

# GLEN CROSSING WEST PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

SERVICE AND ASSESSMENT PLAN

July 9, 2019

PREPARED BY:

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

# GLEN CROSSING WEST PUBLIC IMPROVEMENT DISTRICT

## SERVICE AND ASSESSMENT PLAN

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

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### **A. INTRODUCTION**

On May 28, 2019 (the “Creation Date”) the City Council (the "City Council") of the City of Celina, Texas (the "City") passed and approved Resolution No. 2019-25R approving and authorizing the creation of the "Glen Crossing West Public Improvement District"(the “PID”) to finance the costs of certain public improvements for the benefit of property in such public improvement district (the “Authorized Improvements”), all of which is located within the corporate limits of the City.

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 Glen Crossing West Public Improvement District Preliminary 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 cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements.” The service plan is described in Section IV of this Service and Assessment Plan.

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 Authorized Improvement Costs 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 in 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 construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise) (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, County permit fees, development fees), insurance premiums, miscellaneous expenses, and all advances and payments for Annual Collection Costs.

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.

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

**“Annual Collection Costs”** mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of Bonds, if issued (v) issuing, paying and redeeming the Bonds, if issued (vi) investing or depositing of monies, (vii) complying with the PID Act and codes with respect to the Bonds, if issued (viii) the Trustee fees and expenses relating to the Bonds, if issued, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. If Bonds are issued, Annual Collection Costs do not include payment of the actual principal of, redemption premium, if any, and interest on Bonds. Annual Collection Costs collected and not expended for actual

Annual Collection Costs shall be carried forward and applied to reduce Annual Collection Costs in subsequent years to avoid the over-collection of amounts to pay Annual Collection Costs.

**“Annual Installment”** means, with respect to each Parcel, each annual payment of: (i) the Assessments, as shown on the Assessment Roll attached hereto as Appendix E or in an Annual Service Plan Update and calculated as provided in Section VI of this Service and Assessment Plan, and (ii) the Annual Collection Costs.

**“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 any property that benefits from the Authorized Improvements within 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 and amounts collected to pay Annual Collection Costs 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”** or **“Assessment Rolls”** means collectively or separately, as applicable, the Assessment Roll included in this SAP as Appendix E, 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 SAP 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, acquired, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

**“Authorized Improvement Costs”** mean the actual or budgeted costs, as applicable, of all or any portion of the Authorized Improvements, as shown in Appendix B.

**“Bonds”** mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues. At this time, the City and the Developer do not anticipate that Bonds will be issued.

“**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, which may be in segments or sections.

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

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

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

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

“**Developer**” means Wynne Jackson, Inc., a Texas corporation or other entity affiliated with Wynne Jackson, Inc. responsible for the development of all or a portion of the property within the PID.

“**Development Agreement**” means that certain "Development Agreement" relating to the PID executed by and between the Developer and the City effective October 9, 2018, as the same may be amended from time to time.

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

“**Homeowners’ Association Special Assessment Allocation**” means 1% of the total Assessment that will be reallocated to cover the benefit received by the Homeowner’s Association from the Authorized Improvements benefitting the Homeowner Association Property once the Homeowner Association is created within the PID.

“**Homeowner Association Property**” or (“**HOA Property**”) means property within the PID owned by or irrevocably offered for dedication to, whether in fee simple or through an easement, a homeowners’ association established for the benefit of a group of homeowners or property owners.

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

“**Lot Type**” means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated final

average home value for each lot as of the date of the recorded subdivision plat, 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.

**“Lot Type 1”** means lots identified as such on the Assessment Roll, being lots typically with a size of approximately 6,000 square feet and a lot width of 50 feet.

**“Non-Benefited Property”** means Parcels that accrue no special benefit from the Authorized Improvements, including Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit from the Authorized Improvements. Property identified as Non-Benefited Property at the time the Assessments are (i) imposed or (ii) 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 Collin Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the official public records for real property in Collin County.

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

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

**“PID Reimbursement Agreement”** means that certain PID Reimbursement Agreement, dated \_\_\_\_\_, by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of Authorized Improvements and the City agrees to reimburse the Developer for a portion of such Actual Costs funded by the Developer with interest as permitted by the PID Act.

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

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

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

**“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 a Trust Indenture, including a substitute fiscal agent or trustee.

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

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

The PID is presently located within the City and contains approximately 29.306 acres of land and is projected to consist of 57 single family residential units as further described in Section III. A map of the property within the PID and depicting the boundaries of the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 57 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the single-family lots. The estimated number of lots (57) and the classification of each lot are based upon the proposed development plan.

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

**Table II-A**  
**Updated Proposed Development**

<b>Proposed Development Type</b>	<b>Quantity</b>	<b>Measurement</b>
Single Family Residential – 50 Feet	57	units
<b>Total</b>	<b>57</b>	<b>units</b>

The estimated number of units at the build-out of the PID is based on the proposed 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***

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

Section 372.003 of the PID Act defines the improvements that may be undertaken by a municipality or county through the establishment of a public improvement district, as follows:

#### **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:

- (1) landscaping;
- (2) erection of fountains, distinctive lighting, and signs;
- (3) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- (4) construction or improvement of pedestrian malls;
- (5) acquisition and installation of pieces of art;
- (6) acquisition, construction, or improvement of libraries;
- (7) acquisition, construction, or improvement of off-street parking facilities;
- (8) acquisition, construction, improvement, or rerouting of mass transportation facilities;
- (9) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
- (10) the establishment or improvement of parks;
- (11) projects similar to those listed in Subdivisions (1)-(10);
- (12) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (13) 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; [and]

(14) payment of expenses incurred in the establishment, administration and operation of the district

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

The Authorized Improvements will benefit the Assessed Property. The descriptions of the Authorized Improvements are presented below, and the Budgeted Costs of the Authorized Improvements are shown in Table III-A. The Budgeted Costs shown in Table III-A may be revised in an Annual Service Plan Update as needed.

