

CERTIFICATE OF CITY SECRETARY

THE STATE OF TEXAS

§

COUNTY OF DENTON

§

CITY OF CELINA

§

§

§

I, Lauren Vaughns, City Secretary of the City of Celina, Texas, DO HEREBY CERTIFY as follows:

1. That on the 8th day of August, 2023, a regular meeting of the City Council of the City of Celina, Texas, was held at its regular meeting place; the duly constituted members of the City Council being as follows:

RYAN TUBBS

MAYOR

JAY PIERCE

MAYOR PRO TEM

WENDIE WIGGINTON)

ANDY HOPKINS)

MINDY KOEHNE)

PHILIP FERGUSON)

TONY GRIGGS)

COUNCIL MEMBERS

and all of said persons were present at said meeting except none. Among other business considered at said meeting, the attached ordinance entitled:

ORDINANCE NO. 2023-95

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE PARVIN PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

was introduced and submitted to the City Council for passage and adoption. After presentation and due consideration of the ordinance, and upon a motion being made and seconded, the ordinance was finally passed and adopted by the City Council to be effective immediately by the following vote:

7 voted "For"

0 voted "Against"

0 abstained

all as shown in the official minutes of the City Council for the meeting held on the aforesaid date.

2. That the attached ordinance is a true and correct copy of the original on file in the official records of the City; the duly qualified and acting members of the City Council of said City on the date of the aforesaid meeting are those persons shown above and, according to the records of my office, each member of the City Council was given actual notice of the time, place, and purpose of the meeting and had actual notice that the matter would be considered; and that said meeting, and deliberation of the aforesaid public business, was open to the public and written notice of said meeting, including the subject of the entitled ordinance, was posted and given in advance thereof in compliance with the provisions of Texas Government Code Chapter 551, as amended.

IN WITNESS WHEREOF, I have hereunto signed my name officially and affixed the seal of the City, this the 8th day of August, 2023.



(City Seal)

Callevaun

City Secretary
City of Celina, Texas

Denton County
Juli Luke
County Clerk

Instrument Number: 85809

ERecordings-RP

ORDINANCE

Recorded On: August 11, 2023 08:12 AM

Number of Pages: 80

" Examined and Charged as Follows: "

Total Recording: \$342.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 85809
Receipt Number: 20230811000019
Recorded Date/Time: August 11, 2023 08:12 AM
User: Calinda B
Station: Station 20

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

ORDINANCE NO. 2023-95

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE PARVIN PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition was submitted and filed with the City Secretary (the "City Secretary") of the City of Celina, Texas (the "City") pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act"), requesting the creation of a public improvement district consisting of certain property located within the extraterritorial jurisdiction of the City; and

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

WHEREAS, on April 11, 2023, after due notice, the City Council of the City (the "City Council") held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the PID Act and made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 2023-32R (the "Authorization Resolution") adopted by a majority of the members of the City Council, authorized and created the Parvin Public Improvement District (the "District") in accordance with its finding as to the advisability of the Authorized Improvements; and

WHEREAS, on April 17, 2022 the City Secretary filed a copy of Resolution No. 2023-32R with the county clerk of each county in which all or part of the District is located in accordance with the provisions of the PID Act; and

WHEREAS, no written protests regarding the creation of the District from any owners of record of property within the District were filed with the City Secretary; and

WHEREAS, on July 11, 2023, the City Council adopted a resolution approving a preliminary service and assessment plan, including a proposed assessment roll for the District; calling for a public hearing to consider an ordinance levying assessments on property within the District (the "Assessments"); authorizing and directing the City Secretary of the City to file the

proposed assessment roll for the District and make such assessment roll available for public inspection; authorizing and directing the publication of notice of a public hearing to consider the levying of the Assessments against the property within the District (the “Levy and Assessment Hearing”); authorizing and directing the mailing of notice of the Levy and Assessment Hearing to owners of property liable for assessment; and directing related action; and

WHEREAS, on July 12, 2023, the City Secretary filed the Assessment Roll (defined below) and made the same available for public inspection; and

WHEREAS, the City Secretary, pursuant to Section 372.016(b) of the PID Act, published notice of the Levy and Assessment Hearing on July 24, 2023 in the *Celina Record*, a newspaper of general circulation in the City and in the part of the City’s extraterritorial jurisdiction in which the District is located or in which the authorized improvements will be under taken; and

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

WHEREAS, the City Council opened the Levy and Assessment Hearing on August 8, 2023, and 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 Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the Actual Costs of the improvements to be undertaken for the benefit of the Assessed Property (as defined in the Service and Assessment Plan) (the “Authorized Improvements”), 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 City Council finds and determines that the Assessment Roll and the Parvin Public Improvement District Service and Assessment Plan, dated August 8, 2023, in a form substantially similar to the attached *Exhibit A* (as updated, the “Service and Assessment Plan”), and which is incorporated herein for all purposes, should be approved and that the Assessments should be levied as provided in this Ordinance and the Service and Assessment Plan and the assessment roll attached thereto as Appendix G (the “Assessment Roll”); and

WHEREAS, the City 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 Actual Costs of the Authorized Improvements (as described in the Service and Assessment Plan), the Assessment Roll, or the levy of the Assessments against the Assessed Property; and

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

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

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

Section 1. Terms.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings.

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

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

(b) The Service and Assessment Plan (i) covers a period of at least five years, (ii) defines the annual indebtedness and projected costs for the Authorized Improvements, and (iii) includes a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended;

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

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

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

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

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

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

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

Section 3. Service and Assessment Plan.

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

Section 4. Assessment Roll.

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

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

(a) The City Council hereby levies an assessment on each parcel of Assessed Property (excluding Non-Benefitted Property, as defined in the Service and Assessment Plan), as shown and described in the Service and Assessment Plan and the Assessment Roll, in the respective amounts shown on the Assessment Roll, as a special assessment on the properties set forth in the Assessment Roll.

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

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

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

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

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

(g) The Administrative Expenses for Assessed Property shall be calculated and collected pursuant to the terms of the Service and Assessment Plan.

Section 6. Method of Assessment.

The method of apportioning the Actual Costs of the Authorized Improvements and Administrative Expenses are 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 Section VI of the Service and Assessment Plan, the owner of any Assessed Property subject to an Assessment may prepay the Assessments levied by this Ordinance.

Section 9. Lien Priority.

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

Section 10. Appointment of Administrator and Collector of Assessments.

(a) **Appointment of Administrator.**

MuniCap, Inc., is hereby appointed and designated to initially serve, or until otherwise determined by the City Council, as the Administrator of the Service and Assessment Plan and of the Assessments levied by this Ordinance. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The

Administrator's fees, charges and expenses for providing such service shall constitute an Administrative Expense.

(b) Appointment of Collector.

The Denton County Tax Assessor and Collector is hereby appointed and designated as the collector of the Assessments.

Section 11. Applicability of Tax Code.

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

Section 12. Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and the Assessment Roll, to be recorded in the real property records of Denton County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan. The City Secretary is further directed to similarly file each Annual Service Plan Update (as defined in the Service and Assessment Plan) approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

Section 13. Severability.

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

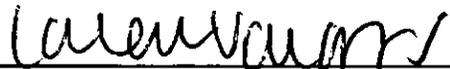
Section 14. Effective Date.

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

PASSED AND ADOPTED, this the 8th day of August 2023.


Ryan Tubbs, Mayor

ATTEST:


Lauren Vaughns, City Secretary

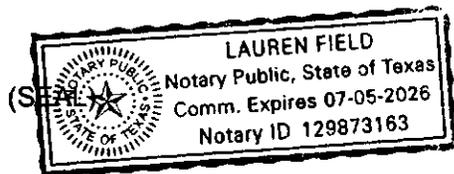


STATE OF TEXAS

COUNTY OF COLLIN



This instrument was acknowledged before me on the 10 day of 08, 2023 by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.



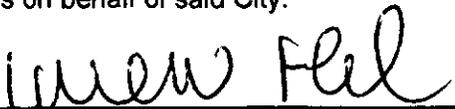

Notary Public, State of Texas

EXHIBIT A

Service and Assessment Plan

PARVIN
PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

SERVICE AND ASSESSMENT PLAN

August 8, 2023

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

PARVIN PUBLIC IMPROVEMENT DISTRICT

SERVICE AND ASSESSMENT PLAN

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

APPENDIX G - ASSESSMENT ROLL

I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On April 11, 2023, the City Council of the City of Celina, Texas (the “City”), Texas passed and approved Resolution No. 2023-32R approving and authorizing the creation of the Parvin Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which was located within the extraterritorial jurisdiction of the City at the time the PID was created.

The property in the PID is proposed to be developed in one phase. Assessments will be imposed on the property that receives a special benefit from the public improvements to be financed.

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

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

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

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

B. DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

“Assessment” means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years including the portion of those Annual Installments collected to pay Administrative Expenses and interest on all Assessments.

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

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

“Assessment Roll” means the Assessment Roll included in this Service and Assessment Plan as Appendix G or any other Assessment Roll in an amendment or supplement to this Service and

Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

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

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

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

“Certification for Payment” means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements in a payment request in a form that has been reviewed and approved by the City.

“City” means the City of Celina, Texas.

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

“County” means Denton County, Texas.

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

“Developer” means MM Celina Parvin 101, LLC, a Texas limited liability company.

“Development Agreement” means that certain Celina Parvin Development Agreement executed by and between the City and the Developer effective January 12, 2023, and as the same may be amended from time to time.

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

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

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

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

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

“Maximum Assessment Per Equivalent Unit” means an Assessment per Lot of \$44,837.06.

“MSUD” means Mustang Special Utility District, which is anticipated to own and operate the onsite and offsite water and sewer infrastructure that will serve the property.

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

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

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

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

“PID Bonds” mean the certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023 (Parvin Public Improvement District Project) that are secured primarily by Assessment Revenues.

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

“Public Property” means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, the federal government, the State of Texas, the County, the

City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

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

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

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

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the extraterritorial jurisdiction of the City, and contains approximately 101.60 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 313 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID. The estimated number of lots and the classification of each lot are based upon the proposed development plan.

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

Table II-A
Proposed Development within the PID

Proposed Development	Quantity	Measurement
Single-Family (50 Ft)	313	Units
Total	313	Units

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

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

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

(b) A public improvement may include:

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

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B. on the following page and shown in the opinion of probable costs included as Appendix B and on the

diagrams included as Appendix D for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan.

B. DESCRIPTIONS OF THE AUTHORIZED IMPROVEMENTS

The Authorized Improvements benefit the entire PID. The costs of the Authorized Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Equivalent Units.

The Authorized Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs are shown in Table III-A, and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID. To the extent that an Authorized Improvement is oversized or otherwise provides special benefit to property outside of the PID, the costs of such oversizing are not included in this Service and Assessment Plan.

A description of the Authorized Improvements are as follows:

Roadway Improvements:

Onsite:

The onsite roadway portion of the Authorized Improvements consists of subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide access to each Lot within the PID, for the benefit of the Assessed Property. All onsite roadway projects will be designed and constructed in accordance with City standards and specifications, as modified by Development Agreement, and will be owned and operated by the City.

Offsite:

The offsite roadway portion of the Authorized Improvements consists of stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way of the divided entry are included. The street improvements will provide access to each Lot within the PID, for the benefit of the Assessed Property. All offsite roadway projects will be designed and constructed in accordance with City standards and specifications, as modified by Development Agreement, and will be owned and operated by the City. The offsite roadway improvements are being constructed exclusively for the benefit of the Property within the PID.

Water Improvements:

Onsite:

The onsite water distribution system portion of the Authorized Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to provide water service to each Lot within the PID, for the benefit of the Assessed Property. All onsite water improvements will be designed and constructed in accordance with City standards and specifications, as modified by the Development Agreement, and will be owned and operated by MSUD.

Offsite:

The offsite water distribution system portion of the Authorized Improvements trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, and erosion control, and all necessary appurtenances required to connect to existing service lines located east of the District to provide water service to each Lot within the PID, for the benefit of the Assessed Property. All offsite water improvements will be designed and constructed in accordance with City standards and specifications, as modified by the Development Agreement, and will be owned and operated by MSUD. The offsite water improvements are being constructed exclusively for the benefit of the Property within the PID.

Sanitary Sewer Improvements:

Onsite:

The onsite sanitary improvement portion of the Authorized Improvements include trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to each Lot within the PID, for the benefit of the Assessed Property. All onsite sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications, as modified by the Development Agreement, and will be owned and operated by MSUD.

