CITY OF McKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, January 16, 2018 | **6:00 PM** | **Council Chambers, 222 N. Tennessee Street, McKinney, TX 75069**

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Pastor Mark Turman, Crosspoint Church

CITIZEN COMMENTS

CONSENT AGENDA

These items consist of non-controversial or housekeeping items required by law. Items may be considered individually by any Council member making such request prior to a motion and vote on the Consent Items.

MINUTES

18-034 Minutes of the City Council Regular Meeting of January 2, 2018

Attachments: Minutes

18-012 Minutes of the Historic Preservation Advisory Board Regular Meeting of December 7, 2017

Attachments: Minutes

17-1073 Minutes of the McKinney Housing Finance Corporation Meeting of September 29, 2017

Attachments: Minutes

18-019 Minutes of the Planning and Zoning Commission Regular Meeting of December 12, 2017

Attachments: Minutes

ORDINANCES

18-035 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2017-2018 Annual Budget and Amending the 2018-2022 Capital Improvements Program; and Allowing a $23,000 Donation from the McKinney Armed Services Memorial Board to be Added to the Gold Star Memorial Project (PK1644)

Attachments: Ordinance

RESOLUTIONS

17-0001M Consider/Discuss/Act on a Resolution to Accept and File the Semiannual Impact Fee Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

Attachments: Resolution
Exhibit A (Semiannual Report)
Semiannual Report Appendix

18-036 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Birkhoff, Hendricks, & Carter, LLP to Provide Consulting Engineering Services for the WA1625 - University Pump Station - 920 PP Pump Project and Authorizing Any Supplemental Agreements

Attachments: Resolution
Location Map

18-037 Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Professional Engineering Services for Traffic Engineering

Attachments: Resolution
Consultant Score Sheets

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

This portion of the agenda consists of items requiring individual consideration by the Council.

17-0008Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located on the Northeast Corner of Alma Road and Eldorado Parkway, and Accompanying Ordinance

Attachments:
- PZ Minutes 12.12.17
- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Land Use and Tax Base Summary Map
- Land Use Comparison Table
- Ex. PD Ord. No. 1621
- Ex. PD Ord. No. 2003-02-015
- Proposed Ordinance
- Proposed Exhibits A-B
- PowerPoint Presentation

18-038 Presentations on Requests for Resolutions of Support for 2018 9% Low Income Housing Tax Credits (LIHTC) from Affordable Housing Developers

Attachments:
- Declared Disaster Counties
- 2018 LIHTC Council District HOA
- Spreadsheet Comparisons
- Existing and Proposed Tax Credit Properties
- 2018 LIHTC Presentation

18-039 Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Regarding the Application of Maddox Square LLC (Saigebrook Development) to the Texas Department of Housing and Community Affairs (TDHCA), for 9% Tax Credits for the Construction of Maddox Square

Attachments: Resolution of No Objection
Resolution of Opposition
Resolution of Support
Developer Submittal
Letter of Support
Maddox Square Presentation
Staff Evaluation

18-040 Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Regarding the Application of the Groundfloor Holdings LLC to the Texas Department of Housing and Community Affairs (TDHCA), for 9% Tax Credits for the Construction of Circle F Ranch Lofts

Attachments: Resolution of No Objection
Resolution of Opposition
Resolution of Support
Developer Submission
Circle F Ranch Presentation
Staff Evaluation

18-041 Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Regarding the Application of GroundFloor Holdings LLC to the Texas Department of Housing and Community Affairs (TDHCA), for 9% Tax Credits for the Construction of Circle F Ranch Seniors

Attachments: Resolution of No Objection
Resolution of Opposition
Resolution of Support
Developer Submittal
Circle F Ranch Presentation
Staff Evaluation

18-042 Consider/Discuss/Act on a Resolution Ratifying the First Amendment to the Interlocal Agreement with the Denton

County Transportation Authority ("DCTA") to Provide Transit Services to the McKinney Urban Transit District Service Area on Saturdays, and Approving the Second Amendment to said Interlocal Agreement to: (a) Add Contract Provisions Now Required for Compliance with Federal Contracting Guidelines; and, (b) Outline Changes in DCTA's Scope of Services Regarding the Use of Two (2) 2014 Glaval Titan LF Buses

Attachments: Resolution
DCTA ILA Amendment No. 1
DCTA ILA Amendment No. 2

18-043 Consider/Discuss/Act on a Resolution Revising the Lease Agreement for the Downtown Parking Garage, Generally Located on the Northeast Corner of Chestnut Street and Virginia Street

Attachments: Resolution
Presentation
Revised Lease

18-044 Consider/Discuss/Act on a Resolution Amending the 2018 - 2022 Capital Improvements Program, to Create a New CIP Project and Provide Funds for Gabe Nesbitt Park Improvements

Attachments: Resolution
Presentation

18-045 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Birkhoff, Hendricks, & Carter, LLP to Provide Consulting Engineering Services for the Update of the WA4202 - Water Master Plan, WW4209 - Wastewater Master Plan and Utility Impact Fee Project and Authorizing Any Supplemental Agreements

Attachments: Resolution

18-046 Consider/Discuss the Recent Implementation of EnerGov, McKinney's New Land Management Software System

Developed by Tyler Technologies, Inc.

Attachments: Presentation

18-047 Consider/Discuss/Act on Filling the Vacant Position on the McKinney Armed Services Memorial Board

Attachments: Applicants

CITIZEN COMMENTS

COUNCIL AND MANAGER COMMENTS

Council and Manager Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, traffic issues, upcoming meetings, informational update on City projects, awards, acknowledgement of meeting attendees, birthdays, requests of the City Manager for items to be placed on upcoming agendas, and condolences.

EXECUTIVE SESSION

In Accordance with the Texas Government Code:

A. Section 551.071 (2). Consultation with City Attorney on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed) and legal consultation on the following item(s), if any:

B. Section 551.072. Deliberations about Real Property
- Municipal Facilities
- Purchase and Sale Agreement by and between VTCR, LP, a Texas limited partnership, Prairie Flight, LP, a Texas limited partnership, and MADMT, LP, a Texas limited partnership and the City of McKinney, Texas
- Petition of the Cities of Garland, Mesquite, Plano and Richardson Appealing Wholesale Water Rates Implemented by North Texas Municipal Water District, PUC Docket No. 46662, Public Utility Commission of Texas

C. Section 551.087 – Discuss Economic Development Matters
- Project A146 – Project Frost
- Project A187 – Project Arlo
- Project A188 – Project Axle

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 12th day of January, 2018 at or before 5:00 p.m.

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Sandy Hart, TRMC, MMC
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at http://www.mckinneytexas.org/ada.

18-034

TITLE: Minutes of the City Council Regular Meeting of January 2, 2018

SUPPORTING MATERIALS:

Minutes

CITY COUNCIL REGULAR MEETING

JANUARY 2, 2018

The City Council of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on January 2, 2018 at 6:00 p.m.

Council Present: Mayor George C. Fuller, Mayor Pro Tem Rainey Rogers, Council members: Chuck Branch, Scott Elliott, Tracy Rath, and La'Shadion Shemwell. Absent: Council member Charlie Philips.

Staff Present: City Manager Paul Grimes; Assistant City Manager Barry Shelton; Assistant City Manager Steve Tilton; City Attorney Mark Houser; City Secretary Sandy Hart; Assistant to the City Manager Trevor Minyard; Executive Director of Development Services Michael Quint; Planning Director Brian Lockley; Planning Manager Matt Robinson; Fire Chief Danny Kistner; Fire Marshal Mike Smith; Director of Engineering Gary Graham; Engineering - Paul Tucker; CIP Manager Nicholas Ataie; IT Desktop Technician Trent South; Chief Financial Officer Mark Holloway; Chief Building Official Rick Herzberger; Police Officer Tyler Lewis; Assistant Fire Marshal Andrew Barr; Assistant Fire Chief Tim Mock; Assistant Fire Chief Chris Lowry; Assistant City Attorney Alan Lathrom; Parks and Recreation Director Mike Kowski; and Senior Financial Analyst Eric Corder.

There were ten guests present.

Mayor Fuller called the meeting to order at 6:02 p.m. after determining a quorum was present. Invocation was given by Reverend Dr. Phyllis Tippit, Trinity Presbyterian Church. Mayor Fuller led the Pledge of Allegiance.

Mayor Fuller called for Citizen Comments and there were none.

Council unanimously approved the motion by Councilwoman Rath, seconded by Council member Branch, to approve the following consent items:

18-001	Minutes of the City Council Regular Meeting of December 5, 2017
18-002	Minutes of the City Council Work Session of December 18, 2017
18-003	Minutes of the City Council Regular Meeting of December 19, 2017
17-1203	Minutes of the Main Street Board Meeting of November 6, 2017

17-1222 Minutes of the McKinney Community Development Corporation Meeting of November 16, 2017

17-1216 Minutes of the McKinney Economic Development Corporation Meeting of November 28, 2017

18-004 Consider/Discuss/Act on an Ordinance Amending the Code of Ordinances of the City of McKinney, Texas Chapter 122, "Construction Regulations," by Amending Article II, "Building Codes," by Amending Section 122-25, "International Building Code and International Residential Code Adopted," Section 122-26, "Amendments to Building and Residential Codes," Section 122-30, "International Mechanical Code Adopted; Amendments," Section 122-31, "International Plumbing Code Adopted," Section 122-32, "Amendments to Plumbing Code," Section 122-35, "International Energy Conservation Code Adopted," Section 122-36, "Amendments to Energy Conservation Code," and Section 122-38, "International Property Maintenance Code Adopted," and Adding a New Section 122-34, Entitled "International Fuel Gas Code Adopted," and Amending Chapter 126, "Housing," by Amending Article II, "Substandard Structures," by Amending Section 126-40, "International Property Maintenance Code Adopted," to adopt the 2015 Editions of International Codes; Through the Amendment of Chapter 122, "Construction Regulations," by Amending Article III, "Electrical Installations," by Amending Section 122-97, "Issuance Generally," Section 122-128, "National Electrical Code Adopted," and Section 122-129, "Amendments to Electrical Code," by adopting the 2017 Edition of the National Electric Code and by Deleting Sections 122-67, 122-100, 122-101, 122-104 Through 122-107, 122-134, 122-136 Through 122-141, 122-143 and 122-144; and by Adopting the Local Amendments to such International Codes and the National Electric Code and Certain Amendments Recommended by the North Central Texas Council of Governments. Caption reads as follows:

ORDINANCE NO. 2018-01-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, THROUGH THE AMENDMENT OF CHAPTER 122, "CONSTRUCTION REGULATIONS," BY AMENDING ARTICLE II, "BUILDING CODES," BY AMENDING SECTION 122-25, "*INTERNATIONAL BUILDING CODE* AND *INTERNATIONAL RESIDENTIAL CODE* ADOPTED," SECTION 122-26, "AMENDMENTS TO BUILDING AND RESIDENTIAL CODES," SECTION 122-30, "*INTERNATIONAL MECHANICAL CODE* ADOPTED; AMENDMENTS," SECTION 122-31, "*INTERNATIONAL PLUMBING CODE* ADOPTED," SECTION 122-32, "AMENDMENTS TO PLUMBING CODE," SECTION 122-35, "*INTERNATIONAL ENERGY CONSERVATION CODE* ADOPTED," SECTION 122-36, "AMENDMENTS TO ENERGY CONSERVATION CODE," AND SECTION 122-38, "*INTERNATIONAL PROPERTY MAINTENANCE CODE* ADOPTED," AND ADDING A NEW SECTION 122-34, ENTITLED "*INTERNATIONAL FUEL GAS CODE* ADOPTED," AND THROUGH THE AMENDMENT OF CHAPTER 126, "HOUSING," BY AMENDING ARTICLE II, "SUBSTANDARD STRUCTURES," BY AMENDING SECTION 126-40, "*INTERNATIONAL PROPERTY MAINTENANCE CODE* ADOPTED," FOR THE PURPOSE OF ADOPTING THE 2015 EDITIONS OF SUCH INTERNATIONAL CODES; THROUGH THE AMENDMENT OF CHAPTER 122, "CONSTRUCTION REGULATIONS," BY AMENDING ARTICLE III, "ELECTRICAL INSTALLATIONS," BY AMENDING SECTION 122-97, "ISSUANCE GENERALLY," SECTION 122-128, "NATIONAL ELECTRICAL CODE ADOPTED," AND SECTION 122-129, "AMENDMENTS TO ELECTRICAL CODE," FOR THE PURPOSE OF ADOPTING THE 2017 EDITION OF THE NATIONAL ELECTRIC CODE AND BY DELETING SECTIONS 122-67, 122-100, 122-101, 122-104 THROUGH 122-107, 122-134, 122-136 THROUGH 122-141, 122-143 AND 122-144; AND BY THE ADOPTION OF LOCAL AMENDMENTS TO SUCH INTERNATIONAL CODES AND THE NATIONAL ELECTRIC CODE INCLUDING, BUT NOT LIMITED TO, CERTAIN AMENDMENTS RECOMMENDED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, AND PROVIDING FOR ENFORCEMENT; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING AN EFFECTIVE DATE

18-009 Consider/Discuss/Act on an Ordinance Amending Chapter 42, Fire Prevention and Protection of the Code of Ordinances of the City of McKinney, Texas by Repealing Article II, "Fire Prevention Code" in its Entirety and Adopting a New Article II, Title "Fire Prevention Code" to Adopt the 2015 Edition of the International Fire Code, and the North Central Texas Council of Governments Recommended Amendments. Caption reads as follows:

ORDINANCE NO. 2018-01-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING CHAPTER 42, “FIRE PREVENTION AND PROTECTION,” OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, BY REPEALING ARTICLE II, “FIRE PREVENTION CODE,” IN ITS ENTIRETY AND ADOPTING A NEW ARTICLE II, ALSO ENTITLED “FIRE PREVENTION CODE,” TO ADOPT THE 2015 EDITION OF THE *INTERNATIONAL FIRE CODE* AND LOCAL AMENDMENTS THERETO INCLUDING, BUT NOT LIMITED TO, CERTAIN AMENDMENTS RECOMMENDED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, AND PROVIDING FOR ENFORCEMENT; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING AN EFFECTIVE DATE

18-010 Consider/Discuss/Act on an Ordinance Repealing Chapter 42, Article III, Sections 42-56 through 42-67 of the Code of Ordinances of the City of McKinney, Texas Entitled "Open Burning" and Establishing a New Chapter 42, Article III, Sections 42-56 through 42-68, Entitled "Open Burning". Caption reads as follows:

ORDINANCE NO. 2018-01-003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, REPEALING CHAPTER 42, ARTICLE lll, SECTIONS 42-56 THROUGH 42-67 OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, ENTITLED "OPEN BURNING," AND ESTABLISHING A NEW CHAPTER 42, ARTICLE lll, SECTIONS 42-56 THROUGH 42-68, ENTITLED "OPEN BURNING"; ESTABLISHING A PROHIBITION OF OPEN BURNING IN THE CITY OF McKINNEY UNLESS CONSISTENT WITH THIS ORDINANCE; ESTABLISHING VIOLATIONS AND PENALTIES; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

END OF CONSENT

17-1255 Mayor Fuller called for Consideration/Discussion/Action on a Facilities Agreement for Lots 1-3, Block A of the Yakman Prather Odle Addition, Located Approximately 4,900 Feet South of FM 546 and on the West Side of County Road 318. Planning Manager Matt Robinson stated this

property is located within the ETJ. The applicant has indicated the desire not to construct the typical required improvements which includes construction of a 12 inch water line and an 8 inch sewer line. The proposed facilities agreement limits the property to one single family home on each lot. Approval of this agreement will allow the property owner to move forward with the associated preliminary-final plat. Staff recommends approval of the facilities agreement. Council unanimously approved the motion by Council member Elliott, seconded by Councilwoman Rath, to approve a Facilities Agreement for Lots 1-3, Block A of the Yakman Prather Odle Addition, located approximately 4,900 feet south of FM 546 and on the west side of County Road 318.

17-287PF Mayor Fuller called for Consideration/Discussion/Action on a Preliminary-Final Plat for Lots 1-3, Block A of the Yakman Prather Odle Addition, Located Approximately 4,900 Feet South of FM 546 and on the West Side of County Road 318. Planning Manager Matt Robinson stated this item is brought before Council to consider the six variances being requested by the applicant. This is a companion item to the previously approved Facilities Agreement. Staff is recommending approval of the plat. Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Mayor Fuller, to approve a Preliminary-Final Plat for Lots 1-3, Block A of the Yakman Prather Odle Addition, located approximately 4,900 feet south of FM 546 and on the west side of County Road 318.

18-005 Mayor Fuller called for Consideration/Discussion/Action on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Garney Companies, Inc. for the Construction of the WA8132 - Redbud Pump Station Site Development Project. CIP Manager Nick Ataie stated this item is to award a bid for the construction of the Redbud Pump Station. This pump station will serve two of the three major water areas in the City and is the last major pump station

facility identified in the City's current water master plan. The construction will be phased with the construction of an 8 million gallon storage tank. Due to the size and scope of this project, staff worked with Purchasing to solicit this as a competitive bid proposal. We received six sealed proposals. The base bid amount includes the City's pump station facility as well as the North Texas Municipal Water District components of the project. An added alternate item was included for a different tier of back-up generators for the pump station facility. Staff determined that item to not be beneficial to the project and as such excluded that alternate bid. Staff recommends award of the construction bid to Garney Companies, Inc. in an amount not to exceed $24,548,350. Council unanimously approved the motion by Councilwoman Rath, seconded by Mayor Pro Tem Rogers, to approve a Resolution authorizing the City Manager to execute a contract and all necessary change orders with Garney Companies, Inc. for the construction of the WA8132 - Redbud Pump Station Site Development Project. Caption reads as follows:

RESOLUTION NO. 2018-01-001 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF $23,154,100 WITH GARNEY COMPANIES, INC. FOR THE CONSTRUCTION OF THE REDBUD PUMP STATION SITE DEVELOPMENT PROJECT AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO AN AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED $24,548,350

18-006 Mayor Fuller called for Consideration/Discussion/Action on a Resolution Authorizing the City Manager to Execute a Contract with Alliance Geotechnical Group, Inc. for Materials Testing and Inspection Services for the WA8132 - Redbud Pump Station Site Development Project. CIP Manager Nick Ataie stated this item is the construction materials testing component of the Redbud Pump Station Site Facility. The materials testing will include grading, soil stabilization, concrete reinforcement, masonry, typical components in this type of facility construction, in an

amount not to exceed $94,000. Council unanimously approved the motion by Council member Elliott, seconded by Mayor Pro Tem Rogers, to approve a Resolution authorizing the City Manager to execute a contract with Alliance Geotechnical Group, Inc. for Materials Testing and Inspection Services for the WA8132 - Redbud Pump Station Site Development Project. Caption reads as follows:

RESOLUTION NO. 2018-01-002 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF $84,923 WITH ALLIANCE GEOTECHNICAL GROUP, INC. FOR MATERIAL TESTING AND INSPECTION SERVICES FOR THE CONSTRUCTION OF THE REDBUD PUMP STATION SITE DEVELOPMENT PROJECT AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF $94,000

18-007 Mayor Fuller called for Consideration/Discussion/Action on an Ordinance Amending the Fiscal Year 2017-2018 Budget to Re-appropriate Projects/Items Carried from Last Fiscal Year. Chief Financial Officer Mark Holloway stated that it is time to do our fiscal year 2018 re-appropriation. Funds that are budgeted but not used last fiscal year, we are asking for these to be re-appropriated into the fiscal year 2018 budget. They are routine operating and non-CIP project expenses that cross years and are more than $5,000. These are projects and contractual items that would be encumbered in 2017 but some of the items were not received until 2018. We have to record the expense in 2018 which means we need an appropriation. In the general fund, one that we ordered at the beginning of the fiscal year 2017 was the fire truck for Station #9. That truck has been delayed. We have paid for it but we have to expense it this year. The police body cameras that were funded mid-year have not come. The risk and insurance fund has $417,000 of property claims. We are waiting to pay out claims on hail damage we received. The following companion item is required to re-appropriate the committed projects for the MEDC, MCDC, and MHFC. Council

unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Councilwoman Rath, to approve an Ordinance amending the Fiscal Year 2017-2018 Budget to Re-appropriate Projects/Items carried from last fiscal year. Caption reads as follows:

ORDINANCE NO. 2018-01-004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS AUTHORIZING CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2017-2018 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

18-011 Mayor Fuller called for Consideration/Discussion/Action on an Ordinance Amending the Fiscal Year 2017-2018 Budget for MEDC, MCDC & MHFC to Re-appropriate Projects/Items Carried from Last Fiscal Year. Council unanimously approved the motion by Council member Shemwell, seconded by Mayor Pro Tem Rogers, to approve an Ordinance amending the Fiscal Year 2017-2018 Budget for MEDC, MCDC & MHFC to Re-appropriate Projects/Items carried from last fiscal year. Caption reads as follows:

ORDINANCE NO. 2018-01-005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS AUTHORIZING CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2017-2018 BUDGET FOR MEDC, MCDC, AND MHFC; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

18-008 Mayor Fuller called for Consideration/Discussion on Requests for Resolutions of Support for 2018 9% Low Income Housing Tax Credits (LIHTC) from Affordable Housing Developers. Assistant City Manager Barry Shelton stated that this discussion is related to the 9% low-income housing tax credit program which is a competitive process with points awarded. Based on the revisions to the tax credit Qualified Allocation Plan made by the Governor's office in late December 2017, an Application may receive ten (10) points if at the time of Application submission or at any time within the two-year period preceding the date of submission, the Development Site is located in an area declared to be

a disaster area. Collin County is one of these counties. If a development wishes to receive the 10 points and is located in one of these counties, a completed application must be received to TDHCA prior to January 26, 2018 at 5:00 p.m. Tonight we are offering the information, not asking for any action. The City has received six applications and because there is so much information, we wanted the Council to have it in advance. Each of the six applications will be presented to the Council for consideration at the January 16th meeting for potential adoption of Resolutions of Support, Resolutions of No Objection or Resolutions of Objection to these projects. Staff is continuing to evaluate each of these applications based on the criteria of the City's policy. Councilwoman Rath asked for the Resolution that the City Council passed with the scoring criteria be sent to Council as a refresher. Mr. Shelton stated that the highest number of points are awarded with projects that have a Resolution of Support that gives them 17 points. The Resolution of No Objection which is we are not supporting and not against the project will give them 10 points. The Resolution of Objection would not give them any points. In two weeks, you will be provided individual staff reports that determine if each of the applications meet the criteria set forth in the City's policy. Mr. Shelton stated that if they do receive a Resolution of Support, it does not mean they will receive the 9% credits. They apply for the 9% credits which is the competitive process. If any of the projects fall short of the points on the state level, they could submit for the 4% credits which are noncompetitive and available if you meet that criteria.

Mayor Fuller called for Citizen Comments.

Ms. Juanita Horne, 2580 Collin McKinney Parkway, McKinney spoke about the high cost of living in McKinney.

Mayor Fuller called for Council and Manager Comments.

Council member Shemwell wished everyone a Happy New Year. Mr. Shemwell thanked the McKinney Police Department for their handling of a situation over the holidays. It was pretty fantastic to see those officers handling the situation in the

manner they did and no one lost their lives. Thank you, McKinney Police Department, for the outstanding job and the manner in which the situation was handled.

Council member Branch wished everyone a Happy New Year and a great and wonderful prosperous 2018.

Councilwoman Rath wished everyone a Happy New Year. Ms. Rath thanked staff for getting the part replacement to provide heat in Council Chambers. Thank you to staff for getting the heating repaired.

Council member Elliott stated the New Year is often time for New Year's resolutions and some of those resolutions have to do with helping those that are less fortunate. If you are looking for a place to pursue your passion and help others, I can't think of a better website or person to find than Dana Riley at Volunteer McKinney. She will work with you to find a good fit and do what you do best for others. I encourage you to visit the website. If you have a particular passion, I would be stunned if there was not an opportunity within the Volunteer McKinney umbrella to pursue them.

Mayor Pro Tem wished everyone a Happy New Year.

City Manager Grimes extended Happy New Year wishes from the Staff of the City of McKinney. Mr. Grimes announced that with the end of the holiday season, people are starting to recycle including Christmas trees. We encourage residents to recycle holiday decor and curbside pickup for Christmas trees is offered on your regular trash day until January 12th. You can bring trees to the soccer complex on Eldorado and Alma Road at Gabe Nesbitt Park through January 12th. You can go to the City’s website for more information. Mr. Grimes recognized that the City had two long serving public servants retire - Paul Peterman who served as a building inspector and worked 35+ years in the public sector serving in this role in one capacity or another. Mr. Grimes recognized Captain Bailey Mercer who retired after 33 years of service to the citizens of McKinney as a firefighter. After 33 years, you can say he earned it and he said to me he is not retiring, just going to a new chapter in his life. We wish both of them well. On February 2nd, the Council will be holding a half-day strategic planning workshop. Half-day sounds like a long time but it is a big strategic plan. The facilitator will be contacting the Mayor and Council to schedule a one-on-one conference call with you to get your expectations. We are looking forward to that day and want to make sure it's productive

for you. The Strategic Plan is what gives us our course so everybody's participation is critical and we look forward to working with you on behalf of staff.

Mayor Fuller wished everyone a Happy New Year.

Mayor Fuller recessed the meeting into executive session at 6:37 p.m. per Texas Government Code Section 551.071 (2) Consultation with City Attorney on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed), Section 551.072 Discuss Real Property, and Section 551.087 Discuss Economic Development Matters as listed on the posted agenda. Mayor Fuller recessed back into open session at 6:55 p.m.

Mayor Fuller called for Action on Executive Session Items.

Council unanimously approved the motion by Councilwoman Rath, seconded by Council member Elliott, to approve the settlement agreement with City of McKinney v. Leo A. Daly v. Raymond L. Goodson, Inc. as discussed in Executive Session.

Council unanimously approved the motion by Council member Elliott, seconded by Council member Shemwell, to adjourn. Mayor Fuller adjourned the meeting at 6:58 p.m.

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GEORGE C. FULLER
Mayor

ATTEST:

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SANDY HART, TRMC, MMC
City Secretary

18-012

TITLE:	Minutes of the Historic Preservation Advisory Board Regular Meeting of December 7, 2017

SUPPORTING MATERIALS:

Minutes

HISTORIC PRESERVATION ADVISORY BOARD

DECEMBER 7, 2017

The Historic Preservation Advisory Board of the City of McKinney, Texas met in regular session in the 2nd Floor Conference Room of the Municipal Building on Thursday, December 7, 2017 at 5:30 p.m.

Board Members Present: Chairperson Jonathan Ball, Vice-Chairperson Amber Douzart, Peter Bailey, Shannon Burton, Terrance Wegner, and Lance Hammond

Board Member Absent: Karen Zupanic

Staff Present: Planning Manager Matt Robinson, Historic Preservation Officer Guy Giersch, and Administrative Assistant Terri Ramey

There were two guests present.

Chairperson Ball called the meeting to order at 5:30 p.m. after determining a quorum was present.

The Board unanimously approved the motion by Board Member Burton, seconded by Board Member Wegner, to approve the following consent item, with a vote of 5-0-0.

17-1159 Minutes of the Historic Preservation Advisory Board Regular Meeting of November 2, 2017

END OF CONSENT

Chairperson Ball continued the agenda with the Discussion Items.

17-1160 Discuss McKinney's Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, gave a presentation on the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program. He stated that the program was initially adopted in 2007 with a maximum annual aggregate cap for the program of $50,000 per year. Mr. Giersch stated that the annual aggregate cap for the tax incentive was increased to $100,000 per year in 2013 and $150,000 per year in 2015. He stated that since the HNIZ Program was adopted in 2007, the City has approved a total of 99 houses for the program. Mr. Giersch stated that the current annual aggregate cap for the program is almost met. He explained the three levels of tax incentive exemptions. Mr. Giersch asked the board members for their recommendations for the program. He stated that Staff would be going before City Council at the December 18, 2017 Work Session to receive direction from Council.

Board Member Burton asked if any of the houses in the program would be terming out soon to make more money available in the program. Mr. Giersch stated that none of the approved houses were close to terming out in the program.

Board Member Burton asked if the Historic Preservation Advisory Board had only approved Level 1 tax incentives. Mr. Giersch said yes. He stated that Level 2 and Level 3 tax incentives require approval from the Building and Standards Commission.

Board Member Bailey stated that the City of McKinney has a unique and large historic district compared to other cities. He stated that our historic district brings people to the city and that they then spend money at the various restaurants and shops.

Board Member Burton asked if the requested increase in the yearly amount would cover the property value increases in the current houses and new houses added to the program. Mr. Giersch said it would cover both for a period of time.

Board Member Wegner stated that if the yearly amount was increased to $200,000 that it could be depleted in a couple of years. Mr. Matt Robinson, Planning Manager for the City of McKinney, stated that Staff had gone before City Council two years ago for an increase in the program and it was almost maxed out. He asked the board members for feedback on the program.

Board Member Hammond arrived at 5:44 p.m.

Board Member Wegner suggested asking for a larger increase and setting the yearly limit for the program to $250,000, so that it would not be depleted so quickly.

Chairperson Ball asked Staff how they thought the new City Council members felt about the program and how much they might be willing to increase the yearly tax incentive amount. Mr. Robinson stated that Staff would take the board member's feedback to City Council. He stated that Staff would be seeking City Council's direction at the work session on Monday, December 18th. Mr. Robinson stated that Staff would then work on revising the ordinance and bringing it back before City Council at a later date for consideration.

Board Member Wegner stated that $250,000 was not a lot of money for the benefits that were generated with the program. He stated that the program was very important for the Historic District.

Board Member Hammond stated that the total amount allowed in the program would not necessarily be spent each year. He stated that a number of factors would determine how much money was spent.

Board Member Burton asked how many houses have been added to the program in the past couple of years. Mr. Robinson stated that the number of houses added to the program had increased over the past couple of years. He stated that the valuation of the properties had also increased over time, which decreased the yearly total amount available in the program.

Board Member Bailey asked if the Historic Preservation Advisory Board Members need to attend the City Council Work Session on Monday, December 18th. Mr. Giersch stated that they were welcome to attend it; however, if more than three members attended the meeting it would need to be posted as having a quorum present. Mr. Robinson stated that Staff would be presenting to City Council and asking for their direction. He stated that it would not be a public hearing item. Mr. Robinson stated that what he was hearing was that the general recommendation from the Board Members was that they recommended increasing the program's aggregate cap to $250,000 yearly.

Board Member Bailey questioned how long that amount might last before maxing out. Mr. Robinson stated that it would depend on a variety of things. Mr. Giersch stated that there were approximately seven submittals for the program pending at this time.

Board Member Wegner asked when one of the houses in the program sells if the tax exemption continues with the new owners. Mr. Giersch said yes and that it is tied with the property and not the property owners.

Board Member Wegner stated that at some point there would be a saturation point. He stated not all buildings were significant. Mr. Giersch stated that was true. Mr. Robinson stated that the program covers a larger area than just the Historic District. He stated that it covered the Historic Neighborhood Investment Zone as shown in Exhibit A in the ordinance, which was included in the Staff Report.

Board Member Bailey asked if Staff was looking at making changes to the Neighborhood Empowerment Zoning (NEZ) program. Mr. Robinson stated that Staff was not looking at making any changes to it at this time. Mr. Giersch stated the NEZ program had to do with new construction and impact fee reimbursements. He stated that the

program is designed to get new construction to be compatible with the surrounding neighborhood.

17-1161 Discuss Historic Home Recognition Calendar

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, stated that Staff had received approximately 50 nominations for the 2018-2019 Historic Home Recognition Program calendar. A list of the nominations was distributed to the Board Members. He requested that they go by the nominated houses to rank them on a scale of 1 – 5, with one being the lowest score and five being the highest score, prior to the next meeting. Mr. Giersch stated photographs of each nominated house would be viewed and voted on at the January meeting. He stated that the Board Members would rank the14 houses in order to select the houses that will be featured in the next calendar.

Chairperson Ball suggested that the calendar should have a variety of architectural styles. Board Member Wegner requested that Staff add the architectural style for each house to the scoring sheet.

END OF DISCUSSION ITEMS

Mr. Guy Giersch, Historic Preservation Officer for the City of McKinney, discussed the draft electronic Walking Tour for the Historic District. He asked the Board to review it and note any corrections that needed to be made. He thanked Vice-Chairperson Douzart's assistant in developing the electronic document. Board Member Wegner suggested including all of the properties with historic markers to the electronic Walking Tour. Mr. Giersch stated that there would be an electronic Downtown McKinney Walking Tour created at a later time. Board Member Bailey asked if the City would have electronic devices that could be loaned out to the public for the Walking Tours. Mr. Giersch stated that was not possible at this time and that it might be hard to get the devices back afterwards.

There being no further business, Chairperson Ball declared the meeting adjourned at 6:13 p.m.

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JONATHAN BALL
Chairperson

17-1073

TITLE: Minutes of the McKinney Housing Finance Corporation Meeting of September 29, 2017

SUPPORTING MATERIALS:

Minutes

McKINNEY HOUSING FINANCE CORPORATION BOARD

SEPTEMBER 29, 2017

The McKinney Housing Finance Corporation of the City of McKinney, Texas met in the 2nd Floor Conference Room, 222 N. Tennessee Street, McKinney, Texas on September 29, 2017 at 8:00 a.m.

Board Members Present: Semiramis Amirpour, Treasurer James Bresnahan, President Harry Hickey, and Vice President Bridgette Wallis. Absent: Dean Aslinia, Jason Laseter and Bruce Quernemoen.

Guests on Conference Call: James Plummer, Partner, Norton Rose Fulbright US LLP; Tim Nelson, Managing Director, Hilltop Securities Inc; and Tekevwe Okobiah, Sphinx Representative, Sphinx Development Corporation.

Staff Present: Janay Tieken, Housing and Community Development Manager and Cristel Todd, Affordable Housing Administrator.

President Hickey presided and called the meeting to order at 8:07 a.m. after determining a quorum was present.

17-938 Minutes of the McKinney Housing Finance Corporation Meeting of June 9, 2017. Board unanimously approved the motion by Board member Amirpour, seconded by Vice President Wallis, to approve the Minutes of the McKinney Housing Finance Corporation Meeting of June 9, 2017.

17-939 President Hickey called for an Update on Completed Home Rehabilitation Projects. Staff Member Todd provided project completion stats for the Home Rehabilitation projects on High Crest and Tennessee. The High Crest Rehabilitation included: tree removal, striping and installing new roof, all new vinyl siding, fascia, gutters, replacing exterior and interior doors, repairing covering to wood chimney, replacing all flooring in the home, installing new faucets in the kitchen and bathroom, clearing drain at bathtub and installing hardwired smoke detectors and carbon monoxide detector. Total project cost was $19,035. The Tennessee Rehabilitation included: Foundation repair, grading and compacting the yard, demo and replacing the concrete sidewalk,

Repairing damaged sewer and water lines, replacing drain pipe, replacing gas lines, installing new water heater, installing new drain line and trap for the tub, rewiring electrical system, replacing main service, placing insulation in attic, replacing skirting and installing hardwired smoke detectors and carbon monoxide detector. Total project cost was $39,166.