- ***Road Improvements:***
  - The road improvements include construction of road improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. The road improvements will provide street access to each lot as well as access to community roadways and state highways. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.
- ***Water Distribution System Improvements:***
  - The water distribution system improvements consist of construction and installation of on-site water lines, mains, pipes, valves and appurtenances, necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements will extend water service to the boundaries of the PID and to all lots within the PID. The water distribution system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.
- ***Sanitary Sewer Improvements:***
  - The sanitary sewer improvements consist of construction and installation of on-site pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will extend wastewater service to the boundaries of the PID and to all lots within the PID. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.
- ***Storm Drainage Improvements:***
  - The storm drainage improvements consist of construction and installation of pipes, inlets, manholes, detention ponds and appurtenances necessary to provide storm drainage to the Assessed Property. The storm drainage improvements will be designed and constructed in accordance with City standards and specifications

and will be owned and operated by the City.

- ***Park and Open Space Improvements:***

- The park and open space improvements consist of construction and installation of landscaping, trails, and related improvements. The park and open space improvements will be designed and constructed in accordance with City standards and specifications and will be owned by the City either by fee or through a public use easement and maintained by the Homeowners' Association.

Additional details of the Authorized Improvements are shown in Appendix B attached to this Service and Assessment Plan. The method of cost allocation is explained in Section V (C).

The Budgeted Costs shown in Tables III-A may be revised in Annual Service Plan Updates. The detailed costs of the Authorized Improvements are shown in Appendix B to this Service and Assessment Plan. Savings from one line-item may be applied to a cost increase in another line-item. These savings may be applied only to increases in costs of the Authorized Improvements (i.e., the improvements for the benefit of property within the PID).

**Table III-A**  
**Authorized Improvement Costs**

Roadway improvements	\$ 349,919
Water distribution system improvements	\$51,325
Sanitary sewer improvements	\$92,621
Storm drainage improvements	\$280,247
Park and open space improvements	\$35,000
Other soft, contingency and miscellaneous costs	\$226,551
<b>Total</b>	<b>\$ 1,035,663</b>

**Other Improvements:**

Additionally, concurrently with the construction of the Authorized Improvements, the Developer began constructing certain improvements within the PID including grading, water and sewer services, franchise utility services, landscaping and other miscellaneous items related to the Private Improvements (collectively, the “Private Improvements”) to serve the PID. The Private Improvements are expected to be complete shortly after the completion of the Authorized Improvements. The costs of such Private Improvements have been or will be paid entirely by the Developer without any reimbursement from Assessment Revenue derived from Assessments levied on property within the PID.

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

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### **A. 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.

The Budgeted Costs for the Authorized Improvements plus payment of expenses incurred in the establishment, administration and operation of the PID are \$ 1,035,663 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 Annual Collection Costs, updating the Actual Costs of the Authorized Improvements, and updating the Assessment Roll. Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

Table IV-A summarizes the sources and uses of funds required to construct the Authorized Improvements to be financed initially by the Developer who will be reimbursed under the terms of the PID Reimbursement Agreement, including Budgeted Costs related to establishing the PID. The sources and uses of funds shown in Table IV-A shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and changes in Actual Costs.

The City reserves the right to issue Bonds secured by the Assessment Revenues to finance (or refinance) all or a portion of costs of the Authorized Improvements.

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**Table IV-A**  
**Estimated Sources and Uses**

<b>Sources of Funds</b>	<b>Authorized Improvements (PID)</b>	<b>Other Improvements (Non-PID)</b>	<b>Total Amounts</b>
PID Reimbursement Agreement	\$956,000	\$0	\$956,000
<i>Subtotal</i>	\$956,000	\$0	\$956,000
Other funding	\$79,663	\$0	\$79,663
<b>Total Sources for Authorized Improvements</b>	<b>\$1,035,663</b>	<b>\$0</b>	<b>\$1,035,663</b>
Other funding sources – Private Improvements	\$0	\$460,149	\$460,149
<b>Total Sources</b>	<b>\$1,035,663</b>	<b>\$460,149</b>	<b>\$1,495,812</b>
<b>Uses of Funds</b>			
<b>Authorized Improvements</b>			
Road improvements	\$349,919	\$0	\$349,919
Water distribution system improvements	\$51,325	\$0	\$51,325
Sanitary sewer improvements	\$92,621	\$0	\$92,621
Storm drainage improvements	\$280,247	\$0	\$280,247
Parks and open space improvements	\$35,000	\$0	35000
Other soft and miscellaneous costs	\$226,551	\$0	\$226,551
<i>Subtotal</i>	\$1,035,663	\$0	\$1,035,663
<b>Private Improvements</b>			
City Parks Fee	\$0	\$85,000	\$85,000
City Technology Impact Fee	\$0	\$28,500	\$28,500
Other private improvements	\$0	\$346,949	\$346,949
<i>Subtotal</i>	\$0	\$460,149	\$460,149
PID establishment/ operation	\$0	\$0	\$0
<i>Subtotal</i>	\$0	\$0	\$0
<b>Total Uses</b>	<b>\$1,035,663</b>	<b>\$460,149</b>	<b>\$1,495,812</b>

