Interest		\$ 213,775	\$ 247,950	\$ 244,450	\$ 240,950	\$ 237,325
	(1)	\$ 388,775	\$ 387,950	\$ 384,450	\$ 385,950	\$ 387,325
Additional Interest	(2)	\$ 34,375	\$ 33,500	\$ 32,800	\$ 32,100	\$ 31,375
Improvement Area #1 Reimbursement Obligation						
Principal		\$ 92,656	\$ 96,448	\$ 100,396	\$ 104,505	\$ 108,783
Interest		\$ 216,039	\$ 212,247	\$ 208,299	\$ 204,190	\$ 199,912
	(3)	\$ 308,695	\$ 308,695	\$ 308,695	\$ 308,695	\$ 308,695
Annual Collection Costs	(4)	\$ 10,000	\$ 30,600	\$ 31,212	\$ 31,836	\$ 32,473
Total Improvement Area #1 Annual Installment	(5) = (1) + (2) + (3) + (4)	\$ 741,846	\$ 760,745	\$ 757,157	\$ 758,581	\$ 759,868

Major Improvement Area						
Installments Due		1/31/2021	1/31/2022	1/31/2023	1/31/2024	1/31/2025
Principal		\$ -	\$ 130,000	\$ 140,000	\$ 145,000	\$ 155,000
Interest		\$ 398,364	\$ 470,200	\$ 463,213	\$ 455,688	\$ 447,894
Capitalized Interest		\$ (398,364)	\$ -	\$ -	\$ -	\$ -
	(1)	\$ -	\$ 600,200	\$ 603,213	\$ 600,688	\$ 602,894
Additional Interest	(2)	\$ 42,700	\$ 42,700	\$ 42,050	\$ 41,350	\$ 40,625
Annual Collection Costs	(3)	\$ 20,000	\$ 61,200	\$ 62,424	\$ 63,672	\$ 64,946
Total Major Improvement Area Annual Installment	(4) = (1) + (2) + (3)	\$ 62,700	\$ 704,100	\$ 707,687	\$ 705,710	\$ 708,465

EXHIBIT D – SOURCES AND USES OF FUNDS

	Improvement Area #1	Major Improvement Area
Sources of Funds		
Improvement Area #1 Bond Par Amount	\$ 6,875,000	\$ -
Improvement Area #1 Reimbursement Obligation Amount	5,278,142	-
Major Improvement Area Bond Par Amount	-	8,540,000
Owner Contribution ¹	-	-
City Contribution ²	-	6,446,001
Owner Contribution - Private Costs ¹	1,329,524	91,127
Total Sources	\$ 13,482,665	\$ 15,077,128
Uses of Funds		
Improvement Area #1 Improvements	\$ 6,443,843	\$ -
Major Improvements	4,672,299	6,723,552
City Contribution	-	6,446,001
Private Costs	1,329,524	91,127
	\$ 12,445,665	\$ 13,260,680
Bond Issuance Costs		
Debt Service Reserve Fund	\$ 395,200	\$ 603,213
Capitalized Interest	-	398,364
Underwriter's Discount	137,500	170,800
Underwriter's Counsel	68,750	85,400
Cost of Issuance	405,550	498,242
	\$ 1,007,000	\$ 1,756,019
Other Costs		
Initial Administrative Fund Deposit	\$ 30,000	\$ 60,000
Rounding Amount	\$ -	\$ 430
Total Uses	\$ 13,482,665	\$ 15,077,128

Notes:

¹ Not eligible for reimbursement through PID Bonds. To be privately financed by Owner.

² To be funded by the City. Reduction to Authorized Improvements due to City Contribution applied before allocation of the Major Improvements. Entire City Contribution amount attributed to Major Improvement Area.

EXHIBIT E-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Block	Lot Type	Outstanding Assessment	TIRZ No. 2 Annual Credit Amount ¹	Annual Installment Due 1/31/2021
65022863010020000	A	Single Family and Townhome	\$ 7,194,238.43	\$ -	\$ 439,146.90
65022863010020200	B	Multi-family	\$ 4,684,840.41	\$ -	\$ 285,969.55
65100943010010000	K-1	Commercial 1	\$ 274,063.16	\$ -	\$ 16,729.22
Total			\$ 12,153,142.00	\$ -	\$ 741,845.67

¹ The TIRZ No. 2 Annual Credit Amount will be determined annually in an Annual Service Plan Update.

EXHIBIT E-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Installments Due January 31,	Improvement Area #1 Bonds				Improvement Area #1 Reimbursement Obligation		Annual Collection Costs	Total Installment ³
	Principal	Interest ¹	Additional Interest	Reserve Fund Release	Principal	Interest ²		
2021	\$ 175,000	\$ 213,775	\$ 34,375	\$ -	\$ 92,656	\$ 216,039	\$ 10,000	\$ 741,846
2022	\$ 140,000	\$ 247,950	\$ 33,500	\$ -	\$ 96,448	\$ 212,247	\$ 30,600	\$ 760,745
2023	\$ 140,000	\$ 244,450	\$ 32,800	\$ -	\$ 100,396	\$ 208,299	\$ 31,212	\$ 757,157
2024	\$ 145,000	\$ 240,950	\$ 32,100	\$ -	\$ 104,505	\$ 204,190	\$ 31,836	\$ 758,581
2025	\$ 150,000	\$ 237,325	\$ 31,375	\$ -	\$ 108,783	\$ 199,912	\$ 32,473	\$ 759,868
2026	\$ 150,000	\$ 233,575	\$ 30,625	\$ -	\$ 113,235	\$ 195,460	\$ 33,122	\$ 756,017
2027	\$ 155,000	\$ 228,700	\$ 29,875	\$ -	\$ 117,870	\$ 190,825	\$ 33,785	\$ 756,055
2028	\$ 160,000	\$ 223,663	\$ 29,100	\$ -	\$ 122,695	\$ 186,000	\$ 34,461	\$ 755,918
2029	\$ 170,000	\$ 218,463	\$ 28,300	\$ -	\$ 127,717	\$ 180,978	\$ 35,150	\$ 760,608
2030	\$ 175,000	\$ 212,938	\$ 27,450	\$ -	\$ 132,944	\$ 175,751	\$ 35,853	\$ 759,935
2031	\$ 180,000	\$ 207,250	\$ 26,575	\$ -	\$ 138,386	\$ 170,309	\$ 36,570	\$ 759,090
2032	\$ 185,000	\$ 200,500	\$ 25,675	\$ -	\$ 144,050	\$ 164,645	\$ 37,301	\$ 757,171
2033	\$ 195,000	\$ 193,563	\$ 24,750	\$ -	\$ 149,946	\$ 158,749	\$ 38,047	\$ 760,055
2034	\$ 200,000	\$ 186,250	\$ 23,775	\$ -	\$ 156,083	\$ 152,611	\$ 38,808	\$ 757,528
2035	\$ 210,000	\$ 178,750	\$ 22,775	\$ -	\$ 162,472	\$ 146,223	\$ 39,584	\$ 759,804
2036	\$ 215,000	\$ 170,875	\$ 21,725	\$ -	\$ 169,122	\$ 139,573	\$ 40,376	\$ 756,671
2037	\$ 225,000	\$ 162,813	\$ 20,650	\$ -	\$ 176,045	\$ 132,650	\$ 41,184	\$ 758,341
2038	\$ 235,000	\$ 154,375	\$ 19,525	\$ -	\$ 183,250	\$ 125,445	\$ 42,007	\$ 759,602
2039	\$ 245,000	\$ 145,563	\$ 18,350	\$ -	\$ 190,751	\$ 117,944	\$ 42,847	\$ 760,455
2040	\$ 250,000	\$ 136,375	\$ 17,125	\$ -	\$ 198,558	\$ 110,136	\$ 43,704	\$ 755,899
2041	\$ 260,000	\$ 127,000	\$ 15,875	\$ -	\$ 206,686	\$ 102,009	\$ 44,578	\$ 756,149
2042	\$ 275,000	\$ 116,600	\$ 14,575	\$ -	\$ 215,145	\$ 93,549	\$ 45,470	\$ 760,339
2043	\$ 285,000	\$ 105,600	\$ 13,200	\$ -	\$ 223,952	\$ 84,743	\$ 46,379	\$ 758,875
2044	\$ 295,000	\$ 94,200	\$ 11,775	\$ -	\$ 233,118	\$ 75,577	\$ 47,307	\$ 756,977
2045	\$ 310,000	\$ 82,400	\$ 10,300	\$ -	\$ 242,660	\$ 66,035	\$ 48,253	\$ 759,648
2046	\$ 320,000	\$ 70,000	\$ 8,750	\$ -	\$ 252,592	\$ 56,103	\$ 49,218	\$ 756,663
2047	\$ 335,000	\$ 57,200	\$ 7,150	\$ -	\$ 262,931	\$ 45,764	\$ 50,203	\$ 758,247
2048	\$ 350,000	\$ 43,800	\$ 5,475	\$ -	\$ 273,693	\$ 35,002	\$ 51,207	\$ 759,177
2049	\$ 365,000	\$ 29,800	\$ 3,725	\$ -	\$ 284,896	\$ 23,799	\$ 52,231	\$ 759,451
2050	\$ 380,000	\$ 15,200	\$ 1,900	\$ (395,200)	\$ 296,557	\$ 12,138	\$ 53,275	\$ 363,871
Total	\$ 6,875,000	\$ 4,779,900	\$ 623,150	\$ (395,200)	\$ 5,278,142	\$ 3,982,708	\$ 1,197,042	\$ 22,340,743

¹ Interest for the Improvement Area #1 Bonds is calculated at a 2.50%, 3.25%, 3.75%, and 4.00% interest rate for bonds with a maturity of 9/15/2025, 2030, 2040, and 2050 respectively.

² Interest for the Improvement Area #1 Reimbursement Obligation is calculated at a 4.09% interest rate to match the TIC on the Improvement Area #1 Bonds.

³ Before application of the TIRZ No. 2 Annual Credit Amount.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT F-1 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2021
Major Improvement Area Initial Parcel	\$ 8,540,000.00	\$ 62,700.00
Total	\$ 8,540,000.00	\$ 62,700.00

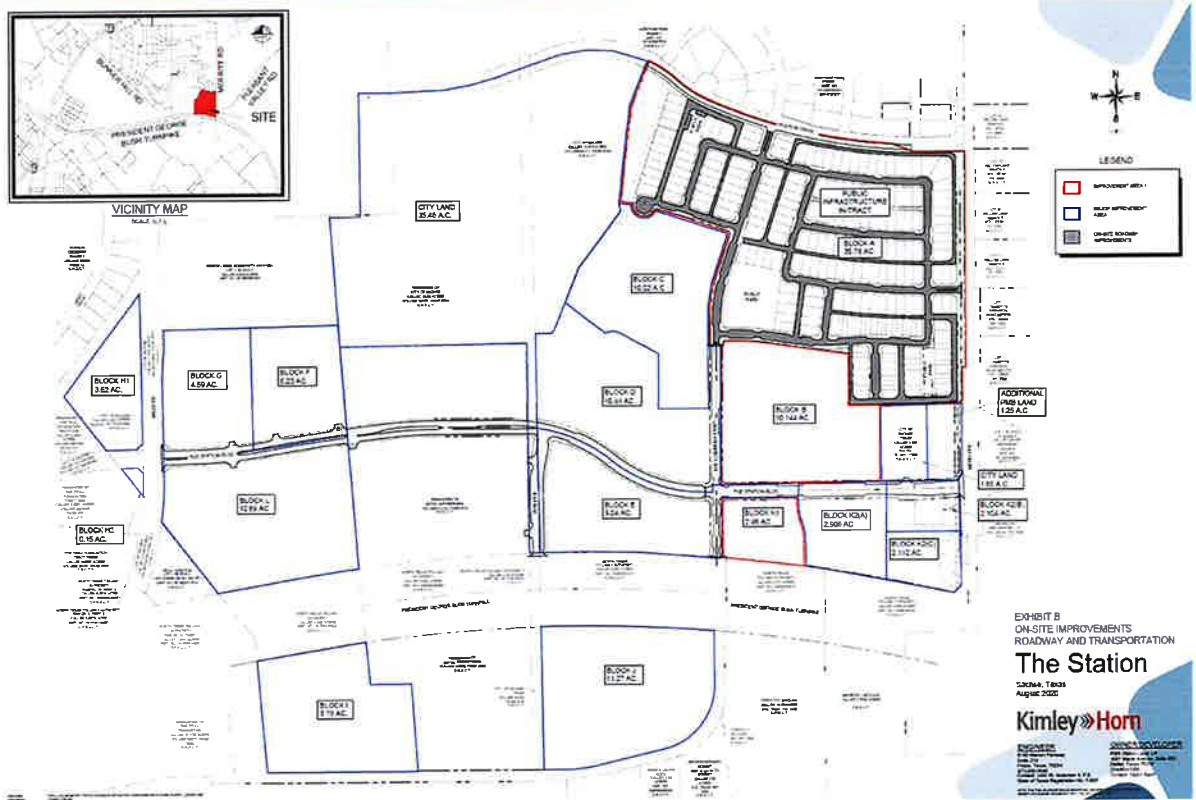
EXHIBIT F-2 – MAJOR IMPROVEMENT AREA ANNUAL INSTALLMENTS

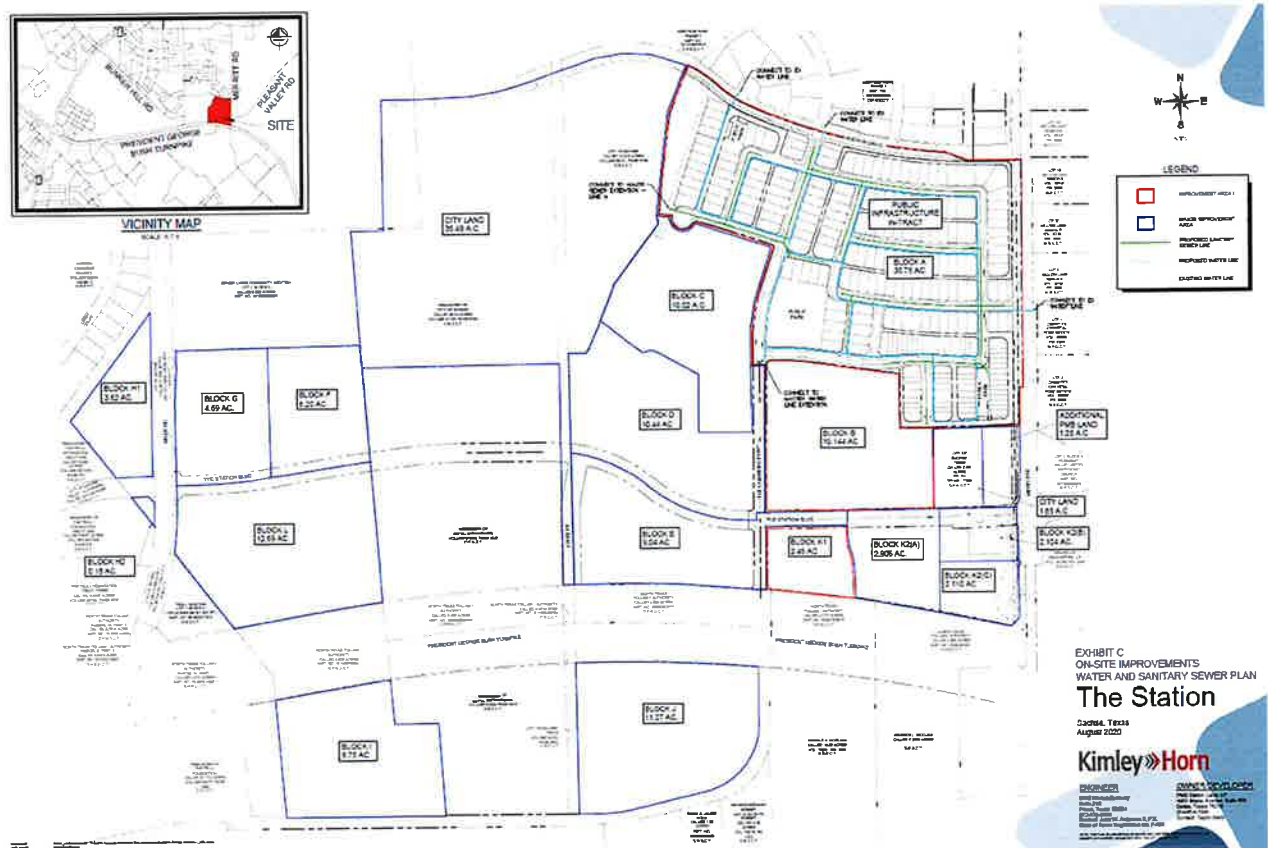
Installments Due January 31,	Principal	Interest ¹	Capitalized Interest	Additional Interest	Reserve Fund Release	Annual Collection Costs	Total Installment
2021	\$ -	\$ 398,364	\$ (398,364)	\$ 42,700	\$ -	\$ 20,000	\$ 62,700
2022	\$ 130,000	\$ 470,200	\$ -	\$ 42,700	\$ -	\$ 61,200	\$ 704,100
2023	\$ 140,000	\$ 463,213	\$ -	\$ 42,050	\$ -	\$ 62,424	\$ 707,687
2024	\$ 145,000	\$ 455,688	\$ -	\$ 41,350	\$ -	\$ 63,672	\$ 705,710
2025	\$ 155,000	\$ 447,894	\$ -	\$ 40,625	\$ -	\$ 64,946	\$ 708,465
2026	\$ 160,000	\$ 439,563	\$ -	\$ 39,850	\$ -	\$ 66,245	\$ 705,657
2027	\$ 170,000	\$ 430,963	\$ -	\$ 39,050	\$ -	\$ 67,570	\$ 707,582
2028	\$ 175,000	\$ 421,825	\$ -	\$ 38,200	\$ -	\$ 68,921	\$ 703,946
2029	\$ 185,000	\$ 412,419	\$ -	\$ 37,325	\$ -	\$ 70,300	\$ 705,043
2030	\$ 195,000	\$ 402,475	\$ -	\$ 36,400	\$ -	\$ 71,706	\$ 705,581
2031	\$ 205,000	\$ 391,994	\$ -	\$ 35,425	\$ -	\$ 73,140	\$ 705,558
2032	\$ 215,000	\$ 380,975	\$ -	\$ 34,400	\$ -	\$ 74,602	\$ 704,977
2033	\$ 230,000	\$ 369,419	\$ -	\$ 33,325	\$ -	\$ 76,095	\$ 708,838
2034	\$ 240,000	\$ 357,056	\$ -	\$ 32,175	\$ -	\$ 77,616	\$ 706,848
2035	\$ 250,000	\$ 344,156	\$ -	\$ 30,975	\$ -	\$ 79,169	\$ 704,300
2036	\$ 265,000	\$ 330,719	\$ -	\$ 29,725	\$ -	\$ 80,752	\$ 706,196
2037	\$ 280,000	\$ 316,475	\$ -	\$ 28,400	\$ -	\$ 82,367	\$ 707,242
2038	\$ 295,000	\$ 301,425	\$ -	\$ 27,000	\$ -	\$ 84,014	\$ 707,439
2039	\$ 310,000	\$ 285,569	\$ -	\$ 25,525	\$ -	\$ 85,695	\$ 706,789
2040	\$ 325,000	\$ 268,906	\$ -	\$ 23,975	\$ -	\$ 87,409	\$ 705,290
2041	\$ 345,000	\$ 251,438	\$ -	\$ 22,350	\$ -	\$ 89,157	\$ 707,944
2042	\$ 365,000	\$ 232,031	\$ -	\$ 20,625	\$ -	\$ 90,940	\$ 708,596
2043	\$ 385,000	\$ 211,500	\$ -	\$ 18,800	\$ -	\$ 92,759	\$ 708,059
2044	\$ 405,000	\$ 189,844	\$ -	\$ 16,875	\$ -	\$ 94,614	\$ 706,333
2045	\$ 430,000	\$ 167,063	\$ -	\$ 14,850	\$ -	\$ 96,506	\$ 708,419
2046	\$ 455,000	\$ 142,875	\$ -	\$ 12,700	\$ -	\$ 98,436	\$ 709,011
2047	\$ 480,000	\$ 117,281	\$ -	\$ 10,425	\$ -	\$ 100,405	\$ 708,111
2048	\$ 505,000	\$ 90,281	\$ -	\$ 8,025	\$ -	\$ 102,413	\$ 705,719
2049	\$ 535,000	\$ 61,875	\$ -	\$ 5,500	\$ -	\$ 104,461	\$ 706,836
2050	\$ 565,000	\$ 31,781	\$ -	\$ 2,825	\$ (603,213)	\$ 106,551	\$ 102,944
Total	\$ 8,540,000	\$ 9,185,264	\$ (398,364)	\$ 834,150	\$ (603,213)	\$ 2,394,085	\$ 19,951,922

¹ Interest is calculated at a 5.375% rate for bonds maturing 9/15/2040, and a 5.625% rate for bonds maturing 9/15/2050.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT G-1 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS





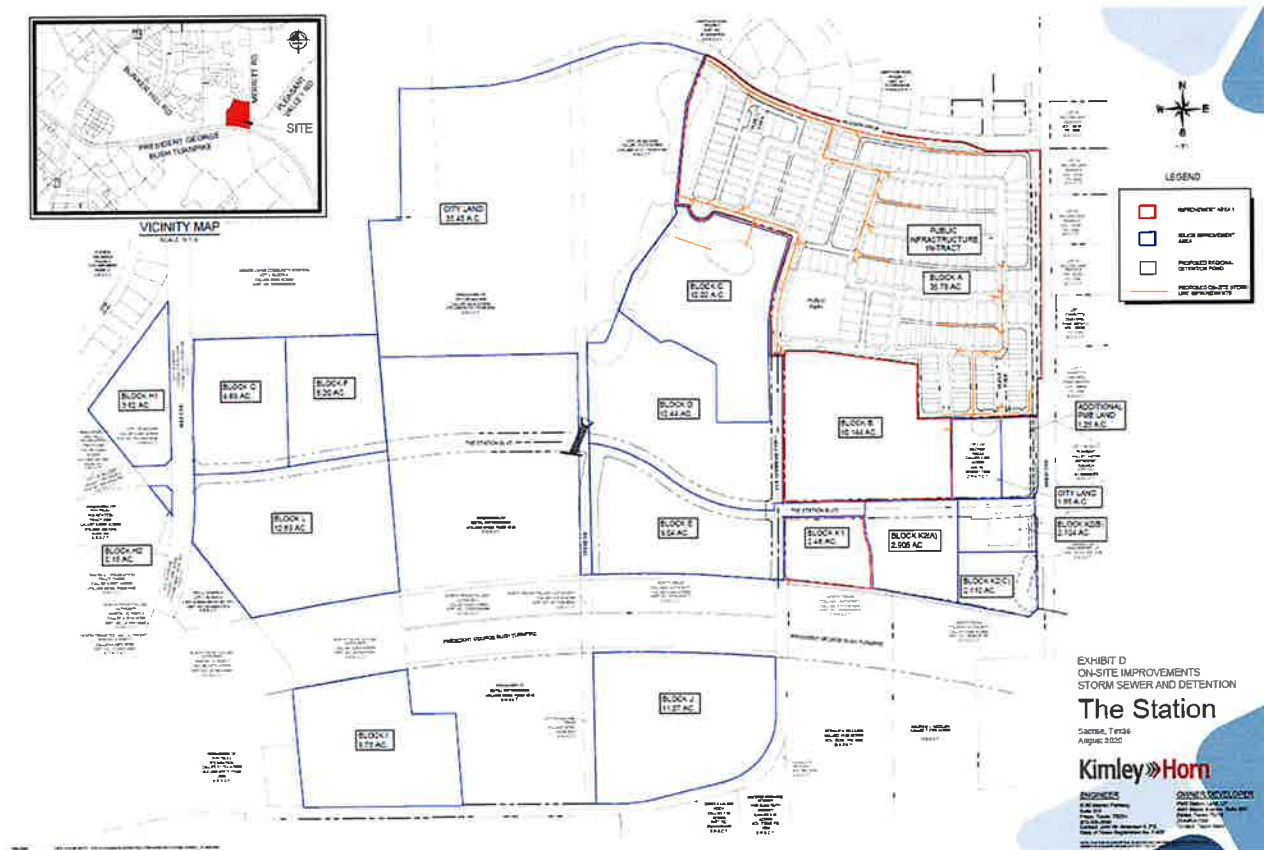
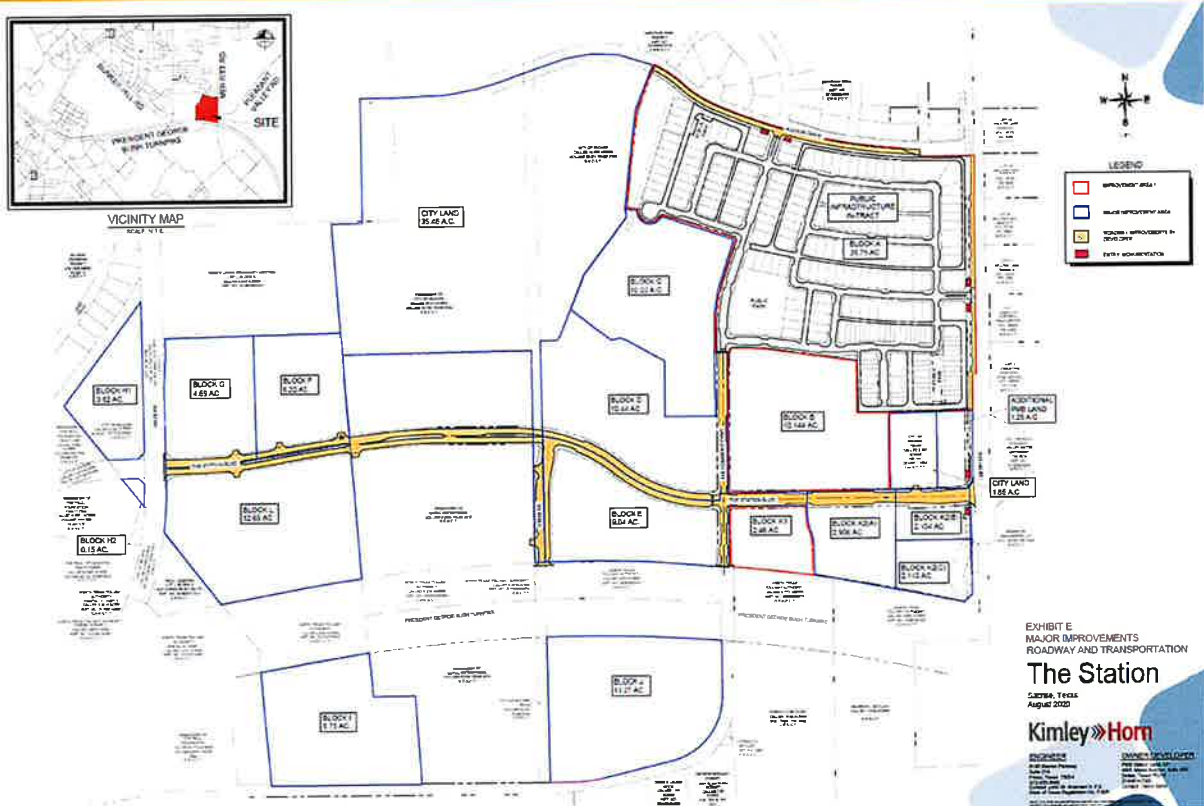
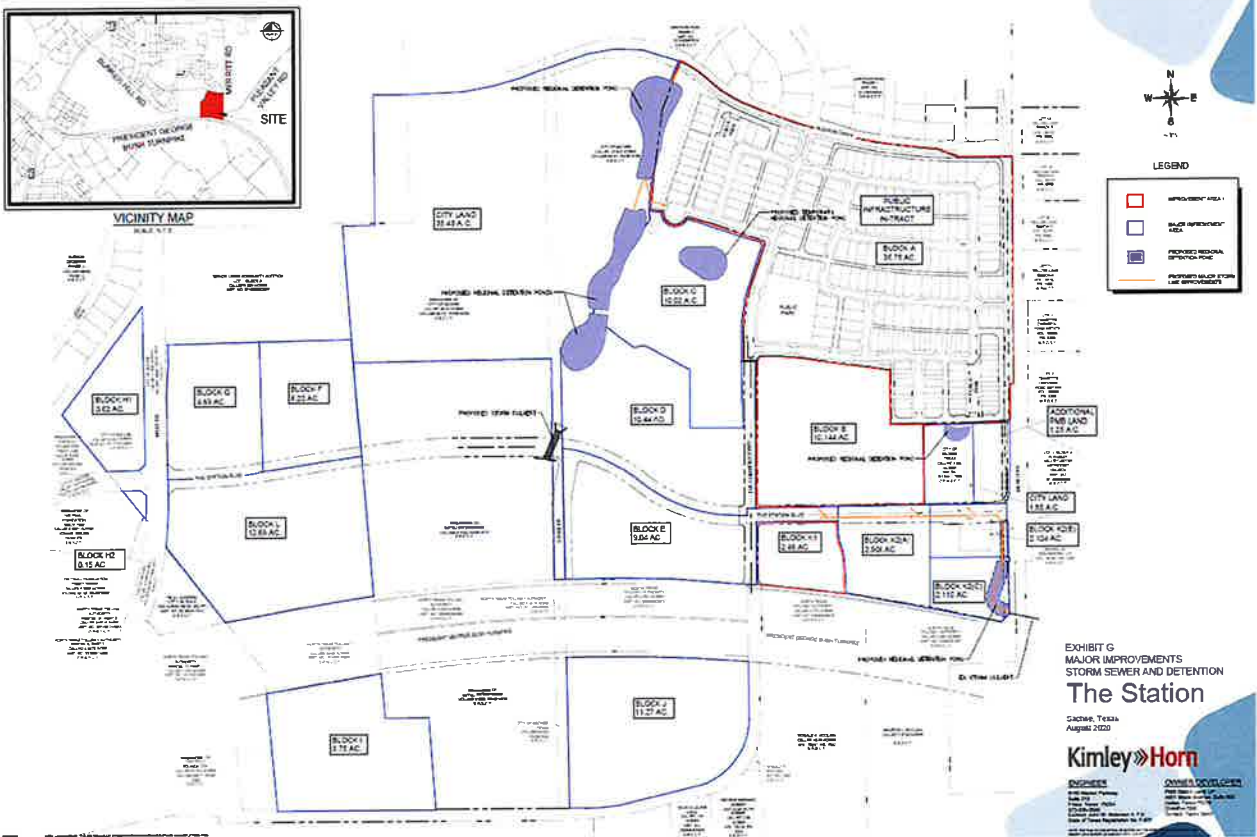