17-941 President Hickey called for Discussion on City Council Comments and Direction from the City Council Work Session on September 18, 2017. After much discussion on the timeline from the past year, it was stated by Staff member Tieken that Sphinx came back to City Council to see if they were supportive of the co-development role for the McKinney Housing Finance Corporation (MHFC) that was the purpose of the Work Session. If the Board wants to move forward it will go back to City Council on October 17th, 2017. If the recommendation is no then the deal is dead. Vice President Wallis wanted to clarify that if we look at the City Council Work Session Agenda, there's nothing about Sphinx in the discussion. Sphinx was added as an example. Sphinx is in the agenda, stated Staff member Tieken. I think that's what the confusion was at the work session. They didn't know if we were talking about co-development in general or Sphinx. Staff member Tieken stated we were talking about both. In the manger's notes sent out, the first item was, do you want the MHFC in the co-development role? And the second item was, if you do, do you want to move forward with Sphinx? That's why Council wanted it to come to the MHFC then go back to them. Vice President Wallis requested the Council Agenda item be pulled up for review. The item was pulled up then reviewed and Sphinx was listed in the agenda item but wasn't listed in the title of the agenda item. Vice President Wallis stated that it would be good to watch the item because City Council was just as confused about the item. At this time, the Board conferenced in James Plummer, Partner, Norton Rose Fulbright US LLP. Mr. Plummer

provided the Board with an overview of the co-developer role. The public private concept structure has been successful for over 20 years. In his 30 years of experience twice an HFC has been sued and both times they were removed from the lawsuit without any liability. The Structure is risk free and generates income. Vice President Wallis asked about the pitfalls with retail? Board member Bresnahan asked if retail was included in the income? Vice President Wallis asked if there are any land restrictions? Vice President Wallis asked if people go into development agreements with people you don't know? Mr. Plummer then backed up and explained the steps of the process. Vice President Wallis asked what the next steps are if approved today? Staff member Tieken stated we would work with Council to develop a partnership agreement that would be brought back to the Board for approval and then that would go before City Council for final approval.

17-940 President Hickey called for Consideration/Discussion/Action on Making a Recommendation to City Council to Enter Into a Co-Developer Agreement with Sphinx Development Corporation for Sphinx at Throckmorton Villas. At this time, the Board conferenced in Tekevwe Okobiah, Sphinx Representative, Sphinx Development Corporation. Staff member Tieken stated that this is to explore the possibility of doing a co-development agreement with Sphinx for the Sphinx at Throckmorton Villas. If you recommend that you do want to go into this agreement, that you want to negotiate in good faith, that will go back to City Council on October 17, 2017 for their approval. And then after that, the HFC will be able to start working with Council to negotiate the co-development agreement. Mr. Okobiah provided background on Sphinx Development Corporation. They have been in business since 1994 and have built and managed 10 properties with over 1,400 units all in the DFW area. One is a Senior development and the rest are multifamily. All have been successful; we have never defaulted on loans and have

reached stabilization on all properties. Vice President Wallis inquired about other income listed in the proforma. Mr. Okobiah stated that other income looks to late fees, application fees, pet fees, laundry space, other income outside of the rent. Sometimes to make a deal look better lenders can look toward a fraction of no more than 10-20% of the retail income that they will bank on. President Hickey asked, who are the principle owners of Sphinx? Board member Bresnahan asked if the property in Mesquite is similar to the one in McKinney in construction and appearance. Mr. Okobiah replied that it's not the same. McKinney will have more buildings with more townhomes. The Mesquite project was about a $26 million deal and McKinney is estimated at $41 million. Staff member Tieken asked if this development will have a parking garage. Mr. Okobiah stated the location in McKinney will not have structured parking. Vice President Wallis asked if it would be an issue if the city doesn't approve the live/work units. Mr. Okobiah responded that it was City staff that requested the units. Board member Bresnahan asked if Throckmorton Villas would look like the rendering that was given to him at the Council Work Session. Mr. Okobiah replied, yes and no, those things are always changing until the final construction documents. It provides an idea but it's not final. There were no other questions from the Board and the conference call was ended. Staff member Tieken stated I haven't done this before, my apologies if things are not clear. I'm trying to do the process the best I know how and to make it transparent and make sure everybody has the same information I have to move forward so you guys can make an informed decision. Vice President Wallis wanted to bring up one item that came up when we spoke with City Council at Work Session. Councilman Shemwell, District 1, brought up the fact that there are too many in District 1. When we were speaking specifically about co-development in general, putting out a Request for Qualifications, he said please make them not all in District 1. And I think

the problem I have is the same because our city was sued because we had too much in District 1. And here this is in District 1. If this was in another area I would really like it. We were sued, it went to the Housing Authority and they had to do a Request for Qualifications and now there are two 9% tax credit developments in the lower half of the West. Do we want our first co-development to be in an area that has been historically segregated? Board Member Amirpour asked, so how long do they have to have affordable housing? Staff member Tieken responded for 15 years. Vice President Wallis also expressed a concern with this Throckmorton Villas having a retail component. Board approved the motion by Board member Bresnahan, seconded by Board member Amirpour, to approve requesting City Council to instruct city staff to enter into negotiations with Sphinx, non-binding negotiations with a vote of 3 - 1 - 0, Vice President Wallis voting no.

Vice President Wallis commented that looking to doing a Request for Qualifications for the future. I think it's a good idea to be proactive and maybe we get more interest.

There being no further business to discuss, President Hickey adjourned the meeting at 9:35 a.m.

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HARRY HICKEY
President

18-019

TITLE:	Minutes of the Planning and Zoning Commission Regular Meeting of December 12, 2017

SUPPORTING MATERIALS:

Minutes

PLANNING AND ZONING COMMISSION

DECEMBER 12, 2017

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building, 222 N. Tennessee Street, McKinney, Texas on Tuesday, December 12, 2017 at 6:00 p.m.

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Deanna Kuykendall, Cam McCall, Pamela Smith, and Eric Zepp

Commission Members Absent: Janet Cobbel and Mark McReynolds - Alternate

Staff Present: City Secretary Sandy Hart; Director of Planning Brian Lockley; Planning Manager Samantha Pickett; Facilities Construction Manager Patricia Jackson; Planners Danielle Quintanilla, Melissa Spriegel, and David Soto; and Administrative Assistant Terri Ramey

There were eight guests present.

Chairman Cox called the meeting to order at 6:00 p.m. after determining a quorum was present.

The Commission unanimously approved the motion by Commission Member McCall, seconded by Chairman Cox, to approve the following two Consent items, with a vote of 6-0-0.

17-1200 **Minutes of the Planning and Zoning Commission Regular Meeting of November 28, 2017**

17-274CVP **Consider/Discuss/Act on a Conveyance Plat for Lots 1-3, Block A, of Freedom Powersports Addition, Located at the Southeast Corner of U.S. Highway 75 (Central Expressway) and Bloomdale Road**

END OF CONSENT

Chairman Cox continued the meeting with the Regular Agenda Items and Public Hearings on the agenda.

17-275Z **Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Allow for Retail, Office, and Multi-family Residential Uses, Located Approximately 200 Feet South of Chisholm Trail and on the East Side of Ridge Road (REQUEST TO BE TABLED)**

Ms. Melissa Spriegel, Planner I for the City of McKinney, explained that Staff recommends that the public hearing be continued and the item be tabled to the January

9, 2018 Planning and Zoning Commission meeting per the applicant's request. She offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member McCall, seconded by Commission Member Kuykendall, the Commission voted unanimously to continue the public hearing and table the proposed rezoning request to the January 9, 2018 Planning and Zoning Commission meeting as recommended by Staff, with a vote of 6-0-0.

17-0008Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located on the Northeast Corner of Alma Road and Eldorado Parkway

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone an approximately 2.42 acre tract of land from "PD" – Planned Development District to "C1" – Neighborhood Commercial District, generally to allow for low intensity commercial uses. Ms. Quintanilla stated that currently the property is zoned for office uses; however, the applicant has stated their intent to develop with the "C1" – Neighborhood Commercial District to allow for low intensity commercial uses that will supplement the existing, surrounding uses. She stated that to the west of the subject property there is single family residential and existing office uses. Ms. Quintanilla stated that to the north of the subject property there is an assisted senior living facility. She stated that to the east is a large medical office complex. Ms. Quintanilla stated that the recently built APEX Center is located to the south of the subject property on Eldorado Parkway. She stated that given that the property is at the intersection of Alma Road and Eldorado Parkway and the existing surrounding land uses, Staff was of the professional opinion that the rezoning request will be compatible for this area. Ms. Quintanilla stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Thomas (Tom) Dudney, 1600 N. Collins Boulevard, Richardson, TX, explained the proposed rezoning request. He stated that he was representing HHD McKinney MV, LLLP commonly known as Herrod Healthcare Development. Mr. Dudney stated that they developed and own the adjacent medical office facility to the east, on Eldorado Parkway. He stated that they originally acquired the entire site as part of their medical office

development. Mr. Dudney stated that they purchased more land than what was needed for this site. He stated that they withheld development of the subject property due to the traffic counts and the arterial nature of the site. Mr. Dudney stated that they were currently marketing the parcel for sale. He stated that based upon interest from the market, they believe that the highest and best use for the site would be a similar, small office development or a neighborhood-serving retail development. Mr. Dudney stated that the rezoning of the property as requested would allow for a low intensity retail use, which they believe would be beneficial for the surrounding community. He offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Zepp, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on January 16, 2018.

16-216SP3 Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for an Office and Storage Facility (Public Safety Building), Located Approximately 440 Feet East of Community Avenue and on the North Side of Taylor Burk Drive

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed site plan request. She stated that the City of McKinney has constructed a 27,501 square-foot office and storage facility at the existing Public Safety Building site. Ms. Quintanilla stated that this site plan was previously approved and now that the site is constructed, the City is requesting approval of a variance for an alternate screening device to screen the bay door located on the north side of the building from public right-of-way, Community Avenue. She stated that the City is requesting that the alternate screening device consist of fourteen Eastern Red Cedars to be planted along an existing wrought iron fence. Ms. Quintanilla stated that it was Staff's profession opinion that the City has met the intent of the Zoning Ordinance for the screening of the bay door, given that there is an existing wrought iron fence with masonry columns along the property line and the proposed

fourteen Eastern Red Cedars are to be planted along the existing wrought iron fence. She stated that Staff recommends approval of the proposed variance request and offered to answer questions. There were none.

Ms. Patricia Jackson, Facilities Construction Manager for the City of McKinney, stated that the City originally had an existing fence that was going to be removed and replaced with a similar fence. She stated that the City was proposing much more screening by planting 8 – 10-foot tall cedars, instead of the shorter plants that were approved with the current site plan. Ms. Jackson stated that she believed the City intends to plant approximately 23 cedars, instead of the 14 that Ms. Quintanilla mentioned earlier. She stated that the City was trying to screen the entire length of that area of the property. Ms. Jackson stated that it would be a much better screening device for the parking lot and canopy door. She offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Kuykendall, seconded by Vice-Chairman Mantzey, the Commission unanimously voted to close the public hearing and approve the proposed site plan as conditioned in the Staff Report, with a vote of 6-0-0.

17-259MRP Conduct a Public Hearing to Consider/Discuss/Act on a Minor Replat for Lots 1R and 2, Block A, of Homco Addition, Located at the Northwest Corner of Lavon Drive and Industrial Boulevard

Mr. Soto, Planner I for the City of McKinney, explained the proposed minor replat to subdivide an approximately 18.267 acre lot into two lots. He stated that the applicant has met all of the requirements of the Subdivision Ordinance. He stated that Staff recommended approval of the proposed minor replat and offered to answer questions. There were none.

Mr. Bill Perman, Cross Engineering, 131 S. Tennessee Street, McKinney, TX, explained the proposed minor replat. He concurred with the Staff Report and offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Zepp, seconded by Vice-Chairman Mantzey, the Commission voted unanimously to close the public hearing and approve the proposed minor replat as recommended by Staff, with a vote of 6-0-0.

Chairman Cox stated that the Planning and Zoning Commission was the final approval authority for the proposed minor replat.

17-0001M Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

Mr. Aaron Bloxham, Planner II for the City of McKinney, explained the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees as required by Chapter 395 of the Texas Local Government Code. He stated that this is required by law to be done every six months. Mr. Bloxham stated that the last report came before the Planning and Zoning Commission on May 23, 2017. He stated that the Planning and Zoning Commission also serves as the Capital Improvements Advisory Committee. Mr. Bloxham stated that the report includes the collection, transfer, and allocation of any roadway and utility impact fees for capital improvement projects. He stated that the Capital Improvements Plan for the Semiannual Report was adopted on November 19, 2013 as part of the 2012-2013 Impact Fee Update. Mr. Bloxham stated that this was not the same as the City's overall Capital Improvements Program. He stated that the end of year Roadway Impact Fee fund activity started out with approximately $4.9 million, with an increase of approximately $4.7 million, the City spent approximately $2.9 million, and the remaining available funds are approximately $6.7 million. Mr. Bloxham then discussed the Utility Impact Fee fund activity. Mr. Bloxham stated that there was only one Utility Service Area that includes the City limits and Extraterritorial Jurisdiction (ETJ). He stated that the Utility Impact Fees fund started out with approximately $8.3 million, collected $3.5 million, spent $3.3 million, allocated $4.8 million to future projects, and the remaining available funds are approximately $3.7 million. Mr. Bloxham briefly discussed some of the active Roadway Impact Fee and Utility Impact Fee projects for this fiscal year. He stated that Staff recommends filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees and offered to answer questions.

Chairman Cox asked for a timeline and details regarding Custer Road, north of U.S. Highway 380 (University Drive). Mr. Bloxham stated that the project was for the expansion of the roadway. He stated that the City was helping with the design phase of the project. Mr. Bloxham stated that the completion time for the design portion of the project is July

2018; however, that could change. He stated that the City of McKinney is partnering with the Texas Department of Transportation (TxDOT), since Custer Road (CR 2478) is a state-owned roadway. Chairman Cox asked what type of road was being proposed. Mr. Bloxham stated that it would be an ultimate six-lane road and would match the portion of the road to the south.

Commission Member Smith asked if the fund balance was for projects not identified. Mr. Bloxham that those funds are available for future projects. Commission Member Smith asked if there was a list of potential projects. Mr. Bloxham stated projects would need to be identified on the Capital Improvements Plan to be eligible for those funds.

Chairman Cox asked Ms. Jennifer Arnold, Planning Manager for the City of McKinney, if she saw areas in the service areas where development was occurring. Ms. Arnold stated that the City was seeing a lot of growth pressures in the Northwest Sector. She stated that Staff anticipates over the next 10 – 15 years to see a big push for projects in Service Areas C and D. Ms. Arnold stated that there is so much development moving northward in that area that there would likely be some more need for added capacity in the planned roadways. Chairman Cox asked for clarification in the eastern boundary of Service Area C. Ms. Arnold stated that it was Lake Forest. Chairman Cox also asked for the northern boundary of Service Area C. Ms. Arnold stated that it is future Laud Howell Parkway or thereabouts.

Chairman Cox asked where Ms. Arnold saw funds being spent in the service areas. Ms. Arnold stated that you could only spend Roadway Impact Fees funds in the service area where they were collected. She stated that it was dependent on the development activity. Ms. Arnold stated that there had been a lot of development in the Regional Employment Center (REC), Service Areas H, I, and a little bit in J. She stated that in the future she saw it moving more north of U.S. Highway 380 (University Drive). Ms. Arnold stated that at in the latter part of 2018 the City will be doing a major update to the Roadway and Utility Impact Fee Ordinances as required by State law and the first implementation of the Comprehensive Plan with the updated Master Thoroughfare Plan being adopted hopefully by the end of next year.

Commission Member Zepp asked if the City was in discussion with the State of Texas about improving State Highway 5 (McDonald Street) in the Downtown McKinney

area. Ms. Arnold said yes. Commission Member Zepp asked where the City would get the funds for it. Ms. Arnold stated that would be a better question for the McKinney's Engineering Department. She offered to research into that question and get back to the Commission. Ms. Arnold stated that Roadway Impact Fee funds could only be used on projects that add capacity to a roadway. She stated that we would not be adding lanes to the section of State Highway 5 (McDonald Street) near Downtown McKinney; therefore, we would not be adding capacity. Ms. Arnold stated that it might not be impact fee eligible; however, there might be some pieces of it that might be eligible. She stated that the partnership that the City has with Texas Department of Transportation (TxDOT) on that portion of roadway was looking primarily at other sources of funding to supplement it.

Vice-Chairman Mantzey asked if anything would be changing considering the recent changes in State law regarding annexations and where we currently have the City boundaries are located. Ms. Arnold stated that Planning and Engineering Staff presented an item to City Council last week to open up the Capital Improvement Program (CIP) to look at opportunities or areas where we may need to modify how the City approaches it. She stated that Staff had not started that process yet. Ms. Arnold stated that Staff would also be looking at the Subdivision Ordinance and Utility Ordinances.

Chairman Cox opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Zepp, seconded by Vice-Chairman Mantzey, to close the public hearing and recommend filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees, with a vote of 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting of January 16, 2018.

END OF REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

There being no further business, Chairman Cox declared the meeting adjourned at 6:35 p.m.

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BILL COX
Chairman

18-035

TITLE: Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2017-2018 Annual Budget and Amending the 2018-2022 Capital Improvements Program; and Allowing a $23,000 Donation from the McKinney Armed Services Memorial Board to be Added to the Gold Star Memorial Project (PK1644)

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: January 16, 2018

DEPARTMENT: Parks and Recreation

CONTACT: Michael Kowski, Director of Parks and Recreation

RECOMMENDED CITY COUNCIL ACTION:

- Approval of the attached Ordinance.

ITEM SUMMARY:

- This Ordinance amends the 2017-2018 annual CIP budget and the 2018-2022 Capital Improvements Program, by accepting $23,000 in donations from the McKinney Armed Services Memorial Board ($4,000 deposited in the Veterans Memorial Fund and $19,000 deposited in the Parks Construction Fund) and appropriating $23,000 in the Parks Construction Fund for CIP project PK1644 Gold Star Memorial.

BACKGROUND INFORMATION:

- The Gold Star Memorial Project (PK1644) is a FY17-18 Capital Improvements Project funded in an amount of $170,000.

- The Armed Services Memorial Board collected pledges in fundraising efforts to be placed towards the cost of construction.

- The construction of the project is complete.

- A dedication to the Gold Star Memorial was held on December 16, 2017.

FINANCIAL SUMMARY:

- The amendment of the FY2017-2018 annual CIP Budget appropriates $23,000 in the Parks Construction Fund for PK1644 Gold Star Memorial ($4,000 from the Veterans Memorial Fund balance and $19,000 from the Parks Construction Fund balance).

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

Ordinance

ORDINANCE NO. 2018-01-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2017-2018 BUDGET AND THE 2018 – 2022 CAPITAL IMPROVEMENTS PROGRAM TO APPROPRIATE FUNDS FROM THE MCKINNEY ARMED SERVICES MEMORIAL BOARD FOR THE GOLD STAR MEMORIAL PROJECT (PK1644); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, as required by City Charter, the City Manager has prepared an amendment to certain appropriations and expenditures in Fiscal Year 2017-2018 Annual Budget and the 2018-2022 Capital Improvement Program; and

WHEREAS, the City Manager submitted same to the City Council of the City of McKinney, Texas for its approval and a true and correct copy is attached.

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

Section 1. Pursuant to the City Charter requirements of the City of McKinney, Texas, a Budget Amendment pertaining to Fiscal Year 2017-2018 Annual Budget is hereby authorized and approved.

Section 2. The budget shall be amended by transferring $4,000 of McKinney Armed Services Memorial Board donations from the Veterans Memorial Fund balance to the Parks Construction Fund for the Gold Star Memorial Project (PK1644).

Section 3. The budget shall be amended by transferring $19,000 of McKinney Armed Services Memorial Board donations from the Parks Construction Fund balance to CIP project PK1644 for the Gold Star Memorial Project.

Section 3. The budget shall be amended by appropriating $23,000 in the Park Construction Fund to CIP project PK1644 for the Gold Star Memorial Project.

Section 4. This Ordinance shall become effective from and after the date of its final passage and publication as provided by law, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS ON THE 16th DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

DATE: _____

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

AMENDMENT # 81101

Gold Star Memorial (PK1644)

Account No.	Project Number	Account Description	Current Budget (Project)	Proposed Budget (Project)	Increase/ (Decrease)
Revenues					
023-0000-391-5500	PK1644	Transfers In / Veterans Memorial Fund	$ -	$ 4,000	$ 4,000
Expenditures					
023-7777-493-xxxx	PK1644	Park Improvements	$ -	$ 23,000	$ 23,000
055-9999-493-8823		Transfer / Park Construction Fund	$ -	$ 4,000	$ 4,000
Fund Balance					
Fund 23 - Park Construction Fund					$ (19,000)
Fund 55 - Veterans Memorial Fund					$ (4,000)
Net Effect					$ (23,000)

17-0001M

TITLE: Consider/Discuss/Act on a Resolution to Accept and File the Semiannual Impact Fee Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

COUNCIL GOAL: Financially Sound Government

MEETING DATE: January 16, 2018

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, Planning Manager
Aaron Bloxham, Planner II
Brian Lockley, AICP, CPM, Director of Planning

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the resolution.

ITEM SUMMARY:

- The Semiannual Report is required by Chapter 395 of the Texas Local Government Code which mandates that the Capital Improvements Advisory Committee review the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees and report any perceived inequities in its implementation.

- The item was reviewed by the Planning and Zoning Commission (acting as the Capital Improvements Advisory Committee) on December 12, 2017. The Commission voted 6-0-0 to recommend filing of the Semiannual Report. The comments of the Planning and Zoning Commission are included in the Semiannual Report.

- The Capital Improvements Plan uses for this semiannual report were last adopted on November 18, 2013 as part of the 2012-2013 Impact Fee Update and amended in February 2017 (Utility CIP only).

- ***The Planning and Zoning Commission meeting report from the public hearing, its attachments and meeting minutes will be filed by City Council as the semiannual report.***

- The Semiannual Report includes the following:
    - Executive Summary
    - P&Z Commission Staff Report
    - P&Z Commission Meeting Minutes
    - P&Z Commission Meeting Presentation
    - CIP Roadway and Utility Improvements Project List FY 16-17
    - Appendix

- The City of McKinney's Semiannual Report includes a summary of the total roadway and utility impact fee funds collected, transferred, and available for capital improvement projects. It also lists recently completed and ongoing capital improvement projects.

- During the 2007-2008 Impact Fee update, it was recommended that a review of construction cost indices and/or inflationary assumptions become a standard part of McKinney's semiannual reporting process for impact fees. As such, Staff has included a review of regional construction costs and national inflation rates.

- From October 2016 to October 2017, the Construction Cost Index in the Dallas area increased 3.9% as compared to the National Average, which increased 3.7% during the same period. (Source: Construction Cost Index at www.enr.com).

- From October 2016 to October 2017, the Consumer Price Index (CPI) rose 2.0%. During the same period, the core CPI, which excludes volatile food and energy prices, rose 1.8% (Source: US Department of Labor, Bureau of Labor Statistics).

- Staff feels that the impact fee schedule currently in place is commensurate with trends in construction costs and inflation rates.

- In July 2015, the City launched a major update of the Comprehensive Plan, which is a policy document that establishes the City's future land use plan and master thoroughfare plan, among other items. The updated Comprehensive Plan is anticipated to be approved in 2018. Because the future land use plan and master thoroughfare plan play a significant role in determining impact fees, staff will begin a major update to the impact fee program immediately following adoption of the ONE McKinney 2040 Comprehensive Plan.

BACKGROUND INFORMATION: The Planning and Zoning Commission has been appointed as the Capital Improvements Advisory Committee for the City of McKinney. Per state law, the committee serves in an advisory capacity and is established to:

(1) Advise and assist the political subdivision in adopting land use assumptions;

(2) Review the capital improvements plan and file written comments;

(3) Monitor and evaluate implementation of the capital improvements plan;

(4) File semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and

(5) Advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan and impact fee.

BOARD OR COMMISSION RECOMMENDATION: On December 12, 2017, the Planning and Zoning Commission voted 6-0-0 to recommend filing of the Semiannual Impact Fee Report.

SUPPORTING MATERIALS:

Resolution
Exhibit A (Semiannual Report)
Semiannual Report Appendix

RESOLUTION NO. 2018-01-_____ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, ACCEPTING AND FILING THE SEMIANNUAL REPORT WITH RESPECT TO THE PROGRESS OF THE CAPITAL IMPROVEMENTS PLAN FOR ROADWAY AND UTILITY IMPACT FEES

WHEREAS, the Texas Local Government Code requires the Capital Improvements Advisory Committee to file a semiannual report with respect to the progress of the capital improvements plan and to report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and

WHEREAS, the Planning and Zoning Commission, serving as the Capital Improvements Advisory Committee, has reviewed the progress of the Capital Improvements Plan; and

WHEREAS, the Planning and Zoning Commission has recommended the Semiannual Report to the City Council for acceptance and filing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The City Council of the City of McKinney, Texas hereby accepts the Semiannual Report as reviewed and recommended by the Planning and Zoning Commission, serving in their capacity as the Capital Improvements Advisory Committee, and as depicted in Exhibit A.

Section 2. This resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS ON THE 16th DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

ATTEST:

_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

EXHIBIT "A"

SEMIANNUAL REPORT

Semiannual Report
End of Year 16-17
Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

January 2018

ANNUAL REPORT

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Land Use Assumptions
Capital Improvements Plan for Roadway Impact Fees
Capital Improvements Plan for Water/Wastewater Impact Fees
Roadway Impact Fee Schedule A
Roadway Impact Fee Schedule B
Roadway Impact Fee Schedule C
Roadway Impact Fee Schedule D
Utility Impact Fee Schedule

SEMIANNUAL REPORT

A. Executive Summary

Chapter 395 of the Texas Local Government Code requires the Capital Improvements Advisory Committee to file a semiannual report twice per year. The purpose of the semiannual report is to document the progress of the capital improvements plan and any perceived inequities in implementing the plan or imposing the impact fee.

The semiannual report includes a summary of the total roadway and utility impact fees collected, transferred and available for capital improvements projects. It also lists ongoing capital improvements projects partially funded by impact fee revenue.

STAFF REPORT

PLANNING & ZONING COMMISSION MEETING 12-12-17 AGENDA ITEM #17-0001M

AGENDA ITEM

..Title
Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

..Summary

COUNCIL GOAL: Financially Sound Government

MEETING DATE: December 12, 2017

DEPARTMENT: Planning

CONTACT: Aaron Bloxham, Planner II
Jennifer Arnold, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council on January 16, 2018.

STAFF RECOMMENDATION: Staff recommends filing of the semiannual report with respect to the progress of the Capital Improvements Plan for roadway and utility impact fees.

ITEM SUMMARY: Staff is presenting the 2016-2017 end of year semiannual report on the progress of the Capital Improvements Plan for roadway and utility impact fees as required by Chapter 395 of the Texas Local Government Code. Staff has established a schedule of presenting the semiannual report at the mid-point of the fiscal year as well as at the end of the fiscal year (the fiscal year being October to September). The 2016-2017 mid-fiscal year report was presented at the Planning and Zoning Commission meeting on May 23, 2017 and accepted by City Council on June 20, 2017.

The Planning and Zoning Commission has been appointed as the Capital Improvements Advisory Committee for the City of McKinney. Per state law, the committee serves in an advisory capacity and is established to:

(1) Advise and assist the political subdivision in adopting land use assumptions;

(2) Review the capital improvements plan and file written comments;

(3) Monitor and evaluate implementation of the capital improvements plan;

(4) File semiannual reports with respect to the progress of the capital improvements plan and report to the political subdivision any perceived inequities in implementing the plan or imposing the impact fee; and

(5) Advise the political subdivision of the need to update or revise the land use assumptions, capital improvements plan and impact fee.

Semiannual Report

The Capital Improvements Plan used for this semiannual report was adopted on November 19, 2013 as part of the 2012-2013 Impact Fee Update and was recently amended in February 2017 (Utility CIP only). The semiannual report is required to report the progress of the Capital Improvements Plan and report any perceived inequities in the implementation of the CIP. ***The Planning & Zoning Commission meeting report from the public hearing, its attachments and meeting minutes will be filed by City Council as the semiannual report.***

The City of McKinney's semiannual report includes a summary of the total roadway and utility impact fee funds collected, transferred, and available for capital improvement projects. It also lists ongoing capital improvement projects partially funded by impact fee revenue.

Utility Impact Fee Amendment

In February 2017, City Council approved an amendment to the Utility Impact Fee Ordinance to reflect changes in the types and sizes of water meters issued by the City for new construction and redevelopment projects subject to impact fees.

Construction Costs and Consumer Price Index

As part of the semiannual report, Staff has included a review of regional construction costs and the national Consumer Price Index.

From October 2016 to October 2017, the Construction Cost Index in the Dallas area increased 3.9% as compared to the National Average, which increased 3.7% during the same period. (Source: Construction Cost Index at www.enr.com).

From October 2016 to October 2017, the Consumer Price Index (CPI) rose 2.0%. During the same period, the core CPI, which excludes volatile food and energy prices, rose 1.8% (Source: US Department of Labor, Bureau of Labor Statistics).
Staff feels that the impact fee schedule currently in place is commensurate with trends in construction costs and inflation rates.

ONE McKinney 2040 Comprehensive Plan Update

In July 2015, the City launched a major update the Comprehensive Plan, which is a policy document that establishes the City's future land use plan and master thoroughfare plan, among other items. The updated Comprehensive Plan is anticipated to be approved in 2018. Because the future land use plan and master thoroughfare plan play a significant role in determining impact fees, staff will begin a major update to the impact fee program immediately following adoption of the ONE McKinney 2040 Comprehensive Plan.

Roadway Impact Fees Fund Activity (FY 16-17)

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	$0	$0	$0	$0	$0	$0
B	$0	$0	$0	$0	$0	$0
C	$710,481	$733,482	($1,086,900)	$357,063	$0	$357,063
D	$174,852	$105,250	($187,500)	$92,602	$0	$92,602
E	$338,299	$147,168	($378,150)	$107,317	$0	$107,317
F	$0	$0	$0	$0	$0	$0
G	$544,679	$453,338	$3,665	$1,001,682	$0	$1,001,682
H	$484,907	$485,890	($353,467)	$617,330	$0	$617,330
I	$1,587,774	$1,735,254	$1,920	$3,324,948	$0	$3,324,948
J	$1,943	$924,935	$218,255	$1,145,133	$0	$1,145,133
K	$1,071,414	$205,537	($1,187,292)	$89,658	$0	$89,658
L	$1	$0	$0	$1	$0	$1
M	$0	$0	$0	$0	$0	$0
TOTAL	**$4,914,349**	**$4,790,854**	**($2,969,469)**	**$6,735,734**	**$0**	**$6,735,734**

- Totals as of 9/30/2017
- YTD – Year to Date (includes funds for the fiscal year which is October 2016 to September 2017)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is deposited directly into the Street Construction Fund.
- As of October 1, 2016, Roadway Impact Fees collected and reimbursed as part of the Chapter 380 Agreement between the City of McKinney and McKinney Ranch, Ltd. (and as amended) are deposited directly into a payable account.

Utility Impact Fees Fund Activity (FY 16-17)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/ Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	$5,691,145	$3,189,177	($2,539,064)	($3,000,000)	$3,341,258
Wastewater	$2,643,258	$361,273	($805,506)	($1,800,000)	$399,025
Total	**$8,334,403**	**$3,550,450**	**($3,344,570)**	**($4,800,000)**	**$3,740,283**

- Totals as of 9/30/2017
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD – Year to Date (includes funds for the fiscal year which is October 2016 to September 2017)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.

CIP PROJECT STATUS (FY 2016-2017)

The CIP Roadway and Utility Projects List is included as an attachment to this report and lists Capital Improvement Program roadway and utility projects for which impact fee funds have been allocated and/or spent during this fiscal year.

