

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT

CITY OF SHERMAN, TEXAS

SERVICE AND ASSESSMENT PLAN

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December 5, 2022

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT

SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On March 15, 2021, the City Council of the City of Sherman passed and approved Resolution No. 6711 approving and authorizing the creation of Bel Air Village Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in the PID, which is presently located within the City.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements for Phase #1 and Phase #2 as Phase #1 and Phase #2 are developed. Assessments will be imposed on all property in the PID for the public improvements that benefit the entire PID and on the property in Phase #1 and Phase #2 for the public improvements to be constructed for the benefit of that phase.

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

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

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

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

B. Definitions

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

“Actual Cost(s)” means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, 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, City permit fees, development fees), insurance premiums, miscellaneous expenses, and all advances and payments for Administrative Expenses.

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

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

“Administrative Expenses” mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial

advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

“Annual Installment” means, with respect to each Parcel, each annual payment of: (i) the Assessments, including any applicable interest, as shown on the Assessment Roll attached hereto as Appendix F and Appendix G, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, and (ii) Administrative Expenses.

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

“Assessed Property” means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes 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 Phase #1 Assessment Roll, Phase #2 Assessment Roll or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

“Authorized Improvements” mean those public improvements described in Appendix B-1 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 bonds, if any, issued in one or more series for financing the Authorized Improvements and secured in whole or in part by the Assessment Revenues.

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

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

“City” means the City of Sherman, Texas.

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

“County” means Grayson 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.

“Development Agreement” means that certain “Bel Air Village Master Development Agreement” by and between the City and the Developer, a Texas limited liability company, and related to the development of the Property effective December 18, 2020, as the same may be amended from time to time.

“Developer” means Bel Air Village SFR, LLC.

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

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

“Lot” means a tract of land described as a “lot” in a subdivision plat recorded in the official public records of Grayson 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 average home value for each home at the time of assessment levy (as shown in Appendix E for the calculation of Equivalent Units), considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

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

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

“Parcel” or **“Parcels”** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Grayson 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 Grayson County.

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

“Phase #1” means the initial Phase to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix F.

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

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

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

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

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

Lot Type 1 (50 Ft) - \$31,086.76

Lot Type 2 (40 Ft) - \$27,632.65

Lot Type 3 (25 Ft) - \$24,178.57

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

“Phase #1 Reimbursement Agreement” means that certain Bel Air Village Public Improvement District Phase #1 Reimbursement Agreement dated May 3, 2021, by and between the City and the Developer, as may be amended from time to time, 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.

“Phase #2” means the second Phase to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix G.

“Phase #2 Assessed Property” means all Parcels within Phase #2 other than Non-Benefited Property and shown in the Phase #2 Assessment Roll against which an Assessment relating to the Phase #2 Projects is levied.

“Phase #2 Assessment Revenues” mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #2 Assessed Property, or the Annual Installments thereof, for the Phase #2 Projects.

“Phase #2 Assessment Roll” means the document included in this Service and Assessment Plan as Appendix G, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with any Annual Service Plan Update.

“Phase #2 Improvements” mean the Authorized Improvements which only benefit Phase #2 Assessed Property, which are described in Section III.C.

“Phase #2 Maximum Assessment Per Unit” means for Phase #2, an Assessment per unit related to the Phase #2 Projects for each applicable Lot Type as follows:

- Lot Type 1 (50 Ft) - \$38,061.29
- Lot Type 2 (40 Ft) - \$36,427.76
- Lot Type 4 (Townhome) - \$31,527.16
- Lot Type 5 (60 Ft) - \$42,308.47

“Phase #2 Projects” mean (i) the pro rata portion of the Major Improvements allocable to Phase #2, and (ii) the Phase #2 Improvements.

“Phase #2 Reimbursement Agreement” means that certain Bel Air Village Public Improvement District Phase #2 Reimbursement Agreement dated December 5, 2022 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.

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

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

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

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

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 278.38 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 888 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID. The estimated number of units (888) is based upon the proposed development plan.

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

Table II-A
Proposed Development

Proposed Development	Phase #1	Phase #2	Total
25 Ft	98	0	98
Townhomes	0	128	128
40 Ft	124	280	404
50 Ft	105	123	228
60 Ft	0	30	30
Total	327	561	888

B. PROPERTY INCLUDED IN PHASE #1

Phase #1 consists of approximately 58.53 acres and is projected to consist of 327 single family residential units, to be developed as Phase #1, as further described in Section III. A map of the property within the PID is shown in Appendix A.

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

Table II-B
Proposed Development – Phase #1

Lot Type	Quantity	Measurement
25 Ft	98	Units
40 Ft	124	Units
50 Ft	105	Units
Total	327	Units

C. PROPERTY INCLUDED IN PHASE #2

Phase #2 consists of approximately 119.806 acres and is projected to consist of 561 single family residential units, to be developed as Phase #2, as further described in Section III. A map of the property within the PID is shown in Appendix A.

The property within Phase #2 is proposed to be developed as follows:

Table II-C
Proposed Development – Phase #2

Lot Type	Quantity	Measurement
Townhomes	128	Units
40 Ft	280	Units
50 Ft	123	Units
60 Ft	30	Units
Total	561	Units

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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 and III.C below and shown in the opinion of probable costs included as Appendix B-1 and on the Diagrams shown in Appendix C for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan.

B. DESCRIPTIONS AND COSTS OF MAJOR IMPROVEMENTS

The Major Improvements benefit the entire PID. The costs of the Major Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the type of development and anticipated number of lots. The costs of the Major improvements are shown in Table III-A.

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

A description of the Major Improvements follows:

Roadway Improvements

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

Water Improvements

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

Sanitary Sewer Improvements

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

Storm Drainage Improvements

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

Landscaping and Hardscaping

The landscaping improvement portion of the Major Improvements consists of landscaping, irrigation, and hardscaping.

Table III-A
Estimated Major Improvement Costs

Authorized Improvements	Total Major Improvement Costs	Phase #1 Allocated Amount¹	Phase #2 Allocated Amount¹
Roadway Improvements	\$174,570	\$64,591	\$109,979
Water Improvements	\$20,066	\$7,424	\$12,642
Sanitary Sewer Improvements	\$232,876	\$12,803	\$220,073
Storm Drainage Improvements	\$1,737,526	\$764,511	\$973,015
Landscaping and Hardscaping	\$2,205,011	\$815,854	\$1,389,157
Other Soft and Miscellaneous Costs	\$995,177	\$368,215	\$626,961
Total Authorized Improvements	\$5,365,226	\$2,033,399	\$3,331,827

Note: Costs provided by Kimley-Horn. 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.

1 - The Major Improvements are allocated between the property within Phase #1 and Phase #2 based on the engineering allocations described in Appendix B-2 as summarized in Table V-A.

C. DESCRIPTIONS AND COSTS OF PHASE #1 IMPROVEMENTS

The Phase #1 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #1 Projects are shown in Table III-B and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

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

Road Improvements

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

Water Improvements

The water improvements portion of the Phase #1 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Phase #1 Assessed

Property. The water improvements will be designed and constructed according to City standards and will be owned and operated by the City.

Sanitary Sewer Improvements

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

Storm Drainage Improvements

The storm drainage improvement portion of the Phase #1 Improvements consists of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, which benefit the Phase #1 Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Landscaping and Hardscaping

The landscaping improvement portion of the Phase #1 Improvements consists of landscaping, irrigation, and hardscaping.

**Table III-B
Estimated Phase #1 Projects Costs**

Authorized Improvements	Phase #1's Share of Major Improvements	Phase #1 Improvement Costs	Total Phase #1 Projects
Roadway Improvements	\$64,591	\$2,126,609	\$2,191,200
Water Improvements	\$7,424	\$713,377	\$720,801
Sanitary Sewer Improvements	\$12,803	\$863,168	\$875,971
Storm Drainage Improvements	\$764,511	\$2,076,534	\$2,841,045
Landscaping and Hardscaping	\$815,854	\$188,947	\$1,004,801
Other Soft and Miscellaneous Costs	\$368,215	\$1,604,968	\$1,973,183
Total Authorized Improvements	\$2,033,399	\$7,573,603	\$9,607,002

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

1 - The Major Improvements are allocated between the property within Phase #1 based on the engineering allocations described in Appendix B-2 as summarized in Table V-A.

D. DESCRIPTIONS AND COSTS OF PHASE #2 IMPROVEMENTS

The Phase #2 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #2 Projects are shown in Table III-C and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Phase #2 Improvements are as follows, and a description of the Major Improvements that are a portion of the Phase #2 Projects can be found in Section III-B above.

Road Improvements

The road improvement portion of the Phase #2 Improvements consists of the construction of road and thoroughfare improvements, including related grading, paving, drainage, curbs, gutters, sidewalks, retaining walls, erosion control, signage, street lighting, and traffic control devices, which benefit the Phase #2 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Phase #2 Improvements consists of construction and installation of a looped water main network, waterlines, mains, pipes, valves and appurtenances, necessary for the portion of the water distribution system that will service the Phase #2 Assessed Property. The water improvements will be designed and constructed according to City standards and will be owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Phase #2 Improvements consists of construction and installation of pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Phase #2 Assessed Property. The sanitary sewer improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Phase #2 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, which benefit the Phase #2 Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Landscaping and Hardscaping

The landscaping improvement portion of the Phase #2 Improvements consists of landscaping, irrigation, and hardscaping.

Table III-C
Estimated Phase #2 Projects Costs

Authorized Improvements	Phase #2's Share of Major Improvements	Phase #2 Improvement Costs	Total Phase #2 Projects
Roadway Improvements	\$973,015	\$5,151,279	\$6,124,293
Water Improvements	\$109,979	\$1,999,397	\$2,109,377
Sanitary Sewer Improvements	\$12,642	\$2,536,153	\$2,548,794
Storm Drainage Improvements	\$220,073	\$3,351,136	\$3,571,209
Landscaping and Hardscaping	\$1,389,157	\$331,500	\$1,720,657
Other Soft and Miscellaneous Costs	\$626,961	\$3,424,751	\$4,051,712
Total Authorized Improvements	\$3,331,827	\$16,794,215	\$20,126,042

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

1 - The Major Improvements are allocated between the property within Phase #2 based on the engineering allocations described in Appendix B-2 as summarized in Table V-A.

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IV. SERVICE PLAN

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 Major Improvements and Phase #1 Projects were substantially completed and dedicated to the City in 3Q2022. The Phase #2 Projects are anticipated to be substantially completed and dedicated to the City in 3Q2024.

The Budgeted Costs for Phase #1 Projects are \$9,607,002 as shown in Table IV-A-1. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

The Phase #1 Reimbursement Agreement shown in Table IV-A-1 will be used to reimburse the Developer for a portion of the costs of the Phase #1 Projects.

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

Sources of Funds	Phase #1 Reimbursement Agreement
Assessments	\$9,060,054
Other funding sources	\$546,948
Total Sources	\$9,607,002
Uses of Funds	
<i>Major Improvements:</i>	
Roadway Improvements	\$64,591
Water Improvements	\$7,424
Sanitary Sewer Improvements	\$12,803
Storm Drainage Improvements	\$764,511
Landscaping and Hardscaping	\$815,854
Other Soft and Miscellaneous Costs	\$368,215
<i>Subtotal</i>	\$2,033,399
<i>Phase #1 Improvements</i>	
Roadway Improvements	\$2,126,609
Water Improvements	\$713,377
Sanitary Sewer Improvements	\$863,168
Storm Drainage Improvements	\$2,076,534
Landscaping and Hardscaping	\$188,947
Other Soft and Miscellaneous Costs	\$1,604,968
<i>Subtotal</i>	\$7,573,603
Total Uses	\$9,607,002

The Budgeted Costs for Phase #2 Projects are \$20,186,042 as shown in Table IV-A-2. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an “Annual Service Plan Update.”

The Phase #2 Reimbursement Agreement shown in Table IV-A-2 will be used to reimburse the Developer for a portion of the costs of the Phase #2 Projects.

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Table IV-A-2
Estimated Sources and Uses – Phase #2

Sources of Funds	Phase #2 Reimbursement Agreement
Assessments	\$20,186,042
Other funding sources	\$0
Total Sources	\$20,186,042
Uses of Funds	
<i>Major Improvements:</i>	
Roadway Improvements	\$109,979
Water Improvements	\$12,642
Sanitary Sewer Improvements	\$220,073
Storm Drainage Improvements	\$973,015
Landscaping and Hardscaping	\$1,389,157
Other Soft and Miscellaneous Costs	\$626,961
<i>Subtotal</i>	<i>\$3,331,827</i>
<i>Phase #2 Improvements</i>	
Roadway Improvements	\$5,151,279
Water Improvements	\$1,999,397
Sanitary Sewer Improvements	\$2,536,153
Storm Drainage Improvements	\$3,351,136
Landscaping and Hardscaping	\$331,500
Other Soft and Miscellaneous Costs	\$3,424,751
<i>Subtotal</i>	<i>\$16,794,215</i>
<i>Other Authorized Improvement Costs</i>	
First year Administrative Expenses	\$60,000
<i>Subtotal</i>	<i>\$60,000</i>
Total Uses	\$20,186,042

B. FIVE YEAR SERVICE PLAN

Phase #1

The annual projected costs and annual projected indebtedness for Phase #1 is shown in Table IV-B-1. 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.

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Table IV-B-1
Annual Projected Costs and Annual Projected Indebtedness

Year Ending September 1	Annual Cost	Annual Indebtedness	Other Funding Sources	Projected Phase #1 Annual Installments
1	\$9,181,487	\$9,060,054	\$121,433	\$0
2	\$0	\$0	\$0	\$199,529
3	\$0	\$0	\$0	\$767,095
4	\$0	\$0	\$0	\$767,933
5	\$0	\$0	\$0	\$768,790
6	\$0	\$0	\$0	\$769,666
7	\$0	\$0	\$0	\$603,909
Total	\$9,181,487	\$9,060,054	\$121,433	\$3,273,013

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

Phase #2

The annual projected costs and annual projected indebtedness for Phase #2 is shown in Table IV-B-2. 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-2
Annual Projected Costs and Annual Projected Indebtedness

Year Ending September 1	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Phase #2 Annual Installments
1	\$10,093,021	\$20,186,042	\$0	\$0
2	\$10,093,021	\$0	\$0	\$1,938,302
3	\$0	\$0	\$0	\$1,939,409
4	\$0	\$0	\$0	\$1,940,540
5	\$0	\$0	\$0	\$1,941,695
6	\$0	\$0	\$0	\$1,942,876
Total	\$20,186,042	\$20,186,042	\$0	\$9,702,822

The annual projected costs shown in Table IV-B-2 are the annual expenditures relating to the Phase #2 Projects shown in Table III-C. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

C. PID DISCLOSURE NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan update include a copy of the “PID Disclosure Notice” form required by Section 5.014 of the Texas Property Code. The PID Disclosure 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 costs of the Phase #1 Projects shall be allocated as described below:

1. The Major Improvement costs are proportionally allocated to the Phase #1 and Phase #2 based on allocation of costs provided by the project engineer and attached herein as Appendix B-2.
2. The costs of the Phase #1 Projects (including a proportional share of the Major Improvements) that only benefit Phase #1 shall be allocated on the basis of Equivalent Units calculated using the average home price of each Lot Type once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of such Authorized Improvements of Phase #1 Assessed Property to Parcels similarly benefited.
3. The costs of the Phase #2 Projects (including a proportional share of the Major Improvements) that only benefit Phase #2 shall be allocated on the basis of Equivalent Units calculated using the average home price of each Lot Type once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of such Authorized Improvements of Phase #2 Assessed Property to Parcels similarly benefited.

Table V-A provides a summary of the allocation of costs of the Authorized Improvements constituting Major Improvements as provided by the project engineer.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within Phase #1 as a result of the Phase #1 Projects and Phase #2 as a result of Phase #2 Projects, as applicable, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments levied on the Phase #1 Assessed Property and Phase #2 Assessed Property respectively, for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special

benefit of the Phase #1 Projects and Phase #2 Projects, as applicable, to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

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-1 to this Service and Assessment Plan) 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.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service

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

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

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

C. ALLOCATION OF MAJOR IMPROVEMENT COSTS TO ASSESSED PROPERTY

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

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Table V-A
Allocation of Major Improvement Costs

Authorized Improvement	Major Improvement Costs	Phase #1 Percent Allocation	Major Improvements Allocated to Phase #1	Phase #2 Percent Allocation	Major Improvements Allocated to Phase #2
Roadway Improvements	\$174,570	37.00%	\$64,591	63%	\$109,979
Water Improvements	\$20,066	37.00%	\$7,424	63%	\$12,642
Sanitary Sewer Improvements	\$232,876	5.50%	\$12,803	95%	\$220,073
Storm Drainage Improvements	\$1,737,526	44.00%	\$764,511	56%	\$973,015
Landscaping and Hardscaping	\$2,205,011	37.00%	\$815,854	63%	\$1,389,157
Other Soft and Miscellaneous Costs	\$995,177	37.00%	\$368,215	63%	\$626,961
Total Major Improvements	\$5,365,226		\$2,033,399		\$3,331,827

See appendix B-2 for detailed descriptions and calculations of the allocations as provided by the project engineer.

D. ASSESSMENT METHODOLOGY

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

1. Assessment Methodology for Phase #1

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #1 Projects shall be allocated to the Phase #1 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of units anticipated to be developed on each Parcel within Phase #1.

Based on the estimates of the costs of the Phase #1 Projects, as set forth in Table III-B, the City Council has determined that the benefit to Phase #1 Assessed Property of the Phase #1 Projects is at least equal to the Assessments levied on the Phase #1 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 number of units at the time residential Lots are platted to the total estimated number of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

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

2. Assessment Methodology for Phase #2

For purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #2 Projects shall be allocated to the Phase #2 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of units anticipated to be developed on each Parcel within Phase #2.

Based on the estimates of the costs of the Phase #2 Projects, as set forth in Table III-B, the City Council has determined that the benefit to Phase #2 Assessed Property of the Phase #2 Projects is at least equal to the Assessments levied on the Phase #2 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 number of units at the time residential Lots are platted to the total estimated number of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 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.

E. ASSESSMENTS

The Assessments for the Phase #1 Reimbursement Agreement and Phase #2 Reimbursement Agreement will be levied on each Parcel or Lot according to the Phase #1 Assessment Roll and Phase #2 Assessment Roll, respectively, as applicable. The Annual Installments for the Phase #1 Reimbursement Agreement and Phase #2 Reimbursement Agreement will be collected on the dates and in the amounts shown on the Phase #1 Assessment Roll and Phase #2 Assessment Roll, respectively, subject to revisions made during an Annual Service Plan Update. Non-Benefited Property will not be subject to any Assessments.

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

F. ADMINISTRATIVE EXPENSES

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

VI. TERMS OF THE ASSESSMENTS

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

The Assessment and Annual Installments for each Assessed Property located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix F, 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 Phase #1 Assessed Property in an amount sufficient to pay (i) principal and interest on the Phase #1 Reimbursement Agreement, and (ii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available funds to reduce the Annual Installments.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #2

The Assessment and Annual Installments for each Assessed Property located within Phase #2 is shown on the Phase #2 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 Phase #2 Assessed Property in an amount sufficient to pay (i) principal and interest on the Phase #2 Reimbursement Agreement, and (ii) to pay Administrative Expenses related to the PID. The Annual Installment for each Parcel shall be calculated by taking into consideration any available funds to reduce the Annual Installments.

C. REALLOCATION OF ASSESSMENTS

1. Subdivision

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

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

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel
- B = the Assessment for the Parcel prior to subdivision
- C = the estimated Equivalent Units to be built on each new subdivided Parcel
- D = the sum of the estimated Equivalent 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. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

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

D. MANDATORY PREPAYMENT OF ASSESSMENTS

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

E. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with the reimbursement agreements have been completed, including any additional Authorized Improvements described herein, and Actual Costs for such Authorized Improvements are less than the Actual Costs used to calculate the Assessments securing such reimbursement obligations, then the Assessment

securing such reimbursement obligations 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. The Assessments shall not be reduced to an amount less than the outstanding reimbursement obligations. 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 the Authorized Improvements to be funded with the respective reimbursement agreements, including any additional Authorized Improvements described herein, are not undertaken by the City, the Assessment securing such reimbursement obligations for each Assessed Property shall be reduced by the City Council to reflect only the Actual Costs that were expended. The City Council shall reduce such Assessments for each Assessed Property pro rata such that the sum of the resulting reduced Assessments equals the Actual Costs with respect to such Authorized Improvements that were undertaken. The Assessments shall not be reduced to an amount less than the related outstanding reimbursement obligations.

F. PAYMENT OF ASSESSMENTS

1. Payment in Full

- (a) The Assessment for any Parcel may be paid in full at any time. 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 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 Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the Act authorizes the City to collect interest and collection costs on the outstanding Assessment. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown in the Phase #1 Assessment Roll and Phase #2 Assessment Roll, which includes interest on the outstanding Assessment and Administrative Expenses.

Each Assessment for the Phase #1 Assessed Property shall be paid with interest based on an interest rate of 7.95% per annum for years 1 through 5 and 4.95% per annum following the fifth Annual Installment. The interest on the Phase #1 Reimbursement Agreement shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during the previous thirty days prior to the levy of Assessments was 2.95%. The City has determined that the Assessments shall bear interest at the rate of 7.95% per annum for years 1 through 5 and 4.95% per annum following the fifth Annual Installment, which rates are equal to both the initial maximum allowable rate of interest of 7.95% as well as the maximum allowable rate of interest following the fifth Annual Installment, which would be 4.95%. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Assessment Rolls, updated with the actual interest rate on the respective reimbursement agreements, are shown in Appendix F.

Each Assessment for the Phase #2 Assessed Property shall be paid with interest based on an interest rate of 9.30% per annum for years 1 through 5 and 6.30% per annum following the fifth Annual Installment. The interest on the Phase #2 Reimbursement Agreement shall be paid at a rate not to exceed five hundred basis points (5.00%) above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the Bond Buyer Index for which the highest average rate during the previous thirty days prior to the levy of Assessments was 4.30%. The City has determined that the Assessments shall bear interest at the rate of 9.30% per annum for years 1 through 5 and 6.30% per annum following the fifth Annual Installment, which rates are equal to both the initial maximum allowable rate of interest of 9.30% as well as the maximum allowable rate of interest following the fifth Annual Installment, which would be 6.30%. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Assessment Rolls, updated with the actual interest rate on the respective reimbursement agreements, are shown in Appendix G.

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

G. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a

calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. 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.

The collection of the first Annual Installment for a Phase #1 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within Phase #1, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of any Bonds secured by the respective reimbursement agreement for Phase #1 Assessed Property, or (iii) with tax bills sent the first October following the second anniversary of the levy of Assessments on the Phase #1 Assessed Property such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #1 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

The collection of the first Annual Installment for a Phase #2 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within Phase #2, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of any Bonds secured by the respective reimbursement agreement for Phase #2 Assessed Property, or (iii) with tax bills sent the first October following the second anniversary of the levy of Assessments on the Phase #2 Assessed Property such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #2 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

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.

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VII. THE ASSESSMENT ROLL

A. PHASE #1 ASSESSMENT ROLL

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

The Phase #1 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Phase #1 Projects. Table VII-A summarizes the \$9,607,002 in special benefit received by the Phase #1 Assessed Property from the Phase #1 Projects. The Assessment amount of the Phase #1 Reimbursement Agreement is \$9,060,054, which is less than the benefit received by the Phase #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Phase #1 Assessed Property is \$9,060,054 plus annual Administrative Expenses. The Assessment for each Phase #1 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Phase #1 Assessment Roll is attached hereto as Appendix F.

Table VII-A
Special Benefit Summary - Phase #1

Special Benefit	Total Cost
Phase #1 Projects	\$9,607,002
Total Special Benefit	\$9,607,002
Special Benefit:	
Total Special Benefit	\$9,607,002
Projected Phase #1 Assessment	\$9,060,054
Excess Benefit	\$546,948

(a) See Table III-B for details.

B. PHASE #2 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Phase #2 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Phase #2.

The Phase #2 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Phase #2 Projects. Table VII-B summarizes the \$20,186,042 in special benefits received by the Phase #2 Assessed Property from the Phase #2 Projects. The Assessment amount of the Phase #2 Reimbursement Agreement is \$20,186,042 which is equal to the benefit

received by the Phase #2 Assessed Property. Accordingly, the total Assessment to be applied to all the Phase #2 Assessed Property is \$20,186,042 plus annual Administrative Expenses. The Assessment for each Phase #2 Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Phase #2 Assessment Roll is attached hereto as Appendix F.

Table VII-B
Special Benefit Summary - Phase #2

Special Benefit	Total Cost
Total Authorized Improvements (Phase #2 Projects)	\$20,186,042
First year Administrative Expenses	\$60,000
Total Special Benefit	\$20,186,042
Special Benefit:	
Total Special Benefit	\$20,186,042
Projected Phase #2 Assessment	\$20,186,042
Excess Benefit	\$0

(a) See Table III-C for details.

C. ANNUAL ASSESSMENT ROLL UPDATES

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

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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.