EXHIBIT G-2 – MAPS OF MAJOR IMPROVEMENTS





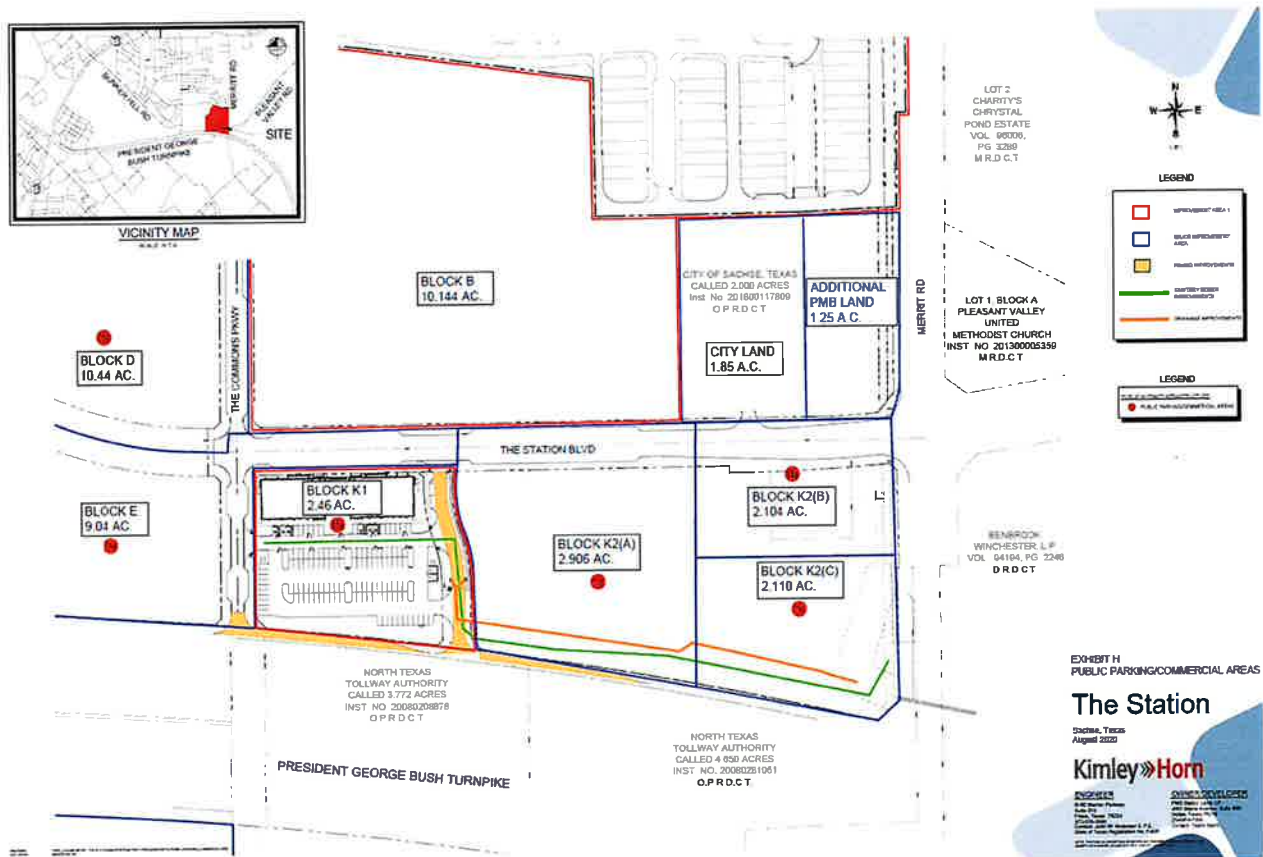


EXHIBIT G-3 – MAP OF PARK IMPROVEMENTS

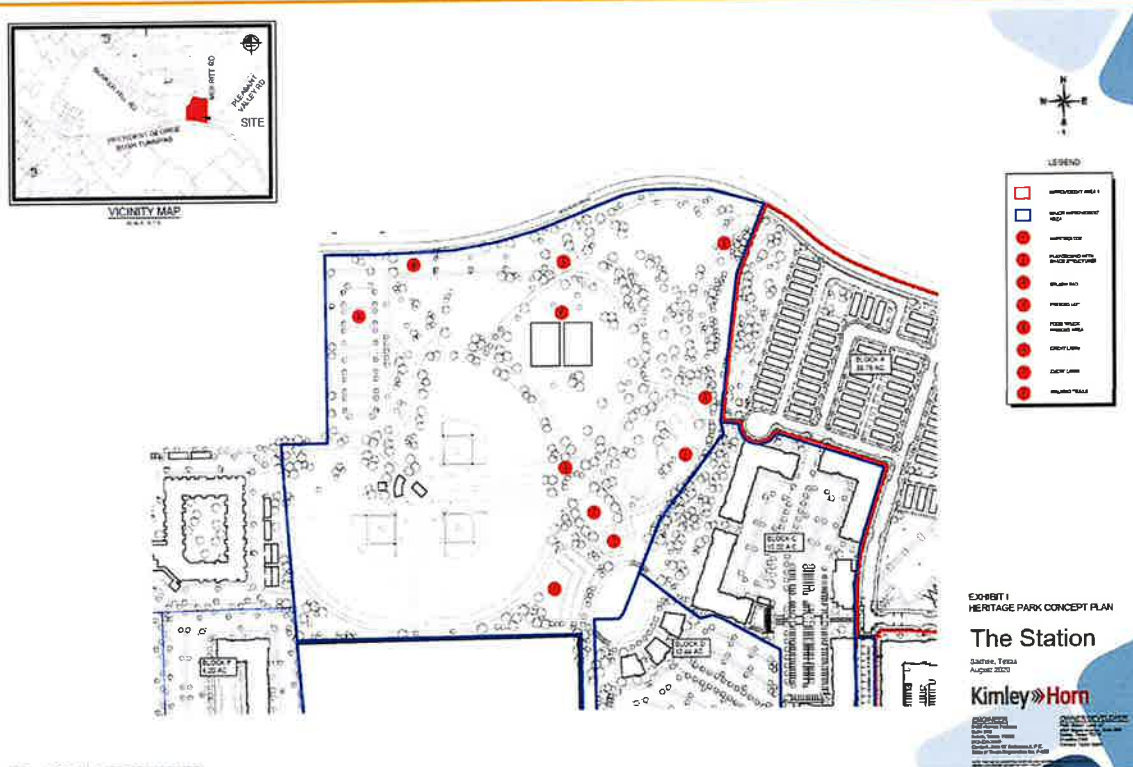


EXHIBIT H-1 - IMPROVEMENT AREA #1 MAXIMUM ASSESSMENT AND MAJOR IMPROVEMENT AREA MAXIMUM ASSESSMENT

Lot Type ¹	Units/Square Feet ¹	Estimated Buildout Value Per Unit/Square Foot ¹	Estimated Buildout Value	Assessment	Average Annual Installment	Maximum Assessment Per Unit/SqFt ²	Average Annual Installment Per Unit/SqFt	PID TRE Before Application of TIRZ No. 2	TIRZ No. 2 Maximum Annual Credit Amount	Equivalent Tax Rate
Improvement Area #1										
<i>Block A - Single Family</i>										
Single Family	165	\$ 383,126	\$ 63,215,850	\$ 5,806,984	\$ 362,101	\$ 35,193.84	\$ 2,194.55	\$ 0.5728	\$ (0.1789)	\$ 0.3939
Townhomes	59	255,964	15,101,900	1,387,255	86,504	23,512.79	1,466.17	0.5728	(0.1789)	0.3939
<i>Block B - Multi-family</i>										
Multi-family	300	\$ 170,000	\$ 51,000,000	\$ 4,684,840	\$ 292,129	\$ 15,616.13	\$ 973.76	\$ 0.5728	\$ (0.1789)	\$ 0.3939
<i>Block K-1 - Commercial</i>										
Commercial 1	15,600	\$ 191.25	\$ 2,983,500	\$ 274,063	\$ 17,090	\$ 17.57	\$ 1.10	\$ 0.5728	\$ (0.1789)	\$ 0.3939
Improvement Area #1 Total			\$ 132,301,250	\$ 12,153,142	\$ 757,823					
Major Improvement Area										
Townhomes	25	\$ 265,302	\$ 6,632,549	\$ 295,191	\$ 24,426	\$ 11,807.65	\$ 977.04	\$ 0.3683	\$ -	\$ 0.3683
Multi-family	489	170,000	83,130,000	3,699,821	306,146	7,566.10	626.07	0.3683	-	0.3683
Commercial 2	262,500	210.03	55,132,469	2,453,750	203,039	9.35	0.77	0.3683	-	0.3683
Commercial 3	340,000	138.20	46,987,298	2,091,238	173,042	6.15	0.51	0.3683	-	0.3683
Major Improvement Area Total³			\$ 191,882,316	\$ 8,540,000	\$ 706,653					
Total			\$ 324,183,566	\$ 20,693,142	1,464,476					

Notes:

¹Source: Owner, as shown in Appendix A. Commercial 1 Estimated Buildout Value equals a weighted average of inline retail, food retail within Improvement Area #1, as shown on Appendix A. Commercial 2 Estimated Buildout Value equals a weighted average of Inline Retail, Food Retail, Pad Retail, and Office within the Major Improvement Area, as shown on Appendix A. Commercial 3 Estimated Buildout Value equals a weighted average of Jr. Anchor Retail and Office Flex within the Major Improvement Area, as shown on Appendix A.

²The Maximum Assessment is required to be an amount that produces an equivalent tax rate not to exceed \$3.15 including all overlapping taxing jurisdictions, as well as the TIRZ No. 2 Annual Credit Amount.

³The total Estimated Buildout Value for the Major Improvement Area of \$191,882,316 will not change, and the Estimated Buildout Value per Unit/Square Foot also will not change for the purposes of the Major Improvement Area True-Up.

EXHIBIT H-2 – MAJOR IMPROVEMENT AREA NET ACRES

Major Improvement Area Net Acres	
Block	Net Acres ¹
C	10.020
D	10.440
E	9.040
F	6.200
G	4.690
H1	3.620
H2 ²	0.000
I	8.750
J	11.270
K2(A)	2.906
K2(B)	2.104
K2(C)	2.110
K3	1.250
L	12.690
Total	85.090

Major Improvement Area Maximum	\$	100,364.32
Assessment per Net Acre:		

Notes:

¹ Per concept plan shown on **Exhibit A-1**. City Land acreage is excluded.

² Per appraisal, Block H2 has an appraised value of \$0, and therefore will not be assessed. Block H2 contains 0.15 acres.

EXHIBIT I –TIRZ NO. 2 MAXIMUM ANNUAL CREDIT AMOUNT

		Pre-TIRZ				Post-TIRZ				
Lot Type ¹	Units/Square		Average	Average Annual		TIRZ No. 2 Maximum		Net Annual	Net	Equivalent
	Feet ¹	Assessment	Annual	Installment Per	Equivalent	Annual Credit	Total Annual	Installment	Equivalent	Total
			Installment	Unit/SqFt	Tax Rate	Amount Per Unit ²	TIRZ No. 2 Credit	Per Unit	PID Tax Rate	Rate ³
Improvement Area #1										
Block A - Single Family										
Single Family	165	\$ 5,806,984	\$ 362,101	\$ 2,194.55	\$ 0.5728	\$ (685.57)	\$ (113,119.21)	\$ 1,508.98	0.3939	3.1500
Townhomes	59	1,387,255	86,504	1,466.17	\$ 0.5728	\$ (458.03)	\$ (27,023.52)	\$ 1,008.14	0.3939	3.1500
Block B - Multi-family										
Multi-family	300	\$ 4,684,840	\$ 292,129	\$ 973.76	\$ 0.5728	\$ (304.20)	\$ (91,260.02)	\$ 669.56	0.3939	3.1500
Block K-1 - Commercial										
Commercial 1	15,600	274,063	17,090	1.10	\$ 0.5728	\$ (0.342)	\$ (5,338.71)	\$ 0.75	0.3939	3.1500
Improvement Area #1 Total		\$ 12,153,142	\$ 757,823		\$ 0.5728	\$ (236,741.47)				

Notes:

¹ Source: Owner

² Future improvement area TIRZ No. 2 Maximum Annual Credit Amount to be calculated at the time future improvement area bonds are sold.

³ Includes tax rates for all applicable taxing jurisdictions. (City of Sachse - \$0.72000; Dallas County - \$0.23974; Garland ISD - \$1.34630; Dallas Community College - \$0.12400; Parkland Hospital - \$0.26610; O&M PID Assessment - \$0.05000, and Dallas County Schools - \$0.01000)

EXHIBIT J – FORM OF NOTICE OF ASSESSMENT TERMINATION



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

[Date]
Dallas County Clerk's Office
Honorable [County Clerk]
Renaissance Tower
1201 Elm Street
21st Floor, Ste 2100
Dallas, TX 75270

Re: City of Sachse Lien Release documents for filing

Dear Ms./Mr. [County Clerk],

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

City of Sachse
Attn: City Secretary
3815 Sachse Rd
Building B
Sachse, TX 75048

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

Sincerely,
[Signature]

P3Works, LLC
(817) 393-0353
Admin@P3-Works.com
www.P3-Works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
3815 Sachse Rd
Building B
Sachse, TX 75048

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

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS	§	
	§	NOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS	§	

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Sachse, Texas, a Texas home rule municipality (the "City")

RECITALS

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

WHEREAS, on January 22, 2019, the City Council of the City approved Resolution No. 3905, creating the Sachse Public Improvement District No. 1 (the "District") and on December 2, 2019, the City Council approved Resolution No. 3958, adding land to the District; and

WHEREAS, the District consists of approximately 170.686 contiguous acres within the corporate limits of the City; and

WHEREAS, on October 26, 2020, the City Council, approved Ordinance No. _____ (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the real property located within the District, the Assessment Ordinance being recorded on _____, 2020, as Instrument No. _____, in the Official Public Records of Dallas County, Texas; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") and further imposed a lien to secure the payment of the Lien Amount (the "Lien") against the following property located within the District, to wit:

[legal description], an addition to the City of Sachse, Dallas County, Texas, according to the map or plat thereof recorded as Instrument No. _____ in the Map Records of Dallas County, Texas (the "Property");

and

WHEREAS, the Lien Amount has been paid in full.

RELEASE

NOW THEREFORE, for and in consideration of the full payment of the Lien Amount, the City, hereby releases and discharges, and by these presents does hereby release and discharge, the Lien to the extent that it affects and encumbers the Property.

EXECUTED to be **EFFECTIVE** this the ____ day of _____, 20__.

CITY OF SACHSE, TEXAS,
A Texas home rule municipality,

By: _____
[Name], City Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Name], City Manager and [Name], City Secretary for the City of Sachse, Texas, a Texas home rule municipality, on behalf of said municipality.

Notary Public, State of Texas

EXHIBIT K-1 – DEBT SERVICE SCHEDULES FOR THE IMPROVEMENT AREA #1 BONDS¹

Final Numbers

City of Sachse

Special Assessment Revenue Bonds, Series 2020

(Sachse PID No. 1 Improvement Area #1 Project)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/30/2021	175,000.00	2.500%	213,775.35	388,775.35
09/30/2022	140,000.00	2.500%	247,950.00	387,950.00
09/30/2023	140,000.00	2.500%	244,450.00	384,450.00
09/30/2024	145,000.00	2.500%	240,950.00	385,950.00
09/30/2025	150,000.00	2.500%	237,325.00	387,325.00
09/30/2026	150,000.00	3.250%	233,575.00	383,575.00
09/30/2027	155,000.00	3.250%	228,700.00	383,700.00
09/30/2028	160,000.00	3.250%	223,662.50	383,662.50
09/30/2029	170,000.00	3.250%	218,462.50	388,462.50
09/30/2030	175,000.00	3.250%	213,937.50	387,937.50
09/30/2031	180,000.00	3.750%	207,250.00	387,250.00
09/30/2032	185,000.00	3.750%	200,500.00	385,500.00
09/30/2033	195,000.00	3.750%	193,562.50	388,562.50
09/30/2034	200,000.00	3.750%	186,250.00	386,250.00
09/30/2035	210,000.00	3.750%	178,750.00	388,750.00
09/30/2036	215,000.00	3.750%	170,875.00	385,875.00
09/30/2037	225,000.00	3.750%	162,812.50	387,812.50
09/30/2038	235,000.00	3.750%	154,375.00	389,375.00
09/30/2039	245,000.00	3.750%	145,562.50	390,562.50
09/30/2040	250,000.00	3.750%	136,375.00	386,375.00
09/30/2041	260,000.00	4.000%	127,000.00	387,000.00
09/30/2042	275,000.00	4.000%	116,600.00	391,600.00
09/30/2043	285,000.00	4.000%	105,600.00	390,600.00
09/30/2044	295,000.00	4.000%	94,200.00	389,200.00
09/30/2045	310,000.00	4.000%	82,400.00	392,400.00
09/30/2046	320,000.00	4.000%	70,000.00	390,000.00
09/30/2047	335,000.00	4.000%	57,200.00	392,200.00
09/30/2048	350,000.00	4.000%	43,800.00	393,800.00
09/30/2049	365,000.00	4.000%	29,800.00	394,800.00
09/30/2050	380,000.00	4.000%	15,200.00	395,200.00
Total	\$6,875,000.00	-	\$4,779,900.35	\$11,654,900.35

Yield Statistics

Bond Year Dollars	\$123,579.65
Average Life	17.975 Years
Average Coupon	3.8578700%
Net Interest Cost (NIC)	4.0347664%
True Interest Cost (TIC)	4.0930641%
Bond Yield for Arbitrage Purposes	3.8422315%
All Inclusive Cost (AIC)	4.6223104%
IRS Form 8038	
Net Interest Cost	3.8578700%
Weighted Average Maturity	17.975 Years

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Hilltop Securities Inc.
Public Finance

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Notes:

¹ Does not include principal and interest related to the Improvement Area #1 Reimbursement Obligation, Additional Interest, debt service reserve release, or Annual Collection Costs.

EXHIBIT K-2 – DEBT SERVICE SCHEDULE FOR THE IMPROVEMENT AREA #1 REIMBURSEMENT OBLIGATION

Installments Due January 31,	Improvement Area #1 Reimbursement Obligation			Total Installment ²
	Principal	Interest ¹		
2021	\$ 92,656	\$ 216,039		\$ 308,695
2022	\$ 96,448	\$ 212,247		\$ 308,695
2023	\$ 100,396	\$ 208,299		\$ 308,695
2024	\$ 104,505	\$ 204,190		\$ 308,695
2025	\$ 108,783	\$ 199,912		\$ 308,695
2026	\$ 113,235	\$ 195,460		\$ 308,695
2027	\$ 117,870	\$ 190,825		\$ 308,695
2028	\$ 122,695	\$ 186,000		\$ 308,695
2029	\$ 127,717	\$ 180,978		\$ 308,695
2030	\$ 132,944	\$ 175,751		\$ 308,695
2031	\$ 138,386	\$ 170,309		\$ 308,695
2032	\$ 144,050	\$ 164,645		\$ 308,695
2033	\$ 149,946	\$ 158,749		\$ 308,695
2034	\$ 156,083	\$ 152,611		\$ 308,694
2035	\$ 162,472	\$ 146,223		\$ 308,695
2036	\$ 169,122	\$ 139,573		\$ 308,695
2037	\$ 176,045	\$ 132,650		\$ 308,695
2038	\$ 183,250	\$ 125,445		\$ 308,695
2039	\$ 190,751	\$ 117,944		\$ 308,695
2040	\$ 198,558	\$ 110,136		\$ 308,694
2041	\$ 206,686	\$ 102,009		\$ 308,695
2042	\$ 215,145	\$ 93,549		\$ 308,694
2043	\$ 223,952	\$ 84,743		\$ 308,695
2044	\$ 233,118	\$ 75,577		\$ 308,695
2045	\$ 242,660	\$ 66,035		\$ 308,695
2046	\$ 252,592	\$ 56,103		\$ 308,695
2047	\$ 262,931	\$ 45,764		\$ 308,695
2048	\$ 273,693	\$ 35,002		\$ 308,695
2049	\$ 284,896	\$ 23,799		\$ 308,695
2050	\$ 296,557	\$ 12,138		\$ 308,695
Total	\$ 5,278,142	\$ 3,982,708		\$ 9,260,850

¹ Interest for the Improvement Area #1 Reimbursement Obligation is calculated at a 4.09309% rate.

² Before application of the TIRZ No. 2 Annual Credit Amount. Does not include principal, interest, additional interest or debt service reserve release related to the Improvement Area #1 Bonds, or Annual Collection Costs.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT K-3 – DEBT SERVICE SCHEDULES FOR THE MAJOR IMPROVEMENT AREA BONDS¹

Final Numbers

City of Sachse

Special Assessment Revenue Bonds, Series 2020

(Sachse PID No. 1 Major Improvement Area Project)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
09/30/2021	-	-	398,363.89	398,363.89
09/30/2022	130,000.00	5.375%	470,200.00	600,200.00
09/30/2023	140,000.00	5.375%	463,212.50	603,212.50
09/30/2024	145,000.00	5.375%	455,687.50	600,687.50
09/30/2025	155,000.00	5.375%	447,893.76	602,893.76
09/30/2026	160,000.00	5.375%	439,562.50	599,562.50
09/30/2027	170,000.00	5.375%	430,962.50	600,962.50
09/30/2028	175,000.00	5.375%	421,825.00	596,825.00
09/30/2029	185,000.00	5.375%	412,418.76	597,418.76
09/30/2030	195,000.00	5.375%	402,475.00	597,475.00
09/30/2031	205,000.00	5.375%	391,993.76	596,993.76
09/30/2032	215,000.00	5.375%	380,975.00	595,975.00
09/30/2033	230,000.00	5.375%	369,418.76	599,418.76
09/30/2034	240,000.00	5.375%	357,056.26	597,056.26
09/30/2035	250,000.00	5.375%	344,156.26	594,156.26
09/30/2036	265,000.00	5.375%	330,718.76	595,718.76
09/30/2037	280,000.00	5.375%	316,475.00	596,475.00
09/30/2038	295,000.00	5.375%	301,425.00	596,425.00
09/30/2039	310,000.00	5.375%	285,568.76	595,568.76
09/30/2040	325,000.00	5.375%	268,906.26	593,906.26
09/30/2041	345,000.00	5.625%	251,437.50	596,437.50
09/30/2042	365,000.00	5.625%	232,031.26	597,031.26
09/30/2043	385,000.00	5.625%	211,500.00	596,500.00
09/30/2044	405,000.00	5.625%	189,843.76	594,843.76
09/30/2045	430,000.00	5.625%	167,062.50	597,062.50
09/30/2046	455,000.00	5.625%	142,875.00	597,875.00
09/30/2047	480,000.00	5.625%	117,281.26	597,281.26
09/30/2048	505,000.00	5.625%	90,281.26	595,281.26
09/30/2049	535,000.00	5.625%	61,875.00	596,875.00
09/30/2050	565,000.00	5.625%	31,781.26	596,781.26
Total	\$8,540,000.00	-	\$9,185,264.03	\$17,725,264.03

Yield Statistics	
Bond Year Dollars	\$165,525.26
Average Life	19.382 Years
Average Coupon	5.5481609%
Net Interest Cost (NIC)	5.7039409%
True Interest Cost (TIC)	5.8105905%
Bond Yield for Arbitrage Purposes	5.5354072%
All Inclusive Cost (AIC)	6.3855745%
IRS Form 8038	
Net Interest Cost	5.5481609%
Weighted Average Maturity	19.382 Years

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Hilltop Securities Inc.
Public Finance

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Notes:

¹ Does not include Additional Interest, capitalized interest, debt service reserve release, or Annual Collection Costs.

EXHIBIT L-1 – HOMEBUYER DISCLOSURES – SINGLE FAMILY LOT TYPE

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS TO THE CITY OF SACHSE, TEXAS

CONCERNING THE PROPERTY AT:

STREET ADDRESS

OUTSTANDING PRINCIPAL OF THE AUTHORIZED IMPROVEMENT ASSESSMENT: \$35,193.84

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Sachse, Texas, (the “City”) for the costs of a portion of public improvements (the “**Authorized Improvements**”), undertaken for the benefit of the property within “**Sachse Public Improvement District No. 1**” (the “**District**”) created pursuant to Subchapter A, Chapter 372, Texas Local Government Code, as amended. You are also obligated to pay for the operation and maintenance of the Authorized Improvements (the “**Operations and Maintenance Assessment**”) which is calculated and levied annually based on the actual costs of the operation and maintenance of the Authorized Improvements. The City will mail notice to each property owner, as required by said Chapter 372, with information regarding the annual public hearing for the levy of the Operation and Maintenance Assessment. The 2020 Operation and Maintenance Assessment Total Annual Installment per Lot is \$0 because no Parcel has met the Operations and Maintenance Assessment Trigger Date.

THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$35,193.84, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. THE OPERATION AND MAINTENANCE ASSESSMENT TOTAL ANNUAL INSTALLMENT IS CALCULATED AND LEIVED ANNUALLY AND CANNOT BE PREPAID.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments will be approved each year by the City Council of the City of Sachse 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 Secretary of the City of Sachse.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

Notary Public, State of Texas

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas

Installments Due January 31,	Improvement Area #1 Bonds					Improvement Area #1 Reimbursement Obligation		Annual Collection Costs	Total Installment ³
	Principal	Interest ¹	Additional Interest	Reserve Fund Release		Principal	Interest ²		
2021	\$ 506.78	\$ 619.06	\$ 99.55	\$ -	\$	268.32	\$ 625.62	\$ 28.96	\$ 2,148.28
2022	\$ 405.42	\$ 718.03	\$ 97.01	\$ -	\$	279.30	\$ 614.64	\$ 88.61	\$ 2,203.01
2023	\$ 405.42	\$ 707.89	\$ 94.98	\$ -	\$	290.73	\$ 603.21	\$ 90.39	\$ 2,192.62
2024	\$ 419.90	\$ 697.76	\$ 92.96	\$ -	\$	302.63	\$ 591.31	\$ 92.19	\$ 2,196.75
2025	\$ 434.38	\$ 687.26	\$ 90.86	\$ -	\$	315.02	\$ 578.92	\$ 94.04	\$ 2,200.47
2026	\$ 434.38	\$ 676.40	\$ 88.69	\$ -	\$	327.91	\$ 566.02	\$ 95.92	\$ 2,189.32
2027	\$ 448.86	\$ 662.28	\$ 86.51	\$ -	\$	341.34	\$ 552.60	\$ 97.84	\$ 2,189.43
2028	\$ 463.34	\$ 647.70	\$ 84.27	\$ -	\$	355.31	\$ 538.63	\$ 99.79	\$ 2,189.04
2029	\$ 492.30	\$ 632.64	\$ 81.95	\$ -	\$	369.85	\$ 524.09	\$ 101.79	\$ 2,202.62
2030	\$ 506.78	\$ 616.64	\$ 79.49	\$ -	\$	384.99	\$ 508.95	\$ 103.82	\$ 2,200.67
2031	\$ 521.26	\$ 600.17	\$ 76.96	\$ -	\$	400.75	\$ 493.19	\$ 105.90	\$ 2,198.22
2032	\$ 535.73	\$ 580.62	\$ 74.35	\$ -	\$	417.15	\$ 476.79	\$ 108.02	\$ 2,192.66
2033	\$ 564.69	\$ 560.53	\$ 71.67	\$ -	\$	434.22	\$ 459.72	\$ 110.18	\$ 2,201.01
2034	\$ 579.17	\$ 539.35	\$ 68.85	\$ -	\$	452.00	\$ 441.94	\$ 112.38	\$ 2,193.70
2035	\$ 608.13	\$ 517.64	\$ 65.95	\$ -	\$	470.50	\$ 423.44	\$ 114.63	\$ 2,200.29
2036	\$ 622.61	\$ 494.83	\$ 62.91	\$ -	\$	489.75	\$ 404.18	\$ 116.92	\$ 2,191.22
2037	\$ 651.57	\$ 471.48	\$ 59.80	\$ -	\$	509.80	\$ 384.14	\$ 119.26	\$ 2,196.05
2038	\$ 680.53	\$ 447.05	\$ 56.54	\$ -	\$	530.67	\$ 363.27	\$ 121.65	\$ 2,199.70
2039	\$ 709.49	\$ 421.53	\$ 53.14	\$ -	\$	552.39	\$ 341.55	\$ 124.08	\$ 2,202.17
2040	\$ 723.97	\$ 394.92	\$ 49.59	\$ -	\$	575.00	\$ 318.94	\$ 126.56	\$ 2,188.98
2041	\$ 752.92	\$ 367.77	\$ 45.97	\$ -	\$	598.53	\$ 295.41	\$ 129.09	\$ 2,189.70
2042	\$ 796.36	\$ 337.66	\$ 42.21	\$ -	\$	623.03	\$ 270.91	\$ 131.67	\$ 2,201.84
2043	\$ 825.32	\$ 305.80	\$ 38.23	\$ -	\$	648.53	\$ 245.41	\$ 134.31	\$ 2,197.60
2044	\$ 854.28	\$ 272.79	\$ 34.10	\$ -	\$	675.08	\$ 218.86	\$ 136.99	\$ 2,192.10
2045	\$ 897.72	\$ 238.62	\$ 29.83	\$ -	\$	702.71	\$ 191.23	\$ 139.73	\$ 2,199.84
2046	\$ 926.68	\$ 202.71	\$ 25.34	\$ -	\$	731.47	\$ 162.47	\$ 142.53	\$ 2,191.19
2047	\$ 970.11	\$ 165.64	\$ 20.71	\$ -	\$	761.41	\$ 132.53	\$ 145.38	\$ 2,195.78
2048	\$ 1,013.55	\$ 126.84	\$ 15.85	\$ -	\$	792.58	\$ 101.36	\$ 148.29	\$ 2,198.47
2049	\$ 1,056.99	\$ 86.30	\$ 10.79	\$ -	\$	825.02	\$ 68.92	\$ 151.25	\$ 2,199.27
2050	\$ 1,100.43	\$ 44.02	\$ 5.50	\$ (1,144.45)	\$	858.79	\$ 35.15	\$ 154.28	\$ 1,053.72
Total	\$ 19,909.06	\$ 13,841.94	\$ 1,804.56	\$ (1,144.45)	\$	15,284.78	\$ 11,533.38	\$ 3,466.47	\$ 64,695.74

¹ Interest for the Improvement Area #1 Bonds is calculated at a 2.50%, 3.25%, 3.75%, and 4.00% interest rate for bonds with a maturity of 9/15/2025, 2030, 2040, and 2050 respectively.

² Interest for the Improvement Area #1 Reimbursement Obligation is calculated at a 4.09% interest rate to match the TIC on the Improvement Area #1 Bonds.

³ Before application of the TIRZ No. 2 Annual Credit Amount.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT L-2 – HOMEBUYER DISCLOSURES – TOWNHOME LOT TYPE

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS TO THE CITY OF SACHSE, TEXAS

CONCERNING THE PROPERTY AT:

STREET ADDRESS

OUTSTANDING PRINCIPAL OF THE AUTHORIZED IMPROVEMENT ASSESSMENT: \$23,512.79

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Sachse, Texas (the "**City**"), for the costs of a portion of public improvements (the "**Authorized Improvements**"), undertaken for the benefit of the property within "**Sachse Public Improvement District No. 1**" (the "**District**") created pursuant to Subchapter A, Chapter 372, Texas Local Government Code, as amended. You are also obligated to pay for - the operation and maintenance of the Authorized Improvements (the "**Operations and Maintenance Assessment**") which is calculated and levied annually based on the actual costs of the operation and maintenance of the Authorized Improvements. The City will mail notice to each property owner, as required by said Chapter 372, with information regarding the annual public hearing for the levy of the Operation and Maintenance Assessment. The 2020 Operation and Maintenance Assessment Total Annual Installment per Lot is \$0 because no Parcel has met the Operations and Maintenance Assessment Trigger Date.

THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$23,512.79, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. THE OPERATION AND MAINTENANCE ASSESSMENT TOTAL ANNUAL INSTALLMENT IS CALCULATED AND LEIVED ANNUALLY AND CANNOT BE PREPAID.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments will be approved each year by the City Council of the City of Sachse, Texas 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 Secretary of the City of Sachse.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

Notary Public, State of Texas

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas

Installments Due January 31,	Improvement Area #1 Bonds				Improvement Area #1 Reimbursement Obligation		Annual Collection Costs	Total Installment ³
	Principal	Interest ¹	Additional Interest	Reserve Fund Release	Principal	Interest ²		
2021	\$ 338.57	\$ 413.59	\$ 66.51	\$ -	\$ 179.26	\$ 417.97	\$ 19.35	\$ 1,435.26
2022	\$ 270.86	\$ 479.71	\$ 64.81	\$ -	\$ 186.60	\$ 410.64	\$ 59.20	\$ 1,471.82
2023	\$ 270.86	\$ 472.94	\$ 63.46	\$ -	\$ 194.24	\$ 403.00	\$ 60.39	\$ 1,464.88
2024	\$ 280.53	\$ 466.17	\$ 62.10	\$ -	\$ 202.19	\$ 395.05	\$ 61.59	\$ 1,467.63
2025	\$ 290.21	\$ 459.15	\$ 60.70	\$ -	\$ 210.46	\$ 386.77	\$ 62.83	\$ 1,470.12
2026	\$ 290.21	\$ 451.90	\$ 59.25	\$ -	\$ 219.08	\$ 378.16	\$ 64.08	\$ 1,462.67
2027	\$ 299.88	\$ 442.47	\$ 57.80	\$ -	\$ 228.04	\$ 369.19	\$ 65.36	\$ 1,462.75
2028	\$ 309.55	\$ 432.72	\$ 56.30	\$ -	\$ 237.38	\$ 359.86	\$ 66.67	\$ 1,462.48
2029	\$ 328.90	\$ 422.66	\$ 54.75	\$ -	\$ 247.10	\$ 350.14	\$ 68.00	\$ 1,471.55
2030	\$ 338.57	\$ 411.97	\$ 53.11	\$ -	\$ 257.21	\$ 340.03	\$ 69.36	\$ 1,470.25
2031	\$ 348.25	\$ 400.97	\$ 51.41	\$ -	\$ 267.74	\$ 329.50	\$ 70.75	\$ 1,468.62
2032	\$ 357.92	\$ 387.91	\$ 49.67	\$ -	\$ 278.69	\$ 318.54	\$ 72.17	\$ 1,464.91
2033	\$ 377.27	\$ 374.49	\$ 47.88	\$ -	\$ 290.10	\$ 307.13	\$ 73.61	\$ 1,470.48
2034	\$ 386.94	\$ 360.34	\$ 46.00	\$ -	\$ 301.98	\$ 295.26	\$ 75.08	\$ 1,465.60
2035	\$ 406.29	\$ 345.83	\$ 44.06	\$ -	\$ 314.34	\$ 282.90	\$ 76.58	\$ 1,470.00
2036	\$ 415.96	\$ 330.59	\$ 42.03	\$ -	\$ 327.20	\$ 270.03	\$ 78.12	\$ 1,463.94
2037	\$ 435.31	\$ 314.99	\$ 39.95	\$ -	\$ 340.60	\$ 256.64	\$ 79.68	\$ 1,467.17
2038	\$ 454.66	\$ 298.67	\$ 37.78	\$ -	\$ 354.54	\$ 242.70	\$ 81.27	\$ 1,469.61
2039	\$ 474.00	\$ 281.62	\$ 35.50	\$ -	\$ 369.05	\$ 228.19	\$ 82.90	\$ 1,471.26
2040	\$ 483.68	\$ 263.85	\$ 33.13	\$ -	\$ 384.15	\$ 213.08	\$ 84.56	\$ 1,462.44
2041	\$ 503.02	\$ 245.71	\$ 30.71	\$ -	\$ 399.88	\$ 197.36	\$ 86.25	\$ 1,462.93
2042	\$ 532.04	\$ 225.59	\$ 28.20	\$ -	\$ 416.24	\$ 180.99	\$ 87.97	\$ 1,471.04
2043	\$ 551.39	\$ 204.31	\$ 25.54	\$ -	\$ 433.28	\$ 163.95	\$ 89.73	\$ 1,468.20
2044	\$ 570.74	\$ 182.25	\$ 22.78	\$ -	\$ 451.02	\$ 146.22	\$ 91.53	\$ 1,464.53
2045	\$ 599.76	\$ 159.42	\$ 19.93	\$ -	\$ 469.48	\$ 127.76	\$ 93.36	\$ 1,469.70
2046	\$ 619.11	\$ 135.43	\$ 16.93	\$ -	\$ 488.69	\$ 108.54	\$ 95.22	\$ 1,463.92
2047	\$ 648.13	\$ 110.67	\$ 13.83	\$ -	\$ 508.69	\$ 88.54	\$ 97.13	\$ 1,466.99
2048	\$ 677.15	\$ 84.74	\$ 10.59	\$ -	\$ 529.52	\$ 67.72	\$ 99.07	\$ 1,468.79
2049	\$ 706.17	\$ 57.65	\$ 7.21	\$ -	\$ 551.19	\$ 46.04	\$ 101.05	\$ 1,469.32
2050	\$ 735.19	\$ 29.41	\$ 3.68	\$ (764.60)	\$ 573.75	\$ 23.48	\$ 103.07	\$ 703.98
Total	\$ 13,301.12	\$ 9,247.72	\$ 1,205.61	\$ (764.60)	\$ 10,211.67	\$ 7,705.38	\$ 2,315.93	\$ 43,222.83

¹ Interest for the Improvement Area #1 Bonds is calculated at a 2.50%, 3.25%, 3.75%, and 4.00% interest rate for bonds with a maturity of 9/15/2025, 2030, 2040, and 2050 respectively.

² Interest for the Improvement Area #1 Reimbursement Obligation is calculated at a 4.09% interest rate to match the TIC on the Improvement Area #1 Bonds.

³ Before application of the TIRZ No. 2 Annual Credit Amount.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT L-3 – SAMPLE COMMERCIAL SELLER’S DISCLOSURES

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SACHSE PUBLIC IMPROVEMENT DISTRICT NO. 1: SELLER'S DISCLOSURE

[BLOCK/LAND USE] [SQ. FT.]

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS TO THE CITY OF SACHSE, TEXAS

CONCERNING THE PROPERTY AT:

BLOCK AND LOT

OUTSTANDING PRINCIPAL OF THE AUTHORIZED IMPROVEMENT ASSESSMENT: \$ _____

As the purchaser of the real property located at the block and lot set forth above, you are obligated to pay assessments to the City of Sachse, Texas, for the costs of a portion of public improvements (the "**Authorized Improvements**") undertaken for the benefit of the property within the "**Sachse Public Improvement District No. 1**" (the "**District**") created pursuant to Subchapter A, Chapter 372, Local Government Code, as amended. You are also obligated to pay for the operation and maintenance of the Authorized Improvements (the "**Operations and Maintenance Assessment**") which is calculated and levied annually based on the actual costs of the operation and maintenance of the Authorized Improvements. The City will mail notice to each property owner, as required by Chapter 372, with information regarding the annual public hearing for the levy of the Maintenance Assessment.

THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$ _____, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS. THE OPERATION AND MAINTENANCE ASSESSMENT TOTAL ANNUAL INSTALLMENT IS CALCULATED AND LEIVED ANNUALLY AND CANNOT BE PREPAID.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments will be approved each year by the City Council of the City of Sachse 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 Secretary of the City of Sachse.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the block and lot set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

Notary Public, State of Texas

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS

[To be determined]

EXHIBIT M-1 – DISTRICT BOUNDARY DESCRIPTION

METES AND BOUNDS DESCRIPTION OF THE PROPERTY 170.686 ACRES

LEGAL DESCRIPTION - Tract 1: 131.965 ACRES

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, the McKinney and Williams Survey, Abstract No. 1000, and the Zach Motley survey, abstract No. 1009 also being a portion of a 78.13-acre tract of land and a 33.63 acre tract described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, all of a tract of land described by deed to Maurice McClain recorded in Volume 172, Page 96 of the Deed Records of Dallas County, Texas, all of a tract of land to the City of Sachse as recorded in Instrument Number 201700347810 of the Official Public Records of Dallas County, Texas, a portion of a tract of land described by deed to Maurice L. McClain recorded in Volume 8006, Page 1624 of the Deed Records of Dallas County, Texas, a portion of a tract of land described by deed to Donald K. McClain as recorded in Volume 73241, Page 1588 of the Deed Records of Dallas County, Texas, and a portion of a tract of land described by deed to the City of Sachse as recorded in Volume 94150, Page 6284 and Volume 98121, Page 6186 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 78.13-acre tract to Children's Medical Center Foundation, also lying on the west line of Merritt Road, a variable width right-of-way;

THENCE South 00 degrees 14 minutes 29 seconds West, a distance of 265.43 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

THENCE South 00 degrees 17 minutes 44 seconds East, a distance of 749.92 feet to a point for corner;

THENCE South 89 degrees 49 minutes 07 seconds West, a distance of 19.40 feet to a point for corner;

THENCE South 00 degrees 58 minutes 54 seconds East, a distance of 166.49 feet to a point for corner;

THENCE South 87 degrees 23 minutes 36 seconds West, a distance of 8.33 feet to a point for corner;

THENCE South 00 degrees 30 minutes 05 seconds East, a distance of 325.91 feet to a point for corner;

THENCE South 01 degrees 26 minutes 08 seconds East, a distance of 310.38 feet to a point for corner;

THENCE South 84 degrees 19 minutes 28 seconds West, a distance of 5.28 feet to a point for corner;

THENCE South 00 degrees 38 minutes 08 seconds East, a distance of 233.16 feet to a point for corner;

THENCE South 46 degrees 54 minutes 32 seconds West, a distance of 52.21 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 7815.00 feet, a central angle of 08 degrees 03 minutes 10 seconds, an arc length of 1098.38 feet, a chord bearing of North 80 degrees 56 minutes 08 seconds West, a distance of 1097.48 feet point for corner;

THENCE North 85 degrees 45 minutes 34 seconds West, a distance of 59.41 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 7813.20 feet, a central angle of 06 degrees 03 minutes 12 seconds, an arc length of 825.47 feet, a chord bearing of North 88 degrees 24 minutes 26 seconds West, a distance of 825.09 feet point for corner;

THENCE North 01 degrees 00 minutes 01 seconds West, a distance of 991.09 feet to a point for corner;

THENCE South 88 degrees 53 minutes 13 seconds West, a distance of 919.49 feet to a point for corner;

THENCE South 04 degrees 12 minutes 40 seconds East, a distance of 59.32 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 555.00 feet, a central angle of 17 degrees 05 minutes 04 seconds, an arc length of 165.49 feet, a chord bearing of South 51 degrees 33 minutes 33 seconds West, a distance of 164.88 feet point for corner;

THENCE South 43 degrees 01 minutes 02 seconds West, a distance of 87.64 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 755.00 feet, a central angle of 45 degrees 57 minutes 01 seconds, an arc length of 605.50 feet, a chord bearing of South 65 degrees 59 minutes 32 seconds West, a distance of 589.40 feet point for corner;

THENCE South 88 degrees 58 minutes 01 seconds West, a distance of 100.58 feet to a point for corner;

THENCE North 46 degrees 16 minutes 56 seconds West, a distance of 32.97 feet to a point for corner;

THENCE North 01 degrees 04 minutes 22 seconds West, a distance of 309.36 feet to a point for corner;

THENCE North 03 degrees 17 minutes 48 seconds East, a distance of 144.44 feet to a point for corner;

THENCE North 01 degrees 04 minutes 34 seconds West, a distance of 83.55 feet to a point for corner;

THENCE North 88 degrees 43 minutes 23 seconds East, a distance of 836.14 feet to a point for corner;

THENCE North 05 degrees 17 minutes 52 seconds West, a distance of 524.29 feet to a point for corner;

THENCE North 89 degrees 41 minutes 29 seconds East, a distance of 315.73 feet to a point for corner;

THENCE North 02 degrees 40 minutes 19 seconds West, a distance of 556.10 feet to a point for corner;

THENCE North 88 degrees 29 minutes 17 seconds East, a distance of 307.90 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 530.00 feet, a central angle of 17 degrees 56 minutes 09 seconds, an arc length of 165.91 feet, a chord bearing of North 79 degrees 31 minutes 12 seconds East, a distance of 165.23 feet point for corner;

THENCE North 70 degrees 32 minutes 53 seconds East, a distance of 347.25 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 538.50 feet, a central angle of 46 degrees 15 minutes 42 seconds, an arc length of 434.79 feet, a chord bearing of South 86 degrees 19 minutes 45 seconds East, a distance of 423.08 feet point for corner;

THENCE North 21 degrees 19 minutes 27 seconds East, a distance of 34.92 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 573.50 feet, a central angle of 15 degrees 36 minutes 23 seconds, an arc length of 156.21 feet, a chord bearing of South 55 degrees 44 minutes 24 seconds East, a distance of 155.73 feet point for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 575.00 feet, a central angle of 18 degrees 05 minutes 20 seconds, an arc length of 181.53 feet, a chord bearing of South 56 degrees 58 minutes 52 seconds East, a distance of 180.78 feet point for corner for the beginning of a compound curve to the left;

THENCE with said compound curve continuing to the left having a radius of 2500.00 feet, a central angle of 20 degrees 36 minutes 16 seconds, an arc length of 899.04 feet, a chord bearing of South 76 degrees 19 minutes 40 seconds East, a distance of 894.20 feet point for corner;

THENCE South 69 degrees 16 minutes 05 seconds East, a distance of 110.00 feet to a point for corner;

THENCE South 89 degrees 45 minutes 48 seconds East, a distance of 67.22 feet to a point for corner;

THENCE North 89 degrees 28 minutes 37 seconds East, a distance of 173.94 feet to the **POINT OF BEGINNING**, containing 5,748,388 square Feet, or 131.965 acres of land.

LEGAL DESCRIPTION - Tract 2: 3.622 ACRES

BEING a tract of land situated in the Robert McCullough Survey, Abstract No. 928, also being a portion of a called 4.07-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "W.A.I." found for the northwest corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas, also lying on the southwest line of said 4.07-acre tract and the northeast line of a tract of land described by deed to The Trull Foundation as recorded in Volume 2001009, Page 575 of the Deed Records of Dallas County, Texas;

THENCE North 38 degrees 21 minutes 45 seconds West, along the common line of said 4.07-acre tract and said Trull Foundation tract, a distance of 326.23 feet to a 5/8 inch iron rod with cap stamped "TNP" set for most westerly corner of said 4.07-acre tract, also lying on the southeast line of Old Miles Road a variable width right-of-way;

THENCE North 36 degrees 49 minutes 36 seconds East, along the southeast line of said Old Miles Road and the northwest line of said 4.07-acre tract, a distance of 564.86 feet to a 1/2 inch iron rod with cap stamped "HALFF" found for the beginning of a curve to the left;

THENCE continuing along the southeast line of said Old Miles Road and the northwest line of said 4.07-acre tract with said curve to the left having a radius of 585.85 feet, a central angle of 03 degrees 53 minutes 34 seconds, an arc length of 39.80 feet, a chord bearing of North 34 degrees 51 minutes 58 seconds East, a distance of 39.80 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the north corner of said 4.07-acre tract, also lying on the west line of Miles Road a variable width right-of-way;

THENCE South 01 degrees 01 minutes 20 seconds East, along the west line of Miles Road, a distance of 708.15 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas;

THENCE leaving the west line of said Miles Road along the northerly line of said right-of-way dedication the following courses and distances:

South 43 degrees 28 minutes 06 seconds West, a distance of 39.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 88 degrees 28 minutes 07 seconds West, a distance of 120.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the left;

with said curve to the left having a radius of 845.00 feet, a central angle of 01 degrees 36 minutes 24 seconds, an arc length of 23.69 feet, a chord bearing of South 87 degrees 39 minutes 54 seconds West, a distance of 23.69 feet to the **POINT OF BEGINNING** containing 157,785 Square Feet, or 3.622 Acres of land.

LEGAL DESCRIPTION - Tract 3: 0.153 ACRES

BEING a tract of land situated in the Robert McCullough Survey, Abstract No. 928, also being a portion of a called 4.07-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "HALFF" found for the southeast corner of said 4.07-acre tract, same being the northeast corner of a tract of land described by deed to The Trull Foundation as recorded in Volume 2001009, Page 575 of the Deed Records of Dallas County, Texas, also lying on the west line of Miles Road a variable width right-of-way;

THENCE North 38 degrees 21 minutes 45 seconds West, along the common line of said 4.07-acre tract and said Trull Foundation tract, a distance of 165.28 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southwest corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas;

THENCE North 88 degrees 28 minutes 07 seconds East, along the south line of said right-of-way dedication, a distance of 77.52 feet to a 5/8 inch iron rod with cap stamped "TNP" set for a corner clip of same;

THENCE South 46 degrees 31 minutes 54 seconds East, continuing along said right-of-way dedication, a distance of 37.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the west line of the aforementioned Miles Road;

THENCE South 01 degrees 01 minutes 20 seconds East, along the west line of said Miles Road, a distance of 2.71 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the right;

THENCE continuing along the east line of said Miles Road with said curve to the right having a radius of 1450.00 feet, a central angle of 04 degrees 05 minutes 05 seconds, an arc length of 103.38 feet, a chord bearing of South 01 degrees 06 minutes 22 seconds West, a distance of 103.35 feet to the **POINT OF BEGINNING**, containing 6,655 Square Feet, or 0.153 Acre.

LEGAL DESCRIPTION - Tract 4: 8.747 ACRES

BEING a tract of land situated in the Richard Copeland Survey, abstract No. 228, also being all of an 8.68-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "WAI" found for the northwest corner of said 8.68-acre tract also lying on the south line of President George Bush Turnpike, a called 350.00 feet wide right-of-way;

THENCE North 79 degrees 45 minutes 22 seconds East, along the south line of said President George Bush Turnpike, a distance of 218.91 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a non-tangent curve to the right;

THENCE continuing along the south line of said President George Bush Turnpike with said curve to the right having a radius of 7465.00 feet, a central angle of 02 degrees 19 minutes 19 seconds, an arc length of 302.51 feet, a chord bearing of North 80 degrees 55 minutes 01 seconds East, a distance of 302.49 feet to a 5/8 inch iron rod found for the northeast corner of said 8.68 acre tract, also lying on the westerly line of a tract of land described by deed to Batsu Enterprises recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas;

THENCE along the common line of said 8.68-acre tract and said Batsu Enterprises tract the following courses and distances:

South 05 degrees 29 minutes 08 seconds East, a distance of 202.09 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 33 minutes 14 seconds East, a distance of 196.48 feet to 5/8 inch iron rod with cap stamped "JBI" found for corner;

South 04 degrees 09 minutes 28 seconds East, a distance of 416.53 feet to a 5/8 inch iron rod with cap stamped "JBI" found for the southeast corner of said 8.68 acre tract and the southwest corner of said Batsu Enterprises tract, also lying on the north line of Pleasant Valley road, a variable width right-of-way;

THENCE South 89 degrees 50 minutes 57 seconds West, along the north line of said Pleasant Valley Road, a distance of 712.69 feet to a 5/8-inch iron rod with cap stamped "JBI" found for the southwest corner of said 8.68-acre tract;

THENCE North 05 degrees 17 minutes 07 seconds West, along the west line of said 8.68-acre tract, a distance of 277.26 feet to a 1/2-inch iron rod found for an angle point in same for corner;

THENCE North 04 degrees 55 minutes 13 seconds West, continuing along the west line of said 8.68-acre tract, a distance of 255.12 feet to the **POINT OF BEGINNING**, containing 381,007 Square Feet, or 8.747 Acres of land.

LEGAL DESCRIPTION - Tract 5: 11.266 ACRES

BEING a tract of land situated in the Richard Copeland Survey, abstract No. 228, also being all of a 11.27-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a T.X.D.O.T. aluminum cap stamped "2655" found for the northeast corner of said 11.27-acre tract also lying at the intersection of the west line of Pleasant Valley Road, a variable width right-of-way with the south line of President George Bush Turnpike, a called 350.00 feet wide right-of-way;

THENCE along the common line of said 11.27-acre tract and said Pleasant Valley Road the following courses and distances:

South 00 degrees 23 minutes 36 seconds East, a distance of 255.19 feet to a 5/8-inch iron rod with cap stamped "TNP" set for the beginning of a curve to the right;

with said curve to the right having a radius of 311.06 feet, a central angle of 76 degrees 44 minutes 04 seconds, an arc length of 416.59 feet, a chord bearing of South 37 degrees 58 minutes 24 seconds West, a distance of 386.15 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

South 76 degrees 28 minutes 32 seconds West, a distance of 320.80 feet to 1/2-inch iron rod with cap stamped "HALFF" found for the beginning of a curve to the right;

with said curve to the right having a radius of 707.53 feet, a central angle of 13 degrees 35 minutes 53 seconds, an arc length of 167.92 feet, a chord bearing of South 83 degrees 01 minutes 55 seconds West, a distance of 167.53 feet 1/2-inch iron rod with cap stamped "HALFF" found for corner;

North 89 degrees 46 minutes 07 seconds West, a distance of 96.34 feet to 1/2-inch iron rod with cap stamped "JBI" found for the southwest corner of said 11.27-acre tract, also lying on the east line of a tract of land described by deed to the City of Sachse recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 55 minutes 31 seconds West, along the common line of said 11.27-acre tract and said City of Sachse tract, a distance of 678.28 feet to 1/2-inch iron rod with cap stamped "WAI" found for the northwest corner of said 11.27-acre tract, also lying on the south line of the aforementioned President George Bush Turnpike, also for the beginning of a non-tangent curve to the right;

THENCE along the south line of said President George Bush Turnpike with said curve to the right having a radius of 7465.00 feet, a central angle of 06 degrees 18 minutes 35 seconds, an arc length of 822.09 feet, a chord bearing of South 88 degrees 21 minutes 02 seconds East, a distance of 821.67 feet to the **POINT OF BEGINNING**, containing 490,729 Square Feet, or 11.266 Acres of land.