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

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

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Financing Sources
2019	\$747,906	\$478,000	\$39,831
2020	\$747,906	\$478,000	\$39,831
2021	\$0	\$0	
2022	\$0	\$0	
2023	\$0	\$0	
<b>Total</b>	<b>\$1,495,812</b>	<b>\$956,000</b>	<b>\$79,662</b>

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 creating the PID. The difference between the annual projected cost and the annual projected indebtedness, and between the annual projected indebtedness and the principal amount of the bonds each represent an amount funded by the Developer and will not be reimbursed from Assessment Revenue derived from Assessments levied on property within the PID.

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## *V. ASSESSMENT PLAN*

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### **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 costs of the Authorized Improvements shall be allocated as described below:

1. The Authorized Improvement Costs shall be allocated on the basis of the relative value of Parcels 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 as all lots are of the same relative size and value, and that the homes that will be built on all the lots are likely to receive the same 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 process provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the Authorized Improvements.
3. The Assessed Property is classified into a single Lot Type.
4. The Authorized Improvement costs less the Homeowner Association Special Assessment Allocation are allocated to each Parcel within the Assessed Property based on the total number of units estimated for each Parcel.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel of Assessed Property as a result of the Authorized Improvements, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments to be levied on the Assessed Property, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit to the Assessed Property of the Authorized Improvements in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Assessed Property 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 these improvements being constructed on the Assessed Property or in close proximity to the Assessed Property and the specific purpose of these Authorized 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 is 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 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.

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; and (ii) 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 beneficial to the City and the PID. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

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

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

### **C. ASSESSMENT METHODOLOGY**

The Actual Costs 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 Actual Costs 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 purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Authorized Improvements shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the number of lots anticipated to be developed on each Parcel of Assessed Property. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into

consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

Based on the Actual Costs of the Authorized Improvements provided by the Developer working with the City's engineers, as set forth in Table III-A, the City Council has determined that the benefit to Assessed Property resulting from 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 number of units to be built on each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Lot Type based on the ratio of the number of units applicable to each Lot Type at the time residential Lots are platted to the total number of units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council. The result of this approach is that each final residential Lot within a recorded subdivision plat with similar values will have the same Assessment, with larger, more valuable Lots having a proportionately larger share of the Assessments than smaller, less valuable Lots. As part of the determination as to the ability of different Lot Types to utilize and benefit from the Authorized Improvements, the City Council has taken into consideration that larger, more expensive homes, on average, will create more vehicle trips and greater demands for water and wastewater consumption, and larger, more expensive homes are likely to be built on larger, more valuable lots placing greater demand on the Authorized Improvements.

2. *Allocation of Assessments to Lot Types*

As shown in Section IV of this Service and Assessment Plan, the total amount of the Assessments to be allocated on all Parcels of Assessed Property is \$956,000. There are a total of 57 estimated number of units for the residential development of the Assessed Property, resulting in an Assessment per Unit of \$16,771.93.

Table V-1 sets forth the Assessment per dwelling unit for Lot Type 1.

**Table V-1  
Assessment per Unit**

<b>Type</b>	<b>Planned No. of Units</b>	<b>Total Assessments</b>	<b>Assessment per Unit</b>
Lot Type 1	57	\$956,000	\$16,771.93
Total	57	\$956,000	

The projected leverage calculated based on the estimated land values, finished lot values and home values for each Lot Type is shown in Table V-2 below.

**Table V-2  
Projected Leverage**

<b>Lot Type</b>	<b>Planned No. of Units</b>	<b>Estimated Land Value per unit</b>	<b>Estimated Finished Lot Value per unit</b>	<b>Projected Home Value per unit</b>	<b>Assessment per Unit<sup>1</sup></b>	<b>Leverage (Land Value)</b>	<b>Leverage (Lot Value)</b>	<b>Leverage (Home Value)</b>
Lot Type 1	57	\$25,000	\$67,500	\$337,500	\$16,772	1.49	4.02	20.12
<b>Total</b>	<b>57</b>							

1 – Amounts are rounded to the nearest dollar amount.

The projected tax rate equivalent per unit calculated based on the estimated land values, finished lot values and home values for each Lot Type is shown in Table V-3 below.

**Table V-3  
Estimated Tax Rate Equivalent per Unit**

<b>Lot Type</b>	<b>Planned No. of Units</b>	<b>Estimated Land Value per unit</b>	<b>Estimated Finished Lot Value per unit</b>	<b>Projected Home Value per unit</b>	<b>Projected Maximum Annual Installment per unit</b>	<b>Tax Rate Equivalent (per \$100 Land Value)</b>	<b>Tax Rate Equivalent (per \$100 Lot Value)</b>	<b>Tax Rate Equivalent (per \$100 Home Value)</b>
Lot Type 1	57	\$25,000	\$67,500	\$337,500	\$1,622	\$6.49	\$2.40	\$0.4806
<b>Total</b>	<b>57</b>							

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

**D. ASSESSMENTS**

The Assessments will be levied on each Parcel according to the Assessment Roll, attached hereto as Appendix E. 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. ANNUAL COLLECTION COSTS**

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 Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

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

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### **A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS**

The Assessments, and Annual Installments thereof, for each Parcel of Assessed Property is shown on the Assessment Roll, attached as Appendix E, 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 in an amount sufficient to pay (i) the principal and interest on the amounts due under the PID Reimbursement Agreement for costs related to the Authorized Improvements and / or principal and interest on Bonds, if issued, and (ii) to cover the Annual Collection Costs.