SUMMARY OF PREVIOUS FISCAL YEARS

Roadway Impact Fees Fund Activity (FY 15-16)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	$0	$0	$0	$0	$0	$0
B	$0	$0	$0	$0	$0	$0
C	$173,537	$535,744	$1,200	$710,481	($37,500)	$672,981
D	$137,613	$537,239	($500,000)	$174,852	($37,500)	$137,352
E	$107,348	$230,951	$0	$338,299	($37,500)	$300,799
F	$0	$0	$0	$0	$0	$0
G	$289,092	$246,859	$8,728	$544,679	$0	$544,679
H	$391,200	$404,417	($310,710)	$484,907	$0	$484,907
I	$1,068,553	$376,821	$142,400	$1,587,774	($37,500)	$1,550,274
J	$1,911,890	$1,354,570	($3,264,517)	$1,943	$0	$1,943
K	$813,468	$711,591	($453,645)	$1,071,414	($450,000)	$621,414
L	$1	$0	$0	$1	$0	$1
M	$0	$0	$0	$0	$0	$0
TOTAL	**$4,892,701**	**$4,398,193**	**($4,376,545)**	**$4,914,350**	**($600,000)**	**$4,314,350**

Note: Fiscal Year Totals as of September 30, 2016

Utility Impact Fees Fund Activity (FY 15-16)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	$6,549,787	$2,720,894	($3,579,536)	($7,500,000)	($1,808,855)
Wastewater	$2,444,311	$304,085	($105,138)	($2,600,000)	$43,258
Total	**$8,994,098**	**$3,024,979**	**($3,684,674)**	**($10,100,000)**	**($1,765,597)**

Note: Fiscal Year Totals as of September 30, 2016

Roadway Impact Fees Fund Activity (FY 14–15)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	$0	$0	$0	$0	$0	$0
B	$0	$0	$0	$0	$0	$0
C	$178,537	$0	($5,000)	$173,537	$0	$173,537
D	$1,081,293	$56,319	($1,000,000)	$137,613	$0	$137,613
E	$247,740	$84,608	($225,000)	$107,348	$0	$107,348
F	$0	$0	$0	$0	$0	$0
G	$221,754	$504,938	($437,600)	$289,092	$0	$289,092
H	$39,875	$358,709	($7,384)	$391,200	$0	$391,200
I	$2,130,858	$701,060	($1,963,500)	$868,418	$0	$868,418
J	$1,217,367	$1,301,823	($607,300)	$1,911,890	$0	$1,911,890
K	$591,166	$224,512	($2,210)	$813,468	$0	$813,468
L	$1	$0	$0	$1	$0	$1
M	$0	$0	$0	$0	$0	$0
Professional Services				**$0**	($150,000)	($150,000)
TOTAL	**$5,708,591**	**$3,231,970**	**($4,247,994)**	**$4,692,566**	**($150,000)**	**$4,542,566**

Note: Fiscal Year Totals as of September 30, 2015

Utility Impact Fees Fund Activity (FY 14-15)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	$5,441,257	$2,889,645	($1,781,115)	($2,745,000)	$3,804,787
Wastewater	$2,123,681	$327,403	($6,774)	$0	$2,444,311
Total	**$7,564,939**	**$3,217,048**	**($1,787,889)**	**($2,745,000)**	**$6,249,098**

Note: Fiscal Year Totals as of September 30, 2015

Roadway Impact Fees Fund Activity (FY 13-14)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	$0	$0	$0	$0	$0	$0
B	$7,367	$0	($7,367)	$0	$0	$0
C	$584,808	$157,300	($563,571)	$178,537	$0	$178,537
D	$976,344	$104,949	$0	$1,081,293	$0	$1,081,293
E	$158,332	$392,944	($303,536)	$247,740	$0	$247,740
F	$0	$0	$0	$0	$0	$0
G	$375,491	$349,763	($503,500)	$221,754	$0	$221,754
H	$90,613	$104,051	($154,789)	$39,875	$0	$39,875
I	$2,915,301	$1,393,224	($2,177,666)	$2,130,858	($1,400,000)	$730,858
J	$874,600	$349,767	($7,000)	$1,217,367	($600,000)	$617,367
K	$715,565	$295,820	($420,218)	$591,166	$0	$591,166
L	$1	$0	$0	$1	$0	$1
M	$0	$0	$0	$0	$0	$0
Unknown	$0	$0	$0	$0	($150,000)	($150,000)
TOTAL	**$6,698,422**	**$3,147,817**	**($4,122,913)**	**$5,708,591**	**($2,150,000)**	**$3,558,591**

Note: Fiscal Year Totals as of September 30, 2014

Utility Impact Fees Fund Activity (FY 13-14)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	$6,946,921	$2,318,108	($3,823,773)	($4,450,000)	$991,257
Wastewater	$1,858,662	$270,347	($5,328)	($1,200,000)	$923,681
Total	**$8,805,584**	**$2,588,455**	**($3,829,101)**	**($5,650,000)**	**$1,914,939**

Note: Fiscal Year Totals as of September 30, 2014

Roadway Impact Fees Fund Activity (FY 12-13)

Service Area	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance (including interest) LTD	Allocated to Future Projects	Available Funds LTD
A	$0	$0	$0	$0	$0	$0
B	$0	$0	$0	$0	$0	$0
C	$511,016	$98,210	($25,000)	$584,808	$0	$584,808
D	$784,214	$123,613	$67,540	$976,344	$0	$976,344
E	$85,229	$97,945	($25,000)	$158,332	$0	$158,332
F	$0	$0	$0	$0	$0	$0
G	$168,403	$361,165	($154,453)	$375,491	$0	$375,491
H	$155,834	$173,236	($231,183)	$97,980	$0	$97,980
I	$1,812,501	$2,457,773	($1,357,885)	$2,915,301	($2,100,000)	$815,301
J	$710,292	$206,132	($42,700)	$874,600	($600,000)	$274,600
K	$354,289	$407,697	($47,138)	$715,565	($410,000)	$305,565
L	$1	$0	$0	$1	$0	$1
M	$10,685	$0	$0	$10,685	$0	$10,685
Unknown	$0	$0	$0	$0	($150,000)	($150,000)
Total	**$4,592,463**	**$3,925,770**	**($1,815,819)**	**$6,709,107**	**($3,260,000)**	**$3,449,107**

Note: Fiscal Year Totals as of September 30, 2013

Utility Impact Fees Fund Activity (FY 12-13)

Utility Impact Fee Account	Beginning LTD Balance	YTD Revenues	Transfers out to Projects/Refunds YTD	Interest YTD	Allocated to Future Projects	Available Funds LTD
Water	$3,830,382	$2,938,157	$171,453	$6,930	($3,785,000)	$3,161,921
Wastewater	$1,193,253	$371,754	$291,802	$1,854	$0	$1,858,662
Total	**$5,023,634**	**$3,309,911**	**$463,255**	**$8,784**	**($3,785,000)**	**$5,020,584**

Note: Fiscal Year Totals as of September 30, 2013

SEMIANNUAL REPORT

17-0001M Conduct a Public Hearing to Consider/Discuss/Act on the Semiannual Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

Mr. Aaron Bloxham, Planner II for the City of McKinney, explained the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees as required by Chapter 395 of the Texas Local Government Code. He stated that this is required by law to be done every six months. Mr. Bloxham stated that the last report came before the Planning and Zoning Commission on May 23, 2017. He stated that the Planning and Zoning Commission also serves as the Capital Improvements Advisory Committee. Mr. Bloxham stated that the report includes the collection, transfer, and allocation of any roadway and utility impact fees for capital improvement projects. He stated that the Capital Improvements Plan for the Semiannual Report was adopted on November 19, 2013 as part of the 2012-2013 Impact Fee Update. Mr. Bloxham stated that this was not the same as the City's overall Capital Improvements Program. He stated that the end of year Roadway Impact Fee fund activity started out with approximately $4.9 million, with an increase of approximately $4.7 million, the City spent approximately $2.9 million, and the remaining available funds are approximately $6.7 million. Mr. Bloxham then discussed the Utility Impact Fee fund activity. Mr. Bloxham stated that there was only one Utility Service Area that includes the City limits and Extraterritorial Jurisdiction (ETJ). He stated that the Utility Impact Fees fund started out with approximately $8.3 million, collected $3.5 million, spent $3.3 million, allocated $4.8 million to future projects, and the remaining available funds are approximately $3.7 million. Mr. Bloxham briefly discussed some of the active Roadway Impact Fee and Utility Impact Fee projects for this fiscal year. He stated that Staff recommends filing of the

Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees and offered to answer questions.

Chairman Cox asked for a timeline and details regarding Custer Road, north of U.S. Highway 380 (University Drive). Mr. Bloxham stated that the project was for the expansion of the roadway. He stated that the City was helping with the design phase of the project. Mr. Bloxham stated that the completion time for the design portion of the project is July 2018; however, that could change. He stated that the City of McKinney is partnering with the Texas Department of Transportation (TxDOT), since Custer Road (CR 2478) is a state-owned roadway. Chairman Cox asked what type of road was being proposed. Mr. Bloxham stated that it would be an ultimate six-lane road and would match the portion of the road to the south.

Commission Member Smith asked if the fund balance was for projects not identified. Mr. Bloxham that those funds are available for future projects. Commission Member Smith asked if there was a list of potential projects. Mr. Bloxham stated projects would need to be identified on the Capital Improvements Plan to be eligible for those funds.

Chairman Cox asked Ms. Jennifer Arnold, Planning Manager for the City of McKinney, if she saw areas in the service areas where development was occurring. Ms. Arnold stated that the City was seeing a lot of growth pressures in the Northwest Sector. She stated that Staff anticipates over the next 10 – 15 years to see a big push for projects in Service Areas C and D. Ms. Arnold stated that there is so much development moving northward in that area that there would likely be some more need for added capacity in the planned roadways. Chairman Cox asked for clarification in the eastern boundary of Service Area C. Ms. Arnold stated that it was Lake Forest. Chairman Cox also asked for

SEMIANNUAL REPORT

the northern boundary of Service Area C. Ms. Arnold stated that it is future Laud Howell Parkway or thereabouts.

Chairman Cox asked where Ms. Arnold saw funds being spent in the service areas. Ms. Arnold stated that you could only spend Roadway Impact Fees funds in the service area where they were collected. She stated that it was dependent on the development activity. Ms. Arnold stated that there had been a lot of development in the Regional Employment Center (REC), Service Areas H, I, and a little bit in J. She stated that in the future she saw it moving more north of U.S. Highway 380 (University Drive). Ms. Arnold stated that at in the latter part of 2018 the City will be doing a major update to the Roadway and Utility Impact Fee Ordinances as required by State law and the first implementation of the Comprehensive Plan with the updated Master Thoroughfare Plan being adopted hopefully by the end of next year.

Commission Member Zepp asked if the City was in discussion with the State of Texas about improving State Highway 5 (McDonald Street) in the Downtown McKinney area. Ms. Arnold said yes. Commission Member Zepp asked where the City would get the funds for it. Ms. Arnold stated that would be a better question for the McKinney's Engineering Department. She offered to research into that question and get back to the Commission. Ms. Arnold stated that Roadway Impact Fee funds could only be used on projects that add capacity to a roadway. She stated that we would not be adding lanes to the section of State Highway 5 (McDonald Street) near Downtown McKinney; therefore, we would not be adding capacity. Ms. Arnold stated that it might not be impact fee eligible; however, there might be some pieces of it that might be eligible. She stated that the partnership that the City has with Texas Department of Transportation (TxDOT) on that portion of roadway was looking primarily at other sources of funding to supplement it.

Vice-Chairman Mantzey asked if anything would be changing considering the recent changes in State law regarding annexations and where we currently have the City boundaries are located. Ms. Arnold stated that Planning and Engineering Staff presented an item to City Council last week to open up the Capital Improvement Program (CIP) to look at opportunities or areas where we may need to modify how the City approaches it. She stated that Staff had not started that process yet. Ms. Arnold stated that Staff would also be looking at the Subdivision Ordinance and Utility Ordinances.

Chairman Cox opened the public hearing and called for comments. There being none, the Commission unanimously approved the motion by Commission Member Zepp, seconded by Vice-Chairman Mantzey, to close the public hearing and recommend filing of the Semiannual Report with respect to the progress of the Capital Improvements Plan for Roadway and Utility Impact Fees, with a vote of 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting of January 16, 2018.

Impact Fee Semiannual Report

(End of Year 2016-2017)
17-001M

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Semiannual Report 2016 - 2017

- **The Semiannual Report was last presented at the Planning and Zoning Commission meeting on May 23, 2017.**

- **The Semiannual Report is required to**:
  - Report the progress of the Capital Improvements Plan
  - Report any perceived inequities in the Capital Improvements Plan implementation

- **The City of McKinney Semiannual Report includes**:
  - A summary of total Roadway and Utility Impact Fee funds collected, transferred, and available for capital improvement programs
  - A list of capital improvement projects for which impact fees have been allocated

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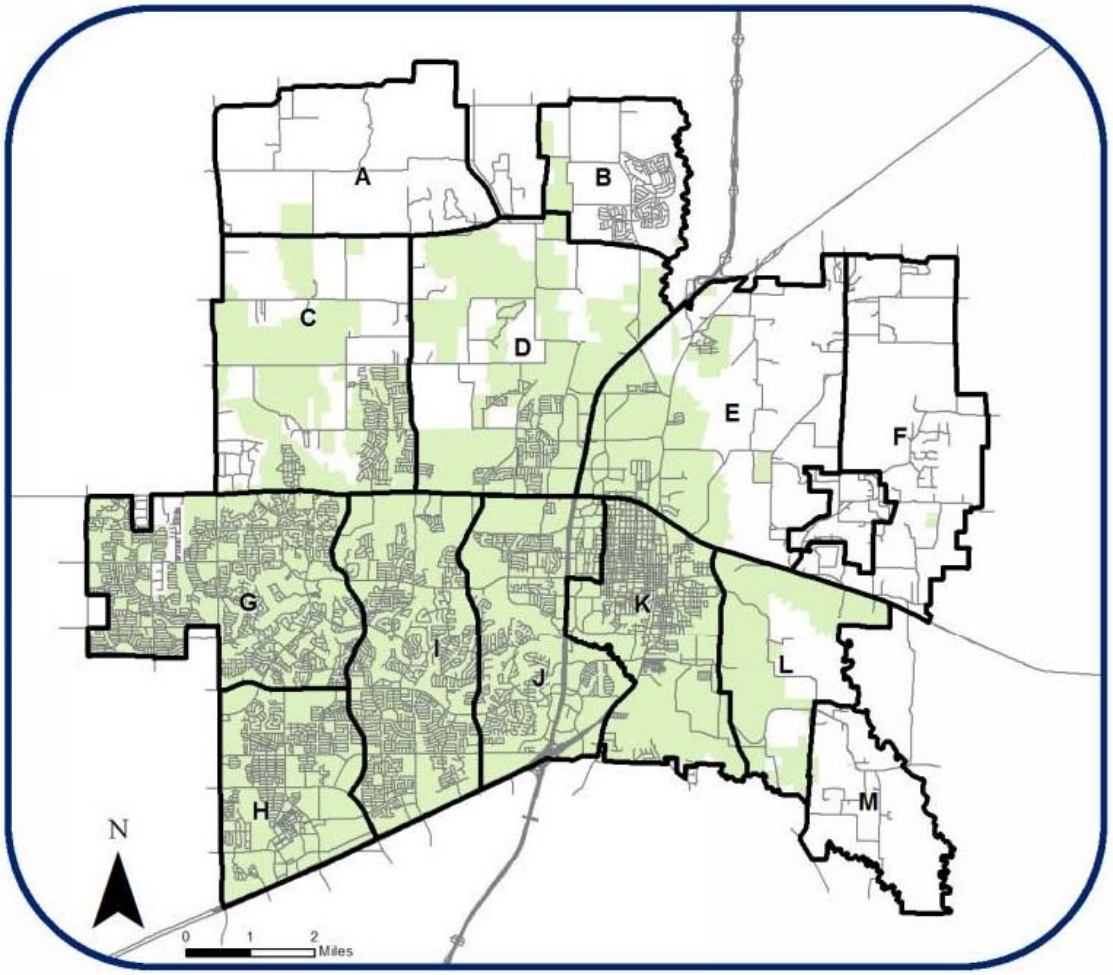
ROADWAY SERVICE AREA MAP



Semiannual Report 2016 - 2017

- **The Capital Improvements Plan used for the Semiannual Report was adopted on November 19, 2013 (as part of the 2012-2013 Impact Fee Update) and amended February 13, 2017 (Utility CIP only)**
- **This is not the same as the City's overall Capital Improvements Program**
- **The Capital Improvements Plan for Impact Fees is:**
  - *The adopted plan which identifies all capital improvements and their costs for each service area, which are necessitated by the new development in that service area for a period not to exceed 10 years, which are to be financed, in part, through the imposition of roadway and utility impact fees.*

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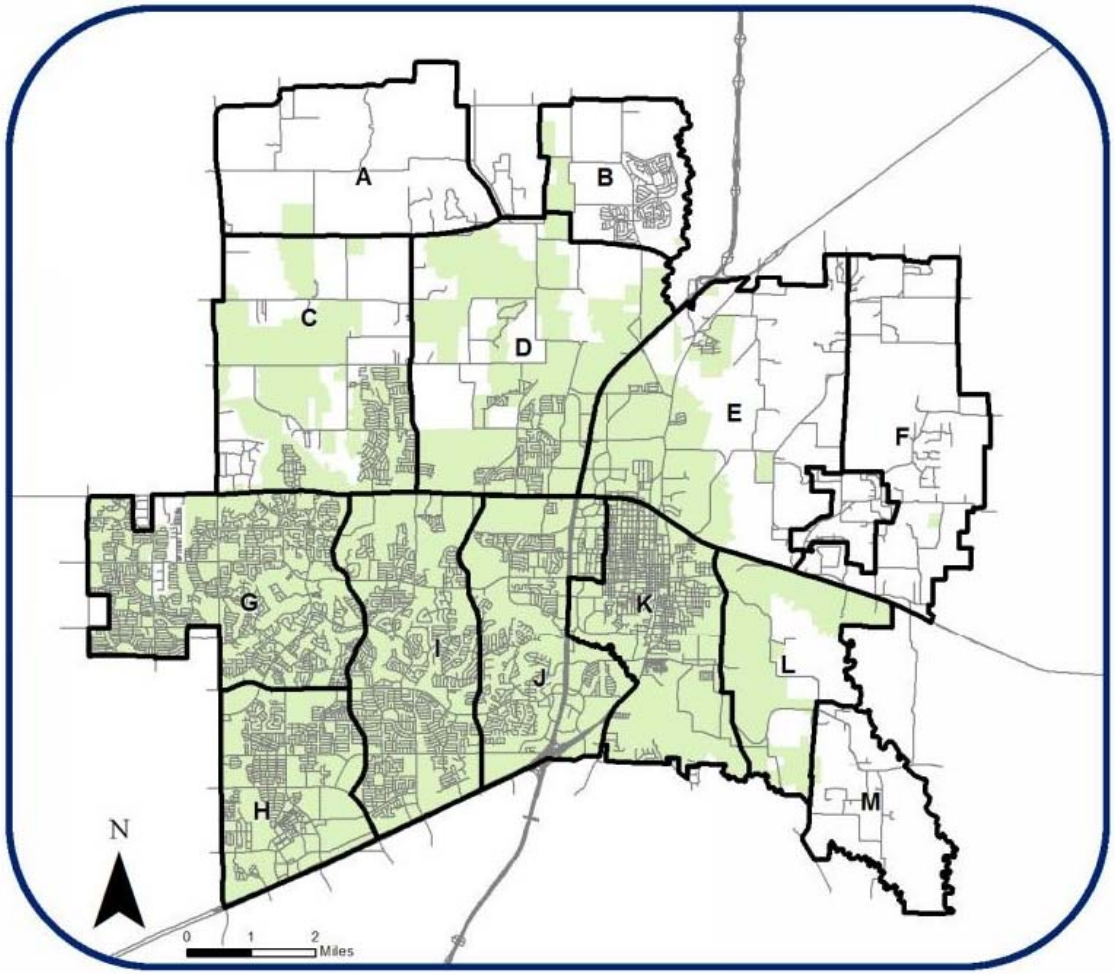
ROADWAY SERVICE AREA MAP

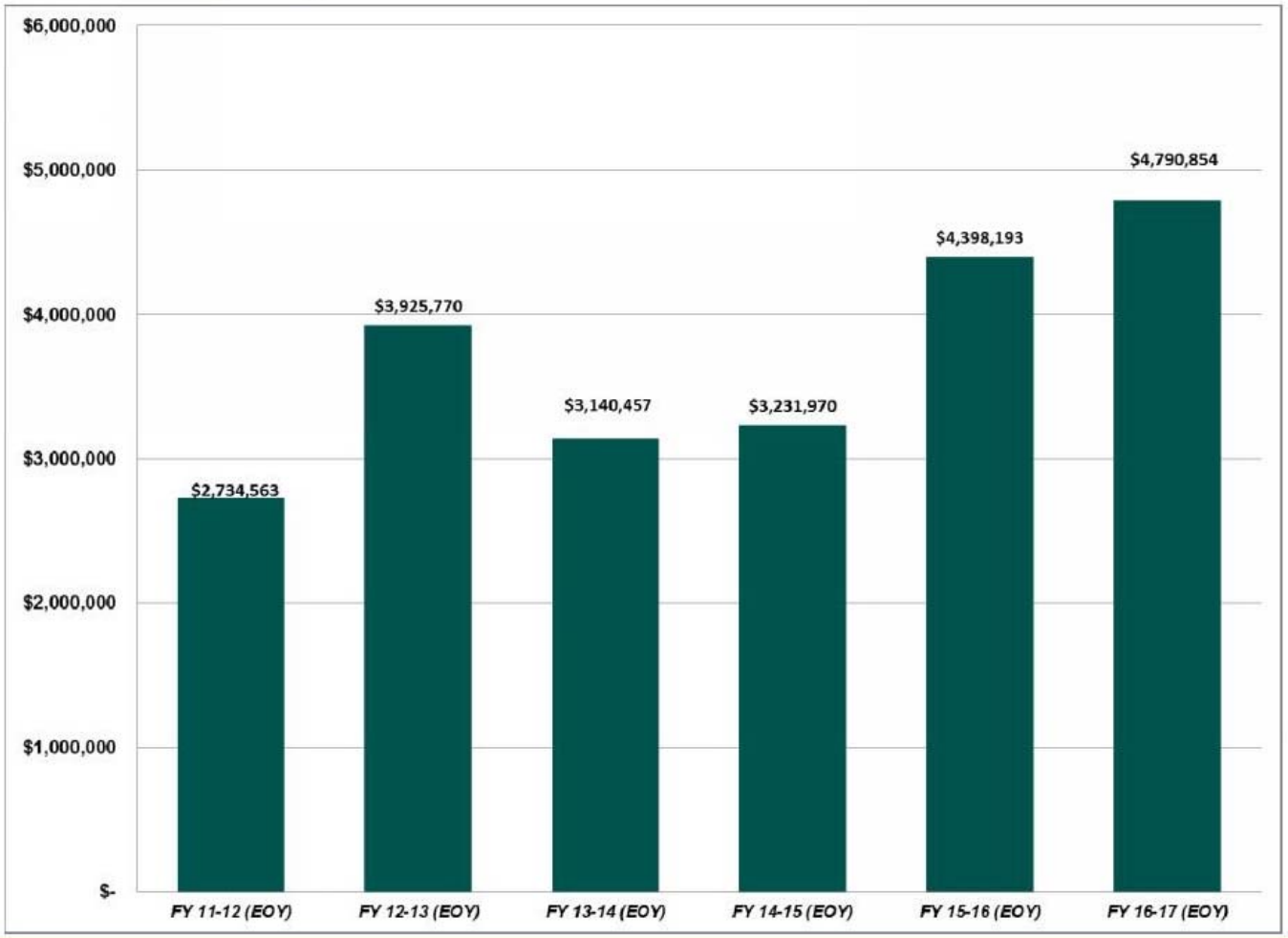


Roadway Impact Fees Fund Activity (FY 16-17)

Zone	Beginning LTD Balance	YTD Revenues	YTD Project Transfers / Refunds	Balance LTD	Allocated to Future Projects	Available Funds LTD
A	$0	$0	$0	$0	$0	$0
B	$0	$0	$0	$0	$0	$0
C	$710,481	$733,482	($1,086,900)	$357,063	$0	$357,063
D	$174,852	$105,250	($187,500)	$92,602	$0	$92,602
E	$338,299	$147,168	($378,150)	$107,317	$0	$107,317
F	$0	$0	$0	$0	$0	$0
G	$544,679	$453,338	$3,665	$1,001,682	$0	$1,001,682
H	$484,907	$485,890	($353,467)	$617,330	$0	$617,330
I	$1,587,774	$1,735,254	$1,920	$3,324,948	$0	$3,324,948
J	$1,943	$924,935	$218,255	$1,145,133	$0	$1,145,133
K	$1,071,414	$205,537	($1,187,292)	$89,658	$0	$89,658
L	$1	$0	$0	$1	$0	$1
M	$0	$0	$0	$0	$0	$0
TOTAL	**$4,914,349**	**$4,790,854**	**($2,969,469)**	**$6,735,734**	**$0**	**$6,735,734**

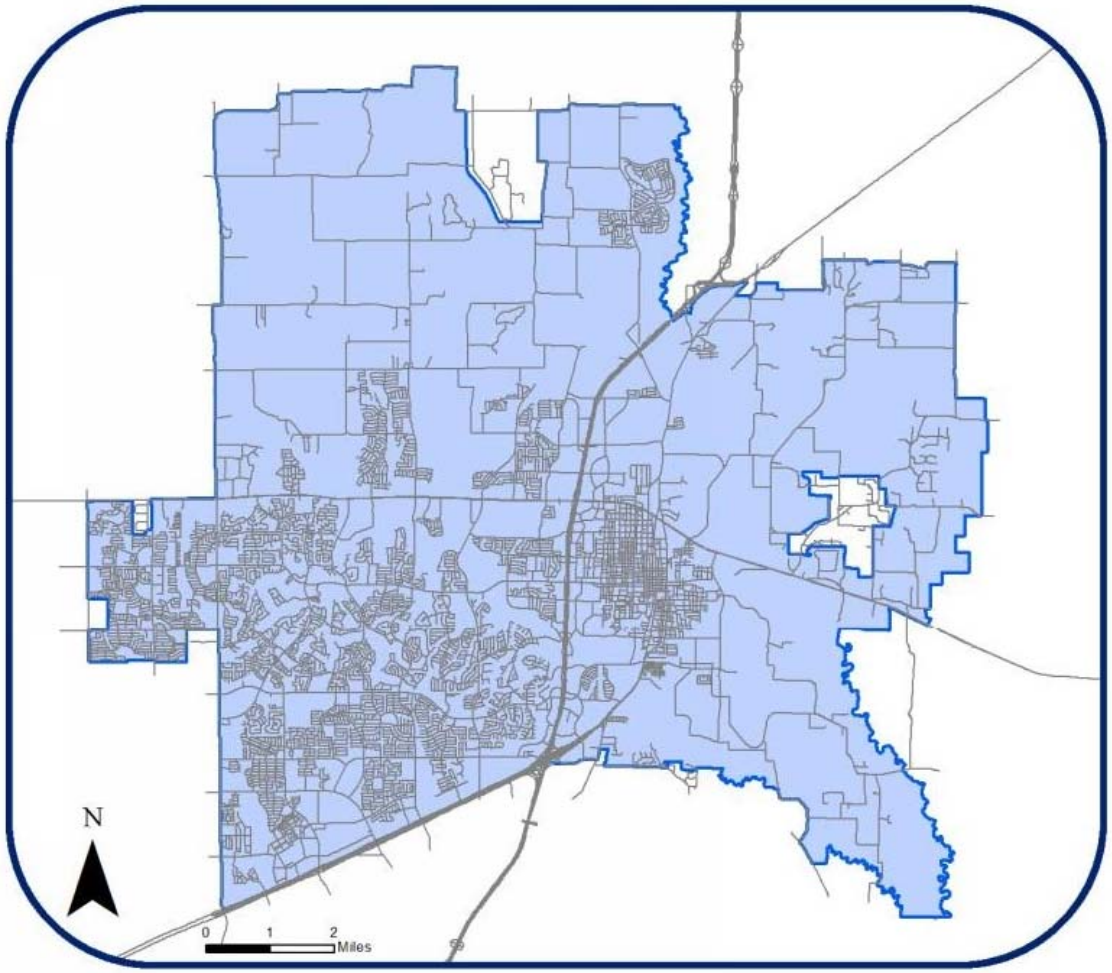
- Totals as of 9/30/2017
- YTD – Year to Date (includes funds for the fiscal year which is October 2016 to September 2017)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund a specific project
- As of October 1, 2013, interest earned on Roadway Impact Fee revenues is directly deposited into the Street Construction Fund

Roadway Impact Fees Collected



*as of 9/30/2017

UTILITY SERVICE AREA MAP

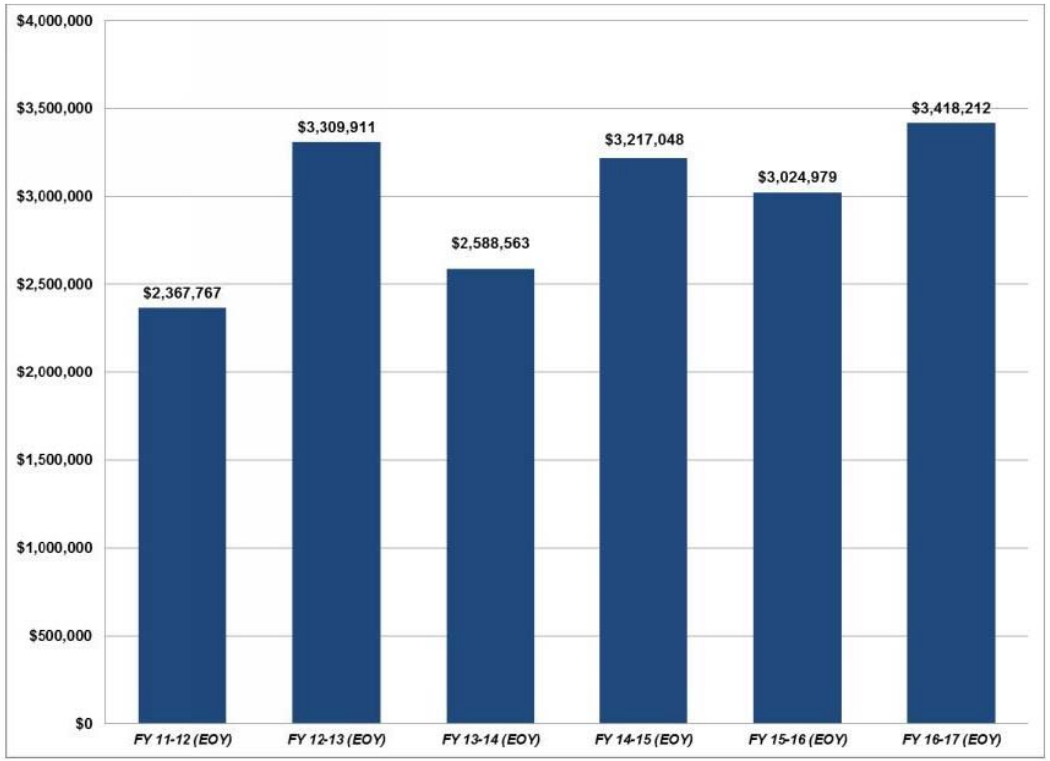


Utility Impact Fees Fund Activity (FY 16-17)

Utility Impact Fee Account	Beginning LTD Balance	Fees Collected YTD	Transfers out to Projects/ Refunds YTD	Allocated to Future Projects	Available Funds LTD
Water	$5,691,145	$3,189,177	($2,539,064)	($3,000,000)	$3,341,258
Wastewater	$2,643,258	$361,273	($805,506)	($1,800,000)	$399,025
Total	**$8,334,403**	**$3,550,450**	**($3,344,570)**	**($4,800,000)**	**$3,740,283**

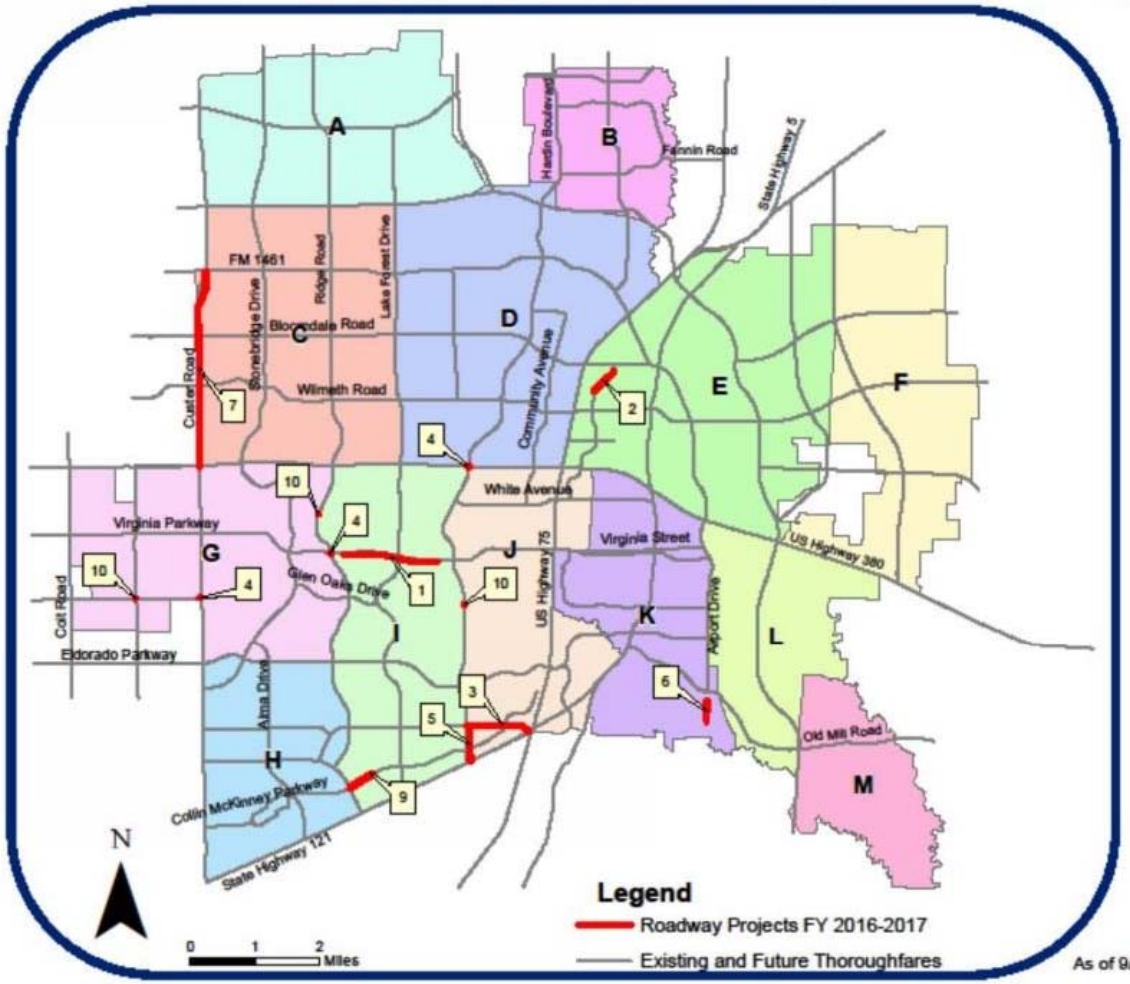
- Totals as of 9/30/2017
- "Water and Wastewater Fees Collected YTD" include fees collected within the Trinity Falls Municipal Utility District
- YTD – Year to Date (includes funds for the fiscal year which is October 2016 to September 2017)
- LTD – Live to Date (includes balance funds from previous years)
- Allocated funds may exceed balance funds in cases where future fee revenue will fund future projects.