LEGAL DESCRIPTION - Tract 6: 14.933 ACRES

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being all of a called 14.933 acres, described in a Special Warranty Deed to Sachse Medical Center, LLC, recorded in Instrument No. 201400065513 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 14.933 acre tract, said corner being in the west line of that tract of land described in a Special Warranty Deed to Batsu Enterprises, recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas, and in the north right-of-way line of President George Bush Turnpike, a 350 foot wide right-of-way, said corner also being at the beginning of a non-tangent curve to the left;

THENCE, along the south line of said 14.933 acre tract and the north right-of-way line of said President George Bush Turnpike, the following courses and distances:

Southwesterly, along said non-tangent curve to the left through a central angle of 02°26'08", having a radius of 7815.00 feet, a chord bearing of South 80°58'58" West, a chord distance of 332.18 feet and an arc length of 332.20 feet to a concrete monument with brass disk found for corner at the end of said curve;

South 79°45'54" West, a distance of 343.41 feet to the most southerly southwest corner of said 14.933 acre tract, said corner being in the northeast line of a called 51.724 acre tract of land described in a Warranty Deed to The Trull Foundation, recorded in Volume 94077, Page 2599 of the Deed Records of Dallas County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped "WAI" found for witness bears North 73°54' East, 0.6 feet;

THENCE North 38°00'53" West, departing the north right-of-way line of said President George Bush Turnpike, and along the southwest line of said 14.933 acre tract and the northeast line of said 51.724 acre tract and the northeast line of Tract Two, called 0.5384 acre, as described in a General Warranty Deed to The Trull Foundation, recorded in Volume 96158, Page 6025 of the Deed Records of Dallas County, Texas, a distance of 435.20 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the most westerly southwest corner of said 14.933 acre tract, said corner being in the east right-of-way line of Miles Road, a 100 foot wide right-of-way at this point, and also being at the beginning of a non-tangent curve to the left;

THENCE, along the west line of said 14.933 acre tract and the east right-of-way line of said Miles Road, the following courses and distances:

Northeasterly, along said non-tangent curve to the left through a central angle of $08^{\circ}21'44''$, having a radius of 1550.00 feet, a chord bearing of North $03^{\circ}08'21''$ East, a chord distance of 226.02 feet and an arc length of 226.22 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

North $01^{\circ}02'31''$ West, a distance of 142.90 feet to the northwest corner of said 14.933 acre tract, common to the southwest corner of a called 8.709 acres, as described in a Special Warranty Deed, recorded in Instrument No. 201800267365 of the Official Public Records of Dallas County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North $41^{\circ}40'$ East, 0.3 feet;

THENCE departing the east right-of-way line of said Miles Road, along the common line of said 14.933 acre tract and said 8.709 acre tract, the following courses and distances:

South $46^{\circ}17'27''$ East, a distance of 32.97 feet to a 5/8 inch iron rod with red plastic stamped "TNP" found for corner;

North $88^{\circ}57'30''$ East, a distance of 100.58 feet to the beginning of a tangent curve to the left, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North $45^{\circ}49'$ East, 0.2 feet;

Northeasterly, along said tangent curve to the left through a central angle of $45^{\circ}57'00''$, having a radius of 755.00 feet, a chord bearing of North $65^{\circ}59'01''$ East, a chord distance of 589.40 feet and an arc length of 605.49 feet to the end of said curve, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North $69^{\circ}15'$ East, 0.3 feet;

North $43^{\circ}00'31''$ East, a distance of 87.64 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North $68^{\circ}18'$ East, 0.3 feet;

Northeasterly, along said tangent curve to the right through a central angle of $16^{\circ}00'32''$, having a radius of 555.00 feet, a chord bearing of North $51^{\circ}00'47''$ East, a chord distance of 154.57 feet and an arc length of 155.07 feet to a 5/8 inch iron rod with red plastic stamped "KHA" set for the northeast corner of said 14.933 acre tract at the end of said curve, said point being in the west line of aforesaid Batsu Enterprises tract, from which a 1/2 inch iron rod found for the most northerly northwest corner of said Batsu Enterprises tract and the most westerly southwest corner of a called 26.04 acre tract of land described in a Special Warranty Deed to the City of Sachse, recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas, bears North $05^{\circ}00'48''$ West a distance of 63.83 feet;

THENCE, along the east line of said 14.933 acre tract and the west line of said Batsu Enterprises tract, the following courses and distances:

South $05^{\circ}00'48''$ East, a distance of 550.69 feet to a point for corner, from which, a 1/2 inch iron rod found for witness bears South $58^{\circ}28'$ East, 0.5 feet;

South $04^{\circ}26'52''$ East, a distance of 431.33 feet to the POINT OF BEGINNING and containing 14.933 acres (650,474 square feet) of land, more or less.

EXHIBIT M-2 – IMPROVEMENT AREA #1 BOUNDARY DESCRIPTION

METES AND BOUNDS DISCRIPTION OF IMPROVEMENT AREA #1 48.387 ACRES

IMPROVEMENT AREA #1 TRACT (1)

BEING a tract a 35.780 acre tract of land situated in the Richard Copeland Survey, abstract No. 228, also being a portion of a 78.13-acre tract of land called Tract (A) described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of a tract of land described by deed to the City of Sachse as recorded in Instrument Number 201700347810 of the Official Public Records of Dallas County, Texas;

THENCE through the interior of said Tract (A) the following courses and distances:

South 89 degrees 22 minutes 53 seconds West, a distance of 146.33 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 243.38 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 82 degrees 21 minutes 44 seconds West, a distance of 69.96 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 82 degrees 04 minutes 22 seconds West, a distance of 326.14 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 974.00 feet, a central angle of 07 degrees 30 minutes 44 seconds, an arc length of 127.70 feet, a chord bearing of North 85 degrees 49 minutes 43 seconds West, a distance of 127.61 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 89 degrees 35 minutes 05 seconds West, a distance of 136.11 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 00 degrees 03 minutes 11 seconds East, a distance of 70.82 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 776.00 feet, a central angle of 18 degrees 20 minutes 42 seconds, an arc length of 248.46 feet, a chord bearing of North 09 degrees 13 minutes 32 seconds East, a distance of 247.40 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 18 degrees 23 minutes 53 seconds East, a distance of 237.22 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 71 degrees 36 minutes 07 seconds West, a distance of 392.19 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

With said curve to the right having a radius of 52.00 feet, a central angle of 203 degrees 25 minutes 03 seconds, an arc length of 184.62 feet, a chord bearing of North 59 degrees 53 minutes 35 seconds West, a distance of 101.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 65 degrees 53 minutes 58 seconds West, a distance of 73.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the west line of said Tract (A) and the east line of a tract of land described by deed to the City of Sachse recorded in Volume 98121, Page 6186 of the Deed Records of Dallas County, Texas;

THENCE along the common line of said Tract (A) and said City of Sachse tract the following courses and distances;

North 05 degrees 13 minutes 42 seconds East, a distance of 108.21 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 07 degrees 29 minutes 41 seconds East, a distance of 257.79 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 21 degrees 10 minutes 21 seconds East, a distance of 228.89 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner for the northwest corner of said Tract (A) also lying on the southerly line of Hudson Drive a variable width right-of-way, also for the beginning of a curve to the right;

THENCE along the north line of said Tract (A) and the southerly line of said Hudson Drive, with said curve to the right having a radius of 573.50 feet, a central angle of 15 degrees 36 minutes 23 seconds, an arc length of 156.21 feet, a chord bearing of South 55 degrees 44 minutes 24 seconds East, a distance of 155.73 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 575.00 feet, a central angle of 18 degrees 05 minutes 20 seconds, an arc length of 181.53 feet, a chord bearing of South 56 degrees 58 minutes 52 seconds East, a distance of 180.78 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a compound curve to the left;

THENCE with said compound curve continuing to the left having a radius of 2500.00 feet, a central angle of 20 degrees 36 minutes 16 seconds, an arc length of 899.04 feet, a chord bearing of South 76 degrees 19 minutes 40 seconds East, a distance of 894.20 feet to a PK Nail found for corner;

THENCE South 69 degrees 16 minutes 05 seconds East, continuing along the north line of said Tract (A) and the southerly line of said Hudson Drive, a distance of 110.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 89 degrees 45 minutes 48 seconds East, continuing along the north line of said Tract (A) and the southerly line of said Hudson Drive, a distance of 67.22 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE North 89 degrees 28 minutes 37 seconds East, continuing along the north line of said Tract (A) and the southerly line of said Hudson Drive, a distance of 173.94 feet to a 1/2 inch iron rod found for the northeast corner of said Tract (A), also lying on the west line of Merritt Road a variable width right-of-way;

THENCE South 00 degrees 14 minutes 29 seconds West along the west line of said Merritt Road, a distance of 265.43 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for an angle point in same;

THENCE South 00 degrees 17 minutes 44 seconds East, continuing along the west line of said Merritt Road, a distance of 914.60 feet to a 5/8-inch iron rod with cap stamped "WAI" found for corner;

THENCE South 87 degrees 03 minutes 13 seconds West, leaving the west line of said Merritt Road, a distance of 177.54 feet to a 1/2-inch iron rod found for the northeast corner of said City of Sachse tract recorded in Instrument Number 201700347810 of the Official Public Records of Dallas County, Texas;

THENCE South 89 degrees 05 minutes 27 seconds West, along the north line of last mentioned City of Sachse tract, a distance of 228.63 feet to the POINT OF BEGINNING containing 1,558,598 square feet, or 35.780 acres of land.

IMPROVEMENT AREA #1 TRACT (2)

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being a portion of a called 76.043-acre tract of land described as Tract 1 in Special Warranty Deed to PMB Station Land, LP, recorded in Instrument No. 201800267365, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a plastic cap, stamped "RPLS 5430", found for the northwest corner of a tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Instrument No. 201700347810, Official Public Records, Dallas County, Texas, same being an inner ell corner of said 76.043-acre tract of land described as Tract 1;

THENCE South 0°15'35" East, along the westerly line of said City of Sachse tract and an easterly line of said 76.043-acre tract of land described as Tract 1, a distance of 360.71 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner, from said corner, a 5/8-inch iron rod with a plastic cap, stamped "RPLS 5430" found for the southwest corner of said City of Frisco tract bears South 00°15'35" East, 20.45 feet;

THENCE South 89°25'20" West, departing the westerly line of said City of Sachse tract, the easterly line of said 76.043-acre tract of land described as Tract 1, crossing said Tract 1, a distance of 740.96 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE North 45°15'50" West, continuing across said Tract 1, a distance of 14.06 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE North 0°02'59" East, continuing across said Tract 1, a distance of 654.21 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE North 45°13'57" East, continuing across said Tract 1, a distance of 14.10 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE South 89°35'05" East, continuing across said Tract 1, a distance of 70.12 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner at the beginning of a tangent curve to the right having a central angle of 7°30'44", a radius of 974.00 feet, a chord bearing and distance of South 85°49'43" East, 127.61 feet;

THENCE in a southeasterly direction, continuing across said Tract 1, with said curve to the right, an arc distance of 127.70 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE South 82°04'22" East, continuing across said Tract 1, a distance of 326.14 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE South 82°21'44" East, continuing across said Tract 1, a distance of 69.96 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE South 0°37'07" East, continuing across said Tract 1, a distance of 243.39 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner;

THENCE North 89°22'53" East, continuing across said Tract 1, a distance of 146.33 feet to the POINT OF BEGINNING and containing 10.144 acres (441,887 square feet) of land, more or less.

IMPROVEMENT AREA #1 TRACT (3)

BEGINNING at a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the southeast corner of Street "A" as dedicated in Pleasant Valley Road and Street A, an addition to the City of Sachse, Texas, according to the Final Plat, recorded in Instrument No. _____ Official Public Records, Dallas County, Texas, same also being on the southerly line of said 3.022-acre tract and the northerly right of way line of President George Bush Turnpike, a 350' wide right of way;

THENCE North 42°29'16" West, departing the southerly line of said 3.022-acre tract, the northerly right of way line of said President George Bush Turnpike, and along the easterly line of said Street "A", a distance of 29.47 feet to a point for corner;

THENCE North 0°02'59" East, continuing along the easterly line of said Street "A", a distance of 238.88 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE North 44°44'10" East, along the easterly line of said Street "A", a distance of 14.22 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner the intersection of the easterly right of way line of said Street "A" with the southerly right of way line of Pleasant Valley Road, an 84' wide right of way, as dedicated in said Pleasant Valley Road and Street A;

THENCE North 89°25'20" East, along the southerly right of way line of said Pleasant Valley Road, a distance of 349.63 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE South 44°25'20" West, departing the southerly right of way line of said Pleasant Valley Road and crossing said 3.022-acre tract, a distance of 14.14 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE South 0°34'40" East, continuing across said 3.022-acre tract, a distance of 18.44 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 19°50'56", a radius of 229.00 feet, a chord bearing and distance of South 10°30'08" East, 78.94 feet;

THENCE in a southeasterly direction, continuing across said 3.022-acre tract, with said curve to the left, an arc distance of 79.33 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 19°50'56", a radius of 271.00 feet, a chord bearing and distance of South 10°30'08" East, 93.41 feet;

THENCE in a southeasterly direction, continuing across said 3.022-acre tract, with said curve to the right, an arc distance of 93.88 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE South 0°34'40" East, continuing across said 3.022-acre tract, a distance of 96.85 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE South 41°23'23" East, continuing across said 3.022-acre tract, a distance of 30.27 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for a corner on the southerly line of said 3.022-acre tract and the northerly right of way line of aforesaid President George Bush Turnpike, and being at the beginning of a non-tangent curve to the left having a central angle of 2°49'24", a radius of 7815.00 feet, a chord bearing and distance of North 83°32'24" West, 385.06 feet;

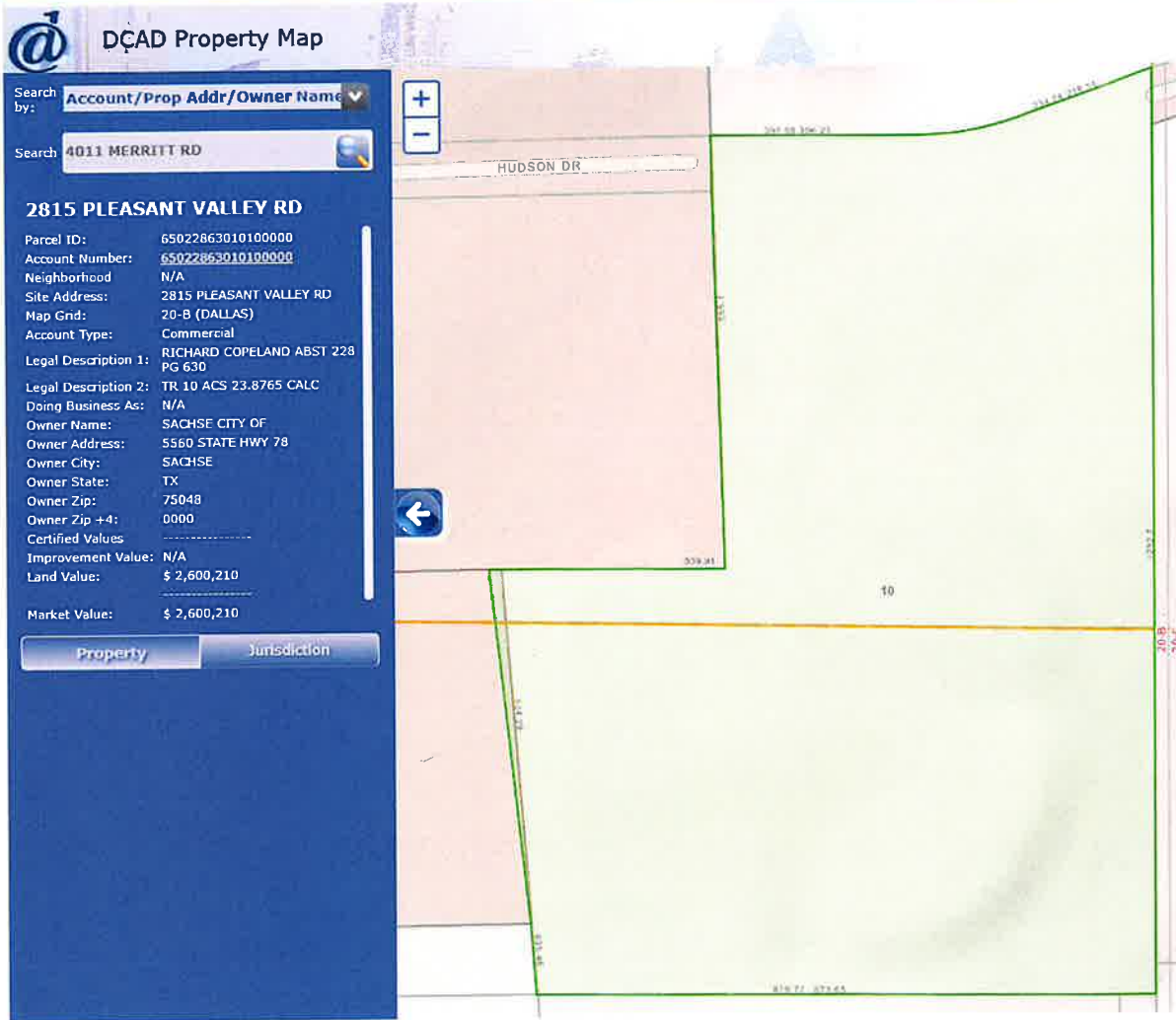
THENCE in a northwesterly direction, along the southerly line of said 3.022-acre tract and the northerly right of way line of said President George Bush Turnpike, and with said curve to the left, an arc distance of 385.09 feet to the POINT OF BEGINNING and containing 2.463 acres (107,308 square feet) of land, more or less.

EXHIBIT M-3 – MAJOR IMPROVEMENT AREA BOUNDARY DESCRIPTION

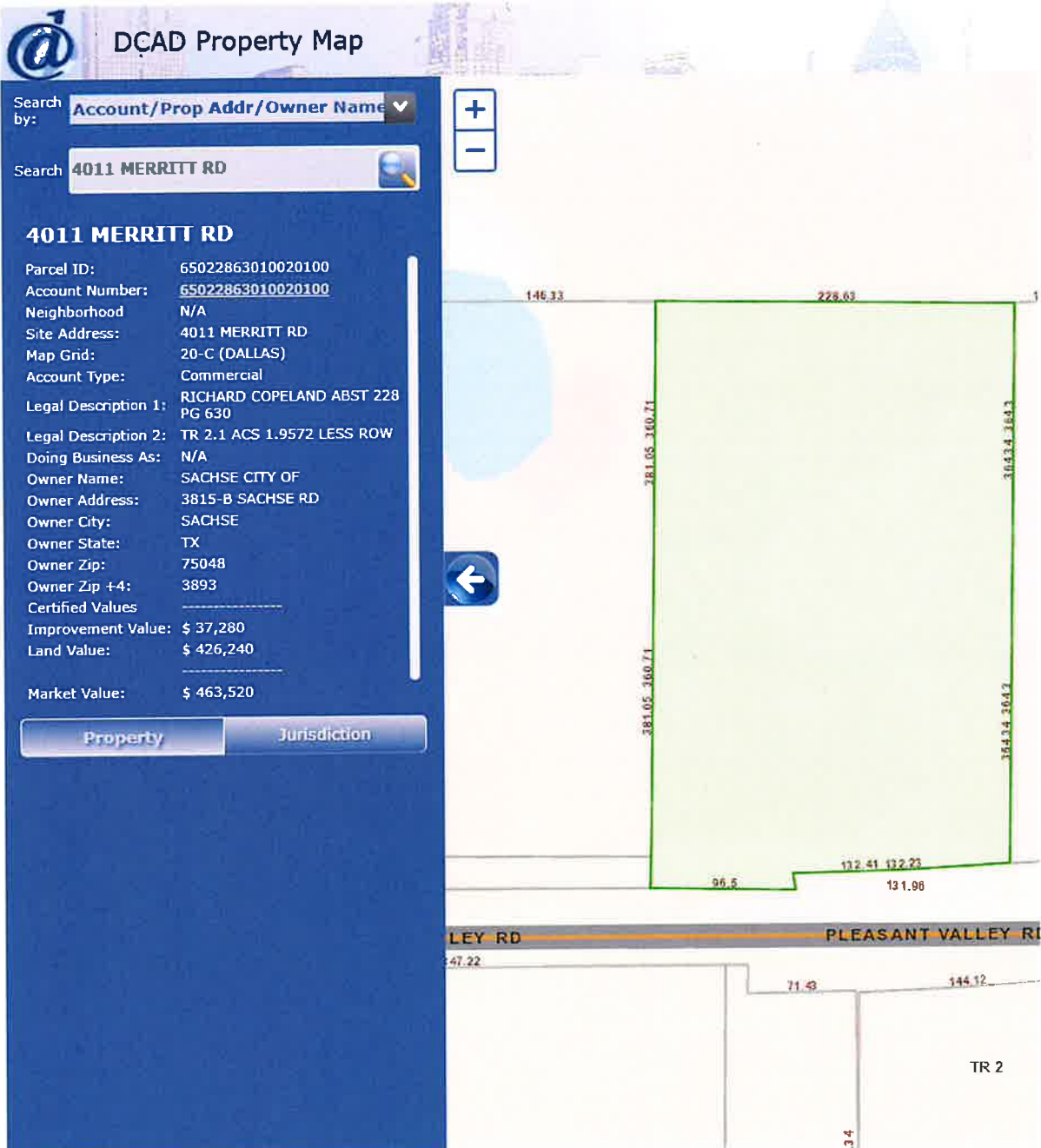
METES AND BOUNDS DESCRIPTION OF MAJOR IMPROVEMENT AREA 122.299 ACRES

Being approximately 170.686 acres of land within the District as more particularly described in **Exhibit M-1**; SAVE AND EXCEPT the approximately 48.387-acre tract of land comprising Improvement Area #1 as more particularly described in **Exhibit M-2**.

EXHIBIT M-4 – CITY LAND DEPICTION







APPENDIX A – ESTIMATED BUILDOUT VALUES AND UNIT COUNTS

Land Use and Estimated Values				
Description	Units / Sq.Ft.	Estimated Buildout Value		
		Per Unit	Total	
A. Improvement Area 1				
TH	59	\$	255,964	\$ 15,101,900
SF	165	\$	383,126	\$ 63,215,850
Urban Rental	300	\$	170,000	\$ 51,000,000
Inline Retail	7,800	\$	179	\$ 1,392,300
Food Retail	7,800	\$	204	\$ 1,591,200
Total / Wtd Avg - IA 1		\$ 132,301,250		
B. Major Improvement Area [a]				
TH	25	\$	265,302	\$ 6,632,550
Urban Rental	489	\$	170,000	\$ 83,130,000
Inline Retail	77,500	\$	188	\$ 14,553,531
Food Retail	22,000	\$	215	\$ 4,720,253
Pad Retail	40,000	\$	214	\$ 8,574,900
Jr. Anchor Retail	80,000	\$	138	\$ 11,042,973
Office	123,000	\$	222	\$ 27,283,785
Office Flex	260,000	\$	138	\$ 35,944,325
Total / Wtd Avg. - Major IA		\$ 191,882,317		
Total / Weighted Average		\$ 324,183,567		

Footnotes:

[a] Major Improvement Area unit values will not change.

APPENDIX B – ENGINEER’S REPORT

[Remainder of page left intentionally blank.]



**RE: Engineer's Report
The Station Development
Sachse, Texas**

Introduction:

The Station is a 133.6-acre development generally located north of the President George Bush Turnpike (PGBT), south of Hudson Road, east of Miles Road and west of Merritt Road within the City of Sachse, Texas. There are two tracts (totaling about 20.0 acres) on the south side of the PGBT between Pleasant Valley Road and the PGBT eastbound service road. The Station will be a multi-use development including single-family residential, multi-family residential, retail and commercial all within a "walkable" development per the President George Bush Turnpike (PGBT) Overlay District. Exhibit "A" shows the current concept plan for The Station. The City's Heritage Park (approximately 35.5 acres) is directly adjacent to The Station. There is also a 1.85-acre tract owned by the City on which a water tower and regional detention has been constructed. The aforementioned City property and The Station development total the approximately 170.7 acres to be included in the proposed Sachse Public Improvement District #1 (PID).

The land included in the PID is been separated into two Improvement Areas. Improvement Area 1 includes a 35.8-acre single family tract (Block A), a 10.1-acre multi-family tract (Block B), and a 2.5-acre retail tract (Block K1). The remaining 122.3 acres are included in Improvement Area 2. Exhibit A shows Improvement Area #1 & the Major Improvement Area highlighted in red and blue, respectively.

The individual components of the infrastructure required to support The Station development are listed as items 1 through 11 on Exhibit J and are shown on Exhibits B through G.

Development Costs:

An Engineers' opinion of probable cost (EOPC) has been prepared for all on-site and off-site infrastructure and is included as Exhibit J.

Development Improvements:

Development improvements have been separated into On-Site (Direct), Master and Private improvements. The On-Site (Direct) and Master Improvements will be included in the PID.

All On-Site (Direct) Improvements for Improvement Area #1 are depicted on Exhibits B through D and all Master Improvements are depicted on Exhibits E through G. Exhibit H shows the general location of both On-Site (Direct) and Master Improvements for the Public Parking and Commercial/Retail blocks. The Heritage Park Master Improvements are shown on Exhibit I.

Development Schedule:

Design Stage

- A Developer's Agreement for the entire development has been approved, executed and filed.
- A Preliminary Plat for Phase 1, including Blocks A, B, C, D, E, K1, K2(A), K2(B) and K2(C) as well as the Additional 1.25-acre PMB tract and 1.85-acre City tract near the northwest corner of the Merritt Road and The Station Boulevard intersection has been approved by the City of Sachse Planning and Zoning Commission.

- A Final Plat for Phase 1, Block A has been approved by the City of Sachse Planning and Zoning Commission and has been recorded in Dallas County.
- A Preliminary Plat for Phase 2, including Blocks F, G and L has been approved by the City of Sachse Planning and Zoning Commission.
- A Downstream Assessment and Floodplain study to accompany the Phase 1 Preliminary Plat has been approved by the City of Sachse.
- A Downstream Assessment and Floodplain study to accompany the Phase 2 Preliminary Plat has been submitted to the City of Sachse and approval is pending.
- A CLOMR for Regional Detention has been approved by the City of Sachse and submitted to FEMA. Approval is pending review of the third submission to FEMA.
- A Water Rights Permit has been submitted to TCEQ. Administrative approval is pending review of the third submission. Technical review will begin after Administrative approval.
- A Standard Individual Section 404 Permit and joint TCEQ Section 401 Permit have been submitted to the USACE.
- Construction plans for Block A, the Phase 1 single family component, have been approved by the City of Sachse.
- Construction plans for Block K1, a retail component, have been approved by the City of Sachse.
- Construction plans prepared by others for Block B, a Phase 1 multi-family component, have been approved by the City of Sachse.
- Construction plans for the initial phase of The Station Boulevard (approximately 1/3 of the total length) have been approved by the City of Sachse. This is the section included within the Phase 1 Preliminary Plat.
- Construction plans for the initial phase of the Master Water Main Extension (approximately 1/3 of the total length) have been approved by the City of Sachse.
- Construction plans for Hudson Road have been approved by the City of Sachse.
- Construction plans for The Commons Parkway have been approved by the City of Sachse.
- Construction plans for the Master Sewer Main Extension – Line A have been approved by the City of Sachse.
- Construction plans for the Master Sewer Main Extension – Line B have been approved by the City of Sachse.
- Construction plans for Master Entry Monumentation have been approved by the City of Sachse.
- Construction plans and permits for four deceleration and right-hand turn lanes have been approved by TxDOT.
- A permit for the extension of Master Sewer Main – Line A under the PGBT has been submitted to the NTTA and is pending approval.