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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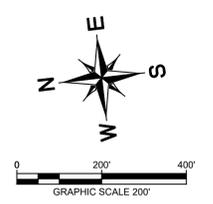
APPENDIX A
PID MAP AND LEGAL DESCRIPTION

CALLED 21.05 ACRES
GRAYSON COUNTY, TEXAS
VOL. 888, PG. 591
O.P.R.G.C.T.

CALLED 96.193 ACRES
ANELA A. ALEMAN AND WIFE
JUDY A. ALEMAN
VOL. 3793, PG. 925
O.P.R.G.C.T.

CALLED 379.73 ACRES
CHOCTAW CREEK RANCH, LLC
VOL. 5607, PG. 293
O.P.R.G.C.T.

CALLED 2,414.8 ACRES
BNSF RAILWAY COMPANY
INST. NO. 2020-4185
O.P.R.G.C.T.



BURLINGTON NORTHERN SANTA FE RAILROAD

YES COMPANIES EXP2
KEY, LLC
VOL. 5858, PG. 102
O.P.R.G.C.T.

CALLED 32.545 ACRES
TERRA PERPETUA, LLC
INST. NO. 2019-22885
O.P.R.G.C.T.

PHASE I
58.50 ACRES

FUTURE PHASE

EX STREAM
CENTERLINE

TRACT 1 (CALLED 42,869 ACRES)
THANH TRONG BGIUYEN AND WIFE,
THU THUY PHAM
INST. NO. 2017-18222
O.P.R.G.C.T.

OVERALL PID BOUNDARY
278.38 ACRES

CALLED 31,841 ACRES
LIBERTY TRUST COMPANY, LTD.
CUSTODIAN FBO BECKY ANN FARRIS
VOL. 5845, PG. 497
O.P.R.G.C.T.

REMAINING PORTION OF
CALLED 240,9284 ACRES
FISHER CONTROLS COMPANY, INC.
VOL. 1349, PG. 498
D.R.G.C.T.

CALLED 88,972.5 SQ. FT.
GRAYSON COUNTY, TEXAS
VOL. 1660, PG. 420
D.R.G.C.T.

EX STREAM
CENTERLINE

CALLED 245.83 ACRES
TERRA PERPETUA, LLC
INST. NO. 2018-3686
O.P.R.G.C.T.

BLOCK 1, LOT 1
BLALOCK INDUSTRIAL PARK
VOL. 8, PG. 82
P.R.G.C.T.

BLOCK TWO
CONSTITUTION VILLAGE
VOL. 3, PG. 73
P.R.G.C.T.

REMAINING PORTION OF
CALLED 13.41 ACRES
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION
VOL. 5880, PG. 685
O.P.R.G.C.T.

CALLED 25,264 ACRES
LIBERTY TRUST CO., LTD., CUSTODIAN
FBO YING XU ROTH IRA TC005981
INST. NO. 2018-22856
O.P.R.G.C.T.

LOT 4
MBG SHERMAN ADDITION
DOC. 2018-51
P.R.G.C.T.

CALLED 12,166 ACRES
RAMANUJAM K. VANGIPURAM AND
SAMRAJYAM KOLLURU
VOL. 5948, PG. 638
O.P.R.G.C.T.



Know what's below.
Call before you dig.

BENCH MARK LIST

TBM #11 X-CUT IN CONCRETE ON BRIDGE 145'+/-
SOUTHWEST OF THE CENTERLINE OF BURLINGTON
NORTHERN SANTA FE RAIL ROAD AND 26'+/-
SOUTHEAST OF THE CENTERLINE OF F. M. HIGHWAY
1417
ELEV: 706.31'

TBM #10 X-CUT IN CONCRETE CURB 70'+/-
SOUTHWEST OF THE CENTERLINE OF F. M. HIGHWAY
1417 AND 120'+/- NORTHEAST OF NORTH DAKOTA
DRIVE
ELEV: 719.54'

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2560 FAX: 972-239-9320
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: MICHAEL J. CARLISLE
P.E. No. 132972 Date: _____

KHA PROJECT 064462003	DATE APRIL 2021	SCALE AS SHOWN	DESIGNED BY MJC	DRAWN BY CAT	CHECKED BY MJC
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BEL-AIR VILLAGE
SHERMAN, TEXAS

**PID BOUNDARY
EXHIBIT**
SHEET NUMBER

8/20/21 10:00 AM
KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2560 FAX: 972-239-9320
WWW.KIMLEY-HORN.COM TX F-928

This document, together with the concrete and design presented herein, is intended only for the specific public and private use for which it was prepared. Reproduction and distribution of this document without written authorization and destination by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PHASE #1 LEGAL DESCRIPTION

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF GRAYSON §
WHEREAS BEL AIR VILLAGE SFR, LLC, are the owners of a tract of land situated in the Sharrod Dunman Survey, Abstract No. 329, City of Sherman, Grayson County, Texas and being a portion of Tract One, a called 123.134-acre and all of Tract Two, a called 58.497-acre tract of land described in a Special Warranty Deed to Bel Air Village SFR, LLC, recorded in Instrument No. 2021-15093, both of the Official Public Records of Grayson County, Texas, and being more particularly described as follows:

North 75°46'08" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 14°13'52" East, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 30°46'08" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 75°46'08" West, a distance of 78.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 18°29'55", a radius of 193.00 feet, a chord bearing and distance of North 85°01'06" West, 62.04 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 62.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 11°16'55", a radius of 207.00 feet, a chord bearing and distance of North 86°36'35" West, 40.81 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 40.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;
North 82°57'08" West, a distance of 24.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 50°33'06" West, a distance of 46.74 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
South 11°05'47" West, a distance of 25.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 78°54'13" East, a distance of 110.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 14°19'18" East, a distance of 17.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 31°55'28" West, a distance of 26.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 1°42'00", a radius of 755.50 feet, a chord bearing and distance of North 85°53'38" West, 22.42 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 22.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the left;
North 7°02'52" East, a distance of 85.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 59°45'38" East, a distance of 73.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 34°3'59", a radius of 275.52 feet, a chord bearing and distance of North 2°59'42" West, 164.02 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 166.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 16°38'00", a radius of 774.50 feet, a chord bearing and distance of North 11°59'42" West, 224.05 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 224.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;
North 33°40'42" West, a distance of 43.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 54°18'54" West, a distance of 31.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 14°57'07" West, a distance of 55.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 75°02'53" East, a distance of 10.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 35°41'06" East, a distance of 38.66 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 33°40'42" West, a distance of 18.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 23°05'36", a radius of 375.50 feet, a chord bearing and distance of North 15°13'30" West, 150.33 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 151.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 11°49'12", a radius of 399.50 feet, a chord bearing and distance of North 20°51'43" West, 82.27 feet;
In a northwesterly direction, with said curve to the right, an arc distance of 82.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the end of said curve to the right;
North 14°57'07" West, a distance of 127.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 59°57'07" West, a distance of 56.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the northerly line of said 245.83-acre tract, same being on the southerly right-of-way line of the aforementioned Farm-to-Market Road No. 1417;
THENCE North 75°02'53" East, along the common line of said 245.83-acre tract and said Farm-to-Market Road No. 1417, a distance of 401.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 0°45'00", a radius of 11519.16 feet, a chord bearing and distance of North 74°40'23" East, 150.78 feet;
THENCE in a northeasterly direction, continuing along said common line and with said curve to the left, an arc distance of 150.79 feet to a concrete TxDOT right-of-way monument found for the end of said curve to the left;
THENCE North 74°17'53" East, continuing along said common line, passing at a distance of 391.29 feet a 3/8-inch iron rod found for the northernmost northeast corner of said 245.83-acre tract, common to the northwest corner of said 32.545-acre tract, and continuing along the same bearing and along the northerly line of said 32.545-acre tract, a distance of 635.60 feet to a concrete TxDOT right-of-way monument found for corner;
THENCE North 80°00'32" East, along the common line of said 32.545-acre tract and said Farm-to-Market Road No. 1417, a distance of 803.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner, from which a 1/2-inch iron rod found for witness bears South 12°50'57" West, 0.73 feet;
THENCE North 74°17'53" East, continuing along said common line, a distance of 95.70 feet to the POINT OF BEGINNING and containing 62.329 acres (2,715,047 sq. ft.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, BEL AIR VILLAGE SFR, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as BEL-AIR VILLAGE, PHASE 1, an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.
BEL AIR VILLAGE SFR, LLC, does herein certify the following:
1. The streets and alleys herein are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
4. 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 in landscape easements if approved by the City of Sherman.
5. The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Sherman and City of Sherman's use thereof.
7. The City of Sherman and public utilities 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 the easements.
8. The City of Sherman and public utilities 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.
9. All modifications to this document shall be by means of a plat and approved by the City of Sherman.
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sherman, Texas.
WITNESS, my hand, this 11th day of March, 2022
BY: BEL AIR VILLAGE SFR, LLC, a Delaware limited liability company
By: Bel Air Building Company, LLC, a Delaware limited liability company, its Manager
By: RONNY GUERRERO, PRESIDENT

STATE OF TEXAS §
COUNTY OF GRAYSON §
WHEREAS, BEL AIR VILLAGE SFR, LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as BEL-AIR VILLAGE, PHASE 1, an addition to the City of Sherman, Grayson County, Texas.
OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purpose of this instrument as any contrivance now known or hereinafter invented, used or designed for navigation of or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons or damages to or taking of property, and OWNER does hereby fully remise and release any right or cause of action which it may now have or which it may in the future have against the CITY or the AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.
It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located in BEL-AIR VILLAGE, PHASE 1, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.
Executed this 11th day of March, AD, 2022.
BY: BEL AIR VILLAGE SFR, LLC, a Delaware limited liability company
By: Bel Air Building Company, LLC, a Delaware limited liability company, its Manager
By: RONNY GUERRERO, PRESIDENT
STATE OF TEXAS §
COUNTY OF GRAYSON §
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ronny Guerrero, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of March, 2022.
Notary Public, State of Texas

DETENTION EASEMENT (ABOVE GROUND DETENTION)
THE STATE OF TEXAS §
COUNTY OF GRAYSON §
CITY OF SHERMAN §
This plat is hereby adopted by the Owner(s) and approved by the City of Sherman ("City") subject to the following conditions which shall be binding upon the Owner(s), their heirs, grantees, successors and assigns.
The area or areas shown on the plat as "Detention Easement" shall remain accessible at all times and shall be maintained by Owner(s) of the lot or lots that are traversed by, or adjacent to the Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Detention Easement or for any damage to private property or person that results from conditions within the Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type within the Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Detention Easement traversing or adjacent to their property clean and free of debris, soil, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Detention Easement. The City shall have the right to enter upon the Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.
SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS.
That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Sherman, Texas.
MORGAN HASKINS BRID
Notary Public, State of Texas
Comm. Expires 10-31-2023
Notary ID 132235861
AMENDING PLAT
BEL-AIR VILLAGE
PHASE 1
BLOCK A, LOTS 1-29; LOT 30-HOA, & LOTS 31-59;
BLOCK B, LOTS 1-26; BLOCK C, LOTS 1-25; LOT 26-HOA, & LOTS 27-37;
BLOCK D, LOT 1-HOA; BLOCK E, LOTS 1-47;
BLOCK F, LOT 1-HOA, LOTS 2-16; LOT 17-HOA, & LOTS 18-46;
BLOCK G, LOTS 1-38; BLOCK H, LOTS 1-42;
BLOCK I, LOTS 1-36; BLOCK J, LOT 1-HOA
327 RESIDENTIAL LOTS & 5 HOA LOTS
BEING AN AMENDING PLAT OF BEL-AIR VILLAGE, PHASE 1
RECORDED IN INSTRUMENT No. 2021-117, OFFICIAL PUBLIC
RECORDS, GRAYSON COUNTY, TEXAS
62.329 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS
Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale - Drawn by JMH Checked by KHA Date March 2022 Project No. 064462003 Sheet No. 9 OF 9
OWNER/APPLICANT:
Bel Air Village SFR, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75083
Contact: Ronny Guerrero
Filed for Record
in the Official Records of:
Grayson County Clerk
On: 3/24/2022 10:31:21 AM
in the PLAT RECORDS
BEL-AIR VILLAGE PH 1
Doc Number: 2022-54
Number of Pages: 9
Amount: 295.00
Order #: 20220324000055
By: HA
SURVEYOR/ENGINEER:
Kimley-Horn and Associates, Inc.
260 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Cantile, PE

22163

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS BEL AIR VILLAGE SFR, LLC, is the owner of a tract of land situated in the Shamrock Dunman Survey, Abstract No. 329, City of Sherman, Grayson County, Texas and being a portion of Block F of Bel Air Village Phase 1, according to the Final Plat thereof recorded in Document No. 2021-117 of the Plat Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 58-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Bel Air Village Phase 1, common to the northeast corner of Block F, Lot 1 HOA, as recorded in said Final Plat, same being the intersection of the southerly right-of-way line of Farm-to-Market Road No. 1417 (variable width right of way) and the westerly line of a 225-foot wide Burlington Northern Santa Fe Railroad Right-of-Way, from which a 12-inch iron rod found for witness bears South 41°15' West, 0.95 feet;

THENCE South 06°41'12" West, along the easterly line of said Block F, Lot 1 HOA, the easterly line of Block F, Lot 1 HOA, as described in said Final Plat, and said Railroad Right-of-Way, a distance of 2392.27 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for the southeast corner of Block F, Lot 1 HOA;

THENCE North 83°18'48" East, along the easterly line of Block F, Lot 1 HOA and said Railroad Right-of-Way, and along the southerly line of said Block F, Lot 1 HOA, a distance of 290.00 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Block F, Lot 1 HOA;

THENCE North 06°41'12" East, along the westerly line of said Block F, Lot 1 HOA, a distance of 560.00 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for the southerly most northwest corner of said Block F, Lot 1 HOA;

THENCE South 83°18'48" East, along a northerly line of said Block F, Lot 1 HOA, a distance of 35.00 feet to the southeast corner of Block F, Lot 4 as described in said Final Plat;

THENCE North 06°41'12" East, along a westerly line of said Block F, Lot 1 HOA, a distance of 115.00 feet to a 58-inch iron rod with plastic cap stamped "KHA" on the southerly right of way line of Beach Boulevard, a 50 foot wide right of way, as dedicated in said Final Plat;

THENCE South 83°18'48" East, along the southerly right of way line of said Beach Boulevard, a distance of 30.00 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of Block F, Lot 2, as described in said Final Plat;

THENCE South 06°41'12" West, departing the southerly right of way line of said Beach Boulevard and along the westerly line of said Block F, Lot 2, a distance of 115.00 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Block F, Lot 2, common to an all corner on a northerly of said Block F, Lot 1 HOA;

THENCE South 83°18'48" East, along a northerly line of said Block F, Lot 1 HOA, the southerly line of said Block F, Lot 2, and Block F, Lot 3-4, as described in said Final Plat, a distance of 35.00 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for an all corner of said Block F, Lot 1 HOA, common to the southeast corner of Block F, Lot 4 as described in said Final Plat;

THENCE North 06°41'12" East, along the westerly line of said Block F, Lot 1 HOA and the easterly line of said Block F, Lot 4 and Block F, Lot 5, as described in said Final Plat, a distance of 307.50 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for an all corner on the westerly line of said Block F, Lot 1 HOA, common to the northeast corner of said Block F, Lot 10;

THENCE North 83°18'48" West, continuing along the westerly line of said Block F, Lot 1 HOA and the northerly line of said Block F, Lot 10, a distance of 30.00 feet to a 58-inch iron rod with plastic cap stamped "KHA" set on the northerly line of said Block F, Lot 10, same being on the southerly right of way line of El Sol Boulevard, a 50 foot wide right of way, as dedicated in said Final Plat, and at the beginning of a tangent curve to the left with a radius of 30.00 feet, a central angle of 90°00'00", and a chord bearing and distance of North 51°41'12" East, 42.43 feet;

THENCE along the curving southerly right of way line of said El Sol Boulevard turning into the easterly right of way line of Aqua Lane, a 50 foot wide right of way, as dedicated in said Final Plat and in a easterly direction, with said tangent curve to the left, an arc distance of 47.12 feet to a point for corner;

THENCE along the easterly and northerly right of way line and of said Aqua Lane, the following:

North 06°41'12" East, a distance of 648.82 feet to a point for corner at the beginning of a tangent curve to the left with a radius of 625.00 feet, a central angle of 21°38'18", and a chord bearing and distance of North 04°07'57" West, 234.64 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 236.04 feet to a point for corner;

North 14°57'07" West, a distance of 274.10 feet to a 58-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 20.00 feet, a central angle of 73°23'54", and a chord bearing and distance of North 21°44'51" East, 23.90 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 25.62 feet to a 58-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 50.00 feet, a central angle of 234°11'14", and a chord bearing and distance of North 58°38'49" West, 89.03 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 204.37 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for southeast corner of Block F, Lot 18, as described in said Final Plat, common to the northeast corner of Block F, Lot 19, as described in said Final Plat;

THENCE North 86°42'28" West, departing the northerly right of way line of said Aqua Lane, and along the common line of said Block F, Lot 18 and Block F, Lot 19, a distance of 124.73 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for southwest corner of said Block F, Lot 18, common to the northwest corner of said Block F, Lot 19, same being on the easterly line of Block F, Lot 32, as described in said Final Plat;

THENCE South 14°57'07" East, along the westerly line of said Block F, Lot 19 and the easterly line of said Block F, Lot 32, a distance of 74.46 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Block F, Lot 19, common to the southeast corner of said Block F, Lot 32, the northeast corner of Block F, Lot 31, as described in said Final Plat, and the northeast corner of Block F, Lot 20, as described in said Final Plat;

THENCE North 75°02'23" West, along the common line of said Block F, Lot 32 and said Block F, Lot 1, a distance of 115.00 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Block F, Lot 32, common to the northwest corner of said Block F, Lot 31, same being on the easterly right of way line of Tallaker Boulevard, a 50 foot wide right of way, as dedicated in said Final Plat, and at the beginning of a non-tangent curve to the left with a radius of 50.00 feet, a central angle of 118°24'30", and a chord bearing and distance of North 78°40'01" West, 85.50 feet;

THENCE along the curving easterly right of way line of said Tallaker Boulevard turning into the northerly right of way line of Newport Street, a 50 foot wide right of way, as dedicated in said Final Plat, and in a westerly direction, with said non-tangent curve to the left, an arc distance of 103.33 feet to a 58-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 20.00 feet, a central angle of 13°22'42", and a chord bearing and distance of South 50°44'05" West, 4.98 feet;

THENCE continuing along the northerly right of way line of said Newport Street and in a westerly direction, with said reverse curve to the right, an arc distance of 4.87 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of Block F, Lot 34, as described in said Final Plat, common to the southeast corner of Block F, Lot 35, as described in said Final Plat;

THENCE North 14°57'07" West, departing the northerly right of way line and along the common line of said Block F, Lot 34 and said Block F, Lot 35, a distance of 114.98 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Block F, Lot 35, common to an all corner on the southerly line of said Block F, Lot 17 HOA;

THENCE South 75°02'23" West, along the southerly line of said Block F, Lot 17 HOA, a distance of 490.00 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for northerly most southwest corner of said Block F, Lot 17 HOA, common to the northwest corner of Block F, Lot 46 as described in said Final Plat, same being on the easterly right of way line of Paradise Way, a 50 foot wide right of way, as dedicated in said Final Plat;

THENCE North 14°57'07" West, along the westerly line of said Block F, Lot 17 HOA and the easterly right of way line of said Paradise Way, a distance of 26.54 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for an all corner on the westerly line of said Block F, Lot 17 HOA, common to the south and a corner clip;

THENCE North 29°40'23" East, along the westerly line of said Block F, Lot 17 HOA and the easterly right of way line of said Paradise Way, a distance of 35.59 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Block F, Lot 17 HOA, common to the north and of said corner clip, same being on southerly right of way line of said Farm-to-Market Road No. 1417;

THENCE along the southerly right of way line of said Farm-to-Market Road No. 1417 and the northerly line of said Block F, Lot 17 HOA, the following:

North 74°17'53" East, a distance of 186.30 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for corner;

North 80°00'32" East, a distance of 803.99 feet to a 58-inch iron rod with plastic cap stamped "KHA" set for corner;

North 74°17'53" East, a distance of 95.70 feet to the POINT OF BEGINNING and containing 7,974 acres (347,364 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BEL AIR VILLAGE SFR, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as REPLAT BEL-AIR VILLAGE, PHASE 1, an addition to the City of Sherman, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

BEL AIR VILLAGE SFR, LLC, does herein certify the following:

- The streets and alleys herein are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The assessments and public use areas, as shown and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growth shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Sherman.
- The City of Sherman is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 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 Sherman's use thereof.
- The City of Sherman and public utilities 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 encroach or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Sherman and public utilities 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.
- All modifications to this document shall be by means of plat and approved by the City of Sherman.

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

WITNESS, my hand, this 16th day of March, 2022

BY: BEL AIR VILLAGE SFR, LLC, a Delaware limited liability company
By: Bel Air Building Company, LLC, a Delaware limited liability company, its Manager
By: RONNY GUERRERO, PRESIDENT

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ronny Guerrero, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of March, 2022

Notary Public, State of Texas

AVIGATION RELEASE
Notary Public, State of Texas
THE STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, TERRA PERPETUA, LLC, hereinafter called OWNER (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as REPLAT BEL-AIR VILLAGE, PHASE 1, an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purpose of this instrument as any contrivance now known or hereinafter invented, used or designed for navigation or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons or damages to or taking of property; and OWNER does hereby fully remise and release any right or cause of action which it may now have or which it may in the future have against the CITY or the AIRPORT, whether such claims be for injury or death to persons or damage to property due to noise, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located in REPLAT BEL-AIR VILLAGE, PHASE 1, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this 16th day of March, AD, 2022.