Utility Impact Fees Collected

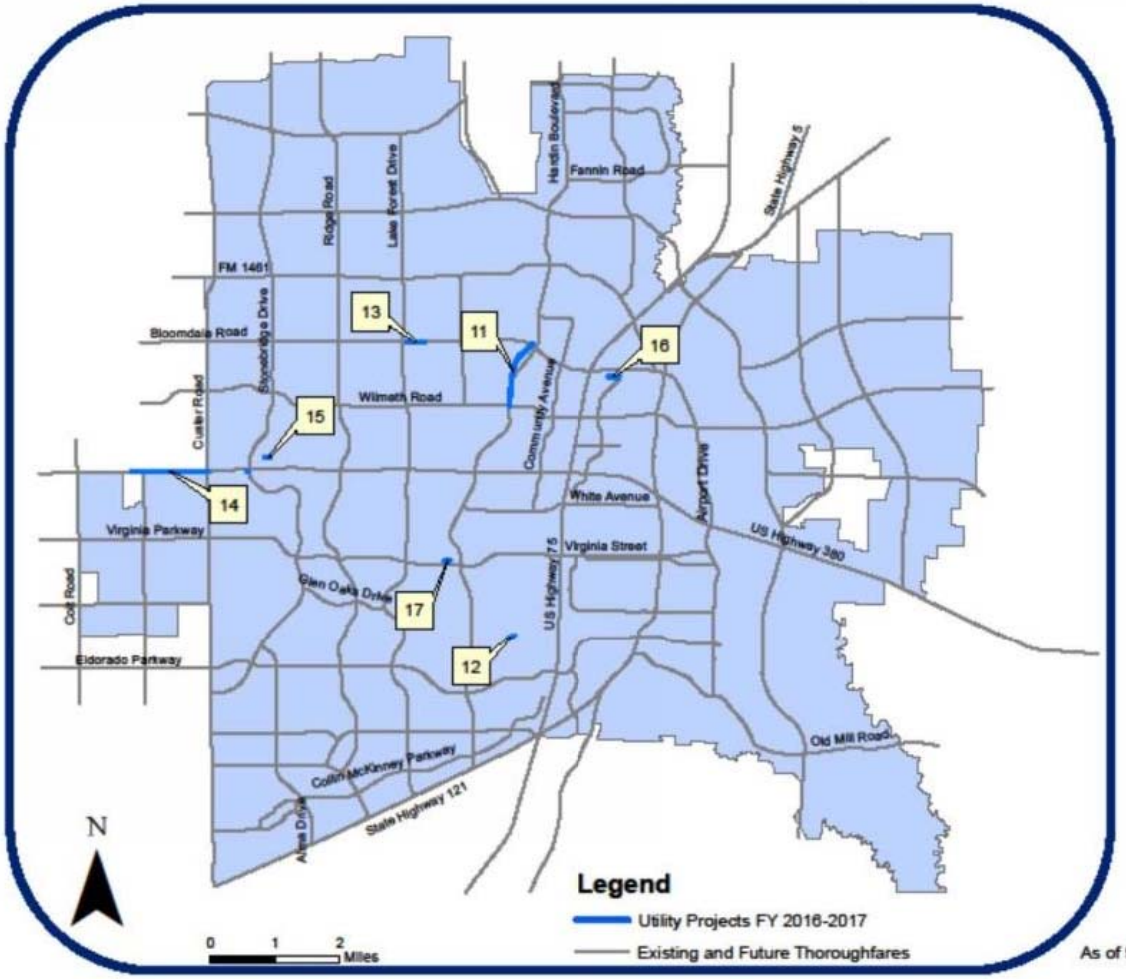


*as of 9/30/2017

ACTIVE ROADWAY IMPACT FEE PROJECTS (FY 2016 - 2017)



ACTIVE UTILITY IMPACT FEE PROJECTS (FY 2016-2017)



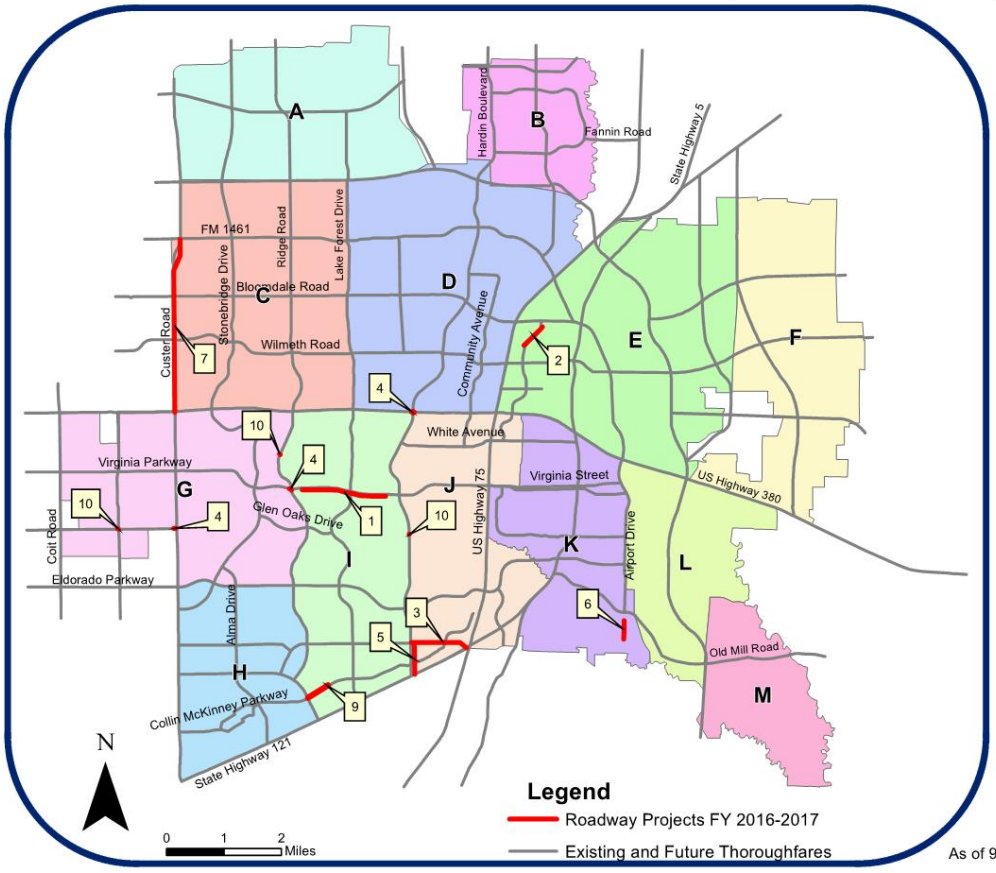
E. Active Roadway and Utility Impact Fee CIP Projects

Active Roadway and Utility Impact Fee CIP Projects
2016-2017 END OF YEAR

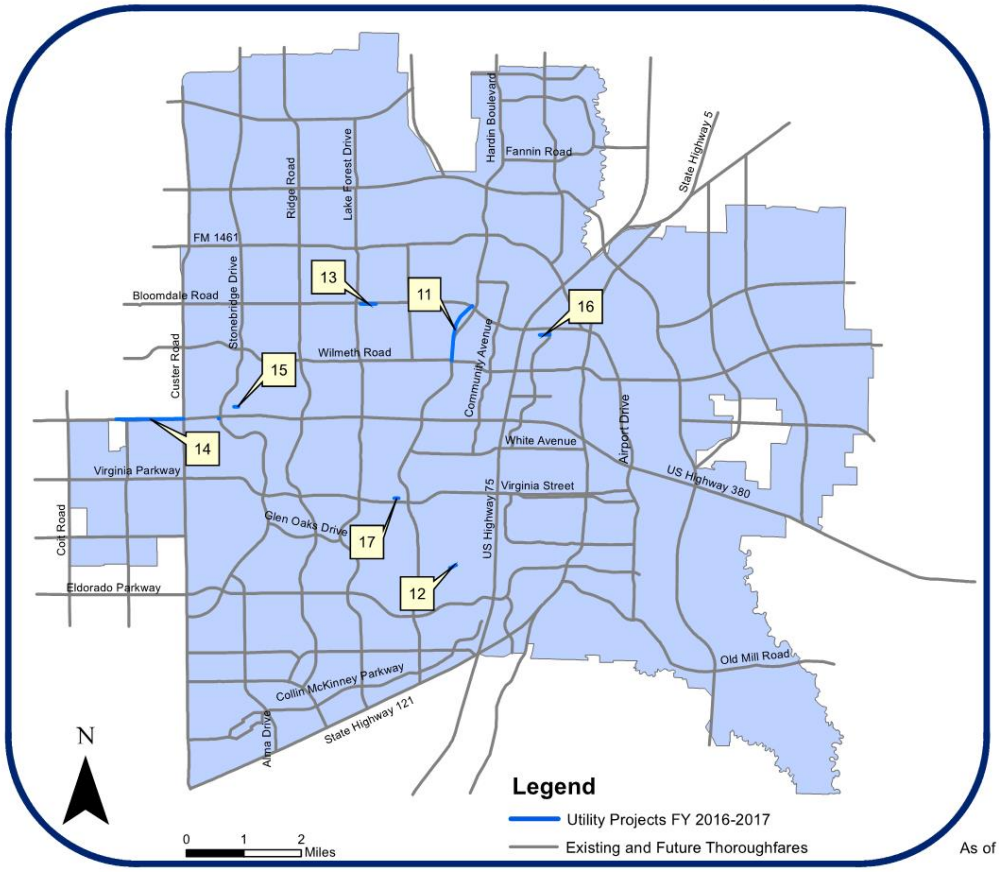
Includes:
Roadway Impact Fee CIP Projects Map
Utility Impact Fee CIP Projects Map
Project Summary Sheets*

**Project Summary Sheets are included for completed and active CIP projects for which impact fees have been utilized and/or allocated during this fiscal year. Completed projects may be shown for those that were closed out during the current fiscal year.*

ACTIVE ROADWAY IMPACT FEE PROJECTS (FY 2016 - 2017)



ACTIVE UTILITY IMPACT FEE PROJECTS (FY 2016-2017)



Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
VIRGINIA PKWY LANES 5 & 6	ST1231	1

Project Description	Estimated Completion
Construct lanes 5 & 6 in the median of Virginia Pkwy from Ridge Rd to Bellegrove Dr.	Feb-2019

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 1,550,000	$ 1,791,124	$ 878,876			$ 4,220,000

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	$ -

GRAND TOTAL
$ 4,220,000

*Map ID numbers are indicated on map
**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds
***Grants may include cost-sharing participation from county, regional, state, or federal sources
**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

% of Project Funded by Impact Fees
36.73%

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
REDBUD LANES 3 & 4	ST1612	2

Project Description	Estimated Completion
Construct Lanes 3 & 4 from Bloomdale Rd. to McLarry Dr.	Dec-2018

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 350,000	$ 1,550,000	$ -	$ -	$ -	$ 1,900,000

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	$ -

GRAND TOTAL
$ 1,900,000

*Map ID numbers are indicated on map
**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds
***Grants may include cost-sharing participation from county, regional, state, or federal sources
**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

% of Project Funded by Impact Fees
18.42%

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
MCKINNEY RANCH PKWY	ST1614	3

Project Description	Estimated Completion
Adding 2 lanes and reconstruct McKinney Ranch Pkwy from Hardin Blvd to US 75.	Mar-2018

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 2,150,000	$ -	$ -	$ 123,504	$ -	**$ 2,273,504**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -		**$ -**

GRAND TOTAL
$ 2,273,504

% of Project Funded by Impact Fees
94.57%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
VARIOUS ARTERIAL CAPACITY IMPROVEMENTS	ST1618	4

Project Description	Estimated Completion
Capacity improvements to intersections located at US 380 & Hardin Blvd, Westridge Blvd & Custer Rd, and Virginia Pkwy & Ridge Rd.	TBD

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 500,000	$ 2,500,000	$ -	$ -	$ -	$ 3,000,000

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -		$ -

GRAND TOTAL
$ 3,000,000

Map ID numbers are indicated on map
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

% of Project Funded by Impact Fees
16.67%

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
HARDIN BLVD LANES 5 & 6	ST3211	**5**

Project Description	Estimated Completion
Construct lanes 5 and 6 in the median of Hardin Blvd from SH 121 to McKinney Ranch Pkwy.	Mar-2018

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 2,300,000	$ -	$ -	$ -	$ -	**$ 2,300,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -		**$ -**

GRAND TOTAL
$ 2,300,000

% of Project Funded by Impact Fees
100.00%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
COUNTRY LANE EXTENSION	ST4372	6

Project Description	Estimated Completion
Extend existing Country Lane to the new FM 546 roadway.	TBD

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 1,000,000	$ 500,000	$ -	$ -	$ -	$ 1,500,000

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -		$ -

GRAND TOTAL
$ 1,500,000

% of Project Funded by Impact Fees
66.67%

*Map ID numbers are indicated on map
**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds
***Grants may include cost-sharing participation from county, regional, state, or federal sources
**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
CUSTER ROAD (DESIGN)	ST9115	7

Project Description	Estimated Completion
Design study for the future widening of the road to four lanes (ultimately six lanes generally between US 380 and FM 1461) and realignment at the north end near FM 1461.	Jul-2018

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 600,000	$ 2,010,000	$ 1,250,000	$ 59,824	$ -	**$ 3,919,824**

Funding Sources (Thru Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ 4,690,000	$ -	$ -	$ -	$ 4,690,000

GRAND TOTAL
$ 8,609,824

*Map ID numbers are indicated on map
**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds
***Grants may include cost-sharing participation from county, regional, state, or federal sources
**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

% of Project Funded by Impact Fees
6.97%

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
COLLIN MCKINNEY PKWY PUBLIC-PRIVATE PARTNERSHIP (CONSTRUCTION)	FA4314	8

Project Description	Estimated Completion
Participate with private developer in cost-sharing for the construction of Collin McKinney Pkwy between Stacy Rd and Village Park Dr.	Complete

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 150,000	$ -	$ -	$ 730,000	$ -	**$ 880,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 880,000

*Map ID numbers are indicated on map
**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds
***Grants may include cost-sharing participation from county, regional, state, or federal sources
**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

% of Project Funded by Impact Fees
17.05%

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
COLLIN MCKINNEY PKWY PUBLIC-PRIVATE PARTNERSHIP (ACQUISITIONS)	FA4408	9

Project Description	Estimated Completion
Participate with private developer in cost-sharing for the acquisition of right-of-way and easements associated with the construction of Collin McKinney Pkwy between Stacy Rd and Village Park Dr.	N/A

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 120,000	$ -	$ -	$ 30,000	$ -	**$ 150,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 150,000

*Map ID numbers are indicated on map
**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds
***Grants may include cost-sharing participation from county, regional, state, or federal sources
**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

% of Project Funded by Impact Fees
80.00%

Active Roadway Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
TRAFFIC SIGNALIZATION CONSTRUCTION	TR1620	**10**

Project Description	Estimated Completion
New signals at the intersections of Independence Pkwy & Westridge Blvd, Hardin Blvd & Winding Brook Dr, Custer Rd & Silverado Trl, and Ridge Rd & Habersham.	Aug-2018

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 300,000	$ 650,000	$ -	$ -	$ -	**$ 950,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 950,000

*Map ID numbers are indicated on map
**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds
***Grants may include cost-sharing participation from county, regional, state, or federal sources
**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

% of Project Funded by Impact Fees
31.58%

Active Water/Wastewater Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
HARDIN BLVD 36" WATER LINE	WA2029	11

Project Description	Estimated Completion
5,800 LF of 36 inch water line from Wilmeth Rd to Bloomdale Rd along Hardin Blvd. This project is complete.	Complete

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 600,000	$ -	$ -	$ -	$ 200,000	**$ 800,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 800,000

*Map ID numbers are indicated on map
**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds
***Grants may include cost-sharing participation from county, regional, state, or federal sources
**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

% of Project Funded by Impact Fees
75.00%

Active Water/Wastewater Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
CLUB LAKE 8 INCH WATER LINE LOOP	WA4226	12

Project Description	Estimated Completion
Design and construct secondary water source to area	Jan-2018

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 85,000	$ 280,000	$ -	$ -	$ -	$ 365,000

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	$ -

GRAND TOTAL
$ 365,000

*Map ID numbers are indicated on map
**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds
***Grants may include cost-sharing participation from county, regional, state, or federal sources
**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

% of Project Funded by Impact Fees
23.29%

Active Water/Wastewater Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
BLOOMDALE PUMP STATION LINE (850 PP)	WA4340	13

Project Description	Estimated Completion
6,900 LF of 42 inch water line, 1,300 LF of 54 inch water line, and 450 LF of 54 inch water line from the Bloomdale Rd Pump Station Site to Hardin Blvd along Bloomdale Rd.	Apr-2019

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 1,300,000	$ 5,935,000	$ -	$ -	$ -	$ 7,235,000

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	$ -

GRAND TOTAL
$ 7,235,000

*Map ID numbers are indicated on map
**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds
***Grants may include cost-sharing participation from county, regional, state, or federal sources
**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

% of Project Funded by Impact Fees
17.97%

Active Water/Wastewater Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
US380 WATERLINE IMPROVEMENT	WA4415	**14**

Project Description	Estimated Completion
Constructing a master planned 24" waterline and replacing the existing water lines.	Dec-2018

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 3,200,000	$ 1,535,000	$ -	$ -	$ -	**$ 4,735,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 4,735,000

Map ID numbers are indicated on map
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

% of Project Funded by Impact Fees
67.58%

Active Water/Wastewater Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
UNIVERSITY PUMP STATION (10 MG GROUND STORAGE TANK)	WA6116	**15**

Project Description	Estimated Completion
Construct second 10 million gallon ground storage tank at University Pump Station. This project is complete.	Complete

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 5,700,000	$ 2,510,000	$ -	$ -	$ -	**$ 8,210,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 8,210,000

*Map ID numbers are indicated on map
**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds
***Grants may include cost-sharing participation from county, regional, state, or federal sources
**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

% of Project Funded by Impact Fees
69.43%

Active Water/Wastewater Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
REDBUD PUMP STATION SITE	WA8132	**16**

Project Description	Estimated Completion
Construct a new water pump station & ground storage facility.	2018

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 2,700,000	$ 24,700,000	$ -	$ -	$ -	**$ 27,400,000**

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	**$ -**

GRAND TOTAL
$ 27,400,000

% of Project Funded by Impact Fees
9.85%

**Map ID numbers are indicated on map*
***Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds*
****Grants may include cost-sharing participation from county, regional, state, or federal sources*
***** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.*

Active Water/Wastewater Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
HARDIN BLVD ELEVATED STORAGE TANK	WA9117	17

Project Description	Estimated Completion
Constructed 2 million gallon elevated storage tank located near the intersection of Hardin Blvd and Virginia Pkwy; 1,300 LF of 24" water line and 350 LF of 16" water line. This project is complete.	Complete

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 220,500	$ 5,573,830	$ -	$ -	$ -	$ 5,794,330

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ -	$ -	$ -	$ -	$ -	$ -

GRAND TOTAL
$ 5,794,330

*Map ID numbers are indicated on map
**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds
***Grants may include cost-sharing participation from county, regional, state, or federal sources
**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

% of Project Funded by Impact Fees
3.81%

Active Water/Wastewater Improvement Plan
Project Summary Sheet

Project Name	CIP Project Number	Map ID Number*
STONEBRIDGE LIFT STATION	WW4359	18

Project Description	Estimated Completion
Decomissioning of an existing lift station and replacing with a 24" gravity trunk line.	2020

Funding Sources (Thru FY16-17)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 800,000	$ -	$ -	$ -	$ -	$ 800,000

Funding Sources (Future Years)

Impact Fees	Bonds**	Grants***	Developer Contributions	Other****	TOTAL
$ 1,890,000	$ -	$ -	$ -	$ -	$ 1,890,000

GRAND TOTAL
$ 2,690,000

*Map ID numbers are indicated on map
**Bonds may include General Obligation Bonds, Certificates of Obligation, or Revenue Bonds
***Grants may include cost-sharing participation from county, regional, state, or federal sources
**** Other may include General Fund, Water Fund, Construction Fund Interest, or savings reallocations from other projects.

% of Project Funded by Impact Fees
100.00%

F. Appendix (*available in the City Secretary's Office*)

2012-2013 Land Use Assumptions
2012-2013 Capital Improvements Plan for Roadway Impact Fees
2012-2013 Capital Improvements Plan for Water/Wastewater Impact Fees
2012-2013 Roadway Impact Fee Schedule A
2012-2013 Roadway Impact Fee Schedule B
2012-2013 Roadway Impact Fee Schedule C
2012-2013 Roadway Impact Fee Schedule D
2012-2013 Utility Impact Fee Schedule

RESOLUTION NO. 2013-06-088 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, APPROVING THE LAND USE ASSUMPTIONS FOR THE 2012-2013 ROADWAY IMPACT FEE UPDATE

WHEREAS, per Texas Local Government Code Section 395.052, a city imposing an impact fee shall update the Land Use Assumptions and capital improvements plan at least every five years; and

WHEREAS, the Land Use Assumptions were presented to the Planning and Zoning Commission, serving in their role as the Capital Improvements Advisory Committee, on April 23, 2013 and the meeting minutes were forwarded to the City Council on May 7, 2013; and

WHEREAS, per Texas Local Government Code Section 395.054, the City of McKinney, Texas has held a public hearing to consider updated Land Use Assumptions for the 2012-2013 Roadway Impact Fee Update; and

WHEREAS, per Texas Local Government Code Section 395.054, the City of McKinney, Texas is required to adopt an ordinance, order, or resolution approving the Land Use Assumptions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The City Council of the City of McKinney, Texas approves the Land Use Assumptions for the 2012-2013 Roadway Impact Fee Update.

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS ON THE 18TH DAY OF JUNE, 2013.

CITY OF McKINNEY, TEXAS

TRAVIS USSERY
Mayor Pro-Tem

ATTEST:

SANDY HART, TRMC, MMC
City Secretary
BLANCA I. GARCIA
Assistant City Secretary

CITY OF MCKINNEY
LAND USE ASSUMPTIONS REPORT
2012-2013 IMPACT FEE UPDATE

INTRODUCTION

To accurately determine the costs associated with providing infrastructure to serve new development for the purpose of assessing impact fees, a planning study must first be conducted to determine the type, amount, and location of expected growth over the next 10 years. That study, known as a Land Use Assumptions (LUA) report, is described in Chapter 395 of the Texas Local Government Code as the basis for which all capital improvement plans for impact fees are to be created. It must be updated every five years and/or as conditions for development change in the city.

CONTENTS

The report is divided into six sections that serve to satisfy the methodology requirements of State Law. They are:

I. **Study Process**: A description of the data types and basic procedures used in the study.

II. **Service Area Maps**: The impact fee service areas for roadway facilities and utility facilities based on the data collection zones.

III. **Baseline Data**: Information on population, land use, and square footage of non-residential uses for McKinney, as of 2012, for each service area.

IV. **Ultimate Projections**: Projections for population and square footage of non-residential uses which reflect a completely developed condition based on the city's Future Land Use Plan and current land use patterns.

V. **10-Year Growth Assumptions**: Population and non-residential growth assumptions for the next ten years by service area.

VI. **Summary Tables**: Tabular summary of figures for baseline and 10-year projections by service area.

I. STUDY PROCESS

In order to estimate current population, estimate non-residential square footage levels in McKinney and to develop growth assumptions to be used in capital improvements planning, a wide variety of data have been reviewed. By assimilating data of varying types and noting both the differences and similarities of their variables, logical conclusions have been drawn to support the inclusion of data which is the "most appropriate" for McKinney and its expected growth patterns. It is important to note that there is no "one right way" to carrying out a land use assumptions study, but City Staff has been very diligent to utilize generally accepted forecasting techniques based on sound planning principles.

A. *Data Types*:

1. Existing land uses (source: Collin Central Appraisal District).

2. Existing zoning map and regulations (source: City of McKinney).

3. Future land uses based on the adopted Future Land Use Plan and Module Diagram (source: City of McKinney).

4. Historical population information (source: City of McKinney).

5. Residential and non-residential developments constructed over the last seven years (source: City of McKinney).

6. McKinney Town Center Study Phase 2, *Market Feasibility Analysis* (source: City of McKinney).

7. Proposals for residential and non-residential developments that have been submitted to the City (and in some cases, have been approved) but not yet constructed (source: City of McKinney).

B. *Study Procedures*:

Using the data described above, the study has been prepared following these primary steps.

1. Update impact fee service area boundaries in accordance with State Law requirements. See Section II: Service Area Maps.

2. Collect/determine baseline data for 2012 population and non-residential square footage (by land use category and by service area). See Section III: Base Year Data.

3. Project the ultimate population and non-residential square footage (by land use category and by service area) for McKinney at build-out. See Section IV: Ultimate Projections.

4. Project population and non-residential square footage growth for the next ten years (by land use category and by service area). See Section V: 10-Year Growth Assumptions.

II. SERVICE AREA MAPS

As defined by Local Government Code Chapter 395, a "service area" may include all or part of the land within the political subdivision or its ETJ to be served by the capital improvements or facilities expansions specified in the Capital Improvements Plan, except roadway facilities and storm water, drainage, and flood control facilities.

For roadway facilities, a service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed 6 miles. Roadway service area boundaries generally follow existing and future major thoroughfares. Roadway service areas also represent areas of similar traffic generation characteristics and help to maintain efficiencies in accounting and administration of roadway impact fees.

Exhibit "A" shows the 2012 Roadway Service Area Map. The 2012 Roadway Service Area Map includes the same 13 Service Areas that the City of McKinney recognized during the 2007-2008 Impact Fee Update. Only slight changes have been made to align service area boundaries with newly constructed roadways. These slight changes do not necessarily alter Service Area boundaries, rather, they simply capture the alignments of built roadways as opposed to proposed alignments.

Exhibit "B" shows the 2012 Utility Service Area Map. Since there were no changes in the boundary of McKinney's Extraterritorial Jurisdiction (ETJ), the 2012 Utility Service Area Map has not changed since the 2007-2008 Impact Fee Update.

ROADWAY SERVICE AREA MAP (2012)

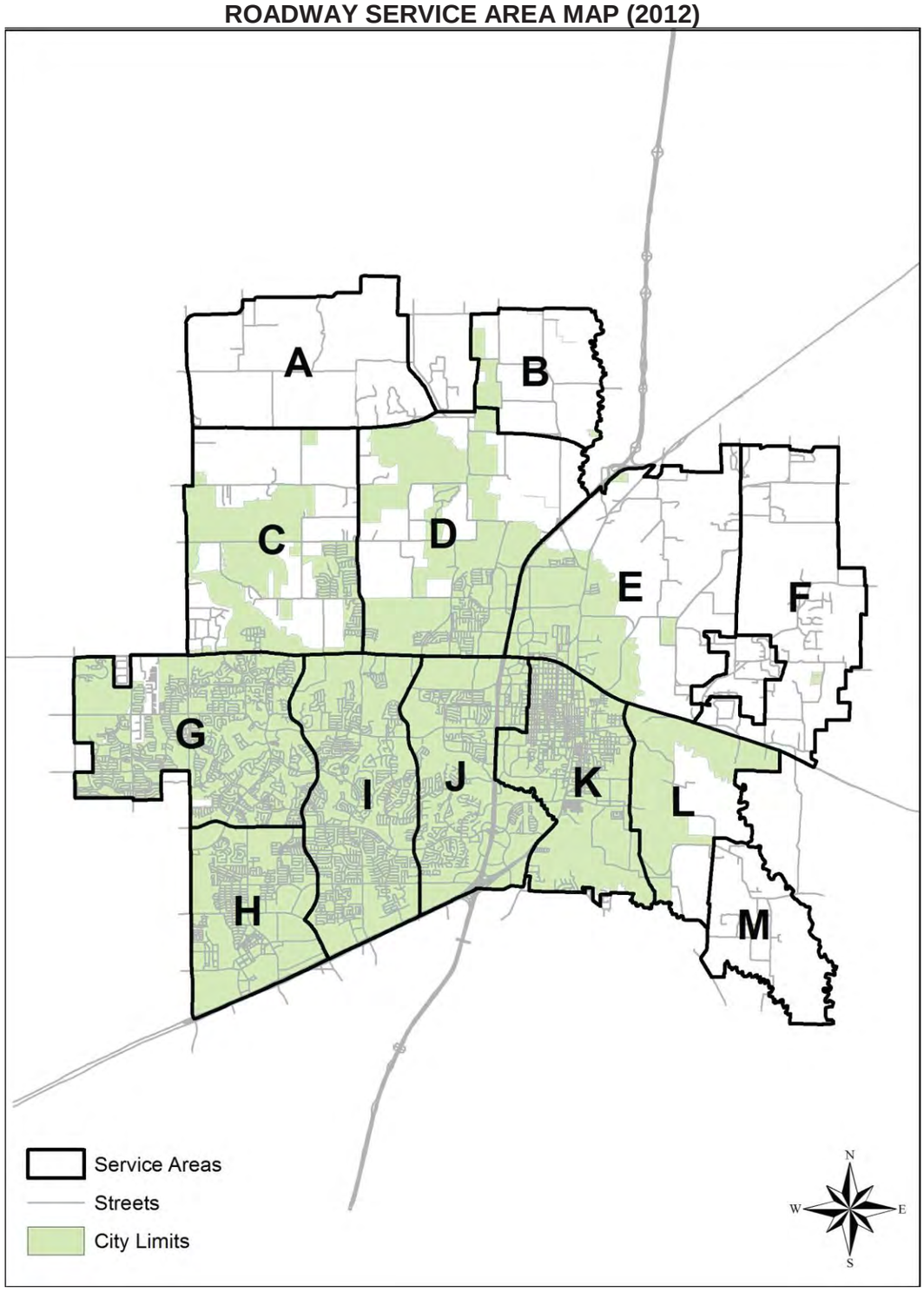


EXHIBIT "A"

UTILITY SERVICE AREA MAP (2012)

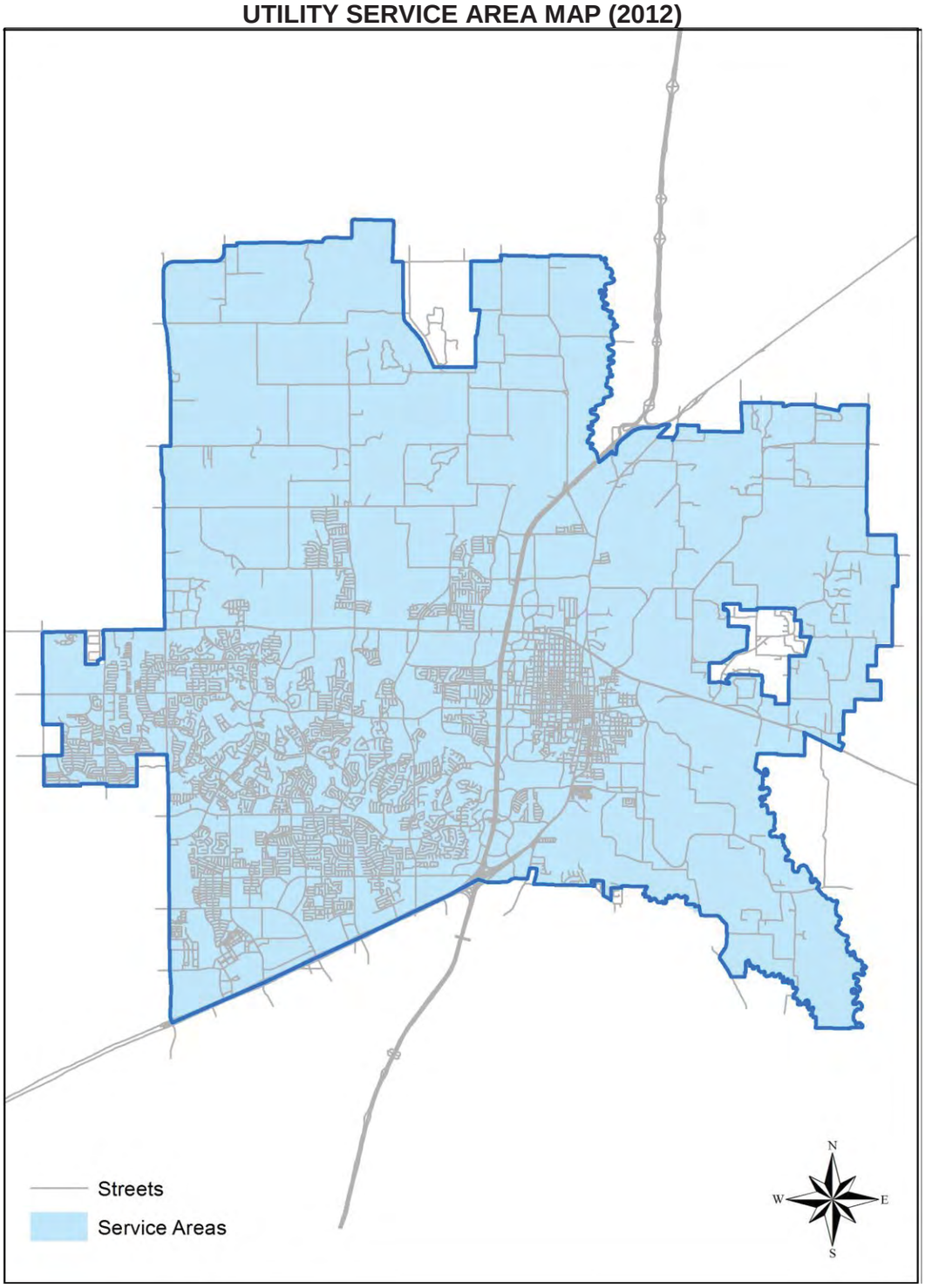


EXHIBIT "B"

III. BASELINE DATA

A. *Population:*

The baseline population in McKinney as of January 1, 2012 has been estimated at 136,813.

Table 1 below shows McKinney's population history from the 2000 U.S Census through the estimate for January 1, 2012. Using the official 2010 U.S. Census population as starting point, City Planning Staff estimates a population figure each year based on an analysis of building permit data for the previous year as well as on commonly accepted assumptions for occupancy rates and household sizes.

Table 1 below illustrates that McKinney has been experiencing steady residential growth over the last decade. With no foreseeable exhaustion of land, this trend of increasing population growth should continue well past the 10-year forecast of this study.

TABLE 1
CITY OF MCKINNEY
HISTORICAL POPULATION GROWTH
2000 – 2012

YEAR	POPULATION	ANNUAL PERCENTAGE GROWTH
2000	54,369*	------
2001	58,438	7.5%
2002	66,990	14.6%
2003	76,907	14.8%
2004	85,865	11.6%
2005	94,733	10.3%
2006	104,853	10.7%
2007	115,198	9.9%
2008	120,978	5.0%
2009	122,803	1.5%
2010	131,117*	6.8%
2011	133,376	1.7%
2012	136,666	2.5%

* Official Census figure

The citywide population estimate is then spatially distributed among the thirteen roadway service areas. To do this, data from Collin CAD is used in conjunction with City building permit data to convert the population into housing units. By querying the data using Geographic Information Systems (GIS) software, the

number of exiting housing units currently within each service area is estimated. Using the average number of persons in a single family unit and a multi-family unit (i.e. the household size), an estimated number of residents is determined for each service area. For single family, the average household size used is 3.0. For multi-family, the average household size used is 2.4. These are the standard household sizes used by City Planning Staff for the yearly population estimates. (See Summary Table in Section VI)

B. *Non-Residential Square Footages:*

It is also necessary to establish a baseline figure for non-residential uses currently in McKinney. Non-residential uses are estimated in square feet because building square footages provide the basis for determining the projected increase in Service Units demanded over the next ten years.

For roadway impact fees in particular, building square footage is the most common independent variable for the estimation of non-residential vehicle trips generated in the *Institute of Transportation Engineers (ITE) Trip Generation Manual*. This statistic is more appropriate than the number of employees because building square footage is tied more closely to trip generation and is known at the time of application for any development or development modification that would require the assessment of an impact fee.

As a result, the non-residential uses are grouped into three broad categories: Basic, Service, and Retail. These three categories correspond to an aggregation of other specific land use categories based on the North American Industry Classification System (NAICS).