Construction Stage

- Construction of Block A is complete and has received final acceptance from the City of Sachse. The following infrastructure components needed to serve Block A are included in the acceptance:
 - Approximately 1/3 of Master Sewer Main Extension – Line A
 - Master Sewer Main Extension – Line B
 - Hudson Road
- Construction of approximately 1/3 of The Station Boulevard is near completion with City of Sachse acceptance anticipated in September of 2020
- Construction of approximately 1/3 of the Master Water Line Extension is near completion with City of Sachse acceptance anticipated in September 2020

- Construction of The Commons Parkway is near completion with City of Sachse acceptance anticipated in September 2020
- Construction of Block B is currently underway
- Construction of Block K1 is estimated to begin September 2020
- Construction of the remaining portions of The Station Boulevard, Master Water Line Extension and Master Sewer Line Extension – Line A are anticipated to begin in the fourth quarter of 2020 with final acceptance estimated in the fourth quarter of 2021
- Construction of the Heritage Park Improvements are anticipated to begin January 2022
- A project schedule for construction is depicted in Exhibit K.

9/28/2020





VICINITY MAP
SCALE: N.T.S.



LEGEND



SUMMARY TABLE

IMPROVEMENT AREA 1	
BLOCK:	46.367 AC
MAJOR IMPROVEMENT AREA	
BLOCK:	102.289 AC
TOTAL PIACAGE	
TOTAL:	148.656 AC

EXHIBIT A
PID EXHIBIT AND CONCEPT PLAN

The Station

Seco, Texas
September, 2020

Kimley»Horn

ENGINEER
6000 Highway 100
Suite 210
Dallas, Texas 75243
972.344.1000
Contact: John W. Anderson & P.E.
State of Texas Registration No. 4429

OWNER/DEVELOPER
4000 Highway 100
Suite 210
Dallas, Texas 75243
972.344.1000
Contact: Taylor Burt



VICINITY MAP
SCALE: N.T.S.

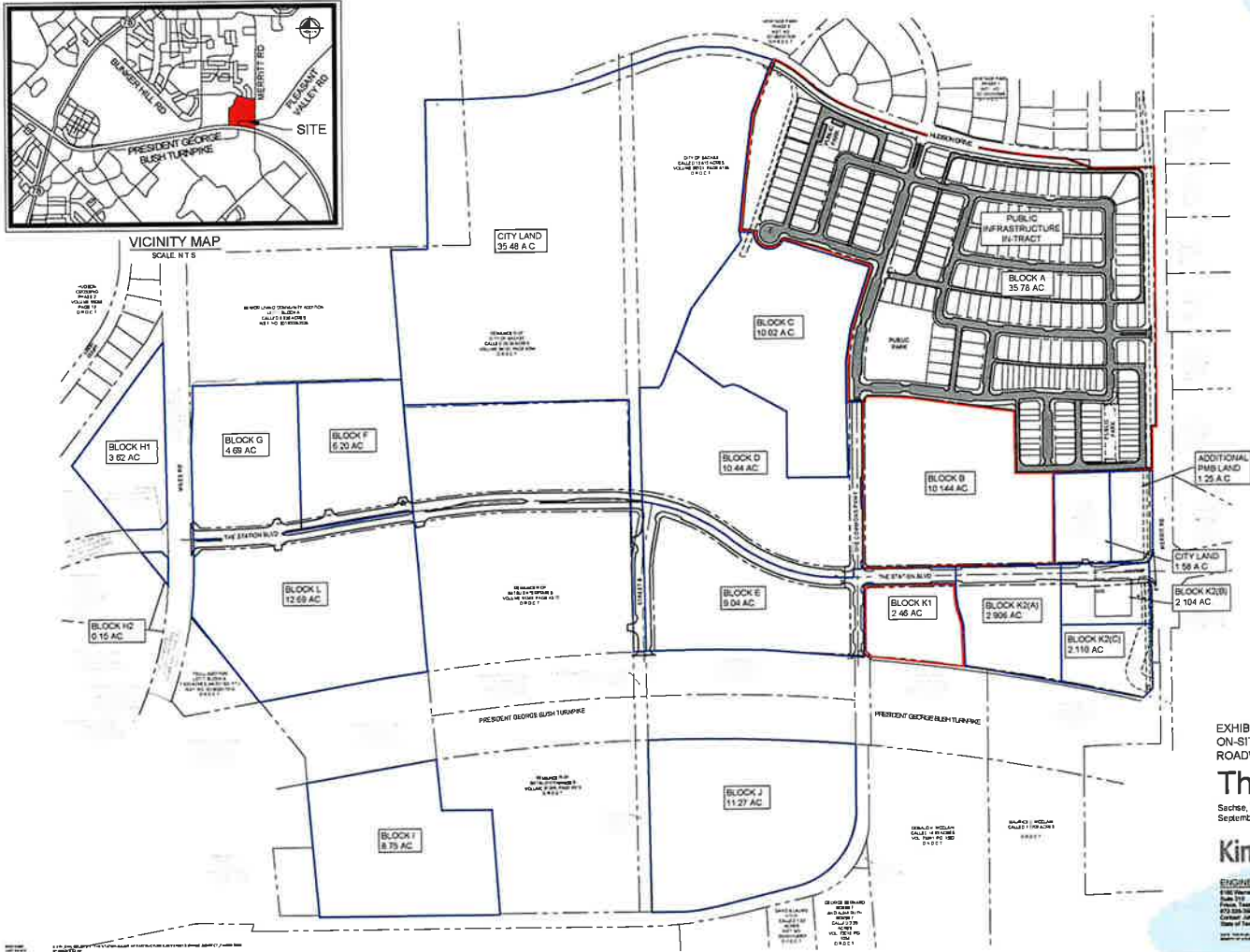
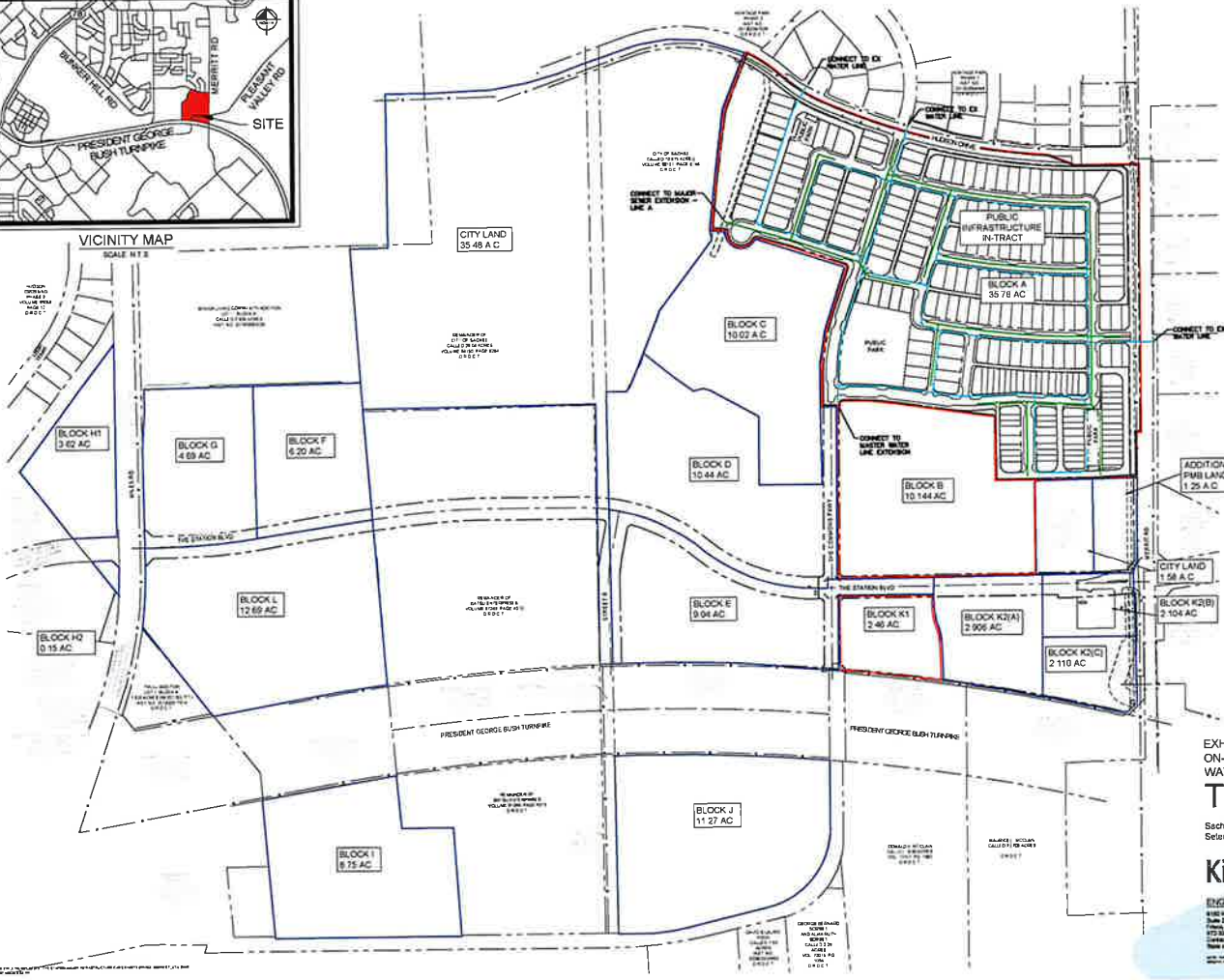


EXHIBIT B
ON-SITE IMPROVEMENTS
ROADWAY AND TRANSPORTATION
The Station
Sechee, Texas
September, 2020

Kimley»Horn
ENGINEERS
8100 Spring Meadows
Suite 100
Dallas, Texas 75240
972.336.3800
Caitlin@kimleyhorn.com
Date of Survey Report: 09/10/2020

OWNER/DEVELOPER
KPSI Station Land, LP
4001 Spring Meadows, Suite 400
Dallas, Texas 75240
972.336.3800
Caitlin@kimleyhorn.com



North arrow pointing North (N), South (S), East (E), and West (W).

LEGEND

- IMPROVEMENT AREA 1 (Red outline)
- MAJOR IMPROVEMENT AREA (Blue outline)
- PROPOSED SANITARY SEWER LINE (Green line)
- PROPOSED WATER LINE (Blue line)
- EXISTING WATER LINE (Black line)

EXHIBIT C
ON-SITE IMPROVEMENTS
WATER AND SANITARY SEWER PLAN
The Station
Sechee Texas
September, 2020

Kimley»Horn
ENGINEERS

OWNERS DEVELOPER
PMB (Public Management Board)
State PFM
County: Tarrant
City: Dallas
State: Texas
Project: The Station
Phase: Final Design
Scale: As Shown
Date: 09/01/2020
Drawn: J. Kimley
Checked: J. Kimley
Title: Engineer



VICINITY MAP
SCALE N.T.S.



LEGEND

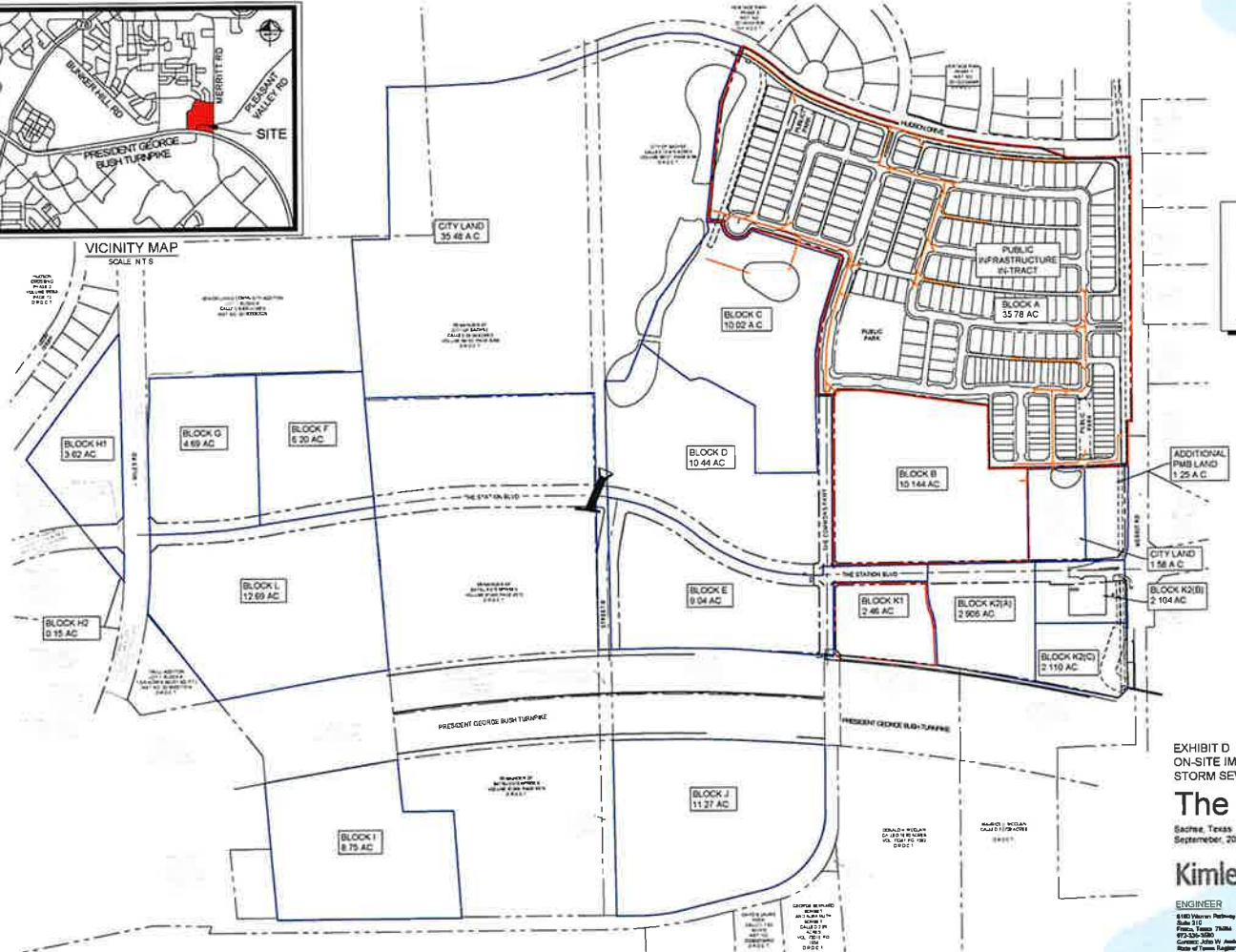
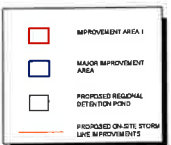


EXHIBIT D
ON-SITE IMPROVEMENTS
STORM SEWER AND DETENTION

The Station

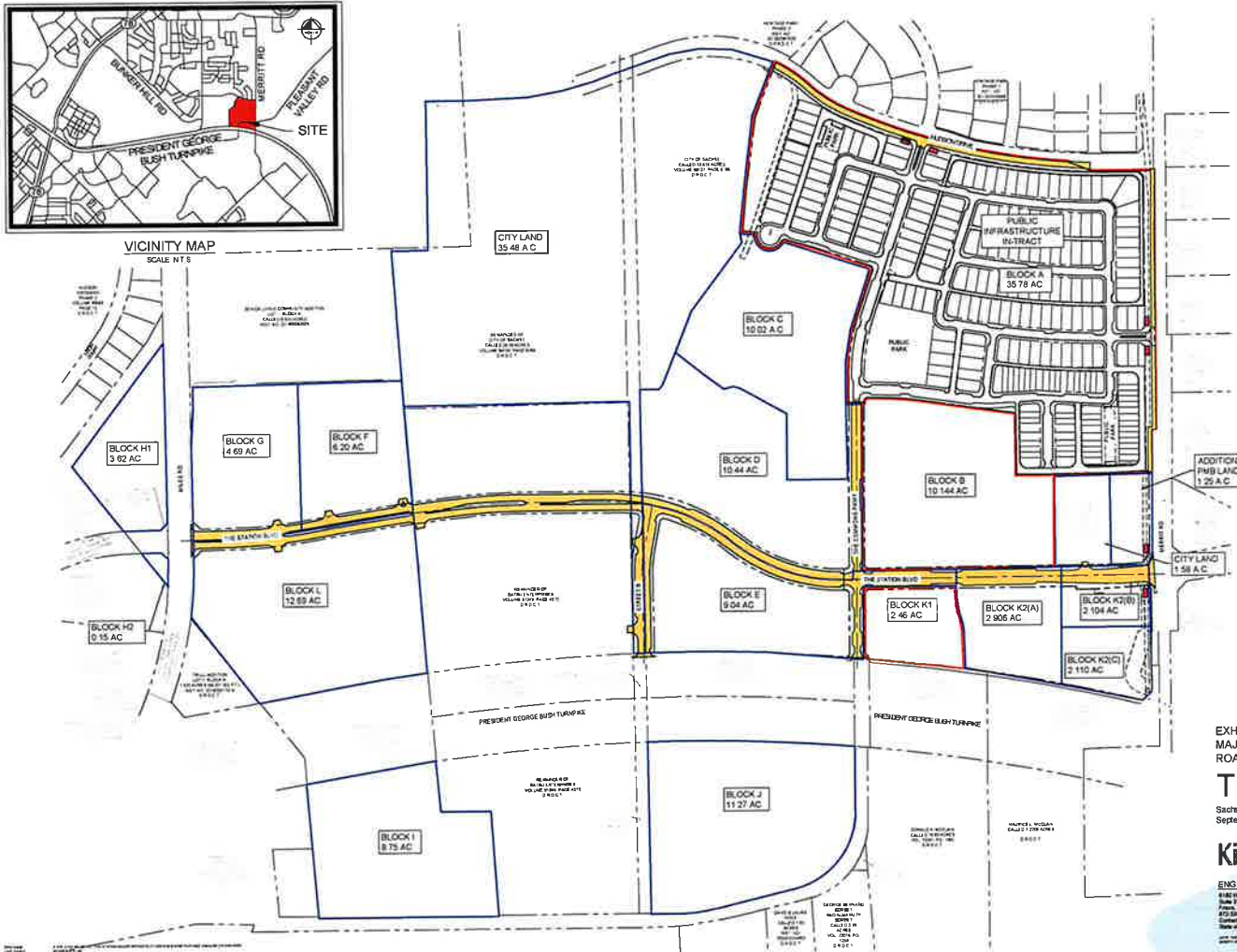
Sachse, Texas
September, 2020

Kimley»Horn

ENGINEER
6100 Highway 190, Suite 110
Frisco, Texas 75034
972-330-3300
CARRIED: John W. Anderson, P.E.
State of Texas Registration No. 17,000
www.kimleyhorn.com



VICINITY MAP
SCALE: N.T.S.



LEGEND

- IMPROVEMENT AREA 1
- MAJOR IMPROVEMENT AREA
- ROADWAY IMPROVEMENTS BY DEVELOPER
- ENTRY MONUMENTATION

EXHIBIT E
MAJOR IMPROVEMENTS
ROADWAY AND TRANSPORTATION

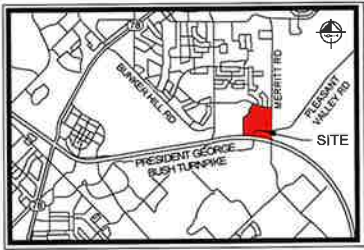
The Station

Sachse, Texas
September, 2020

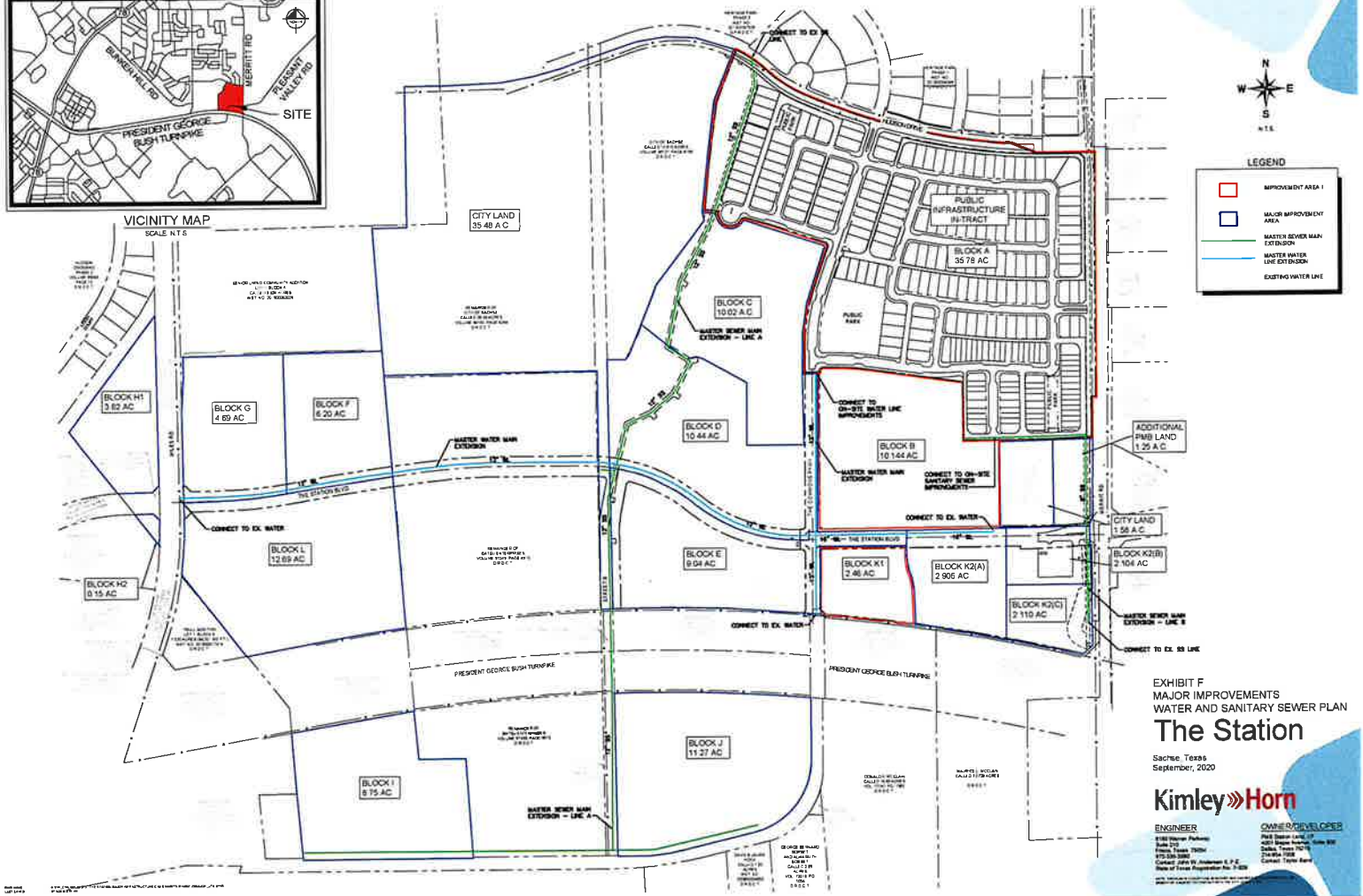
Kimley»Horn

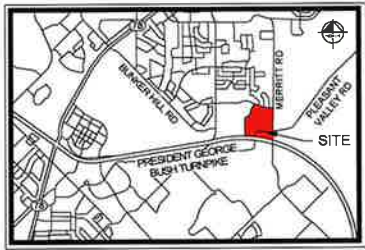
ENGINEER
Kimley-Horn & Associates, Inc.
10000 North Central Expressway, Suite 100
Dallas, Texas 75243
972.336.1000
Contact: John W. Anderson, P.E.
State of Texas Registration No. 1-008

OWNER/DEVELOPER
Metropolitan Council of Governments
10000 North Central Expressway, Suite 100
Dallas, Texas 75243
972.336.1000
Contact: Tracy Reed
State of Texas Registration No. 1-008

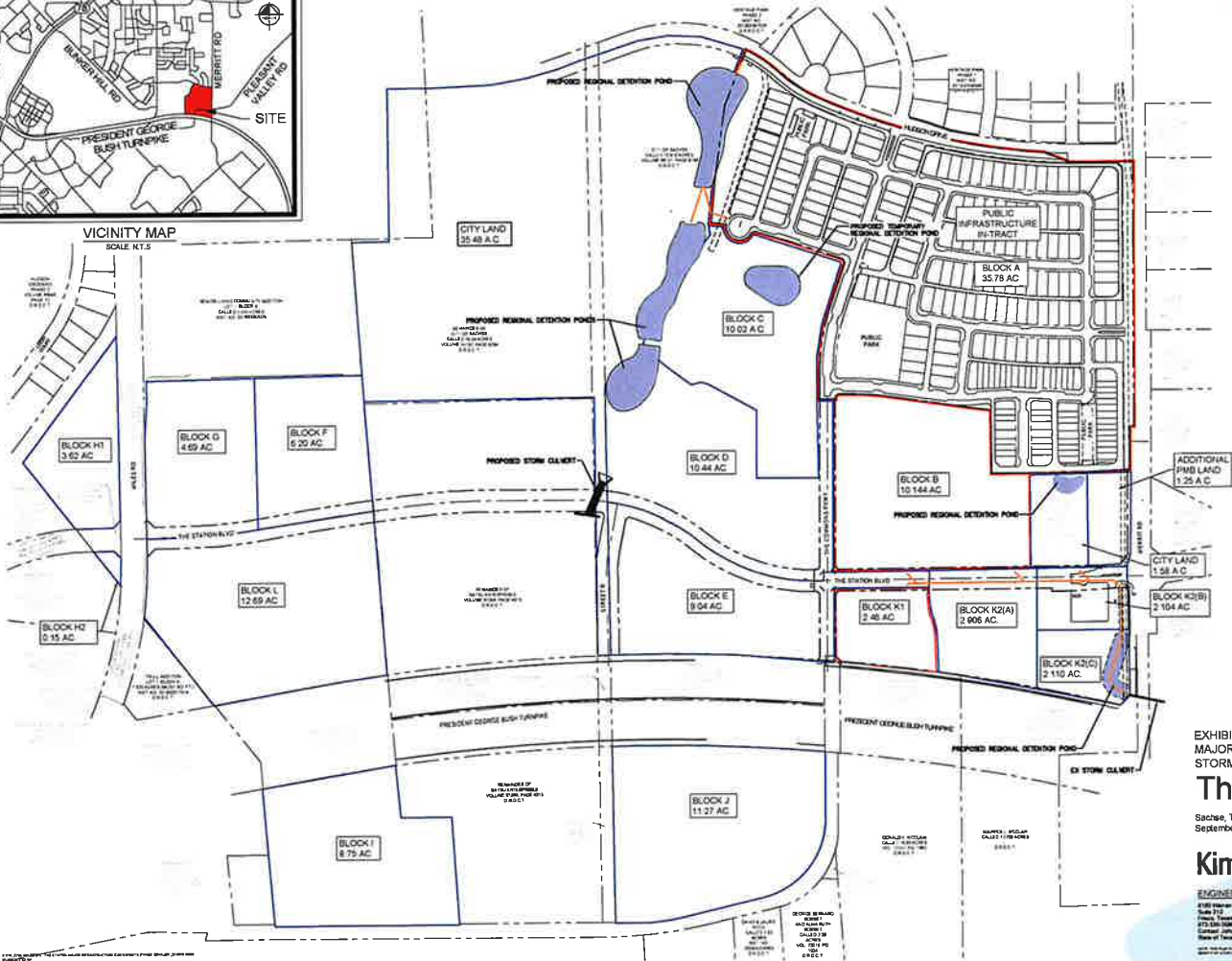


VICINITY MAP
SCALE N.T.S.