BY: Bel Air Building Company, LLC, a Delaware limited liability company, its Manager
By: RONNY GUERRERO, PRESIDENT

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Ronny Guerrero, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of March, 2022

Notary Public, State of Texas

DETENTION EASEMENT
(ABOVE GROUND DETENTION)

THE STATE OF TEXAS
COUNTY OF GRAYSON
CITY OF SHERMAN

This plat is hereby adopted by the Owner(s) and approved by the City of Sherman ("City") subject to the following conditions which shall be binding upon the Owner(s), their heirs, grantees, successors and assigns:

The area or areas shown on the plat as "Detention Easement" shall remain accessible at all times and shall be maintained by Owner(s) of the lot or lots that are traversed by, or adjacent to the Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Detention Easement or for any damage to private property or person that results from conditions within the Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type within the Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Detention Easement. The City shall have the right to enter upon the Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

SURVEYOR'S CERTIFICATION
KNOW ALL MEN BY THESE PRESENTS:
That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Sherman, Texas.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of March, 2022

E. H. Hollis
Notary Public, State of Texas

ELIZABETH M. HOLLIS
Notary Public, State of Texas
Comm. Expires 11-10-2025
Notary ID 133441587

REPLAT
BEL-AIR VILLAGE
PHASE 1

BEING A REPLAT OF BLOCK F, LOT 1-HOA, LOTS 11-16,
LOT 18, & LOTS 32-34;

10 RESIDENTIAL LOTS
2 HOA LOTS
7.974 ACRES SITUATED IN THE
SHARROD DUNMAN SURVEY, ABSTRACT NO. 329,
CITY OF SHERMAN, GRAYSON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	CDS	KHA	MAR.2022	064462003	3 OF 3

OWNER / APPLICANT:
Bel Air Village SFR, LLC
2800 N. Dallas Pkwy., Suite 324
Plano, Texas 75063
Contact: Ronny Guerrero

SURVEYOR / ENGINEER:
Kimley-Horn and Associates, Inc.
280 E. Davis Street, Suite 100
McKinney, TX 75069
Ph: (972) 335-3580
Contact: Michael Carline, PE

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BEL - AIR VILLAGE PH 1
Doc Number: 2022 - 55
Number of Pages: 3
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Order#: 20220324000055
By: HA



E-9-493

22104

PHASE #2 LEGAL DESCRIPTION

STATE OF TEXAS §

COUNTY OF GRAYSON §

WHEREAS TERRA PERPETUA, LLC., is the sole owner of a tract of land situated in the Sharrod Dunman Survey, Abstract No. 329, City of Sherman, Grayson County, Texas and being a portion of a called 245.83-acre tract of land described in a Special Warranty Deed to Terra Perpetua, LLC, recorded in Instrument No. 2018-3686 and a portion of a called 32.545-acre tract of land described in a Special Warranty Deed to Terra Perpetua, LLC, recorded in Instrument No. 2019-22865, both of the Official Public Records, Grayson County, Texas, and being all of Lot 2-HOA, Block F, Bel-Air Village, Phase 1, an Addition to the City of Sherman, Texas according to the Replat thereof recorded in Instrument No. 2022-55, said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southernmost southwest corner of Bel-Air Village, Phase 1, an Addition to the City of Sherman, Texas according to the Amended Plat there of recorded in Instrument No. 2022-54, said Official Public Records, same being the southwest corner of the southern terminus of Bel Air Boulevard (variable width public right-of-way, Instrument No. 2022-54);

THENCE South 78°54'13" East, along the southern terminus of said Bel Air Boulevard, a distance of 110.96 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of the southern terminus of said Bel Air Boulevard;

THENCE North 11°05'47" East, along the easterly right-of-way line of said Bel Air Boulevard, a distance of 25.16 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of a corner clip at the intersection of the easterly right-of-way line of said Bel Air Boulevard and the southerly right-of-way line of the aforementioned Beach Boulevard;

THENCE North 50°33'06" East, along said corner clip, a distance of 46.74 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of said corner clip;

THENCE along the southerly right-of-way line of said Beach Boulevard the following courses and distances:

South 82°57'08" East, a distance of 24.65 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for at the beginning of a tangent curve to the left with a radius of 207.00 feet, a central angle of 11°18'55", and a chord bearing and distance of South 88°36'35" East, 40.81 feet;

In an easterly direction, with said curve to the left, an arc distance of 40.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 193.00 feet, a central angle of 18°29'55", and a chord bearing and distance of South 85°01'06" East, 62.04 feet;

In an easterly direction, with said curve to the right, an arc distance of 62.31 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right; South 75°46'08" East, a distance of 78.75 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 30°46'08" East, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 14°13'52" West, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 75°46'08" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 14°13'52" East, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 59°13'52" East, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 75°46'08" East, a distance of 96.06 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 825.00 feet, a central angle of 07°24'04", and a chord bearing and distance of South 79°28'11" East, 106.50 feet;

In an easterly direction, with said curve to the left, an arc distance of 106.57 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the left;

South 39°33'34" East, a distance of 14.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 04°23'56" West, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 85°36'04" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 04°23'56" East, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 48°21'25" East, a distance of 14.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 825.00 feet, a central angle of 02°50'58", and a chord bearing and distance of South 89°27'25" East, 41.02 feet;

In an easterly direction, with said curve to the left, an arc distance of 41.03 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the left;

North 89°07'06" East, a distance of 142.12 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,475.00 feet, a central angle of 00°47'56", and a chord bearing and distance of North 89°31'04" East, 20.57 feet;

In an easterly direction, with said curve to the right, an arc distance of 20.57 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

South 44°18'21" East, a distance of 14.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 01°16'37" West, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 88°43'23" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 01°16'37" East, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 46°51'34" East, a distance of 14.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 1,475.00 feet, a central angle of 04°03'00", and a chord bearing and distance of South 85°20'18" East, 104.24 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 104.26 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 83°18'48" East, a distance of 367.76 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northeast corner of the aforementioned Lot 2-HOA, common to the northwest corner of Lot 2, Block F, said Bel-Air Village, Phase 1 (2022-54);

THENCE South 06°41'12" West, departing the southerly right-of-way line of said Beach Boulevard and along the common line of said Lot 2-HOA and said Lot 2, a distance of 115.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southwest corner of said Lot 2, common to an angle point in the northerly line of said Lot 2-HOA;

THENCE South 83°18'48" East, continuing along said common line and along the southerly lines of Lots 3 & 4, Block F, said Bel-Air Village, Phase 1 (2022-54) and the southerly line of Lot 1-HOA, Block F, aforementioned Bel-Air Village, Phase 1 (2022-55), a distance of 225.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the easternmost northeast corner of said Lot 2-HOA, common to the southeast corner of said Lot 1-HOA, same being on the westerly line of a 225-foot right-of-way for the Burlington Northern Santa Fe Railroad;

THENCE South $06^{\circ}41'12''$ West, along the common line of said Lot 2-HOA and said Burlington Northern Santa Fe Railroad right-of-way, passing at a distance of 560.00 feet a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of said Lot 2-HOA, and continuing along the same course and the westerly line of said Burlington Northern Santa Fe Railroad right-of-way and along the easterly line of the aforementioned 245.83-acre tract, for a total distance of 2,194.84 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE North $83^{\circ}18'48''$ West, along the common line of said 245.83-acre tract and said Burlington Northern Santa Fe Railroad right-of-way, a distance of 75.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE South $06^{\circ}41'12''$ West, continuing along said common line, a distance of 842.82 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 245.83-acre tract, common to the northeast corner of a called 82.032-acre tract of land described as Tract 3 in a Warranty Deed to Sherman Development Limited Partnership No. 1, recorded in Volume 2353, Page 218, Deed Records, Grayson County, Texas;

THENCE North $67^{\circ}19'59''$ West, departing the westerly line of said Burlington Northern Santa Fe Railroad right-of-way and along the southerly line of said 245.83-acre tract and the northerly line of said Tract 3, passing at a distance of 1036.32 feet a 1/2-inch iron rod found for the northwest corner of said Tract 3, and continuing along the same course and the southerly line of said 245.83-acre tract, for a total distance of 1,879.33 feet to a 1/2-inch iron rod found at the southwest corner of a 8-inch wood fence post corner for an angle point in the southerly line of said 245.83-acre tract;

THENCE North $49^{\circ}31'49''$ West, continuing along the southerly line of said 245.83-acre tract, a distance of 170.15 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE departing the southerly line of said 245.83-acre tract and crossing said 245.83-acre tract the following courses and distances:

North $26^{\circ}56'33''$ East, a distance of 433.90 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 60.00 feet, a central angle of $234^{\circ}54'01''$, and a chord bearing and distance of North $35^{\circ}36'26''$ West, 106.49 feet;

In a northerly direction, with said curve to the right, an arc distance of 245.99 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 20.00 feet, a central angle of $54^{\circ}54'01''$, and a chord bearing and distance of North $54^{\circ}23'34''$ East, 18.44 feet;

In a easterly direction, with said curve to the left, an arc distance of 19.16 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the end of said curve to the left;

North $26^{\circ}56'33''$ East, a distance of 125.42 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 957.00 feet, a central angle of $20^{\circ}05'14''$, and a chord bearing and distance of North $16^{\circ}53'56''$ East, 333.80 feet;

In a northerly direction, with said curve to the left, an arc distance of 335.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the end of said curve to the left;

North 39°39'08" West, a distance of 34.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 87°23'18" West, a distance of 10.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 02°36'42" East, a distance of 90.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 87°23'18" East, a distance of 11.08 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 47°38'05" East, a distance of 35.37 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 2,793.00 feet, a central angle of 21°18'23", and a chord bearing and distance of North 13°28'55" East, 1,032.65 feet;

In a northerly direction, with said curve to the right, an arc distance of 1,038.63 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 957.00 feet, a central angle of 13°02'20", and a chord bearing and distance of North 17°36'57" East, 217.31 feet;

In a northerly direction, with said curve to the left, an arc distance of 217.78 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the end of said curve to the left;

North 11°05'47" East, a distance of 162.11 feet to the POINT OF BEGINNING and containing 119.806 acres (5,218,735 sq. ft.) of land, more or less.

APPENDIX B-1
ESTIMATED COSTS OF AUTHORIZED IMPROVEMENTS

BEL AIR VILLAGE - SHERMAN, TX
BUDGET SUMMARY
4/16/2021

NUMBER OF ACRES NUMBER OF LOTS	PHASE 1				FUTURE PHASES			
	58.5				153.5			
	327				618			
	TOTAL	PID DIRECT	PID MI	NON-PID	TOTAL	PID DIRECT	PID MI	NON-PID
ENGINEERING, CONSULTING, CITY FEES	1,339,464	916,459	336,736	86,269	2,782,955	2,072,216	710,739	0
EXCAVATION AND EROSION CONTROL	1,968,806	576,156	206,651	1,185,999	4,240,163	945,506	40,269	3,254,388
WATER SYSTEMS	729,393	713,377	16,016	0	1,632,722	1,311,238	321,485	0
SANITARY SEWER	1,021,866	863,168	158,699	0	2,052,577	1,427,124	484,095	141,358
STORM SEWER	1,662,616	1,501,598	139,147	0	2,659,119	2,227,529	358,871	72,719
PAVING	2,168,179	2,126,609	41,570	0	5,840,421	5,587,343	253,078	0
SITE FENCING / RETAINING WALLS / LANDSCAPE	1,079,065	188,947	452,500	437,618	1,126,309	356,000	0	770,309
DRY UTILITIES	89,400	0	0	89,400	27,000	0	0	27,000
SUB-TOTAL CONSTRUCTION COST	10,058,789	6,886,313	1,351,320	1,799,286	20,361,265	13,926,956	2,168,535	4,265,774
PER LOT COST	30,761	21,059	4,132	5,502	32,947	22,536	3,509	6,903
10% CONTINGENCY	1,005,879	688,651	135,132	179,929	2,036,127	1,392,696	216,854	426,577
SUB-TOTAL WITH CONTINGENCY	11,064,668	7,574,944	1,486,452	1,979,215	22,397,392	15,319,651	2,385,389	4,692,352
ROLLBACK TAXES	87,795	0	0	87,795	230,220	0	0	230,220
TOTAL CONSTRUCTION COST	11,152,463	7,574,944	1,486,452	2,067,010	22,627,612	15,319,651	2,385,389	4,922,572
PER LOT COST	34,105	23,165	4,546	6,321	36,614	24,789	3,860	7,965

OVERALL PROJECT TOTALS			
212.0			
945			
TOTAL	PID DIRECT	PID MI	NON-PID
4,122,419	2,988,675	1,047,475	86,269
6,208,969	1,521,662	246,920	4,440,387
2,362,115	2,024,614	337,501	0
3,074,443	2,290,291	642,793	141,358
4,321,735	3,729,127	498,018	72,719
8,008,599	7,713,952	294,648	0
2,205,374	544,947	452,500	1,207,927
116,400	0	0	116,400
30,420,054	20,813,268	3,519,855	6,065,061
32,191	22,025	3,725	6,418
3,042,005	2,081,327	351,985	606,506
33,462,059	22,894,595	3,871,840	6,671,567
318,015	0	0	318,015
33,780,074	22,894,595	3,871,840	6,989,582
35,746	24,227	4,097	7,396

BELAIR BLVD	
CITY	
PHASE 1	FUTURE PHASES
223,468	301,519
28,766	53,839
144,768	144,794
0	0
74,521	143,255
814,923	1,310,592
182,840	218,850
7,200	27,000
1,476,486	2,199,848
3,676,335	

\$3,890

NOTES

- ROLLBACK TAXES ESTIMATED AT \$1,500 PER ACRE
- NO PARK DEDICATION FEES ARE REQUIRED
- WATER METER IMPACT FEE TO THE BUILDER FOR A 3/4" METER IS \$1,000.00 PER BUILDING PERMIT.
- SEWER IMPACT FEE TO THE BUILDER AT \$500.00 PER BUILDING PERMIT
- ROADWAY IMPACT FEES AT \$1,000.00 PER SINGLE FAMILY BUILDING PERMIT
- BUILDING PERMIT / INSPECTION FEES = \$0.30 PER SQUARE FOOT PLUS \$25.00
- CITY CONTRACTS AND PAYS FOR ALL PUBLIC INFRASTRUCTURE CMT
- MOISTURE CONDITIONING (PADS) & CMT ASSUMED, NO GEOTECH AVAILABLE (PHASE 1 = \$1,084,546)
- UNCLASSIFIED EXCAVATION (FILL) TAKEN FROM FUTURE PHASES
- CLEARING OF OFFSITE SANITARY MAIN 100% PID ELIGIBLE, VERIFY ACREAGE FOR BUDGET
- SANITARY MANHOLES DO NOT REQUIRE REQUIRE COATING
- DEVELOPER PAYS CITY FOR STREET SIGNS, CITY INSTALLS
- STREETLIGHTS SHALL BE INSTALLED BY FRANCHISE PROVIDER AND APPROVED BY CITY (WILL REQUIRE PHOTOMETRIC PLAN)
- VERIFY DETENTION POND BUILT IN PHASE 1, KEEP DRY IF POSSIBLE (2 BUBBLERS INCLUDED IN BUDGET)
- INTERNAL PARK BUDGET NOT FINALIZED UNTIL EXTENT OF IMPROVEMENTS ARE KNOWN
- WATER METERS ENGINEERED TOWARDS VALUE (300% INCREASE IN CITY WATER IMPACT FEES 2" VS. 1")
- GRAND AVENUE - LANDSCAPE/IRRIGATION BUDGETED, NO OTHER COSTS INCLUDED (CITY PAYING FOR STREET VIA TIRZ?)
- GRAND AVENUE - 8" PAVEMENT UNIT PRICE TO INCLUDE 17' MEDIAN, NO MEDIAN NOSES BUDGETED (4 MAX)
- IS TRAFFIC LIGHT & DECELERATION LANE TIRZ FUNDED?

LOT COUNTS

LOT SIZE	PHASE 1	FUTURE PHASES	TOTAL
25'S	98	89	187
30's	0	79	79
40'S	124	136	260
50's	105	245	350
60's	0	69	69
TOTAL LOTS	327	618	945
ACREAGE	58.530	153.500	212.030

ENGINEERING, CONSULTING, AND FEES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	CIVIL ENGINEERING AND SURVEYING	LOT	327	\$1,800.00	\$588,600.00	\$391,450.00	\$147,150.00	\$50,000.00
2	RECORD EASEMENT REVIEW	LS	0	\$11,625.00	\$0.00	\$0.00	\$0.00	\$0.00
3	CONSTRUCTION MANAGEMENT	LOT	327	\$1,500.00	\$490,500.00	\$367,875.00	\$122,625.00	\$0.00
4	INSPECTION FEES	%	4.0%	\$3,908,634.56	\$156,345.38	\$117,259.04	\$39,086.35	\$0.00
5	CITY APPLICATION FEES	LS	1	\$1,500.00	\$1,500.00	\$1,125.00	\$375.00	\$0.00
6	PRO-RATA	LS	0	\$377,440.00	\$0.00	\$0.00	\$0.00	\$0.00
7	PARKLAND DEDICATION FEES	LOT	327	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	FINAL SOILS REPORT	LOT	1	\$30,000.00	\$30,000.00	\$22,500.00	\$7,500.00	\$0.00
9	CMT	%	0.80%	\$3,908,634.56	\$31,269.08	\$0.00	\$0.00	\$31,269.08
10	TRAFFIC IMPACT ANALYSIS	LS	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11	PHOTOMETRIC & LIGHTING PLANS	LS	1	\$1,250.00	\$1,250.00	\$1,250.00	\$0.00	\$0.00
12	LANDSCAPE ARCHITECT	LS	1	\$40,000.00	\$40,000.00	\$15,000.00	\$20,000.00	\$5,000.00

TOTAL - ENGINEERING, CONSULTING, AND FEES:

\$1,339,464.46	\$916,459.04	\$336,736.35	\$86,269.08
PER LOT: \$4,096	\$2,803	\$1,030	\$264

GRADING AND SITE PREPARATION

EXCAVATION

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID	Regional D
1	CONSTRUCTION ENTRANCE	EA	1	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	\$0.00	
2	CLEARING AND GRUBBING	AC	58.53	\$2,000.00	\$117,060.00	\$117,060.00	\$0.00	\$0.00	
3	DEMO EXISTING STRUCTURES	LS	1	\$30,000.00	\$30,000.00	\$30,000.00	\$0.00	\$0.00	
4	DRAIN & DEMUCK POND	EA	1	\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	\$0.00	
5	CAP EXISTING WELL	EA	1	\$4,500.00	\$4,500.00	\$4,500.00	\$0.00	\$0.00	
6	CLEARING OF SANITARY SEWER MAIN EASEMENT (OFFSITE)	AC	5	\$3,500.00	\$17,500.00	\$0.00	\$17,500.00	\$0.00	
7	UNCLASSIFIED EXCAVATION (CUT)	CY	28,000	\$2.30	\$64,400.00	\$64,400.00	\$0.00	\$0.00	
8	UNCLASSIFIED EXCAVATION (FILL FROM FUTURE PHASES)	CY	144,000	\$2.30	\$331,200.00	\$198,720.00	\$132,480.00	\$0.00	
9	DETENTION POND UNCLASSIFIED EXCAVATION (CUT)	CY	34,863	\$2.30	\$80,184.90	\$48,439.70	\$27,992.55	\$3,752.65	
10	MOISTURE CONDITIONING 8' - OVER EXCAVATION	CY	406,371	\$2.30	\$934,653.30	\$0.00	\$0.00	\$934,653.30	
11	POLY SEAL LOTS	LOT	327	\$400.00	\$130,800.00	\$0.00	\$0.00	\$130,800.00	
12	CMT (MOISTURE CONDITIONING)	LS	2%	\$934,653.30	\$18,693.07	\$0.00	\$0.00	\$18,693.07	
13	ROUGH LOT BENCHING	LOT	327	\$150.00	\$49,050.00	\$0.00	\$0.00	\$49,050.00	
14	FINAL LOT BENCHING	LOT	327	\$150.00	\$49,050.00	\$0.00	\$0.00	\$49,050.00	

TOTAL - EXCAVATION WITH NO MOISTURE CONDITIONING:

\$1,854,091.27	\$490,119.70	\$177,972.55	\$1,185,999.02
PER LOT: \$5,670	\$1,499	\$544	\$3,627

EROSION CONTROL

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	SILT FENCE	LF	6,700	\$1.45	\$9,715.00	\$7,286.25	\$2,428.75	\$0.00
2	INLET PROTECTION	EA	54	\$300.00	\$16,200.00	\$12,150.00	\$4,050.00	\$0.00
3	SEED DISTURBED AREAS	AC	40.00	\$400.00	\$16,000.00	\$12,000.00	\$4,000.00	\$0.00
4	4' CURLEX	LF	26,000	\$1.30	\$33,800.00	\$25,350.00	\$8,450.00	\$0.00
5	SWPPP	LS	1	\$3,000.00	\$3,000.00	\$2,250.00	\$750.00	\$0.00
6	SWPPP INSPECTIONS	EA	12	\$3,000.00	\$36,000.00	\$27,000.00	\$9,000.00	\$0.00

TOTAL - EROSION CONTROL:

\$114,715.00	\$86,036.25	\$28,678.75	\$0.00
PER LOT: \$351	\$263	\$88	\$0

WET UTILITIES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	8" AWWA C900 PVC WATERLINE & FITTINGS	LF	10,845	\$24.00	\$260,280.00	\$260,280.00	\$0.00	\$0.00
2	12" AWWA C900 PVC WATERLINE & FITTINGS	LF	0	\$36.00	\$0.00	\$0.00	\$0.00	\$0.00
3	20" x 12" TEE	EA	0	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00
4	12" GATE VALVE & BOX	EA	0	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00
5	8" GATE VALVE & BOX	EA	44	\$1,300.00	\$57,200.00	\$54,600.00	\$2,600.00	\$0.00
6	3/4" IRRIGATION SERVICES	EA	8	\$800.00	\$6,400.00	\$5,600.00	\$800.00	\$0.00
7	3/4" SINGLE WATER SERVICE	EA	327	\$800.00	\$261,600.00	\$261,600.00	\$0.00	\$0.00
8	FIRE HYDRANT ASSEMBLY	EA	23	\$4,000.00	\$92,000.00	\$80,000.00	\$12,000.00	\$0.00
9	TRENCH SAFTEY	LF	10,845	\$1.00	\$10,845.00	\$10,845.00	\$0.00	\$0.00
10	TESTING (CITY-REQUIRED)	LF	10,845	\$1.20	\$13,014.00	\$13,014.00	\$0.00	\$0.00
11	PAYMENT, PERFORMANCE, & MAINTENANCE BOND	LF	4%	\$701,339.00	\$28,053.56	\$27,437.56	\$616.00	\$0.00

SUBTOTAL UTILITIES - WATER SYSTEMS:

					\$729,392.56	\$713,376.56	\$16,016.00	\$0.00
PER LOT:					\$2,231	\$2,182	\$49	\$0

UTILITIES - SANITARY SEWER

1	8" SDR-35 PVC PIPE	LF	10,156	\$28.00	\$284,368.00	\$284,368.00	\$0.00	\$0.00
2	4.0' DIAMETER MANHOLE	EA	28	\$4,600.00	\$128,800.00	\$128,800.00	\$0.00	\$0.00
3	8" SDR-35 PVC PIPE (TRUNK SEWER A)	LF	598	\$28.00	\$16,744.00	\$6,697.60	\$10,046.40	\$0.00
4	10" SDR-26 PVC PIPE (TRUNK SEWER A)	LF	1,062	\$36.00	\$38,232.00	\$15,292.80	\$22,939.20	\$0.00
5	12" SDR-26 PVC PIPE (TRUNK SEWER A)	LF	1,160	\$50.00	\$58,000.00	\$23,200.00	\$34,800.00	\$0.00
6	15" SDR-26 PVC PIPE (TRUNK SEWER A)	LF	1,318	\$60.00	\$79,080.00	\$31,632.00	\$47,448.00	\$0.00
7	4.0' DIAMETER MANHOLE (TRUNK SEWER A)	EA	7	\$4,600.00	\$32,200.00	\$12,880.00	\$19,320.00	\$0.00
8	5.0' DIAMETER MANHOLE (TRUNK SEWER A)	EA	5	\$6,500.00	\$32,500.00	\$13,000.00	\$19,500.00	\$0.00
9	CONNECT TO EXISTING MANHOLE (TRUNK SEWER A)	EA	1	\$500.00	\$500.00	\$200.00	\$300.00	\$0.00
10	CONCRETE ENCASMENT	LF	0	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00
11	4" SDR-35 SEWER SERVICES	EA	327	\$875.00	\$286,125.00	\$286,125.00	\$0.00	\$0.00
12	END & 8" PLUG FOR FUTURE DEVELOPMENT	EA	2	\$500.00	\$1,000.00	\$1,000.00	\$0.00	\$0.00
13	TRENCH SAFTEY	LF	10,156	\$1.00	\$10,156.00	\$10,156.00	\$0.00	\$0.00
14	TESTING (CITY-REQUIRED)	LF	10,156	\$0.75	\$7,617.00	\$7,617.00	\$0.00	\$0.00
15	TRENCH SAFTEY (TRUNK SEWER A)	LF	4,138	\$1.00	\$4,138.00	\$1,655.20	\$2,482.80	\$0.00
16	TESTING (CITY-REQUIRED) (TRUNK SEWER A)	LF	4,138	\$0.75	\$3,103.50	\$1,241.40	\$1,862.10	\$0.00
17	PAYMENT, PERFORMANCE, & MAINTENANCE BOND	LS	4%	982,563.50	\$39,302.54	\$39,302.54	\$0.00	\$0.00

SUBTOTAL UTILITIES - SANITARY SEWER:

					\$1,021,866.04	\$863,167.54	\$158,698.50	\$0
PER LOT:					\$3,125	\$2,640	\$485	\$0

UTILITIES - STORM SEWER - PID DIRECT

1	4' x 4' R.C.B	LF	160	\$275.00	\$44,000.00	\$44,000.00	\$0.00	\$0.00
2	5' x 4' R.C.B	LF	359	\$300.00	\$107,700.00	\$107,700.00	\$0.00	\$0.00
3	48" Class III RCP	LF	897	\$180.00	\$161,460.00	\$161,460.00	\$0.00	\$0.00
4	42" Class III RCP	LF	486	\$150.00	\$72,900.00	\$72,900.00	\$0.00	\$0.00
5	36" Class III RCP	LF	858	\$110.00	\$94,380.00	\$94,380.00	\$0.00	\$0.00
6	30" Class III RCP	LF	700	\$80.00	\$56,000.00	\$56,000.00	\$0.00	\$0.00
7	24" Class III RCP	LF	1,519	\$60.00	\$91,140.00	\$91,140.00	\$0.00	\$0.00
8	18" Class III RCP	LF	2,269	\$53.00	\$120,257.00	\$120,257.00	\$0.00	\$0.00
9	3' x 3' JUNCTION BOX	EA	1	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00	\$0.00
10	4' x 4' JUNCTION BOX	EA	4	\$3,800.00	\$15,200.00	\$15,200.00	\$0.00	\$0.00
11	5' x 5' JUNCTION BOX	EA	1	\$4,500.00	\$4,500.00	\$4,500.00	\$0.00	\$0.00
12	6' x 6' JUNCTION BOX	EA	3	\$6,500.00	\$19,500.00	\$19,500.00	\$0.00	\$0.00
13	7' x 7' JUNCTION BOX	EA	1	\$8,500.00	\$8,500.00	\$8,500.00	\$0.00	\$0.00
14	10' CURB INLET	EA	66	\$3,750.00	\$247,500.00	\$247,500.00	\$0.00	\$0.00
15	TRENCH SAFETY	LF	7,248	\$1.00	\$7,248.00	\$7,248.00	\$0.00	\$0.00
16	TESTING (CITY-REQUIRED)	LF	7,248	\$1.00	\$7,248.00	\$7,248.00	\$0.00	\$0.00
17	PAYMENT, PERFORMANCE, & MAINTENANCE BOND	LS	4%	\$1,060,533.00	\$42,421.32	\$42,421.32	\$0.00	\$0.00

SUBTOTAL UTILITIES - STORM SEWER:

					\$1,102,954.32	\$1,102,954.32	\$0.00	\$0.00
PER LOT:					\$3,373	\$3,373	\$0	\$0

UTILITIES - STORM SEWER - MASTER IMPROVEMENT - LINE B

									Total Inf
1	5' x 5' R.C.B	LF	177	\$350.00	\$61,950.00	\$51,362.75	\$6,610.07	\$3,977.19	
2	(3) 8' x 4' R.C.B.	LF	50	\$1,900.00	\$95,000.00	\$61,835.50	\$33,164.50	\$4,446.00	
3	48" Class III RCP	LF	756	\$180.00	\$136,080.00	\$96,439.90	\$39,640.10	\$23,841.22	
4	36" Class III RCP	LF	441	\$110.00	\$48,510.00	\$34,379.04	\$14,130.96	\$8,498.95	
5	24" Class III RCP	LF	804	\$60.00	\$48,240.00	\$34,187.69	\$14,052.31	\$8,451.65	
6	18" Class III RCP	LF	160	\$53.00	\$8,480.00	\$6,009.78	\$2,470.22	\$1,485.70	
7	4' x 4' JUNCTION BOX	EA	2	\$3,800.00	\$7,600.00	\$5,386.12	\$2,213.88	\$0.00	
8	6' x 6' JUNCTION BOX	EA	1	\$6,500.00	\$6,500.00	\$4,606.55	\$1,893.45	\$0.00	
9	7' x 7' JUNCTION BOX	EA	1	\$8,500.00	\$8,500.00	\$7,593.05	\$906.95	\$545.70	
10	10' x 10' CUSTOM DETENTION OUTFALL JUNCTION BOX	EA	1	\$10,000.00	\$10,000.00	\$6,509.00	\$3,491.00	\$468.00	
11	10' CURB INLET	EA	15	\$3,750.00	\$56,250.00	\$33,750.00	\$22,500.00	\$15,000.00	
12	RIP-RAP	SY	50	\$85.00	\$4,250.00	\$3,523.68	\$453.48	\$272.85	
13	5' x 5' HEADWALL	EA	1	\$20,000.00	\$20,000.00	\$16,582.00	\$2,134.00	\$1,284.00	
14	CUSTOM HEADWALL	EA	1	\$22,000.00	\$22,000.00	\$13,290.20	\$7,680.20	\$1,029.60	
15	TRENCH SAFETY	LF	2,388	\$1.00	\$2,388.00	\$1,979.89	\$254.80	\$153.31	
16	TESTING (CITY-REQUIRED)	LF	2,388	\$1.00	\$2,388.00	\$1,979.89	\$254.80	\$153.31	
17	PAYMENT, PERFORMANCE, & MAINTENANCE BOND	LS	4%	\$538,136.00	\$21,525.44	\$19,228.68	\$2,296.76	\$1,381.93	

SUBTOTAL UTILITIES - STORM SEWER:

					\$559,661.44	\$398,643.69	\$139,147.49	\$70,989.40
PER LOT:					\$1,712	\$1,219	\$426	\$217

TOTAL WET UTILITIES:

					\$3,413,874.36	\$3,078,142.11	\$313,861.99	\$70,989.40
PER LOT:					\$10,440	\$9,413	\$960	\$217

PAVING

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	LOCAL STREET (6" REINFORCED CONCRETE PVMT.)	SY	36,875	\$35.00	\$1,290,625.00	\$1,290,625.00	\$0.00	\$0.00
2	ALLEY (6" REINFORCED CONCRETE PVMT.)	SY	4,273	\$41.00	\$175,193.00	\$175,193.00	\$0.00	\$0.00
3	SLIP ROAD (6" REINFORCED CONCRETE PVMT.)	SY	936	\$41.00	\$38,376.00	\$38,376.00	\$0.00	\$0.00
4	GRAND AVE (8" REINFORCED CONCRETE PVMT.)	SY	0	\$55.00	\$0.00	\$0.00	\$0.00	\$0.00
5	8" SUBGRADE PREP (LOCAL STREET)	SY	36,875	\$3.50	\$129,062.50	\$129,062.50	\$0.00	\$0.00
6	8" SUBGRADE PREP (ALLEY)	SY	4,273	\$3.50	\$14,955.50	\$14,955.50	\$0.00	\$0.00
7	8" SUBGRADE PREP (SLIP ROAD)	SY	936	\$3.50	\$3,276.00	\$3,276.00	\$0.00	\$0.00
8	8" SUBGRADE PREP (GRAND AVE)	SY	0	\$3.50	\$0.00	\$0.00	\$0.00	\$0.00
9	HYDRATED LIME (36#/SY) (LOCAL STREET)	TON	1,328	\$175.00	\$232,312.50	\$232,312.50	\$0.00	\$0.00
10	HYDRATED LIME (36#/SY) (ALLEY)	TON	154	\$175.00	\$26,919.90	\$26,919.90	\$0.00	\$0.00
11	HYDRATED LIME (36#/SY) (SLIP ROAD)	TON	34	\$175.00	\$5,896.80	\$5,896.80	\$0.00	\$0.00
12	HYDRATED LIME (36#/SY) (GRAND AVE)	TON	0	\$175.00	\$0.00	\$0.00	\$0.00	\$0.00
13	5' CONCRETE SIDEWALK	SF	14,000	\$5.60	\$78,400.00	\$67,760.00	\$10,640.00	\$0.00
14	6' CONCRETE SIDEWALK	LF	0	\$32.00	\$0.00	\$0.00	\$0.00	\$0.00
15	REMOVE BARRICADE & CONNECT TO EXISTING	EA	2	\$650.00	\$1,300.00	\$1,300.00	\$0.00	\$0.00
16	STREET BARRICADE	EA	3	\$2,500.00	\$7,500.00	\$0.00	\$7,500.00	\$0.00
17	PAVEMENT HEADER	LF	90	\$33.00	\$2,970.00	\$2,970.00	\$0.00	\$0.00
18	BARRIER FREE RAMP	EA	39	\$2,000.00	\$78,000.00	\$74,000.00	\$4,000.00	\$0.00
19	PAYMENT, PERFORMANCE, & MAINTENANCE BOND	LS	4%	\$2,084,787.20	\$83,391.49	\$63,961.49	\$19,430.00	\$0.00

TOTAL PAVING:

\$2,168,178.69	\$2,126,608.69	\$41,570.00	\$0.00
PER LOT: \$6,631	\$6,503	\$127	\$0

SITE FENCING / RETAINING WALLS / LANDSCAPE

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	1' - 2' RETAINING WALL (MINIMUM HEIGHT)	SF	2,000	\$10.50	\$21,000.00	\$0.00	\$0.00	\$21,000.00
2	2' RETAINING WALL	SF	7,080	\$10.50	\$74,340.00	\$0.00	\$0.00	\$74,340.00
3	3' RETAINING WALL	SF	2,670	\$10.50	\$28,035.00	\$0.00	\$0.00	\$28,035.00
4	4' RETAINING WALL	SF	2,880	\$10.50	\$30,240.00	\$0.00	\$0.00	\$30,240.00
5	5' RETAINING WALL	SF	3,150	\$11.50	\$36,225.00	\$0.00	\$0.00	\$36,225.00
6	7' RETAINING WALL	SF	1,225	\$12.50	\$15,312.50	\$0.00	\$0.00	\$15,312.50
7	8' RETAINING WALL	SF	720	\$13.50	\$9,720.00	\$0.00	\$0.00	\$9,720.00
8	9' RETAINING WALL	SF	2,115	\$14.50	\$30,667.50	\$0.00	\$0.00	\$30,667.50
9	14' RETAINING WALL	SF	2,800	\$20.50	\$57,400.00	\$0.00	\$0.00	\$57,400.00
10	PERIMETER SCREENING WALL (6' Masonry)	LF	1,900	\$100.00	\$190,000.00	\$0.00	\$190,000.00	\$0.00
11	MAIN ENTRY FEATURE	EA	1	\$75,000.00	\$75,000.00	\$0.00	\$75,000.00	\$0.00
12	TREES	EA	100	\$450.00	\$45,000.00	\$0.00	\$45,000.00	\$0.00
13	COMMON AREA LANDSCAPE/IRRIGATION	SF	75,000	\$1.90	\$142,500.00	\$0.00	\$142,500.00	\$0.00
14	POND BUBBLER	EA	2	\$15,000.00	\$30,000.00	\$0.00	\$0.00	\$30,000.00
15	6' WOOD FENCE (EAST PROPERTY LINE)	LF	1,600	\$40.00	\$64,000.00	\$0.00	\$0.00	\$64,000.00
16	INTERNAL PARK (Landscape & Irrigation)	SF	39,649	\$3.00	\$118,947.00	\$118,947.00	\$0.00	\$0.00
17	PARK FENCING (Wrought Iron)	LF	600	\$40.00	\$24,000.00	\$24,000.00	\$0.00	\$0.00
18	ELECTRIC METER SET UP FEES	EA	8	\$3,500.00	\$28,000.00	\$21,000.00	\$0.00	\$7,000.00
19	3/4" WATER METERS AND IMPACT FEES	EA	8	\$1,000.00	\$8,000.00	\$6,000.00	\$0.00	\$2,000.00
20	MAILBOX CLUSTER	EA	20	\$1,550.00	\$31,678.13	\$0.00	\$0.00	\$31,678.13
21	STREET SIGNS	EA	19	\$1,000.00	\$19,000.00	\$19,000.00	\$0.00	\$0.00

TOTAL - SITE FENCING / RETAINING WALLS / LANDSCAPE:

\$1,079,065.13	\$188,947.00	\$452,500.00	\$437,618.13
PER LOT: \$3,300	\$578	\$1,384	\$1,338

DRY UTILITIES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	ELECTRIC SERVICE	LOT	327	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	GAS SERVICE	LOT	327	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3	OVERHEAD POLE RELOCATION	LS	1	\$75,000.00	\$75,000.00	\$0.00	\$0.00	\$75,000.00
4	STREET LIGHTS	EA	17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	STREET LIGHT CROSSINGS	LF	800	18.00	\$14,400.00	\$0.00	\$0.00	\$14,400.00

TOTAL - DRY UTILITIES:

\$89,400.00	\$0.00	\$0.00	\$89,400.00
PER LOT: \$273	\$0	\$0	\$273

ROLLBACK TAXES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	ROLLBACK TAXES	AC	58.5	\$1,500.00	\$87,795.00	\$0.00	\$0.00	\$87,795.00

TOTAL - ROLLBACK TAXES:

\$87,795	\$0	\$0	\$87,795
PER LOT: \$268	\$0	\$0	\$268

GRAND TOTAL - PHASE 1

\$10,146,583.90	\$6,886,312.79	\$1,351,319.63	\$1,958,070.63
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**BEL AIR VILLAGE - SHERMAN, TX
FUTURE PHASES - BUDGET**

4/16/2021

ENGINEERING, CONSULTING, AND FEES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	CIVIL ENGINEERING AND SURVEYING	LOT	618	\$1,800.00	\$1,112,400.00	\$834,300.00	\$278,100.00	\$0.00
2	RECORD EASEMENT REVIEW	LS	0	\$11,625.00	\$0.00	\$0.00	\$0.00	\$0.00
3	CONSTRUCTION MANAGEMENT	LOT	618	\$1,500.00	\$927,000.00	\$695,250.00	\$231,750.00	\$0.00
4	INSPECTION FEES	%	4.0%	\$12,184,838.47	\$487,393.54	\$365,545.15	\$121,848.38	\$0.00
5	CITY APPLICATION FEES	LS	1	\$3,000.00	\$3,000.00	\$2,250.00	\$750.00	\$0.00
6	PRO-RATA	LOT	0	\$1,150.00	\$0.00	\$0.00	\$0.00	\$0.00
7	PARKLAND DEDICATION FEES	LOT	618	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	FINAL SOILS REPORT	LOT	618	\$100.00	\$61,800.00	\$46,350.00	\$15,450.00	\$0.00
9	CMT	%	0.8%	\$16,263,926.47	\$130,111.41	\$97,583.56	\$32,527.85	\$0.00
10	TRAFFIC IMPACT ANALYSIS	LS	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11	PHOTOMETRIC & LIGHTING PLANS	LS	1	\$1,250.00	\$1,250.00	\$937.50	\$312.50	\$0.00
12	LANDSCAPE ARCHITECT	LS	1	\$60,000.00	\$60,000.00	\$30,000.00	\$30,000.00	\$0.00

TOTAL - ENGINEERING, CONSULTING, AND FEES:

\$2,782,954.95	\$2,072,216.21	\$710,738.74	\$0.00
PER LOT: \$4,503.16	\$3,353.10	\$1,150.06	\$0.00

GRADING AND SITE PREPARATION

EXCAVATION

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	CONSTRUCTION ENTRANCE	EA	1	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	\$0.00
2	CLEARING AND GRUBBING	AC	149.90	\$2,000.00	\$299,800.00	\$299,800.00	\$0.00	\$0.00
3	DEMO EXISTING STRUCTURES	LS	1	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	\$0.00
4	DRAIN & DEMUCK POND	EA	0	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00
5	CAP EXISTING WELL	EA	1	\$4,500.00	\$4,500.00	\$4,500.00	\$0.00	\$0.00
6	CLEARING OF SANITARY SEWER MAIN EASEMENT (OFFSITE)	AC	2	\$2,000.00	\$4,000.00	\$4,000.00	\$0.00	\$0.00
7	UNCLASSIFIED EXCAVATION (CUT)	LOT	618	\$2,000.00	\$1,236,000.00	\$494,400.00	\$0.00	\$741,600.00
8	UNCLASSIFIED EXCAVATION (FILL)	LOT	618	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	MOISTURE CONDITIONING 8' - OVER EXCAVATION	LOT	618	\$3,300.00	\$2,039,400.00	\$0.00	\$0.00	\$2,039,400.00
10	POLY SEAL LOTS	LOT	618	\$400.00	\$247,200.00	\$0.00	\$0.00	\$247,200.00
11	CMT (MOISTURE CONDITIONING)	LS	2%	\$2,039,400.00	\$40,788.00	\$0.00	\$0.00	\$40,788.00
12	ROUGH LOT BENCHING	LOT	618	\$150.00	\$92,700.00	\$0.00	\$0.00	\$92,700.00
13	FINAL LOT BENCHING	LOT	618	\$150.00	\$92,700.00	\$0.00	\$0.00	\$92,700.00

TOTAL - EXCAVATION WITH NO MOISTURE CONDITIONING:

\$4,079,088.00	\$824,700.00	\$0.00	\$3,254,388.00
PER LOT: \$6,600.47	\$1,334.47	\$0.00	\$5,266.00

EROSION CONTROL

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	SILT FENCE	LF	23,000	\$1.35	\$31,050.00	\$23,287.50	\$7,762.50	\$0.00
2	INLET PROTECTION	EA	54	\$200.00	\$10,800.00	\$8,100.00	\$2,700.00	\$0.00
3	SEED DISTURBED AREAS	AC	40.00	\$350.00	\$14,000.00	\$10,500.00	\$3,500.00	\$0.00
4	4' CURLEX	LF	40,000	\$0.50	\$20,000.00	\$15,000.00	\$5,000.00	\$0.00
5	SWPPP	LS	1	\$1,225.00	\$1,225.00	\$918.75	\$306.25	\$0.00
6	SWPPP INSPECTIONS	EA	12	\$7,000.00	\$84,000.00	\$63,000.00	\$21,000.00	\$0.00

TOTAL - EROSION CONTROL:

\$161,075.00	\$120,806.25	\$40,268.75	\$0.00
PER LOT: \$260.64	\$195.48	\$65.16	\$0.00

WET UTILITIES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	8" AWWA C900 PVC WATERLINE & FITTINGS	LF	19,088	\$24.00	\$458,112.00	\$458,112.00	\$0.00	\$0.00
2	12" AWWA C900 PVC WATERLINE & FITTINGS	LF	3,689	\$36.00	\$132,804.00	\$0.00	\$132,804.00	\$0.00
3	12" GATE VALVE & BOX	EA	25	\$5,000.00	\$125,000.00	\$0.00	\$125,000.00	\$0.00
4	8" GATE VALVE & BOX	EA	75	\$1,300.00	\$97,500.00	\$97,500.00	\$0.00	\$0.00
5	3/4" IRRIGATION SERVICE	EA	5	\$800.00	\$4,000.00	\$800.00	\$3,200.00	\$0.00
6	3/4" SINGLE WATER SERVICE	EA	618	\$800.00	\$494,400.00	\$494,400.00	\$0.00	\$0.00
7	FIRE HYDRANT ASSEMBLY	EA	52	\$4,000.00	\$208,000.00	\$168,000.00	\$40,000.00	\$0.00
8	TRENCH SAFETY	LF	22,777	\$1.00	\$22,777.00	\$19,088.00	\$3,689.00	\$0.00
9	TESTING (CITY-REQUIRED)	LF	22,777	\$1.20	\$27,332.40	\$22,905.60	\$4,426.80	\$0.00
10	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LF	4%	\$1,569,925.40	\$62,797.02	\$50,432.22	\$12,364.79	\$0.00

SUBTOTAL UTILITIES - WATER SYSTEMS:

\$1,632,722	\$1,311,238	\$321,485	\$0.00
PER LOT: \$2,642	\$2,122	\$520	\$0.00

UTILITIES - SANITARY SEWER

1	8" SDR-35 PVC PIPE	LF	19,373	\$28.00	\$542,444.00	\$542,444.00	\$0.00	\$0.00
2	4.0" DIAMETER MANHOLE	EA	50	\$4,600.00	\$230,000.00	\$230,000.00	\$0.00	\$0.00
3	8" SDR-35 PVC PIPE (TRUNK SEWER A)	EA	598	\$28.00	\$16,744.00	\$0.00	\$16,744.00	\$0.00
4	10" SDR-26 PVC PIPE (TRUNK SEWER A)	LF	1,062	\$36.00	\$38,232.00	\$0.00	\$38,232.00	\$0.00
5	12" SDR-26 PVC PIPE (TRUNK SEWER A)	LF	1,160	\$50.00	\$58,000.00	\$0.00	\$58,000.00	\$0.00
6	15" SDR-26 PVC PIPE (TRUNK SEWER A)	LF	1,318	\$60.00	\$79,080.00	\$0.00	\$79,080.00	\$0.00
7	4.0" DIAMETER MANHOLE (TRUNK SEWER A)	EA	7	\$4,600.00	\$32,200.00	\$0.00	\$32,200.00	\$0.00
8	5.0" DIAMETER MANHOLE (TRUNK SEWER A)	EA	5	\$6,500.00	\$32,500.00	\$0.00	\$32,500.00	\$0.00
9	CONNECT TO EXISTING MANHOLE (TRUNK SEWER A)	EA	1	\$500.00	\$500.00	\$0.00	\$500.00	\$0.00
10	10" SDR-26 PVC PIPE (TRUNK SEWER B)	LF	519	\$36.00	\$18,684.00	\$0.00	\$2,802.60	\$15,881.40
11	12" SDR-26 PVC PIPE (TRUNK SEWER B)	LF	804	\$50.00	\$40,200.00	\$0.00	\$6,030.00	\$34,170.00
12	15" SDR-26 PVC PIPE (TRUNK SEWER B)	LF	1,042	\$60.00	\$62,520.00	\$0.00	\$9,378.00	\$53,142.00
13	4.0" DIAMETER MANHOLE (TRUNK SEWER B)	EA	4	\$4,600.00	\$18,400.00	\$0.00	\$2,760.00	\$15,640.00
14	5.0" DIAMETER MANHOLE (TRUNK SEWER B)	EA	4	\$6,500.00	\$26,000.00	\$0.00	\$3,900.00	\$22,100.00
15	CONNECT TO EXISTING MANHOLE (TRUNK SEWER B)	EA	1	\$500.00	\$500.00	\$0.00	\$75.00	\$425.00
16	5.0" DIAMETER DROP MANHOLE	EA	0	\$7,500.00	\$0.00	\$0.00	\$0.00	\$0.00
17	CONCRETE ENCASEMENT	LF	0	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00
18	CONNECT TO EXISTING MANHOLE	EA	0	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00
19	4" SDR-35 SEWER SERVICES	EA	618	\$875.00	\$540,750.00	\$540,750.00	\$0.00	\$0.00
20	END & 8" PLUG FOR FUTURE DEVELOPMENT	EA	0	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00
21	TRENCH SAFETY	LF	19,991	\$1.00	\$19,991.00	\$19,991.00	\$0.00	\$0.00
22	TESTING (CITY-REQUIRED)	LF	19,991	\$0.75	\$14,993.25	\$14,993.25	\$0.00	\$0.00
23	TRENCH SAFETY (TRUNK SEWER A)	LF	4,138	\$0.64	\$2,648.32	\$0.00	\$2,648.32	\$0.00
24	TESTING (CITY-REQUIRED) (TRUNK SEWER A)	LF	4,138	\$48.00	\$198,624.00	\$0.00	\$198,624.00	\$0.00
25	TRENCH SAFETY (TRUNK SEWER B)	LF	2,365	\$0.15	\$354.75	\$0.00	\$354.75	\$0.00
26	TESTING (CITY-REQUIRED) (TRUNK SEWER B)	LF	2,365	\$0.11	\$266.06	\$0.00	\$266.06	\$0.00
27	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LS	4%	1,973,631.38	\$78,945.26	\$78,945.26	\$0.00	\$0.00

SUBTOTAL UTILITIES - SANITARY SEWER:

	\$2,052,577	\$1,427,124	\$484,095	\$141,358.40
PER LOT:	\$3,321	\$2,309	\$783	\$228.74

UTILITIES - STORM SEWER - PID DIRECT

1	4' x 4' R.C.B	LF	85	\$275.00	\$23,375.00	\$23,375.00	\$0.00	\$0.00
2	42" Class III RCP	LF	2,189	\$150.00	\$328,350.00	\$328,350.00	\$0.00	\$0.00
3	36" Class III RCP	LF	1,117	\$110.00	\$122,870.00	\$122,870.00	\$0.00	\$0.00
4	30" Class III RCP	LF	2,545	\$80.00	\$203,600.00	\$203,600.00	\$0.00	\$0.00
5	24" Class III RCP	LF	6,757	\$60.00	\$405,420.00	\$405,420.00	\$0.00	\$0.00
6	18" Class III RCP	LF	3,332	\$53.00	\$176,596.00	\$176,596.00	\$0.00	\$0.00
7	3' x 3' JUNCTION BOX	EA	2	\$3,000.00	\$6,000.00	\$6,000.00	\$0.00	\$0.00
8	4' x 4' JUNCTION BOX	EA	5	\$3,800.00	\$19,000.00	\$19,000.00	\$0.00	\$0.00
9	5' x 5' JUNCTION BOX	EA	5	\$4,500.00	\$22,500.00	\$22,500.00	\$0.00	\$0.00
10	10' CURB INLET	EA	108	\$3,750.00	\$405,000.00	\$405,000.00	\$0.00	\$0.00
11	RIP-RAP	SY	50	\$85.00	\$4,250.00	\$4,250.00	\$0.00	\$0.00
12	36" HEADWALL	EA	1	\$4,400.00	\$4,400.00	\$4,400.00	\$0.00	\$0.00
13	42" HEADWALL	EA	3	\$6,500.00	\$19,500.00	\$19,500.00	\$0.00	\$0.00
14	4' x 4' HEADWALL	EA	1	\$18,750.00	\$18,750.00	\$18,750.00	\$0.00	\$0.00
15	TRENCH SAFETY	LF	16,025	\$1.00	\$16,025.00	\$16,025.00	\$0.00	\$0.00
16	TESTING (CITY-REQUIRED)	LF	16,025	\$1.00	\$16,025.00	\$16,025.00	\$0.00	\$0.00
17	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LS	4%	\$1,791,661.00	\$71,666.44	\$71,666.44	\$0.00	\$0.00

SUBTOTAL UTILITIES - STORM SEWER:

	\$1,863,327	\$1,863,327	\$0	\$0
PER LOT:	\$3,015	\$3,015	\$0	\$0

UTILITIES - STORM SEWER - IMPROVEMENTS LINE C

1	24" Class III RCP	LF	88	\$60.00	\$5,280.00	\$2,640.00	\$2,640.00	\$0.00
2	18" Class III RCP	LF	83	\$53.00	\$4,399.00	\$0.00	\$4,399.00	\$0.00
3	3' x 3' JUNCTION BOX	EA	0	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00
4	10' CURB INLET	EA	0	\$3,750.00	\$0.00	\$0.00	\$0.00	\$0.00
5	TRENCH SAFETY	LF	171	\$1.00	\$171.00	\$0.00	\$171.00	\$0.00
6	TESTING (CITY-REQUIRED)	LF	171	\$1.00	\$171.00	\$0.00	\$171.00	\$0.00
7	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LS	4%	\$10,021.00	\$400.84	\$0.00	\$400.84	\$0.00

SUBTOTAL UTILITIES - STORM SEWER:

	\$10,422	\$2,640	\$7,782	\$0
PER LOT:	\$17	\$2,640	\$7,782	\$0

UTILITIES - STORM SEWER - IMPROVEMENTS LINE D

1	4' x 4' R.C.B	LF	105	\$275.00	\$28,875.00	\$25,987.50	\$2,887.50	\$0.00
2	42" Class III RCP	LF	238	\$150.00	\$35,700.00	\$32,130.00	\$3,570.00	\$0.00
3	36" Class III RCP	LF	297	\$110.00	\$32,670.00	\$29,403.00	\$3,267.00	\$0.00
4	18" Class III RCP	LF	232	\$53.00	\$12,296.00	\$0.00	\$12,296.00	\$0.00
5	5' x 5' JUNCTION BOX	EA	0	\$4,500.00	\$0.00	\$0.00	\$0.00	\$0.00
6	4' x 4' HEADWALL	EA	0	\$18,750.00	\$0.00	\$0.00	\$0.00	\$0.00
7	10' CURB INLET	EA	3	\$3,750.00	\$11,250.00	\$0.00	\$11,250.00	\$0.00
8	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LS	4%	\$120,791.00	\$4,831.64	\$4,348.48	\$483.16	\$0.00