The Basic category generally consists of industrial uses. The Service category generally consists of office uses, including institutional uses (schools, government, and churches). The Retail category generally includes commercial uses.

Baseline square footage of Basic, Service, and Retail uses within the City of McKinney is determined using data from Collin CAD. Collin CAD provides the City Planning Staff with square footage data for all existing non-residential improvements (i.e. structures) within the city limits. GIS is then used to query the data by service area and by non-residential land use type. Using the results of these queries, a summary table of all non-residential uses within each service area is created. Adding the square footage of each non-residential land use within each service area gives the baseline square footages of Basic, Service, and Retail uses. (See Summary Table in Section VI)

IV. ULTIMATE PROJECTIONS

A. *Population*:

An ultimate population projection must also been established. This ultimate projection is needed as an input (i.e. it establishes an upper growth limit when plotting a Gompertz growth curve) for estimating the ten-year projection (which is provided in Section V). Therefore, the Ultimate Project has been calculated first in this report.

The ultimate population of the City of McKinney is a function of residential land use area (acres), housing density (dwelling units per acre), occupancy rate, and household size (persons per dwelling unit). An ultimate population of 357,967 persons is based on the following process:

Within current city limits: An existing land use map is derived from Collin CAD data and reflects currently developed properties in the City of McKinney. The existing land use map reflects existing uses and may not necessarily correspond with the zoning or Future Land Use Plan. By taking the Future Land Use Plan map and subtracting all developed land as shown on the existing land use map, a new map is created that show only undeveloped (vacant) areas within the current city limits. The undeveloped land map is then divided into service areas.

Staff then analyzes the zoning regulations for every undeveloped parcel of land in order to compile a summary of the number of acres available for type of residential development (single-family, multi-family). For parcels currently zoned "Agricultural District," Staff uses the Future Land Use Plan (and its accompanying Module Diagram) to determine future anticipated uses. The Future Land Use Plan (and Module Diagram) is a guide indicating the City's desired future use of land and is already referenced when the City considers zoning requests. The acreage of each type of residential development in each service area is multiplied by the average dwelling units per gross developable acre of type as calculated from existing land use patterns.

[Undeveloped Acres **x** Average Dwelling Units per Gross Developable Acre by Residential Type **=** Projected Dwelling Units]

Within the ETJ but outside current city limits: Property located within the ETJ but outside the city limits is not subject to the City's zoning regulations. Therefore, the Future Land Use Plan (and Module Diagram) is used to consider which zoning regulations would be applied to the property upon annexation into the city. Thus, the ultimate population for the area within the ETJ but outside of the current city limits is calculated based on an analysis of the Future Land Use Plan (and Module Diagram).

The acreage of each land use category in each service area is multiplied by the recommended average allowable housing density given by the Future Land Use Plan (and Module Diagram). The products of each land use category are then added together to obtain the total projected dwelling units in each service area.

[Undeveloped Acres **x** Dwelling Units Per Acre **=** Projected Dwelling Units]

The projected number of dwelling units for each service area within and outside of the city limits are added together to get the total projected increase in the number of dwelling units to build-out.

This figure is converted to population by multiplying it by an average household size (persons per dwelling unit). For single family, the average household size used is 3.0. For multi-family, the average household size used is 2.4. These are the same average household sizes used for the yearly population projection by the City.

The total projected increase in population is added to the 2012 baseline population to determine the ultimate population of the City of McKinney at 100% build out.

[Existing Population **+** Population Increase **=** Population at Build Out]

B. *Non-Residential Square Footage*:

To estimate the ultimate square footage of Basic, Service and Retail uses, a method similar to the one used for population is used.

Within the current city limits (applicable for roadway and utility impact fees): A map is created showing only undeveloped (vacant) areas within the current city limits. The undeveloped land map is divided into service areas. Then, Staff analyzes the zoning regulations for every undeveloped parcel of land in order to compile a summary of the number of acres within the current city limits that could be developed for Basic, Service and Retail uses.

For purposes of this analysis, the Basic category consists of zoning districts with designations for:

- ML-Light Manufacturing
- MH-Heavy Manufacturing
- PD-Planned Development Districts with industrial-type base zoning districts or development standards.

The Service category consists of zoning districts designated for:

- O-Office
- O-1 Neighborhood Office
- PD-Planned Development Districts with office-type base zoning districts or development standards).

The Retail category consists of zoning districts designated for:

- BN-Neighborhood Business
- BG-General Business
- C-Planned Center
- PD-Planned Development Districts with commercial-type base zoning districts or development standards.

For properties currently zoned "Agricultural District," Staff uses the Future Land Use Plan (and the accompanying Module Diagram). See below for how Staff groups the various land use types of the Future Land Use Plan (and the Module Diagram) into Retail, Service or Basic categories.

Within the ETJ but outside current city limits (applicable only for utility impact fees: The ultimate non-residential square footage for the area within the ETJ but outside the current city limits is calculated based on an analysis of the Future Land Use Plan (and Module Diagram). This analysis produces a summary of the number of acres within the ETJ but outside current city limits that could be developed for Basic, Service, and Retail uses.

For purposes of this analysis, the Basic category consists of the following future land use types:

- Light Industrial/Manufacturing
- Flex Office/Warehouse
- Airport Operations

The Service category consists of the following future land use types:

- Office-Neighborhood
- Office-Urban
- Office-Regional
- Employment Center
- Community Facilities

The Retail category consists of the following future land use types:

- Retail-Neighborhood
- Retail-Urban
- Retail-Regional
- Lodging
- Entertainment

Using the square footage data from Collin CAD, the square footage of all existing developments (i.e. the square footage of the improvements) are then divided by the total developed acreage to determine the square footage per acre for Basic, Service, and Retail uses. (See Table 2 below)

Using the analysis of the undeveloped acres of Basic, Service, and Retail uses both within and outside of the city limits, the projected increase in square footage in each service area is found by multiplying the acreage of undeveloped land by the square footage per acre. (See Table 3 below)

[Existing Square Footage of Developed Land **x** Acres of Developed Land **=** Projected Increase in Building Square Footage]

The projected increase in non-residential square footage is then added to the 2012 baseline square footage to determine the projected ultimate non-residential square footage of Basic, Service, and Retail uses at build-out. (See Table 4 below as well as the Summary Table in Section VI)

Table 2 below shows the square footage per acre of existing Basic, Service, and Retail uses that are existing in the City of McKinney.

TABLE 2
CITY OF MCKINNEY
EXISTING BASIC, SERVICE, AND RETAIL
SQUARE FOOTAGE PER ACRE

	ACRES DEVELOPED	EXISTING BUILDING SQ. FT.	SQ. FT. PER ACRE
BASIC	1,272	11,453,254	9,004
SERVICE	1,749	9,804,080	5,606
RETAIL	1,281	9,900,940	7,729

Table 3 below shows the projected increase in non-residential square footage of Basic, Service, and Retail uses to build-out.

TABLE 3
CITY OF MCKINNEY
PROJECTED INCREASE IN BASIC, SERVICE, AND RETAIL
SQUARE FOOTAGE TO BUILD-OUT

	SQ.FT. PER ACRE	ACRES UNDEVELOPED	PROJECTED INCREASE IN BUILDING SQ. FT.
BASIC	9,004	5,304	47,758,891
SERVICE	5,606	5,804	32,543,118
RETAIL	7,729	6,215	48,033,018

Table 4 below shows the projected ultimate non-residential square footage of Basic, Service, and Retail uses at build-out.

TABLE 4
CITY OF MCKINNEY
PROJECTED BASIC, SERVICE, AND RETAIL
SQUARE FOOTAGE AT BUILD-OUT

	EXISTING BUILDING SQ. FT.	PROJECTED INCREASE IN BUILDING SQ. FT.	TOTAL SQ. FT. AT BUILD OUT
BASIC	11,453,254	47,758,891	59,212,145
SERVICE	9,804,080	32,543,118	42,347,198
RETAIL	9,900,940	48,033,019	57,933,959

V. 10-YEAR GROWTH ASSUMPTIONS

A. *Population:*

The ten-year population projection for land use assumptions is not only based on densities established by the existing zoning regulations and by the currently adopted Future Land Use Plan (and Module Diagram), but it is also based on historical population data. As aforementioned in Section III of this report, McKinney has experienced a steady growth over the past 15 years. With no foreseeable exhaustion of land, this trend of increasing population growth is expected to continue well past the 10-year forecast of this study.

There are several methods for projecting population growth based on historic population data. One of these methods involves using a linear growth curve which assumes a constant growth rate and takes the form of a straight line when plotted. This method has suited the City of McKinney's relatively constant growth rate in previous studies.

However, during the period of this update, the City of McKinney (along with the rest of the country) has experienced a significant slowdown in the single family residential market. For projections over a relatively short period of time such as ten years, the linear method is too simplified and cannot accurately accommodate a significant economic slowdown such as what has occurred in recent years. Therefore, in order to develop a projection that is more accurate over the ten year growth horizon, two other standard methods of projection have been utilized. The average of the two methods has been incorporated into the land use assumptions report. These two methods are the Gompertz growth curve and the ratio technique.

The Gompertz growth curve is an extrapolation method that generally fits the growth pattern of McKinney over the last few years. It assumes that, during the total growth period of a geographic area, the growth is slow in the beginning, then increases exponentially for a period of time, and then tapers off as the population approaches an upper growth limit. When plotted, the curve resembles an "S". Using the ultimate population (357,966) from the build-out projections as the upper growth limit, a Gompertz curve has been plotted.

Projections for larger geographic areas (i.e. counties or regions) are more reliable than projections for smaller areas (i.e. cities) since the larger population base is less likely to exhibit short term variations. For this reason, a second method called the ratio technique has also been utilized. This method assumes that, if the relationship between the population of a city and its larger geographic area (for example, a county) has been a generally fixed ratio, the population of the city can be projected based on the population projection of the county.

Analyzing data from Collin CAD over the last five years shows that the total number of single family units in McKinney has been about 15% of the total units in Collin County. Likewise, analyzing data from the State Demographer over the

last five years shows that the population for McKinney has been about 15% of that of Collin County.

With no foreseeable constraint on the supply of developable land in McKinney, it is assumed that McKinney's share of population growth in Collin County will remain the same for at least the next 10 years. Using this assumption, McKinney's population has been calculated for the ten year period as 15% of the population projected by the State Demographer for Collin County for the same 10-year period.

The Gompertz projection provides the low end of the projection and the ratio method provides the high end. Then, the average of both methods is used to establish the 10-year population projection.

Once the population is projected for the 10-year window, dispersing the additional population among the service areas is necessary. In order to accurately disperse the population, population growth trends (i.e. quantity and location of anticipated additional residential dwelling units) have been analyzed by considering all planned lots/units shown on all pending plats and general development plans. (See Summary Table in Section VI)

Note: Municipal Utility District (Nos. 1 and 2) and Utility Impact Fees

The Trinity Falls MUD, a large master-planned development located wholly within the northern reaches of McKinney's ETJ, anticipates ultimate build-out of approximately 4,200 single-family residential units on approximately 1,700 acres. The City of McKinney will be providing water and wastewater service to this development, and, as such, this development will be subject to utility impact fees.

Based on consideration of data provided by the developer as well as information contained in various agreements between the developer and the City, City Staff is making the following assumptions for this impact fee update:

- Approximately 2,700 residential units are projected to be developed in the Trinity Falls development within the 10-year planning window of this impact fee update.
- No amount of non-residential square footage is projected to be developed in the Trinity Falls development within the 10-year planning window of this impact fee update.
- The Trinity Falls development is not anticipated to be annexed into the corporate boundaries of the City of McKinney within the 10-year planning window of this impact fee update.

B. *Non-Residential Square Footage*:

The baseline 2012 non-residential square footage figures have been used as a reference point of how developed the service areas are in 2012. To forecast the amount of growth in Basic, Service, and Retail use categories over the 10-year period of the study, a combination of three methods has been used.

It is assumed that the anticipated growth of uses in the Retail category will tend to follow the growth of population. In order to determine the amount of Retail growth within the City of McKinney, a ratio of current square feet of Retail space to population is determined. The location of the anticipated Retail growth is determined by analyzing population growth, the location of undeveloped land and the location of developing retail corridors and nodes. Using these methodologies, Staff is able to forecast the amount and location of Retail uses anticipated over the next 10 years.

It is assumed that the anticipated growth of uses in the Basic category will not follow population but, instead, grow at the same rate it has over the last five years. It is also assumed that Basic uses will be concentrated in industrial areas of the city. A per year average of the amount of Basic uses constructed over the past five years is used by Staff to forecast the amount of Basic growth anticipated over the next 10 years. The location of the anticipated Basic growth is determined by analyzing the location of undeveloped land, zoning regulations and the Future Land Use Plan (and Module Diagram).

To forecast the amount of anticipated growth of uses in the Service category over the next 10 years, a combination of current square footage per person and historical levels of Service uses in McKinney is used. The amount of Service growth can be tied to population growth, but it is not as dependent on the population growth as Retail uses. It is assumed that the location of some Service uses (i.e. neighborhood-scale offices, churches, and schools) would be dispersed according to population, but the location of some other types of Service uses (i.e. larger-scale office parks, governmental centers, etc.) may be located within clusters throughout the city. The location of the anticipated Service growth is determined by analyzing the location of undeveloped land, zoning regulations, and the Future Land Use Plan (and Module Diagram) as well as the location of residential growth. (See Summary Table in Section VI)

VI. SUMMARY TABLES

Table 5.

Baseline 2012					
	Residential		Non-Residential Square Feet		
Service Area	Population	Dwelling Units	Basic	Service	Retail
A	0	0	0	0	0
B	0	0	0	0	0
C	3,501	1,245	10,233	108,704	488,070
D	9,584	2,776	66,490	1,775,143	719,239
E	2,550	635	3,159,347	759,829	984,216
F	0	0	0	0	0
G	35,028	12,584	138,680	1,201,866	883,757
H	13,294	5,222	293,832	803,818	1,218,376
I	33,327	11,881	101,530	1,259,562	872,364
J	21,291	8,816	1,453,785	2,040,859	3,000,259
K	18,223	6,584	5,628,221	1,852,784	1,723,306
L	15	13	601,136	1,515	11,353
M	0	0	0	0	0
Total	136,813	49,756	11,453,254	9,804,080	9,900,940

Table 6.

10-Year Projected Increase					
	Residential		Non-Residential Square Feet		
Service Area	Population	Dwelling Units	Basic	Service	Retail
A	0	0	0	0	0
B	7,919	2,740	0	0	0
C	8,216	2,843	0	261,471	672,692
D	5,199	1,799	0	392,211	831,620
E	2,439	844	530,732	0	170,542
F	43	15	0	0	0
G	14,236	4,926	37,908	436,138	618,214
H	10,407	3,601	37,910	1,926,111	1,035,982
I	7,537	2,608	56,865	855,438	327,306
J	3,725	1,289	132,684	459,139	599,805
K	2,468	854	331,707	125,597	244,095
L	0	0	199,024	0	0
M	0	0	0	0	0
Total	62,190	21,519	1,326,830	4,456,105	4,500,256

Table 7.

10-Year Projection					
Service Area	Residential		Non-Residential Square Feet		
	Population	Dwelling Units	Basic	Service	Retail
A	0	0	0	0	0
B	7,919	2,740	0	0	0
C	11,718	4,088	10,233	370,175	1,160,762
D	14,784	4,575	66,490	2,167,354	1,550,859
E	4,989	1,479	3,690,079	759,829	1,154,758
F	43	15	0	0	0
G	49,264	17,510	176,588	1,638,004	1,501,971
H	23,701	8,823	331,742	2,729,929	2,254,358
I	40,864	14,489	158,395	2,115,000	1,199,670
J	25,016	10,105	1,586,469	2,499,998	3,600,064
K	20,691	7,438	5,959,928	1,978,381	1,967,401
L	15	13	800,160	1,515	11,353
M	0	0	0	0	0
Total	199,003	71,275	12,780,084	14,260,185	14,401,196

Note: All numbers are cumulative (i.e. numbers include the baseline 2012 from Table 5 figures plus the 10-year Projection Increase figures from Table 6.).

ORDINANCE NO. 2013-11-108

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS AMENDING CHAPTER 130, ENTITLED "LAND DEVELOPMENT REGULATIONS," OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, THROUGH THE AMENDMENT OF EXISTING ARTICLE III ENTITLED "ROADWAY IMPACT FEES" BY AMENDING PORTIONS OF SECTIONS 130-106, 130-108, 130-109, 130-111, 130-114, 130-144, AND 130-145 AS SET FORTH HEREIN BELOW; BY THE ADOPTION OF A NEW EXHIBIT 1 REGARDING THE 2012-2013 LAND USE ASSUMPTIONS FOR ROADWAY IMPACT FEES; BY THE ADOPTION OF A NEW EXHIBIT 2 REGARDING THE 2012-2013 ROADWAY IMPACT FEE UPDATE ("ROADWAY IMPROVEMENTS PLAN"); AND BY THE ADOPTION OF A NEW SCHEDULE 1 REGARDING THE ASSESSMENT AND COLLECTION OF ROADWAY IMPACT FEES; PROVIDING THIS ORDINANCE BE CUMULATIVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR GOVERNMENTAL IMMUNITY; PROVIDING FOR INJUNCTIONS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of McKinney (the "City") is a home-rule city possessing the full power of local self-government pursuant to Article II, Section 5 of the Texas Constitution, Section 51.072 of the Texas Local Government Code and its home rule charter; and

WHEREAS, the City established roadway impact fees to be imposed within its corporate limits by Ordinance No. 97-10-54 on October 7, 1997, and as amended by Ordinance No. 2000-03-20, Ordinance No. 2001-08-091, Ordinance No. 2003-05-055, Ordinance No. 2003-07-062, Ordinance No. 2005-11-116, and Ordinance No. 2008-11-102 in compliance with Chapter 395 of the Texas Local Government Code (the "Roadway Impact Fee Ordinances"); and

WHEREAS, the Roadway Impact Fee Ordinances have been codified in Article III of Chapter 130 of the Code of Ordinances, City of McKinney, Texas; and

WHEREAS, Texas Local Government Code Section 395.052 requires a city imposing a roadway impact fee to update the land use assumptions and capital improvements plan at least once every five years; and

WHEREAS, the City held a public hearing and approved the updated Land Use Assumptions For Roadway Impact Fees in conjunction with Resolution No. 2013-06-088 (R) which Resolution and Assumptions are attached hereto as Exhibit 1 and incorporated herein by reference for all purposes allowed by law; and

WHEREAS, the City held a public hearing and approved the 2012-2013 Roadway Impact Fee Update ("Roadway Improvements Plan") in conjunction with Resolution No. 2013-11-186 (R), which Resolution and Update are attached hereto as Exhibit 2 and incorporated herein by reference for all purposes allowed by law; and

WHEREAS, the City Council finds that the provisions governing the administration of roadway impact fees and Schedule 1 setting forth the roadway impact fees to be assessed and collected within each service area established in the Roadway Impact Fee Ordinances and codified in Article III of Chapter 130 of the Code of Ordinances, City of McKinney, Texas should be amended; and

WHEREAS, the City Council finds that the City has complied with Chapter 395 of the Texas Local Government Code in the amendment of the land use assumptions, capital improvements plan, and roadway impact fees; and

WHEREAS, the proposed amendments to Article III of Chapter 130 of the Code of Ordinances, City of McKinney, Texas are in the best interest of the citizens of McKinney to assure the availability of adequate roadway facilities and services in order to serve new development consistent with the policies set forth in the City's Comprehensive Plan.

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

Section 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City of McKinney, and they are hereby approved and incorporated into the body of this Ordinance as if restated herein in their entirety.

Section 2. From and after the effective date of this Ordinance, Section 130-106 entitled "Definitions" of the Code of Ordinances of the City of McKinney, Texas, is hereby amended in part by deleting the definition of "Land Use Assumptions" and replacing said definition with a new definition for the phrase "Land Use Assumptions" to read as follows:

> "Land Use Assumptions means and includes a description of the service areas and the projections of population and employment growth and associated changes in land uses, densities and intensities adopted by the City, as may be amended from time to time, in each service area over a 10-year period upon which the Roadway Improvements Plan is based. The Land Use Assumptions are set out in the most recently updated Land Use Assumptions for Roadway Impact Fees adopted by resolution of the City Council of the City of McKinney, Texas, and attached hereto as Exhibit 1."

Section 3. From and after the effective date of this Ordinance, Section 130-106 entitled "Definitions" of the Code of Ordinances of the City of McKinney, Texas, is hereby amended in part by deleting the definition of "Roadway Improvements Plan or Capital Improvements Plan for Roadway Impact Fees" and replacing said definition with a new definition for the phrase "Roadway Improvements Plan or Capital Improvements Plan for Roadway Impact Fees" to read as follows:

> "Roadway Improvements Plan or Capital Improvements Plan for Roadway Impact Fees identifies the capital improvements or facility expansions and associated costs for each roadway service area that are necessitated by and which are attributable to new development within the service area, for a period not to exceed 10 years, which capital improvements are to be financed in whole or in part through the imposition of roadway impact fees pursuant to this Article. The Roadway Improvements Plan or Capital Improvements Plan for Roadway Impact Fees Land Use Assumptions is set out in the most recently updated Roadway Impact Fee Update ("Roadway Improvements Plan") adopted by resolution of the City Council of the City of McKinney, Texas, and attached hereto as Exhibit 2."

Section 4. From and after the effective date of this Ordinance, Section 130-108 entitled "Impact Fees Per Service Unit" of the Code of Ordinances of the City of McKinney, Texas, be and the same is hereby amended and replaced in its entirety so that hereafter said Section 130-108 shall be and read as follows:

> "Sec. 130-108. Impact Fees per Service Unit

(a) The maximum impact fee per service unit (pre-credit) and the maximum assessable impact fee per service unit (post-credit) for each roadway service area shall be as set forth in:

(1) Schedule 1, Table A, if the date of final plat recording is prior to September 1, 2003 and replatting is not necessary;

(2) Schedule 1, Table B, if the date of final plat recording is on or after September 1, 2003 through and including November 9, 2008 and replatting is not necessary;

(3) Schedule 1, Table C, if the date of final plat recording is on or after November 10, 2008 through and including November 19, 2013 and replatting is not necessary.

(4) Schedule 1, Table D, if the date of final plat recording or replat recording is on or after November 20, 2013.

Schedule 1, Tables A through D (sometimes hereinafter referred to collectively as "Schedule 1") are attached hereto and hereby incorporated into and made a part of this Article by reference.

(b) The number of vehicle miles attributable to each land use category per development unit in each new development within a roadway service area shall be as set forth in:

(1) Schedule 1, Table A, as designated for each particular Roadway Service Area, Roadway Service Areas 1 through 27 if the date of final plat recording is prior to September 1, 2003 and replatting is not necessary;

(2) Schedule 1, Table B as designated for each particular Roadway Service Area, Roadway Service Areas A through M, if the date of final plat recording is on or after September 1, 2003 through and including November 9, 2008 and replatting is not necessary;

(3) Schedule 1, Table C as designated for each particular Roadway Service Area, Roadway Service Areas A through M, if the date of final plat recording is on or after November 10, 2008 through and including November 19, 2013 and replatting is not necessary.

(4) Schedule 1, Table D as designated for each Roadway Service Area, Roadway Service Areas A through M, if the date of final plat recording or replat recording is on or after November 20, 2013.

Schedule 1 is attached hereto and hereby incorporated into and made a part of this Article by reference.

(c) Impact fee Schedule 1, and/or its various Tables, may be amended from time to time by Ordinance.

(d) The maximum assessable impact fee per service unit (post-credit) set forth in Schedule 1 that is assessed to new development, as may be amended from time to time, is declared to be the roughly proportionate measure of the impact(s) generated by a new unit of development on the City's transportation system. To the extent that the impact fee per service unit collected is less than the maximum assessable impact fee per service unit, such difference is hereby declared to be founded on policies unrelated to the measurement of the actual impacts of the development on the City's transportation system. The maximum assessable impact fee per service unit may be used in evaluating any claim by an applicant, developer, or property owner that the dedication, construction, or contribution of a capital improvement imposed as a condition of development approval pursuant to the City's regulations is not roughly proportionate to the impact(s) of the new development on the City's transportation system."

Section 5. From and after the effective date of this Ordinance, Section 130-109 entitled "Assessment of Impact Fees" of the Code of Ordinances of the City of McKinney, Texas, be and the same is hereby amended and replaced in its entirety so that hereafter said Section 130-109 shall be and read as follows:

"Sec. 130-109. Assessment of Impact Fees

(a) Assessment of the impact fee per service unit for any new development shall be made as follows:

(1) For a new development for which a final plat was recorded prior to September 1, 2003 and for which no replatting is necessary pursuant to the City's subdivision regulations prior to development or for a new development for which no plat is necessary pursuant to the City's Zoning Ordinance because the property in question is a lot of record, assessment of impact fees shall occur at the time application is made for the building permit, and shall be the amount of the maximum assessable impact fee per service unit as set forth in Schedule 1, Table A, for the particular roadway service area in which the development is situated as reflected in Map A, attached hereto and incorporated herein by reference, multiplied by the number of Vehicle Miles (Per Development Unit) for each proposed development unit in each proposed land use category as set forth in Schedule 1, Table A.

(1) For a new development for which recordation of the final plat occurred on or after September 1, 2003 through and including November 9, 2008 and for which no replatting is necessary, assessment of impact fees shall be at the time of final plat recordation and shall not exceed the amount of the maximum assessable impact fee per service unit as set forth in Schedule 1, Table B for the particular roadway service area in

which the development is situated as reflected in Map B, attached hereto and incorporated herein by reference, multiplied by the number of Vehicle Miles (Per Development Unit) for each proposed development unit in each proposed land use category as set forth in Schedule 1, Table B.

(3) For a new development for which recordation of the final plat occurred on or after November 10, 2008 through and including November 19, 2013 and for which no replatting is necessary, assessment of impact fees shall be at the time of final plat recordation and shall not exceed the amount of the maximum assessable impact fee per service unit as set forth in Schedule 1, Table C for the particular roadway service area in which the development is situated as reflected in Map C, attached hereto and incorporated herein by reference, multiplied by the number of Vehicle Miles (Per Development Unit) for each proposed development unit in each proposed land use category as set forth in Schedule 1, Table C.

(4) For a new development for which recordation of the final plat occurred on or after November 20, 2013, assessment of impact fees shall be at the time of final plat recordation and shall not exceed the amount of the maximum assessable impact fee per service unit as set forth in Schedule 1, Table D for the particular roadway service area in which the development is situated as reflected in Map D, attached hereto and incorporated herein by reference, multiplied by the number of Vehicle Miles (Per Development Unit) for each proposed development unit in each proposed land use category as set forth in Schedule 1, Table D.

(5) For land on which new development occurs or is proposed to occur without platting, assessment of impact fees shall occur at the time application is made for the building permit, and shall not exceed the amount of the maximum assessable impact fee per service unit as set forth in Schedule 1, Table D for the particular roadway service area in which the development is situated as reflected in Map D multiplied by the number of Vehicle Miles (Per Development Unit) for each proposed development unit in each proposed land use category as set forth in Schedule 1, Table D.

(b) Following assessment of the impact fee pursuant to subsection (A), the amount of the impact fee assessed per service unit for that new development cannot be increased, unless the owner proposes to change the approved development by the submission of a new application for final plat approval or replat approval, in which case new assessment shall occur at the maximum assessable Schedule 1 rate then in effect.

(c) Following the vacating of any plat or submittal of any replat, a new assessment must be made in accordance with Section 130-109 (A)(4).

(d) Approval of an amending plat pursuant to Texas Local Government Code Section 212.016 and the Subdivision Ordinance Section 142-79 is not subject to reassessment of an Impact Fee hereunder provided that the use of the property remains the same."

Section 6. From and after the effective date of this Ordinance, Section 130-111 entitled "Offsets and Credits Against Impact Fees" of the Code of Ordinances of the City of McKinney, Texas, is hereby amended in part by adding a new subparagraph "g" to Paragraph (2) of Subsection (b) regarding offsets to impact fees so that hereafter said new subparagraph "g" of Subsection (b)(2) of Section 130-111 shall be and read as follows:

"g. a provision stating that in those instances where the City determines the unique characteristics of a roadway segment (such as drainage, topography, easements required, absence of roadway segments remaining in Service Area) and the projected cost to construct a section of roadway is not roughly proportionate to the dollar value of the vehicle mile credits which may be awarded for that roadway section, the City may consider, upon request of the Developer, awarding impact fee credits based upon the Developer's verified, actual costs of said roadway section."

Section 7. From and after the effective date of this Ordinance, Section 130-114 entitled "Refunds" of the Code of Ordinances of the City of McKinney, Texas, is hereby amended by deleting Subsection (d) in its entirety and re-lettering Subsections (e) and (f) as Subsections (d) and (e) respectively.

Section 8. From and after the effective date of this Ordinance, Section 130-144 entitled "Roadway Service Areas" of the Code of Ordinances of the City of McKinney, Texas, be and the same is hereby amended and replaced in its entirety so that hereafter said Section 130-144 shall be and read as follows:

"Sec. 130-144. Roadway Service Areas

A. There are hereby established thirteen (13) roadway service areas, as depicted in Exhibit 3.

B. The boundaries of the roadway service areas may be amended from time to time or new roadway service areas may be delineated."

Section 9. From and after the effective date of this Ordinance, Section 130-145 entitled "Roadway Improvements Plan" of the Code of Ordinances of the City of McKinney, Texas, be and the same is hereby amended and replaced in its entirety so that hereafter said Section 130-145 shall be and read as follows:

"Sec. 130-145. Roadway Improvements Plan

A. The Roadway Impact Fee RIP, depicted as Exhibit #2 on unmarked Page 15 of the 2012-2013 Roadway Impact Fee Update, dated November 2013, together with Tables 2(A) through 2(M) on pages 7 through 14 of the 2012-2013 Roadway Impact Fee Update, attached hereto and incorporated by reference herein as a part of

Exhibit 2 are hereby adopted as the Roadway Improvements Plan for the City of McKinney.

B. The Roadway Improvement Plan may be amended from time to time."

Section 10. From and after the effective date of this Ordinance, former Exhibit 1 that was attached to and adopted by Ordinance No. 2008-11-102 is hereby deleted in its entirety and replaced with a new Exhibit 1 that is attached hereto and incorporated herein by reference for all purposes allowed by law. Such Exhibit 1 is comprised of Resolution No. 2013-06-088 (R) together with the 2012-2013 Land Use Assumptions For Roadway Impact Fees that was approved by and incorporated into said Resolution. All references to "Exhibit 1" contained in this Ordinance and Article III of Chapter 130 of the Code of Ordinances, City of McKinney, Texas, are hereby declared to be references to Exhibit 1 of this Ordinance.

Section 11. From and after the effective date of this Ordinance, former Exhibit 2 that was attached to and adopted by Ordinance No. 2008-11-102 is deleted in its entirety and replaced with a new Exhibit 2 that is attached hereto and incorporated herein by reference for all purposes allowed by law. Such Exhibit 2 is comprised of Resolution No. 2013-11-186 (R) together with the 2012-2013 Roadway Impact Fee Update ("Roadway Improvements Plan") that was approved by and incorporated into said Resolution. All references to "Exhibit 2" contained in this Ordinance and Article III of Chapter 130 of the Code of Ordinances, City of McKinney, Texas, are hereby declared to be references to Exhibit 2 of this Ordinance.

Section 12. This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of McKinney, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any in such other ordinance or ordinances are hereby superseded.

Section 13. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

Section 14. All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of McKinney in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his said duties.

Section 15. Any violation of this ordinance can be enjoined by a suit filed in the name of the City of McKinney in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of McKinney.

Section 16. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and this Ordinance shall become effective upon publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS ON THE 19th DAY OF NOVEMBER, 2013.

CITY OF McKINNEY, TEXAS

BRIAN LOUGHMILLER
Mayor

CORRECTLY ENROLLED:

SANDY HART, TRMC, MMC
City Secretary
BLANCA I. GARCIA
Assistant City Secretary

DATE: November 19, 2013

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

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2012-2013 Roadway Impact Fee Update

EXHIBIT 2

2012 - 2013
Roadway Impact Fee Update

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City of McKinney, TX

Prepared by:

Kimley-Horn
and Associates, Inc.

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STATE OF TEXAS
JEFFREY A. WHITACRE
102469
LICENSED
PROFESSIONAL ENGINEER
11-4-2013

November 2013

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063354018

EXHIBIT 2

Kimley-Horn and Associates, Inc.

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Kimley-Horn and Associates, Inc.

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EXHIBIT 2

I. EXECUTIVE SUMMARY

This study was performed to update the City of McKinney Roadway Impact Fees. Transportation system analysis is an important tool for facilitating orderly growth of the transportation system and for providing adequate facilities that promote economic development in the City of McKinney. The implementation of an impact fee is a way to shift a portion of the burden of paying for new facilities onto new development.

The City of McKinney is divided into thirteen (13) service areas for the purposes of the 2012-2013 Roadway Impact Fee Update. These service areas cover the entire ultimate boundary of the City of McKinney. Each service area is an individual study area. For each service area the funds collected must be spent on projects identified in the Impact Fee Roadway Improvements Program (RIP) for that specific service area.

Roadway improvements necessary to serve the 10-year (2012-2022) needs were evaluated. Typically, infrastructure improvements are sized beyond the 10-year requirements; however, Texas' impact fee law (Chapter 395) only allows recovery of costs to serve the 10-year planning period. For example, the projected recoverable cost to construct the infrastructure needed through 2022 by service area is:

SERVICE AREA	COST OF RIP AND FINANCING ATTRIBUTABLE TO GROWTH
A	$0
B	$3,933,230
C	$21,416,115
D	$34,641,533
E	$16,437,901
F	$0
G	$24,264,048
H	$15,356,417
I	$19,372,109
J	$14,496,888
K	$10,694,371
L	$856,753
M	$0

A portion of the remainder can be assessed as the planning window extends beyond 2022 and as the impact fees are updated in the future.

The impact fee law defines a service unit as follows: "Service Unit means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years."

Therefore, the City of McKinney defines a *service unit* as the number of vehicle-miles of travel during the afternoon peak-hour. For each type of development the City of McKinney utilizes the Land Use/Vehicle-Mile Equivalency Table (LUVMET) to determine the number of service units.