VICINITY MAP
SCALE: 1/4" = 1/2" MI



LEGEND

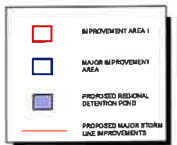


EXHIBIT G MAJOR IMPROVEMENTS STORM SEWER AND DETENTION

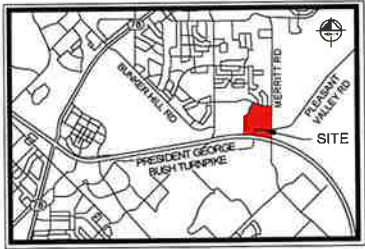
The Station

Sachse, Texas
September, 2020

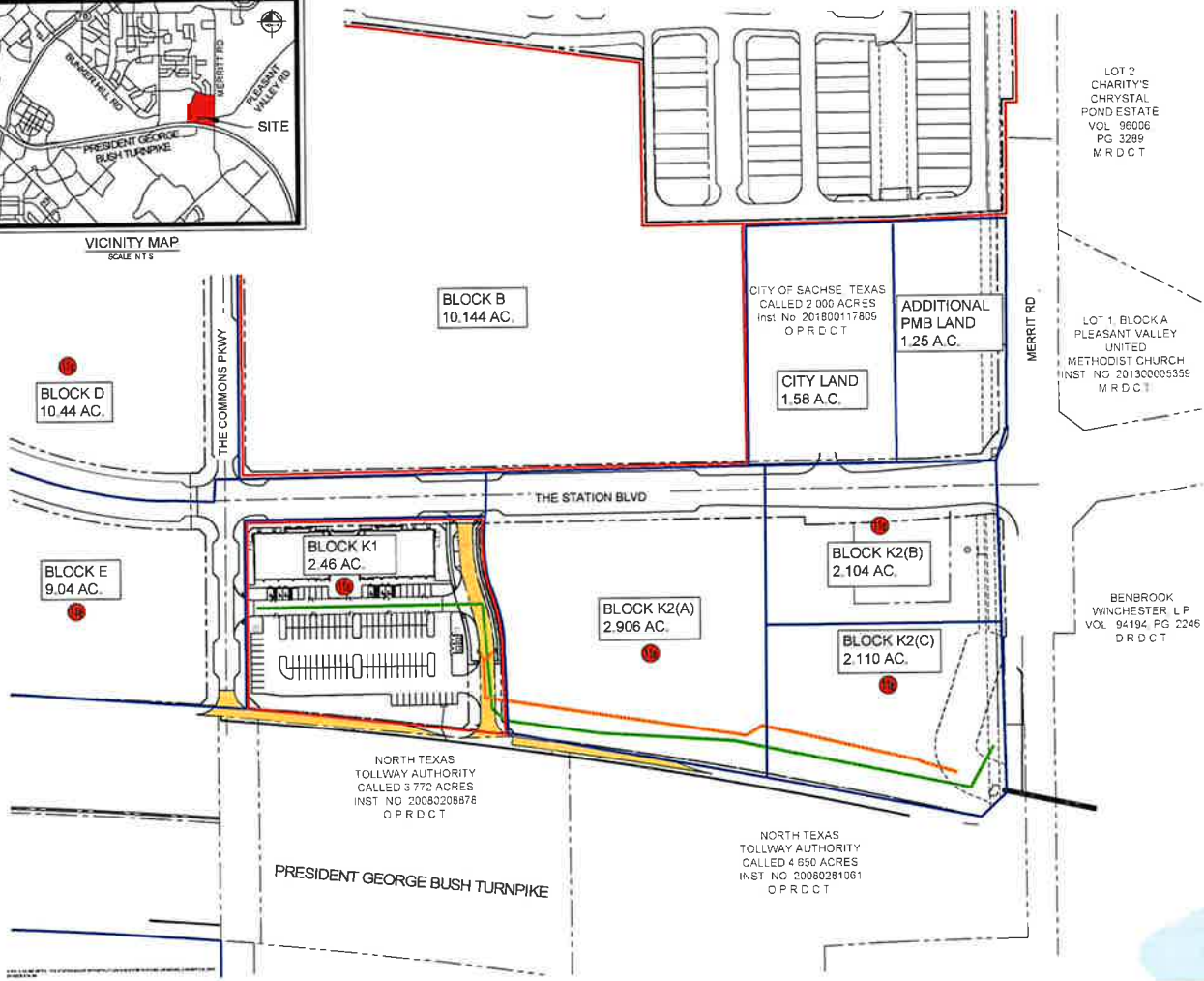
Kimley»Horn

ENGINEER
4100 Westway Parkway
Suite 210
Dallas, Texas 75244
Contact: John W. Anderson, P.E.
State of Texas Registration No. 5-028

OWNER/DEVELOPER
PWS Station Land, L.P.
4001 Westway Parkway, Suite 210
Dallas, Texas 75244
Contact: Tanya Reed



VICINITY MAP
SCALE: N.T.S.



LEGEND

- IMPROVEMENT AREA 1
- MAJOR IMPROVEMENT AREA
- RAVINE IMPROVEMENTS
- SANITARY SEWER IMPROVEMENTS
- STORMWATER IMPROVEMENTS

LEGEND

- PUBLIC-UTILITY INFRASTRUCTURE
- PUBLIC PARKING/COMMERCIAL AREAS

EXHIBIT H
PUBLIC PARKING/COMMERCIAL AREAS

The Station

Sachse, Texas
September, 2020

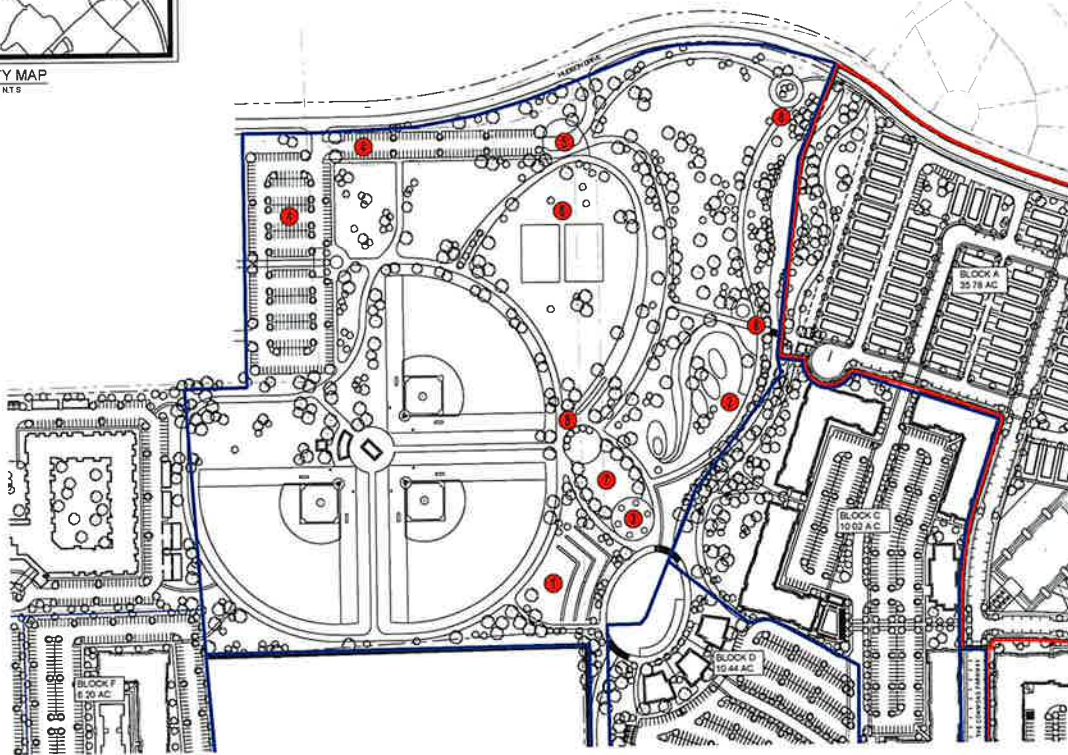
Kimley»Horn

ENGINEER
Kimley-Horn
10000 North Loop West
Suite 1750
Houston, Texas 77058
936.534.1000
Contact: John W. Anderson, P.E.
State of Texas Registration No. 10080

OWNER/DEVELOPER
PMB Station Land, L.P.
4001 Western Avenue, Suite 100
Dallas, Texas 75205
214.444.1000
Contact: Taylor Shaw
State of Texas Registration No. 10080



VICINITY MAP
SCALE N.T.S.



LEGEND

	IMPROVEMENT AREA 1
	MAJOR IMPROVEMENT AREA
●	AMPHITHEATER
●	PLAYGROUND WITH SHADE STRUCTURE
●	SPLASH PAD
●	PARKING LOT
●	FIXED TRUCK PARKING AREA
●	EVENT LAWN
●	WALKING TRAILS

EXHIBIT I
HERITAGE PARK CONCEPT PLAN

The Station

Seaside, Texas
September, 2020

Kimley»Horn

ENGINEER
5101 Shiloh Parkway
Suite 110
P.O. Box 78204
Dallas, Texas 75278
972-355-5350
Contact: John W. Anderson, P.E.
State of Texas Registration No. 1536

OWNER/DEVELOPER
1401 Maple Avenue, Suite 400
Dallas, Texas 75218
214-441-1234
Contact: Todd Bann

EXHIBIT J

PID COST SUMMARY
 OPINION OF PROBABLE CONSTRUCTION COST
 SACHSE PUBLIC IMPROVEMENT DISTRICT #1
 SEPTEMBER 28, 2020

DIVISION / COST TYPE SUMMARY										
DIVISION	IN-TRACT PUBLIC			MASTER PUBLIC			PRIVATE			TOTAL
	IMPROVEMENT AREA 1	MAJOR IMPROVEMENT AREA	TOTAL	IMPROVEMENT AREA 1	MAJOR IMPROVEMENT AREA	TOTAL	IMPROVEMENT AREA 1	MAJOR IMPROVEMENT AREA	TOTAL	
EXCAVATION & EROSION CONTROL	\$ 202,360	\$ -	\$ 202,360	\$ 547,656	\$ 500,286	\$ 847,942	\$ 702,810	\$ -	\$ 702,810	\$ 1,753,121
STREET PAVING	\$ 2,521,703	\$ -	\$ 2,521,703	\$ 1,240,632	\$ 1,785,299	\$ 3,025,931	\$ 397,740	\$ -	\$ 397,740	\$ 5,945,374
STORM SEWER SYSTEM	\$ 706,371	\$ -	\$ 706,371	\$ 416,720	\$ 599,483	\$ 1,016,203	\$ -	\$ -	\$ -	\$ 1,722,780
WATER DISTRIBUTION SYSTEM	\$ 555,164	\$ -	\$ 555,164	\$ 313,484	\$ 307,208	\$ 620,692	\$ -	\$ -	\$ -	\$ 1,075,856
SANITARY SEWER SYSTEM	\$ 587,759	\$ -	\$ 587,759	\$ 272,395	\$ 391,983	\$ 664,377	\$ 2,480	\$ -	\$ 2,480	\$ 1,254,616
MISCELLANEOUS ITEMS	\$ 32,552	\$ -	\$ 32,552	\$ 1,124,048	\$ 1,617,532	\$ 2,741,579	\$ 143,632	\$ 119,732	\$ 263,364	\$ 3,037,496
LANDSCAPE AND HARDSCAPE	\$ 1,037,205	\$ -	\$ 1,037,205	\$ 2,721,717	\$ 3,916,618	\$ 6,638,335	\$ 19,534	\$ 34,720	\$ 54,254	\$ 7,728,785
SUB-TOTAL	\$ 6,643,123	\$ -	\$ 6,643,123	\$ 6,338,659	\$ 9,118,607	\$ 15,456,267	\$ 1,266,196	\$ 154,452	\$ 1,420,649	\$ 22,519,038
SOFT COSTS (SURVEY, PLATTING, ENG., PERMITTING, STAKING, MISCELLANEOUS & CONTINGENCY)	\$ 800,720	\$ -	\$ 800,720	\$ 978,499	\$ 1,408,084	\$ 2,386,583	\$ 414,881	\$ 151,959	\$ 566,841	\$ 3,754,144
TOTAL	\$ 6,443,843	\$ -	\$ 6,443,843	\$ 7,315,158	\$ 10,526,691	\$ 17,841,849	\$ 1,681,078	\$ 306,412	\$ 1,987,490	\$ 28,273,182

DIVISION TOTAL SUMMARY - CITY OF SACHSE IMPROVEMENTS					
COST TYPE	IMPROVEMENT AREA 1	MAJOR IMPROVEMENT AREA	TOTAL COST	CITY CONTRIBUTION	TOTAL PID FUNDED COST
IN-TRACT PUBLIC	\$ 6,443,843	\$ -	\$ 6,443,843	\$ -	\$ 6,443,843
MASTER PUBLIC	\$ 7,315,158	\$ 10,526,691	\$ 17,841,849	\$ (6,446,001)	\$ 11,395,848
PRIVATE	\$ 1,681,078	\$ 306,412	\$ 1,987,490	\$ -	\$ -
TOTAL	\$ 15,440,079	\$ 10,833,103	\$ 26,273,182	\$ (6,446,001)	\$ 17,839,692

THE STATION BLVD - PHASE 1 COST

CL LF	1225
ACRES	2.3
CY	

THE STATION BLVD PHASE I IMPROVEMENTS				
A. DEMOLITION, CLEARING, GRADING & EROSION CONTROL				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
Unlanded Excavation (includes swales and grade to drain)	CY	\$2.18	8,500	\$18,530
Site Clearing, Grubbing & Burn	AC	\$442.86	2.31	\$1,023
Silt Fence (Grading)	LF	\$1.78	1,250	\$2,225
Grading Mobilization (Public)	LS	\$11,289.00	20%	\$2,258
Grading Staking (Public)	LS	\$9,905.00	20%	\$1,981
Grading Survey (Public)	LS	\$2,900.00	20%	\$580
CO #2 Demo House in ROW	LS	\$42,238.00	1.00	\$42,238
CO #3 Remove Silt Fence (Grading)	LF	(\$1.78)	1,250	(\$2,225)
Erosion Control	LS	\$13,448	1.00	\$13,448
CO #1 Saw Cutting & Removal of Concrete	LF	\$5.28	650	\$3,430
BISU P&P Bond (Allocated)	LS	\$28.15	1	\$28
SUBTOTAL CLEARING, GRADING & EROSION CONTROL				\$83,516
B. PAVING				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" Concrete Pavement	SY	\$48.00	7,538	\$361,824
8" Subgrade Preparation	SY	\$3.30	8,025	\$26,483
Hydrated Lime (34 lbs/cy)	TN	\$170.00	217	\$36,890
8" Concrete Sidewalk	LF	\$40.00	906	\$36,240
11.5" Concrete Sidewalk	LF	\$60.00	1004	\$60,240
Barrier Free Ramps	EA	\$2,000.00	2	\$4,000
Pavement Header	LF	\$15.00	45	\$675
End of Road Barriade	LF	\$45.00	45	\$2,025
Striping/Marker 4" White Lane Line	LF	\$1.00	2,224	\$2,224
4" Double Yellow Solid Edge Line	LF	\$2.00	1,887	\$3,774
24" White Solid Lane Line	LF	\$6.00	150	\$900
Regulatory Arrows	EA	\$175.00	6.00	\$1,050
Pavement Markings "ONLY"	EA	\$160.00	3	\$480
Install Ty U-C-R 4" RPM	EA	\$4.00	26	\$104
Traffic Control	MO	\$500.00	6	\$3,000
CO1 - Hydrated Lime (34 lbs/cy)	TN	\$170.00	-217	(\$36,890)
CO1 - Hydrated Lime (57 lbs/cy)	TN	\$170.00	229	\$38,930
CO2 - 8" Concrete Pavement	SY	\$48.00	578	\$27,744
CO2 - 8" Subgrade Preparation	SY	\$3.30	616	\$2,033
CO2 - 8" Concrete Sidewalk	LF	\$40.00	271	\$10,840
CO2 - 11.5" Concrete Sidewalk	LF	\$60.00	9	\$540
CO2 - Barrier Free Ramps	EA	\$2,000.00	2	\$4,000
CO2 - Striping/Marker 4" White La Line	LF	\$1.00	6	\$6
CO2 - 4" DBI Yellow Sld Edge Line	LF	\$2.00	-787	(\$1,574)
CO2 - 24" White Solid La Line	LF	\$6.00	-60	(\$360)
CO2 - Regulatory Arrows	EA	\$175.00	-1	(\$175)
CO2 - Install Ty U-C-R 4" RPM	EA	\$4.00	38	\$152
CO2 - Traffic Control	MO	\$500.00	1	\$500
CO3 - Conn to Ex Conc-Memrit Rd	LF	\$15.00	186	\$2,790
CO2 - Concrete Driveway	SY	\$48.00	164	\$7,872
CO2-Concrete Brick Pavers Sid	SY	\$9.50	2,520	\$23,940
CO2 - Demo & Rem Ex Concrete at Memrit Rd	SY	\$15.00	1,550	\$23,250
CO2 - Demo Exis Conc Sidewalk	SY	\$15.00	82	\$1,230
CO2 - Sawcut & Rem Exis Curb	LF	\$10.00	383	\$3,830
CO2 - Regulatory Arrow Combo	EA	\$400.00	1	\$400
CO2 - 2x6" White TY1 Cunt Bars	EA	\$55.00	8	\$440
CO2 - 4" IIAA Reflective Markers	EA	\$4.00	28	\$112
CO2 - 4" Inrg Sleeve (White)	LF	\$20.00	80	\$1,600
CO2 - 4" Inrg Sleeve (Gray)	LF	\$20.00	40	\$800
CO2 - 6" Inrg Sleeve (White)	LF	\$25.00	40	\$1,000
CO2 - Hydrated Lime (57lbs/cy)(8,025 sy)	TN	\$170.00	18	\$3,060
Pavement/Performance/Maintenance Bonds	LF	\$25,000.00	0.19	\$4,672
CO4 Sawcut & Remove 18" Concrete	LF	\$10.00	121.00	\$1,210
CO4 Prepare Subgrade	LF	\$5.00	121.00	\$605
CO4 Four Paver Edge Bank with 4" Lip	LF	\$35.00	121.00	\$4,235
CO4 Connect to Existing Concrete	LF	\$15.00	121.00	\$1,815
CO4 Root Pavers at Edge Band	LS	\$2,250.00	1.00	\$2,250
Inspection Fee	EA	4.5%	676,765.60	\$30,454
Staking 1	EA	\$1,250.00	1.00	\$1,250
Staking 2	EA	\$750.00	1.00	\$750
Staking 3	EA	\$433.33	1.00	\$433
Subtotal Paving				\$709,653
C. STORM DRAIN				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
18" RCP	LF	\$50.00	434	\$21,700
21" RCP	LF	\$57.00	400	\$22,800
24" RCP	LF	\$66.00	401	\$26,466
48" Inlet	EA	\$2,975.00	6	\$17,850
Inlet Protection	EA	\$185.00	6	\$1,110
4" X 4" Manhole	EA	\$3,878.00	2	\$7,756
24" Sloped and Headwall	EA	\$2,750.00	1	\$2,750
Slip Rap	SY	\$87.00	80	\$6,960
Concrete Cullar	EA	\$42.00	1	\$42
Trench Safety	LF	\$0.10	1,235	\$124
BISU P&P Bond (Allocated)	LS	\$882.62	1	\$883
Inspection Fee	EA	4.5%	108,440	\$4,880
Staking (Storm) 1	EA	\$3,287.50	1	\$3,288
Staking (Storm) 2	EA	\$1,250.00	1	\$1,250
Staking (Storm) 3	EA	\$1,283.34	1	\$1,283
SUBTOTAL STORM DRAIN				\$419,141

Private Costs

D. MISCELLANEOUS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
Street Lights - Upgraded Fixtures	EA	\$2,655.76	8	\$21,246.08
1 Pin Twist Lock Photocell Receptacle Adder	EA	\$102.84	8	\$822.72
ROW Acquisition (Diff between Fm PV and New SB)	SF	\$7.00	29,940	\$209,610.00
Materials Testing	LS	\$11,481	1	\$11,481.00
Materials Testing	LS	\$2,654	1	\$2,654.00
Materials Testing	LS	\$12,782	1	\$12,782.00
Irrigation Crossings	LF	\$18.50	700	\$12,950.00
Staking	EA	\$1,283.34	1	\$1,283.34
Large Street Sign (Intersection of Station Blvd & Merritt) (Incl Shipping & Sales Tax)	EA	\$148.82	2	\$297.64
Mobilization	LS	\$818.00	1	\$818.00
Traffic Control	LS	\$637.00	1	\$637.00
Install Only - Street Name Signs	EA	\$344.00	2	\$688.00
Remove & Salvage Exis. Street Name Signs	EA	\$167.00	2	\$334.00
Street & Stop Signs	EA	\$19.00	2	\$38.00
Cap Final for 4" Square Pole	EA	\$104.00	2	\$208.00
Slip Over Base for 4" Square Pole	EA	\$103.00	2	\$206.00
Mounts to 4" OD Poles	EA	\$193.00	2	\$386.00
Square Aluminum Pole 4x4x12	EA	\$192.00	2	\$384.00
Street Sign Arm for flat or extruded blades	EA	\$47.00	4	\$188.00
Two Sided Street Sign 9x36	EA	\$110.00	4	\$440.00
10" Stop Sign	EA	\$98.00	2	\$196.00
Discount	EA	10%		-\$14.00
Sales Tax	EA			\$9.00
Delivery Fee	EA			\$63.00
SUBTOTAL MISCELLANEOUS				\$277,859.00
E. LANDSCAPE AND HARDSCAPE				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
Mobilization (Allocated)	LS	\$4,900.00	1	\$4,900.00
General Conditions (Allocated)	LS	\$13,990.00	1	\$13,990.00
Colored Concrete Sidewalk	SF	\$11.29	4,365	\$49,281.75
Colored Concrete Band @ Sidewalk	SF	\$11.00	123	\$1,353.00
Colored Concrete Band @ Road	SF	\$20.85	500	\$10,425.00
Decorated Gravel	SF	\$4.98	895	\$4,445.10
Steel Edging at Decorated Gravel	LF	\$6.00	172	\$1,032.00
Contractor Fee	%	\$85,438	9%	\$7,689.42
Pond Cypress	EA	\$678.46	65	\$44,100.00
Sweet Bay Magnolia	EA	\$986.15	7	\$6,903.05
Oak Leaf Hydrangea	EA	\$34.34	20	\$686.80
Dwarf Palmetto	EA	\$88.82	24	\$2,131.68
Giant Liriodendron	EA	\$18.89	570	\$10,760.10
Gulf Muhly	EA	\$17.07	753	\$12,851.51
Lindheimer Muhly	EA	\$18.89	364	\$6,873.96
Mexican Feather Grass	EA	\$8.11	331	\$2,684.41
Shallcap	EA	\$8.11	376	\$3,049.76
Steel Edging	LF	\$4.83	320	\$1,545.60
Fine Grate	SF	\$0.05	16,000	\$840.00
Hardwood Mulch	CY	\$64.71	57	\$3,688.47
Landscape Mix	CY	\$66.25	89	\$5,896.25
Bermuda Sod	SF	\$3.40	500	\$1,700.00
Tree Grates	EA	\$1,580.00	40	\$63,200.00
Irrigation System (Allocated)	LS	\$38,818.00	1	\$38,818.00
Sleeving	LS	\$5,000.00	1	\$5,000.00
Stake Kit	EA	\$36.02	72	\$2,593.44
Permis	LS	\$200.00	3	\$600.00
Mobilization/Equipment	LS	\$1,830.00	1	\$1,830.00
Sales Tax - Landscaping (Allocated)	LS	\$13,344.30	1	\$13,344.30
Staking	EA	\$3,000.00	1	\$3,000.00
SUBTOTAL LANDSCAPE AND HARDSCAPE				\$345,418.00
TOTAL THE STATION BLVD CIVIL IMPROVEMENTS				
				\$83,516.00
A. DEMOLITION, CLEARING, GRADING & EROSION CONTROL				\$709,603.00
B. PAVING				\$119,141.00
C. STORM DRAIN				\$277,859.00
D. MISCELLANEOUS				\$345,418.00
E. LANDSCAPE AND HARDSCAPE				
SUB-TOTAL HARD COST				\$1,835,537.00
SOFT COSTS				
PMH Capital Investments (Construction Management)	EA	9%	\$1,325,971	\$66,299.39
TBQ (Pre Con, Vision, Plans) (Pro Rata)	EA	\$24,434.97	1	\$24,434.97
MI Task 1 - Boundary Verification & Vertical Control	LS	\$664.29	1	\$664.29
MI Task 2 - Preliminary Plat	LS	\$2,300.00	1	\$2,300.00
MI Task 3 - Topographic Survey	LS	\$3,821.43	1	\$3,821.43
MI Task 4 - Aquatic Resources Delineation	LS	\$1,350.00	1	\$1,350.00
MI Task 5 - Downstream Assessment and Floodplain Study	LS	\$3,571.43	1	\$3,571.43
MI Task 7 - Final ROW Calculations	LS	\$1,000.00	1	\$1,000.00
MI Task 8 - Separate Instrument Easements / Right-of-Way	LS	\$6,000.00	1	\$6,000.00
MI Task 9A - Bunker Hill Road (Former Name) Construction Plans	LS	\$100,000.00	1	\$100,000.00
MI Task 12 - Final Plat	LS	\$4,250.00	1	\$4,250.00
MI Task 13 - Final Right-of-Way Control	LS	\$3,000.00	1	\$3,000.00
MI Task 14 - Franchise Utility Coordination	LS	\$2,500.00	1	\$2,500.00
MI Task 17 - Record Drawings	LS	\$500.00	1	\$500.00
MI Task 20 - Preliminary Plat Modification & Re-Submission	LS	\$892.86	1	\$892.86
MI Task 30 - Bunker Hill Road (Former Name) / Merritt Road Intersection Mods	LS	\$5,500.00	1	\$5,500.00
MI Task 36 - Major Infrastructure Construction Plan Revision	HR	\$4,419.86	1	\$4,419.86
Overhead Expense (Reimbursable)	LS	\$22,302.44	1	\$22,302.44
Overhead Expense (Non-Reimbursable)	LS	\$11,838.40	1	\$11,838.40
SUB-TOTAL SOFT COST				\$264,544.00
GRAND TOTAL THE STATION BLVD PHASE I IMPROVEMENTS				\$1,800,131.00