Offsite:

The offsite sanitary improvement portion of the Authorized Improvements include trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to connect to existing MSUD force main lines to provide wastewater service to each Lot within the PID, for the benefit of the Assessed Property. All offsite sanitary sewer improvements will be designed and constructed in accordance with City standards and

specifications, as modified by the Development Agreement, and will be owned and operated by MSUD. The offsite sanitary improvements are being constructed exclusively for the benefit of the Property within the PID.

Storm Drainage Improvements:

The storm drainage collection system portion of the Authorized Improvements includes pre and post development erosion control, silt fences, rock check dams, drainage structures, various size reinforced concrete pipes, reinforced concrete box culverts, curb inlets, headwalls, retention, detention areas, and detention structures and trench safety for the benefit of the Assessed Property. All storm drainage improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Soft and Miscellaneous Costs

Onsite:

The onsite soft and miscellaneous costs consist of costs related to designing, constructing, and installing the Authorized Improvements including engineering fees, legal fees, consulting fees, contingency, other costs associated with financing the Authorized Improvements, and the portion of the costs incurred in the administration and operation of the PID.

Offsite:

The offsite soft and miscellaneous costs consist of costs related to designing, constructing, and installing the Authorized Improvements including engineering fees, consulting fees, and other costs associated with financing the Authorized Improvements.

Table III-A
Budgeted Costs – PID

Authorized Improvements	Onsite	Offsite	Total¹
Roadway improvements	\$4,170,006	\$223,166	\$4,393,172
Water improvements	\$1,690,562	\$232,968	\$1,923,530
Sanitary sewer improvements	\$1,955,896	\$482,250	\$2,438,146
Drainage improvements	\$1,784,100	\$0	\$1,784,100
Soft and miscellaneous costs (including district formation)	\$2,317,847	\$270,925	\$2,588,772
Total Authorized Improvements	\$11,918,411	\$1,209,309	\$13,127,720

¹Costs provided by Barraza Consulting Group, LLC. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvements amount does not change.

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IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. It is anticipated the Authorized Improvements will be constructed and accepted by the City in the 1st quarter of 2025.

The Budgeted Costs for Authorized Improvements plus costs related to the issuance of the PID Bonds and payment of expenses incurred in the establishment, administration, and operation of the PID are \$17,442,137 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the Budgeted Costs of the Authorized Improvements, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

Table IV-A shows the projected sources and uses of funds for the Authorized Improvements.

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Table IV-A
Projected Sources and Uses

Sources of Funds	PID Bonds
Par amount	\$14,034,000
Other funding sources ¹	\$3,408,137
Total Sources	\$17,442,137
Uses of Funds	
<i>Authorized Improvements²:</i>	
Roadway improvements	\$4,393,172
Water improvements	\$1,923,530
Sanitary sewer improvements	\$2,438,146
Drainage improvements	\$1,784,100
Soft and miscellaneous costs (including district formation)	\$2,588,772
<i>Subtotal</i>	<i>\$13,127,720</i>
<i>Bond Issuance Costs:</i>	
Cost of issuance	\$702,565
Capitalized interest	\$1,854,447
Reserve fund	\$1,176,385
Administrative Expense	\$160,000
Underwriters discount	\$421,020
<i>Subtotal</i>	<i>\$4,314,417</i>
Total Uses	\$17,442,137

¹The other funding sources represent Budgeted Costs of the Authorized Improvements to be paid by the Developer without reimbursement through the PID, which may take the form of a deposit of cash into the Trust Indenture related to the PID Bonds, to be used in accordance with the provisions of the Trust Indenture.

²See Table III-A for details.

B. PROJECTED FIVE -YEAR SERVICE AND ASSESSMENT PLAN

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

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**Table IV-B
Annual Projected Costs and Annual Projected Indebtedness**

Year	Annual Projected Cost	Annual Projected Indebtedness	Sources other than Assessments¹	Projected Annual Installments
2023	\$6,976,855	\$14,034,000	\$3,408,137	\$0
2024 ²	\$8,721,068	\$0	\$0	\$0
2025 ²	\$1,744,214	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$1,243,340
2027	\$0	\$0	\$0	\$1,242,754
2028	\$0	\$0	\$0	\$1,242,702
2029	\$0	\$0	\$0	\$1,243,121
2030	\$0	\$0	\$0	\$1,242,950
Total	\$17,442,137	\$14,034,000	\$3,408,137	\$6,214,868

¹The other funding sources represent Budgeted Costs of the Authorized Improvements to be paid by the Developer without reimbursement through the PID. See Table IV-A for details.

²Administrative Expenses in year 2024 and 2025 are being funded with Bond proceeds, and interest on the PID Bonds for years 2024 and 2025 is being funded with capitalized interest.

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

C. PID ASSESSMENT NOTICE

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

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V. ASSESSMENT PLAN

A. INTRODUCTION

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

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

1. The Actual Costs of the Authorized Improvements shall be allocated on the basis of Equivalent Units once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.
2. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken into consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices provided by the Developer, (iv) the Authorized Improvements to be provided and the Budgeted Costs, and (v) the ability of different property types to utilize and benefit from the Authorized Improvements.
3. The Assessed Property is classified into different Lot Types as described in Appendix F based on the type and size of proposed development on each Parcel.
4. Equivalent Units are calculated for each Lot Type based on the relative value of each Lot Type.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Authorized Improvements, (ii) provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Assessments levied or to be levied on the Assessed Property for such Authorized Improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Authorized Improvements to Parcels in a manner that results in equal shares

of the Actual Costs of the Authorized Improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

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

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

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

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

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

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

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

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

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

C. ASSESSMENT METHODOLOGY

The costs of the Authorized Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The costs of the Authorized

Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for the Authorized Improvements

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

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

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units of all Lots in the platted Parcel, as calculated and shown in Appendix F using the types, number and average home value of Lots anticipated to be developed on each Parcel.

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

D. ASSESSMENTS

The Assessments will be levied on each Parcel according to the Assessment Roll, attached hereto as Appendix G. The Annual Installments will be collected at the time and in the amounts shown on the Assessment Roll subject to any revisions made during an Annual Service Plan Update.

E. ADMINISTRATIVE EXPENSES

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

F. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for the portion of the Assessments which secure a series of Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%). The interest rate used to determine the Assessments that secure the PID Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on

the PID Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs. The Additional Interest Reserve shall be funded until it reaches 5.50% of the outstanding Bonds unless otherwise stipulated in the Trust Indenture. Once the Additional Interest Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE PID

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

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

B. REALLOCATION OF ASSESSMENTS

1. Subdivision

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

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

Where the terms have the following meanings:

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

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

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

2. Consolidation

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

C. MANDATORY PREPAYMENT OF ASSESSMENTS

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

D. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds, resulting in excess Bond proceeds being available to redeem Bonds, as the case may be, and such excess proceeds shall be applied to redeem Bonds may be reduced as provided in the Indenture, then the Assessment securing such series of Bonds for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

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

E. PAYMENT OF ASSESSMENTS

1. Payment in Full

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

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows

the City to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Reserve. Payment of the Annual Installments shall commence with tax bills mailed after the issuance of the PID Bonds.

The Assessment Roll sets forth for each year the Annual Installment for each parcel based on an interest rate of 5.75% per annum for years 1 through 7 (2024-2030), 6.50% per annum for years 8 through 20 (2031-2043), and 6.75% per annum for years 21 through 30 (2044-2053) on the PID Bonds and Additional Interest at the rate of 0.5% for the Additional Interest Reserve. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Assessment Roll is shown as Appendix G.

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

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

F. COLLECTION OF ANNUAL INSTALLMENTS

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

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely

payment of the non-delinquent Annual Installments against such property as they become due and payable.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Collection of the initial Annual Installments relating to the Authorized Improvements that benefit the Assessed Property will be due when billed and will be delinquent if not paid prior to February 1, 2025 (subject to any offsets from capitalized interest and any other available funds).

G. SURPLUS FUNDS REMAINING IN THE PID BOND ACCOUNT

If proceeds from the PID Bonds remain after all of the Authorized Improvements are constructed and accepted by the City, the proceeds may be utilized in accordance with the applicable Trust Indenture.

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VII. THE ASSESSMENT ROLL

A. ASSESSMENT ROLL

The City Council has evaluated each Parcel in the PID based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant to determine the amount of Assessed Property within the PID.

The Assessed Property is being assessed for the special benefits conferred upon the property resulting from the Authorized Improvements. Table VII-A summarizes the \$17,442,137 in special benefit received by the Assessed Property from the Authorized Improvements, the costs of the PID formation, and the PID Bond issuance costs. The par amount of the PID Bonds is \$14,034,000, which is less than the benefit received by the Assessed Property. Accordingly, the total Assessment to be applied to all the Assessed Property is \$14,034,000 plus, interest, Additional Interest (as applicable), and annual Administrative Expenses. The Assessment for each Assessed Property is calculated based on the allocation methodologies described in Section V.C. The Assessment Roll is attached hereto as Appendix G.

Table VII-A
Special Benefit Summary

Special Benefit	Total Cost
Total Authorized Improvements ¹	\$13,127,720
<u>Bond Issuance Costs:</u>	
Cost of issuance	\$702,565
Capitalized interest	\$1,854,447
Reserve fund	\$1,176,385
Administrative Expense	\$160,000
Underwriters discount	\$421,020
<i>Subtotal</i>	<i>\$4,314,417</i>
Total Special Benefit	\$17,442,137
<u>Special Benefit:</u>	
Total Special Benefit	\$17,442,137
Projected Assessment	\$14,034,000
Excess Benefit	\$3,408,137

¹See Table III-A for details.

B. ANNUAL ASSESSMENT ROLL UPDATES

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

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

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

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

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

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

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

B. TERMINATION OF ASSESSMENTS

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

C. AMENDMENTS

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

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:

(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Collection Costs, and other charges imposed by the Service and Assessment Plan.

D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

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

E. SEVERABILITY

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

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

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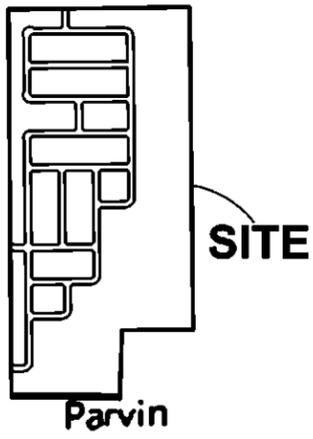
APPENDIX A
PID MAP