EXHIBIT 2

Based on the City's 10-year growth projections and the associated demand (consumption) values for each service area are as follow in terms of vehicle-miles:

SERVICE AREA	TOTAL VEH-MI OF NEW DEMAND OVER TEN YEARS
A	0
B	2,192
C	15,134
D	20,187
E	7,870
F	0
G	38,168
H	38,438
I	25,470
J	16,849
K	9,056
L	677
M	0

Based on the additional service units and the recoverable capital improvements plans, the City may assess a maximum roadway impact fee per vehicle-mile (Recoverable Cost of RIP / Total Growth) of:

SERVICE AREA	2012-2013 MAX ASSESSABLE FEE PER SERVICE UNIT	2007-2008 MAX ASSESSABLE FEE PER SERVICE UNIT
A	$0	$0
B	$1,793	$1,558
C	$1,410	$1,534
D	$1,707	$1,389
E	$2,085	$1,673
F	$0	$0
G	$628	$684
H	$393	$489
I	$750	$641
J	$854	$719
K	$1,178	$1,153
L	$1,265	$1,281
M	$0	$0

EXHIBIT 2

II. INTRODUCTION

Chapter 395 of the Texas Local Government Code describes the procedure Texas cities must follow in order to create and implement impact fees. Senate Bill 243 (SB 243) amended Chapter 395 in September 2001 to define an Impact Fee as "a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of Roadway improvements or facility expansions necessitated by and attributable to the new development."

Chapter 395 mandates that impact fees be reviewed and updated at least every five (5) years. Accordingly, the City of McKinney has initiated a review of its Land Use Assumptions, Roadway Improvements Plan, and Impact Fees. The City has retained Kimley-Horn and Associates, Inc, to provide professional transportation engineering services for the update of their Roadway Impact Fees. This report includes the update of the impact fee calculation in accordance with Chapter 395 and the adopted revisions to the Land Use Assumptions and the Roadway Improvements Plan.

This report introduces and references two of the basic inputs to the Roadway Impact Fee: the **Land Use Assumptions** and the **Roadway Improvements Plan (RIP)**. Information from these two components is used extensively in the remainder of the report. This report consists of a detailed discussion of the methodology for the computation of impact fees. This discussion - **Methodology for Roadway Impact Fees** and **Impact Fee Calculation** addresses each of the components of the computation and modifications required for the update. The components include:

- Service Areas
- Service Units
- Cost Per Service Unit
- Cost of the RIP
- Service Unit Calculation
- Maximum Assessable Impact Fee Per Service Unit
- Service Unit Demand Per Unit of Development

The final section of the report is the **Conclusion**, which presents the findings of the update analysis and summarizes the report.

EXHIBIT 2

III. ROADWAY IMPACT FEE CALCULATION INPUTS

A. LAND USE ASSUMPTIONS

In order to assess an impact fee, Land Use Assumptions must be developed to provide the basis for population and employment growth projections within a political subdivision. As defined by Chapter 395 of the Texas Local Government Code, these assumptions include a description of changes in land uses, densities, and population in the service area. The Land Use Assumptions used in this report were developed by City of McKinney staff and are presented in a separate report titled *Land Use Assumptions Report 2012-2013 Impact Fee Update (Land Use Assumptions)*. These Land Use Assumptions were adopted by City Council on June 18, 2013 by the McKinney City Council.

The population and employment estimates and projections were all compiled in accordance with the following categories:

Units: Number of dwelling units, both single and multi-family.

Population: Number of people, based on person per dwelling unit factors.

Employment: Square feet of building area based on retail, service, and basic land uses. Each classification has unique trip making characteristics.

Retail: Land use activities which provide for the retail sale of goods that primarily serve households and whose location choice is oriented toward the household sector, such as grocery stores and restaurants.

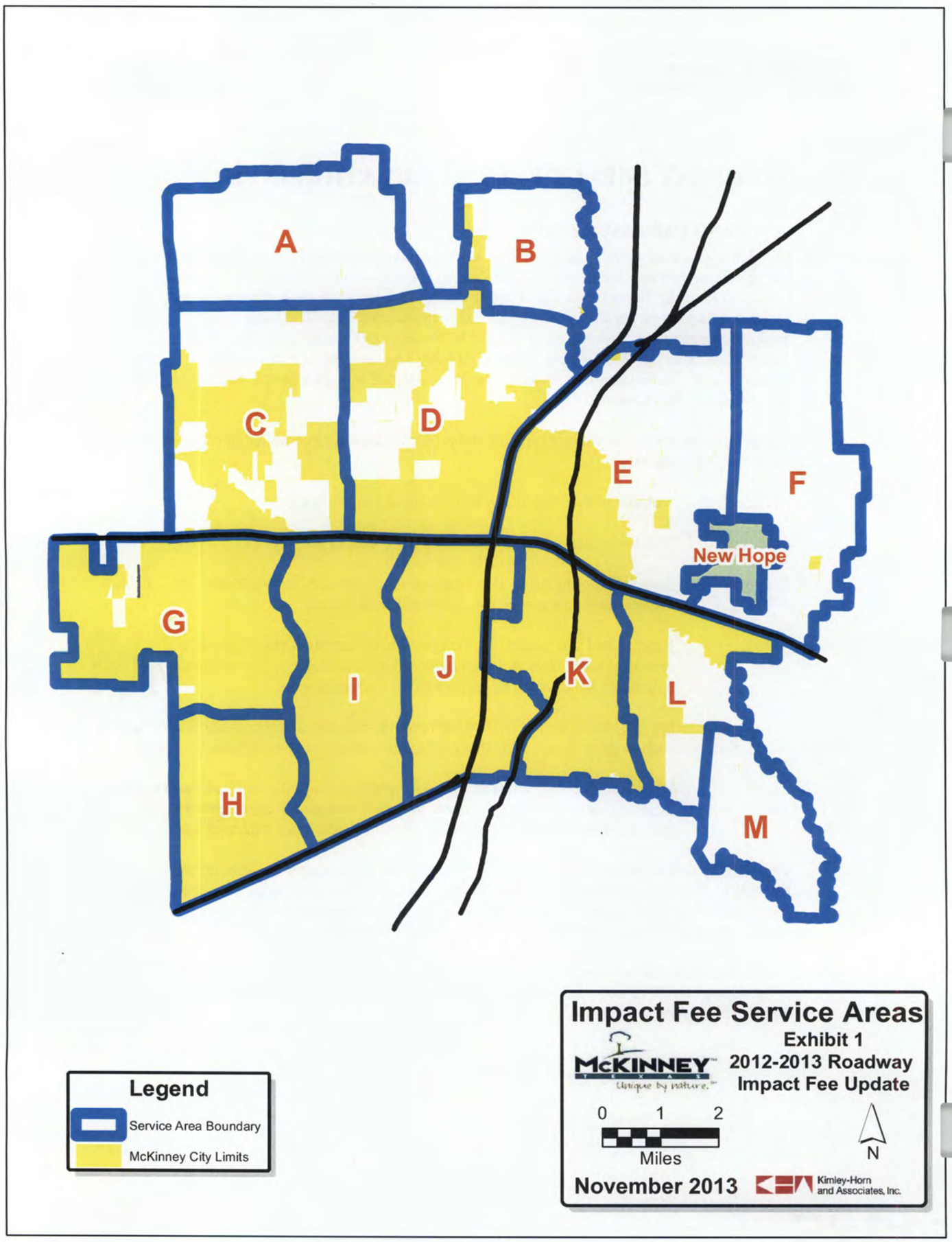
Service: Land use activities which provide personal and professional services such as government and other professional administrative offices.

Basic: Land use activities that produce goods and services such as those that are exported outside of the local economy, such as manufacturing, construction, transportation, wholesale, trade, warehousing, and other industrial uses.

The geographic boundaries of the impact fee service areas for roadway facilities are shown in **Exhibit 1**. The City of McKinney is divided into thirteen (13) service areas, each based upon a six (6) mile limit as required in Chapter 395. The Land Use Assumptions for roadway facilities exclude areas outside the corporate limits of the city (as of January 1, 2013).

Table 1 summarizes the population and employment projections by service area within the City of McKinney for 2012 and 2022 from the previously referenced *Land Use Assumptions Report 2012-2013 Impact Fee Update.*

EXHIBIT 2


A
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New Hope
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Legend
Service Area Boundary
McKinney City Limits
Impact Fee Service Areas
Exhibit 1
2012-2013 Roadway
Impact Fee Update
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EXHIBIT 2

Table 1. Population and Employment Projections for the City of McKinney

Service Area	Year	Population	Units	Employment (Square Feet)			
				Basic	Service	Retail	Total
A	2012	0	0	0	0	0	0
	2022	0	0	0	0	0	0
B	2012	0	0	0	0	0	0
	2022	7,919	2,740	0	0	0	0
C	2012	3,501	1,245	10,233	108,704	488,070	607,007
	2022	11,718	4,088	10,233	370,175	1,160,762	1,541,170
D	2012	9,584	2,776	66,490	1,775,143	719,239	2,560,872
	2022	14,784	4,575	66,490	2,167,354	1,550,859	3,784,703
E	2012	2,550	635	3,159,347	759,829	984,216	4,903,392
	2022	4,989	1,479	3,690,079	759,829	1,154,758	5,604,666
F	2012	0	0	0	0	0	0
	2022	43	15	0	0	0	0
G	2012	35,028	12,584	138,680	1,201,866	883,757	2,224,303
	2022	49,264	17,510	176,588	1,638,004	1,501,971	3,316,563
H	2012	13,294	5,222	293,832	803,818	1,218,376	2,316,026
	2022	23,701	8,823	331,742	2,729,929	2,254,358	5,316,029
I	2012	33,327	11,881	101,530	1,259,562	872,364	2,233,456
	2022	40,864	14,489	158,395	2,115,000	1,199,670	3,473,065
J	2012	21,291	8,816	1,453,785	2,040,859	3,000,259	6,494,903
	2022	25,016	10,105	1,586,469	2,499,998	3,600,064	7,686,531
K	2012	18,223	6,584	5,628,221	1,852,784	1,723,306	9,204,311
	2022	20,691	7,438	5,959,928	1,978,381	1,967,401	9,905,710
L	2012	15	13	601,136	1,515	11,353	614,004
	2022	15	13	800,160	1,515	11,353	813,028
M	2012	0	0	0	0	0	0
	2022	0	0	0	0	0	0

B. Roadway Improvements Plan

The City has identified the City-funded transportation projects needed to accommodate the projected growth within the City. The Roadway Improvements Plan (RIP) for Roadway Impact Fees is made up of:

- Recently completed projects with excess capacity available to serve new growth;
- Projects currently under construction; and
- All remaining projects needed to complete the City's Master Thoroughfare Plan.

EXHIBIT 2

The RIP includes arterial class roadway facilities, as well as intersection improvements. All of the arterial facilities are part of the currently adopted Master Thoroughfare Plan.

The RIP for Roadway Impact Fees that is proposed for the 2013 Impact Fee Update is listed in **Table 2** and mapped in **Exhibit 2 (see also back pocket).** The table shows the length of each project as well as the facility's Master Thoroughfare Plan classification. The RIP was developed in conjunction with input from City of McKinney staff and represents those projects that will be needed to accommodate the growth projected in the *Land Use Assumptions Report 2012-2013 Impact Fee Update.*

Table 2.A. Roadway Improvement Plan for Roadway Impact Fees – Service Area A

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
A	A-1, D-1	M6D	Future Arterial B (CCR 168) (2)	Existing CCR 168 to E. City Limits (Creek)	0.30	50%

Table 2.B. Roadway Improvement Plan for Roadway Impact Fees – Service Area B

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
B	B-1	M6D	Hardin Blvd. (1)	CCR 204 to CCR 206	0.07	50%
	B-2	M6D	Hardin Blvd. (2)	CCR 206 to 90 degree bend on CCR 227	0.33	50%
	B-3	M6D	Hardin Blvd. (3)	90 degree bend on CCR 227 to CCR 226	0.45	100%
	B-4	G4D	Fannin Rd. (CCR 228)	Future Hardin Blvd. to CCR 227	0.08	100%
	S-2		Signal Installation	Hardin Blvd. & Fannin Rd.		100%

EXHIBIT 2

Table 2.C. Roadway Improvement Plan for Roadway Impact Fees – Service Area C

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
C	C-1	M6D	Future Arterial B (CCR 168) (1)	Ridge Rd. to 1,510' W. of Ridge Rd.	0.29	50%
	C-2	P6D	FM 1461 (1)	145' E. of Existing Custer Rd. to Future Custer Rd.	0.13	50%
	C-3	P6D	FM 1461 (2)	Future Custer Rd. to 1,175' E. of Future Custer Rd.	0.22	100%
	C-4	P6D	FM 1461 (3)	1,175' E. of Future Custer Rd. to 2,015' E. of Future	0.16	50%
	C-5	P6D	FM 1461 (4)	2,195' W. of Ridge Rd. to 1,210 E. of Ridge Rd.	0.64	50%
	C-6	M6D	Bloomdale Rd. (1)	Custer Rd. to 1,250' E. of Custer Rd.	0.24	100%
	C-7	M6D	Bloomdale Rd. (2)	1,250' E. of Custer Rd. to 275' E. of CCR 124	0.41	50%
	C-8	M6D	Bloomdale Rd. (3)	275' E. of CCR 124 to 3,195' E. of Stonebridge Dr.	0.96	100%
	C-9	M6D	Bloomdale Rd. (4)	3,195' E. of Stonebridge Dr. to 645' W. of Ridge Rd.	0.30	50%
	C-10	M6D	Bloomdale Rd. (5)	645' W. of Ridge Rd. to Ridge Rd.	0.12	100%
	C-11	M6D (1/3)	Bloomdale Rd. (6)	1,895' E. of Ridge Rd. to Lake Forest Dr.	0.62	50%
	C-12	M6D	Wilmeth Rd. (1)	1,705' E. of Custer Rd. to CCR 124	0.78	100%
	C-13	M6D	Wilmeth Rd. (2)	2,710' W. of Ridge Rd. to 1,040' W. of Ridge Rd.	0.32	50%
	C-14	M6D	Wilmeth Rd. (3)	1,275' W. of Ridgeknoll to Ridgeknoll	0.24	50%
	C-15	M6D (1/3)	Wilmeth Rd. (4)	Ridgeknoll to 265' W. of Sunnyside Dr.	0.25	50%
	C-16	M6D (1/3)	Wilmeth Rd. (5)	265' W. of Sunnyside Dr. to Lake Forest Dr.	0.32	100%
	C-17	P6D	Custer Rd. (1)	1,295' N. of FM 1461 to FM 1461	0.25	50%
	C-18	P6D	Custer Rd. (2)	FM 1461 to 3,380' N of Bloomdale Rd.	0.39	100%
	C-19	P6D	Custer Rd. (3)	3,380' N of Bloomdale Rd. to Bloomdale Rd.	0.64	50%
	C-20	P6D	Custer Rd. (4)	Bloomdale Rd. to S. City Limits (Creek)	0.68	50%
	C-21	M6D	Stonebridge Dr.	2,160' S. of FM 1461 to US 380	2.49	100%
	C-22	M6D	Ridge Rd. (1)	CCR 168 to 1,505' S. of CCR 168	0.29	50%
	C-23	M6D	Ridge Rd. (2)	FM 1461 to Baxter Well	0.59	100%
	C-24	M6D	Ridge Rd. (3)	Baxter Well to 1,330' S. of Bloomdale Rd.	0.68	50%
	C-25	M6D	Ridge Rd. (4)	1,330' S. of Bloomdale Rd. to 2,135' S. of Bloomdale Rd.	0.15	50%
	C-26	M6D	Ridge Rd. (5)	Wilson Creek to US 380	0.16	100%
	C-27	M6D (2/3)	Lake Forest Dr. (2)	Bloomdale Rd. to Wilmeth Rd.	1.01	50%
	C-28, D-13	M6D (1/3)	Lake Forest Dr. (3)	Wilmeth Rd. to US 380	0.99	50%
	S-1		Signal Installation	Future Arterial (CCR 168) & Ridge Rd.		25%
	S-4		Signal Installation	Custer Rd. & FM 1461		75%
	S-5		Signal Installation	Ridge Rd. & FM 1461		50%
	S-6		Signal Installation	Custer Rd. & Bloomdale Rd.		25%
	S-7		Signal Installation	Stonebridge Dr. & Bloomdale Rd.		100%
	S-8		Signal Installation	Ridge Rd. & Bloomdale Rd.		50%
	S-9		Signal Installation	Lake Forest Dr. & Bloomdale Rd.		25%
	S-10		Signal Installation	Stonebridge Dr. & Wilmeth Rd.		75%
	S-11		Signal Installation	Lake Forest Dr. & Wilmeth Rd.		50%
	S-12		Signal Installation	Tremont Blvd. & US 380		50%
	S-13		Signal Installation	Forest Ridge Dr. & US 380		50%
	S-14		Signal Installation	Wilmeth Rd. & Ridge Knoll		50%

EXHIBIT 2

Table 2.D. Roadway Improvement Plan for Roadway Impact Fees – Service Area D

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
D	A-1, D-1	M6D	Future Arterial B (CCR 168) (2)	Existing CCR 168 to E. City Limits (Creek)	0.30	50%
	D-2	M6D	Future Arterial B (CCR 168) (3)	W. City Limits to CCR 229	0.43	100%
	D-3	P6D	Future Arterial C (1)	420' E. of Lake Forest Dr. to 3,715' E. of Lake Forest	0.62	50%
	D-4	P6D	Future Arterial C (2)	3,715' E. of Lake Forest Dr. to CCR 202	1.77	100%
	D-5	M6D	Bloomdale Rd. (7)	1,485' E. of CCR 1006 to 1,215 W. of CCR 1007	0.29	100%
	D-6	M6D	Bloomdale Rd. (8)	1,215 W. of CCR 1007 to CCR 1007	0.23	50%
	D-7	M6D	Bloomdale Rd. (9)	CCR 1007 to Community Ave.	0.86	100%
	D-8	M6D	Wilmeth Rd. (6)	Lake Forest Dr. to CCR 943 (Unnamed B)	0.91	50%
	D-9	M6D	Wilmeth Rd. (7)	CCR 943 (Unnamed B) to 2,260 W. of Hardin Blvd.	0.25	100%
	D-10	M6D	Wilmeth Rd. (8)	2,260 W. of Hardin Blvd. to Hardin Blvd.	0.43	50%
	D-11	M6D (1/3)	Wilmeth Rd. (9)	Hardin Blvd. to US 75 SBFR	1.16	100%
	D-12	M6D	Lake Forest Dr. (1)	820' S. of Geren Trl. to 510' S. of Baxter Well	0.51	50%
	C-28, D-13	M6D (1/3)	Lake Forest Dr. (3)	Wilmeth Rd. to US 380	0.99	50%
	D-14	M6D	Future Unnamed B (1)	Future Arterial C to 945' S. of Future Arterial C	0.18	100%
	D-15	M6D	Future Unnamed B (2) / CR 1006	945' S. of Future Arterial C to 2,305' S. of Future	0.26	50%
	D-16	M6D	Future Unnamed B (3) / CR 943	2,045' N. of Wilmeth Rd. to Wilmeth Rd.	0.39	50%
	D-17	M6D	Hardin Blvd. (4) / CCR 229	CCR 226 to FM 543	0.44	50%
	D-18	M6D	Hardin Blvd. (5)	2,960' N. of CCR 202 to CCR 201	1.38	100%
	D-19	M6D	Hardin Blvd. (6)	CCR 164 (Bloomdale Rd.) to Holly Ridge Way	0.57	100%
	D-20	M6D (2/3)	Hardin Blvd. (7)	Holly Ridge Way to 1,770' N. of Wilmeth Rd.	0.21	100%
	D-21	M6D (1/3)	Hardin Blvd. (8)	1,770' N. of Wilmeth Rd. to Wilmeth Rd.	0.34	50%
	D-22	M6D (1/3)	Hardin Blvd. (9)	Wilmeth Rd. to US 380	1.23	100%
	D-23	M4U	Community Ave. (1)	Hardin Blvd. to 1,915' E. of Hardin Blvd.	0.36	100%
	D-24	M4U	Community Ave. (2)	1,915' E. of Hardin Blvd. to N. City Limits/Creek	0.20	50%
	D-25	M4U	Community Ave. (3)	N. City Limits/Creek to 2,645' N. of Bloomdale Rd.	0.18	100%
	D-26	M4U (1/2)	Community Ave. (4)	2,645' N. of Bloomdale Rd. to 90' S. of James Pitts Dr.	0.61	100%
	D-27	M4U (1/2)	Community Ave. (5)	90' S. of James Potts Dr. to 230' S. of Brinlee Branch	0.33	100%
	D-28	P6D	Future Arterial C (3)	E. City Limits to W. City Limits	0.39	100%
	D-29	M6D	Future Unnamed C	N. City Limits to Future Arterial C (3)	0.20	100%
	S-3		Signal Installation	Hardin Blvd. & Future Arterial B		25%
	S-11		Signal Installation	Lake Forest Dr. & Wilmeth Rd.		25%
	S-15		Signal Installation	Unnamed B & Future Arterial C		100%
	S-16		Signal Installation	Hardin Blvd. & Future Arterial C		100%
	S-17		Signal Installation	Hardin Blvd. & Community Ave.		75%
	S-18		Signal Installation	Hardin Blvd. & Bloomdale Rd.		100%
	S-19		Signal Installation	Community Ave. & Bloomdale Rd.		100%
	S-20		Signal Installation	Unnamed B & Wilmeth Rd.		75%
	S-21		Signal Installation	Hardin Blvd. & Wilmeth Rd.		75%

EXHIBIT 2

Table 2.E. Roadway Improvement Plan for Roadway Impact Fees – Service Area E

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
E	E-1	M6D (1/3)	Bloomdale Rd. (10)	US 75 NBFR to 275' E. of Shawnee Dr.	0.48	100%
	E-2	M6D (2/3)	Bloomdale Rd. (11)	275' E. of Shawnee Dr. to FM 543	0.47	100%
	E-3	M6D	FM 543 (1)	Honey Creek to SH 5	0.49	100%
	E-4	M6D (1/3)	Wilmeth Rd. (10)	US 75 NBFR to Redbud Blvd.	0.26	100%
	E-5	D (1/3) OUTS	Wilmeth Rd. (11)	Redbud Blvd. to 1,340 E. of Redbud Blvd.	0.25	100%
	E-6	M6D (1/3)	Wilmeth Rd. (12)	1,340 E. of Redbud Blvd. to 2,005 E. of Redbud Blvd.	0.13	100%
	E-7	M6D (2/3)	Wilmeth Rd. (13)	2,005 E. of Redbud Blvd.to SH 5	0.52	100%
	E-8	M6D	Wilmeth Rd. (14)	SH 5 to McIntyre Rd. (CCR 274)	0.39	100%
	E-9	M6D	Wilmeth Rd. (15)	1,610' E. of SH 5 to RR tracks	0.26	100%
	E-10	M6D	Wilmeth Rd. (16)	RR tracks to 1,230' E. of the RR tracks (E. City Limits)	0.23	50%
	E-11	M6D	Wilmeth Rd. (17)/ CCR 331	265' E. of CCR 335 to FM 2933	0.28	50%
	E-12	M4D	Redbud Blvd. (1)	Bloomdale Rd. to 1,075' N. of Wilmeth Rd.	0.63	100%
	E-13	M4D (1/2)	Redbud Blvd. (2)	1,075' N. of Wilmeth Rd. to Wilmeth Rd.	0.20	100%
	E-14	M6D	Airport Dr. (1)	SH 5 to RR tracks (E. City Limits)	0.94	100%
	E-15	M6D	Airport Dr. (2)	McIntyre Rd. (Future Wilmeth Rd.) to US 380	1.58	100%
	E-16	M6D	FM 2933	CCR 331 to CCR 335	0.49	50%
	S-22		Signal Installation	Redbud Blvd. & Bloomdale Rd.		100%
	S-23		Signal Installation	Redbud Blvd. & Wilmeth Rd.		100%
	S-24		Signal Installation	Airport Dr. & Wilmeth Rd.		75%
	S-25		Signal Installation	FM 543 & Bloomdale Rd.		100%
	S-26		Signal Installation	FM 2933 & Wilmeth Rd.		50%

Table 2.F. Roadway Improvement Plan for Roadway Impact Fees – Service Area F

No Impact Fee Eligible Roadway Projects

EXHIBIT 2

Table 2.G. Roadway Improvement Plan for Roadway Impact Fees – Service Area G

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
G	G-1	M6D	Virginia Pkwy. (1)	Coit Rd. to 500' W. of Independence Pkwy.	0.90	100%
	G-2	M6D	Virginia Pkwy. (2)	500' W. of Independence Pkwy. to Independence Pkwy.	0.09	50%
	G-3	M6D	Virginia Pkwy. (3)	Independence Pkwy. to 325' E. of Forkhorn Dr.	0.19	50%
	G-4	M6D (1/3)	Virginia Pkwy. (4)	325' E. of Forkhorn Dr. to 935' W. of Virginia Hills	0.28	50%
	G-5	M6D (1/3)	Virginia Pkwy. (5)	935' W. of Virginia Hills to Custer Rd.	0.50	100%
	G-6	M6D (1/3)	Virginia Pkwy. (6)	Custer Dr. to 410' E. of Danbury Dr.	0.52	100%
	G-7	M6D (1/6)	Virginia Pkwy. (7)	410' E. of Danbury Dr. to Virginia Parklands Blvd.	0.36	100%
	G-8	M6D	Westridge Blvd. (1)	Coit Rd. to 1,650' E. of Coit Rd.	0.31	50%
	G-9	M6D (1/3)	Westridge Blvd. (2)	1,650' E. of Coit Rd. to Indepence Pkwy.	0.70	100%
	G-10	M6D (1/3)	Westridge Blvd. (3)	Independence Pkwy. to Memory Ln.	0.51	100%
	G-11	M6D (1/3)	Westridge Blvd. (4)	Memory Ln. to Custer Rd.	0.50	50%
	G-12	M6D (1/3)	Coit Rd. (1)	US 380 to 2,780' S. of US 380	0.53	50%
	G-13	M6D	Coit Rd. (2)	2,685 N. of Virginia to 2,610 S. of Virginia	1.00	50%
	G-14	M6D (1/3)	Coit Rd. (3)	Westridge Rd. to 270' S. of Calgary Dr.	0.50	50%
	G-15	M6D	Independence Pkwy. (1)	3,110' N. of Virginia Pkwy. to 2,630' N. of Virginia Pkwy.	0.09	50%
	G-16	M6D	Independence Pkwy. (2)	2,630' N. of Virginia Pkwy. to 1,365' N. of Virginia Pkwy.	0.24	100%
	G-17	M6D	Independence Pkwy. (3)	1,365' N. of Virginia Pkwy. to Virginia Pkwy.	0.26	50%
	G-18	M6D (1/3)	Independence Pkwy. (4)	Virginia Pkwy. to George Washington Dr. (S. City Limits)	1.49	100%
	G-19	P6D	Custer Rd. (5)	US 380 to Westridge Rd.	2.01	100%
	G-20	P6D	Custer Rd. (6)	Westridge Rd. to 1,110' S. of Cotton Ridge Rd. S	0.51	50%
	G-21	P6D	Custer Rd. (7)	705' N. of Fountainview Dr. to Eldorado Pkwy.	0.38	50%
	G-22, I-8	G4D	Ridge Rd. (6)	US 380 to Creekside Dr.	1.30	50%
	S-12		Signal Installation	Tremont Blvd. & US 380		50%
	S-13		Signal Installation	Forest Ridge Dr. & US 380		50%
	S-27		Signal Installation	Custer Rd. & Bristol Dr.		100%
	S-28		Signal Installation	Stonebridge Dr. & LaCima Dr.		100%
	S-29		Signal Installation	Coit Rd. & Virginia Pkwy.		50%
	S-30		Signal Installation	Independence Pkwy. & Virginia Pkwy.		50%
	S-31		Signal Installation	Custer Rd. & Cotton Ridge Rd. North		100%
	S-32		Signal Installation	Coit Rd. & Westridge Rd.		25%
	S-33		Signal Installation	Independence Pkwy. & Westridge Rd.		100%
	S-34		Signal Installation	Glen Oaks Dr. & Stonebridge Dr.		100%
	S-35		Signal Installation	Ridge Rd. & Glen Oaks Dr.		50%
	S-36		Signal Installation	Custer Rd. & Cotton Ridge Rd. South		50%
	S-37		Signal Installation	Stonebridge Dr. & Alma Dr.		100%
	S-38		Signal Installation	Ridge Rd. & Rush Creek Rd.		50%
	S-39		Signal Installation	Ridge Rd. & Berkshire Rd.		50%

EXHIBIT 2

Kimley-Horn and Associates, Inc.

McKINNEY TEXAS Unique by nature.

Table 2.H. Roadway Improvement Plan for Roadway Impact Fees – Service Area H

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
H	H-1	M4D	Silverado Trl. (1)	Custer Rd. to 100' W. of Amon Carter Dr.	0.40	100%
	H-2	M4D	Silverado Trl. (2)	Alma Rd. to Alfalfa Dr.	0.22	100%
	H-3	M4D	Silverado Trl. (3)	Alfalfa Dr. to 145' W. of Ironstone Ln.	0.28	100%
	H-4	P6D (1/3)	Stacy Rd. (1)	Custer Rd. to Ridge Rd.	2.03	100%
	H-5, I-11	P6D (1/3)	Stacy Rd. (2)	Ridge Rd. to SH 121 (S. City Limits)	0.82	50%
	H-6	M6D (1/3)	McKinney Ranch Pkwy. (1)	Stacy Rd. to Ridge Rd.	0.77	100%
	H-7	G4D	Collin McKinney Pkwy. (1)	Weiskopf Ave. to Alma (Couplet)	0.79	100%
	H-8	M6D	Craig Ranch Pkwy.	Collin McKinney Pkwy. To SH 121	0.65	100%
	H-9	G4D	Alma Rd. (1)	Eldorado to 805' S. of Beaver Ck.	0.66	100%
	H-10	G4D	Alma Rd. (2)	805' S. of Beaver Ck. to Silverado Trl.	0.38	100%
	H-11	M6D (1/3)	Alma Rd. (3)	Silverado Trl. to Stacy Rd.	0.49	100%
	H-12	M6D	Alma Rd. (4)	Stacy Rd. to SH 121	1.41	100%
	H-13, I-9	G4D	Ridge Rd. (7)	Eldorado Pkwy. to McKinney Ranch Pkwy.	1.08	50%
	H-14, I-10	M6D (1/3)	Ridge Rd. (8)	McKinney Ranch Pkwy. to Stacy Rd.	0.69	50%
	H-15	P6D	Custer Rd. (8)	Eldorado Pkwy. To Stonebridge Dr.	0.39	50%
	S-40		Signal Installation	Custer Rd. & Silverado Trl.		50%
	S-41		Signal Installation	Alma Rd. & Silverado Trl.		100%
	S-42		Signal Installation	McKinney Ranch Pkwy. & Silverado Trl.		100%
	S-43		Signal Installation	McKinney Ranch Pkwy. & Stacy Rd.		100%
	S-44		Signal Installation	Custer Rd. & Paradise Dr.		50%
	S-45		Signal Installation	Collin McKinney Pkwy. & Exchange Blvd.		100%
	S-46		Signal Installation	Collin McKinney Pkwy. & Stacy Rd.		50%
	S-47		Signal Installation	Alma Rd. & Hennemen Way		100%

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Table 2.I. Roadway Improvement Plan for Roadway Impact Fees – Service Area I

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
I	I-1	M6D (1/3)	Virginia Pkwy. (8)	1,035' E. of Ridge Rd. to 1,355' W. of Hardin Blvd.	1.44	100%
	I-2	G4D	Eldorado Pkwy. (1)	Ridge Rd. to 850' E. of Ridge Rd.	0.16	100%
	I-3	M6D (1/3)	McKinney Ranch Pkwy. (2)	Ridge Rd. to Hardin Blvd.	1.80	100%
	I-4	G4D	Collin McKinney Pkwy. (2)	Stacy Rd. to Village Park	0.54	100%
	I-5	G4D	Collin McKinney Pkwy. (3)	Lake Forest Dr. to Cottonwood Creek	0.31	100%
	I-6	G4D (1/2)	Collin McKinney Pkwy. (4)	Cottonwood Creek to 1,110' E. of Tina	0.55	100%
	I-7	G4D	Collin McKinney Pkwy. (5)	1,110' E. of Tina to Hardin Blvd.	0.19	100%
	G-22, I-8	G4D	Ridge Rd. (6)	US 380 to Creekside Dr.	1.30	50%
	H-13, I-9	G4D	Ridge Rd. (7)	Eldorado Pkwy. to McKinney Ranch Pkwy.	1.08	50%
	H-14, I-10	M6D (1/3)	Ridge Rd. (8)	McKinney Ranch Pkwy. to Stacy Rd.	0.69	50%
	H-5, I-11	P6D (1/3)	Stacy Rd. (2)	Ridge Rd. to SH 121 (S. City Limits)	0.82	50%
	I-12	M6D (1/3)	Lake Forest Dr. (4)	McKinney Ranch Pkwy. to SH 121	1.02	100%
	I-13, J-7	G4D	Hardin Blvd. (10)	US 380 to Virginia Pkwy.	1.58	50%
	I-14, J-8	M6D (1/3)	Hardin Blvd. (11)	McKinney Ranch Pkwy. to SH 121	0.57	50%
	S-35		Signal Installation	Ridge Rd. & Glen Oaks Dr.		50%
	S-46		Signal Installation	Collin McKinney Pkwy. & Stacy Rd.		50%
	S-48		Signal Installation	Virginia Pkwy. & Joplin Dr.		100%
	S-49		Signal Installation	Virginia Pkwy. & Crutcher Crossing		100%
	S-50		Signal Installation	Virginia Pkwy. & Village Dr.		100%
	S-51		Signal Installation	Virginia Pkwy. & Mallard Lakes Dr.		100%
	S-52		Signal Installation	Lake Forest Dr. & Glen Oaks Dr.		100%
	S-53		Signal Installation	Hardin Blvd. & Maverick Trl.		50%
	S-54		Signal Installation	Eldorado Pkwy. & Woodson Dr.		100%
	S-55		Signal Installation	Eldorado Pkwy. & Highlands Dr.		100%
	S-56		Signal Installation	Lake Forest Dr. & Collin McKinney Pkwy.		100%
	S-57		Signal Installation	Hardin Blvd. & Collin Mckinney Pkwy.		50%