\$21,246
\$823

\$99

\$13,344

\$35,512

\$14,680

\$11,838

\$26,519

THE STATION BLVD - FUTURE COST

CL LF	2693
ACRUS	3.1
CV	13500

THE STATION BLVD FUTURE IMPROVEMENTS				
A. DEMOLITION, CLEARING, GRADING & EROSION CONTROL				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
CLEARING / GRUBBING	AC	\$460.00	5.11	\$2,346
TREE CHOP	LS	\$20,000.00	1.0	\$20,000
STREET / ROW EXCAVATION	CV	\$2.70	15,500	\$3,450
SILT FENCE	LF	\$1.23	2,750	\$3,418
DWPP / EROSION CONTROL MAINTENANCE	LS	\$29,583	1.0	\$29,583
CONSTRUCTION ENTRANCE	LS	\$1,920	1.0	\$1,920
STAKING SURVEY	LS	\$12,000.00	1.0	\$12,000
SOIL TESTING	CV	\$15,000.00	1.0	\$15,000
SOILIZATION	LS	\$18,000.00	1.0	\$18,000
SUBTOTAL CLEARING, GRADING & EROSION CONTROL				\$137,938
B. PAVING				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
4" REIN. CONCRETE STREET PAVEMENT For TYPE "A" SECTION (70' Pavement)	SY	\$48.96	17,500	\$856,800
4" SUBGRADE PREPARATION	SY	\$5.37	18,700	\$92,944
HYDRATED LIME (57%-5Y)	TON	\$175.40	532	\$92,249
CONCRETE HEADER & CONNECT EXIST.	EA	\$1,040.40	1	\$1,040
BARRIER FREE PEDESTRIAN RAMPS	EA	\$2,040.00	16	\$32,640
10' CONCRETE SIDEWALK	LF	\$33.00	3,100	\$280,500
STREET BARRICADE	EA	\$43.90	99	\$4,344
TRAFFIC CONTROL	MO	\$510.00	10	\$5,100
STRIPPING	LF	\$12,350.00	1	\$12,350
SIGNAGE	EA	\$3,000.00	1	\$3,000
TY 11.5-18.4" RPM	EA	\$4.08	246	\$1,003
TESTING	SY	\$1.00	18,700.00	\$18,700
BONDS	%	\$1,370,872.81	0.83%	\$11,897
INSPECTION FEE	%	\$1,382,569.78	4.50%	\$62,216
SUBTOTAL PAVING				\$1,444,785
C. STORM DRAIN				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
18" RCP	LF	\$53.00	880	\$44,880
24" RCP	LF	\$67.32	961	\$64,695
42" RCP	LF	\$116.08	376	\$78,728
48" RCP	LF	\$161.00	283	\$45,563
2' x 8' x 5' RCB	LF	\$890.00	83	\$75,630
2' x 8' x 5' HEADWALL	EA	\$25,000.00	2	\$50,000
2' CURB INLET	EA	\$3,034.50	3	\$13,655
4' CURB INLET	EA	\$3,573.96	3	\$10,719
4' x 4' DROP INLET	EA	\$4,200.00	1	\$4,200
INLET PROTECTION	EA	\$188.70	8	\$1,415
6' x 4' JUNCTION MANHOLE	EA	\$3,955.56	5	\$15,778
6' x 4' JUNCTION MANHOLE	EA	\$4,500.00	1	\$4,500
TRENCH SAFETY	LF	\$0.10	2,700	\$273
TESTING (TV)	LF	\$1.68	2,700	\$4,536
BONDS	%	\$418,994.08	0.83%	\$3,572
Inspection Fee	%	\$422,765.73	4.50%	\$18,992
SUBTOTAL STORM DRAIN				\$441,163
D. LANDSCAPE AND HARDSCAPE				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE/HARDSCAPE ALLOWANCE	LS	\$650,000	1	\$650,000
SUBTOTAL LANDSCAPE AND HARDSCAPE				\$650,000
E. MISCELLANEOUS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
Street Lights	EA	\$2,718.60	20	\$55,172
Traffic Signal at SB and Miles	EA	\$150,000.00	1	\$150,000
ROW Acquisition #1	SF	\$6.00	71,500	\$441,000
ROW Acquisition #2	SF	\$7.00	148,582	\$1,040,231
Hard Cost Contingency	%	\$2,879,038.78	13%	\$374,278
SUBTOTAL MISCELLANEOUS				\$2,960,781
TOTAL THE STATION BLVD FUTURE CIVIL IMPROVEMENTS				
A. DEMOLITION, CLEARING, GRADING & EROSION CONTROL				\$137,938
B. PAVING				\$1,444,785
C. STORM DRAIN				\$441,163
D. LANDSCAPE AND HARDSCAPE				\$650,000
E. MISCELLANEOUS				\$2,960,781
SUB-TOTAL HARD COST				\$4,734,588
SOFT COSTS				
PMI Capital Investments (Construction Management Fee)	EA	3%	\$3,353,336	\$162,667
ME Task 1 - Boundary Verification & Vertical Control	LS	\$464.29	1	\$464
ME Task 3 - Topographic Survey	LS	\$1,821.41	1	\$1,821
ME Task 5 - Downstream Assessment and Floodplain Study	LS	\$3,371.41	1	\$3,371
ME Task 7 - Final ROW Calculations	LS	\$3,000.00	1	\$3,000
ME Task 8 - Separate Instrument Easements / Right-of-Way	LS	\$6,000.00	1	\$6,000
ME Task 9A - Hunker Hill Road (Former Name) Construction Plans	LS	\$175,000.00	1	\$175,000
ME Task 10 - Hunker Hill / Miles Road Traffic Signal Plans	LS	\$19,000.00	1	\$19,000
ME Task 20 - Preliminary Plan Modification & Re-Submission	LS	\$892.86	1	\$893
ME Task 23 - Hunker Hill Road (Former Name) USACE Permitting	LS	\$9,000.00	1	\$9,000
Soft Cost Contingency	%	10%	\$991,291	\$99,129
Overhead Expense (Reimbursable)	LS	\$5,144	1	\$5,144
Overhead Expense (Non-Reimbursable)	LS	\$2,731	1	\$2,731
SUB-TOTAL SOFT COST				\$438,421
GRAND TOTAL THE STATION BLVD FUTURE IMPROVEMENTS				\$5,165,009

Future Costs

\$55,172

\$55,172

\$34,740

\$2,731

\$57,471

25. 12	
26. 12	2
27. 12	

15,367	15,365	17,322	16,780
125			

PHASE 1 SINGLE FAMILY COST

PHASE 1 SINGLE FAMILY SITE IMPROVEMENTS				
A. CLEARING, GRADING & EROSION CONTROL				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
Unexcavated Excavation (includes swales and grade to street)	CY	\$2.18	54,021	\$117,770
Base Clearing, Grubbing & Burn	AC	\$443.86	28.17	\$121,995
Moisture Condition Pads zone 2 per Gravel/Grass Rate	EA	\$703.47	19	\$133,659
Moisture Condition Pads zone 3 per Gravel/Grass Rate	EA	\$1,566.58	79	\$1,036,999
Moisture Condition Pads zone 4 per Gravel/Grass Rate	EA	\$1,938.29	99	\$1,818,014
Plaza Poly per Gravel/Grass Rate	EA	\$189.00	221	\$38,759
Gravel and Fine Gravel Laid	EA	\$170.00	221	\$37,541
Est Fence (Grading)	LF	\$1.71	2,155	\$3,683
Construction Erosion	LS	\$754.04	1	\$754
Rock Check Dam (Private)	LS	\$173.00	1	\$173
Stockpile Erosion material for future Storm Road	CY	\$2.18	50,371	\$109,801
Wind Erosion Control	LS	\$2.18	2,260	\$4,936
Grading Mobilization (Public)	LS	\$1,189.00	0.20	\$2.38
Grading Mobilization (Private)	LS	\$4,611.00	1	\$4,611
Grading Striking (Public)	LS	\$7,000.00	0.20	\$1,400
Grading Striking (Private)	LS	\$4,046.00	1	\$4,046
Grading Service (Public)	LS	\$2,900.00	0.20	\$580
CD #1 Chopping Trees leaving on site	LS	\$34,456.00	1.00	\$34,456
CD #1 Remove 1st Root (Grading)	LF	\$1.71	2,155.00	\$3,683
CD #1 Root Removal, Tree Clearing, Chopping of Trees	LS	\$1,420.00	1.00	\$1,420
Retaining Walls (In Public ROW)	SF	\$4.94	9,161.00	\$45,455
Erosion Control (Eros)	LS	\$35,506.32	1.00	\$35,506
Grading	LS	\$2,218.67	1.00	\$2,219
SUBTOTAL CLEARING, GRADING & EROSION CONTROL				\$2,613,654
B. STREET PAVEMENT				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
0" Concrete Pavement	SY	41	25,196	\$1,032,936
0" Allie Pavement	SY	41	12,818	\$525,034
Temp 6" Asphalt Treatment	SY	28	294	\$8,232
0" Subgrade Preparation	SY	1.3	81,830	\$106,379
Hydrated Lime (24 Bars)	TN	178	1,180	\$19,586
0" Concrete Sidewalk (4")	LF	23	2,812	\$64,676
0" Concrete Sidewalk (4")	LF	1.83	1,832	\$3,362
0" Concrete Sidewalk (4")	EA	2004	18	\$36,072
Barren Free Run (Standard)	EA	2004	40	\$80,160
Barren Free Run (Type 2)	EA	2004	310	\$62,310
Sewer & Storm Ex. Street Pavement	AC	400	1	\$400
Traffic Control	TN	178	11,330	\$19,586
CD1 Hydrated Lime (24 Bars)	TN	178	1,192	\$212,656
CD1 Hydrated Lime (12 Bars)	TN	178	1,192	\$212,656
CD2 - 6" Concrete Pavement	SY	41	18,445	\$766,245
CD2 - 7" Concrete Pavement	SY	41	82	\$3,362
CD2 - 8" Concrete Pavement	SY	41	63	\$2,583
CD2 - 9" Concrete Pavement	SY	41	26	\$1,066
CD2 - 10" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 11" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 12" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 13" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 14" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 15" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 16" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 17" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 18" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 19" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 20" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 21" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 22" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 23" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 24" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 25" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 26" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 27" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 28" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 29" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 30" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 31" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 32"	SY	41	1,902	\$78,082
CD2 - 33" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 34" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 35" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 36" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 37" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 38" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 39" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 40" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 41" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 42" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 43" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 44" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 45" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 46" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 47" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 48" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 49" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 50" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 51" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 52" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 53" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 54" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 55" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 56" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 57" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 58" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 59" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 60" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 61" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 62" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 63" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 64" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 65" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 66" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 67" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 68" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 69" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 70" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 71" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 72" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 73" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 74" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 75" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 76" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 77" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 78" Concrete Pavement	SY	41	1,902	\$78,082
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CD2 - 81" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 82" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 83" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 84" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 85" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 86" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 87" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 88" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 89" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 90" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 91" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 92" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 93" Concrete Pavement	SY	41	1,902	\$78,082
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CD2 - 95" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 96" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 97" Concrete Pavement	SY	41	1,902	\$78,082
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CD2 - 99" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 100" Concrete Pavement	SY	41	1,902	\$78,082
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CD2 - 111" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 112" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 113" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 114" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 115" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 116" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 117" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 118" Concrete Pavement	SY	41	1,902	\$78,082
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CD2 - 120" Concrete Pavement	SY	41	1,902	\$78,082
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CD2 - 126" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 127" Concrete Pavement	SY	41	1,902	\$78,082
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CD2 - 135" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 136" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 137" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 138" Concrete Pavement	SY	41	1,902	\$78,082
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CD2 - 140" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 141" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 142" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 143" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 144" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 145" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 146" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 147" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 148" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 149" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 150" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 151" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 152" Concrete Pavement	SY	41	1,902	\$78,082
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CD2 - 174" Concrete Pavement	SY	41	1,902	\$78,082
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CD2 - 176" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 177" Concrete Pavement	SY	41	1,902	\$78,082
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CD2 - 181" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 182" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 183" Concrete Pavement	SY	41	1,902	\$78,082
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CD2 - 186" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 187" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 188" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 189" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 190" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 191" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 192" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 193" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 194" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 195" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 196" Concrete Pavement	SY	41	1,902	\$78,082
CD2 - 197" Concrete Pavement	SY	41		

Private Clubs	
\$48,867	
\$4,495	
\$17,587	
\$106,593	
\$188,014	
\$86,747	
\$39,917	
\$754	
\$573	
\$4,611	
\$4,046	
\$82,095	
\$15,506	
\$2,217	

G. LANDSCAPE AND HARDSCAPE				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
Substation (Allocated)	LS	\$16,300.00	1	\$16,300
General Conditions (Allocated)	LS	\$46,600.00	1	\$46,600
Permit Allowance	LS	\$5,000.00	1	\$5,000
Asphalt in Park	EA	\$4,320.00	3	\$12,960
Pavement Structures	EA	\$31,299.00	1	\$31,299
Gas St. Pavilion	EA	\$8,330.00	1	\$8,330
SP1 Bench	EA	\$1,543.53	11	\$14,979
SP1 Bench Pad	EA	\$300.00	2	\$2,100
SP1 Bench Installation	EA	\$300.00	11	\$3,300
SP2 Water Recycle	EA	\$1,799.96	7	\$14,599
SP2 Water Recycle Installation	EA	\$250.00	7	\$1,750
SP2 Pad	EA	\$250.00	7	\$1,750
SP4 Signage	EA	\$248.96	2	\$497
SP4 Doghouse Installation	EA	\$125.00	2	\$250
SP3 42" Round Table	EA	\$1,481.11	3	\$4,443
SP3 42" Round Table Installation	EA	\$300.00	3	\$900
SP3 42" Pad	EA	\$450.00	3	\$1,350
SP4 42" Round Table	EA	\$3,087.01	2	\$6,174
SP4 42" Round Table Installation	EA	\$800.00	2	\$1,600
SP3 8' Detritus Table	EA	\$1,904.63	2	\$3,809
SP3 8' Detritus Table Installation	EA	\$300.00	2	\$600
SP6 Ping Pong Table	EA	\$5,441.41	2	\$10,883
SP6 Footing	EA	\$500.00	2	\$1,000
SP6 Installation	EA	\$1,350.00	2	\$2,700
SP7 Cam Hide Set	EA	\$1,650.33	1	\$1,650
SP7 Footing	EA	\$250.00	2	\$500
SP7 Installation	EA	\$250.00	2	\$500
SP7 20' Pavers Perpendicular to Walls	EA	\$8,500.00	6	\$51,000
SP7 20' Pavers	EA	\$15.00	750	\$1,125
SP7 20' Pavers	EA	\$6.00	3,815	\$22,890
SP7 20' Pavers	EA	\$2.98	6,521	\$19,431
SP7 20' Pavers	EA	\$10,000.00	1	\$10,000
SP7 20' Pavers	EA	\$6.92	409	\$2,837
SP7 20' Pavers	EA	\$27,820.00	1	\$27,820
SP7 20' Pavers	EA	\$2,800.00	1	\$2,800
SP7 20' Pavers	EA	\$4.98	6,835	\$34,031
SP7 20' Pavers	EA	\$8.11	369	\$2,981
SP7 20' Pavers	EA	\$595.39	10	\$5,954
SP7 20' Pavers	EA	\$433.00	10	\$4,330
SP7 20' Pavers	EA	\$2,165.00	20	\$43,300
SP7 20' Pavers	EA	\$8,500.00	1	\$8,500
SP7 20' Pavers	EA	\$1,450.00	1	\$1,450
SP7 20' Pavers	EA	\$109,432.20	94	\$10,846
SP7 20' Pavers	EA	\$68,289.31	1	\$68,289
SP7 20' Pavers	EA	\$13,000.00	1	\$13,000
SP7 20' Pavers	EA	\$10,500.00	1	\$10,500
SP7 20' Pavers	EA	\$832.31	34	\$28,299
SP7 20' Pavers	EA	\$832.31	21	\$17,479
SP7 20' Pavers	EA	\$832.31	4	\$3,329
SP7 20' Pavers	EA	\$832.31	2	\$1,665
SP7 20' Pavers	EA	\$986.15	22	\$21,695
SP7 20' Pavers	EA	\$678.40	31	\$21,032
SP7 20' Pavers	EA	\$986.15	8	\$7,889
SP7 20' Pavers	EA	\$317.71	13	\$4,931
SP7 20' Pavers	EA	\$20.75	51	\$1,039
SP7 20' Pavers	EA	\$9.07	60	\$542
SP7 20' Pavers	EA	\$34.24	53	\$1,815
SP7 20' Pavers	EA	\$39.71	133	\$5,364
SP7 20' Pavers	EA	\$30.64	132	\$4,044
SP7 20' Pavers	EA	\$32.57	39	\$1,260
SP7 20' Pavers	EA	\$34.27	41	\$1,415
SP7 20' Pavers	EA	\$8.11	213	\$1,744
SP7 20' Pavers	EA	\$8.11	267	\$2,185
SP7 20' Pavers	EA	\$9.93	230	\$2,284
SP7 20' Pavers	EA	\$1,107	1,500	\$1,660
SP7 20' Pavers	EA	\$14.40	35	\$503
SP7 20' Pavers	EA	\$8.11	1,700	\$14,117
SP7 20' Pavers	EA	\$0.64	84,950	\$5,377
SP7 20' Pavers	EA	\$66.25	190	\$12,588
SP7 20' Pavers	EA	\$64.71	230	\$14,883
SP7 20' Pavers	EA	\$1.40	6,750	\$9,450
SP7 20' Pavers	EA	\$0.15	14,400	\$2,160
SP7 20' Pavers	EA	\$4.43	1,013	\$4,499
SP7 20' Pavers	EA	\$2,500.00	1	\$2,500
SP7 20' Pavers	EA	\$300.00	3	\$900
SP7 20' Pavers	EA	\$36.02	117	\$4,214
SP7 20' Pavers	EA	\$84,300.00	1	\$84,300
SP7 20' Pavers	EA	\$4,200.00	1	\$4,200
SP7 20' Pavers	EA	\$19,534.35	1	\$19,534
SP7 20' Pavers	EA	\$8,000.00	1	\$8,000
SUBTOTAL LANDSCAPE AND HARDSCAPE				\$1,896,139
TOTAL FOR PHASE I SINGLE FAMILY SITE IMPROVEMENTS				
A. CLEARING, GRADING, & EROSION CONTROL				
				\$813,420
B. STREET PAVEMENT				\$2,283,874
C. STORM DRAIN				\$359,400
D. GROUND WATER				\$355,168
E. GROUND WATER				\$486,309
F. MISCELLANEOUS				\$136,184
G. LANDSCAPE AND HARDSCAPE				\$1,296,720
SUBTOTAL HARD COSTS				\$5,931,541
SOFT COSTS				
Survey Control (Staking)				\$603
Survey Control (Staking)				\$400
PUB Capital Investments (Construction Management Fee)				\$298,577
TRB (On Con. Values, Plans) (On Rate)				\$74,794
MO Task 4 - Aquatic Resources Determination				\$1,200
SP Task 1 - Topographic Survey				\$7,500
SP Task 2 - Boundary Verification				\$2,500
SP Task 3 - Preliminary Plat				\$17,500
SP Task 4 - Final Plat				\$1,500
SP Task 5 - Frontage Utility Coordination				\$2,500
SP Task 6 - Construction Plans (Public Infrastructure)				\$183,000
SP Task 7 - Construction Plans (Private Infrastructure & Work)				\$27,500
SP Task 8 - Building and Contracting Administration				\$3,500
SP Task 9 - Final Right-of-Way Control				\$3,500
SP Task 10 - Final Lot Control				\$15,000
SP Task 11 - Record Drawings				\$2,000
SP Task 12 - Preliminary Plat Modification and Re-Submission				\$22,500
SP Task 13 - Construction Plan Modifications (Open Sections)				\$6,750
SP Task 14 - Construction Plan Modifications (Open Sections)				\$8,750
SP Task 15 - Construction Plan Modifications (Open Sections)				\$1,887
Overhead Expense (Reimbursable)				\$95,821
Overhead Expense (Non-Reimbursable)				\$50,863
SUBTOTAL SOFT COST				\$841,879
GRAND TOTAL CIVIL SITE IMPROVEMENTS				\$6,773,420

\$19,534

\$763,188

\$90,723

\$2,500

\$27,500

\$15,000

\$50,863

CLAP	100
ACRES	1
CT	

Pressure Grade

100

100

100

1

1

1

1

1

31,037.73

15,000

10

REGIONAL DETENTION EAST (PHASE 1) COST

ACRES 2.3

REGIONAL DETENTION EAST IMPROVEMENTS (PONDS A & B)				
A. DEMOLITION, CLEARING, GRADING & EROSION CONTROL				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
Unclassified Excavation (includes swales and grade to drain)	CY	\$2.18	5,000	\$10,900
Site Clearing, Grubbing & Ham	AC	\$442.86	2.50	\$1,107
Rock Check Dam (Public)	LS	\$1,402.23	1	\$1,402
Grading Mobilization (Public)	LS	\$11,289.00	0.20	\$2,258
Grading Staking (Public)	LS	\$9,905.00	0.20	\$1,981
Grading Survey (Public)	LS	\$2,900.00	0.20	\$580
Retaining Walls (Colonado, Pond B)	SF	\$12.10	12,029.23	\$145,612
Erosion Control				\$8,123
SUBTOTAL CLEARING, GRADING & EROSION CONTROL				\$171,964
B. STORM DRAIN				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
18" RCP	LF	\$50.00	712	\$35,600
36" RCP	LF	\$105.00	256	\$26,880
42" RCP	LF	\$134.00	40	\$5,360
18" SETP-CD-HDWL	EA	\$2,102.00	1	\$2,102
18" SETP-CD-HDWL w/ Restrictor Plate	EA	\$2,188.00	1	\$2,188
Detention Pond Outfall Structure	EA	\$9,715.00	1	\$9,715
4-Grate Inlet	EA	\$6,060.00	1	\$6,060
Storm Sewer Manhole Type B (>33")	EA	\$4,881.00	1	\$4,881
36" SETP-CD-HDWL	EA	\$3,921.00	1	\$3,921
42" PW-Q HW	EA	\$11,713.00	1	\$11,713
42" Plug	EA	\$1,055.00	1	\$1,055
12" Thick Rip Rap	SY	\$82.00	46	\$3,772
Trench Safety	LF	\$0.10	1008	\$101
Inlet Protection	EA	\$185.00	1	\$185
CO #4 5' Wide Concrete Flume	LF	\$46.00	250	\$11,500
BSU P&P Bond (Allocated)	LS	\$1,026.03	1	\$1,026
Inspection Fee	EA	4.3%	\$126,059	\$5,673
Staking	EA	\$3,287.50	1	\$3,288
Staking	EA	\$1,283.33	\$1	\$1,283
SUBTOTAL STORM DRAIN				\$136,302
C. MISCELLANEOUS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
Hardscape Mobilization (Allocated)	LS	\$2,100.00	1	\$2,100
Hardscape General Conditions (Allocated)	LS	\$5,980.00	1	\$5,980
11 Horizontal Wood Fence w/ Stain	FT	\$57.35	990	\$56,777
Contractor Fee	%	\$64,856.50	9%	\$5,837
SUBTOTAL MISCELLANEOUS				\$70,694
TOTAL REGIONAL DETENTION EAST (PONDS A & B) IMPROVEMENTS				
A. DEMOLITION, CLEARING, GRADING & EROSION CONTROL				\$171,964
B. STORM DRAIN				\$136,302
C. MISCELLANEOUS				\$70,694
SUB-TOTAL HARD COST				\$378,959
SOFT COSTS				
PMB Capital Investments (Construction Management Fee)	EA	5%	\$378,959.41	\$18,948
MI Task 1 - Boundary Verification & Vertical Control	LS	\$464.29	1	\$464
MI Task 2 - Preliminary Plat	LS	\$2,500.00	1	\$2,500
MI Task 3 - Topographic Survey	LS	\$3,821.43	1	\$3,821
MI Task 4 - Aquatic Resources Delineation	LS	\$1,250.00	1	\$1,250
MI Task 5 - Downstream Assessment and Floodplain Study	LS	\$3,571.43	1	\$3,571
MI Task 6 - CLOMR and Review Fee	LA	\$17,125.00	1	\$17,125
MI Task 17 - Record Drawings	LS	\$500.00	1	\$500
MI Task 20 - Preliminary Plat Modification & Re-Submission	LS	\$1,785.71	1	\$1,786
Overhead Expense (Reimbursable)	LS	\$6,207	1	\$6,207
Overhead Expense (Non-Reimbursable)	LS	\$3,295	1	\$3,295
SUB-TOTAL SOFT COST				\$59,467
GRAND TOTAL REGIONAL DETENTION EAST (PONDS A & B) IMPROVEMENTS				\$438,426

Private Costs

50

\$3,790

\$3,295

\$7,084

REGIONAL DETENTION WEST (FUTURE) COST

ACRES 4.5

REGIONAL DETENTION WEST IMPROVEMENTS				
A. DEMOLITION, CLEARING, GRADING & EROSION CONTROL				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
CLEARING / GRUBBING / EXCAVATION	AC	\$5,000	4.5	\$22,500
ROCK RIP-RAP	SY	\$85	250.00	\$21,250
RETAINING WALL ESTIMATE	LS	\$306,000	1.00	\$306,000
TESTING	%	2%	349,750.00	\$6,995
BONDS	%	0.83%	336,745.00	\$3,044
SUBTOTAL CLEARING, GRADING & EROSION CONTROL				\$359,789
B. STORM DRAIN				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
OFF-CHANNEL DETENTION POND - GRADING AND OUTLET STRUCTURE - APPX 2 AC-FT	LS	\$39,985.00	1	\$39,985
OFF-CHANNEL DETENTION POND - GRADING AND OUTLET STRUCTURE - APPX 10 AC-FT	LS	\$94,510.00	1	\$94,510
SUBTOTAL STORM DRAIN				\$134,495
C. LANDSCAPE/HARDSCAPE				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
FOUNTAINS	EA	\$30,000	3	\$90,000
BOARDWALK	LF	\$100	2500	\$250,000
BOARDWALK HARDSCAPE	LS	\$100,000	1	\$100,000
PEDESTRIAN BRIDGE	EA	\$85,000	2	\$170,000
LIMITED SOD/IRRIGATION OF OPEN SPACE	SF	\$1.65	87120	\$143,748
DG TRAILS	LF	\$30	3500	\$105,000
LANDSCAPE ALLOWANCE	LS	\$250,000	1	\$250,000
SUBTOTAL LANDSCAPE/HARDSCAPE				\$1,108,748
D. MISCELLANEOUS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
HARD COST CONTINGENCY	%	13%	\$1,602,031.93	\$208,394
SUBTOTAL MISCELLANEOUS				\$208,394
TOTAL REGIONAL DETENTION WEST IMPROVEMENTS				
A. DEMOLITION, CLEARING, GRADING & EROSION CONTROL				\$359,789
B. STORM DRAIN				\$134,495
C. LANDSCAPE/HARDSCAPE				\$1,108,748
D. MISCELLANEOUS				\$208,394
SUB-TOTAL HARD COST				\$1,811,426
SOFT COSTS				
Geotech Exploration	EA	\$13,000.00	1	\$13,000
PMB Capital Investments (Construction Management Fee)	EA	\$464.29	1811426.079	\$840,371
MI Task 1 - Boundary Verification & Vertical Control	LS	\$3,821.43	1	\$3,821
MI Task 3 - Topographic Survey	LS	\$3,571.43	1	\$3,571
MI Task 5 - Downstream Assessment and Floodplain Study	LS	\$17,125.00	1	\$17,125
MI Task 6 - CLOMR and Review Fee	LS	\$10,000.00	1	\$10,000
MI Task 15 - LOMR As-Built Survey	LS	\$25,000.00	1	\$25,000
MI Task 16 - LOMR	LS	\$892.86	1	\$893
MI Task 20 - Preliminary Plat Modification & Re-Submission	LS	\$68,000.00	1	\$68,000
MI Task 24 - Detention/Retention Pond USACE Individual Permit	LS	\$25,000.00	1	\$25,000
MI Task 25 - Pond Grading Concept Study	LS	\$22,500.00	1	\$22,500
MI Task 26 - Pond Mass Grading & Drainage Infrastructure Construction Plans	LS	\$10,000.00	1	\$10,000
MI Task 27 - Downstream Assessment & Floodplain Study Update	LS	\$36,000.00	1	\$36,000
MI Task 28 - Water Rights Permit Application	LS	\$12,500.00	1	\$12,500
MI Task 29 - Groundwater Availability Evaluation	LS	\$1,000.00	1	\$1,000
MI Task 37 - Additional Bidding and Contracting Administration	LS	\$478,928.80	10%	\$47,893
Soft Cost Contingency	%	\$1,108,748.00	12%	\$133,050
TBO Landscape/Hardscape Plans	LS	\$3,614	1	\$3,614
Overhead Expense (Reimbursable)	LS	\$1,918	1	\$1,918
Overhead Expense (Non-Reimbursable)	LS	\$1,918	1	\$1,918
SUB-TOTAL SOFT COST				\$526,822
GRAND TOTAL REGIONAL DETENTION WEST IMPROVEMENTS				\$2,338,248