### **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 number of units to be built on each new subdivided Parcel
- D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of 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 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.

The total Assessment initially allocated to the Assessed Property does not include any allocation of Assessments to the HOA Property. Once a Homeowner Association is created in the PID and Parcel(s) that are owned by the Homeowner's Association appear on the Collin Central Appraisal

District (“Collin CAD”) records, 1% of the initial total Assessment allocated to the Assessed Property shall be reallocated to such HOA Property.

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. 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. 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 Act.

## **D. REDUCTION OF ASSESSMENTS**

1. If after all Authorized Improvements to be funded with a series of Bonds and/or PID Reimbursement Agreement have been completed and Actual Costs for such Authorized Improvements are less than the Authorized Improvement Costs used to calculate the Assessments securing such series of Bonds and/or PID Reimbursement Agreement, resulting in excess Bond and/or PID Reimbursement Agreement proceeds being available to redeem Bonds of such series and/or PID Reimbursement Agreement, then the Assessment securing such series of Bonds and/or PID Reimbursement Agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs and such excess Bond proceeds and/or PID Reimbursement Agreement shall be applied to redeem Bonds of such series and/or reduce the balance on the applicable PID Reimbursement Agreement. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or the remaining balance on the applicable PID Reimbursement Agreement. If all of the Authorized Improvements are not completed, the City may reduce the

Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If after all Authorized Improvements to be funded with a series of Bonds have been completed and a portion of the Bonds have been redeemed, 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 remaining outstanding amount(s) of the Bonds after such redemptions. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds.
3. If all the Authorized Improvements are not undertaken, resulting in excess Bond proceeds being available to redeem Bonds, 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 and Collection Costs, and such excess Bond proceeds shall be applied to redeem Bonds. 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 on the Bonds and Collection Costs. 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.
- (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, Annual Collection Costs 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 and Annual Collection Costs. Payment of the Annual Installments shall commence with tax bills mailed after the levy of the Assessments.

Each Assessment shall be paid with interest of no more than the lesser of (i) the actual interest rate paid on the Bonds, if issued, and (ii) 6.01% per annum in accordance with the Assessment Ordinance and the PID Reimbursement Agreement. Interest on the PID Reimbursement Agreement shall be paid based on an interest rate of 6.01% per annum for years 1 through 5 and 6.01% per annum following the fifth Annual Installment in accordance with the PID Reimbursement Agreement. Each Assessment shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during June 2019 was 4.01%. The City has determined that the Assessments shall bear interest at the interest rate of 6.01% per annum for years 1 through 5 and 6.01% per annum following the fifth Annual Installment, which rates are equal to or less than the initial maximum allowable rate of interest of 9.01% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 6.01%. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an interest rate of 6.01%.

The Annual Installments shall be reduced to equal the actual costs of repaying the obligations and actual Annual Collection Costs (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 and Chapter 1207 of the Texas Government Code. 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 approve, 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. Annual Collection Costs shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. 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 Act.

Any sale of Assessed Property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed 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 Assessed 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 the first February 1 following the earlier of (i) the recording of a final subdivision plat in the official public records of the County for the Assessed Property, (ii) upon issuance of Bonds, or (iii) the second anniversary of the date of levy of the Assessment.

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## **VII. THE ASSESSMENT ROLL**

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### **A. ASSESSMENT ROLL**

The Assessed Property will be assessed for the special benefits conferred upon such property as a result of the Authorized Improvements. Table IV-A summarizes the \$1,035,663 in special benefit received by Assessed Property from the Authorized Improvements and costs associated with the PID formation. The total costs of the Authorized Improvements is \$1,035,663 which is equal to the benefit received by Assessed Property. The total Assessment for all Assessed Property is \$956,000 plus Annual Collection Costs and other authorized charges, which is less than the benefit received by the Assessed Property. The Assessment for each Parcel of Assessed Property is calculated based on the allocation methodologies described in Section V.C of this Service and Assessment Plan. The Assessment Roll is attached hereto as Appendix

### **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, and any additional obligations owed pursuant to the PID Reimbursement Agreement.

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

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### **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, 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 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.

To the extent permitted by the PID Act, the City Council reserves the right 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; (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, and (iv) as may be required by the Attorney General of Texas in connection with the issuance of any series of Bonds.

#### **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; such interpretations and determinations shall be conclusive.