428

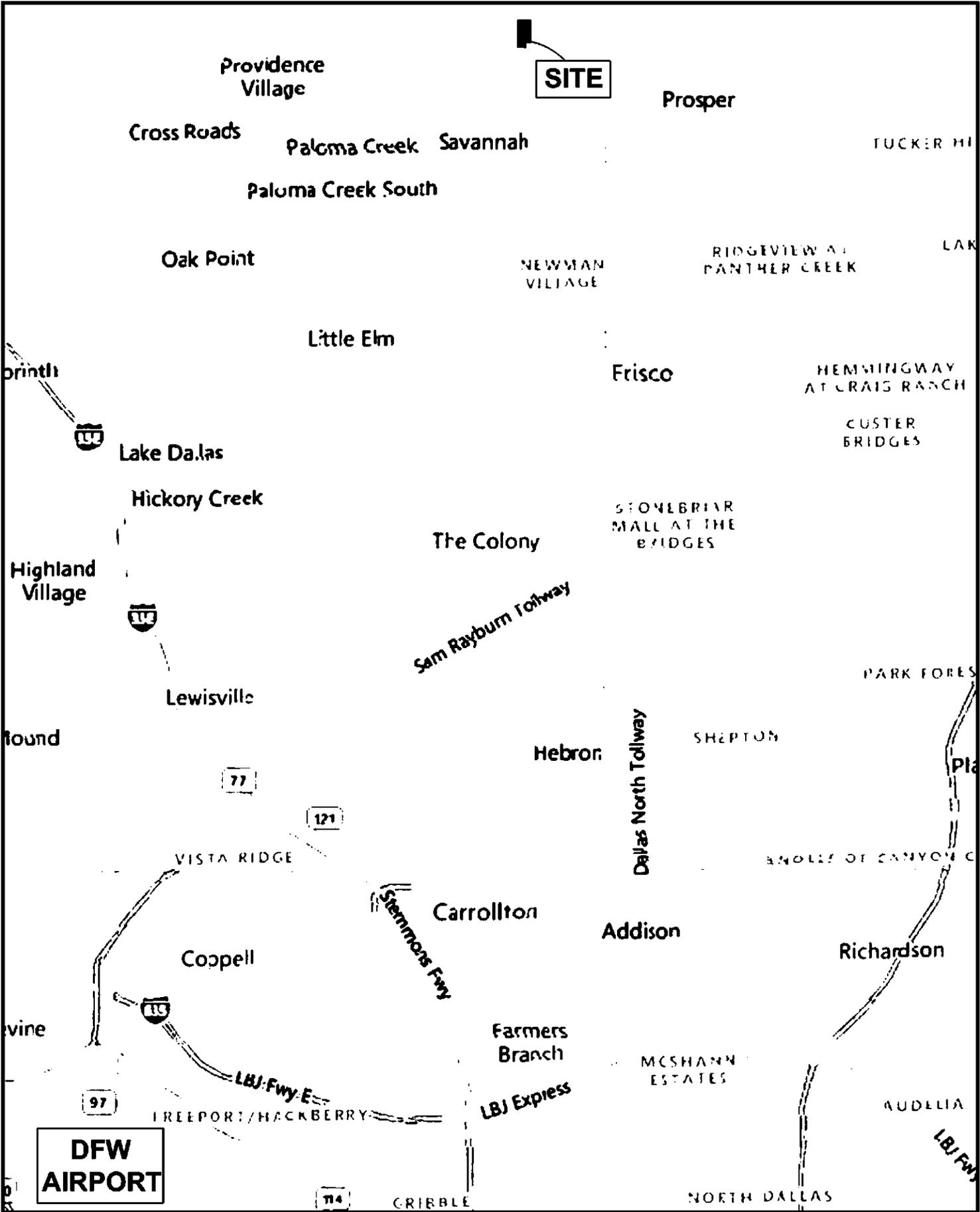
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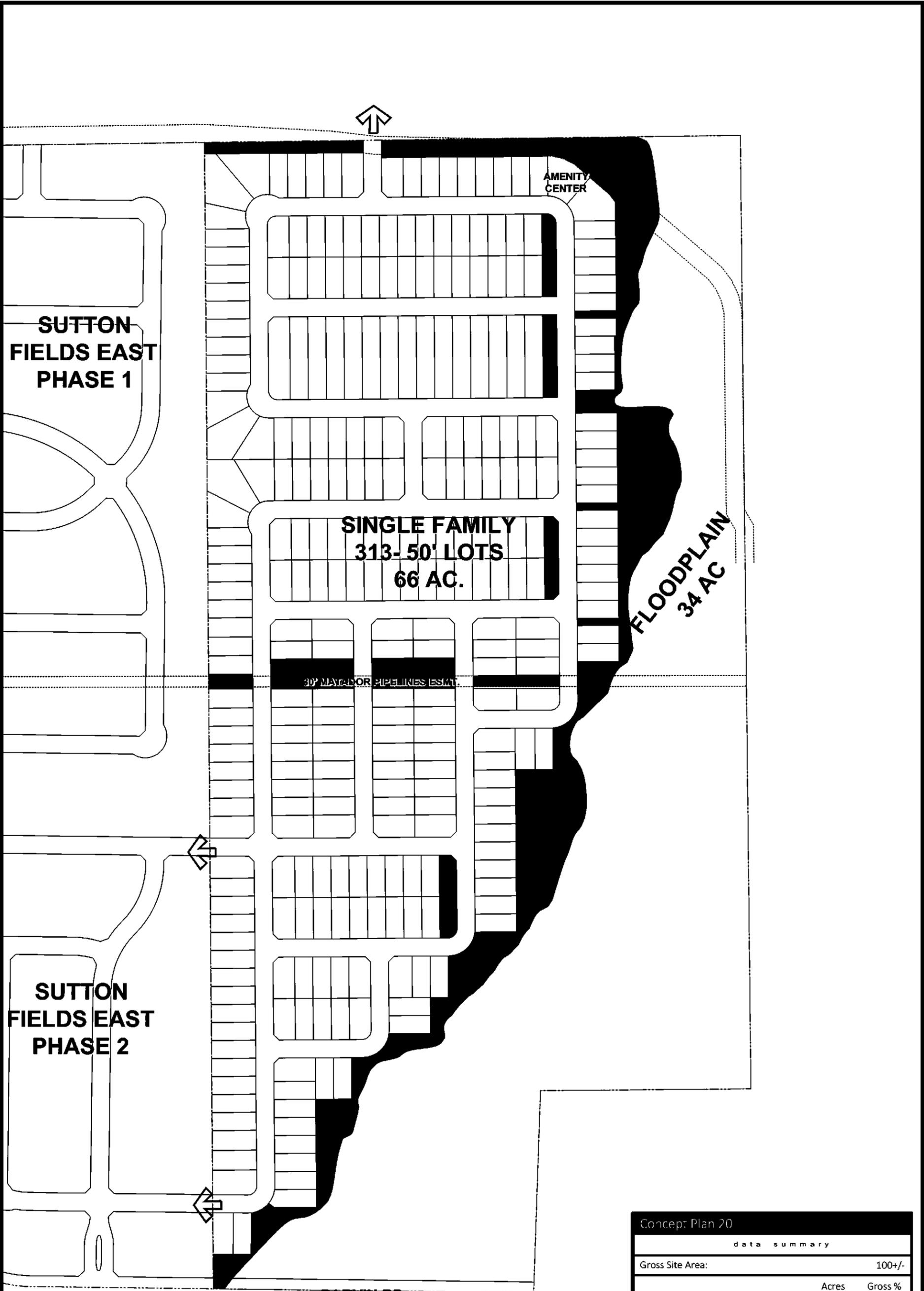
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**FLOODPLAIN
34 AC**

**SINGLE FAMILY
313- 50' LOTS
66 AC.**

BY MATADOR PIPELINES ESMT.

PARVIN RD

**SUTTON
FIELDS EAST
PHASE 1**

**SUTTON
FIELDS EAST
PHASE 2**

**AMENITY
CENTER**

Concept Plan 20		
data summary		
Gross Site Area:		100+/-
	Acres	Gross %
Single Family	66	66%
Floodplain	34	34%
Residential Product Type:	Units	Density
SF-50' x 115' Lots	313	4.7:1
Lot count subject to flood hazard and wetlands evaluations.		

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APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

PID: Celina Parvin PID		GROSS ACREAGE:	101.5
COMMUNITY NAME: Lily Creek at Sutton Fields		NET ACREAGE:	66.0
PHASES: Full Development		TOTAL LOTS:	313
CITY OR TOWN: City of Celina		TOTAL DENSITY:	4.74
		LANDPLAN:	LP20
		CREATED BY:	CDH/RAV
		REVIEWED BY:	AB
		CREATED:	12/05/22
		REVISED:	05/23/23

Direct Costs			
	Lot Count	313	Notes:
1 Site Preparation		\$ -	
2 Water System		\$ 1,923,530	
3 Sanitary Sewer System		\$ 2,438,146	
4 Storm Drain System		\$ 1,784,100	
5 Roadway Improvements		\$ 4,393,172	
6 Prof. & Other Soft Cost		\$ 1,913,772	
7 Contingency 10%		\$ -	
8 District Formation/ Legal/ Consulting		\$ 675,000	
	Total	\$ 13,127,721	
	Cost per Lot	\$ 41,942	

Private Costs			
	Lot Count	313	Notes:
1 Site Preparation		\$ 2,614,260	
2 Water System		\$ -	
3 Sanitary Sewer System		\$ -	
4 Storm Drain System		\$ -	
5 Roadway Improvements		\$ -	
6 Retaining Walls		\$ 406,900	
7 Site Fencing		\$ 245,000	Wrought Iron Fencing on Lots Adjacent to Gas Esmt
8 Franchise Utilities & Street Lights		\$ 1,029,000	
9 Park Amenities & Trails		\$ 516,500	Amenitized Open Space Under One 1/2 Acre and 10' Trail
10 Prof. & Other Soft Cost		\$ 704,077	
11 Contingency 10%		\$ 551,574	
12 Amenity Center		\$ -	
	Total	\$ 6,067,311	
	Cost per Lot	\$ 19,384	

TOTALS		\$ 19,195,032	
<i>per lot</i>		\$ 61,326	

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY. BARRAZA CONSULTING GROUP, LLC. SHOULD PREPARE THE PROJECT DESIGN AND QUANTITIES TAKE-OFFS BEFORE FINANCIAL OBLIGATIONS ARE MADE.

NOTES

- ¹ Development cost does not include: Rock Excavation, Landscaping, Irrigation, Monumentation
- ² Professional Fees do not include: Tree Survey, Environmental, SWPPP Administration.

PID: Celina Parvin PID
 COMMUNITY NAME: Lily Creek at Sutton Fields
 PHASES: Full Development
 CITY OR TOWN: City of Celina



	LOT (1)	LOT (2)
LOT COUNT:	313	
TYP. LOT WIDTH:	50	
TYP. LOT DEPTH:	115	
TYP. PAD WIDTH:	40	
TYP. PAD DEPTH:	75	
FRONT YARD S/B:	20	
REAR YARD S/B:	20	
SIDE YARD S/B:	5	
CORNER SIDE YARD S/B:	15	

GROSS ACREAGE:	101.5
NET ACREAGE:	66.0
TOTAL LOTS:	313
TOTAL DENSITY:	4.74
LANDPLAN:	LP20
CREATED BY:	CDH/RAV
REVIEWED BY:	AB
CREATED:	12/5/2022
REVISED:	5/23/2023

DIRECT ON-SITE IMPROVEMENT SUMMARY ITEM			SUMMARY ITEM COST	PER LOT COST	PER ACRE COST	NOTES
GRADING / SITE PREPARATION						
WATER SYSTEMS			\$1,690,562	\$5,401	\$25,615	
SANITARY SEWER			\$1,955,896	\$6,249	\$29,635	
STORM DRAINS			\$1,784,100	\$5,700	\$27,032	
STREET IMPROVEMENT			\$4,170,006	\$13,323	\$63,182	
-	PAVING & SIDEWALK	\$4,128,756		\$13,191	\$62,557	
-	SIGNAGE & STRIPING	\$41,250		\$132	\$625	
ENGINEERING, CONSULTING & FEES			\$1,642,847	\$5,249	\$24,892	
DISTRICT FORMATION/LEGAL/CONSULTING			\$675,000	\$2,157	\$10,227	
TOTAL CONSTRUCTION COST			\$11,918,412	\$38,078	\$170,355	
-	CONTINGENCIES	0%	\$0	\$0	\$0.00	
TOTAL CONSTRUCTION COST W/ CONTINGENCIES			\$11,918,412	\$38,078	\$170,355	

DIRECT OFF-SITE IMPROVEMENT SUMMARY ITEM			SUMMARY ITEM COST	PER LOT COST	PER ACRE COST	NOTES
OFFSITE WATER			\$232,968	\$744	\$3,530	Connect to existing water in Sutton Fileds East & Phase 2B
OFFSITE SANITARY SEWER			\$482,250	\$1,541	\$7,307	Connect to existing 24" MSUD Sanitary Line
STREET IMPROVEMENTS			\$223,166	\$713	\$3,381	50% of 80' ROW @ 200LF and 100% of 50' ROW at 300LF
ENGINEERING, CONSULTING & FEES			\$270,925	\$866	\$4,105	
TOTAL CONSTRUCTION COST			\$1,209,309	\$3,863.61	\$18,323	
-	CONTINGENCIES	0%	\$0	\$0	\$0	
TOTAL CONSTRUCTION COST W/ CONTINGENCIES			\$1,209,309	\$3,864	\$18,323	

PID: Celina Parvin PID
 COMMUNITY NAME: Lily Creek at Sutton Fields
 PHASES: Full Development
 CITY OR TOWN: City of Celina



	LOT (1)	LOT (2)
LOT COUNT:	313	
TYP. LOT WIDTH:	50	
TYP. LOT DEPTH:	115	
TYP. PAD WIDTH:	40	
TYP. PAD DEPTH:	75	
FRONT YARD S/B:	20	
REAR YARD S/B:	20	
SIDE YARD S/B:	5	
CORNER SIDE YARD S/B:	15	

GROSS ACREAGE:	101.5
NET ACREAGE:	66.0
TOTAL LOTS:	313
TOTAL DENSITY:	4.74
LANDPLAN:	LP20
CREATED BY:	CDH/RAV
REVIEWED BY:	AB
CREATED:	12/5/2022
REVISED:	5/23/2023

PRIVATE IMPROVEMENT SUMMARY ITEM	SUMMARY ITEM COST	PER LOT COST	PER ACRE COST	NOTES
GRADING / SITE PREPARATION	\$2,614,260	\$8,352	\$39,610	
- OFF-SITE EROSION CONTROL / GRADING	\$29,206	\$93	\$443	Sewer Easement
- EROSION CONTROL / SWPPP	\$129,903	\$415	\$1,968	
- ROUGH GRADE	\$2,392,552	\$7,644	\$36,251	
- FINAL GRADE	\$62,600	\$200	\$948	
SITE FENCING / RETAINING	\$651,900	\$2,083	\$9,877	
- PERIMETER / SCREENING WALLS	\$245,000	\$783	\$3,712	Wrought Iron Fencing on Lots Adjacent to Gas Esmt
- RETAINING WALLS	\$406,900	\$1,300	\$6,165	
DRY UTILITIES	\$1,029,000	\$3,288	\$15,591	
- GAS & ELECTRIC (NONREFUNDABLE)	\$939,000	\$3,000	\$14,227	
- STREET LIGHTS	\$90,000	\$288	\$1,364	
COMMON AREA AMENITIES	\$516,500	\$1,650	\$7,826	Amenitized Open Space Under One Half Acre
ENGINEERING, CONSULTING & FEES	\$704,077	\$2,249	\$10,668	
TOTAL CONSTRUCTION COST	\$5,515,737	\$17,622.16	\$148,650	
- CONTINGENCIES 10%	\$551,574	\$1,762	\$14,865	
TOTAL CONSTRUCTION COST W/ CONTINGENCIES	\$6,067,311	\$19,384	\$163,515	

TOTAL CONSTRUCTION COSTS, ONSITE AND OFFSITE	\$18,643,458	\$59,564	\$282,477
CONTINGENCIES	\$551,574	\$1,762	\$8,357
TOTAL CONSTRUCTION COST W/ CONTINGENCIES	\$19,195,032	\$61,326	\$290,834

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY. BARRAZA CONSULTING GROUP, LLC. SHOULD PREPARE THE PROJECT DESIGN AND QUANTITIES TAKE-OFFS BEFORE FINANCIAL OBLIGATIONS ARE MADE.