SUBTOTAL UTILITIES - STORM SEWER:

	\$125,623	\$91,869	\$33,754	\$0
PER LOT:	\$203	\$149	\$55	\$0

UTILITIES - STORM SEWER - IMPORVEMENTS LINE G

1	4' x 4' R.C.B	LF	165	\$275.00	\$45,375.00	\$36,300.00	\$9,075.00	\$0.00
2	42" Class III RCP	LF	134	\$150.00	\$20,100.00	\$16,080.00	\$4,020.00	\$0.00
3	30" Class III RCP	LF	606	\$80.00	\$48,480.00	\$38,784.00	\$9,696.00	\$0.00
4	24" Class III RCP	LF	399	\$60.00	\$23,940.00	\$0.00	\$23,940.00	\$0.00
5	18" Class III RCP	LF	112	\$53.00	\$5,936.00	\$4,748.80	\$1,187.20	\$0.00
6	4' x 4' JUNCTION BOX	EA	0	\$3,800.00	\$0.00	\$0.00	\$0.00	\$0.00
7	5' x 5' JUNCTION BOX	EA	0	\$4,500.00	\$0.00	\$0.00	\$0.00	\$0.00
8	6' x 6' JUNCTION BOX	EA	0	\$6,500.00	\$0.00	\$0.00	\$0.00	\$0.00
9	10' CURB INLET	EA	3	\$3,750.00	\$11,250.00	\$0.00	\$11,250.00	\$0.00
10	RIP-RAP	SY	50	\$85.00	\$4,250.00	\$3,400.00	\$850.00	\$0.00
11	4' x 4' HEADWALL	EA	0	\$18,750.00	\$0.00	\$0.00	\$0.00	\$0.00
12	TRENCH SAFETY	LF	1,416	\$1.00	\$1,416.00	\$1,132.80	\$283.20	\$0.00
13	TESTING (CITY-REQUIRED)	LF	1,416	\$1.00	\$1,416.00	\$1,132.80	\$283.20	\$0.00
14	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LS	4%	\$162,163.00	\$6,486.52	\$5,189.22	\$1,297.30	\$0.00

SUBTOTAL UTILITIES - STORM SEWER:

\$168,650 \$106,768 \$61,882 \$0
 PER LOT: \$273 \$173 \$100 \$0

UTILITIES - STORM SEWER - IMPORVEMENTS LINE H

1	5' x 4' R.C.B	LF	223	\$300.00	\$66,900.00	\$33,450.00	\$33,450.00	\$0.00
2	4' x 4' R.C.B	LF	71	\$275.00	\$19,525.00	\$9,762.50	\$9,762.50	\$0.00
3	48" Class III RCP	LF	174	\$180.00	\$31,320.00	\$0.00	\$31,320.00	\$0.00
4	42" Class III RCP	LF	97	\$150.00	\$14,550.00	\$0.00	\$14,550.00	\$0.00
5	30" Class III RCP	LF	693	\$80.00	\$55,440.00	\$0.00	\$55,440.00	\$0.00
6	18" Class III RCP	LF	643	\$53.00	\$34,079.00	\$0.00	\$34,079.00	\$0.00
7	4' x 4' JUNCTION BOX	EA	1	\$3,800.00	\$3,800.00	\$0.00	\$3,800.00	\$0.00
8	6' x 6' JUNCTION BOX	EA	1	\$6,500.00	\$6,500.00	\$0.00	\$6,500.00	\$0.00
9	7' x 7' JUNCTION BOX	EA	1	\$8,500.00	\$8,500.00	\$4,250.00	\$4,250.00	\$0.00
10	10' CURB INLET	EA	6	\$3,750.00	\$22,500.00	\$0.00	\$22,500.00	\$0.00
11	RIP-RAP	SY	100	\$85.00	\$8,500.00	\$4,250.00	\$4,250.00	\$0.00
12	5' x 4' HEADWALL	EA	1	\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00	\$0.00
13	4' x 4' HEADWALL	EA	1	\$18,750.00	\$18,750.00	\$9,375.00	\$9,375.00	\$0.00
14	TRENCH SAFETY	LF	1,901	\$1.00	\$1,901.00	\$0.00	\$1,901.00	\$0.00
15	TESTING (CITY-REQUIRED)	LF	1,901	\$1.00	\$1,901.00	\$0.00	\$1,901.00	\$0.00
16	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LS	4%	\$227,741.00	\$9,109.64	\$0.00	\$9,109.64	\$0.00

SUBTOTAL UTILITIES - STORM SEWER:

\$236,851 \$27,875 \$208,976 \$0
 PER LOT: \$383 \$45 \$338 \$0

UTILITIES - STORM SEWER - R IMPORVEMENTS LINE I

1	48" Class III RCP	LF	459	\$180.00	\$82,620.00	\$53,703.00	\$0.00	\$28,917.00
2	42" Class III RCP	LF	369	\$150.00	\$55,350.00	\$35,977.50	\$0.00	\$19,372.50
3	36" Class III RCP	LF	421	\$110.00	\$46,310.00	\$30,101.50	\$0.00	\$16,208.50
4	5' x 5' JUNCTION BOX	EA	1	\$4,500.00	\$4,500.00	\$2,925.00	\$0.00	\$1,575.00
5	7' x 7' JUNCTION BOX	EA	1	\$8,500.00	\$8,500.00	\$5,525.00	\$0.00	\$2,975.00
6	TRENCH SAFETY	LF	1,249	\$1.00	\$1,249.00	\$811.85	\$0.00	\$437.15
7	TESTING (CITY-REQUIRED)	LF	1,249	\$1.00	\$1,249.00	\$811.85	\$0.00	\$437.15
8	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LS	4%	\$199,778.00	\$7,991.12	\$5,194.23	\$0.00	\$2,796.89

SUBTOTAL UTILITIES - STORM SEWER:

\$207,769 \$135,050 \$0 \$72,719
 PER LOT: \$336 \$219 \$0 \$118

UTILITIES - STORM SEWER - MASTER IMPORVEMENTS LINE J

1	18" Class III RCP	LF	458	\$53.00	\$24,274.00	\$0.00	\$24,274.00	\$0.00
2	10' CURB INLET	EA	4	\$3,750.00	\$15,000.00	\$0.00	\$15,000.00	\$0.00
3	CONNECT TO EXISTING CULVERT	EA	1	\$4,500.00	\$4,500.00	\$0.00	\$4,500.00	\$0.00
4	TRENCH SAFETY	LF	458	\$1.00	\$458.00	\$0.00	\$458.00	\$0.00
5	TESTING (CITY-REQUIRED)	LF	458	\$1.00	\$458.00	\$0.00	\$458.00	\$0.00
6	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LS	4%	\$44,690.00	\$1,787.60	\$0.00	\$1,787.60	\$0.00

SUBTOTAL UTILITIES - STORM SEWER:

\$46,478 \$0 \$46,478 \$0
 PER LOT: \$75 \$0 \$75 \$0

PAVING

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	LOCAL STREET (6" REINFORCED CONCRETE PVMT.)	SY	66,472	\$36.00	\$2,392,992.00	\$2,392,992.00	\$0.00	\$0.00
2	ALLEY (6" REINFORCED CONCRETE PVMT.)	SY	5,866	\$42.00	\$246,372.00	\$246,372.00	\$0.00	\$0.00
3	SLIP ROAD (6" REINFORCED CONCRETE PVMT.)	SY	562	\$42.00	\$23,604.00	\$23,604.00	\$0.00	\$0.00
4	GRAND AVE PH. 2 (8" REINFORCED CONCRETE PVMT.)	SY	0	\$45.00	\$0.00	\$0.00	\$0.00	\$0.00
5	LEGACY PARKWAY (8" REINFORCED CONCRETE PVMT.)	SY	15,971	\$45.00	\$718,695.00	\$718,695.00	\$0.00	\$0.00
6	8" SUBGRADE PREP (LOCAL STREET)	SY	66,472	\$3.25	\$216,034.00	\$216,034.00	\$0.00	\$0.00
7	8" SUBGRADE PREP (ALLEY)	SY	5,866	\$3.25	\$19,064.50	\$19,064.50	\$0.00	\$0.00
8	8" SUBGRADE PREP (SLIP ROAD)	SY	562	\$3.25	\$1,826.50	\$1,826.50	\$0.00	\$0.00
9	8" SUBGRADE PREP (GRAND AVE PH. 2)	SY	0	\$3.25	\$0.00	\$0.00	\$0.00	\$0.00
10	8" SUBGRADE PREP (LEGACY PARKWAY)	SY	15,971	\$3.25	\$51,905.75	\$51,905.75	\$0.00	\$0.00
11	HYDRATED LIME (36#/SY) (LOCAL STREET)	TON	2,393	\$175.00	\$418,773.60	\$418,773.60	\$0.00	\$0.00
12	HYDRATED LIME (36#/SY) (ALLEY)	TON	211	\$175.00	\$36,955.80	\$36,955.80	\$0.00	\$0.00
13	HYDRATED LIME (36#/SY) (SLIP ROAD)	TON	20	\$175.00	\$3,540.60	\$3,540.60	\$0.00	\$0.00
14	HYDRATED LIME (36#/SY) (GRAND AVE PH. 2)	TON	0	\$175.00	\$0.00	\$0.00	\$0.00	\$0.00
15	HYDRATED LIME (36#/SY) (LEGACY PARKWAY)	TON	575	\$175.00	\$100,617.30	\$100,617.30	\$0.00	\$0.00
16	DECELERATION LANE	LS	0	\$150,000.00	\$0.00	\$0.00	\$0.00	\$0.00
17	4' CONCRETE SIDEWALK	LF	0	\$23.00	\$0.00	\$0.00	\$0.00	\$0.00
18	5' CONCRETE SIDEWALK	LF	37,663	\$28.00	\$1,054,564.00	\$1,054,564.00	\$0.00	\$0.00
19	6' CONCRETE SIDEWALK	LF	4,979	\$33.00	\$164,307.00	\$0.00	\$164,307.00	\$0.00
20	REMOVE BARRICADE & CONNECT TO EXISTING	EA	12	\$650.00	\$7,800.00	\$0.00	\$7,800.00	\$0.00
21	STREET BARRICADE	EA	12	\$2,500.00	\$30,000.00	\$0.00	\$30,000.00	\$0.00
22	PAVEMENT HEADER	LF	189	\$33.00	\$6,237.00	\$0.00	\$6,237.00	\$0.00
23	BARRIER FREE RAMP	EA	70	\$1,750.00	\$122,500.00	\$87,500.00	\$35,000.00	\$0.00
24	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LS	4%	\$5,615,789.05	\$224,631.56	\$214,897.80	\$9,733.76	\$0.00

TOTAL PAVING:

\$5,840,421	\$5,587,343	\$253,078	\$0
PER LOT:	\$9,451	\$9,041	\$410
			\$0

SITE FENCING / RETAINING WALLS / LANDSCAPE

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	1' - 2' RETAINING WALL (MINIMUM HEIGHT)	SF	2,000	\$10.50	\$21,000.00	\$0.00	\$0.00	\$21,000.00
2	2' RETAINING WALL	SF	7,080	\$10.50	\$74,340.00	\$0.00	\$0.00	\$74,340.00
3	3' RETAINING WALL	SF	2,670	\$10.50	\$28,035.00	\$0.00	\$0.00	\$28,035.00
4	4' RETAINING WALL	SF	2,880	\$10.50	\$30,240.00	\$0.00	\$0.00	\$30,240.00
5	5' RETAINING WALL	SF	3,150	\$11.50	\$36,225.00	\$0.00	\$0.00	\$36,225.00
6	7' RETAINING WALL	SF	1,225	\$12.50	\$15,312.50	\$0.00	\$0.00	\$15,312.50
7	8' RETAINING WALL	SF	720	\$13.50	\$9,720.00	\$0.00	\$0.00	\$9,720.00
8	9' RETAINING WALL	SF	2,115	\$14.50	\$30,667.50	\$0.00	\$0.00	\$30,667.50
9	14' RETAINING WALL	SF	2,800	\$20.50	\$57,400.00	\$0.00	\$0.00	\$57,400.00
10	PERIMETER SCREENING WALL (6' Masonry)	LF	3,000	\$100.00	\$300,000.00	\$0.00	\$0.00	\$300,000.00
11	TREES	EA	200	\$450.00	\$90,000.00	\$0.00	\$0.00	\$90,000.00
12	POND BUBBLER	EA	2	\$15,000.00	\$30,000.00	\$30,000.00	\$0.00	\$0.00
13	6' WOOD FENCE (EAST PROPERTY LINE)	LF	1,600	\$40.00	\$64,000.00	\$64,000.00	\$0.00	\$0.00
14	INTERNAL PARK	SF	80,000	\$2.75	\$220,000.00	\$220,000.00	\$0.00	\$0.00
15	PARK FENCING (Wrought Iron)?	LF	600	\$40.00	\$24,000.00	\$24,000.00	\$0.00	\$0.00
16	ELECTRIC METER SET UP FEES	EA	5	\$3,500.00	\$17,500.00	\$0.00	\$0.00	\$17,500.00
17	3/4 WATER METERS AND IMPACT FEES	EA	5	\$1,000.00	\$5,000.00	\$5,000.00	\$0.00	\$0.00
18	2" WATER METERS AND IMPACT FEES	EA	0	\$23,868.00	\$0.00	\$0.00	\$0.00	\$0.00
19	TRAFFIC LIGHT (FM 1417 & GRAND AVE.)	EA	0	\$350,000.00	\$0.00	\$0.00	\$0.00	\$0.00
20	MAILBOX CLUSTER	EA	39	\$1,550.00	\$59,868.75	\$0.00	\$0.00	\$59,868.75
21	STREET SIGNS	EA	13	\$1,000.00	\$13,000.00	\$13,000.00	\$0.00	\$0.00

TOTAL - SITE FENCING / RETAINING WALLS / LANDSCAPE:

\$1,126,309	\$356,000	\$0	\$770,309
PER LOT:	\$1,823	\$576	\$0
			\$1,246

DRY UTILITIES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	ELECTRIC SERVICE	LOT	618	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	GAS SERVICE	LOT	618	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3	OVERHEAD POLE RELOCATION	LS	0	\$75,000.00	\$0.00	\$0.00	\$0.00	\$0.00
4	STREET LIGHTS	EA	36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	STREET LIGHT CROSSINGS	LF	1500	18.00	\$27,000.00	\$0.00	\$0.00	\$27,000.00

TOTAL - DRY UTILITIES:

\$27,000	\$0	\$0	\$27,000
PER LOT:	\$44	\$0	\$44

ROLLBACK TAXES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	ROLLBACK TAXES	AC	153.5	\$1,500.00	\$230,220.00	\$0.00	\$0.00	\$230,220.00

TOTAL - DRY UTILITIES:

\$230,220	\$0	\$0	\$230,220
PER LOT:	\$373	\$0	\$373

\$20,591,485.17	\$13,926,955.60	\$2,168,535.22	\$4,495,994.34
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**BEL AIR VILLAGE - SHERMAN, TX
BEL AIR BOULEVARD - PHASE 1 BUDGET**

4/16/2021

ENGINEERING, CONSULTING, AND FEES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	CIVIL ENGINEERING AND SURVEYING	%	10%	\$1,253,018.49	\$125,301.85	\$0.00	\$0.00	\$125,301.85
2	CONSTRUCTION MANAGEMENT	%	3.5%	\$1,253,018.49	\$43,855.65	\$0.00	\$0.00	\$43,855.65
3	INSPECTION FEES	%	0%	\$1,253,018.49	\$0.00	\$0.00	\$0.00	\$0.00
4	FINAL SOILS REPORT	LS	1	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00
5	CMT	%	2%	\$1,253,018.49	\$25,060.37	\$0.00	\$0.00	\$25,060.37
6	PHOTOMETRIC & LIGHTING PLANS	LS	1	\$1,250.00	\$1,250.00	\$0.00	\$0.00	\$1,250.00
7	LANDSCAPE ARCHITECT	LS	1	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$25,000.00
TOTAL - ENGINEERING, CONSULTING, AND FEES:					\$223,468	\$0	\$0	\$223,468

GRADING AND SITE PREPARATION

EXCAVATION

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	CLEARING AND GRUBBING	AC	1.80	\$2,000.00	\$3,600.00	\$0.00	\$0.00	\$3,600.00
2	UNCLASSIFIED EXCAVATION (CUT)	CY	4,835	\$2.30	\$11,120.50	\$0.00	\$0.00	\$11,120.50
3	UNCLASSIFIED EXCAVATION (FILL)	CY	1,335	\$2.30	\$3,070.50	\$0.00	\$0.00	\$3,070.50
TOTAL - EXCAVATION WITH NO MOISTURE CONDITIONING:					\$17,791	\$0	\$0	\$17,791

EROSION CONTROL

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	SILT FENCE	LF	1,000	\$1.35	\$1,350.00	\$0.00	\$0.00	\$1,350.00
2	INLET PROTECTION	EA	1	\$200.00	\$200.00	\$0.00	\$0.00	\$200.00
3	SEED DISTURBED AREAS	AC	0.00	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00
4	4' CURLEX	LF	2,000	\$0.50	\$1,000.00	\$0.00	\$0.00	\$1,000.00
5	SWPPP	LS	1	\$1,225.00	\$1,225.00	\$0.00	\$0.00	\$1,225.00
6	SWPPP INSPECTIONS	EA	12	\$600.00	\$7,200.00	\$0.00	\$0.00	\$7,200.00
TOTAL - EROSION CONTROL:					\$10,975	\$0	\$0	\$10,975

WET UTILITIES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
<i>UTILITIES - WATER SYSTEMS</i>								
1	8" AWWA C900 PVC WATERLINE & FITTINGS	LF	60	\$24.00	\$1,440.00	\$0.00	\$0.00	\$1,440.00
2	12" AWWA C900 PVC WATERLINE & FITTINGS	LF	1,288	\$36.00	\$46,368.00	\$0.00	\$0.00	\$46,368.00
3	20" x 12" TEE	EA	1	\$2,500.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00
4	12" GATE VALVE & BOX	EA	9	\$5,000.00	\$45,000.00	\$0.00	\$0.00	\$45,000.00
5	8" GATE VALVE & BOX	EA	2	\$1,300.00	\$2,600.00	\$0.00	\$0.00	\$2,600.00
6	24" BUTTERFLY VALVE	EA	1	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00
7	3/4" IRRIGATION SERVICE	EA	3	\$800.00	\$2,400.00	\$0.00	\$0.00	\$2,400.00
8	FIRE HYDRANT ASSEMBLY	EA	4	\$4,000.00	\$16,000.00	\$0.00	\$0.00	\$16,000.00
9	TRENCH SAFTEY	LF	1,348	\$2.00	\$2,696.00	\$0.00	\$0.00	\$2,696.00
10	TESTING (CITY-REQUIRED)	LF	1,348	\$2.00	\$2,696.00	\$0.00	\$0.00	\$2,696.00
11	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LF	4%	\$139,200.00	\$5,568.00	\$0.00	\$0.00	\$5,568.00

SUBTOTAL UTILITIES - WATER SYSTEMS:

\$144,768	\$0	\$0	\$144,768
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UTILITIES - STORM SEWER - MASTER IMPROVEMENT - LINE B

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID	Total Infr
1	5' x 5' R.C.B	LF	11	\$350.00	\$3,977.19	\$0.00	\$0.00	\$3,977.19	\$3,977.19
2	(3) 8' x 4' R.C.B.	LF	3	\$1,900.00	\$6,099.00	\$0.00	\$0.00	\$6,099.00	\$6,099.00
3	48" Class III RCP	LF	132	\$180.00	\$23,841.22	\$0.00	\$0.00	\$23,841.22	\$23,841.22
4	36 " Class III RCP	LF	77	\$110.00	\$8,498.95	\$0.00	\$0.00	\$8,498.95	\$8,498.95
5	24" Class III RCP	LF	141	\$60.00	\$8,451.65	\$0.00	\$0.00	\$8,451.65	\$8,451.65
6	18" Class III RCP	LF	28	\$53.00	\$1,485.70	\$0.00	\$0.00	\$1,485.70	\$1,485.70
7	4' x 4' JUNCTION BOX	EA	0	\$3,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8	6' x 6' JUNCTION BOX	EA	0	\$6,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	7' x 7' JUNCTION BOX	EA	6%	\$8,500.00	\$545.70	\$0.00	\$0.00	\$545.70	\$545.70
10	10' CURB INLET	EA	4	\$3,750.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00
11	RIP-RAP	SY	3	\$85.00	\$272.85	\$0.00	\$0.00	\$272.85	\$272.85
12	5' x 5' HEADWALL	EA	6%	\$20,000.00	\$1,284.00	\$0.00	\$0.00	\$1,284.00	\$1,284.00
13	CUSTOM HEADWALL	EA	6%	\$22,000.00	\$1,412.40	\$0.00	\$0.00	\$1,412.40	\$1,412.40
14	TRENCH SAFETY	LF	393	\$1.00	\$393.18	\$0.00	\$0.00	\$393.18	\$393.18
15	TESTING (CITY-REQUIRED)	LF	393	\$1.00	\$393.18	\$0.00	\$0.00	\$393.18	\$393.18
16	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LF	4%	\$71,655.01	\$2,866.20	\$0.00	\$0.00	\$2,866.20	\$2,866.20

SUBTOTAL UTILITIES - STORM SEWER:

\$74,521	\$0	\$0	\$74,521
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PAVING

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	GRAND AVE (8" REINFORCED CONCRETE PVMT.)	SY	8,106	\$57.00	\$462,042.00	\$0.00	\$0.00	\$462,042.00
2	8" SUBGRADE PREP (GRAND AVE)	SY	8,106	\$3.25	\$26,344.50	\$0.00	\$0.00	\$26,344.50
3	HYDRATED LIME (36#/SY) (GRAND AVE)	TON	292	\$175.00	\$51,067.80	\$0.00	\$0.00	\$51,067.80
4	6' CONCRETE SIDEWALK	LF	2,105	\$33.00	\$69,465.00	\$0.00	\$0.00	\$69,465.00
5	STREET BARRICADE	EA	3	\$2,500.00	\$7,500.00	\$0.00	\$0.00	\$7,500.00
6	PAVEMENT HEADER	LF	210	\$33.00	\$6,930.00	\$0.00	\$0.00	\$6,930.00
7	BARRIER FREE RAMP	EA	8	\$2,000.00	\$16,000.00	\$0.00	\$0.00	\$16,000.00
8	DECELERATION LANE ON FM 1417	LS	1	\$150,000.00	\$150,000.00	\$0.00	\$0.00	\$150,000.00
9	TRAFFIC LIGHT (FM 1417 & GRAND AVE.)	EA	0	\$350,000.00	\$0.00	\$0.00	\$0.00	\$0.00
10	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LF	4%	\$639,349.30	\$25,573.97	\$0.00	\$0.00	\$25,573.97

TOTAL PAVING:

\$814,923.27	\$0.00	\$0.00	\$814,923.27
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SITE FENCING / RETAINING WALLS / LANDSCAPE

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	TREES	EA	40	\$450.00	\$18,000.00	\$0.00	\$0.00	\$18,000.00
2	COMMON AREA LANDSCAPE/IRRIGATION	SF	80,000	\$1.87	\$149,600.00	\$0.00	\$0.00	\$149,600.00
3	ELECTRIC METER SET UP FEES	EA	3	\$3,500.00	\$10,500.00	\$0.00	\$0.00	\$10,500.00
4	3/4" WATER METERS AND IMPACT FEES	EA	3	\$1,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00
5	STREET SIGNS	EA	4	\$435.00	\$1,740.00	\$0.00	\$0.00	\$1,740.00

TOTAL - SITE FENCING / RETAINING WALLS / LANDSCAPE:

\$182,840.00	\$0.00	\$0.00	\$1,740.00
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DRY UTILITIES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	STREET LIGHTS	EA	7	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	STREET LIGHT CROSSINGS	LF	400	18.00	\$7,200.00	\$0.00	\$0.00	\$7,200.00

TOTAL - DRY UTILITIES:

\$7,200.00	\$0.00	\$0.00	\$7,200.00
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ROLLBACK TAXES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	ROLLBACK TAXES	AC	58.5	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TOTAL - ROLLBACK TAXES:

\$0	\$0	\$0	\$0
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GRAND TOTAL - PHASE 1

\$1,476,486.35	\$0.00	\$0.00	\$1,295,386.35
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\$4,515.25