#### **E. SEVERABILITY**

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

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

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



**APPENDIX B**  
**AUTHORIZED IMPROVEMENT COSTS**

**APPENDIX C**  
**DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS**

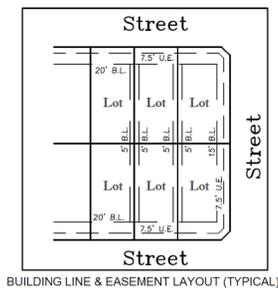
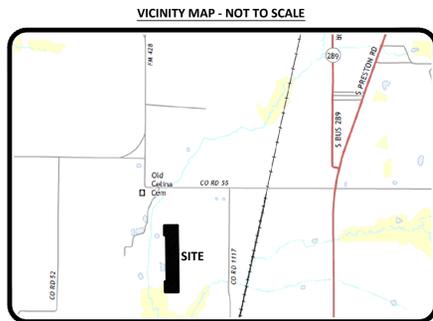


**LEGEND OF ABBREVIATIONS**

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET (1/2" WITH PINK CAP "BARTON CHAPA")
- D.E. DRAINAGE EASEMENT

**PLAT NOTES**

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83). Distances shown hereon are surface distances with combined scale factor of 1.00015271.
- All designated set corners are 1/2 inch iron rods set with a pink cap stamped "BARTON CHAPA", unless otherwise noted.
- Selling a portion of this addition by metes and bounds is a violation of town ordinance and State law and is subject to fines and withholding of utilities and building permits.
- The undersigned does hereby covenant and agree that he or she or they shall construct upon the Fire Lane Easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for Fire Lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatuses. The maintenance of paving on the Fire Lane Easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "FIRE LANE, NO PARKING". The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
- The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.
- Ownership and maintenance of all open space "X" lots shall be the responsibility of the Home Owner's Association (HOA).
- The Home Owner's Association (HOA) shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The HOA shall further hold the City of Celina harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence and interference with structures, the City retains the right to enter upon these easements for public purposes.
- A 7.5-Foot Utility Easement is hereby dedicated along the frontage of all lots fronting on an interior street. See Building Line & Easement Layout for typical location.
- This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
- This plat does not alter or remove existing deed restrictions, if any.
- This property lies within zones "AE" and "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 48085C0120, Effective date June 2, 2009, via scaled map location and graphic plotting.
- A public trail system may be installed on any HOA owned or maintained lot.
- All lots comply with the minimum size requirements of the zoning district.
- All common areas will be owned and maintained by the HOA/POA.
- All common area/HOA lots may contain a public trail and shall provide an access easement for the public to use the trail.
- Minimum finished floor elevations are at least 2 feet above the 100-year flood plain.



Line Data Table

Line #	Distance	Bearing
L1	25.00'	N89°18'36"E
L2	25.00'	S89°17'59"W
L3	22.73'	N00°41'24"W
L4	22.73'	S00°41'21"E
L5	90.85'	N47°51'19"E
L6	78.81'	N00°23'30"E
L7	14.11'	S44°27'59"W
L8	14.18'	N45°32'01"W
L9	14.11'	S44°27'59"W
L10	14.18'	S45°32'20"E
L11	291.51'	S89°17'59"W
L12	291.53'	N89°17'59"E

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	30.78'	25.00'	070°31'33"	N34°34'23"E	28.87'
C2	22.41'	25.00'	051°21'06"	N45°33'03"W	21.67'
C3	8.37'	25.00'	019°10'29"	N10°17'16"W	8.33'

BLOCK T AREAS

Lot #	Square Feet	Acres
1	8348	0.192
2	6053	0.139
3	6055	0.139
4	6058	0.139
5	6061	0.139
6	6063	0.139
7	6066	0.139
8	6069	0.139
9	6067	0.139
10	6060	0.139
11	7254	0.167

BLOCK U AREAS

Lot #	Square Feet	Acres
1X	10923	0.251
2	6079	0.140
3	6083	0.140
4	6087	0.140
5	6091	0.140
6	6097	0.140
7	12447	0.286
8	14445	0.332
9	12389	0.284
10X	10934	0.251

BLOCK W AREAS

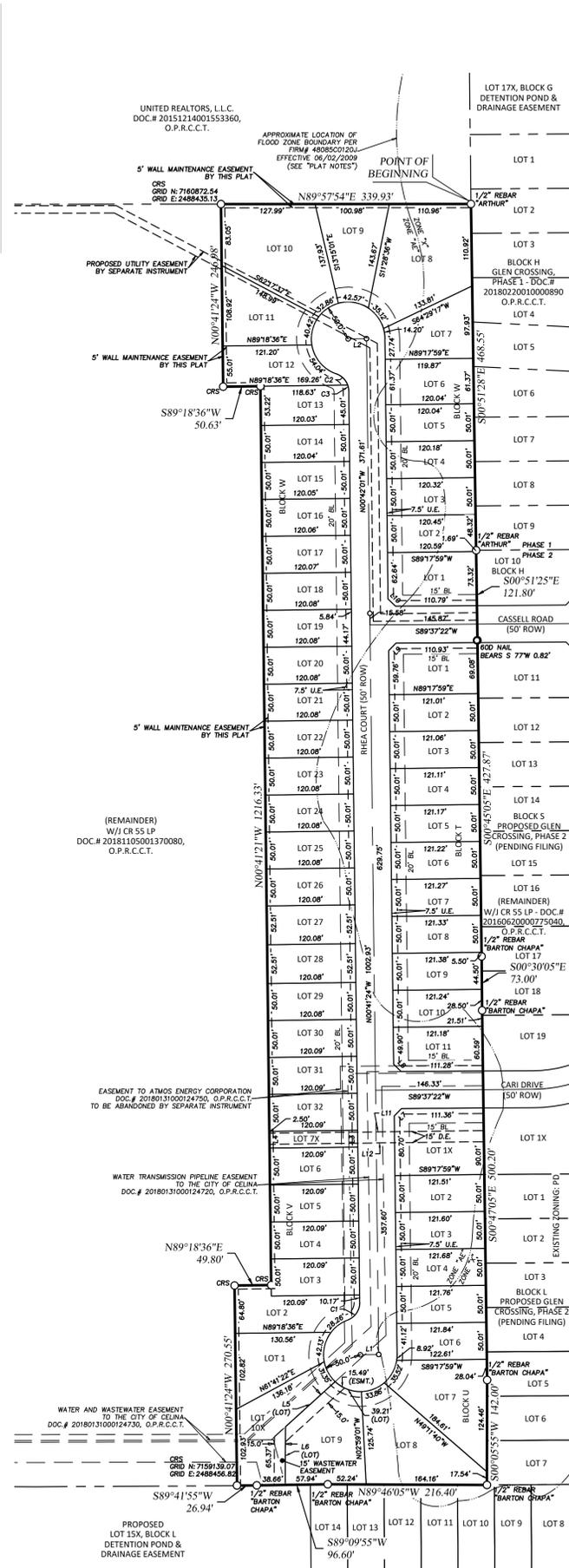
Lot #	Square Feet	Acres
1	8759	0.201
2	6027	0.138
3	6020	0.138
4	6013	0.138
5	6006	0.138
6	7361	0.169
7	8428	0.193
8	17855	0.410
9	9620	0.221
10	17216	0.395
11	9338	0.214
12	7725	0.177
13	6384	0.147
14	6003	0.138
15	6003	0.138
16	6004	0.138
17	6004	0.138
18	6005	0.138
19	6005	0.138
20	6005	0.138