NOTES

- ¹ Development cost does not include: Bonds
- ² Development cost does not include: Rock Excavation, Landscaping, Irrigation, Monumentation
- ³ Professional Fees do not include: Tree Survey, Environmental, SWPPP Administration.

PID: Celina Parvin PID
 COMMUNITY NAME: Lily Creek at Sutton Fields
 PHASE: Full Development
 CITY OR TOWN: City of Celina



	LOT (1)
	313
TYP. LOT WIDTH:	50
TYP. LOT DEPTH:	115
TYP. PAD WIDTH:	40
TYP. PAD DEPTH:	75
FRONT YARD S/B:	20
REAR YARD S/B:	20
SIDE YARD S/B:	5
CORNER SIDE YARD S/B:	15

GROSS ACREAGE:	101.5
NET ACREAGE:	66.0
TOTAL LOTS:	313
TOTAL DENSITY:	4.74
LANDPLAN:	LP20
CREATED BY:	CDH/RAV
REVIEWED BY:	AB
CREATED:	12/05/22
REVISED:	05/23/23

ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
GRADING / SITE PREPARATION					
EROSION CONTROL / SWPPP					
CONSTRUCTION ENTRANCE	EA	1	\$ 2,500.00	\$ 2,500.00	
SEED DISTURBED LOT AREAS	AC	41.3	\$ 400.00	\$ 16,526.63	
SILT FENCE (WIRE BACK)	LF	8,500	\$ 1.50	\$ 12,750.00	
CURLEX EROSION CONTROL MATTING (4 FOOT)	LF	25,840	\$ 1.40	\$ 36,176.00	
SWPPP INSPECTIONS	LS	1	\$ 15,000.00	\$ 15,000.00	
EROSION MAINTENANCE	LOT	313	\$ 150.00	\$ 46,950.00	
				EROSION CONTROL SUB-TOTAL	
				\$ 129,902.63	
ROUGH GRADING					
CLEARING & GRUBBING	AC	66	\$ 2,250.00	\$ 148,500.00	
MASS GRADING (EXCAVATION)	CY	212,960	3.50	\$ 745,360.00	2' Across Site
ROUGH LOT GRADING	LOT	313	\$ 250.00	\$ 78,250.00	
6' MOISTURE CONDITIONING	LOT	313	\$ 3,200.00	\$ 1,001,600.00	
MOISTURE CONDITIONING OF STREETS	CY	100,489	\$ 3.00	\$ 301,466.67	2' behind back of curb
POLY	LOT	313	\$ 375.00	\$ 117,375.00	
				ROUGH GRADING SUB-TOTAL	
				\$ 2,392,551.67	
FINISH GRADING					
LOT FINISH GRADE	LOT	313	\$ 200.00	\$ 62,600.00	
				FINISH GRADING SUB-TOTAL	
				\$ 62,600.00	
				GRADING / SITE PREPARATION SUB-TOTAL	
				\$ 2,585,054.30	

PID: Celina Parvin PID
COMMUNITY NAME: Lily Creek at Sutton Fields
PHASE: Full Development
CITY OR TOWN: City of Celina



	LOT (1)
	313
TYP. LOT WIDTH:	50
TYP. LOT DEPTH:	115
TYP. PAD WIDTH:	40
TYP. PAD DEPTH:	75
FRONT YARD S/B:	20
REAR YARD S/B:	20
SIDE YARD S/B:	5
CORNER SIDE YARD S/B:	15

GROSS ACREAGE:	101.5
NET ACREAGE:	66.0
TOTAL LOTS:	313
TOTAL DENSITY:	4.74
LANDPLAN:	LP20
CREATED BY:	CDH/RAV
REVIEWED BY:	AB
CREATED:	12/05/22
REVISED:	05/23/23

ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
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WATER SYSTEMS					
8" P.V.C. PIPE (DR 18 C900)	LF	14,212	\$ 60.00	\$ 852,720.00	
8" GATE VALVE & BOX	EA	46	\$ 2,500.00	\$ 115,000.00	
FIRE HYDRANT ASSEMBLY	EA	36	\$ 7,000.00	\$ 252,000.00	
1" SINGLE WATER SERVICE (2" SLEEVE)	EA	313	\$ 950.00	\$ 297,350.00	
2" FLUSH VALVE	EA	1	\$ 3,000.00	\$ 3,000.00	
2" COMBINATION AIR RELEASE/VACUUM VALVE	EA	1	\$ 3,500.00	\$ 3,500.00	
1" IRRIGATION SERVICE	EA	18	\$ 1,500.00	\$ 27,000.00	
2" IRRIGATION SERVICE	EA	2	\$ 1,500.00	\$ 3,000.00	
4" CONDUIT (SCH 40) AT INTERSECTIONS	LF	3,600	\$ 30.00	\$ 108,000.00	
TRENCH SAFETY	LF	14,212	\$ 0.72	\$ 10,232.64	
TESTING (EXCLUDING GEOTECH)	LF	14,212	\$ 1.32	\$ 18,759.84	
			WATER SUB-TOTAL	\$ 1,690,562.48	

PID: Celina Parvin PID
 COMMUNITY NAME: Lily Creek at Sutton Fields
 PHASE: Full Development
 CITY OR TOWN: City of Celina



	LOT (1)
	313
TYP. LOT WIDTH:	50
TYP. LOT DEPTH:	115
TYP. PAD WIDTH:	40
TYP. PAD DEPTH:	75
FRONT YARD S/B:	20
REAR YARD S/B:	20
SIDE YARD S/B:	5
CORNER SIDE YARD S/B:	15

GROSS ACREAGE:	101.5
NET ACREAGE:	66.0
TOTAL LOTS:	313
TOTAL DENSITY:	4.74
LANDPLAN:	LP20
CREATED BY:	CDH/RAV
REVIEWED BY:	AB
CREATED:	12/05/22
REVISED:	05/23/23

ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
SANITARY SEWER SYSTEM					
8" P.V.C. PIPE SDR 26	LF	12,920	\$ 60.00	\$ 775,200.00	
4" SERVICE LINES	EA	313	\$ 990.00	\$ 309,870.00	
5' DIAMETER M.H. w/ RAVEN COATING	EA	44	\$ 14,000.00	\$ 616,000.00	
TRENCH SAFETY	LF	12,920	\$ 1.10	\$ 14,212.00	
TESTING (EXCLUDING GEOTECH)	LF	12,920	\$ 3.12	\$ 40,310.40	
ADDITIONAL TESTING AFTER DRY UTILITY INSTALL	LF	12,920	\$ 1.20	\$ 15,504.00	
			SEWER SUB-TOTAL	\$ 1,955,896.40	

DRAINAGE SYSTEM					
STORM DRAIN SYSTEM					
			STORM DRAIN SYSTEM SUB-TOTAL	\$ 1,784,100.00	<i>Assume \$5,700/Lot</i>
			DRAINAGE SUB-TOTAL	\$ 1,784,100.00	

STREET IMPROVEMENT					
STREET PAVING					
7" REINF. CONC. PAVEMENT, 50' ROW 31' B-B	SY	48,953	\$ 60.00	\$ 2,937,198.00	
8" LIME SUBGRADE	SY	55,270	\$ 4.50	\$ 248,712.75	
HYDRATED LIME MATERIAL (54LBS/SY)	TON	1,500	\$ 275.00	\$ 412,500.00	
PAVEMENT HEADER	LF	37	\$ 55.00	\$ 2,035.00	
36" ROCK RIP-RAP @ PAVEMENT HEADER	SY	37	\$ 110.00	\$ 4,070.00	
STREET BARRICADE	EA	1	\$ 1,600.00	\$ 1,600.00	
CONNECT TO EXISTING PAVEMENT HEADER	EA	2	\$ 2,300.00	\$ 4,600.00	
REMOVE EXIST. BARRICADE	EA	2	\$ 1,000.00	\$ 2,000.00	
4' WIDE CURLEX EROSION CONTROL MATTING	LF	25,840	\$ 1.00	\$ 25,840.00	
			STREET PAVING SUB-TOTAL	\$ 3,638,555.75	

PID: Celina Parvin PID
 COMMUNITY NAME: Lily Creek at Sutton Fields
 PHASE: Full Development
 CITY OR TOWN: City of Celina



LOT (1)	
	313
TYP. LOT WIDTH:	50
TYP. LOT DEPTH:	115
TYP. PAD WIDTH:	40
TYP. PAD DEPTH:	75
FRONT YARD S/B:	20
REAR YARD S/B:	20
SIDE YARD S/B:	5
CORNER SIDE YARD S/B:	15

GROSS ACREAGE:	101.5
NET ACREAGE:	66.0
TOTAL LOTS:	313
TOTAL DENSITY:	4.74
LANDPLAN:	LP20
CREATED BY:	CDH/RAV
REVIEWED BY:	AB
CREATED:	12/05/22
REVISED:	05/23/23

ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
SIDEWALK					
5' CONCRETE SIDEWALK	LF	4,900	\$ 70.00	\$ 343,000.00	Sidewalk in Open space
BARRIER FREE RAMPS	EA	46	\$ 3,200.00	\$ 147,200.00	
				SIDEWALK SUB-TOTAL	\$ 490,200.00
SIGNAGE & STRIPING					
STREET SIGNS, COMBO W/STOP (W/ POSTS)	EA	25	\$ 1,650.00	\$ 41,250.00	
				SIGNAGE & STRIPING SUB-TOTAL	\$ 41,250.00
				STREET IMPROVEMENT SUB-TOTAL	\$ 4,170,005.75

SITE FENCING/RETAINING WALL IMPROVEMENTS					
PERIMETER / SCREENING WALLS					
WROUGHT IRON (6 FOOT)	LF	7,000	35.00	\$ 245,000.00	Along lots adj. to Open space and Gas Esmt
				PERIMETER / SCREENING WALLS SUB-TOTAL	\$ 245,000.00
RETAINING WALLS					
RETAINING WALL	LOT	313	1,300.00	\$ 406,900.00	
				RETAINING WALLS SUB-TOTAL	\$ 406,900.00
				SITE FENCING / RETAINING SUB-TOTAL	\$ 651,900.00

DRY UTILITIES					
ELECTRIC and GAS SERVICES	LOT	313	\$ 3,000.00	\$ 939,000.00	
STREET LIGHTS	EA	36	\$ 2,500.00	\$ 90,000.00	
				DRY UTILITIES SUB-TOTAL	\$ 1,029,000.00

PID: Celina Parvin PID
 COMMUNITY NAME: Lily Creek at Sutton Fields
 PHASE: Full Development
 CITY OR TOWN: City of Celina



	LOT (1)
	313
TYP. LOT WIDTH:	50
TYP. LOT DEPTH:	115
TYP. PAD WIDTH:	40
TYP. PAD DEPTH:	75
FRONT YARD S/B:	20
REAR YARD S/B:	20
SIDE YARD S/B:	5
CORNER SIDE YARD S/B:	15