Table 2.J. Roadway Improvement Plan for Roadway Impact Fees – Service Area J

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
J	J-1	M4D	White Ave. (1)	Hardin Blvd. to Bois D'Arc	0.17	100%
	J-2	M4D	White Ave. (2)	Bois D'Arc to Community Ave.	0.93	100%
	J-3	M6D (1/3)	McKinney Ranch Pkwy. (3)	Hardin Blvd. to 515' E. of Hardin Blvd.	0.10	100%
	J-4	M6D	McKinney Ranch Pkwy. (4)	515' E. of Hardin Blvd. to US 75 SBFR	0.82	100%
	J-5	G4D	Collin McKinney Pkwy. (6)	Hardin Blvd. to McKinney Ranch Pkwy.	0.73	100%
	J-6	M4U	Collin McKinney Pkwy. (7)	720' W. of Test Dr. to Craig Dr.	0.58	100%
	I-13, J-7	G4D	Hardin Blvd. (10)	US 380 to Virginia Pkwy.	1.58	50%
	I-14, J-8	M6D (1/3)	Hardin Blvd. (11)	McKinney Ranch Pkwy. to SH 121	0.57	50%
	J-9	M4U	Community Ave. (6)	US 380 to 2,120' S. of US 380	0.40	100%
	S-53		Signal Installation	Hardin Blvd. & Maverick Trl.		50%
	S-57		Signal Installation	Hardin Blvd. & Collin Mckinney Pkwy.		50%
	S-58		Signal Installation	White Ave. & Jordan Rd.		100%
	S-59		Signal Installation	Virginia St. & Redbud Blvd.		50%
	S-60		Signal Installation	Collin McKinney Pkwy. & McKinney Ranch Pkwy.		100%
	S-61		Signal Installation	Collin McKinney Pkwy. & Craig Dr.		100%
	S-62		Signal Installation	SH 5 & Old Mill Rd.		25%
	S-63		Signal Installation	McDonald St. & Stewart Rd.		50%
	S-64		Signal Installation	SH 5 & Enterprise Dr.		50%

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Table 2.K. Roadway Improvement Plan for Roadway Impact Fees – Service Area K

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
K	K-1	P6D	FM 546 (1)	SH 5 to Existing FM 546	1.64	100%
	K-2, L-1	M6D (1/3)	Airport Dr. (3)	US 380 to 355' S. of US 380	0.07	50%
	K-3, L-2	M6D (1/3)	Airport Dr. (4)	355' S. of US 380 to 385' N. of Industrial Blvd.	1.74	50%
	K-4, L-3	M6D (1/3)	Airport Dr. (5) / Country Ln.	385' N. of Industrial Blvd. to FM 546	0.50	50%
	K-5	M6D (1/3)	Airport Dr. (6) / Country Ln.	FM 546 to 2,110' N. of CCR 326	0.30	100%
	K-6	M6D	Airport Dr. (7)	2,110' N. of CCR 326 to Old Mill Rd.	0.10	100%
	S-59		Signal Installation	Redbud Blvd. & Virginia St.		50%
	S-62		Signal Installation	SH 5 & Old Mill Rd.		75%
	S-63		Signal Installation	McDonald St. & Stewart Rd.		50%
	S-64		Signal Installation	SH 5 & Enterprise Dr.		50%
	S-65		Signal Installation	McDonald St. & Smith St.		100%
	S-66		Signal Installation	Wilson Creek Pkwy. & College St.		100%
	S-67		Signal Installation	Airport Dr. & Wilson Creek Pkwy.		50%
	S-68		Signal Installation	Eldorado Blvd. & College St.		100%
	S-69		Signal Installation	Airport Dr. & FM 546		100%

Table 2.L. Roadway Improvement Plan for Roadway Impact Fees – Service Area L

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
L	K-2, L-1	M6D (1/3)	Airport Dr. (3)	US 380 to 355' S. of US 380	0.07	50%
	K-3, L-2	M6D (1/3)	Airport Dr. (4)	355' S. of US 380 to 385' N. of Industrial Blvd.	1.74	50%
	K-4, L-3	M6D (1/3)	Airport Dr. (5) / Country Ln.	385' N. of Industrial Blvd. to FM 546	0.50	50%
	L-4	P6D	FM 546 (2)	Existing FM 546 to E. City Limits	1.16	100%
	L-5	M6D	Unnamed D (1)	US 380 to Trinity River (S. City Limits)	0.44	100%
	L-6	M6D	Unnamed D (2)	CR 722 to FM 546	0.74	100%
	L-7	M6D (1/3)	Industrial Blvd. (2)	Airport Dr. to 605' E. of Airport Dr.	0.11	100%
	S-67		Signal Installation	Airport Dr. & Wilson Creek Pkwy.		50%

Table 2.M. Roadway Improvement Plan for Roadway Impact Fees – Service Area M

No Impact Fee Eligible Roadway Projects

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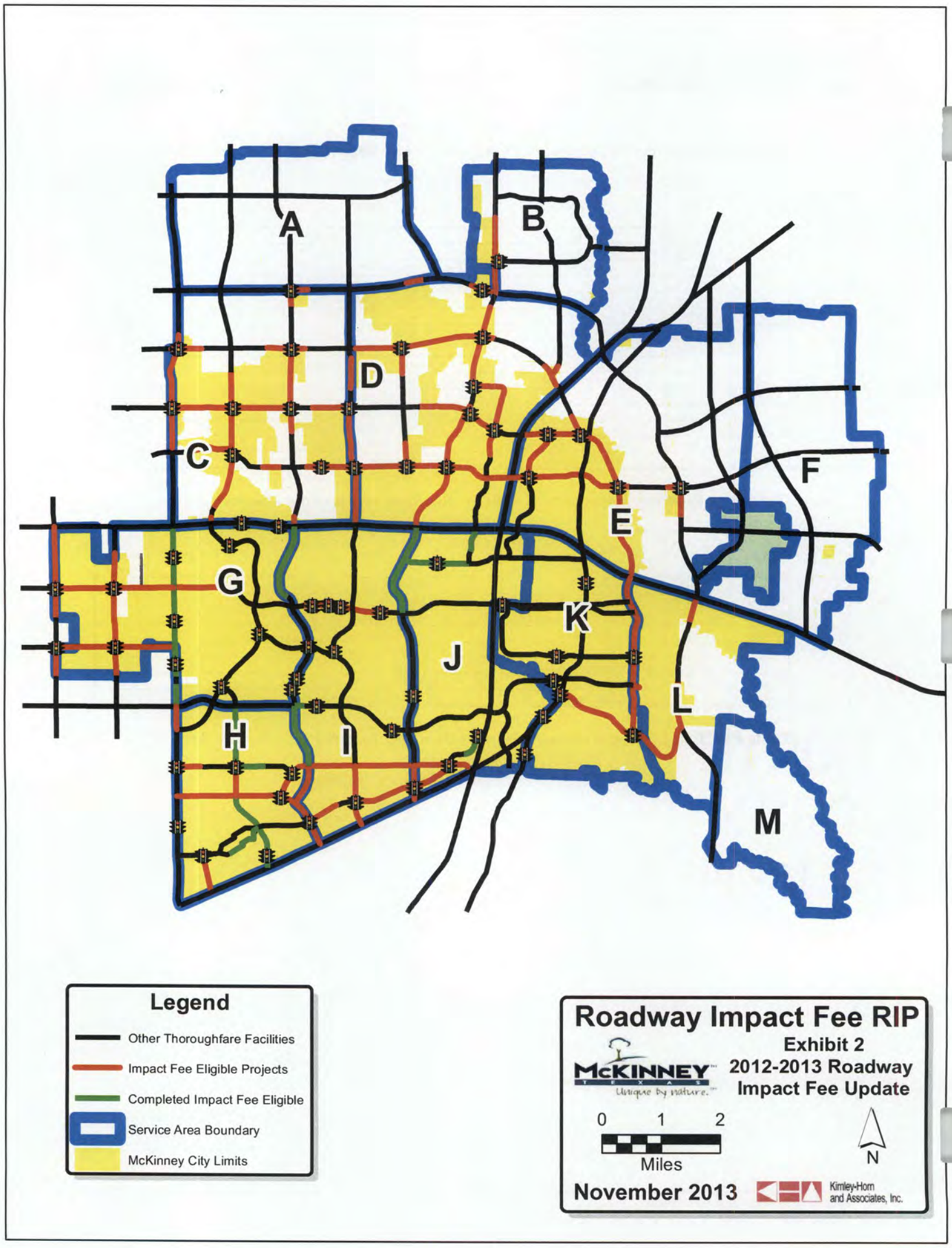
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Completed Impact Fee Eligible
Service Area Boundary
McKinney City Limits
Roadway Impact Fee RIP
Exhibit 2
2012-2013 Roadway
Impact Fee Update
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IV. METHODOLOGY FOR ROADWAY IMPACT FEES

A. SERVICE AREAS

The thirteen (13) service areas used in the 2013 Roadway Impact Fee Update are shown in the previously referenced **Exhibit 1**. These service areas cover the entire corporate boundary of the City of McKinney. Chapter 395 of the Texas Local Government Code specifies that "the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six (6) miles." The service areas used in the 2013 Roadway Impact Fee Update are approximately the same as in the previous impact fee update (adopted in 2008) with some minor modifications to accommodate recent annexations and the realignment of roadways that were formerly used as boundaries.

B. SERVICE UNITS

The "service unit" is a measure of consumption or use of the roadway facilities by new development. In other words, it is the measure of supply and demand for roads in the City. For transportation purposes, the service unit is defined as a vehicle-mile. On the supply side, this is a lane-mile of an arterial street. On the demand side, this is a vehicle-trip of one-mile in length. The application of this unit as an estimate of either supply or demand is based on travel during the afternoon peak hour of traffic. This time period is commonly used as the basis for transportation planning and the estimation of trips created by new development.

Another aspect of the service unit is the service volume that is provided (supplied) by a lane-mile of roadway facility. This number, also referred to as capacity, is a function of the facility type, facility configuration, number of lanes, and level of service.

The hourly service volumes used in the Roadway Impact Fee Update are based upon Thoroughfare Capacity Criteria published by the North Central Texas Council of Governments (NCTCOG). **Table 3A** and **3B** shows the service volumes as a function of the facility type.

Table 3A. Level of Use for Proposed Facilities (used in Appendix B – RIP Units of Supply)

Roadway Type (MTP Classifications)	Median Configuration	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
M4U – Minor Arterial	Undivided	525
M5U – Minor Arterial	TWLTL	625
M4D – Minor Arterial	Divided	700
G4D – Greenway Arterial	Divided	700
M6D – Major Arterial	Divided	700
P6D – Principal Arterial	Divided	780

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Table 3B. Level of Use for Existing Facilities
(used in Appendix C – Existing Facilities Inventory)

Roadway Type	Description	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
2U-R	Rural Cross-Section (i.e. gravel, dirt, etc.)	150
2U	Two lane undivided	475
2D	Two lane divided	525
3U	Three lane undivided (TWLTL)	525
4U	Four lane undivided (TWLTL)	525
4D	Four lane divided	700
5U	Five lane undivided (TWLTL)	625
6D	Six lane divided	700
7U	Seven lane undivided (TWLTL)	700
RA2U	Regional Arterial – Two lane undivided (TWLTL)	700
RA4D	Regional Arterial – Four lane divided	800
RA5U	Regional Arterial – Five lane undivided (TWLTL)	800
RA6D	Regional Arterial – Six lane divided	850

C. Cost Per Service Unit

A fundamental step in the impact fee process is to establish the cost for each service unit. In the case of the roadway impact fee, this is the cost for each vehicle-mile of travel. This cost per service unit is the cost to construct a roadway (lane-mile) needed to accommodate a vehicle-mile of travel at a level of service corresponding to the City's standards. The cost per service unit is calculated for each service area based on a specific list of projects within that service area.

The second component of the cost per service unit is the number of service units in each service area. This number is the measure of the growth in transportation demand that is projected to occur in the ten-year period. Chapter 395 requires that Impact Fees be assessed only to pay for growth projected to occur within the next ten-years, a concept that will be covered in a later section of this report (**see Section IV.E.**). As noted earlier, the units of demand are vehicle-miles of travel.

D. Cost of the RIP

The costs that may be included in the cost per service unit are all of the implementation costs for the Impact Fee Update, as well as project costs for arterial system elements within the Roadway Improvements Plan. Chapter 395 of the Texas Local Government Code specifies that the allowable costs are "…including and limited to the:

1. Construction contract price;
2. Surveying and engineering fees;

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3. Land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
4. Fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the Roadway improvements plan who is not an employee of the political subdivision."

The engineer's opinion of the probable costs of the projects in the RIP is based, in part, on the calculation of a unit cost of construction. This means that a cost per linear foot of roadway is calculated based on an average price for the various components of roadway construction. This allows the probable cost to be determined by the type of facility being constructed, the number of lanes, and the length of the project. The costs for location-specific items such as bridges, traffic signals, highway ramps, drainage structures, and any other special components are added to each project as appropriate. In addition, based upon discussions with City of McKinney staff, State, Collin County, and developer driven projects in which the City has contributed a portion of the total project cost have been included in the RIP as lump sum costs. For future projects on the state highway system, a separate costing methodology was utilized that incorporated design criteria and unit prices unique to state highway projects. Based on discussions with City of McKinney staff, it was determined that on average, 50% of TxDOT projects would be funded by the City.

A typical roadway project consists of a number of costs; including construction, design engineering, survey, and right-of way acquisition. While the construction cost component may actually consists of approximately 100 various pays, a simplified approach was used for developing the conceptual level project costs. Each new project's construction cost was divided into two cost components: roadway construction cost and major construction component allowances. The roadway construction components consist of the following pay items: (1) unclassified street excavation, (2) lime stabilization, (3) concrete pavement, (4) topsoil, (5) curb and gutter, and (6) allotment for turn lanes and median openings. A seventh pay item (HMAC Underlayment) is allotted for TxDOT projects in the Metroplex. The unit price for these pay items are based on recently completed construction projects.

Based on the above paving construction cost subtotal, a percentage of this total is calculated to allot for major construction component allowances. These allowances include preparation of right-of-way, traffic control, pavement markings/markers, roadway drainage, special drainage structures, incidental water and sewer relocations, turf / erosion control, and illumination. These allowance percentages are also based on historical data. The paving and allowance subtotal is given a five percent (5%) allotment for mobilization and a fifteen percent (15%) contingency to determine the construction cost total. To determine the total Impact Fee Project Cost, a percentage of the construction cost total is added for engineering, surveying, testing, mobilization, and right-of-way/easement acquisition. While the percentage is fixed for a majority of these allowances, the percentage of right-of-way acquisition costs vary between 20% for existing roadway alignments and 35% for new roadway alignments. Based on a compilation of recently completed projects, 35% is a reasonable value for new roadway alignments, while 20% is appropriate for roadway widenings where a portion of the ROW is already in place.

The construction costs are variable based on the proposed Master Thoroughfare Plan classification of the roadway. Additional classifications are utilized in cases where a portion of the facility currently exists. The following indications are used for these projects: (1/2) for facilities where half the facility still needs to be constructed; (2/3) for future six-lane divided facilities where two lanes currently exist; (1/3) for future six-lane divided facilities where only the

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two-lanes within the median are needed; (1/6) for future six-lane divided facilities where only one lane within the median is needed; and $(1/3)^{Outside}$ for future six-lane divided facilities where the outside two lanes are needed.

Table 4 is the RIP project list for each service area with conceptual level project cost projections. Detailed cost projections and methodology used for each individual project can be seen in **Appendix A,** Conceptual Level Project Cost Projections. It should be noted that these tables reflect only conceptual-level opinions or assumptions regarding the portions of future project costs that are potentially recoverable through impact fees. Actual costs of construction are likely to change with time and are dependent on market and economic conditions that cannot be precisely predicted at this time.

This RIP establishes the list of projects for which Impact Fees may be utilized. Essentially, it establishes a list of projects for which an impact fee funding program can be established. This is different from a City's construction CIP, which provides a broad list of projects for which the City is committed to building. The cost projections utilized in this study should not be utilized for the City's building program or construction CIP.

Table 4.A – 10-Year Roadway Improvements Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area A

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
A	A-1, D-1	M6D	Future Arterial B (CCR 168) (2	Existing CCR 168 to E. City Limits (Creek)	0.30	50%	$ 2,983,750	$ 1,491,875
							Service Area Project Cost Subtotal	**$ 1,491,875**
							Roadway Impact Fee Update Cost (Per Service Area)	**$ 9,615**
							Total Cost in SERVICE AREA A	**$ 1,501,490**

Table 4.B – 10-Year Roadway Improvements Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area B

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
B	B-1	M6D	Hardin Blvd. (1)	CCR 204 to CCR 206	0.07	50%	$ 449,400	$ 224,700
	B-2	M6D	Hardin Blvd. (2)	CCR 206 to 90 degree bend on CCR 227	0.33	50%	$ 2,097,200	$ 1,048,600
	B-3	M6D	Hardin Blvd. (3)	90 degree bend on CCR 227 to CCR 226	0.45	100%	$ 3,031,800	$ 3,031,800
	B-4	G4D	Fannin Rd. (CCR 228)	Future Hardin Blvd. to CCR 227	0.08	100%	$ 443,300	$ 443,300
	S-2		Signal Installation	Hardin Blvd. & Fannin Rd.		100%	$ 200,000	$ 200,000
							Service Area Project Cost Subtotal	**$ 4,948,400**
							Roadway Impact Fee Update Cost (Per Service Area)	**$ 9,615**
							Total Cost in SERVICE AREA B	**$ 4,958,015**

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Table 4.C – 10-Year Roadway Improvements Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area C

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
C	C-1	M6D	Future Arterial B (CCR 168) (1	Ridge Rd. to 1,510' W. of Ridge Rd.	0.29	50%	$ 1,804,600	$ 902,300
	C-2	P6D	FM 1461 (1)	145' E. of Existing Custer Rd. to Future Custer Rd.	0.13	50%	$ 562,100	$ 281,050
	C-3	P6D	FM 1461 (2)	Future Custer Rd. to 1,175' E. of Future Custer Rd.	0.22	100%	$ 943,600	$ 943,600
	C-4	P6D	FM 1461 (3)	75' E. of Future Custer Rd. to 2,015' E. of Future Custer	0.16	50%	$ 674,800	$ 337,400
	C-5	P6D	FM 1461 (4)	2,195' W. of Ridge Rd. to 1,210 E. of Ridge Rd.	0.64	50%	$ 2,733,500	$ 1,366,750
	C-6	M6D	Bloomdale Rd. (1)	Custer Rd. to 1,250' E. of Custer Rd.	0.24	100%	$ 1,493,800	$ 1,493,800
	C-7	M6D	Bloomdale Rd. (2)	1,250' E. of Custer Rd. to 275' E. of CCR 124	0.41	50%	$ 2,563,400	$ 1,281,700
	C-8	M6D	Bloomdale Rd. (3)	275' E. of CCR 124 to 3,195' E. of Stonebridge Dr.	0.96	100%	$ 2,303,000	$ 2,303,000
	C-9	M6D	Bloomdale Rd. (4)	3,195' E. of Stonebridge Dr. to 645' W. of Ridge Rd.	0.30	50%	$ 957,600	$ 478,800
	C-10	M6D	Bloomdale Rd. (5)	645' W. of Ridge Rd. to Ridge Rd.	0.12	100%	$ 957,600	$ 957,600
	C-11	M6D (1/3)	Bloomdale Rd. (6)	1,895' E. of Ridge Rd. to Lake Forest Dr.	0.62	50%	$ 1,859,200	$ 929,600
	C-12	M6D	Wilmeth Rd. (1)	1,705' E. of Custer Rd. to CCR 124	0.78	100%	$ 5,426,550	$ 5,426,550
	C-13	M6D	Wilmeth Rd. (2)	2,710' W. of Ridge Rd. to 1,040' W. of Ridge Rd.	0.32	50%	$ 2,398,200	$ 1,199,100
	C-14	M6D	Wilmeth Rd. (3)	1,275' W. of Ridgeknoll to Ridgeknoll	0.24	50%	$ 1,524,600	$ 762,300
	C-15	M6D (1/3)	Wilmeth Rd. (4)	Ridgeknoll to 265' W. of Sunnyside Dr.	0.25	50%	$ 490,398	$ 245,199
	C-16	M6D (1/3)	Wilmeth Rd. (5)	265' W. of Sunnyside Dr. to Lake Forest Dr.	0.32	100%	$ 906,960	$ 906,960
	C-17	P6D	Custer Rd. (1)	1,295' N. of FM 1461 to FM 1461	0.25	50%	$ 1,040,200	$ 520,100
	C-18	P6D	Custer Rd. (2)	FM 1461 to 3,380' N of Bloomdale Rd.	0.39	100%	$ 1,739,100	$ 1,739,100
	C-19	P6D	Custer Rd. (3)	3,380' N of Bloomdale Rd. to Bloomdale Rd.	0.64	50%	$ 2,713,900	$ 1,356,950
	C-20	P6D	Custer Rd. (4)	Bloomdale Rd. to S. City Limits (Creek)	0.68	50%	$ 2,898,000	$ 1,449,000
	C-21	M6D	Stonebridge Dr..	2,160' S. of FM 1461 to US 380	2.49	100%	$ 20,382,500	$ 20,382,500
	C-22	M6D	Ridge Rd. (1)	CCR 168 to 1,505' S. of CCR 168	0.29	50%	$ 1,799,000	$ 899,500
	C-23	M6D	Ridge Rd. (2)	FM 1461 to Baxter Well	0.59	100%	$ 3,909,100	$ 3,909,100
	C-24	M6D	Ridge Rd. (3)	Baxter Well to 1,330' S. of Bloomdale Rd.	0.68	50%	$ 4,267,200	$ 2,133,600
	C-25	M6D	Ridge Rd. (4)	1,330' S. of Bloomdale Rd. to 2,135' S. of Bloomdale Rd.	0.15	50%	$ 963,200	$ 481,600
	C-26	M6D	Ridge Rd. (5)	Wilson Creek to US 380	0.16	100%	$ 2,022,750	$ 2,022,750
	C-27	M6D (2/3)	Lake Forest Dr. (2)	Bloomdale Rd. to Wilmeth Rd.	1.01	50%	$ 4,487,000	$ 2,243,500
	C-28, D-13	M6D (1/3)	Lake Forest Dr. (3)	Wilmeth Rd. to US 380	0.99	50%	$ 2,015,440	$ 1,007,720
	S-1		Signal Installation	Future Arterial (CCR 168) & Ridge Rd.		25%	$ 200,000	$ 50,000
	S-4		Signal Installation	Custer Rd. & FM 1461		75%	$ 215,000	$ 161,250
	S-5		Signal Installation	Ridge Rd. & FM 1461		50%	$ 215,000	$ 107,500
	S-6		Signal Installation	Custer Rd. & Bloomdale Rd.		25%	$ 215,000	$ 53,750
	S-7		Signal Installation	Stonebridge Dr. & Bloomdale Rd.		100%	$ 200,000	$ 200,000
	S-8		Signal Installation	Ridge Rd. & Bloomdale Rd.		50%	$ 200,000	$ 100,000
	S-9		Signal Installation	Lake Forest Dr. & Bloomdale Rd.		25%	$ 200,000	$ 50,000
	S-10		Signal Installation	Stonebridge Dr. & Wilmeth Rd.		75%	$ 200,000	$ 150,000
	S-11		Signal Installation	Lake Forest Dr. & Wilmeth Rd.		50%	$ 200,000	$ 100,000
	S-12		Signal Installation	Tremont Blvd. & US 380		50%	$ 215,000	$ 107,500
	S-13		Signal Installation	Forest Ridge Dr. & US 380		50%	$ 215,000	$ 107,500
	S-14		Signal Installation	Wilmeth Rd. & Ridge Knoll		50%	$ 215,000	$ 107,500
							Service Area Project Cost Subtotal	**$ 59,256,129**
							Roadway Impact Fee Update Cost (Per Service Area)	**$ 9,615**
							Total Cost in SERVICE AREA C	**$ 59,265,744**

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Table 4.D – 10-Year Roadway Improvements Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area D

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
D	A-1, D-1	M6D	Future Arterial B (CCR 168) (2	Existing CCR 168 to E. City Limits (Creek)	0.30	50%	$ 2,983,750	$ 1,491,875
	D-2	M6D	Future Arterial B (CCR 168) (3	W. City Limits to CCR 229	0.43	100%	$ 2,836,500	$ 2,836,500
	D-3	P6D	Future Arterial C (1)	420' E. of Lake Forest Dr. to 3,715' E. of Lake Forest Dr	0.62	50%	$ 4,729,050	$ 2,364,525
	D-4	P6D	Future Arterial C (2)	3,715' E. of Lake Forest Dr. to CCR 202	1.77	100%	$ 19,647,800	$ 19,647,800
	D-5	M6D	Bloomdale Rd. (7)	1,485' E. of CCR 1006 to 1,215 W. of CCR 1007	0.29	100%	$ 1,859,200	$ 1,859,200
	D-6	M6D	Bloomdale Rd. (8)	1,215 W. of CCR 1007 to CCR 1007	0.23	50%	$ 1,453,200	$ 726,600
	D-7	M6D	Bloomdale Rd. (9)	CCR 1007 to Community Ave.	0.86	100%	$ 7,694,200	$ 7,694,200
	D-8	M6D	Wilmeth Rd. (6)	Lake Forest Dr. to CCR 943 (Unnamed B)	0.91	50%	$ 7,438,450	$ 3,719,225
	D-9	M6D	Wilmeth Rd. (7)	CCR 943 (Unnamed B) to 2,260 W. of Hardin Blvd.	0.25	100%	$ 1,566,600	$ 1,566,600
	D-10	M6D	Wilmeth Rd. (8)	2,260 W. of Hardin Blvd. to Hardin Blvd.	0.43	50%	$ 2,700,600	$ 1,350,300
	D-11	M6D (1/3)	Wilmeth Rd. (9)	Hardin Blvd. to US 75 SBFR	1.16	100%	$ 2,727,220	$ 2,727,220
	D-12	M6D	Lake Forest Dr. (1)	820' S. of Geren Trl. to 510' S. of Baxter Well	0.51	50%	$ 1,851,500	$ 925,750
	C-28, D-13	M6D (1/3)	Lake Forest Dr. (3)	Wilmeth Rd. to US 380	0.99	50%	$ 2,015,440	$ 1,007,720
	D-14	M6D	Future Unnamed B (1)	Future Arterial C to 945' S. of Future Arterial C	0.18	100%	$ 1,193,500	$ 1,193,500
	D-15	M6D	uture Unnamed B (2) / CR 100	45' S. of Future Arterial C to 2,305' S. of Future Arterial	0.26	50%	$ 1,625,400	$ 812,700
	D-16	M6D	Future Unnamed B (3) / CR 94	2,045' N. of Wilmeth Rd. to Wilmeth Rd.	0.39	50%	$ 2,444,400	$ 1,222,200
	D-17	M6D	Hardin Blvd. (4) / CCR 229	CCR 226 to FM 543	0.44	50%	$ 2,766,400	$ 1,383,200
	D-18	M6D	Hardin Blvd. (5)	2,960' N. of CCR 202 to CCR 201	1.38	100%	$ 15,467,450	$ 15,467,450
	D-19	M6D	Hardin Blvd. (6)	CCR 164 (Bloomdale Rd.) to Holly Ridge Way	0.57	100%	$ 4,332,250	$ 4,332,250
	D-20	M6D (2/3)	Hardin Blvd. (7)	Holly Ridge Way to 1,770' N. of Wilmeth Rd.	0.21	100%	$ 952,000	$ 952,000
	D-21	M6D (1/3)	Hardin Blvd. (8)	1,770' N. of Wilmeth Rd. to Wilmeth Rd.	0.34	50%	$ 516,000	$ 258,000
	D-22	M6D (1/3)	Hardin Blvd. (9)	Wilmeth Rd. to US 380	1.23	100%	$ 4,216,201	$ 4,216,201
	D-23	M4U	Community Ave. (1)	Hardin Blvd. to 1,915' E. of Hardin Blvd.	0.36	100%	$ 1,260,000	$ 1,260,000
	D-24	M4U	Community Ave. (2)	1,915' E. of Hardin Blvd. to N. City Limits/Creek	0.20	50%	$ 1,103,200	$ 551,600
	D-25	M4U	Community Ave. (3)	N. City Limits/Creek to 2,645' N. of Bloomdale Rd.	0.18	100%	$ 628,600	$ 628,600
	D-26	M4U (1/2)	Community Ave. (4)	2,645' N. of Bloomdale Rd. to 90' S. of James Pitts Dr.	0.61	100%	$ 1,094,800	$ 1,094,800
	D-27	M4U (1/2)	Community Ave. (5)	90' S. of James Potts Dr. to 230' S. of Brinlee Branch Ln.	0.33	100%	$ 600,600	$ 600,600
	D-28	P6D	Future Arterial C (3)	E. City Limits to W. City Limits	0.39	100%	$ 2,920,200	$ 2,920,200
	D-29	M6D	Future Unnamed C	N. City Limits to Future Arterial C (3)	0.20	100%	$ 1,302,000	$ 1,302,000
	S-3		Signal Installation	Hardin Blvd. & Future Arterial B		25%	$ 200,000	$ 50,000
	S-11		Signal Installation	Lake Forest Dr. & Wilmeth Rd.		25%	$ 200,000	$ 50,000
	S-15		Signal Installation	Unnamed B & Future Arterial C		100%	$ 215,000	$ 215,000
	S-16		Signal Installation	Hardin Blvd. & Future Arterial C		100%	$ 215,000	$ 215,000
	S-17		Signal Installation	Hardin Blvd. & Community Ave.		75%	$ 200,000	$ 150,000
	S-18		Signal Installation	Hardin Blvd. & Bloomdale Rd.		100%	$ 200,000	$ 200,000
	S-19		Signal Installation	Community Ave. & Bloomdale Rd.		100%	$ 200,000	$ 200,000
	S-20		Signal Installation	Unnamed B & Wilmeth Rd.		75%	$ 200,000	$ 150,000
	S-21		Signal Installation	Hardin Blvd. & Wilmeth Rd.		75%	$ 200,000	$ 150,000
							Service Area Project Cost Subtotal	**$ 87,492,816**
							Roadway Impact Fee Update Cost (Per Service Area)	**$ 9,615**
							Total Cost in SERVICE AREA D	**$ 87,502,431**

EXHIBIT 2

Table 4.E – 10-Year Roadway Improvements Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area E

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
E	E-1	M6D (1/3)	Bloomdale Rd. (10)	US 75 NBFR to 275' E. of Shawnee Dr.	0.48	100%	$ 734,400	$ 734,400
	E-2	M6D (2/3)	Bloomdale Rd. (11)	275' E. of Shawnee Dr. to FM 543	0.47	100%	$ 2,100,000	$ 2,100,000
	E-3	M6D	FM 543 (1)	Honey Creek to SH 5	0.49	100%	$ 2,450,700	$ 2,450,700
	E-4	M6D (1/3)	Wilmeth Rd. (10)	US 75 NBFR to Redbud Blvd.	0.26	100%	$ 400,800	$ 400,800
	E-5	M6D (1/3) OUTSIDE	Wilmeth Rd. (11)	Redbud Blvd. to 1,340 E. of Redbud Blvd.	0.25	100%	$ 387,600	$ 387,600
	E-6	M6D (1/3) OUTSIDE	Wilmeth Rd. (12)	1,340 E. of Redbud Blvd. to 2,005 E. of Redbud Blvd.	0.13	100%	$ 194,400	$ 194,400
	E-7	M6D (2/3)	Wilmeth Rd. (13)	2,005 E. of Redbud Blvd.to SH 5	0.52	100%	$ 2,279,200	$ 2,279,200
	E-8	M6D	Wilmeth Rd. (14)	SH 5 to McIntyre Rd. (CCR 274)	0.39	100%	$ 3,079,850	$ 3,079,850
	E-9	M6D	Wilmeth Rd. (15)	1,610' E. of SH 5 to RR tracks	0.26	100%	$ 5,644,800	$ 5,644,800
	E-10	M6D	Wilmeth Rd. (16)	RR tracks to 1,230' E. of the RR tracks (E. City Limits)	0.23	50%	$ 7,523,600	$ 3,761,800
	E-11	M6D	Wilmeth Rd. (17)/ CCR 331	265' E. of CCR 335 to FM 2933	0.28	50%	$ 1,751,400	$ 875,700
	E-12	M4D	Redbud Blvd. (1)	Bloomdale Rd. to 1,075' N. of Wilmeth Rd.	0.63	100%	$ 3,076,750	$ 3,076,750
	E-13	M4D (1/2)	Redbud Blvd. (2)	1,075' N. of Wilmeth Rd. to Wilmeth Rd.	0.20	100%	$ 448,000	$ 448,000
	E-14	M6D	Airport Dr. (1)	SH 5 to RR tracks (E. City Limits)	0.94	100%	$ 13,150,200	$ 13,150,200
	E-15	M6D	Airport Dr. (2)	McIntyre Rd. (Future Wilmeth Rd.) to US 380	1.58	100%	$ 15,261,300	$ 15,261,300
	E-16	M6D	FM 2933	CCR 331 to CCR 335	0.49	50%	$ 1,873,175	$ 936,588
	S-22		Signal Installation	Redbud Blvd. & Bloomdale Rd.		100%	$ 200,000	$ 200,000
	S-23		Signal Installation	Redbud Blvd. & Wilmeth Rd.		100%	$ 200,000	$ 200,000
	S-24		Signal Installation	Airport Dr. & Wilmeth Rd.		75%	$ 200,000	$ 150,000
	S-25		Signal Installation	FM 543 & Bloomdale Rd.		100%	$ 200,000	$ 200,000
	S-26		Signal Installation	FM 2933 & Wilmeth Rd.		50%	$ 200,000	$ 100,000
							Service Area Project Cost Subtotal	**$ 55,632,088**
							Roadway Impact Fee Update Cost (Per Service Area)	**$ 9,615**
							Total Cost in SERVICE AREA E	**$ 55,641,703**

Table 4.F. Roadway Improvement Plan for Roadway Impact Fees – Service Area F

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
F								
	No Impact Fee Eligible Roadway Projects							
							Service Area Project Cost Subtotal	**$ -**
							Roadway Impact Fee Update Cost (Per Service Area)	**$ 9,615**
							Total Cost in SERVICE AREA F	**$ 9,615**

EXHIBIT 2

Kimley-Horn and Associates, Inc.