Private Costs

\$0

\$18,114

\$1,918

\$20,033

MASTER WATER LINE EXTENSION (PHASE 1) COST

PHASE 1 MASTER WATERLINE INFRASTRUCTURE				
A. WATER - THE STATION BLVD PHASE 1 (100% CIP Eligible)				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
12" P.V.C. Waterline	LF	\$48.13	71	\$3,514
16" P.V.C. Waterline	LF	\$60.00	753	\$45,300
12" SDR-11	LF	\$14.60	158	\$2,212
12" DR-11	LF	\$15.00	158	\$2,370
12" Gate Valve	EA	\$847.00	2	\$1,694
12" Gate Valve & Box	EA	\$1,573.00	4	\$6,292
16" Gate Valve	EA	\$9,097.00	2	\$18,194
12" Plug	EA	\$411.00	2	\$822
Fire Hydrant Assembly	EA	\$4,227.00	2	\$8,454
Relocate Existing FHT	EA	\$5,188.00	1	\$5,188
Connect to Existing Water Line	EA	\$1,693.00	1	\$1,693
2" Dism Service	EA	\$1,802.00	2	\$3,604
2" In Service	EA	\$1,610.00	1	\$1,610
CO #3 1" In Service	EA	\$1,325.00	1	\$1,325
Trench Safety	LF	\$0.10	828	\$82.8
Testing	EA	\$15.00	828	\$12,420
CO #5 5" Dia. Meter Vault & 8" PVC	LS	\$1,056.19	1	\$1,056
BSD P&P Bond (Allocated)	%	4.50%	\$104,764.62	\$4,714
Inspection Fee				
Staking	EA	\$1,000.00	1	\$1,000
Staking	EA	\$3,287.50	1	\$3,288
Staking	EA	\$1,400.00	1	\$1,400
Subtotal Water The Station Blvd				\$130,167
B. WATER - THE COMMONS PKWY				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
12" P.V.C. Waterline	LF	\$48.13	1016	\$48,903
12" Gate Valve & Box	EA	\$1,573.00	2	\$3,146
12" x 8" Tapping Sleeve & Valve	EA	\$3,640.00	1	\$3,640
12" Plug	EA	\$411.00	1	\$411
Fire Hydrant Assembly	EA	\$4,227.00	1	\$4,227
Connect to Existing Water Line	EA	\$1,693.00	1	\$1,693
CO #3 1" In Service	EA	\$1,325.00	2	\$2,650
Trench Safety	LF	\$0.10	1016	\$101.6
Testing	EA	\$1.29	1016	\$1,312
CO #5 12" Waterline Lowering	LS	\$5,014.00	2	\$10,028
BSD P&P Bond (Allocated)	LS	\$627.21	1	\$627
Inspection Fee	%	4.50%	\$77,060.18	\$3,468
Subtotal Water The Commons Parkway				\$80,528
TOTAL PHASE 1 MASTER WATER IMPROVEMENTS				
				\$130,167
A. WATER - THE STATION BLVD PHASE 1 (100% CIP Eligible)				\$130,167
B. WATER - THE COMMONS PKWY				\$80,528
SUB-TOTAL HARD COST				\$210,694
SOFT COSTS				
PMB Capital Investments (Construction Management Fee)	EA	5%	210694.4200	\$10,535
MT Task 1 - Boundary Verification & Vertical Control	LS	\$464.29	1	\$464
MT Task 2 - Preliminary Plan	LS	\$2,500.00	1	\$2,500
MT Task 3 - Topographic Survey	LS	\$3,821.43	1	\$3,821
MT Task 4 - Aquatic Resources Delineation	LS	\$1,250.00	1	\$1,250
MT Task 5 - Downstream Assessment and Floodplain Study	LS	\$3,571.43	1	\$3,571
MT Task 6D - Master Water Line Extension Construction Plans	LS	\$19,250.00	1	\$19,250
MT Task 17 - Record Drawings	LS	\$500.00	1	\$500
MT Task 20 - Preliminary Plan Modification & Re-Submission	LS	\$1,785.71	1	\$1,786
MT Task 53 - NTMWD Vault Relocation Construction Plans	LS	\$5,500.00	1	\$5,500
MT Task 54 - NTMWD Meetings and Coordination Plans	LS	\$1,500.00	1	\$1,500
MT Task 55 - Record Drawings (TxDOT 3D Plans & NTMWD Plans)	LS	\$1,500.00	1	\$1,500
MT Engineering (Hourly) - Meetings and Coordination (NTMWD Meetings)	HR	\$2,967.60	1	\$2,968
Overhead Expense (Reimbursable)	LS	\$3,847	1	\$3,847
Overhead Expense (Non-Reimbursable)	LS	\$2,042	1	\$2,042
SUB-TOTAL SOFT COST				\$81,034
CIP ELIGIBLE SOFT COST				\$37,600
GRAND TOTAL PHASE 1 MASTER WATER IMPROVEMENTS				\$271,728

Private Costs

50

\$2,107

\$2,042

\$4,149

MASTER WATER LINE EXTENSION (FUTURE) COST

FUTURE MASTER WATERLINE INFRASTRUCTURE				
A. WATER - FUTURE PHASE THE STATION BLVD				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
12" P.V.C. WATERLINE (INCLUDING FITTINGS) - WEST OF PV BEND		\$49.09	2,780	\$136,477
12" GATE VALVE & BOX		\$1,604.46	4	\$6,418
12" x 12" CUT-IN TEE		\$5,000.00	2	\$10,000
COMMERCIAL SERVICE		\$2,500.00	8	\$20,000
IRRIGATION SERVICE		\$1,642.20	4	\$6,569
FIRE HYDRANT ASSEMBLY		\$4,362.54	12	\$52,350
6" BLOW OFF VALVE AND VAULT		\$3,300.00	1	\$3,300
TRENCH SAFETY		\$0.10	2,966	\$303
TESTING (EXCLUDING GEOTECH)		\$1.02	2,966	\$3,025
TESTING (GEOTECH)		\$1.50	2,966	\$4,449
BONDS		\$242,891.40	0.85%	\$2,072
INSPECTION FEE		\$244,963.87	4.50%	\$11,023
SUBTOTAL WATER THE STATION BLVD				\$255,987
B. WATER - PUBLIC COLLECTOR ROAD B				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
12" P.V.C. WATERLINE (INCLUDING FITTINGS)		\$49.09	600	\$29,456
12" GATE VALVE & BOX		\$1,604.46	2	\$3,209
12" x 12" CUT-IN TEE		\$5,000.00	1	\$5,000
IRRIGATION SERVICE		\$1,642.20	2	\$3,284
FIRE HYDRANT ASSEMBLY		\$4,362.54	2	\$8,725
TRENCH SAFETY		\$0.10	600	\$60
TESTING (EXCLUDING GEOTECH)		\$1.02	600	\$612
TESTING (GEOTECH)		\$1.50	600	\$900
BONDS		\$51,247.16	0.85%	\$437
INSPECTION FEE		\$51,684.43	4.50%	\$2,326
SUBTOTAL WATER PUBLIC COLLECTOR ROAD B				\$54,010
C. MISCELLANEOUS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
HARD COST CONTINGENCY	%	13%	\$309,997.47	\$40,300
SUBTOTAL MISCELLANEOUS				\$40,300
TOTAL PHASE 1 MASTER WATER IMPROVEMENTS				
A. WATER - FUTURE PHASE THE STATION BLVD				\$255,987
B. WATER - PUBLIC COLLECTOR ROAD B				\$54,010
C. MISCELLANEOUS				\$40,300
SUB-TOTAL HARD COST				\$350,297
SOFT COSTS				
PMB Capital Investments (Construction Management Fee)	EA	5%	350297.1418	\$17,515
MI Task 1 - Boundary Verification & Vertical Control	LS	\$464.29	1	\$464
MI Task 3 - Topographic Survey	LS	\$3,821.43	1	\$3,821
MI Task 5 - Downstream Assessment and Floodplain Study	LS	\$3,571.43	1	\$3,571
MI Task 9D - Master Water Line Extension Construction Plans	LS	\$15,750.00	1	\$15,750
Soft Cost Contingency	%	\$41,643	10%	\$4,164
Overhead Expense (Reimbursable)	LS	\$342	1	\$342
Overhead Expense (Non-Reimbursable)	LS	\$181	1	\$181
SUB-TOTAL SOFT COST				\$45,809
GRAND TOTAL FUTURE MASTER WATER IMPROVEMENTS				\$396,107

Private Costs

\$0

\$3,503

\$181

\$3,684

MASTER SEWER MAIN EXTENSION - LINE B COST

MASTER SANITARY SEWER LINE B				
MASTER SEWER LINE B				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" STD. 26 P.V.C. Pipe (10'x12'x12') (Main B)	LF	\$14.00	1,288	\$43,792
4" Diameter Manhole (Main B)	EA	\$2,788.00	1	\$2,788
7" Diameter Manhole (Main B)	EA	\$4,181.00	4	\$16,724
Extra MH Depth - 3" DIA (-8") (Main B)	VF	\$179.00	21	\$3,759
End & Plug (Main B)	EA	\$327.00	1	\$327
Connect to Existing Sub (Main B)	EA	\$967.00	1	\$967
Trench Safety (Main B)	LF	\$0.10	1,288	\$129
Testing (Easeling Groutch) (Main B)	LF	\$2.00	1,288	\$2,576
BIS/ PAP Bond (Allocated)	L.S.	\$583.14	1	\$583
Inspection Fee	EA	4.50%	71,645	\$3,224
SUBTOTAL MASTER SEWER LINE B (Hard Cost)				\$74,869
SOFT COSTS				
PMH Capital Investments (Construction Management Fee)	EA	5.0%	\$74,869	\$3,743
MI Task 1 - Boundary Verification & Vertical Control	L.S.	\$928.57	1	\$929
MI Task 2 - Preliminary Plan	L.S.	\$2,500.00	1	\$2,500
MI Task 3 - Topographic Survey	L.S.	\$7,643.86	1	\$7,643
MI Task 4 - Aquatic Resource Delimitation	L.S.	\$1,250.00	1	\$1,250
MI Task 5 - Downstream Assessment	L.S.	\$7,142.86	1	\$7,143
MI Task 9F - Master Sewer Main - Line B Extension Plans	L.S.	\$15,000.00	1	\$15,000
MI Task 20 - Preliminary Plat Modification & Re-Submission	L.S.	\$1,789.71	1	\$1,790
Overhead Expense (Reimbursable)	L.S.	\$1,682.06	1	\$1,682
Overhead Expense (Non-Reimbursable)	L.S.	\$8224.17	1	\$8,922
SUB TOTAL SOFT COST				\$42,538
GRAND TOTAL MASTER SEWER LINE B IMPROVEMENTS				\$117,407

Private Costs

\$0

\$749

\$882

\$1,631

MERRITT ROAD COST

MERRITT ROAD CIVIL IMPROVEMENTS				
A. MISCELLANEOUS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
Erosion Control - Rock Check Dam	E.A.	\$3,120	1	\$3,120
Street & Stop Signs (1 Merritt Rd)				
Copy Total for 4" Square Pole	E.A.	\$19.00	1	\$19
Sign Over Base for 4" Square Pole	E.A.	\$104.00	1	\$104
Mounts to 4" OD Poles	E.A.	\$103.00	1	\$103
Square Aluminum Pole 4x4x12	E.A.	\$192.00	1	\$192
Street Sign Arm for Bat or extruded Mader	E.A.	\$47.00	1	\$47
Two Sided Street Sign 9x36	E.A.	\$110.00	1	\$110
10" Stop Sign	E.A.	\$98.00	1	\$98
Excavate	E.A.	10%		(\$36)
Stake Tax	L.S.			\$25
Delivery Fee	L.S.			\$199
Staking	L.S.	\$600.00	1	\$600
SUBTOTAL MISCELLANEOUS				\$4,549
B. MERRITT ROAD LANDSCAPE AND HARDSCAPE				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
Thin Wall (W. Engineering Pro Rate)	L.F.	\$103.96	308	\$66,987
Thin Wall on Retaining Wall (W. Engineering Pro Rate)	L.F.	\$136.47	362	\$49,754
Staking	E.A.	\$1,250.00	0.45	\$563
Staking	E.A.	\$2,016.66	0.45	\$907
Staking	E.A.	\$2,550.00	0.43	\$1,144
Mulchization (Allocated)	L.S.	\$700.00	1	\$700
General Conditions (Allocated)	L.S.	\$2,000.00	1	\$2,000
Slow Strip w/ Brick Thruwall	FT	\$14.00	1139	\$13,945
1.2 Techlight	E.A.	\$433.00	6	\$2,798
Electrical Service & Labor for Install	L.S.	\$500.00	1	\$500
Contractor Fee	%	\$21,743.30	9%	\$1,957
Texas Ash	E.A.	\$832.31	4	\$3,329
Cathedral Live Oak	E.A.	\$986.15	31	\$30,371
Sweet Bay Magnolia	E.A.	\$986.15	6	\$5,917
Vines	E.A.	\$377.79	6	\$2,266
Howard Hardford Holly	E.A.	\$39.73	105	\$4,172
Green Cloud Texas Sage	E.A.	\$50.64	130	\$6,583
Steel Linings	E.A.	\$18.89	1080	\$20,401
Was Myrtle	E.A.	\$32.52	40	\$1,301
Lime Light Nandina	E.A.	\$27.99	105	\$2,938
Mexican Feather Grass	E.A.	\$8.11	340	\$3,082
Steel Prep	CY	\$66.25	72	\$4,969
Stemmed Sod	SY	\$3.40	500	\$1,700
Steel Edging	L.F.	\$4.81	500	\$2,405
Stake Kite	E.A.	\$36.02	41	\$1,477
Irrigation System (Allocated)	L.S.	\$25,478.11	1	\$25,478
Stake Tax - Landscaping (Allocated)	L.S.	\$6,910.20	1	\$6,910
SUBTOTAL MERRITT ROAD LANDSCAPE AND HARDSCAPE				\$266,521
TOTAL MERRITT ROAD IMPROVEMENTS				
A. MISCELLANEOUS				\$4,549
B. MERRITT ROAD LANDSCAPE AND HARDSCAPE				\$266,521
SUB-TOTAL HARD COST				\$271,070
SOFT COSTS				
PMD Capital Investment (Construction Management Fee)	E.A.	5%	\$271,062.23	\$13,553
TRB (Per Con, Vision, Plans) (Pro Rate)	E.A.	\$18,853.83	1	\$18,854
Overhead Expense (Reimbursable)	L.S.	\$4,484.67	1	\$4,485
Overhead Expense (Non-Reimbursable)	L.S.	\$2,380.32	1	\$2,381
SUB-TOTAL SOFT COST				\$39,272
GRAND TOTAL MERRITT ROAD IMPROVEMENTS				\$310,342

Private Costs

\$6,910.20

\$6,910

\$2,987

\$2,381

\$5,368

MASTER ENTRY MONUMENTATION/ARTWORK COST

MASTER ENTRY MONUMENTATION/ARTWORK				
A. MASTER ENTRY MONUMENTATION/ARTWORK LANDSCAPE AND HARDSCAPE				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
Mobilization (Allocated) - MI	LS	\$7,550.00	1	\$7,550
General Conditions (Allocated) - MI	LS	\$20,950.00	1	\$20,950
Footings and Brick Wall @ Entry - MI	EA	\$12,750.00	2	\$25,500
Entry Sign - MI	EA	\$34,610.00	1	\$34,610
Archway - MI	EA	\$4,125.00	6	\$24,750
10'W x 19" Brick Wall - MI	EA	\$2,900.00	6	\$17,400
Contractor Fee - MI	%	\$130,550.00	9%	\$11,748
Mobilization (Allocated) - SF	LS	\$4,500.00	1	\$4,500
General Conditions (Allocated) - SF	LS	\$12,800.00	1	\$12,800
Footings & Brick Wall Entry Sign w/ Arch - SF	EA	\$12,750.00	2	\$25,500
Entry Sign w/ Arch - SF	EA	\$38,728.94	2	\$77,458
10'W x 19" Brick Wall - SF	EA	\$2,900.00	6	\$17,400
Contractor Fee - SF	%	\$137,657.88	9%	\$12,389
Staking	EA	\$3,000.00	1	\$3,000
SUBTOTAL MASTER ENTRY MONUMENTATION/ARTWORK				\$295,325
TOTALS MASTER ENTRY MONUMENTATION/ARTWORK IMPROVEMENTS				
A. MASTER ENTRY MONUMENTATION/ARTWORK LANDSCAPE AND HARDSCAPE				\$295,325
SUB-TOTAL HARD COST				\$295,325
SOFT COSTS				
PM/CM Capital Investments (Construction Management Fee)	EA	5.0%	\$295,325	\$14,766
TBD (Per Cos. Vision, Plans/Pro. Fees)	EA	\$20,891.38	1	\$20,891
Overhead Expense (Reimbursable)	LS	\$4,789.32	1	\$4,789
Overhead Expense (Non-Reimbursable)	LS	\$2,542.23	1	\$2,542
SUB-TOTAL SOFT COST				\$42,999
GRAND TOTAL MASTER ENTRY MONUMENTATION/ARTWORK				\$338,314

Private Costs
\$0
\$2,953
\$2,542
\$5,495

MASTER SEWER MAIN EXTENSION - LINE A (PHASE 1) COST

MASTER UNITARY SEWER LINE A (PH. 1)				
MASTER SEWER LINE A (PH. 1) - 100% CIP ELIGIBLE				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
12" HDPE P.V.C. Pipe (10'-Deep) (Main A)	LF	\$45.00	761	\$34,245
3" Diameter Manhole (Main A)	EA	\$4,181.00	3	\$12,543
Extra Drop MH Depth - 5' DIA (O-P) (Main A)	VF	\$179.00	12	\$2,148
Extra MH Depth - 5' DIA (O-P) (Main A)	VF	\$179.00	21	\$3,759
Connect to Existing Manhole (Main A)	EA	\$1,314.00	1	\$1,314
Trench Safety (Main A)	LF	\$6.10	761	\$476
Testing (Excluding Guatech) (Main A)	LF	\$2.00	761	\$1,522
BSU P&P Bond (Allocated)	LS	\$436.32	1	\$436
Inspection Fee	EA	4.5%	\$6,063	\$2,523
Staking	EA	\$1,000.00	1	\$1,000
SUBTOTAL MASTER SEWER LINE A (PH. 1)				\$59,586
SOFT COSTS				
BSU Capital Investments (Construction Management Fee)	EA	5.0%	\$59,586	\$2,979
NI Task 1 - Boundary Verification & Vertical Control	LS	\$464.29	1	\$464
NI Task 2 - Preliminary Plan	LS	\$1,250.00	1	\$1,250
NI Task 3 - Topographic Survey	LS	\$3,821.43	1	\$3,821
NI Task 4 - Aquatic Resource Delineation	LS	\$1,250.00	1	\$1,250
NI Task 5 - Downstream Assessment and Floodplain Study	LS	\$3,571.43	1	\$3,571
NI Task 9b - Master Sewer Main - Line A Extension Construction Plans	LS	\$5,000.00	1	\$5,000
NI Task 17 - Record Drawings	LS	\$500.00	1	\$500
NI Task 20 - Preliminary Plan Modification & Re-Submission	LS	\$1,785.71	1	\$1,786
Overhead Expense (Reimbursable)	LS	\$1,160.62	1	\$1,161
Overhead Expense (Non-Reimbursable)	LS	\$616.07	1	\$616
SUB-TOTAL SOFT COST				\$22,399
GRAND TOTAL MASTER SEWER LINE A (PH. 1) IMPROVEMENTS				\$81,985

Private Costs
\$0
\$596
\$616
\$1,212

MASTER SEWER MAIN EXTENSION - LINE A (FUTURE) COST

MASTER SANITARY SEWER LINE A EXTENSION (FUTURE)				
MASTER SEWER LINE A EXTENSION (FUTURE) - N. PG&T - 100% CIP Eligible				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
12" SDR 26PVC	LF	\$72.00	2,040	\$146,880
Pushing of Pipe In Casing	LF	\$48.00	350	\$16,800
3' Manhole	EA	\$6,836.00	12	\$82,032
Connect to Existing Shub	EA	\$721.00	1	\$721
Rip-Rap	SY	\$100.00	250	\$25,000
Curlex	SY	\$3.00	244	\$732
Trench Safety	LF	\$0.50	2,310	\$1,155
Testing	LF	\$2.00	2,310	\$4,620
8" SDR 26 PVC	LF	\$36.00	120	\$4,320
Inspection Fee	%	4.50%	\$290,160.00	\$13,462
Easement Acquisition	LS	\$12,400.00	1	\$12,400
SUBTOTAL MASTER SEWER LINE A EXTENSION (FUTURE) - N. PG&T				\$345,822
MASTER SEWER LINE A EXTENSION (FUTURE) - S. PG&T - 100% CIP Eligible				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8" SDR 26 PVC	LF	\$83.00	2,000	\$170,000
Easement Acquisition	LS	\$14,900.00	1	\$14,900
SUBTOTAL MASTER SEWER LINE A EXTENSION (FUTURE) - S. PG&T				\$184,900
MISCELLANEOUS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
HARD COST CONTINGENCY	%	\$529,922.20	13%	\$68,890
SUBTOTAL MISCELLANEOUS				\$68,890
SOFT COSTS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PMI Capital Investments (Construction Management Fee)	EA	\$10%	\$529,922	\$52,992
NI Task 1 - Boundary Verification & Vertical Control	LS	\$464.29	1	\$464
NI Task 2 - Preliminary Plan	LS	\$1,250.00	1	\$1,250
NI Task 3 - Topographic Survey	LS	\$3,821.43	1	\$3,821
NI Task 5 - Downstream Assessment and Floodplain Study	LS	\$3,571.43	1	\$3,571
NI Task 8 - Separate Instrument Easements / Right-of-Way	LS	\$6,000.00	1	\$6,000
NI Task 9E - Master Sewer Main - Line A Extension Construction Plans	LS	\$20,000.00	1	\$20,000
NI Task 31 - Line A Extension Alignment Study & Plans	LS	\$18,500.00	1	\$18,500
NI Task 32 - Additional Separate Instrument Easements	LS	\$6,000.00	1	\$6,000
NI Task 33 - TADOT and/or NITA Utility Permitting	LS	\$7,500.00	1	\$7,500
NI Task 37 - Additional Holding and Contracting Administration	LS	\$1,000.00	1	\$1,000
NI Task 39 - Revised Drawings (Master Sewer Main - Line A Plans)	LS	\$2,000.00	1	\$2,000
Soft Cost Contingency	%	\$98,156.10	10.00%	\$9,816
Overhead Expense (Reimbursable)	LS	\$1,014.45	1	\$1,014
Overhead Expense (Non-Reimbursable)	LS	\$538.48	1	\$538
SUB-TOTAL SOFT COST				\$197,972
GRAND TOTAL MASTER SEWER LINE A EXTENSION (FUTURE) IMPROVEMENTS				\$706,794

Private Costs

\$0

\$5,299

\$538

\$5,838

PUBLIC PARKING AND IN-TRACT IMPROVEMENTS (PHASE 1) COST

[illegible][illegible]

PUBLIC COLLECTOR ROAD B COST (FUTURE)

CL LP	493
ADDS	11
CV	48

PUBLIC COLLECTOR ROAD B CIVIL IMPROVEMENTS				
A. DEMOLITION, CLEARING, GRADING & EROSION CONTROL				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
CLEARING /GRUBBING	AC	\$480.75	1	\$480.75
STREET / ROW EXCAVATION	CY	\$2.25	3,600.00	\$8,100.00
SILT FENCE	LF	\$1.24	650	\$805.00
SWPPP	LS	\$2,601.00	1	\$2,601.00
CONSTRUCTION ENTRANCE	LS	\$1,812.25	1	\$1,812.25
ROCK CHECK DAM	EA	\$2,004.75	2.00	\$4,009.50
SOIL TESTING	CY	\$6.64	3,600.00	\$23,904.00
SUBTOTAL CLEARING, GRADING & EROSION CONTROL				\$30,812.50
B. PAVING				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
4" REIN. CONCRETE STREET PAVEMENT FOR USHOREAL SECTION	SY	\$49.94	2,660	\$13,223.60
4" SUBGRADE PREPARATION	SY	\$1.40	2,920	\$4,088.00
HYDRATED LIME (FAC-11)	TON	\$178.47	64	\$11,422.08
LONGITUDINAL BUTT JOINT	LF	\$15.08	134	\$2,020.72
BARBER FISH PEDIESTRIAN RAMP	EA	\$2,080.88	2	\$4,161.76
4" SIDEWALK (w/ TYP. "A" SECTION (4" THICK, 3000 PSI)	LF	\$36.41	1,260	\$45,876.60
SEWAGE ADAPTER PAVING	LF	\$1.38	1,300	\$1,794.00
TRAFFIC CONTROL	MO	\$520.20	2	\$1,040.40
STREPS	LF	\$1.39	830	\$1,158.70
STREET SIGNS	EA	\$500.00	2	\$1,000.00
TESTING	SY	\$1.34	2,950	\$3,923.00
DESIGN	%	0.80%	214,024	\$1,712.19
INSPECTION FEE	%	4.50%	215,820	\$9,711.30
Subtotal Paving				\$125,561.00
C. Storm Drain				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
18" RCP	LF	\$59.70	168	\$9,928.80
48" RCP	LF	\$163.50	100	\$16,350.00
48" HEADWALL	LF	\$5,000.00	2	\$10,000.00
4" CURB INLET	EA	\$3,648.52	4	\$14,594.08
INLET PROTECTION	EA	\$192.45	4	\$769.80
FRENCH SAFETY	LF	\$0.18	268	\$48.24
TESTING (GROTECH)	LF	\$1.54	268	\$412.72
TESTING (CY)	LF	\$1.60	268	\$428.80
DESIGN	%	0.80%	\$52,435	\$419.48
INSPECTION FEE	%	4.50%	\$52,435	\$2,360.48
SUBTOTAL STORM DRAIN				\$35,540.00
D. LANDSCAPE AND HARDSCAPE				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
Allocated Landscape Cost (Based on Common Policy)	LS	\$63,650.00	1	\$63,650.00
SUBTOTAL LANDSCAPE AND HARDSCAPE				\$63,650.00
E. MISCELLANEOUS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
STREET LIGHTS TYPICAL SECTION (20' SPACING)	EA	\$5,704	4	\$22,816.00
FINAL GEOTECHNICAL REPORT & TESTING	LS	\$3,594	1	\$3,594.00
HARD COST CONTINGENCY	%	10%	\$179,112	\$17,911.20
SUBTOTAL MISCELLANEOUS				\$44,321.20
PUBLIC COLLECTOR ROAD B CIVIL IMPROVEMENTS				
A. CLEARING, GRADING, & EROSION CONTROL				\$30,812.50
B. PAVING				\$125,561.00
C. STORM DRAIN				\$35,540.00
D. LANDSCAPE AND HARDSCAPE				\$63,650.00
E. MISCELLANEOUS				\$44,321.20
SUB TOTAL HARD COSTS				\$400,000.00
SOFT COSTS				
Engineering Costs	%	8.50%	\$428,396	\$36,413.60
Soft Cost Contingency	%	10%	\$57,834	\$5,783.40
PM/ Capital Expenditures (Construction Management Fee)	%	3%	\$428,396	\$12,851.88
SUB TOTAL SOFT COST				\$55,048.88
GRAND TOTAL PUBLIC COLLECTOR ROAD B IMPROVEMENTS				\$455,048.88

Private Costs

\$3,500

\$3,500

\$297.50
\$350.00
\$4,424

\$5,071

HERITAGE PARK

HERITAGE PARK				
HERITAGE PARK HARD COSTS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
SITE WORK AND UTILITIES - FLEX PLAY LAWN, AMPHITHEATER, EVENT LAWN, PLAYGROUND	AC	\$20,000	30	\$600,000
SITE ELECTRICAL AND LIGHTING	LS	\$300,000	1	\$300,000
AMPHITHEATER SEATWALL	LF	\$25	1,200	\$30,000
HANDRAILS AT AMPHITHEATER	LS	\$10,000	1	\$10,000
DRINKING FOUNTAINS	EA	\$3,500	4	\$14,000
TRASH RECEPTACLES	EA	\$1,500	10	\$15,000
BIKE RACKS	EA	\$1,000	8	\$8,000
BENCH/PICNIC TABLES	EA	\$2,500	10	\$25,000
ADVENTURE PLAY PLAYGROUND AND FURNISHINGS	LS	\$500,000	1	\$500,000
PLAYGROUND CONTAINMENT CURB	LF	\$15	400	\$6,000
TRAIN MIST "STEAM" SPLASH PAD AND FIXTURES	LS	\$400,000	1	\$400,000
VEHICULAR PAVERS IN FOOD TRUCK AREA	SF	\$12	5,000	\$60,000
PUBLIC PARKING LOT PAVING AND CURBS	EA	\$1,150	175	\$201,250
TRAIL SYSTEM (INCLUDING TRAIL, TO PARKING LOT)	SF	\$6.00	48,000	\$288,000
PLANTING	LS	\$300,000	1	\$300,000
SOD & IRRIGATION OF OPEN SPACE	LS	\$275,000	1	\$275,000
HARD COST CONTINGENCY	%	15%	3,032,250	\$467,750
SUBTOTAL HERITAGE PARK HARD COSTS				\$3,500,000
SOFT COSTS				
Kinloy Horn Civil Engineering Design	LS	\$400,000	1	\$400,000
TBG Landscape Architect Design	LS	\$100,000	1	\$100,000
SUBTOTAL HERITAGE PARK SOFT COSTS				\$500,000
GRAND TOTAL HERITAGE PARK IMPROVEMENTS				\$4,000,000

Private Costs
\$0
\$0
\$0
\$0