GROSS ACREAGE:	101.5
NET ACREAGE:	66.0
TOTAL LOTS:	313
TOTAL DENSITY:	4.74
LANDPLAN:	LP20
CREATED BY:	CDH/RAV
REVIEWED BY:	AB
CREATED:	12/05/22
REVISED:	05/23/23

ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
ENGINEERING, CONSULTING & FEES					
ENGINEERING & SURVEYING	LOT	313	\$ 2,100.00	\$ 657,300.00	
CONSTRUCTION ADMINISTRATION	%	1%	\$ 12,185,618.93	\$ 121,856.19	
CONSTRUCTION INSPECTION	%	3%	\$ 3,646,458.88	\$ 109,393.77	Mustang SUD
CONSTRUCTION MANAGEMENT	LOT	313	\$ 1,200.00	\$ 375,600.00	
MATERIAL TESTING	%	2%	\$ 12,185,618.93	\$ 243,712.38	
CITY FEES - FINAL PLATTING	LOT	313	\$ 500 + \$12 PER LOT	\$ 4,256.00	City of Celina Fees
CITY FEES - PLAN REVIEW	LOT	313	\$ 180.00	\$ 56,340.00	City of Celina Fees
CITY FEES - PLAT FILING FEE	LS	1	\$ 150.00	\$ 150.00	City of Celina Fees
CITY FEES - CIVIL PERMIT FEE - PUBLIC	%	7%	\$ 8,539,160.05	\$ 597,741.20	7% of Paving and Utilities
CITY FEES - GRADING PERMIT	LOT	313	\$ 1,000 + \$20 PER AC	\$ 2,320.00	City of Celina Fees
TREE MITIGATION	LS	1	\$ 20,000.00	\$ 20,000.00	
CLUSTER MAILBOX UNIT	EA	13	\$ 2,000.00	\$ 26,000.00	
GEOTECHNICAL INVESTIGATION FEES	LOT	313	\$ 135.00	\$ 42,255.00	
HYDROLOGY & HYDRAULIC STUDY (CLOMR & LOMR)	LS	1	\$ 60,000.00	\$ 60,000.00	
LANDSCAPE ARCHITECT FEES	LS	1	\$ 10,000.00	\$ 10,000.00	
WETLANDS INVESTIGATION	LS	1	\$ 10,000.00	\$ 10,000.00	
TRAFFIC IMPACT ANALYSIS	LS	1	\$ 10,000.00	\$ 10,000.00	
ENGINEERING & CONSULTING SUB-TOTAL				\$ 2,346,924.54	

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY. BARRAZA CONSULTING GROUP, LLC. SHOULD PREPARE THE PROJECT DESIGN AND QUANTITIES TAKE-OFFS BEFORE FINANCIAL OBLIGATIONS ARE MADE.

PID: Celina Parvin PID

COMMUNITY NAME: Lily Creek at Sutton Fields

PHASE: Full Development Off-Site Improvements

CITY OR TOWN: City of Celina

GROSS ACREAGE:	101.5
NET ACREAGE:	66.0
TOTAL LOTS:	313
TOTAL DENSITY:	4.74
LANDPLAN:	LP20
CREATED BY:	CDH/RAV
REVIEWED BY:	AB
CREATED:	12/05/22
REVISED:	05/23/23



ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
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GRADING / SITE PREPARATION

EROSION CONTROL / SWPPP					
SEED DISTURBED AREAS	AC	4.3	\$ 500.00	\$ 2,158	Sewer and Water
SILT FENCE (WIRE BACK)	LF	9,400	\$ 1.50	\$ 14,100	Sewer & Water
EROSION CONTROL SUB-TOTAL				\$ 16,258	
ROUGH GRADING					
CLEARING & GRUBBING, (1/4 AREA HEAVILY TREED)	AC	4.3	\$ 3,000.00	\$ 12,948	Sewer and Water
ROUGH GRADING SUB-TOTAL				\$ 12,948	
GRADING / SITE PREPARATION SUB-TOTAL				\$ 29,206	

OFFSITE WATER SYSTEMS

OFFSITE WATER					
12" P.V.C. PIPE (DR 18 C900)	LF	2,200	\$ 69.60	\$ 153,120	connect to SFE existing line & SF Phase 2B line
12" GATE VALVE & BOX	EA	8	\$ 3,600.00	\$ 28,800	
CONNECT TO EXIST. LINE	EA	2	\$ 1,200.00	\$ 2,400	
FIRE HYDRANT ASSEMBLY	EA	8	\$ 5,520.00	\$ 44,160	
TRENCH SAFETY	LF	2,200	\$ 0.72	\$ 1,584	
TESTING (EXCLUDING GEOTECH)	LF	2,200	\$ 1.32	\$ 2,904	
OFFSITE WATER SUB-TOTAL				\$ 232,968	
OFFSITE WATER SYSTEMS SUB-TOTAL				\$ 232,968	

PID: Celina Parvin PID

COMMUNITY NAME: Lily Creek at Sutton Fields

PHASE: Full Development Off-Site Improvements

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GROSS ACREAGE:	101.5
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TOTAL LOTS:	313
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LANDPLAN:	LP20
CREATED BY:	CDH/RAV
REVIEWED BY:	AB
CREATED:	12/05/22
REVISED:	05/23/23

ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
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OFFSITE SANITARY SEWER

GRAVITY SEWER					
8" P.V.C. PIPE SDR 26	LF	2,500	\$ 60.00	\$ 150,000	
5' DIAMETER M.H. w/SEALED RING/COVER & w/ RAVEN COATING	EA	9	\$ 15,000.00	\$ 135,000.00	
CONNECT TO EXIST. M.H.	EA	1	\$ 5,000.00	\$ 5,000	existing MSUD MH
STEEL CASING PIPE ENCASEMENT	LF	600	\$ 300.00	\$ 180,000	Creek crossing assume open cut
TRENCH SAFETY	LF	2,500	\$ 1.10	\$ 2,750.00	
TESTING (EXCLUDING GEOTECH)	LF	2,500	\$ 2.60	\$ 6,500.00	
ADDITIONAL TESTING AFTER DRY UTILITY INSTALL	LF	2,500	\$ 1.20	\$ 3,000.00	
GRAVITY SEWER SUB-TOTAL				\$ 482,250	
OFFSITE SEWER SUB-TOTAL				\$ 482,250	

STREET IMPROVEMENT

STREET PAVING					
8" REINF. CONC. PAVEMENT, 80' ROW, 2-25' B-B	SY	1,590	\$ 65.00	\$ 103,350	1/2 SFE divided entrance
UNCLASSIFIED EXCAVATION	CY	1,704	\$ 3.00	\$ 5,112	
MOISTURE CONDITIONING OF STREETS	CY	3,622	\$ 3.00	\$ 10,866	2' behind back of curb
STORM SEWER COLLECTION SYSTEM	LF	500	\$ 125.00	\$ 62,500	
8" LIME SUBGRADE	SY	1,812	\$ 4.00	\$ 7,248	
HYDRATED LIME MATERIAL (54LBS/SY)	TON	60	\$ 209.00	\$ 12,540	
4' WIDE CURLEX EROSION CONTROL MATTING	LF	1,000	\$ 0.60	\$ 600	
STREET PAVING SUB-TOTAL				\$ 202,216	
SIDEWALK					
5' CONCRETE SIDEWALK	LF	200	\$ 65.00	\$ 13,000	1 side of street
BARRIER FREE RAMPS	EA	2	\$ 1,425.00	\$ 2,850	
SIDEWALK SUB-TOTAL				\$ 15,850	
SIGNAGE & LIGHTING					
STREET SIGNS, COMBO W/STOP (W/ POSTS)	EA	2	\$ 1,300.00	\$ 2,600	
STREET LIGHTING	EA	1	\$ 2,500.00	\$ 2,500	
SIGNAGE & STRIPING SUB-TOTAL				\$ 5,100	
STREET IMPROVEMENT SUB-TOTAL				\$ 223,166	

PID: Celina Parvin PID

COMMUNITY NAME: Lily Creek at Sutton Fields

PHASE: Full Development Off-Site Improvements

CITY OR TOWN: City of Celina

GROSS ACREAGE:	101.5
NET ACREAGE:	66.0
TOTAL LOTS:	313
TOTAL DENSITY:	4.74
LANDPLAN:	LP20
CREATED BY:	CDH/RAV
REVIEWED BY:	AB
CREATED:	12/05/22
REVISED:	05/23/23



ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
COMMON AREA AMENITIES					
AMENITIES					
PARK AMENITIES	LS	13	\$ 2,500.00	\$ 32,500	amenitized park area under one half acre
AMENITY CENTER	LS	1	\$ 250,000.00	\$ 250,000	
AMENITIES SUB-TOTAL				\$ 282,500	
TRAILS / PATHWAYS (FLATWORK)					
10' CONCRETE SIDEWALK	LF	3,600	\$ 65.00	\$ 234,000	Meandering Trail
TRAILS / PATHWAYS (FLATWORK) SUB-TOTAL				\$ 234,000	
COMMON AREA AMENITIES SUB-TOTAL				\$ 516,500	

ENGINEERING, CONSULTING & FEES					
ENGINEERING	%	8%	\$ 967,589.60	\$ 77,407	
SURVEYING	%	4%	\$ 967,589.60	\$ 38,704	
CONSTRUCTION ADMINISTRATION	%	1%	\$ 967,589.60	\$ 9,676	
CONSTRUCTION INSPECTION	%	3%	\$ 967,589.60	\$ 29,028	Mustang SUD
CONSTRUCTION MANAGEMENT	%	3%	\$ 967,589.60	\$ 29,028	
MATERIAL TESTING	%	2%	\$ 967,589.60	\$ 19,352	
CITY FEES - CIVIL PERMIT FEE - PUBLIC	%	7%	\$ 967,589.60	\$ 67,731	City of Celina Fees
ENGINEERING & CONSULTING SUB-TOTAL				\$ 270,925	

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY. BARRAZA CONSULTING GROUP, LLC. SHOULD PREPARE THE PROJECT DESIGN AND QUANTITIES TAKE-OFFS BEFORE FINANCIAL OBLIGATIONS ARE MADE.



TBPLE Firm No. 20683 | TBPLS Firm No. 10194538

214-484-7055 

BCG@Barraza-Group.com 

www.Barraza-Group.com 

801 East Campbell Road, Suite 650
Richardson, Texas 75081 

April 10, 2023

Duane Brignac
1800 Valley View Lane / Suite 317
One Hickory Centre at Mercer Crossing
Farmers Branch, Texas 75234

RE: Celin Parvin PID ~ Off-site Road Cost Engineer's Allocation

At the request of Municap, Barraza Consulting Group, LLC evaluated the roadway main entrance to the Celina Parvin PID and the Sutton Fields East PID to determine the proportionate share of costs associated for each. The cost share allocation was determined by the minimum roadway section required by the City of Celina to provide access to each development. In conclusion, it is our recommendation that the cost associated with the shared, main entrance be split in half between each PID and the cost associated with the East-west connection road to be fully allocated to the Celina Parvin PID.