**BEL AIR VILLAGE - SHERMAN, TX
BEL AIR BOULEVARD - FUTURE PHASE BUDGET**

4/16/2021

ENGINEERING, CONSULTING, AND FEES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	CIVIL ENGINEERING AND SURVEYING	LS	10%	\$1,652,479.54	\$165,247.95	\$0.00	\$0.00	\$165,247.95
2	CONSTRUCTION MANAGEMENT	LS	3.5%	\$1,652,479.54	\$57,836.78	\$0.00	\$0.00	\$57,836.78
3	INSPECTION FEES	%	0.0%	\$1,652,479.54	\$0.00	\$0.00	\$0.00	\$0.00
4	FINAL SOILS REPORT	LOT	1	\$6,500.00	\$6,500.00	\$0.00	\$0.00	\$6,500.00
5	CMT	%	2%	\$1,634,199.54	\$32,683.99	\$0.00	\$0.00	\$32,683.99
6	PHOTOMETRIC & LIGHTING PLANS	LS	1	\$1,250.00	\$1,250.00	\$0.00	\$0.00	\$1,250.00
7	LANDSCAPE ARCHITECT	LS	1	\$38,000.00	\$38,000.00	\$0.00	\$0.00	\$38,000.00

TOTAL - ENGINEERING, CONSULTING, AND FEES:

\$301,518.73	\$0.00	\$0.00	\$301,518.73
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GRADING AND SITE PREPARATION

EXCAVATION

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	CLEARING AND GRUBBING	AC	3.60	\$2,000.00	\$7,200.00	\$0.00	\$0.00	\$7,200.00
2	UNCLASSIFIED EXCAVATION (CUT)	CY	9,665	\$2.30	\$22,229.50	\$0.00	\$0.00	\$22,229.50
3	UNCLASSIFIED EXCAVATION (FILL)	CY	2,665	\$2.30	\$6,129.50	\$0.00	\$0.00	\$6,129.50

TOTAL - EXCAVATION WITH NO MOISTURE CONDITIONING:

\$35,559.00	\$0.00	\$0.00	\$35,559.00
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EROSION CONTROL

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	SILT FENCE	LF	1,300	\$1.35	\$1,755.00	\$0.00	\$0.00	\$1,755.00
2	INLET PROTECTION	EA	4	\$200.00	\$800.00	\$0.00	\$0.00	\$800.00
3	SEED DISTURBED AREAS	AC	0.00	\$350.00	\$0.00	\$0.00	\$0.00	\$0.00
4	4' CURLEX	LF	5,000	\$0.50	\$2,500.00	\$0.00	\$0.00	\$2,500.00
5	SWPPP	LS	1	\$1,225.00	\$1,225.00	\$0.00	\$0.00	\$1,225.00
6	SWPPP INSPECTIONS	EA	12	\$1,000.00	\$12,000.00	\$0.00	\$0.00	\$12,000.00

TOTAL - EROSION CONTROL:

\$18,280.00	\$0.00	\$0.00	\$18,280.00
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WET UTILITIES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
<i>UTILITIES - WATER SYSTEMS</i>								
1	8" AWWA C900 PVC WATERLINE & FITTINGS	LF	100	\$24.00	\$2,400.00	\$0.00	\$0.00	\$2,400.00
2	12" AWWA C900 PVC WATERLINE & FITTINGS	LF	2,275	\$36.00	\$81,900.00	\$0.00	\$0.00	\$81,900.00
3	12" GATE VALVE & BOX	EA	5	\$5,000.00	\$25,000.00	\$0.00	\$0.00	\$25,000.00
4	8" GATE VALVE & BOX	EA	3	\$1,300.00	\$3,900.00	\$0.00	\$0.00	\$3,900.00
5	3/4" IRRIGATION SERVICE	EA	6	\$800.00	\$4,800.00	\$0.00	\$0.00	\$4,800.00
6	FIRE HYDRANT ASSEMBLY	EA	4	\$4,000.00	\$16,000.00	\$0.00	\$0.00	\$16,000.00
7	TRENCH SAFTEY	LF	2,375	\$1.00	\$2,375.00	\$0.00	\$0.00	\$2,375.00
8	TESTING (CITY-REQUIRED)	LF	2,375	\$1.20	\$2,850.00	\$0.00	\$0.00	\$2,850.00
9	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LF	4%	\$139,225.00	\$5,569.00	\$0.00	\$0.00	\$5,569.00

SUBTOTAL UTILITIES - WATER SYSTEMS: **\$144,794** \$0 \$0 \$144,794.00

UTILITIES - STORM SEWER - MASTER IMPORVEMENTS LINE C

1	24" Class III RCP	LF	89	\$60.00	\$5,310.00	\$0.00	\$0.00	\$5,310.00
2	18" Class III RCP	LF	84	\$53.00	\$4,425.50	\$0.00	\$0.00	\$4,425.50
3	3' x 3' JUNCTION BOX	EA	1	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00
4	10' CURB INLET	EA	2	\$3,750.00	\$7,500.00	\$0.00	\$0.00	\$7,500.00
5	TRENCH SAFETY	LF	172	\$1.00	\$172.00	\$0.00	\$0.00	\$172.00
6	TESTING (CITY-REQUIRED)	LF	172	\$1.00	\$172.00	\$0.00	\$0.00	\$172.00
7	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LF	4%	\$20,579.50	\$823.18	\$0.00	\$0.00	\$823.18

SUBTOTAL UTILITIES - STORM SEWER: **\$21,403** \$0 \$0 \$21,403

UTILITIES - STORM SEWER - MASTER IMPORVEMENTS LINE D

1	4' x 4' R.C.B	LF	12	\$275.00	\$3,217.50	\$0.00	\$0.00	\$3,217.50
2	42" Class III RCP	LF	27	\$150.00	\$3,975.00	\$0.00	\$0.00	\$3,975.00
3	36" Class III RCP	LF	33	\$110.00	\$3,630.00	\$0.00	\$0.00	\$3,630.00
4	18" Class III RCP	LF	26	\$53.00	\$1,367.40	\$0.00	\$0.00	\$1,367.40
5	5' x 5' JUNCTION BOX	EA	1	\$4,500.00	\$4,500.00	\$0.00	\$0.00	\$4,500.00
6	4' x 4' HEADWALL	EA	1	\$18,750.00	\$18,750.00	\$0.00	\$0.00	\$18,750.00
7	10' CURB INLET	EA	1	\$3,750.00	\$3,750.00	\$0.00	\$0.00	\$3,750.00
8	TRENCH SAFETY	LF	97	\$1.00	\$97.00	\$0.00	\$0.00	\$97.00
9	TESTING (CITY-REQUIRED)	LF	97	\$1.00	\$97.00	\$0.00	\$0.00	\$97.00
10	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LF	4%	\$28,561.40	\$1,142.46	\$0.00	\$0.00	\$1,142.46

SUBTOTAL UTILITIES - STORM SEWER: **\$40,526** \$0 \$0 \$40,526

UTILITIES - STORM SEWER - MASTER IMPORVEMENTS LINE G

1	4' x 4' R.C.B	LF	41	\$275.00	\$11,330.00	\$0.00	\$0.00	\$11,330.00
2	42" Class III RCP	LF	33	\$150.00	\$5,010.00	\$0.00	\$0.00	\$5,010.00
3	30" Class III RCP	LF	152	\$80.00	\$12,128.00	\$0.00	\$0.00	\$12,128.00
4	24" Class III RCP	LF	100	\$60.00	\$5,988.00	\$0.00	\$0.00	\$5,988.00
5	18" Class III RCP	LF	28	\$53.00	\$1,484.00	\$0.00	\$0.00	\$1,484.00
6	4' x 4' JUNCTION BOX	EA	1	\$3,800.00	\$3,800.00	\$0.00	\$0.00	\$3,800.00
7	5' x 5' JUNCTION BOX	EA	1	\$4,500.00	\$4,500.00	\$0.00	\$0.00	\$4,500.00
8	6' x 6' JUNCTION BOX	EA	1	\$6,500.00	\$6,500.00	\$0.00	\$0.00	\$6,500.00
9	10' CURB INLET	EA	1	\$3,750.00	\$3,750.00	\$0.00	\$0.00	\$3,750.00
10	RIP-RAP	SY	50	\$85.00	\$4,250.00	\$0.00	\$0.00	\$4,250.00
11	4' x 4' HEADWALL	EA	1	\$18,750.00	\$18,750.00	\$0.00	\$0.00	\$18,750.00
12	TRENCH SAFETY	LF	354	\$1.00	\$354.00	\$0.00	\$0.00	\$354.00
13	TESTING (CITY-REQUIRED)	LF	354	\$1.00	\$354.00	\$0.00	\$0.00	\$354.00
14	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LF	4%	\$78,198.00	\$3,127.92	\$0.00	\$0.00	\$3,127.92

SUBTOTAL UTILITIES - STORM SEWER: **\$81,326** \$0 \$0 \$81,326

PAVING

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	GRAND AVE PH. 2 (8" REINFORCED CONCRETE PVMT.)	SY	14,065	\$45.00	\$632,925.00	\$0.00	\$0.00	\$632,925.00
2	8" SUBGRADE PREP (GRAND AVE PH. 2)	SY	14,065	\$3.25	\$45,711.25	\$0.00	\$0.00	\$45,711.25
3	HYDRATED LIME (36#/SY) (GRAND AVE PH. 2)	TON	506	\$175.00	\$88,609.50	\$0.00	\$0.00	\$88,609.50
4	6' CONCRETE SIDEWALK	LF	4,500	\$33.00	\$148,500.00	\$0.00	\$0.00	\$148,500.00
5	REMOVE BARRICADE & CONNECT TO EXISTING	EA	2	\$650.00	\$1,300.00	\$0.00	\$0.00	\$1,300.00
6	STREET BARRICADE	EA	0	\$2,500.00	\$0.00	\$0.00	\$0.00	\$0.00
7	PAVEMENT HEADER	LF	200	\$33.00	\$6,600.00	\$0.00	\$0.00	\$6,600.00
8	BARRIER FREE RAMP	EA	0	\$1,750.00	\$0.00	\$0.00	\$0.00	\$0.00
9	TRAFFIC LIGHT (FM 1417 & GRAND AVE.)	EA	1	\$350,000.00	\$350,000.00	\$0.00	\$0.00	\$350,000.00
10	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LF	4%	\$923,645.75	\$36,945.83	\$0.00	\$0.00	\$36,945.83

TOTAL PAVING:

\$1,310,592	\$0	\$0	\$1,310,592
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SITE FENCING / RETAINING WALLS / LANDSCAPE

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	TREES	EA	50	\$450.00	\$22,500.00	\$0.00	\$0.00	\$22,500.00
2	LANDSCAPE AND IRRIGATION	SF	60,000	\$2.75	\$165,000.00	\$0.00	\$0.00	\$165,000.00
3	ELECTRIC METER SET UP FEES	EA	6	\$3,500.00	\$21,000.00	\$0.00	\$0.00	\$21,000.00
4	3/4" WATER METERS AND IMPACT FEES	EA	6	\$1,000.00	\$6,000.00	\$0.00	\$0.00	\$6,000.00
5	STREET SIGNS	EA	10	\$435.00	\$4,350.00	\$0.00	\$0.00	\$4,350.00

TOTAL - SITE FENCING / RETAINING WALLS / LANDSCAPE:

\$218,850	\$0	\$0	\$218,850
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DRY UTILITIES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	STREET LIGHTS	EA	15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	STREET LIGHT CROSSINGS	LF	1500	18.00	\$27,000.00	\$0.00	\$0.00	\$27,000.00

TOTAL - DRY UTILITIES:

\$27,000	\$0	\$0	\$27,000
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ROLLBACK TAXES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	ROLLBACK TAXES	AC	0.0	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00

TOTAL - DRY UTILITIES:

\$0	\$0	\$0	\$0
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\$2,199,848.26	\$0.00	\$0.00	\$2,199,848.26
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\$3,559.63	\$0.00
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BEL AIR VILLAGE - SHERMAN, TX
BUDGET SUMMARY
8/11/2022

NUMBER OF ACRES NUMBER OF LOTS	PHASE 2			
	115.0			
	561			
	TOTAL	PID DIRECT	PID MI	NON-PID
ENGINEERING, CONSULTING, CITY FEES	2,499,061	1,898,004	569,057	32,000
EXCAVATION AND EROSION CONTROL	1,876,534	1,530,860	29,340	301,639
WATER SYSTEMS	1,999,397	1,999,397	0	0
SANITARY SEWER	2,548,753	2,536,153	12,600	0
STORM SEWER	3,399,845	1,820,276	1,579,569	0
PAVING	5,151,279	5,151,279	0	0
SITE FENCING / RETAINING WALLS / LANDSCAPE	5,095,925	331,500	1,225,200	3,539,225
DRY UTILITIES	38,880	0	0	38,880
SUB-TOTAL CONSTRUCTION COST	22,609,673	15,267,469	3,415,766	3,911,744
PER LOT COST	40,302	27,215	6,089	6,973
10% CONTINGENCY	2,260,967	1,526,747	341,577	391,174
SUB-TOTAL WITH CONTINGENCY	24,870,641	16,794,215	3,757,343	4,302,918
ROLLBACK TAXES	172,500	0	0	172,500
TOTAL CONSTRUCTION COST	25,043,141	16,794,215	3,757,343	4,475,418
PER LOT COST	44,640	29,936	6,698	7,978

BEL AIR BLVD PHASE 2	
4.7	
N/A	
City Project	
324,434	
193,091	
326,097	
N/A	
231,676	
1,368,021	
0	
17,640	
2,460,959	
N/A	
246,096	
2,707,055	
N/A	
2,707,055	
N/A	

NOTES

- 1 **ROLLBACK TAXES ESTIMATED AT \$1,500 PER ACRE**
- 2 **NO PARK DEDICATION FEES ARE REQUIRED**
- 3 WATER METER IMPACT FEE TO THE BUILDER FOR A 3/4" METER IS \$1,000.00 PER BUILDING PERMIT.
- 4 SEWER IMPACT FEE TO THE BUILDER AT \$500 PER BUILDING PERMIT
- 5 ROADWAY IMPACT FEES AT \$336.7 PER SINGLE FAMILY BUILDING PERMIT
- 6 BUILDING PERMIT / INSPECTION FEES = \$0.30 PER SQUARE FOOT PLUS \$50.00
- 7 CITY CONTRACTS AND PAYS FOR ALL PUBLIC INFRASTRUCTURE CMT
- 8 MOISTURE CONDITIONING (PADS) PER BID
- 11 SANITARY MANHOLES DO NOT REQUIRE REQUIRE COATING
- 12 DEVELOPER PAYS CITY FOR STREET SIGNS, CITY INSTALLS
- 13 STREETLIGHTS SHALL BE INSTALLED BY FRANCHISE PROVIDER AND APPROVED BY CITY (WILL REQUIRE PHOTOMETRIC PLAN)
- 18 Bel Air Blvd - 8" PAVEMENT UNIT PRICE TO INCLUDE MEDIAN, NO MEDIAN NOSES BUDGETED

LOT COUNTS	
LOT SIZE	PHASE 2
22%	128
40%	280
50%	123
60%	30
TOTAL LOTS	561
ACREAGE	115.0

GRADING AND SITE PREPARATION

EXCAVATION

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	CONSTRUCTION ENTRANCE	EA	1	\$3,500.00	\$3,500.00	\$3,500.00	\$0.00	\$0.00
2	REMOBILIZATION FEE (POND PHASING)	LS	1	\$10,000.00	\$10,000.00	\$10,000.00	\$0.00	\$0.00
3	CLEARING AND GRUBBING (No Trees)	AC	44.8	\$5,000.00	\$224,000.00	\$224,000.00	\$0.00	\$0.00
4	CLEARING AND GRUBBING (With Trees)	AC	58.3	\$5,000.00	\$291,500.00	\$291,500.00	\$0.00	\$0.00
5	UNCLASSIFIED EXCAVATION (CUT)	CY	234,000	\$3.26	\$762,840.00	\$762,840.00	\$0.00	\$0.00
6	UNCLASSIFIED EXCAVATION (Export to West of Creek)	CY	22,500	\$3.26	\$73,350.00	\$44,010.00	\$29,340.00	\$0.00
7	MOISTURE CONDITIONING 5' - OVER EXCAVATION	Lot	9	\$1,998.78	\$17,989.02	\$0.00	\$0.00	\$17,989.02
8	POLY SEAL LOTS (xx Mil)	LOT	9	\$350.00	\$3,150.00	\$0.00	\$0.00	\$3,150.00
9	CMT (MOISTURE CONDITIONING)	LS	2%	in overall CMT	\$0.00	\$0.00	\$0.00	\$0.00
10	ROUGH LOT BENCHING	LOT	561	\$250.00	\$140,250.00	\$0.00	\$0.00	\$140,250.00
11	FINAL LOT BENCHING	LOT	561	\$250.00	\$140,250.00	\$0.00	\$0.00	\$140,250.00

TOTAL - EXCAVATION WITH NO MOISTURE CONDITIONING:

	\$1,666,829.02	\$1,335,850.00	\$29,340.00	\$301,639.02
PER LOT:	\$2,971	\$2,381	\$52	\$538

**BEL AIR VILLAGE - SHERMAN, TX
BEL AIR BOULEVARD - PHASE 2 BUDGET**

ENGINEERING, CONSULTING, AND FEES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	CIVIL ENGINEERING AND SURVEYING	%	10%	\$2,136,525.25	\$213,652.53	\$0.00	\$213,652.53	\$213,652.53
2	CONSTRUCTION MANAGEMENT	%	2.5%	\$2,136,525.25	\$53,413.13	\$0.00	\$53,413.13	\$53,413.13
3	INSPECTION FEES	%	0%	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00
4	FINAL SOILS REPORT	LS	1	\$14,100.00	\$14,100.00	\$0.00	\$14,100.00	\$14,100.00
5	CMT	%	2%	\$2,100,915.25	\$42,018.31	\$0.00	\$42,018.31	\$42,018.31
6	PHOTOMETRIC & LIGHTING PLANS	LS	1	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00
7	LANDSCAPE ARCHITECT	LS	1		\$0.00	\$0.00	\$0.00	\$0.00

TOTAL - ENGINEERING, CONSULTING, AND FEES:

\$324,434	\$0	\$324,434	\$324,434
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GRADING AND SITE PREPARATION

EXCAVATION

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	CLEARING AND GRUBBING (TREES)	AC	8.70	\$6,203.78	\$53,972.89	\$0.00	\$53,972.89	\$0.00
2	CLEARING AND GRUBBING (NO TREES)	AC	1.10	\$6,203.78	\$6,824.16	\$0.00	\$6,824.16	\$0.00
3	REMOBILIZATION	LS	1	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	\$0.00
4	CREEK DIVERSION (INTERIM UNTIL PIPE IS INSTALLED)	LS	1	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	\$0.00
5	UNCLASSIFIED EXCAVATION (CUT)	CY	10,300	\$3.26	\$33,578.00	\$0.00	\$33,578.00	\$0.00
6	UNCLASSIFIED EXCAVATION (FILL)	CY	17,100	\$3.26	\$55,746.00	\$0.00	\$55,746.00	\$0.00

TOTAL - EXCAVATION WITH NO MOISTURE CONDITIONING:

\$175,121	\$0	\$175,121	\$0
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EROSION CONTROL

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	SILT FENCE	LF	4,000	\$1.50	\$6,000.00	\$0.00	\$6,000.00	\$0.00
2	INLET PROTECTION	EA	10	\$200.00	\$2,000.00	\$0.00	\$2,000.00	\$0.00
3	4' CURLEX	LF	4,270	\$1.00	\$4,270.00	\$0.00	\$4,270.00	\$0.00
4	SWPPP	LS	1	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	\$0.00
5	SWPPP INSPECTIONS	EA	12	\$350.00	\$4,200.00	\$0.00	\$4,200.00	\$0.00

TOTAL - EROSION CONTROL:

\$17,970	\$0	\$17,970	\$0
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WET UTILITIES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
<i>UTILITIES - WATER SYSTEMS</i>								
1	8" AWWA C900 PVC WATERLINE & FITTINGS	LF	100	\$55.00	\$5,500.00	\$0.00	\$5,500.00	\$0.00
2	12" AWWA C900 PVC WATERLINE & FITTINGS	LF	2,150	\$102.00	\$219,300.00	\$0.00	\$219,300.00	\$0.00
3	8" GATE VALVE & BOX	EA	3	\$2,300.00	\$6,900.00	\$0.00	\$6,900.00	\$0.00
4	12" GATE VALVE & BOX	EA	9	\$4,100.00	\$36,900.00	\$0.00	\$36,900.00	\$0.00
5	12" BLOW OFF VALVE	EA	1	\$4,100.00	\$4,100.00	\$0.00	\$4,100.00	\$0.00
5	8" PLUG	EA	3	\$420.00	\$1,260.00	\$0.00	\$1,260.00	\$0.00
6	12" PLUG	EA	1	\$620.00	\$620.00	\$0.00	\$620.00	\$0.00
7	3/4" IRRIGATION SERVICE	EA	1	\$1,100.00	\$1,100.00	\$0.00	\$1,100.00	\$0.00
8	FIRE HYDRANT ASSEMBLY	EA	6	\$5,000.00	\$30,000.00	\$0.00	\$30,000.00	\$0.00
9	TRENCH SAFETY	LF	2,250	\$1.75	\$3,937.50	\$0.00	\$3,937.50	\$0.00
10	TESTING (CITY-REQUIRED)	LF	2,250	\$1.75	\$3,937.50	\$0.00	\$3,937.50	\$0.00
11	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LF	4%	\$313,555.00	\$12,542.20	\$0.00	\$12,542.20	\$0.00

SUBTOTAL UTILITIES - WATER SYSTEMS:

\$326,097	\$0	\$326,097	\$0
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UTILITIES - STORM SEWER

1	30" Class III RCP	LF	505	\$105.00	\$53,025.00	\$0.00	\$53,025.00	\$0.00
2	24" Class III RCP	LF	115	\$82.00	\$9,430.00	\$0.00	\$9,430.00	\$0.00
3	18" Class III RCP	LF	1,120	\$61.00	\$68,320.00	\$0.00	\$68,320.00	\$0.00
4	5' x 5' JUNCTION BOX	EA	3	\$6,300.00	\$18,900.00	\$0.00	\$18,900.00	\$0.00
5	10' CURB INLET	EA	10	\$4,765.00	\$47,650.00	\$0.00	\$47,650.00	\$0.00
6	LOOSE ROCK RIP RAP OVER FILTER FABRIC (D50: XX")	SY	150	\$35.00	\$5,250.00	\$0.00	\$5,250.00	\$0.00
7	36" HEADWALL	EA	3	\$4,700.00	\$14,100.00	\$0.00	\$14,100.00	\$0.00
8	TRENCH SAFETY	LF	1,740	\$1.75	\$3,045.00	\$0.00	\$3,045.00	\$0.00
9	TESTING (CITY-REQUIRED)	LF	1,740	\$1.75	\$3,045.00	\$0.00	\$3,045.00	\$0.00
10	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LF	4%	\$222,765.00	\$8,910.60	\$0.00	\$8,910.60	\$0.00

SUBTOTAL UTILITIES - STORM SEWER:

\$231,676	\$0	\$231,676	\$0
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PAVING

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	BEL AIR BLVD (8" REINFORCED CONCRETE PVMT.)	SY	14,400	\$65.20	\$938,880.00	\$0.00	\$938,880.00	\$0.00
2	8" SUBGRADE PREP (BEL AIR BLVD)	SY	14,400	\$3.91	\$56,304.00	\$0.00	\$56,304.00	\$0.00
3	HYDRATED LIME (36#/SY) (BEL AIR BLVD)	TON	518	\$260.00	\$134,784.00	\$0.00	\$134,784.00	\$0.00
4	6' CONCRETE SIDEWALK	LF	4,170	\$36.00	\$150,120.00	\$0.00	\$150,120.00	\$0.00
5	STREET BARRICADE	EA	3	\$2,000.00	\$6,000.00	\$0.00	\$6,000.00	\$0.00
6	PAVEMENT HEADER	EA	4	\$429.30	\$1,717.20	\$0.00	\$1,717.20	\$0.00
7	BARRIER FREE RAMP	EA	12	\$2,300.00	\$27,600.00	\$0.00	\$27,600.00	\$0.00
8	TRAFFIC LIGHT	EA	0		\$0.00	\$0.00	\$0.00	\$0.00
9	PAYMENT, PERFORMANCE, AND MAINTENANCE BOND	LF	4%	\$1,315,405.20	\$52,616.21	\$0.00	\$52,616.21	\$0.00

TOTAL PAVING:

\$1,368,021.41	\$0.00	\$1,368,021.41	\$0.00
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SITE FENCING / RETAINING WALLS / LANDSCAPE

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	TREES	EA	44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	COMMON AREA LANDSCAPE/IRRIGATION	SF		\$2.70	\$0.00	\$0.00	\$0.00	\$0.00
3	ELECTRIC METER SET UP FEES	EA		\$4,500.00	\$0.00	\$0.00	\$0.00	\$0.00
4	STREET SIGNS	EA	17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TOTAL - SITE FENCING / RETAINING WALLS / LANDSCAPE:

\$0.00	\$0.00	\$0.00	\$0.00
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DRY UTILITIES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	STREET LIGHTS	EA	14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	STREET LIGHT CROSSINGS	LF	980	18.00	\$17,640.00	\$0.00	\$0.00	\$17,640.00

TOTAL - DRY UTILITIES:

\$17,640.00	\$0.00	\$0.00	\$17,640.00
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ROLLBACK TAXES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL PRICE	PID DIRECT	PID MI	NON-PID
1	ROLLBACK TAXES	AC	0.0	\$1,500.00	\$0.00	\$0.00	\$0.00	\$0.00

TOTAL - ROLLBACK TAXES:

\$0	\$0	\$0	\$0
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GRAND TOTAL - PHASE 1

\$2,460,959.21	\$0.00	\$2,443,319.21	\$342,073.96
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\$4,386.74

APPENDIX B-2
ALLOCATION OF THE AUTHORIZED IMPROVEMENTS

PID direct costs include:

- 53.35% of cost from the following Line B storm sewer improvements:
 - 48" Class III RCP, 36" Class III RCP, 24" Class III RCP, 18" Class III RCP, 4'x4' Junction Box, 6'x6' Junction Box, (9) 10' Curb Inlets,
- 82.90% of cost from the following storm sewer improvements:
 - 5'x4' RCB, 7'X7' junction box, Rip Rap, 5'x5' headwall, trench safety, testing, and payment, performance, and maintenance bond.
- 60.41% of costs from the following storm sewer improvements related to regional detention pond outfall:
 - (3) 8'X4' RCB, Custom 10'x10' detention Junction Box, and Custom headwall

Total PID Direct Cost of shared storm drainage improvements: \$398,643.69

Future phases (PID MI) costs include:

- 29.13% of cost from the following Line B storm sewer improvements:
 - 48" Class III RCP, 36" Class III RCP, 24" Class III RCP, 18" Class III RCP, 4'x4' Junction Box, 6'x6' Junction Box, (2) 10' Curb Inlets,
- 10.67% of cost from the following storm sewer improvements:
 - 5'x45' RCB, (3) 8'X4' RCB, 7'X7' junction box, Rip Rap, 5'x5' headwall, Custom headwall, trench safety, testing, and payment, performance, and maintenance bond.
- 34.91% of costs from the following storm sewer improvements related to regional detention pond outfall:
 - (3) 8'X4' RCB, Custom 10'x10' detention Junction Box, and Custom headwall

Total PID MI Cost of shared storm drainage improvements: \$139,147.49

Bel-Air Blvd (Non-PID) costs include:

- 17.52% of cost from the following Line B storm sewer improvements:
 - 48" Class III RCP, 36" Class III RCP, 24" Class III RCP, 18" Class III RCP, 4'x4' Junction Box, 6'x6' Junction Box, (4) 10' Curb Inlets,
- 6.42% of cost from the following storm sewer improvements:
 - 5'x45' RCB, (3) 8'X4' RCB, 7'X7' junction box, Rip Rap, 5'x5' headwall, Custom headwall, trench safety, testing, and payment, performance, and maintenance bond.
- 4.68% of costs from the following storm sewer improvements related to regional detention pond outfall:
 - (3) 8'X4' RCB, Custom 10'x10' detention Junction Box, and Custom headwall

Total Non-PID Cost of shared storm drainage improvements: \$70,989.40

Sanitary Sewer Improvements

The city of Sherman has no known published sanitary sewer sizing guide lines, therefore, a nearby established city's (Frisco) engineering standards were utilized in this design. The proposed land use (residential) was utilized to generate a peak sewer demand. Design factors include 3.5 persons/unit utilizing 102 gallons per person per day which totals 357 gallons per day/lot. A peaking factor of 4, per TCEQ requirements, was utilized to generate the peak demand of 1,224 gpd/lot. Phase 1 PID includes 327 lots and connects to a shared trunk line (Trunk Line A). This trunk line serves multiple phases, therefore should be shared based on usage of the line. Because only residential utilizes this trunk line, a percentage of lots sewer to the line should be utilized to calculate the shared demand of trunk line A. At buildout, there's a total anticipated 819 lots utilizing this sewer trunk line which makes Phase 1 PID area 40% of the trunk line. Costs referenced in this description derived from the OPC prepared by Lenart Development Company, LLC dated 03/29/2021.

PID Direct costs of Sewer Trunk Line A equates to 60% of the total trunk line costs of the following improvements related to sewer trunk line A.

- 8" SDR-35 PVC Pipe, 10" SDR-26 PVC Pipe, 12" SDR-26 PVC Pipe, 15" SDR-26 PVC Pipe, (7) 4' diameter manholes, (5) 5' diameter manholes, connecting to existing manhole, testing and trench safety of sewer line A pipes.

PID Direct costs of Sewer Trunk Line A: \$105,799

PID MI costs of Sewer Trunk Line A equates to 60% of the total trunk line costs of the following improvements related to sewer trunk line A:

- 8" SDR-35 PVC Pipe, 10" SDR-26 PVC Pipe, 12" SDR-26 PVC Pipe, 15" SDR-26 PVC Pipe, (7) 4' diameter manholes, (5) 5' diameter manholes, connecting to existing manhole, testing and trench safety of sewer line A pipes.

PID MI costs of Sewer Trunk Line A: \$168,698.50

Site Grading and Preparation

The limits of phase 1 grading is approximately 60 acres. The earthwork quantities shown in this PID OPC reflect raw bank yards of the grading activities associated with Phase 1. The detention pond yields a net cut of 34,860 CY to be utilized for fill in Phase 1. Phase 1 is anticipated to require approximately 90,000 CY of fill material from future phases. The PID MI cost for clearing and grubbing includes removing 90,000 CY of material from future phases. Based on preliminary grading, there's nearby cuts planned on future phases that equate to 90,000 CY to be utilized as fill for phase 1. This surface area equates to 15 acres to be cleared and grubbed. Since this earthwork movement benefits future phases, the fill material is considered a 40% shared cost in this PID OPC. Clearing and grubbing area of the offsite sewer easement was calculated by the total length of Sewer Line A and assuming 50' width for the limits of disturbance, this results in approximately 5 acres.

Water

Water infrastructure related to phase 1 PID is primarily a direct PID cost. The cost of 12" water service being constructed with Bel-Air Blvd and not included in this PID costs. Other items that are considered PID MI costs are 4 fire hydrants utilized for future phase and (4) 8" valves utilized to serve future phases.

Paving

Proposed pavement sections shown in this PID is per city of Sherman Engineering standards and details. Bel-Air Blvd pavement cost is considered a city cost and not included in this PID OPC. PID MI costs include concrete headers where pavement is extended to future phases at 4 intersections and barricades of those intersections. There's approximately 1900 SF of common area sidewalk that's been noted as a PID MI cost. All other pavement included in Phase 1 OPC is a direct PID cost.

Site Fencing / Retaining Walls / Landscape

Retaining walls due to lot grading criteria is considered a non-PID cost as this is an expense directly related to individual lots. Shared costs have been prorated to phase 1 direct PID cost and PID MI cost by lot count (35% of Lots in Phase 1). Shared costs include perimeter screen wall, main entry feature, main thoroughfare trees (100), common area landscape and irrigation, internal park landscape and irrigation, park fencing (wrought iron). There's also 2- $\frac{3}{4}$ " irrigation meters and 2-electric meters allocated as a PID MI cost for common areas within the development.

Roadway Improvements

The MI costs for roadway improvements include site preparation and earthwork (as shown below), as well as any pavement headers, barricades, or common area sidewalks. These costs were allocated according to the percentage of lots within each phase. Phase 1 being 327 lots, and Phase 2 being 561. Therefore, Phase 1 was allocated 37% of the costs, while Phase 2 was allocated 63% of the costs.

Phase 1 Earthwork:

The limits of phase 1 grading is approximately 60 acres. The earthwork quantities shown in this PID OPC reflect raw bank yards of the grading activities associated with Phase 1. The detention pond yields a net cut of 34,860 CY to be utilized for fill in Phase 1. Phase 1 is anticipated to require approximately 90,000 CY of fill material from Phase 2. The PID MI cost for clearing and grubbing includes removing 90,000 CY of material from Phase 2. Based on preliminary grading, there's nearby cuts planned on Phase 2 that equate to 90,000 CY to be utilized as fill for Phase 1. This surface area equates to 15 acres to be cleared and grubbed. Since this earthwork movement benefits Phase 2, the fill material is considered a 40% shared cost in this PID OPC. Clearing and grubbing area of the offsite sewer easement was calculated by the total length of Sewer Line A and assuming 50' width for the limits of disturbance, this results in approximately 5 acres.

Phase 2 Earthwork:

The MI costs associated with phase 2 include earthwork export to the west of the creek that bisects the property.

Water Improvements

The MI costs for water improvements included (4) fire hydrants utilized and (4) 8" valves located at the intersections between Phase 1 and Phase 2. These costs were allocated according to the percentage of lots within each phase. Phase 1 being 327 lots, and Phase 2 being 561. Therefore, Phase 1 was allocated 37% of the costs, while Phase 2 was allocated 63% of the costs.

Sanitary Sewer Improvements

With the Phase 1 PID documents (dated May 3rd, 2021), the trunk sanitary sewer line (SSWR Main Line A) was allocated out between Phase 1 direct cost and PID MI based on a percentage of lots within each phase. The actual cost (provided by Lenart Development Company) for this PID MI portion of the trunk sewer line was \$219,016. The entirety of this cost has been allocated to Phase 2, as the remaining cost of this trunk sewer line was previously allocated as a Phase 1 direct cost.

Additionally, there is a realignment required for this trunk sewer line that will serve both Phase 1 and Phase 2. The MI costs for this realignment were allocated according to the percentage of lots within each phase that the new line will serve. Phase 1 being 327 lots, and Phase 2 being 27 lots. Therefore, Phase 1 was allocated 92% of the cost, while Phase 2 was allocated 8% of the cost.

Storm Drainage Improvements

Any MI costs allocated with the Phase 1 PID documents (dated May 3rd, 2021) no longer apply due to site plan changes.

Storm Line F will be constructed with phase 2 and will serve both Phase 1 and Phase 2. Furthermore, the MI costs for Storm Line F were allocated according to the percentage of drainage area within each phase that the line will serve. Phase 1 being 52.18 acres of drainage area, and Phase 2 being 65.08 acres of drainage area. Therefore, Phase 1 was allocated 44% of the costs, while Phase 2 was allocated 56% of the costs.

Landscaping and Hardscaping Improvements

The MI costs for landscaping and hardscaping improvements include perimeter screen wall, main entry feature, main thoroughfare trees, common area landscape, irrigation, and meters, internal park landscape and irrigation, park fencing (wrought iron), and common trails / sidewalks. These costs were allocated according to the percentage of lots within each phase. Phase 1 being 327 lots, and Phase 2 being 561. Therefore, Phase 1 was allocated 37% of the costs, while Phase 2 was allocated 63% of the costs.

Other Soft and Miscellaneous Costs

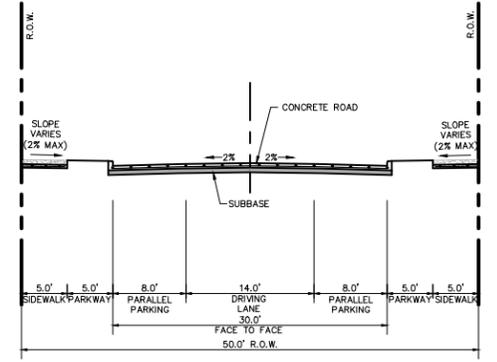
The MI costs for other soft and miscellaneous items include civil engineering, surveying, construction management, and testing. These costs were allocated according to the percentage of lots within each phase. Phase 1 being 327 lots, and Phase 2 being 561. Therefore, Phase 1 was allocated 37% of the costs, while Phase 2 was allocated 63% of the costs.

APPENDIX C
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

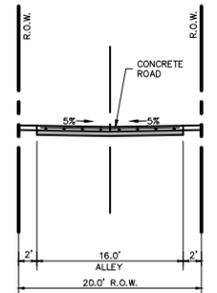
BURLINGTON NORTHERN SANTA FE RAILROAD

LEGEND

-  LOCAL STREET
(50' ROW 2-LANE ROAD, 30' F-F)
-  ALLEY
(20' ROW, 16' E-E)
-  ONE-WAY SLIP ROAD
-  BEL AIR BLVD PHASE 1
(MASTER IMPROVEMENT)
(86' ROW DIVIDED 4-LANE ROAD)
-  5' SIDEWALK
-  6' SIDEWALK



LOCAL STREET (TYP)
30' CURB TO CURB
50' ROW 1-MOVING LANE, 2-PARKING LANE ROAD



ALLEY SECTION (TYP)
30' CURB TO CURB
20' ROW 2-LANE ALLEY

EXHIBIT-01:
SF PHASE 1
PAVING IMPROVEMENTS



BEL-AIR VILLAGE
PID EXHIBITS
Sherman, Texas
April 2021



BURLINGTON NORTHERN SANTA FE RAILROAD

LEGEND

	PROPOSED WATER LINE
	PROPOSED SSWR LINE
	PROPOSED WATER LINE (PID MI)
	PROPOSED SSWR LINE (PID MI)

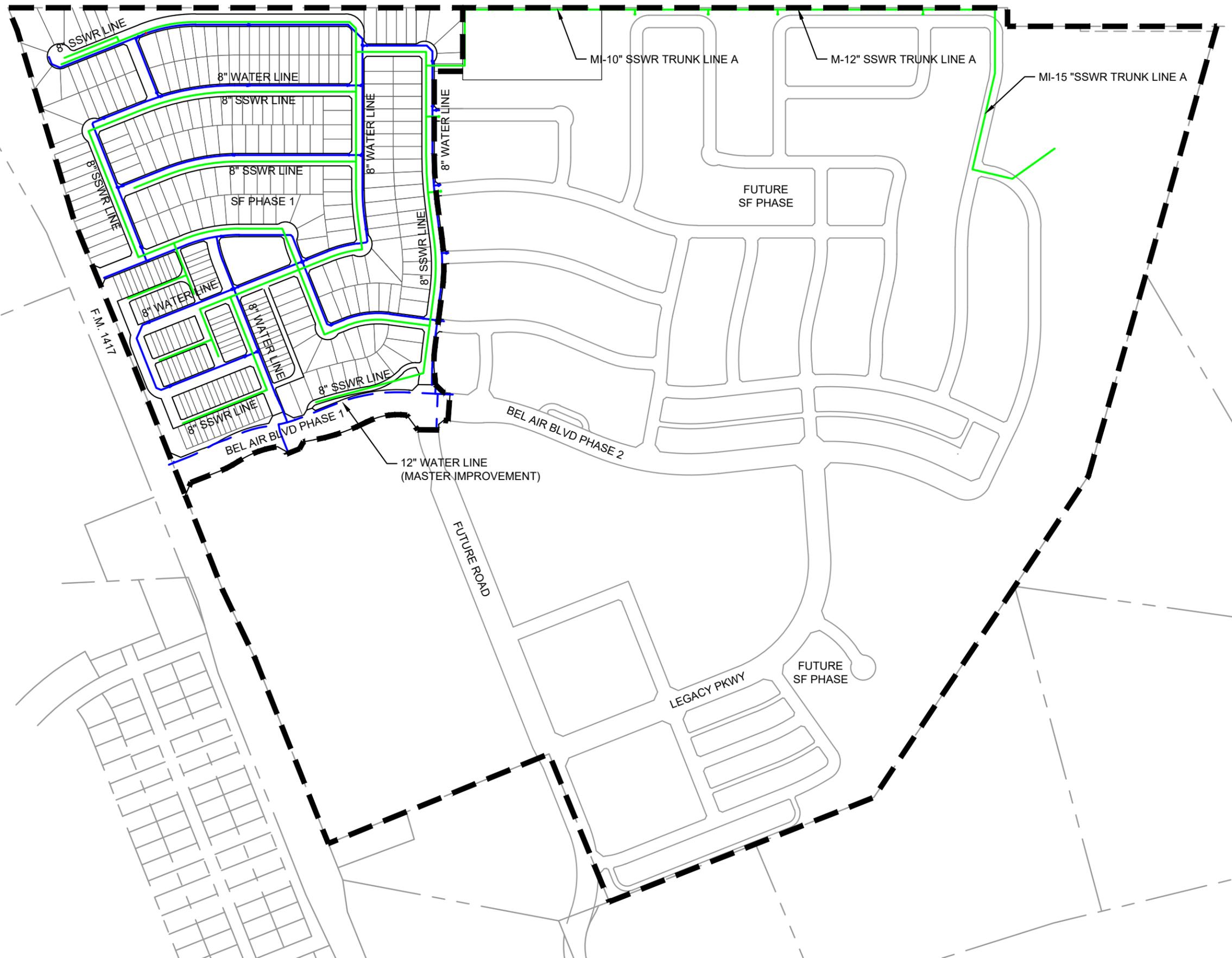
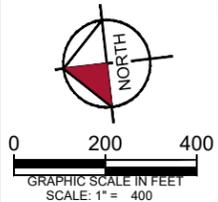


EXHIBIT-02:
SF PHASE 1
UTILITY IMPROVEMENTS



BEL-AIR VILLAGE
PID EXHIBITS
Sherman, Texas
April 2021



BURLINGTON NORTHERN SANTA FE RAILROAD

LEGEND

- LOCAL STREET
(50' ROW 2-LANE ROAD, 30' F-F)
- ALLEY
(20' ROW, 16' E-E)
- MINOR ARTERIAL
(NON-PID)
(86' ROW DIVIDED 4-LANE ROAD)
- 5' SIDEWALK
- 8' SIDEWALK

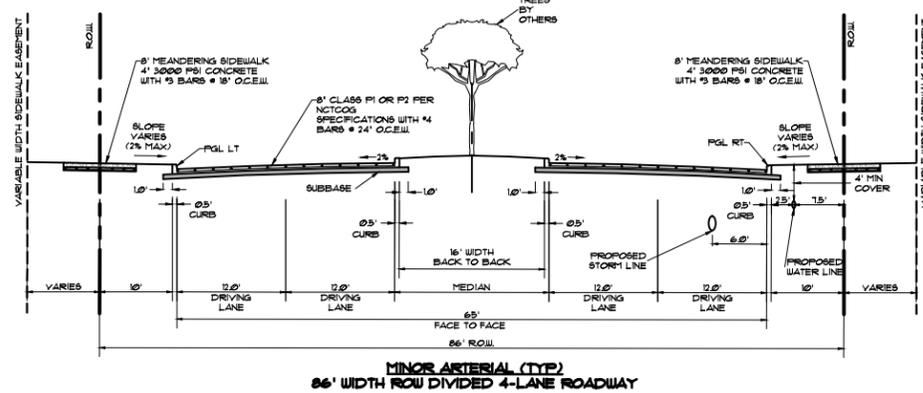
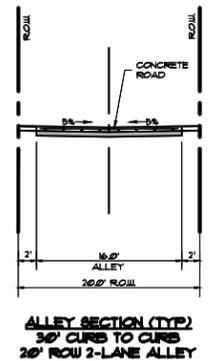
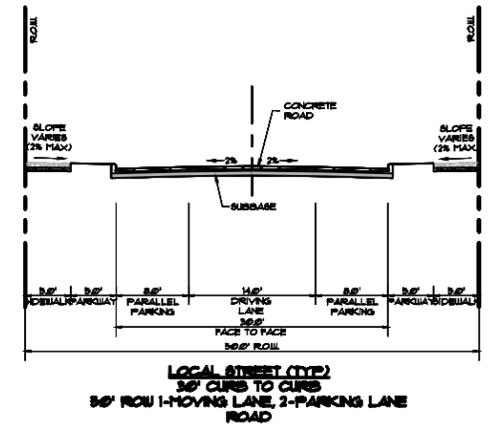
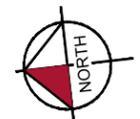


EXHIBIT-01:
PHASE 2
PAVING IMPROVEMENTS

BEL-AIR VILLAGE
PID EXHIBITS
Sherman, Texas
October 2022



Kimley»Horn

TRUNK LINE A RE-ALIGNMENT
(MASTER IMPROVEMENT)
SERVING 327 PH1 LOTS, AND 27 PH2 LOTS

BURLINGTON NORTHERN SANTA FE RAILROAD

EXISTING SSWR TRUNK LINE A
(MASTER IMPROVEMENT
CONSTRUCTED WITH PH1)

LEGEND

	PROPOSED WATER LINE
	PROPOSED SSWR LINE
	PROPOSED WATER LINE (PID MI)
	PROPOSED SSWR LINE (PID MI)
	EXISTING SSWR LINE (PID MI)

SF PHASE 1

SF PHASE 2

F.M. 1417

BEL AIR BLVD PHASE 1

BEL AIR BLVD PHASE 2

12" WATER LINE
(NON-PID)

FUT BEACH BLVD

FUT LONDON LANE

8" WATER LINE

8" SSWR LINE

8" WATER LINE

8" SSWR LINE

8" SSWR LINE

8" WATER LINE

8" SSWR LINE

8" WATER LINE



EXHIBIT-02:
PHASE 2
UTILITY IMPROVEMENTS

BEL-AIR VILLAGE
PID EXHIBITS
Sherman, Texas
October 2022



APPENDIX D
PID DISCLOSURE NOTICE

AFTER RECORDING RETURN TO:

_____]¹

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF SHERMAN, 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 Sherman, 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 ***Bel Air Village 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 Grayson County.

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

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF
PURCHASER

SIGNATURE OF
PURCHASER

STATE OF TEXAS

§

COUNTY OF GRAYSON

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF GRAYSON

§

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 Grayson County.

APPENDIX E
ASSESSMENT PER EQUIVALENT UNIT AND PROJECTED TAX RATE
EQUIVALENTS

Appendix E

For purposes of calculating and allocating the Assessments, the Phase #1 Assessed Property has been classified in one of three Lot Types.

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

“**Lot Type 2**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 40 feet.

“**Lot Type 3**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 25 feet.

“**Lot Type 4**” means lots identified as such on the Assessment Roll, being lots typically with a Lot specified for townhomes.

“**Lot Type 5**” means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 60 feet.

A) Proposed Development

Table E-1 shows the projected residential units to be developed within the PID.

Table E-1
Proposed Development within the PID

Description	Proposed Development	
60 Ft Lots	30	Units
50 Ft Lots	228	Units
40 Ft Lots	404	Units
Townhomes	128	Units
25 Ft Lots	98	Units
Total	888	Units

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

Table E-2
Proposed Development – Phase #1

Description	Proposed Development	
50 Ft Lots	105	Units
40 Ft Lots	124	Units
25 Ft Lots	98	Units
Total	327	Units

Table E-3 shows the proposed residential units within Phase #2.

Table E-3
Proposed Development – Phase #2

Description	Proposed Development	
60 Ft Lots	30	Units
50 Ft Lots	123	Units
40 Ft Lots	280	Units
Townhomes	128	Units
Total	561	Units

B) Calculation of Equivalent Units – Phase #1

As explained under Section IV.D, for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the portion of the Phase #1 Projects be financed with the Phase #1 Reimbursement Agreement and shall be allocated to the Phase #1 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Phase #1 Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 50 Ft, 40 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications (from Lot Type 1 (50 Ft Lots) representing the highest value to Lot Type 3 (25 Ft Lot) representing the lowest value for residential lots are set forth in Table E-5. 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 E-4
Equivalent Unit Factors – Phase #1

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor
Lot Type 1 (50 Ft Lot)	\$450,000	1.00 per dwelling unit
Lot Type 2 (40 Ft Lot)	\$400,000	0.89 per dwelling unit
Lot Type 3 (25 Ft Lot)	\$350,000	0.78 per dwelling unit

The total estimated Equivalent Units for Phase #1 are shown in Table E-5 as calculated based on the Equivalent Unit factors shown in Table E-4, estimated Lot Types and number of units estimated to be built within Phase 1.

Table E-5
Estimated Equivalent Units - Phase #1

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (50 Ft Lot)	105	1.00	105.00
Lot Type 2 (40 Ft Lot)	124	0.89	110.22
Lot Type 3 (25 Ft Lot)	98	0.78	76.22
Total Equivalent Units	327		291.44

C) Allocation of Assessments to Lots within Phase #1

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #1 Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within Phase #1, is \$9,060,054. As shown in Table E-7, there are a total of 291.44 estimated Equivalent Units in Phase #1, resulting in an Assessment per Equivalent Unit of \$31,086.73.

The Assessment per dwelling unit in Phase #1 (“Assessment er Unit”) is calculated as the product of (i) \$31,086.73 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 \$31,086.73 (i.e. \$31,086.73 × 1.00). The Assessment for a Lot Type 2 (40 Ft Lot) dwelling unit is \$27,632.65 (i.e. \$31,086.73 × 0.83). The Assessment for a Lot Type 3 (25 Ft Lot) dwelling unit is \$24,178.57 (i.e. \$31,086.73 × 0.62). Table E-6 sets forth the Assessment per Unit for each Lot Type in Phase #1.

Table E-6
Assessment Per Unit – Phase #1

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (50 Ft Lot)	105	\$31,086.73	1.00	\$31,086.73 per dwelling unit	\$3,264,106
Lot Type 2 (40 Ft Lot)	124	\$31,086.73	0.89	\$27,632.65 per dwelling unit	\$3,426,448
Lot Type 3 (25 Ft Lot)	98	\$31,086.73	0.78	\$24,178.57 per dwelling unit	\$2,369,499
Total	327				\$9,060,054

The projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table E-7.