BLOCK W AREAS CONT.

Lot #	Square Feet	Acres
21	6005	0.138
22	6005	0.138
23	6005	0.138
24	6005	0.138
25	6005	0.138
26	6005	0.138
27	6305	0.145
28	6305	0.145
29	6005	0.138
30	6005	0.138
31	6005	0.138
32	6005	0.138

BLOCK V AREAS

Lot #	Square Feet	Acres
1	8673	0.199
2	8634	0.198
3	6005	0.138
4	6005	0.138
5	6005	0.138
6	6005	0.138
7X	2730	0.063



STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS W/J CR 55 LP is the owner of a tract of land situated in the Collin County School Land #14 Survey, Abstract Number 167, City of Celina, Collin County, Texas, being a part of the tract described in the deed to W/J CR 55 LP, recorded under document number 20181105001370080, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Vertical Datum of 1983 (NAD '83)):

**BEGINNING** at a 1/2 inch rebar with cap stamped "ARTHUR" found in the west line of Lot 2, Block H, Glen Crossing, Phase 1, an addition in the City of Celina, Collin County, Texas, according to the amended plat recorded under document number 20180220010000890, O.P.R.C.C.T.;

**THENCE** with the west line of said Glen Crossing, Phase 1, SOUTH 00 degrees 51 minutes 28 seconds EAST, a distance of 468.55 feet to a 3/4 inch rebar with cap stamped "ARTHUR" found at the southwest corner of said Glen Crossing, Phase 1;

**THENCE** with the perimeter and to the corners of the tract described in the deed to W/J CR 55 LP, recorded under document number 20160620000775040, O.P.R.C.C.T., the following calls:

- SOUTH 00 degrees 51 minutes 25 seconds EAST, a distance of 121.80 feet to a point from which a 60D nail found bears SOUTH 77 degrees WEST, 0.82 feet;
- SOUTH 00 degrees 45 minutes 05 seconds EAST, a distance of 427.87 feet to a 1/2 inch rebar with pink cap stamped "BARTON CHAPA" found (hereinafter "capped rebar found");
- SOUTH 00 degrees 30 minutes 05 seconds EAST, a distance of 73.00 feet to a capped rebar found;
- SOUTH 00 degrees 47 minutes 05 seconds EAST, a distance of 500.20 feet to a capped rebar found;
- SOUTH 00 degrees 05 minutes 55 seconds WEST, a distance of 142.00 feet to a capped rebar found;
- NORTH 89 degrees 46 minutes 05 seconds WEST, a distance of 216.40 feet to a capped rebar found;
- SOUTH 89 degrees 09 minutes 55 seconds WEST, a distance of 96.60 feet to a capped rebar found;
- SOUTH 89 degrees 41 minutes 55 seconds WEST, a distance of 26.94 feet to a 1/2 inch rebar with pink cap stamped "BARTON CHAPA" set (hereinafter "capped rebar set");

**THENCE** through the interior of said W/J CR 55 LP (document 20181105001370080) tract, the following calls:

- NORTH 00 degrees 41 minutes 24 seconds WEST, a distance of 270.55 feet to a capped rebar set;
- NORTH 89 degrees 18 minutes 36 seconds EAST, a distance of 49.80 feet to a capped rebar set;
- NORTH 00 degrees 41 minutes 21 seconds WEST, a distance of 1216.33 feet to a capped rebar set;
- SOUTH 89 degrees 18 minutes 36 seconds WEST, a distance of 50.63 feet to a capped rebar set;
- NORTH 00 degrees 41 minutes 24 seconds WEST, a distance of 246.98 feet to a capped rebar set in the south line of the tract described in the deed to United Realtors, L.L.C., recorded under document number 20151214001553360, O.P.R.C.C.T.;