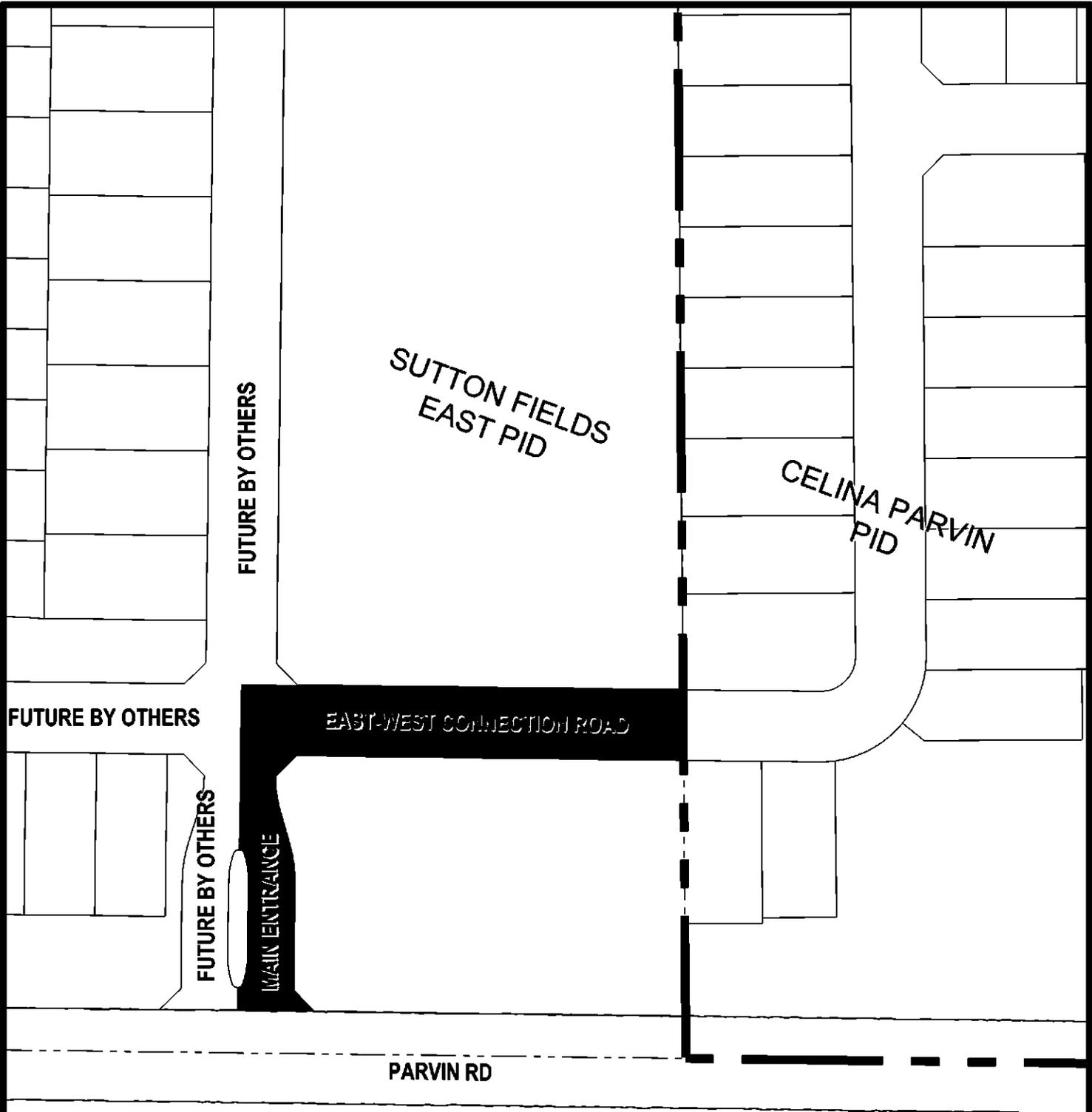
Please contact me with any further questions.

Sincerely,

A handwritten signature in black ink that reads 'Art Barraza'.

Art Barraza, P.E.

Attachment: Off-site Road Improvements



APPENDIX C
LEGAL DESCRIPTION

EXHIBIT A
DESCRIPTION OF THE PROPERTY

101.60 Acre Tract

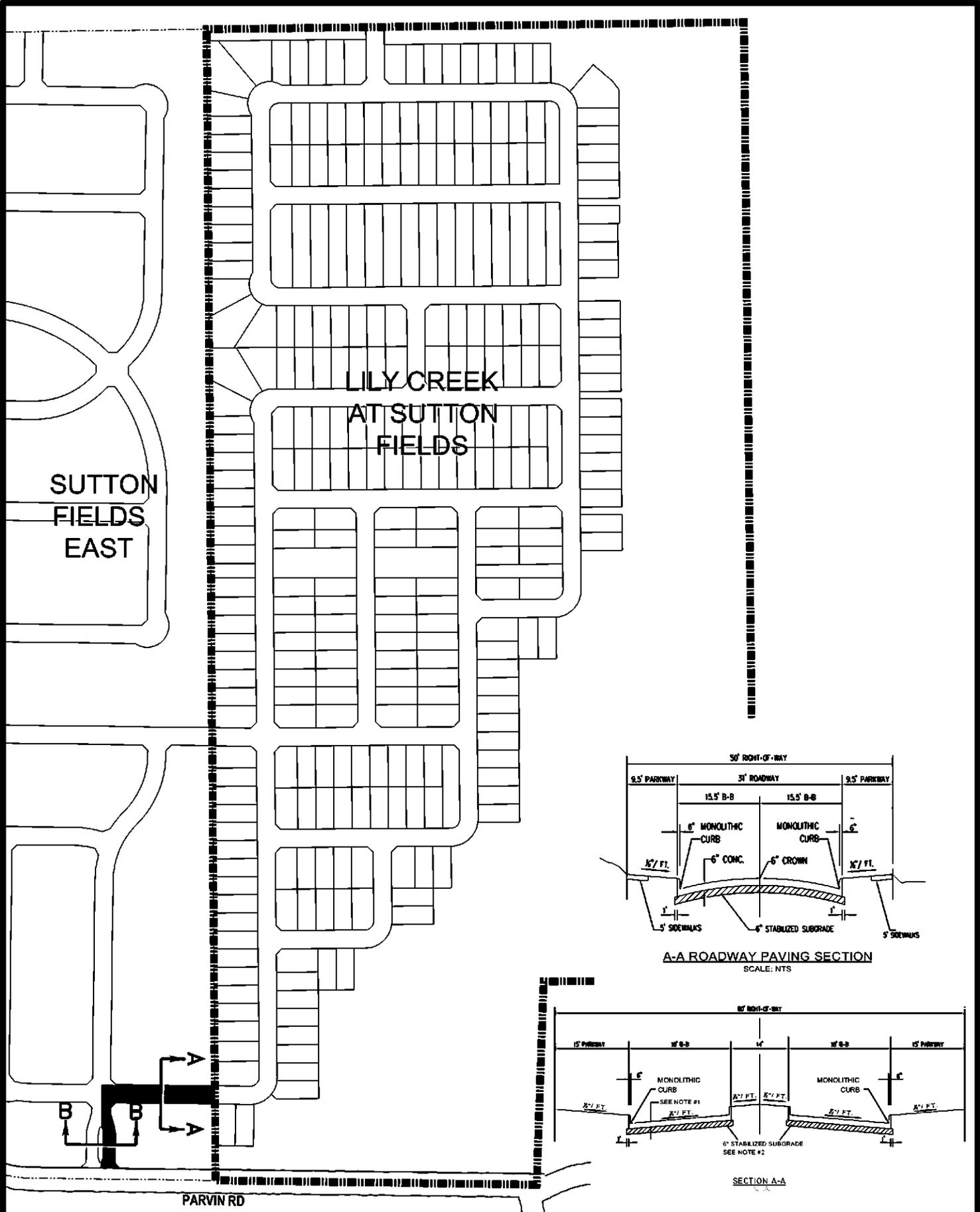
W.O. 5066-21

All that certain tract or parcel of land lying and being situated in Denton County, Texas, a part of the J. RUE SURVEY, ABSTRACT No. 1109, the J. B. RUE SURVEY ABSTRACT No. 1112, the B. L. RUE SURVEY, ABSTRACT No. 1113, and the H. RUE SURVEY, ABSTRACT No. 1111, and being and including all that certain tract said to contain 100 acres as described under the caption "FIRST TRACT" in a deed to Brice Jackson, et al, recorded in Volume 4910, page 2975, Denton County Real Property Records, said tract or parcel of land is herein described as follows; to wit:

BEGINNING at a one-half inch iron rod found in Parvin Road for the southwest corner of the premises herein described, said corner being a re-entrant corner of a record 319.005 acre tract described in a deed to Joe Lynn Carey Ninamira, et al, recorded under Clerk's Document No. 2014-16824, Denton County Real Property Records;
THENCE north 00 degrees 26 minutes 11 seconds west 3180.47 feet to an one-half inch iron rod found on the north line of Abstract No. 1109 at the northeast corner of said 319.005 acre tract for the northwest corner hereof;
THENCE along the established north line of Abstract No. 1109, north 89 degrees 12 minutes 32 seconds east at 57 varas passing the northwest corner of Abstract No. 1112 and in all a total distance of 777.62 feet to an one-half inch iron rod (with cap marked J. E. SMITH 3700) found at the southeast corner of a record 107.00 acre tract described in a deed to Smiley Road, LTD, recorded under Clerk's Document No. 2006-2064, Denton County Real Property Records, said corner also being the most northerly southwest corner of a 134.58 acre tract described in a deed to Smiley Road, LTD, recorded under Clerk's Document No. 2006-15660, Denton County Real Property Records;
THENCE the with the established north line of said Abstract No. 1112, north 89 degrees 13 minutes 51 seconds east 705.25 feet to an one-half inch iron rod (with cap marked J. E. SMITH 3700) found for the northeast corner hereof, said corner being a re-entrant corner of said 134.58 acre tract;

THENCE south 00 degrees 37 minutes 59 seconds east 2645.81 feet to an "I bolt" found for the southwest corner of said 134.58 acre tract and the most northerly southeast corner hereof, said corner being on the north line of a tract said to contain 13.205 acres as described in a deed to Smiley Road, LTD, recorded under Clerk's Document No. 2017-12045, Denton County Real Property Records;
THENCE south 89 degrees 27 minutes 46 seconds west 582.35 feet (record 216 varas [600 feet]) to an one-half inch iron rod found at the northwest corner of said 13.205 acre tract for a re-entrant corner hereof;
THENCE south 01 degree 56 minutes 44 seconds west 561.56 feet to a magnail set in Parvin Road at the southeast corner hereof, an iron rod found for reference bears south 50 degrees 21 minutes 33 seconds west 45.2 feet;
THENCE with Parvin Road, north 89 degrees 14 minutes 24 seconds west a distance of 886.43 feet to the Place of BEGINNING and containing 101.60 acres of land.

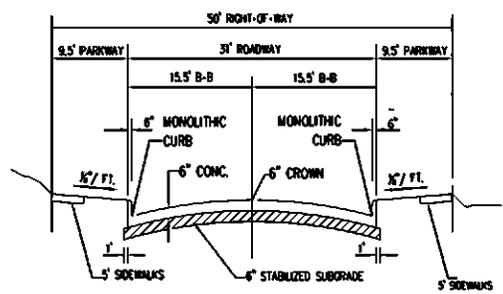
APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS



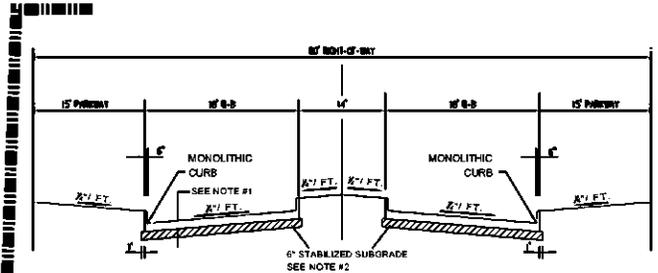
LILY CREEK
AT SUTTON
FIELDS

SUTTON
FIELDS
EAST

PARVIN RD



A-A ROADWAY PAVING SECTION
SCALE: NTS



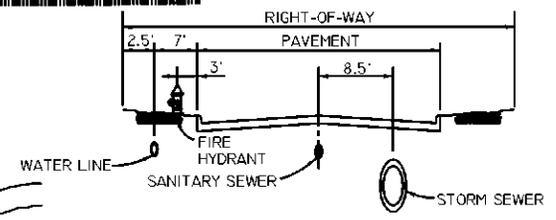
SECTION A-A

CONNECT TO EXISTING WATER

SUTTON FIELDS EAST

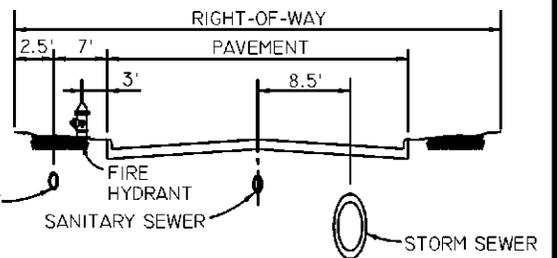
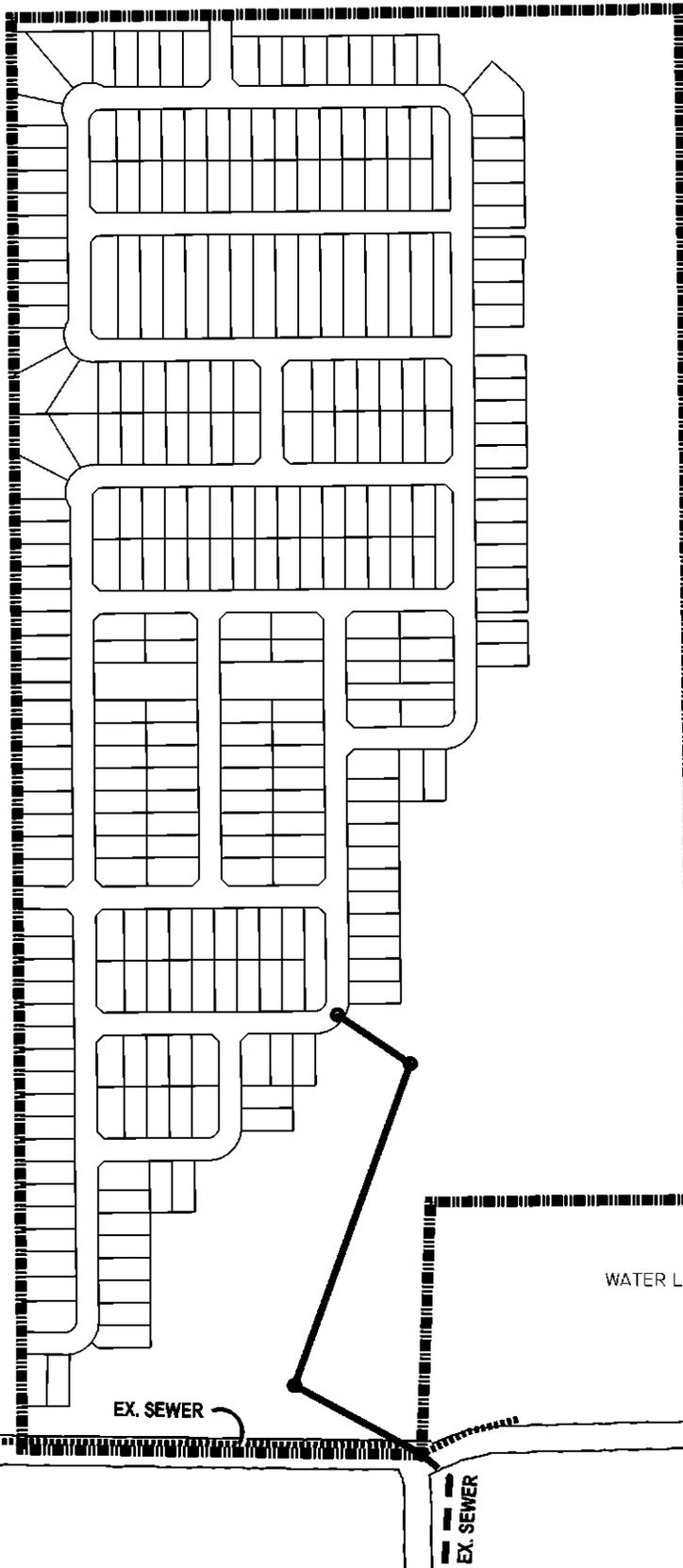
CONNECT TO EXISTING WATER

LILY CREEK AT SUTTON FIELDS



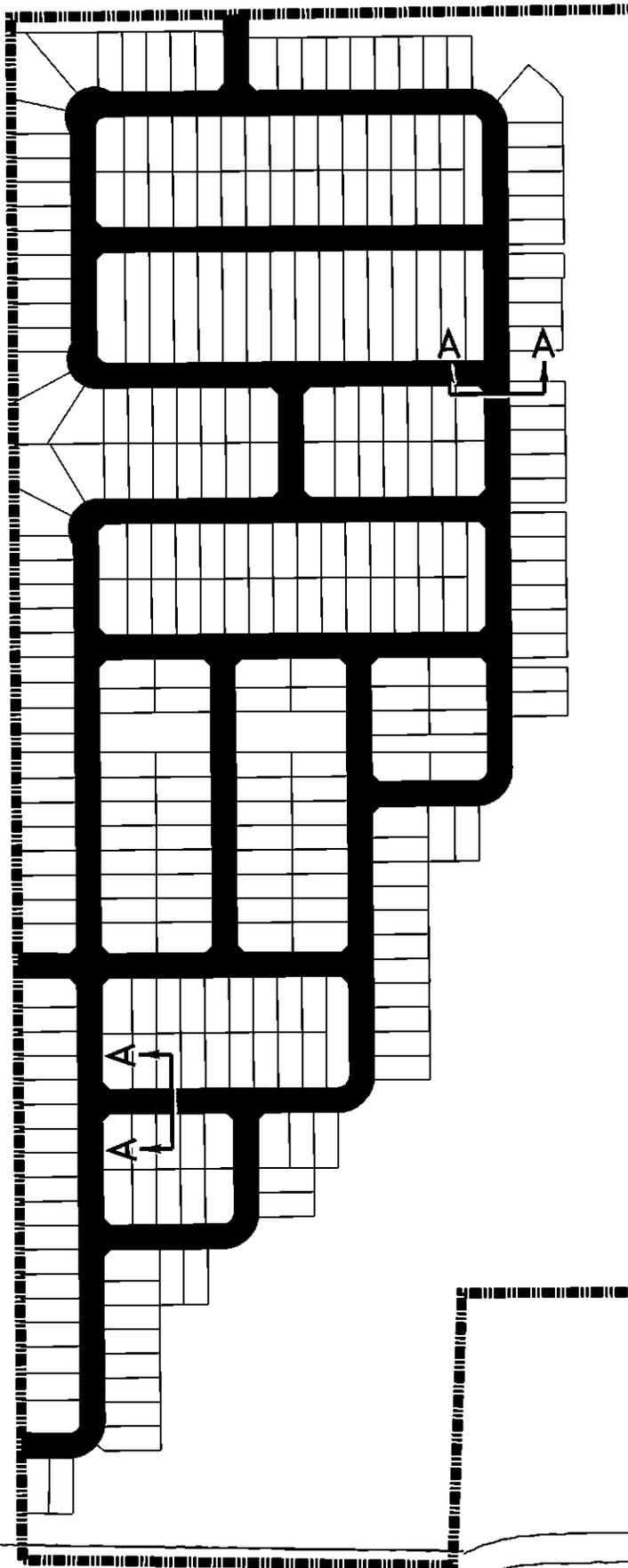
TYPICAL WATER LOCATION
N.T.S.

— WATER LINE

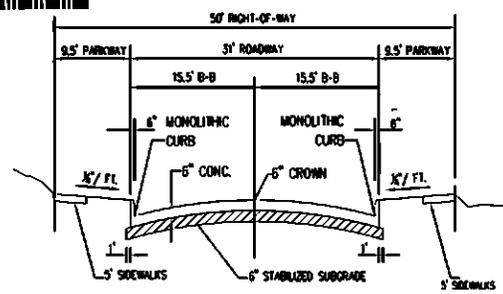


TYPICAL SEWER LOCATION
N.T.S.

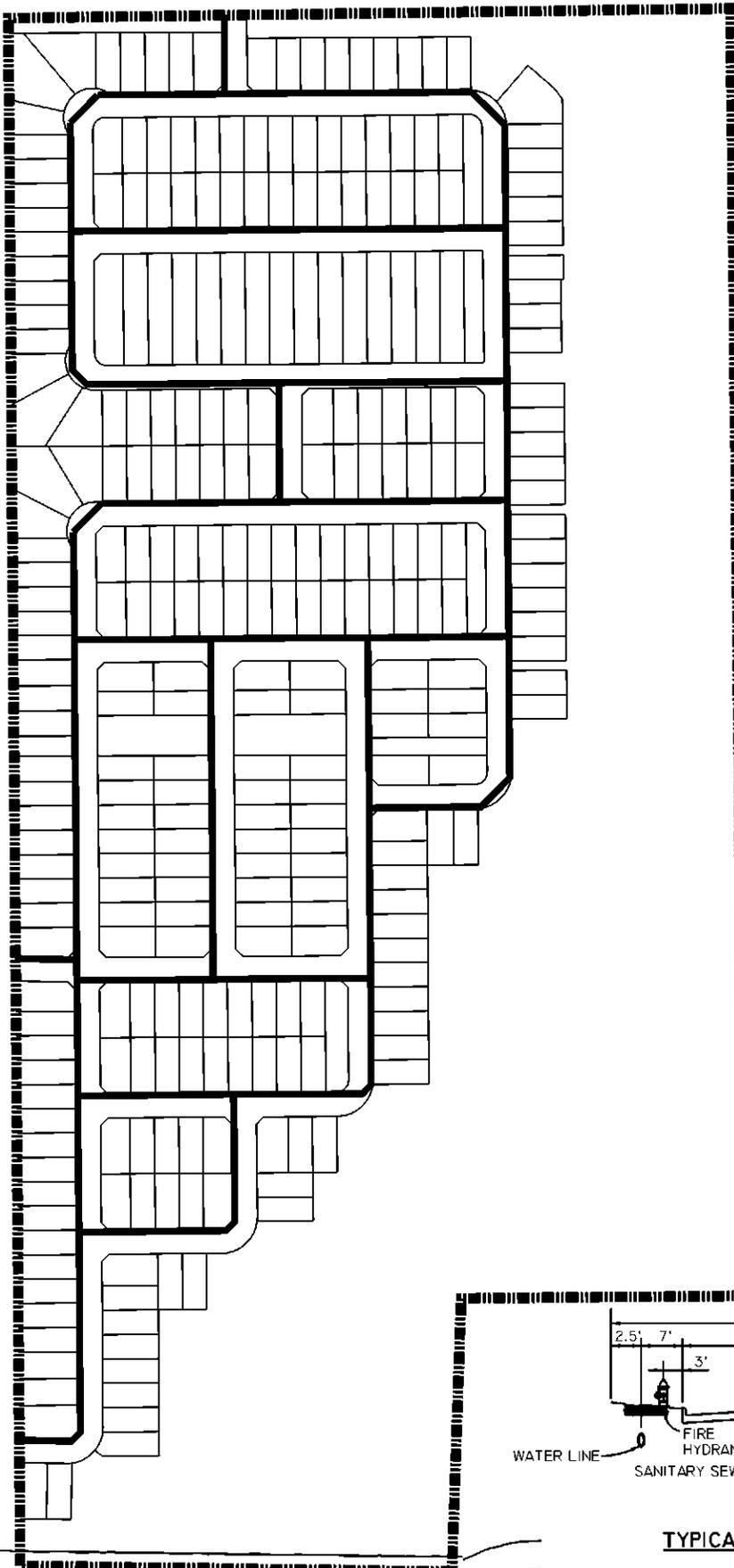
SEWER LINE



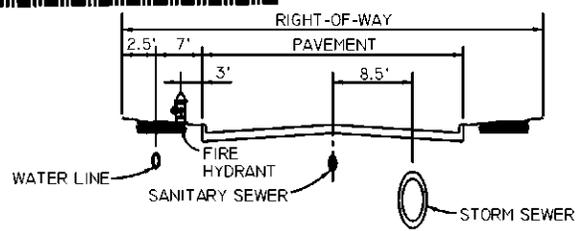
PARVIN RD



TYPICAL 31' A-A ROADWAY PAVING SECTION
SCALE: NTS



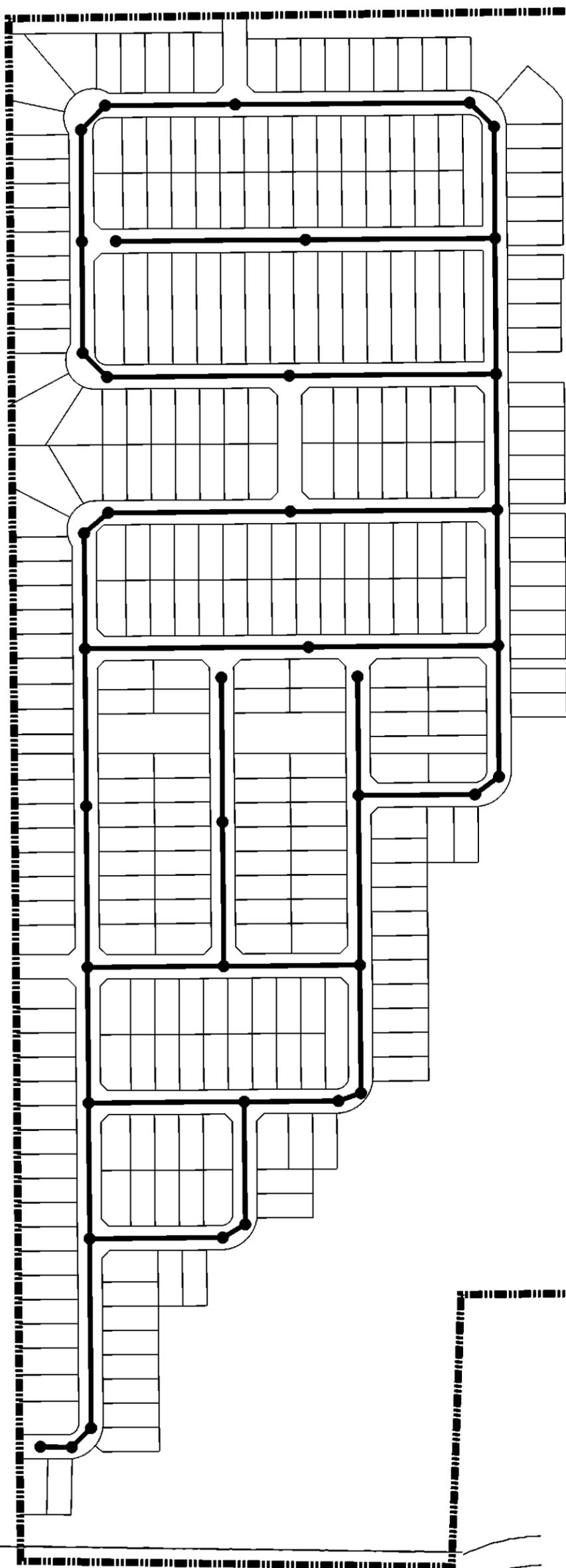
PARVIN RD



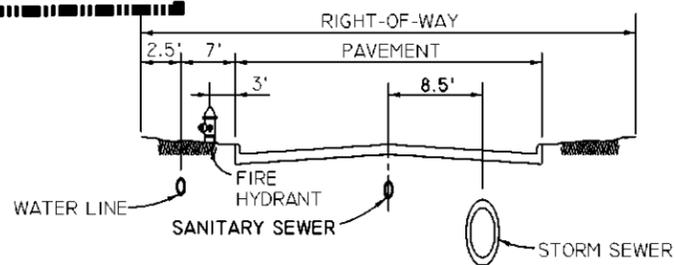
TYPICAL WATER LOCATION
N.T.S.