Table E-7
Projected Leverage – Phase #1

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit¹	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (50 Ft Lot)	105	\$45,000	\$450,000	\$31,086.73	1.45	14.48
Lot Type 2 (40 Ft Lot)	124	\$45,000	\$400,000	\$27,632.65	1.63	14.48
Lot Type 3 (25 Ft Lot)	98	\$45,000	\$350,000	\$24,178.57	1.86	14.48

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 E-8.

Table E-8
Projected Tax Rate Equivalent per unit – Phase #1

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit¹	Projected Home Value per unit¹	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)²
Lot Type 1 (50 Ft Lot)	105	\$100,000	\$450,000	\$2,515	\$2.52	\$0.56
Lot Type 2 (40 Ft Lot)	124	\$90,000	\$400,000	\$2,236	\$2.48	\$0.56
Lot Type 3 (25 Ft Lot)	98	\$61,250	\$350,000	\$1,956	\$3.19	\$0.56

¹Provided by Developer.

²Assumes projected home value per unit remains static.

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

D) Calculation of Equivalent Units – Phase #2

As explained under Section IV.D, for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the portion of the Phase #2 Projects to be financed with the Phase #2 Reimbursement Agreement and shall be allocated to the Phase #2 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Phase #2 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, 40 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications (from Lot Type 5 (60 Ft Lots) representing the highest value to Lot Type 3 (25 Ft Lot) representing the lowest value for residential lots are set forth in Table E-9. 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 E-9
Equivalent Unit Factors – Phase #2

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (50 Ft Lot)	\$466,000	1.00	per dwelling unit
Lot Type 2 (40 Ft Lot)	\$446,000	0.96	per dwelling unit
Lot Type 4 (Townhomes)	\$386,000	0.83	per dwelling unit
Lot Type 5 (60 Ft Lot)	\$518,000	1.11	per dwelling unit

The total estimated Equivalent Units for Phase #2 are shown in Table E-10 as calculated based on the Equivalent Unit factors shown in Table E-9, estimated Lot Types and number of units estimated to be built within Phase 2.

Table E-10
Estimated Equivalent Units - Phase #2

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (50 Ft Lot)	123	1.00	123.00
Lot Type 2 (40 Ft Lot)	280	0.96	267.98
Lot Type 4 (Townhomes)	128	0.83	106.03
Lot Type 5 (60 Ft Lot)	30	1.11	33.35
Total Equivalent Units	561		530.36

E) Allocation of Assessments to Lots within Phase #2

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #2 Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within Phase #2, is \$20,186,042. As shown in Table E-11, there are a total of 530.36 estimated Equivalent Units in Phase #2, resulting in an Assessment per Equivalent Unit of \$38,061.29.

The Assessment per dwelling unit in Phase #2 (“Assessment er Unit”) is calculated as the product of (i) \$38,061.29 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 \$38,061.29 (i.e. \$38,061.29 × 1.00). The Assessment for a Lot Type 2 (40 Ft Lot) dwelling unit is \$36,427.76 (i.e. \$38,061.29 × 0.83). The Assessment for a Lot Type 4 (Townhomes) dwelling unit is \$31,527.16 (i.e. \$38,061.29 × 0.62). The Assessment for a Lot Type 5 (60 Ft Lot) dwelling unit is \$42,308.47 (i.e. \$38,061.29 × 1.11). Table E-10 sets forth the Assessment per Unit for each Lot Type in Phase #2.

Table E-11
Assessment Per Unit – Phase #2

Lot Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (50 Ft Lot)	123	\$38,061.29	1.00	\$38,061.29 per dwelling unit	\$4,681,539
Lot Type 2 (40 Ft Lot)	280	\$38,061.29	0.96	\$36,427.76 per dwelling unit	\$10,199,772
Lot Type 4 (Townhomes)	128	\$38,061.29	0.83	\$31,527.16 per dwelling unit	\$4,035,477
Lot Type 5 (60 Ft Lot)	30	\$38,061.29	1.11	\$42,308.47 per dwelling unit	\$1,269,254
Total	561				\$20,186,042

The projected leverage calculated based on the estimated finished lot values and home values for each unit is shown in Table E-12.

Table E-12
Projected Leverage – Phase #2

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit¹	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (50 Ft Lot)	123	\$45,000	\$466,000	\$38,061.29	1.18	12.24
Lot Type 2 (40 Ft Lot)	280	\$45,000	\$446,000	\$36,427.76	1.24	12.24
Lot Type 4 (Townhomes)	128	\$45,000	\$386,000	\$31,527.16	1.43	12.24
Lot Type 5 (60 Ft Lot)	30	\$45,000	\$518,000	\$42,308.47	1.06	12.24

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 E-13.

Table E-13
Projected Tax Rate Equivalent per unit – Phase #2

Lot Type	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per \$100 Lot Value)	Tax Rate Equivalent (per \$100 Home Value)
Lot Type 1 (50 Ft Lot)	123	\$100,000	\$466,000	\$3,287	\$3.29	\$0.71
Lot Type 2 (40 Ft Lot)	280	\$90,000	\$446,000	\$3,146	\$3.50	\$0.71
Lot Type 4 (Townhomes)	128	\$90,000	\$386,000	\$2,723	\$3.03	\$0.71
Lot Type 5 (60 Ft Lot)	30	\$61,250	\$518,000	\$3,654	\$5.96	\$0.71

¹Provided by Developer.

²Assumes projected home value per unit remains static.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 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 F
PHASE #1 ASSESSMENT ROLL

Appendix F-1
Phase #1 Assessment Roll

**Parcel
Equivalent Units
Assessment**

**All Parcels
\$9,060,054
291.44**

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
1	\$1,000	\$720,274	\$45,000	\$766,274
2	\$1,000	\$720,195	\$45,900	\$767,095
3	\$1,000	\$720,115	\$46,818	\$767,933
4	\$1,000	\$720,036	\$47,754	\$768,790
5	\$1,000	\$719,956	\$48,709	\$769,666
6	\$106,000	\$448,225	\$49,684	\$603,909
7	\$120,000	\$442,978	\$50,677	\$613,655
8	\$134,000	\$437,038	\$51,691	\$622,729
9	\$149,000	\$430,405	\$52,725	\$632,130
10	\$164,000	\$423,030	\$53,779	\$640,809
11	\$181,000	\$414,912	\$54,855	\$650,766
12	\$199,000	\$405,952	\$55,952	\$660,904
13	\$217,000	\$396,102	\$57,071	\$670,173
14	\$237,000	\$385,360	\$58,212	\$680,572
15	\$257,000	\$373,629	\$59,377	\$690,005
16	\$279,000	\$360,907	\$60,564	\$700,471
17	\$302,000	\$347,097	\$61,775	\$710,872
18	\$327,000	\$332,148	\$63,011	\$722,159
19	\$352,000	\$315,961	\$64,271	\$732,232
20	\$379,000	\$298,537	\$65,557	\$743,094
21	\$408,000	\$279,777	\$66,868	\$754,644
22	\$438,000	\$259,581	\$68,205	\$765,786
23	\$470,000	\$237,900	\$69,569	\$777,469
24	\$503,000	\$214,635	\$70,960	\$788,595
25	\$539,000	\$189,736	\$72,380	\$801,116
26	\$576,000	\$163,056	\$73,827	\$812,883
27	\$615,000	\$134,544	\$75,304	\$824,847
28	\$656,000	\$104,101	\$76,810	\$836,911
29	\$700,000	\$71,629	\$78,346	\$849,975
30	\$747,054	\$36,979	\$79,913	\$863,946
Total	\$9,060,054	\$11,104,794	\$1,825,564	\$21,990,411

1 - Each year represents the assessment year ending September 1.

2 - The interest is calculated at an interest rate of 7.95% for years 1 through 5 and 4.95% thereafter on the Phase #1 Reimbursement Agreement.

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

Appendix F-2
Phase #1 Assessment Roll by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 1 (50 Ft)
\$31,087
1.00**

Year¹	Principal	Interest²	Administrative Expenses³	Annual Installment
1	\$3	\$2,471	\$154	\$2,629
2	\$3	\$2,471	\$157	\$2,632
3	\$3	\$2,471	\$161	\$2,635
4	\$3	\$2,471	\$164	\$2,638
5	\$3	\$2,470	\$167	\$2,641
6	\$364	\$1,538	\$170	\$2,072
7	\$412	\$1,520	\$174	\$2,106
8	\$460	\$1,500	\$177	\$2,137
9	\$511	\$1,477	\$181	\$2,169
10	\$563	\$1,451	\$185	\$2,199
11	\$621	\$1,424	\$188	\$2,233
12	\$683	\$1,393	\$192	\$2,268
13	\$745	\$1,359	\$196	\$2,299
14	\$813	\$1,322	\$200	\$2,335
15	\$882	\$1,282	\$204	\$2,368
16	\$957	\$1,238	\$208	\$2,403
17	\$1,036	\$1,191	\$212	\$2,439
18	\$1,122	\$1,140	\$216	\$2,478
19	\$1,208	\$1,084	\$221	\$2,512
20	\$1,300	\$1,024	\$225	\$2,550
21	\$1,400	\$960	\$229	\$2,589
22	\$1,503	\$891	\$234	\$2,628
23	\$1,613	\$816	\$239	\$2,668
24	\$1,726	\$736	\$243	\$2,706
25	\$1,849	\$651	\$248	\$2,749
26	\$1,976	\$559	\$253	\$2,789
27	\$2,110	\$462	\$258	\$2,830
28	\$2,251	\$357	\$264	\$2,872
29	\$2,402	\$246	\$269	\$2,916
30	\$2,563	\$127	\$274	\$2,964
Total	\$31,087	\$38,103	\$6,264	\$75,453

1 - Each year represents the assessment year ending September 1.

2 - The interest is calculated at an interest rate of 7.95% for years 1 through 5 and 4.95% thereafter on the Phase #1 Reimbursement Agreement.

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

Appendix F-3
Phase #1 Assessment Roll by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 2 (40 Ft)
\$27,633
0.89

Year¹	Principal	Interest²	Administrative Expenses³	Annual Installment
1	\$3	\$2,197	\$137	\$2,337
2	\$3	\$2,197	\$140	\$2,340
3	\$3	\$2,196	\$143	\$2,342
4	\$3	\$2,196	\$146	\$2,345
5	\$3	\$2,196	\$149	\$2,347
6	\$323	\$1,367	\$152	\$1,842
7	\$366	\$1,351	\$155	\$1,872
8	\$409	\$1,333	\$158	\$1,899
9	\$454	\$1,313	\$161	\$1,928
10	\$500	\$1,290	\$164	\$1,954
11	\$552	\$1,265	\$167	\$1,985
12	\$607	\$1,238	\$171	\$2,016
13	\$662	\$1,208	\$174	\$2,044
14	\$723	\$1,175	\$178	\$2,076
15	\$784	\$1,140	\$181	\$2,104
16	\$851	\$1,101	\$185	\$2,136
17	\$921	\$1,059	\$188	\$2,168
18	\$997	\$1,013	\$192	\$2,203
19	\$1,074	\$964	\$196	\$2,233
20	\$1,156	\$911	\$200	\$2,266
21	\$1,244	\$853	\$204	\$2,302
22	\$1,336	\$792	\$208	\$2,336
23	\$1,433	\$726	\$212	\$2,371
24	\$1,534	\$655	\$216	\$2,405
25	\$1,644	\$579	\$221	\$2,443
26	\$1,757	\$497	\$225	\$2,479
27	\$1,876	\$410	\$230	\$2,516
28	\$2,001	\$318	\$234	\$2,553
29	\$2,135	\$218	\$239	\$2,592
30	\$2,278	\$113	\$244	\$2,635
Total	\$27,633	\$33,869	\$5,568	\$67,069

1 - Each year represents the assessment year ending September 1.

2 - The interest is calculated at an interest rate of 7.95% for years 1 through 5 and 4.95% thereafter on the Phase #1 Reimbursement Agreement.

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

Appendix F-4
Phase #1 Assessment Roll by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 3 (25 Ft)
\$24,179
0.78**

Year¹	Principal	Interest²	Administrative Expenses³	Annual Installment
1	\$3	\$1,922	\$120	\$2,045
2	\$3	\$1,922	\$122	\$2,047
3	\$3	\$1,922	\$125	\$2,049
4	\$3	\$1,922	\$127	\$2,052
5	\$3	\$1,921	\$130	\$2,054
6	\$283	\$1,196	\$133	\$1,612
7	\$320	\$1,182	\$135	\$1,638
8	\$358	\$1,166	\$138	\$1,662
9	\$398	\$1,149	\$141	\$1,687
10	\$438	\$1,129	\$144	\$1,710
11	\$483	\$1,107	\$146	\$1,737
12	\$531	\$1,083	\$149	\$1,764
13	\$579	\$1,057	\$152	\$1,788
14	\$632	\$1,028	\$155	\$1,816
15	\$686	\$997	\$158	\$1,841
16	\$745	\$963	\$162	\$1,869
17	\$806	\$926	\$165	\$1,897
18	\$873	\$886	\$168	\$1,927
19	\$939	\$843	\$172	\$1,954
20	\$1,011	\$797	\$175	\$1,983
21	\$1,089	\$747	\$178	\$2,014
22	\$1,169	\$693	\$182	\$2,044
23	\$1,254	\$635	\$186	\$2,075
24	\$1,342	\$573	\$189	\$2,105
25	\$1,438	\$506	\$193	\$2,138
26	\$1,537	\$435	\$197	\$2,169
27	\$1,641	\$359	\$201	\$2,201
28	\$1,751	\$278	\$205	\$2,233
29	\$1,868	\$191	\$209	\$2,268
30	\$1,994	\$99	\$213	\$2,306
Total	\$24,179	\$29,635	\$4,872	\$58,686

1 - Each year represents the assessment year ending September 1.

2 - The interest is calculated at an interest rate of 7.95% for years 1 through 5 and 4.95% thereafter on the Phase #1 Reimbursement Agreement.

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

APPENDIX G
PHASE #2 ASSESSMENT ROLL

**Appendix G-1
Phase #2 Assessment Roll**

**Parcel
Equivalent Units
Assessment**

**437109 and 125515
\$20,186,042
530.36**

Year¹	Principal	Interest²	Administrative Expenses³	Total Annual Installment
1	\$1,000	\$1,877,302	\$60,000	\$1,938,302
2	\$1,000	\$1,877,209	\$61,200	\$1,939,409
3	\$1,000	\$1,877,116	\$62,424	\$1,940,540
4	\$1,000	\$1,877,023	\$63,672	\$1,941,695
5	\$1,000	\$1,876,930	\$64,946	\$1,942,876
6	\$368,000	\$1,271,406	\$66,245	\$1,705,650
7	\$389,000	\$1,248,222	\$67,570	\$1,704,791
8	\$412,000	\$1,223,715	\$68,921	\$1,704,636
9	\$436,000	\$1,197,759	\$70,300	\$1,704,058
10	\$462,000	\$1,170,291	\$71,706	\$1,703,996
11	\$489,000	\$1,141,185	\$73,140	\$1,703,324
12	\$519,000	\$1,110,378	\$74,602	\$1,703,980
13	\$550,000	\$1,077,681	\$76,095	\$1,703,775
14	\$582,000	\$1,043,031	\$77,616	\$1,702,647
15	\$617,000	\$1,006,365	\$79,169	\$1,702,533
16	\$655,000	\$967,494	\$80,752	\$1,703,246
17	\$694,000	\$926,229	\$82,367	\$1,702,596
18	\$736,000	\$882,507	\$84,014	\$1,702,521
19	\$781,000	\$836,139	\$85,695	\$1,702,833
20	\$829,000	\$786,936	\$87,409	\$1,703,344
21	\$879,000	\$734,709	\$89,157	\$1,702,865
22	\$933,000	\$679,332	\$90,940	\$1,703,272
23	\$990,000	\$620,553	\$92,759	\$1,703,311
24	\$1,051,000	\$558,183	\$94,614	\$1,703,797
25	\$1,115,000	\$491,970	\$96,506	\$1,703,476
26	\$1,184,000	\$421,725	\$98,436	\$1,704,161
27	\$1,257,000	\$347,133	\$100,405	\$1,704,538
28	\$1,334,000	\$267,942	\$102,413	\$1,704,355
29	\$1,416,000	\$183,900	\$104,461	\$1,704,361
30	\$1,503,042	\$94,692	\$106,551	\$1,704,284
Total	\$20,186,042	\$29,675,048	\$2,434,085	\$52,295,174

1 - Each year represents the assessment year ending September 1.

2 - The interest is calculated at an interest rate of 9.30% for years 1 through 5 and 6.30% thereafter on the Phase #2 Reimbursement Agreement.

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

Appendix G-2
Phase #2 Assessment Roll by Lot Type

**Lot Type
Assessment
Equivalent Unit**

**Lot Type 1 (50 Ft)
\$38,061
1.00**

Year¹	Principal	Interest²	Administrative Expenses³	Annual Installment
1	\$2	\$3,540	\$113	\$3,655
2	\$2	\$3,540	\$115	\$3,657
3	\$2	\$3,539	\$118	\$3,659
4	\$2	\$3,539	\$120	\$3,661
5	\$2	\$3,539	\$122	\$3,663
6	\$694	\$2,397	\$125	\$3,216
7	\$733	\$2,354	\$127	\$3,214
8	\$777	\$2,307	\$130	\$3,214
9	\$822	\$2,258	\$133	\$3,213
10	\$871	\$2,207	\$135	\$3,213
11	\$922	\$2,152	\$138	\$3,212
12	\$979	\$2,094	\$141	\$3,213
13	\$1,037	\$2,032	\$143	\$3,213
14	\$1,097	\$1,967	\$146	\$3,210
15	\$1,163	\$1,898	\$149	\$3,210
16	\$1,235	\$1,824	\$152	\$3,212
17	\$1,309	\$1,746	\$155	\$3,210
18	\$1,388	\$1,664	\$158	\$3,210
19	\$1,473	\$1,577	\$162	\$3,211
20	\$1,563	\$1,484	\$165	\$3,212
21	\$1,657	\$1,385	\$168	\$3,211
22	\$1,759	\$1,281	\$171	\$3,212
23	\$1,867	\$1,170	\$175	\$3,212
24	\$1,982	\$1,052	\$178	\$3,213
25	\$2,102	\$928	\$182	\$3,212
26	\$2,232	\$795	\$186	\$3,213
27	\$2,370	\$655	\$189	\$3,214
28	\$2,515	\$505	\$193	\$3,214
29	\$2,670	\$347	\$197	\$3,214
30	\$2,834	\$179	\$201	\$3,213
Total	\$38,061	\$55,953	\$4,590	\$98,604

1 - Each year represents the assessment year ending September 1.

2 - The interest is calculated at an interest rate of 9.30% for years 1 through 5 and 6.30% thereafter on the Phase #2 Reimbursement Agreement.

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

Appendix G-3
Phase #2 Assessment Roll by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 2 (40 Ft)
\$36,428
0.96

Year¹	Principal	Interest²	Administrative Expenses³	Annual Installment
1	\$2	\$3,388	\$108	\$3,498
2	\$2	\$3,388	\$110	\$3,500
3	\$2	\$3,387	\$113	\$3,502
4	\$2	\$3,387	\$115	\$3,504
5	\$2	\$3,387	\$117	\$3,506
6	\$664	\$2,294	\$120	\$3,078
7	\$702	\$2,253	\$122	\$3,076
8	\$743	\$2,208	\$124	\$3,076
9	\$787	\$2,161	\$127	\$3,075
10	\$834	\$2,112	\$129	\$3,075
11	\$882	\$2,059	\$132	\$3,074
12	\$937	\$2,004	\$135	\$3,075
13	\$993	\$1,945	\$137	\$3,075
14	\$1,050	\$1,882	\$140	\$3,073
15	\$1,113	\$1,816	\$143	\$3,072
16	\$1,182	\$1,746	\$146	\$3,074
17	\$1,252	\$1,671	\$149	\$3,073
18	\$1,328	\$1,593	\$152	\$3,072
19	\$1,409	\$1,509	\$155	\$3,073
20	\$1,496	\$1,420	\$158	\$3,074
21	\$1,586	\$1,326	\$161	\$3,073
22	\$1,684	\$1,226	\$164	\$3,074
23	\$1,787	\$1,120	\$167	\$3,074
24	\$1,897	\$1,007	\$171	\$3,075
25	\$2,012	\$888	\$174	\$3,074
26	\$2,137	\$761	\$178	\$3,075
27	\$2,268	\$626	\$181	\$3,076
28	\$2,407	\$484	\$185	\$3,076
29	\$2,555	\$332	\$189	\$3,076
30	\$2,712	\$171	\$192	\$3,076
Total	\$36,428	\$53,552	\$4,393	\$94,372

1 - Each year represents the assessment year ending September 1.

2 - The interest is calculated at an interest rate of 9.30% for years 1 through 5 and 6.30% thereafter on the Phase #2 Reimbursement Agreement.

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

Appendix G-4
Phase #2 Assessment Roll by Lot Type

**Lot Type
Assessment
Equivalent Unit**

Lot Type 4 (Townhomes)
\$31,527
0.83

Year¹	Principal	Interest²	Administrative Expenses³	Annual Installment
1	\$2	\$2,932	\$94	\$3,027
2	\$2	\$2,932	\$96	\$3,029
3	\$2	\$2,932	\$97	\$3,031
4	\$2	\$2,932	\$99	\$3,033
5	\$2	\$2,931	\$101	\$3,034
6	\$575	\$1,986	\$103	\$2,664
7	\$608	\$1,950	\$106	\$2,663
8	\$643	\$1,911	\$108	\$2,662
9	\$681	\$1,871	\$110	\$2,661
10	\$722	\$1,828	\$112	\$2,661
11	\$764	\$1,782	\$114	\$2,660
12	\$811	\$1,734	\$117	\$2,661
13	\$859	\$1,683	\$119	\$2,661
14	\$909	\$1,629	\$121	\$2,659
15	\$964	\$1,572	\$124	\$2,659
16	\$1,023	\$1,511	\$126	\$2,660
17	\$1,084	\$1,447	\$129	\$2,659
18	\$1,150	\$1,378	\$131	\$2,659
19	\$1,220	\$1,306	\$134	\$2,660
20	\$1,295	\$1,229	\$137	\$2,660
21	\$1,373	\$1,147	\$139	\$2,660
22	\$1,457	\$1,061	\$142	\$2,660
23	\$1,546	\$969	\$145	\$2,660
24	\$1,641	\$872	\$148	\$2,661
25	\$1,741	\$768	\$151	\$2,661
26	\$1,849	\$659	\$154	\$2,662
27	\$1,963	\$542	\$157	\$2,662
28	\$2,083	\$418	\$160	\$2,662
29	\$2,212	\$287	\$163	\$2,662
30	\$2,347	\$148	\$166	\$2,662
Total	\$31,527	\$46,347	\$3,802	\$81,676

1 - Each year represents the assessment year ending September 1.

2 - The interest is calculated at an interest rate of 9.30% for years 1 through 5 and 6.30% thereafter on the Phase #2 Reimbursement Agreement.

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

Appendix G-5
Phase #2 Assessment Roll by Lot Type

Lot Type
Assessment
Equivalent Unit

Lot Type 5 (60 Ft)
\$42,308
1.11

Year¹	Principal	Interest²	Administrative Expenses³	Annual Installment
1	\$2	\$3,935	\$126	\$4,063
2	\$2	\$3,934	\$128	\$4,065
3	\$2	\$3,934	\$131	\$4,067
4	\$2	\$3,934	\$133	\$4,070
5	\$2	\$3,934	\$136	\$4,072
6	\$771	\$2,665	\$139	\$3,575
7	\$815	\$2,616	\$142	\$3,573
8	\$864	\$2,565	\$144	\$3,573
9	\$914	\$2,510	\$147	\$3,572
10	\$968	\$2,453	\$150	\$3,571
11	\$1,025	\$2,392	\$153	\$3,570
12	\$1,088	\$2,327	\$156	\$3,571
13	\$1,153	\$2,259	\$159	\$3,571
14	\$1,220	\$2,186	\$163	\$3,569
15	\$1,293	\$2,109	\$166	\$3,568
16	\$1,373	\$2,028	\$169	\$3,570
17	\$1,455	\$1,941	\$173	\$3,569
18	\$1,543	\$1,850	\$176	\$3,568
19	\$1,637	\$1,752	\$180	\$3,569
20	\$1,738	\$1,649	\$183	\$3,570
21	\$1,842	\$1,540	\$187	\$3,569
22	\$1,955	\$1,424	\$191	\$3,570
23	\$2,075	\$1,301	\$194	\$3,570
24	\$2,203	\$1,170	\$198	\$3,571
25	\$2,337	\$1,031	\$202	\$3,570
26	\$2,482	\$884	\$206	\$3,572
27	\$2,635	\$728	\$210	\$3,573
28	\$2,796	\$562	\$215	\$3,572
29	\$2,968	\$385	\$219	\$3,572
30	\$3,150	\$198	\$223	\$3,572
Total	\$42,308	\$62,197	\$5,102	\$109,607

1 - Each year represents the assessment year ending September 1.

2 - The interest is calculated at an interest rate of 9.30% for years 1 through 5 and 6.30% thereafter on the Phase #2 Reimbursement Agreement.

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