**THENCE** with the south line of said United Realtors tract, NORTH 89 degrees 57 minutes 54 seconds EAST, a distance of 339.93 feet, returning to the **POINT OF BEGINNING** and enclosing 12.172 acres (530,208 square feet) of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT W/J CR 55 LP, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as GLEN CROSSING WEST, and do hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the city council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

WITNESS MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

FOR: W/J CR 55 LP, A TEXAS LIMITED PARTNERSHIP  
BY: W/J CELINA GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: \_\_\_\_\_  
CHRISTOPHER C. JACKSON, VICE PRESIDENT

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for  
the State of Texas

**FINAL PLAT**

**GLEN CROSSING WEST**  
BEING 57 RESIDENTIAL LOTS AND  
3 OPEN SPACE LOTS  
12.172 ACRES OUT OF THE  
COLLIN COUNTY SCHOOL LAND #14 SURVEY  
ABSTRACT NUMBER 167  
CITY OF CELINA, COLLIN COUNTY, TEXAS

-2019-

SURVEYOR  
JOHN H. BARTON, III RPLS# 6737  
409 STOCKARD STREET  
LAKE DALLAS, TX 75065  
(817) 243-9289  
JACK@BCSDFW.COM

ENGINEER  
KIRKMAN ENGINEERING  
SHEA KIRKMAN  
4821 MERLOT AVE., STE. 210  
GRAPEVINE, TX 76051  
(817) 488-4960  
SHEA.KIRKMAN@TRUSTE.KE.COM

OWNER  
W/J CR 55 LP  
CHRISTOPHER JACKSON  
600 N. PEARL STREET  
SUITE 650  
DALLAS, TX 75201

ENGINEER



4821 Merlot Avenue, Suite 210  
Grapevine, Texas 76051  
Phone: 817-488-4960

JOB NUMBER: 2019.001.026

DRAWN BY: BCS

CHECKED BY: BCS

REV:

GLEN  
CROSSING  
WEST

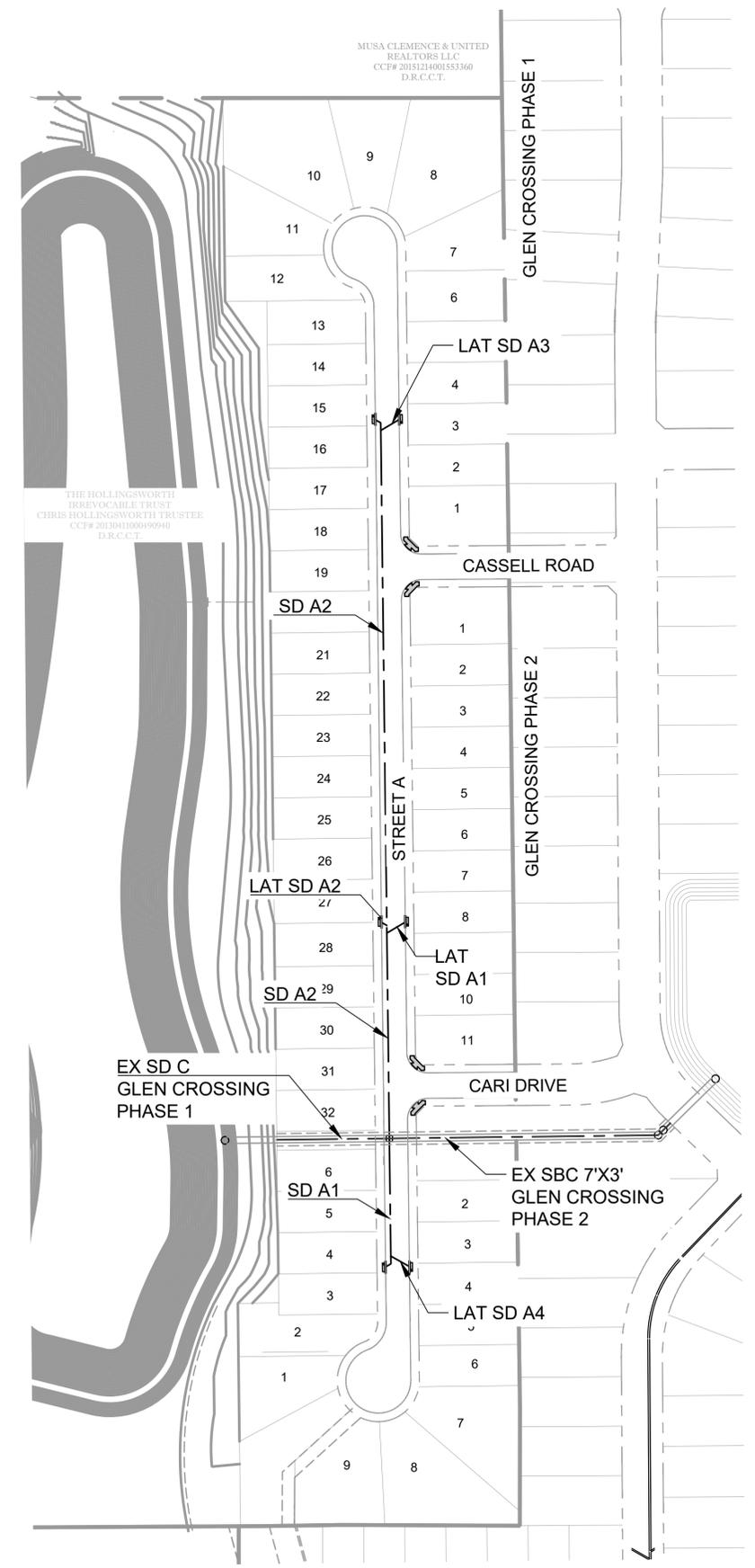
CELINA,  
TEXAS

PRELIMINARY  
PLAT

PAGE 1 OF 1

SHEET:

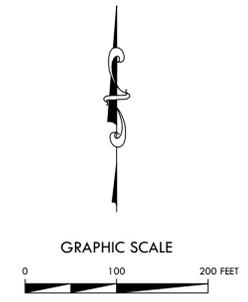
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 PLOTTED BY: BSM  
 PLOTTED DATE: 01/16/2019 10:53:00 AM  
 PLOTTED WITH: AutoCAD PDF (General Documentation)



**BENCHMARKS**

TBM #1: MAG NAIL SET IN ASPHALT DRIVEWAY  
 ENTRY ON NORTH SIDE OF CR 55.  
 ELEVATION = 655.94' (NAVD88)

TBM #2: 60D NAIL SET ALONG WEST LINE OF CR 1117  
 ELEVATION = 654.68' (NAVD88)



**LEGEND**

PROPOSED CURB INLET	
PROPOSED STORM LINE	
PROPOSED MANHOLE	
FL	FLOWLINE
TI	TOP OF INLET
TC	TOP OF CURB
D.E.	DRAINAGE EASEMENT
MBC	MULTIPLE BOX CULVERT

4821 Merlot Avenue, Suite 210  
 Grapevine, Texas 76051  
 Phone: 817-488-4960

DEVELOPER/OWNER

**W/J CR 55, LP**

600 North Pearl - Suite 650  
 Dallas, Texas 75201

Telephone (214)880-8600  
 Fax (214)880-8709



JOB NUMBER: WYN14001\_GlenCrossing

DESIGNED BY: BSM

DRAWN BY: BSM

CHECKED BY: SK

ISSUE DATE: 01-16-19

REV:

PRELIMINARY  
 FOR REVIEW ONLY  
 THESE DOCUMENTS ARE FOR  
 DESIGN REVIEW ONLY AND  
 NOT INTENDED FOR THE  
 PURPOSES OF CONSTRUCTION,  
 BIDDING OR PERMIT. THEY  
 WERE PREPARED BY, OR  
 UNDER THE SUPERVISION OF:

SHEA O. KIRKMAN  
 P.E.# 91865  
 DATE: June 6, 2019

Texas Firm No: 15874

**GLEN CROSSING  
 WEST**

CELINA,  
 TEXAS

**STORM  
 OVERALL**

SHEET:  
**C4.3**







**APPENDIX D**  
**ASSESSMENT ROLL**

**Appendix D  
Assessment Roll**

<b>Parcel</b>	All Parcels
<b>Assessment</b>	\$956,000
<b>Total No. of Units</b>	57.00

<b>Year</b>	<b>Principal</b>	<b>Interest<sup>1</sup></b>	<b>Administrative Expenses<sup>2</sup></b>	<b>Total Annual Installment</b>
1	\$12,000	\$57,456	\$20,000	\$89,456
2	\$13,000	\$56,734	\$20,200	\$89,934
3	\$14,000	\$55,953	\$20,402	\$90,355
4	\$14,000	\$55,112	\$20,606	\$89,718
5	\$15,000	\$54,270	\$20,812	\$90,082
6	\$16,000	\$53,369	\$21,020	\$90,389
7	\$17,000	\$52,407	\$21,230	\$90,638
8	\$18,000	\$51,386	\$21,443	\$90,828
9	\$19,000	\$50,304	\$21,657	\$90,961
10	\$20,000	\$49,162	\$21,874	\$91,036
11	\$22,000	\$47,960	\$22,092	\$92,052
12	\$23,000	\$46,638	\$22,313	\$91,951
13	\$24,000	\$45,255	\$22,537	\$91,792
14	\$26,000	\$43,813	\$22,762	\$92,575
15	\$27,000	\$42,250	\$22,989	\$92,240
16	\$29,000	\$40,628	\$23,219	\$92,847
17	\$31,000	\$38,885	\$23,452	\$93,336
18	\$33,000	\$37,022	\$23,686	\$93,708
19	\$35,000	\$35,038	\$23,923	\$93,961
20	\$37,000	\$32,935	\$24,162	\$94,097
21	\$39,000	\$30,711	\$24,162	\$93,873
22	\$41,000	\$28,367	\$24,162	\$93,529
23	\$44,000	\$25,903	\$24,162	\$94,065
24	\$46,000	\$23,259	\$24,162	\$93,421
25	\$49,000	\$20,494	\$24,162	\$93,656
26	\$52,000	\$17,549	\$24,162	\$93,711
27	\$55,000	\$14,424	\$24,162	\$93,586
28	\$58,000	\$11,119	\$24,162	\$93,281
29	\$62,000	\$7,633	\$24,162	\$93,795
30	\$65,000	\$3,907	\$24,162	\$93,069
<b>Total</b>	<b>\$956,000</b>	<b>\$1,129,940</b>	<b>\$682,002</b>	<b>\$2,767,942</b>

1 - The interest is calculated using 6.01% per annum for years 1 through 5 and 6.01% per annum thereafter.

2 - The Administrative Expenses shown include the estimated PID administration and assessment collection costs.