— WATER LINE

S:\2022\2022009-00 - Lily Estates\CAD\EXHIBITS\LilyEstatesLP20 PID Sewer 05032023.dwg May 03, 2023 - 12:02 pm es:kes



PARVIN RD



TYPICAL SEWER LOCATION
N.T.S.

SEWER LINE

SEWER IMPROVEMENTS
 LILY ESTATES DEVELOPMENT
 CELINA PARVIN PUBLIC IMPROVEMENT DISTRICT
 CITY OF CELINA, TX, DENTON COUNTY, TEXAS
 Ordinance No. 2023-35 Page 67

APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____]¹

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

STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: \$ _____

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF DENTON

§

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

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

Notary Public, State of Texas]⁴

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

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

Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified as one Lot Type.

“**Lot Type 1**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 50 feet, as provided by the development standards shown in the Development Agreement.

A) Proposed Development

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

Table F-1
Proposed Development within the PID

Description	Proposed Development	
Lot Type 1 (50 Ft)	313	Units
Total	313	Units

B) Calculation of Equivalent Units

As explained under Section V, for purpose of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Authorized Improvements to be financed with the PID Bonds shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Plan, the City Council has determined that the Assessments shall be allocated to the Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 50 Ft lots); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. This classification, Lot Type 1 (50 Ft Lots), represents the current projected highest value for residential lots is set forth in Table F-2. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (50 Ft Lots) to 1.0.

Table F-2
Equivalent Unit Factors

Lot Type	Estimated Average Value	Equivalent Unit Factor
Lot Type 1 (50 Ft)	\$500,000	1.00 Per dwelling unit

The total Equivalent Units for the PID are shown in Table F-3 as calculated based on the Equivalent Unit factors shown in Table F-2, estimated Lot Types and number of units estimated to be built within the PID.

Table F-3
Equivalent Units – PID

Description	Planned No. of Units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (50 Ft)	313	1.00	313.00
Total	313		313.00

C) Allocation of Assessments to Lots within the PID

The total amount of the PID Bonds which represents the total Assessment to be allocated on all Parcels within the PID, is \$14,034,000 As shown in Table F-3, there are a total of 313.00 Equivalent Units, resulting in an Assessment per Equivalent Unit of \$44,837.06 (i.e., \$14,034,000 ÷ 313.00 = \$44,837.06).

The Assessment per dwelling unit is calculated as the product of (i) \$44,837.06 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (50 Ft Lot) dwelling unit is \$44,837.06 (i.e. \$44,837.06 × 1.00).

Table F-4 sets forth the Assessment per dwelling unit within the PID.

Table F-4
Assessment Per Unit – PID

Description	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Dwelling Unit	Total Assessments
Lot Type 1 (50 Ft)	313	\$44,837.06	1.00	\$44,837.06 Per dwelling unit	\$14,034,000
Total	313				\$14,034,000

The projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table F-5.

Table F-5
Projected Leverage – PID

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (50 Ft)	313	\$96,000	\$500,000	\$44,837.06	2.14	11.15

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-6.

Table F-6
Estimated Tax Rate Equivalent per unit – PID

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (50 Ft)	313	\$96,000	\$500,000	\$3,971.77	\$4.14	\$0.79

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

APPENDIX G
ASSESSMENT ROLL

**Appendix G-1
Assessment Roll**

Parcel	52726, 52738, 52780, and 52771
Assessment	\$14,034,000
Equivalent Units	313.00

Year¹	Principal²	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/2024	\$0	\$928,510	\$0	\$0	(\$928,510)	\$0
9/1/2025	\$0	\$925,938	\$0	\$0	(\$925,938)	\$0
9/1/2026	\$164,000	\$925,938	\$83,232	\$70,170	\$0	\$1,243,340
9/1/2027	\$172,000	\$916,508	\$84,897	\$69,350	\$0	\$1,242,754
9/1/2028	\$181,000	\$906,618	\$86,595	\$68,490	\$0	\$1,242,702
9/1/2029	\$191,000	\$896,210	\$88,326	\$67,585	\$0	\$1,243,121
9/1/2030	\$201,000	\$885,228	\$90,093	\$66,630	\$0	\$1,242,950
9/1/2031	\$212,000	\$873,670	\$91,895	\$65,625	\$0	\$1,243,190
9/1/2032	\$264,000	\$859,890	\$55,000	\$64,565	\$0	\$1,243,455
9/1/2033	\$282,000	\$842,730	\$55,275	\$63,245	\$0	\$1,243,250
9/1/2034	\$301,000	\$824,400	\$55,551	\$61,835	\$0	\$1,242,786
9/1/2035	\$322,000	\$804,835	\$55,829	\$60,330	\$0	\$1,242,994
9/1/2036	\$345,000	\$783,905	\$56,108	\$58,720	\$0	\$1,243,733
9/1/2037	\$368,000	\$761,480	\$56,389	\$56,995	\$0	\$1,242,864
9/1/2038	\$394,000	\$737,560	\$56,671	\$55,155	\$0	\$1,243,386
9/1/2039	\$421,000	\$711,950	\$56,954	\$53,185	\$0	\$1,243,089
9/1/2040	\$450,000	\$684,585	\$57,239	\$51,080	\$0	\$1,242,904
9/1/2041	\$482,000	\$655,335	\$57,525	\$48,830	\$0	\$1,243,690
9/1/2042	\$515,000	\$624,005	\$57,813	\$46,420	\$0	\$1,243,238
9/1/2043	\$551,000	\$590,530	\$58,102	\$43,845	\$0	\$1,243,477
9/1/2044	\$589,000	\$554,715	\$58,392	\$41,090	\$0	\$1,243,197
9/1/2045	\$631,000	\$514,958	\$58,684	\$38,145	\$0	\$1,242,787
9/1/2046	\$677,000	\$472,365	\$58,978	\$34,990	\$0	\$1,243,333
9/1/2047	\$726,000	\$426,668	\$59,273	\$31,605	\$0	\$1,243,545
9/1/2048	\$778,000	\$377,663	\$59,569	\$27,975	\$0	\$1,243,206
9/1/2049	\$834,000	\$325,148	\$59,867	\$24,085	\$0	\$1,243,099
9/1/2050	\$894,000	\$268,853	\$60,166	\$19,915	\$0	\$1,242,934
9/1/2051	\$959,000	\$208,508	\$60,467	\$15,445	\$0	\$1,243,419
9/1/2052	\$1,028,000	\$143,775	\$60,769	\$10,650	\$0	\$1,243,194
9/1/2053	\$1,102,000	\$74,385	\$61,073	\$5,510	\$0	\$1,242,968
Total	\$14,034,000	\$19,506,857	\$1,800,731	\$1,321,465	(\$1,854,447)	\$34,808,606

¹The 9/1/20XX dates represent the assessment year (bond year) end for the PID Bonds.

²Represents the principal and interest on the PID Bonds. Interest is calculated using an interest rate of 5.75% per annum for years 1 through 7 (2024-2030), 6.50% per annum for years 8 through 20 (2031-2043), and 6.75% per annum for years 21 through 30 (2044-2053) on the PID Bonds.

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year through 2031, and a 0.5% increase per year thereafter. Administrative Expenses in year 2024 and 2025 are being funded with Bond proceeds.

Appendix G-2
Assessment Roll by Lot Type

Parcel	Lot Type 1 (50 Ft)
Assessment	\$44,837.06
Equivalent Units	1.00

Year¹	Principal²	Interest²	Administrative Expenses³	Additional Interest	Capitalized Interest	Total Annual Installment
9/1/2024	\$0	\$2,966	\$0	\$0	(\$2,966)	\$0
9/1/2025	\$0	\$2,958	\$0	\$0	(\$2,958)	\$0
9/1/2026	\$524	\$2,958	\$266	\$224	\$0	\$3,972
9/1/2027	\$550	\$2,928	\$271	\$222	\$0	\$3,970
9/1/2028	\$578	\$2,897	\$277	\$219	\$0	\$3,970
9/1/2029	\$610	\$2,863	\$282	\$216	\$0	\$3,972
9/1/2030	\$642	\$2,828	\$288	\$213	\$0	\$3,971
9/1/2031	\$677	\$2,791	\$294	\$210	\$0	\$3,972
9/1/2032	\$843	\$2,747	\$176	\$206	\$0	\$3,973
9/1/2033	\$901	\$2,692	\$177	\$202	\$0	\$3,972
9/1/2034	\$962	\$2,634	\$177	\$198	\$0	\$3,971
9/1/2035	\$1,029	\$2,571	\$178	\$193	\$0	\$3,971
9/1/2036	\$1,102	\$2,504	\$179	\$188	\$0	\$3,974
9/1/2037	\$1,176	\$2,433	\$180	\$182	\$0	\$3,971
9/1/2038	\$1,259	\$2,356	\$181	\$176	\$0	\$3,972
9/1/2039	\$1,345	\$2,275	\$182	\$170	\$0	\$3,972
9/1/2040	\$1,438	\$2,187	\$183	\$163	\$0	\$3,971
9/1/2041	\$1,540	\$2,094	\$184	\$156	\$0	\$3,973
9/1/2042	\$1,645	\$1,994	\$185	\$148	\$0	\$3,972
9/1/2043	\$1,760	\$1,887	\$186	\$140	\$0	\$3,973
9/1/2044	\$1,882	\$1,772	\$187	\$131	\$0	\$3,972
9/1/2045	\$2,016	\$1,645	\$187	\$122	\$0	\$3,971
9/1/2046	\$2,163	\$1,509	\$188	\$112	\$0	\$3,972
9/1/2047	\$2,319	\$1,363	\$189	\$101	\$0	\$3,973
9/1/2048	\$2,486	\$1,207	\$190	\$89	\$0	\$3,972
9/1/2049	\$2,665	\$1,039	\$191	\$77	\$0	\$3,972
9/1/2050	\$2,856	\$859	\$192	\$64	\$0	\$3,971
9/1/2051	\$3,064	\$666	\$193	\$49	\$0	\$3,973
9/1/2052	\$3,284	\$459	\$194	\$34	\$0	\$3,972
9/1/2053	\$3,521	\$238	\$195	\$18	\$0	\$3,971
Total	\$44,837	\$62,322	\$5,753	\$4,222	(\$5,925)	\$111,210

¹The 9/1/20XX dates represent the assessment year (bond year) end for the PID Bonds.

²Represents the principal and interest on the PID Bonds. Interest is calculated using an interest rate of 5.75% per annum for years 1 through 7 (2024-2030), 6.50% per annum for years 8 through 20 (2031-2043), and 6.75% per annum for years 21 through 30 (2044-2053) on the PID Bonds.

³Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year through 2031, and a 0.5% increase per year thereafter. Administrative Expenses in year 2024 and 2025 are being funded with Bond proceeds.