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Table 4.G – 10-Year Roadway Improvements Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area G

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
G	G-1	M6D	Virginia Pkwy. (1)	Coit Rd. to 500' W. of Independence Pkwy.	0.90	100%	$ 5,658,800	$ 5,658,800
	G-2	M6D	Virginia Pkwy. (2)	500' W. of Independence Pkwy. to Independence Pkwy.	0.09	50%	$ 597,800	$ 298,900
	G-3	M6D	Virginia Pkwy. (3)	Independence Pkwy. to 325' E. of Forkhorn Dr.	0.19	50%	$ 1,219,400	$ 609,700
	G-4	M6D (1/3)	Virginia Pkwy. (4)	325' E. of Forkhorn Dr. to 935' W. of Virginia Hills	0.28	50%	$ 675,596	$ 337,798
	G-5	M6D (1/3)	Virginia Pkwy. (5)	935' W. of Virginia Hills to Custer Rd.	0.50	100%	$ 1,205,863	$ 1,205,863
	G-6	M6D (1/3)	Virginia Pkwy. (6)	Custer Dr. to 410' E. of Danbury Dr.	0.52	100%	$ 804,000	$ 804,000
	G-7	M6D (1/6)	Virginia Pkwy. (7)	410' E. of Danbury Dr. to Virginia Parklands Blvd.	0.36	100%	$ 232,800	$ 232,800
	G-8	M6D	Westridge Blvd. (1)	Coit Rd. to 1,650' E. of Coit Rd.	0.31	50%	$ 1,972,600	$ 986,300
	G-9	M6D (1/3)	Westridge Blvd. (2)	1,650' E. of Coit Rd. to Indepence Pkwy.	0.70	100%	$ 1,070,400	$ 1,070,400
	G-10	M6D (1/3)	Westridge Blvd. (3)	Independence Pkwy. to Memory Ln.	0.51	100%	$ 782,400	$ 782,400
	G-11	M6D (1/3)	Westridge Blvd. (4)	Memory Ln. to Custer Rd.	0.50	50%	$ 771,600	$ 385,800
	G-12	M6D (1/3)	Coit Rd. (1)	US 380 to 2,780' S. of US 380	0.53	50%	$ 810,000	$ 405,000
	G-13	M6D	Coit Rd. (2)	2,685 N. of Virginia to 2,610 S. of Virginia	1.00	50%	$ 6,328,000	$ 3,164,000
	G-14	M6D (1/3)	Coit Rd. (3)	Westridge Rd. to 270' S. of Calgary Dr.	0.50	50%	$ 768,000	$ 384,000
	G-15	M6D	Independence Pkwy. (1)	3,110' N. of Virginia Pkwy. to 2,630' N. of Virginia Pkwy.	0.09	50%	$ 607,600	$ 303,800
	G-16	M6D	Independence Pkwy. (2)	2,630' N. of Virginia Pkwy. to 1,365' N. of Virginia Pkwy.	0.24	100%	$ 1,598,050	$ 1,598,050
	G-17	M6D	Independence Pkwy. (3)	1,365' N. of Virginia Pkwy to Virginia Pkwy.	0.26	50%	$ 1,725,150	$ 862,575
	G-18	M6D (1/3)	Independence Pkwy. (4)	Virginia Pkwy. to George Washington Dr. (S. City Limits	1.49	100%	$ 2,314,250	$ 2,314,250
	G-19	P6D	Custer Rd. (5)	US 380 to Westridge Rd.	2.01	100%	$ 2,653,673	$ 2,653,673
	G-20	P6D	Custer Rd. (6)	Westridge Rd. to 1,110' S. of Cotton Ridge Rd. S	0.51	50%	$ 669,350	$ 334,675
	G-21	P6D	Custer Rd. (7)	705' N. of Fountainview Dr. to Eldorado Pkwy.	0.38	50%	$ 498,266	$ 249,133
	G-22, I-8	G4D	Ridge Rd. (6)	US 380 to Creekside Dr.	1.30	50%	$ 550,813	$ 275,407
	S-12		Signal Installation	Tremont Blvd. & US 380		50%	$ 215,000	$ 107,500
	S-13		Signal Installation	Forest Ridge Dr. & US 380		50%	$ 215,000	$ 107,500
	S-27		Signal Installation	Custer Rd. & Bristol Dr.		100%	$ 215,000	$ 215,000
	S-28		Signal Installation	Stonebridge Dr. & LaCima Dr.		100%	$ 185,000	$ 185,000
	S-29		Signal Installation	Coit Rd. & Virginia Pkwy.		50%	$ 200,000	$ 100,000
	S-30		Signal Installation	Independence Pkwy. & Virginia Pkwy.		50%	$ 200,000	$ 100,000
	S-31		Signal Installation	Custer Rd. & Cotton Ridge Rd. North		100%	$ 215,000	$ 215,000
	S-32		Signal Installation	Coit Rd. & Westridge Rd.		25%	$ 200,000	$ 50,000
	S-33		Signal Installation	Independence Pkwy. & Westridge Rd.		100%	$ 200,000	$ 200,000
	S-34		Signal Installation	Glen Oaks Dr. & Stonebridge Dr.		100%	$ 185,000	$ 185,000
	S-35		Signal Installation	Ridge Rd. & Glen Oaks Dr.		50%	$ 185,000	$ 92,500
	S-36		Signal Installation	Custer Rd. & Cotton Ridge Rd. South		50%	$ 215,000	$ 107,500
	S-37		Signal Installation	Stonebridge Dr. & Alma Dr.		100%	$ 185,000	$ 185,000
	S-38		Signal Installation	Ridge Rd. & Rush Creek Rd.		50%	$ 185,000	$ 92,500
	S-39		Signal Installation	Ridge Rd. & Berkshire Rd.		50%	$ 185,000	$ 92,500
						Service Area Project Cost Subtotal		**$ 26,952,324**
						Roadway Impact Fee Update Cost (Per Service Area)		**$ 9,615**
						Total Cost in SERVICE AREA G		**$ 26,961,939**

EXHIBIT 2

Kimley-Horn and Associates, Inc.

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Table 4.H – 10-Year Roadway Improvements Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area H

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
H	H-1	M4D	Silverado Trl. (1)	Custer Rd. to 100' W. of Amon Carter Dr.	0.40	100%	$ 2,709,400	$ 2,709,400
	H-2	M4D	Silverado Trl. (2)	Alma Rd. to Alfalfa Dr.	0.22	100%	$ 143,311	$ 143,311
	H-3	M4D	Silverado Trl. (3)	Alfalfa Dr. to 145' W. of Ironstone Ln.	0.28	100%	$ 99,386	$ 99,386
	H-4	P6D (1/3)	Stacy Rd. (1)	Custer Rd. to Ridge Rd.	2.03	100%	$ 3,710,457	$ 3,710,457
	H-5, I-11	P6D (1/3)	Stacy Rd. (2)	Ridge Rd. to SH 121 (S. City Limits)	0.82	50%	$ 5,622,280	$ 2,811,140
	H-6	M6D (1/3)	McKinney Ranch Pkwy. (1)	Stacy Rd. to Ridge Rd.	0.77	100%	$ 1,186,800	$ 1,186,800
	H-7	G4D	Collin McKinney Pkwy. (1)	Weiskopf Ave. to Alma (Couplet)	0.79	100%	$ 1,676,564	$ 1,676,564
	H-8	M6D	Craig Ranch Pkwy.	Collin McKinney Pkwy. To SH 121	0.65	100%	$ 4,778,650	$ 4,778,650
	H-9	G4D	Alma Rd. (1)	Eldorado to 805' S. of Beaver Ck.	0.66	100%	$ 191,558	$ 191,558
	H-10	G4D	Alma Rd. (2)	805' S. of Beaver Ck. to Silverado Trl.	0.38	100%	$ 181,098	$ 181,098
	H-11	M6D (1/3)	Alma Rd. (3)	Silverado Trl. to Stacy Rd.	0.49	100%	$ 990,389	$ 990,389
	H-12	M6D	Alma Rd. (4)	Stacy Rd. to SH 121	1.41	100%	$ 588,973	$ 588,973
	H-13, I-9	G4D	Ridge Rd. (7)	Eldorado Pkwy. to McKinney Ranch Pkwy.	1.08	50%	$ 187,500	$ 93,750
	H-14, I-10	M6D (1/3)	Ridge Rd. (8)	McKinney Ranch Pkwy. to Stacy Rd.	0.69	50%	$ 1,108,000	$ 554,000
	H-15	P6D	Custer Rd. (8)	Eldorado Pkwy. To Stonebridge Dr.	0.39	50%	$ 509,505	$ 254,753
	S-40		Signal Installation	Custer Rd. & Silverado Trl.		50%	$ 215,000	$ 107,500
	S-41		Signal Installation	Alma Rd. & Silverado Trl.		100%	$ 200,000	$ 200,000
	S-42		Signal Installation	McKinney Ranch Pkwy. & Silverado Trl.		100%	$ 200,000	$ 200,000
	S-43		Signal Installation	McKinney Ranch Pkwy. & Stacy Rd.		100%	$ 215,000	$ 215,000
	S-44		Signal Installation	Custer Rd. & Paradise Dr.		50%	$ 215,000	$ 107,500
	S-45		Signal Installation	Collin McKinney Pkwy. & Exchange Blvd.		100%	$ 200,000	$ 200,000
	S-46		Signal Installation	Collin McKinney Pkwy. & Stacy Rd.		50%	$ 215,000	$ 107,500
	S-47		Signal Installation	Alma Rd. & Hennemen Way		100%	$ 215,000	$ 215,000
						Service Area Project Cost Subtotal		**$ 21,322,729**
						Roadway Impact Fee Update Cost (Per Service Area)		**$ 9,615**
						Total Cost in SERVICE AREA H		**$ 21,332,344**

EXHIBIT 2

Table 4.I – 10-Year Roadway Improvements Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area I

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
I	I-1	M6D (1/3)	Virginia Pkwy. (8)	1,035' E. of Ridge Rd. to 1,355' W. of Hardin Blvd.	1.44	100%	$ 2,308,000	$ 2,308,000
	I-2	G4D	Eldorado Pkwy. (1)	Ridge Rd. to 850' E. of Ridge Rd.	0.16	100%	$ 213,745	$ 213,745
	I-3	M6D (1/3)	McKinney Ranch Pkwy. (2)	Ridge Rd. to Hardin Blvd.	1.80	100%	$ 10,004,688	$ 10,004,688
	I-4	G4D	Collin McKinney Pkwy. (2)	Stacy Rd. to Village Park	0.54	100%	$ 2,973,000	$ 2,973,000
	I-5	G4D	Collin McKinney Pkwy. (3)	Lake Forest Dr. to Cottonwood Creek	0.31	100%	$ 1,694,000	$ 1,694,000
	I-6	G4D (1/2)	Collin McKinney Pkwy. (4)	Cottonwood Creek to 1,110' E. of Tina	0.55	100%	$ 1,903,419	$ 1,903,419
	I-7	G4D	Collin McKinney Pkwy. (5)	1,110' E. of Tina to Hardin Blvd.	0.19	100%	$ 1,051,000	$ 1,051,000
	G-22, I-8	G4D	Ridge Rd. (6)	US 380 to Creekside Dr.	1.30	50%	$ 550,813	$ 275,407
	H-13, I-9	G4D	Ridge Rd. (7)	Eldorado Pkwy. to McKinney Ranch Pkwy.	1.08	50%	$ 187,500	$ 93,750
	H-14, I-10	M6D (1/3)	Ridge Rd. (8)	McKinney Ranch Pkwy. to Stacy Rd.	0.69	50%	$ 1,108,000	$ 554,000
	H-5, I-11	P6D (1/3)	Stacy Rd. (2)	Ridge Rd. to SH 121 (S. City Limits)	0.82	50%	$ 5,622,280	$ 2,811,140
	I-12	M6D (1/3)	Lake Forest Dr. (4)	McKinney Ranch Pkwy. to SH 121	1.02	100%	$ 1,628,000	$ 1,628,000
	I-13, J-7	G4D	Hardin Blvd. (10)	US 380 to Virginia Pkwy.	1.58	50%	$ 8,352,097	$ 4,176,049
	I-14, J-8	M6D (1/3)	Hardin Blvd. (11)	McKinney Ranch Pkwy. to SH 121	0.57	50%	$ 914,000	$ 457,000
	S-35		Signal Installation	Ridge Rd. & Glen Oaks Dr.		50%	$ 185,000	$ 92,500
	S-46		Signal Installation	Collin McKinney Pkwy. & Stacy Rd.		50%	$ 215,000	$ 107,500
	S-48		Signal Installation	Virginia Pkwy. & Joplin Dr.		100%	$ 215,000	$ 215,000
	S-49		Signal Installation	Virginia Pkwy. & Crutcher Crossing		100%	$ 215,000	$ 215,000
	S-50		Signal Installation	Virginia Pkwy. & Village Dr.		100%	$ 215,000	$ 215,000
	S-51		Signal Installation	Virginia Pkwy. & Mallard Lakes Dr.		100%	$ 215,000	$ 215,000
	S-52		Signal Installation	Lake Forest Dr. & Glen Oaks Dr.		100%	$ 185,000	$ 185,000
	S-53		Signal Installation	Hardin Blvd. & Maverick Trl.		50%	$ 185,000	$ 92,500
	S-54		Signal Installation	Eldorado Pkwy. & Woodson Dr.		100%	$ 185,000	$ 185,000
	S-55		Signal Installation	Eldorado Pkwy. & Highlands Dr.		100%	$ 185,000	$ 185,000
	S-56		Signal Installation	Lake Forest Dr. & Collin McKinney Pkwy.		100%	$ 200,000	$ 200,000
	S-57		Signal Installation	Hardin Blvd. & Collin Mckinney Pkwy.		50%	$ 200,000	$ 100,000
							Service Area Project Cost Subtotal	**$ 32,150,697**
							Roadway Impact Fee Update Cost (Per Service Area)	**$ 9,615**
							Total Cost in SERVICE AREA I	**$ 32,160,312**

EXHIBIT 2

Kimley-Horn and Associates, Inc.

McKINNEY TEXAS Unique by nature.

Table 4.J – 10-Year Roadway Improvements Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area J

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
J	J-1	M4D	White Ave. (1)	Hardin Blvd. to Bois D'Arc	0.17	100%	$ 981,328	$ 981,328
	J-2	M4D	White Ave. (2)	Bois D'Arc to Community Ave.	0.93	100%	$ 213,991	$ 213,991
	J-3	M6D (1/3)	McKinney Ranch Pkwy. (3)	Hardin Blvd. to 515' E. of Hardin Blvd.	0.10	100%	$ 450,000	$ 450,000
	J-4	M6D	McKinney Ranch Pkwy. (4)	515' E. of Hardin Blvd. to US 75 SBFR	0.82	100%	$ 5,589,000	$ 5,589,000
	J-5	G4D	Collin McKinney Pkwy. (6)	Hardin Blvd. to McKinney Ranch Pkwy.	0.73	100%	$ 4,281,100	$ 4,281,100
	J-6	M4U	Collin McKinney Pkwy. (7)	720' W. of Test Dr. to Craig Dr.	0.58	100%	$ 41,575	$ 41,575
	I-13, J-7	G4D	Hardin Blvd. (10)	US 380 to Virginia Pkwy.	1.58	50%	$ 8,352,097	$ 4,176,049
	I-14, J-8	M6D (1/3)	Hardin Blvd. (11)	McKinney Ranch Pkwy. to SH 121	0.57	50%	$ 914,000	$ 457,000
	J-9	M4U	Community Ave. (6)	US 380 to 2,120' S. of US 380	0.40	100%	$ 350,000	$ 350,000
	S-53		Signal Installation	Hardin Blvd. & Maverick Trl.		50%	$ 185,000	$ 92,500
	S-57		Signal Installation	Hardin Blvd. & Collin Mckinney Pkwy.		50%	$ 200,000	$ 100,000
	S-58		Signal Installation	White Ave. & Jordan Rd.		100%	$ 185,000	$ 185,000
	S-59		Signal Installation	Virginia St. & Redbud Blvd.		50%	$ 175,000	$ 87,500
	S-60		Signal Installation	Collin McKinney Pkwy. & McKinney Ranch Pkwy.		100%	$ 200,000	$ 200,000
	S-61		Signal Installation	Collin McKinney Pkwy. & Craig Dr.		100%	$ 185,000	$ 185,000
	S-62		Signal Installation	SH 5 & Old Mill Rd.		25%	$ 215,000	$ 53,750
	S-63		Signal Installation	McDonald St. & Stewart Rd.		50%	$ 215,000	$ 107,500
	S-64		Signal Installation	SH 5 & Enterprise Dr.		50%	$ 215,000	$ 107,500
							Service Area Project Cost Subtotal	**$ 17,658,793**
							Roadway Impact Fee Update Cost (Per Service Area)	**$ 9,615**
							Total Cost in SERVICE AREA J	**$ 17,668,408**

Table 4.K – 10-Year Roadway Improvements Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area K

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
K	K-1	P6D	FM 546 (1)	SH 5 to Existing FM 546	1.64	100%	$ 10,652,727	$ 10,652,727
	K-2, L-1	M6D (1/3)	Airport Dr. (3)	US 380 to 355' S. of US 380	0.07	50%	$ 190,706	$ 95,353
	K-3, L-2	M6D (1/3)	Airport Dr. (4)	355' S. of US 380 to 385' N. of Industrial Blvd.	1.74	50%	$ 3,732,544	$ 1,866,272
	K-4, L-3	M6D (1/3)	Airport Dr. (5) / Country Ln.	385' N. of Industrial Blvd. to FM 546	0.50	50%	$ 1,359,687	$ 679,844
	K-5	M6D (1/3)	Airport Dr. (6) / Country Ln.	FM 546 to 2,110' N. of CCR 326	0.30	100%	$ 601,087	$ 601,087
	K-6	M6D	Airport Dr. (7)	2,110' N. of CCR 326 to Old Mill Rd.	0.10	100%	$ 1,036,000	$ 1,036,000
	S-59		Signal Installation	Redbud Blvd. & Virginia St.		50%	$ 175,000	$ 87,500
	S-62		Signal Installation	SH 5 & Old Mill Rd.		75%	$ 215,000	$ 161,250
	S-63		Signal Installation	McDonald St. & Stewart Rd.		50%	$ 215,000	$ 107,500
	S-64		Signal Installation	SH 5 & Enterprise Dr.		50%	$ 215,000	$ 107,500
	S-65		Signal Installation	McDonald St. & Smith St.		100%	$ 215,000	$ 215,000
	S-66		Signal Installation	Wilson Creek Pkwy. & College St.		100%	$ 185,000	$ 185,000
	S-67		Signal Installation	Airport Dr. & Wilson Creek Pkwy.		50%	$ 200,000	$ 100,000
	S-68		Signal Installation	Eldorado Blvd. & College St.		100%	$ 185,000	$ 185,000
	S-69		Signal Installation	Airport Dr. & FM 546		100%	$ 215,000	$ 215,000
							Service Area Project Cost Subtotal	**$ 16,295,032**
							Roadway Impact Fee Update Cost (Per Service Area)	**$ 9,615**
							Total Cost in SERVICE AREA K	**$ 16,304,647**

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Table 4.L – 10-Year Roadway Improvements Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area L

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
L	K-2, L-1	M6D (1/3)	Airport Dr. (3)	US 380 to 355' S. of US 380	0.07	50%	$ 190,706	$ 95,353
	K-3, L-2	M6D (1/3)	Airport Dr. (4)	355' S. of US 380 to 385' N. of Industrial Blvd.	1.74	50%	$ 3,732,544	$ 1,866,272
	K-4, L-3	M6D (1/3)	Airport Dr. (5) / Country Ln.	385' N. of Industrial Blvd. to FM 546	0.50	50%	$ 1,359,687	$ 679,844
	L-4	P6D	FM 546 (2)	Existing FM 546 to E. City Limits	1.16	100%	$ 5,411,050	$ 5,411,050
	L-5	M6D	Unnamed D (1)	US 380 to Trinity River (S. City Limits)	0.44	100%	$ 5,558,300	$ 5,558,300
	L-6	M6D	Unnamed D (2)	CR 722 to FM 546	0.74	100%	$ 4,913,500	$ 4,913,500
	L-7	M6D (1/3)	Industrial Blvd. (2)	Airport Dr. to 605' E. of Airport Dr.	0.11	100%	$ 176,400	$ 176,400
	S-67		Signal Installation	Airport Dr. & Wilson Creek Pkwy.		50%	$ 200,000	$ 100,000
							Service Area Project Cost Subtotal	**$ 18,800,719**
							Roadway Impact Fee Update Cost (Per Service Area)	**$ 9,615**
							Total Cost in SERVICE AREA L	**$ 18,810,334**

Table 4.M. Roadway Improvement Plan for Roadway Impact Fees – Service Area M

Service Area	Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
M								
	No Impact Fee Eligible Roadway Projects							
							Service Area Project Cost Subtotal	**$ -**
							Roadway Impact Fee Update Cost (Per Service Area)	**$ 9,615**
							Total Cost in SERVICE AREA M	**$ 9,615**

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of McKinney.

b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

E. SERVICE UNIT CALCULATION

The basic service unit for the computation of McKinney's roadway impact fees is the vehicle-mile of travel during the afternoon peak-hour. To determine the cost per service unit, it is necessary to project the growth in vehicle-miles of travel for the service area for the ten-year period.

The growth in vehicle-miles from 2012 to 2022 is based upon projected changes in residential and non-residential growth for the period. In order to determine this growth, baseline estimates of population, basic square feet, service square feet, and retail square feet for 2012 were made by the City, along with projections for each of these demographic statistics through 2022. The *Land Use Assumptions Report 2012-2013 Impact Fee Update* details the growth estimates used for impact fee determination.

The population and employment statistics in the Land Use Assumptions provides the "independent variables" that are used to calculate the existing (2012) and projected (2022) transportation service units used to establish the roadway impact fee maximum rates within each service area. The roadway demand service units (vehicle-miles) for each service area are the sum of the vehicle-miles "generated" by each category of land use in the service area.

For the purpose of impact fees, all developed and developable land is categorized as either residential or non-residential. For residential land uses, the existing and projected population is converted to dwelling units. The number of dwelling units in each service area is multiplied by a

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transportation demand factor to compute the vehicle-miles of travel that occur during the afternoon peak hour. This factor computes the average amount of demand caused by the residential land uses in the service area. The *transportation demand factor* is discussed in more detail below.

For non-residential land uses, the process is similar. The Land Use Assumptions provide existing and projected number of building square footages for three (3) categories of non-residential land uses square footage – basic, service, and retail. These categories correspond to an aggregation of other specific land use categories based on the NAISC (North American Industrial Class System).

Building square footage is the most common independent variable for the estimation of non-residential trips in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition*. This statistic is more appropriate than the number of employees because building square footage is tied more closely to trip generation and is known at the time of application for any development or development modification that would require the assessment of an impact fee.

The existing and projected Land Use Assumptions for the dwelling units and the square footage of basic, service, and retail land uses provide the basis for the projected increase in vehicle-miles of travel. As noted earlier, a *transportation demand factor* is applied to these values and then summed to calculate the total peak hour vehicle-miles of demand for each service area.

The *transportation demand factors* are aggregate rates derived from two sources – the *ITE Trip Generation Manual, 9th Edition* and the latest Regional Origin-Destination Travel Survey performed by NCTCOG. The *ITE Trip Generation Manual, 9th Edition* provides the number of trips that are produced or attracted to the land use for each dwelling unit, square foot of building, or other corresponding unit. For the retail category of land uses, the rate is adjusted to account for the fact that a percentage of retail trips are made by people who would otherwise be traveling past that particular establishment anyway, such as a trip between work and home. These trips are called pass-by trips, and since the travel demand is accounted for in the land use calculations relative to the primary trip, it is necessary to discount the retail rate to avoid double counting trips.

The next component of the *transportation demand factor* accounts for the length of each trip. The average trip length for each category is based on the region-wide travel characteristics survey conducted by NCTCOG.

The computation of the *transportation demand factor* is detailed in the following equation:

$$TDF = T * (1 - P_b) * L_{\max}$$

$$\text{where...}\ L_{\max} = \min(L * OD \ \text{or}\ \text{SA}_{\text{L}})$$

Variables:

TDF = Transportation Demand Factor,
T = Trip Rate (peak hour trips / unit),
P_b = Pass-By Discount (% of trips),
L_{max} = Maximum Trip Length (miles),
L = Average Trip Length (miles), and
OD = Origin-Destination Reduction (50%)
SA_L = Max Service Area Trip Length (see **Table 5**)

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The maximum trip length, for land uses which are characterized by longer average trip lengths (primarily residential uses), has been limited to a length based on the nature of the roadway network within the service area, along with consideration of the existing City boundaries. Although Chapter 395 of the Texas Local Government Code allows for a service area diameter of six (6) miles, the City of McKinney has set service area boundaries in anticipation of the ultimate corporate limits. Therefore, the individual service areas have different trip characteristics. In order to account for these differences, the values shown in **Table 5** were used for calculation of the *transportation demand factor* for each service area.

Table 5. Maximum Trip Lengths by Service Area

Service Area	Max. Trip Length (mi)	Service Area	Max. Trip Length (mi)
A	0.30	**H**	4.65
B	0.80	**I**	6.00
C	3.10	**J**	6.00
D	5.80	**K**	5.30
E	4.80	**L**	3.50
F	0.00	**M**	0.00
G	6.00		

The adjustment made to the average trip length statistic in the computation of the maximum trip length is the origin-destination reduction. This adjustment is made because the roadway impact fee is charged to both the origin and destination end of the trip. For example, impact fee methodology will account for a trip from home to work within McKinney to both residential and non-residential land uses. To avoid counting these trips as both residential and non-residential trips, a 50% origin-destination (OD) reduction factor is applied. Therefore, only half of the trip length is assessed to each land use.

Table 6A and 6B shows the derivation of the *Transportation Demand Factor* for the residential land uses and the three (3) non-residential land use categories in Service Areas C and I. The values utilized for all variables shown in the *transportation demand factor* equation are also shown in the table.

Table 6A. Transportation Demand Factor Calculations – Service Area C Example

Variable	Residential	Basic	Service	Retail
T	1.00	0.97	1.49	3.71
P_b	0%	0%	0%	34%
L	17.21	10.02	10.92	6.43
L_{max} *	3.10	3.10	3.10	3.10
TDF	**3.10**	**3.01**	**4.62**	**7.60**

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Table 6B. Transportation Demand Factor Calculations – Service Area I Example

Variable	Residential	Basic	Service	Retail
T	1.00	0.97	1.49	3.71
P_b	0%	0%	0%	34%
L	17.21	10.02	10.92	6.43
L_{max} *	6.00	5.01	5.46	3.22
TDF	**6.00**	**4.86**	**8.14**	**7.89**

* L_{max} is less than 6 miles for non-residential land uses; therefore this lower trip length is used for calculating the TDF for non-residential land uses

The application of the demographic projections and the *transportation demand factors* are presented in the 10-Year Growth Projections in **Table 7**. This table shows the total vehicle-miles by service area for the years 2012 and 2022. These estimates and projections lead to the Vehicle-miles of Travel for both 2012 and 2022.

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Table 7. 10-Year Growth Projections

Year 2012

SERVICE AREA	RESIDENTIAL VEHICLE-MILES				SQUARE FEET[4]			TRANS. DEMAND FACTOR[5]			NON-RESIDENTIAL VEHICLE-MILES[9]				TOTAL VEHICLE MILES[10]
	POPULATION[1]	DWELLING UNITS[1]	TDF[2]	VEHICLE MILES[3]	BASIC	SERVICE	RETAIL	BASIC[6]	SERVICE[7]	RETAIL[8]	BASIC	SERVICE	RETAIL	TOTAL	
A	0	0	0.30	0	0	0	0	0.29	0.45	0.74	0	0	0	0	0
B	0	0	0.80	0	0	0	0	0.78	1.19	1.96	0	0	0	0	0
C	3,501	1,245	3.10	3,860	10,233	108,704	488,070	3.01	4.62	7.60	31	502	3,709	4,242	8,102
D	9,584	2,776	5.80	16,101	66,490	1,775,143	719,239	4.86	8.14	7.89	323	14,450	5,675	20,448	36,549
E	2,550	635	4.80	3,048	3,159,347	759,829	984,216	4.66	7.15	7.89	14,723	5,433	7,765	27,921	30,969
F	0	0	0.00	0	0	0	0	0.00	0.00	0.00	0	0	0	0	0
G	35,028	12,584	6.00	75,504	138,680	1,201,866	883,757	4.86	8.14	7.89	674	9,783	6,973	17,430	92,934
H	13,294	5,222	4.65	24,282	293,832	803,818	1,218,376	4.51	6.93	7.89	1,325	5,570	9,613	16,508	40,790
I	33,327	11,881	6.00	71,286	101,530	1,259,562	872,364	4.86	8.14	7.89	493	10,253	6,883	17,629	88,915
J	21,291	8,816	6.00	52,896	1,453,785	2,040,859	3,000,259	4.86	8.14	7.89	7,065	16,613	23,672	47,350	100,246
K	18,223	6,584	5.30	34,895	5,628,221	1,852,784	1,723,306	4.86	7.90	7.89	27,353	14,637	13,597	55,587	90,482
L	15	13	3.50	46	601,136	1,515	11,353	3.40	5.22	7.89	2,044	8	90	2,142	2,188
M	0	0	0.00	0	0	0	0	0.00	0.00	0.00	0	0	0	0	0
Totals	**136,813**	**49,756**		**281,918**	**11,453,264**	**9,804,080**	**9,900,940**				**54,031**	**77,249**	**77,977**	**209,257**	**491,175**

Year 2022

SERVICE AREA	RESIDENTIAL VEHICLE-MILES				SQUARE FEET[4]			TRANS. DEMAND FACTOR[5]			NON-RESIDENTIAL VEHICLE-MILES[9]				TOTAL VEHICLE MILES[10]
	POPULATION[1]	DWELLING UNITS[1]	TDF[2]	VEHICLE MILES[3]	BASIC	SERVICE	RETAIL	BASIC[6]	SERVICE[7]	RETAIL[8]	BASIC	SERVICE	RETAIL	TOTAL	
A	0	0	0.30	0	0	0	0	0.29	0.45	0.74	0	0	0	0	0
B	7,919	2,740	0.80	2,192	0	0	0	0.78	1.19	1.96	0	0	0	0	2,192
C	11,718	4,088	3.10	12,673	10,233	370,175	1,160,762	3.01	4.62	7.60	31	1,710	8,822	10,563	23,236
D	14,784	4,575	5.80	26,535	66,490	2,167,354	1,550,859	4.86	8.14	7.89	323	17,642	12,236	30,201	56,736
E	4,989	1,479	4.80	7,099	3,690,079	759,829	1,154,758	4.66	7.15	7.89	17,196	5,433	9,111	31,740	38,839
F	43	15	0.00	0	0	0	0	0.00	0.00	0.00	0	0	0	0	0
G	49,264	17,510	6.00	105,060	176,588	1,638,004	1,501,971	4.86	8.14	7.89	858	13,333	11,851	26,042	131,102
H	23,701	8,823	4.65	41,027	331,742	2,729,929	2,254,358	4.51	6.93	7.89	1,496	18,918	17,787	38,201	79,228
I	40,864	14,489	6.00	86,934	158,395	2,115,000	1,199,670	4.86	8.14	7.89	770	17,216	9,465	27,451	114,385
J	25,016	10,105	6.00	60,630	1,586,469	2,499,998	3,600,064	4.86	8.14	7.89	7,710	20,350	28,405	56,465	117,095
K	20,691	7,438	5.30	39,421	5,959,928	1,978,381	1,967,401	4.86	7.90	7.89	28,965	15,629	15,523	60,117	99,538
L	15	13	3.50	46	800,160	1,515	11,353	3.40	5.22	7.89	2,721	8	90	2,819	2,865
M	0	0	0.00	0	0	0	0	0.00	0.00	0.00	0	0	0	0	0
Totals	**199,004**	**71,276**		**381,617**	**12,780,084**	**14,260,185**	**14,401,196**				**60,070**	**110,239**	**113,290**	**283,599**	**665,216**

VEHICLE-MILES OF INCREASE[11] (2012 - 2022)

SERVICE AREA	VEH-MILES
A	0
B	2,192
C	15,134
D	20,187
E	7,870
F	0
G	38,168
H	38,438
I	25,470
J	16,849
K	9,056
L	677
M	0
Total	174,041

Notes:

[1] From *Land Use Assumptions Report 2012-2013 Impact Fee Update*

[2] Transportation Demand Factor for each Service Area (from LUVMET) using Single Family Detached Housing land use and *trip generation rate*

[3] Calculated by multiplying TDF by the number of dwelling units

[4] From *Land Use Assumptions Report 2012-2013 Impact Fee Update*

[5] *Trip generation rate* and Transportation Demand Factors from LUVMET for each land use

[6] 'Basic' corresponds to General Light Industrial land use and *trip generation rate*

[7] 'Service' corresponds to General Office land use and *trip generation rate*

[8] 'Retail' corresponds to Shopping Center land use and *trip generation rate*

[9] Calculated by multiplying Transportation Demand Factor by the number of thousand square feet for each land use

[10] Residential plus non-residential vehicle-mile totals for each Service Area

[11] Total Vehicle-Miles (2012) subtracted from Total Vehicle-Miles (2022)

Kimley-Horn and Associates, Inc.

McKINNEY TEXAS

EXHIBIT 2

V. IMPACT FEE CALCULATIONS

A. MAXIMUM ASSESSABLE IMPACT FEE PER SERVICE UNIT

This section presents the maximum assessable impact fee rate calculated for each service area. The maximum assessable impact fee is the sum of the eligible Impact Fee RIP costs for the service area divided by the growth in travel attributable to new development projected to occur within the 10-year period. A majority of the components of this calculation have been described and presented in previous sections of this report. The purpose of this section is to document the computation for each service area and to demonstrate that the guidelines provided by Chapter 395 of the Texas Local Government Code have been addressed. **Table 8** illustrates the computation of the maximum assessable impact fee computed for each service area. Each row in the table is numbered to simplify explanation of the calculation.

Line	Title	Description
1	*Total Vehicle-Miles of Capacity Added by the RIP*	The total number of vehicle-miles added to the service area based on the capacity, length, and number of lanes in each project (from **Appendix B** – RIP Units of Supply)

Each project identified in the Impact Fee RIP will add a certain amount of capacity to the City's roadway network based on its length and classification. This line displays the total amount added within each service area.

2	*Total Vehicle-Miles of Existing Demand*	A measure of the amount of traffic currently using the roadway facilities upon which capacity is being added. (from **Appendix B** – RIP Units of Supply)

A number of facilities identified in the Impact Fee RIP have traffic currently utilizing a portion of their existing capacity. This line displays the total amount of capacity along these facilities currently be used by existing traffic.

3	*Total Vehicle-Miles of Existing Deficiencies*	Number of vehicle-miles of travel that are not accommodated by the existing roadway system (from **Appendix C** – Existing Facilities Inventory)

In order to ensure that existing deficiencies on the City's roadway network are not recoverable through impact fees, this line is based on the entire roadway network within the service area. Any roadway within the service area that is deficient – even those not identified on the Impact Fee RIP – will have these additional trips removed from the calculation.

4	*Net Amount of Vehicle-Miles of Capacity Added*	A measurement of the amount of vehicle-miles added by the RIP that will not be utilized by existing demand **(Line 1 – Line 2 – Line 3)**

This calculation identifies the portion of the Impact Fee RIP (in vehicle-miles) that may be recoverable through the collection of impact fees.

EXHIBIT 2

5	*Total Cost of the RIP within the Service Area*	The total cost of the projects within each service area (from **Table 4**: 10-Year Capital Improvements Plan with Conceptual Level Cost Opinions)

This line simply identifies the total cost of all of the projects identified in each service area.

6	*Cost of Net Capacity Supplied*	The total RIP cost (**Line 5**) prorated by the ratio of Net Capacity Added (**Line 4**) to Total Capacity Added (**Line 1**). **[(Line 4 / Line 1) * (Line 5)]**

Using the ratio of vehicle-miles added by the Impact Fee RIP available to serve future growth to the total vehicle-miles added, the total cost of the Impact Fee RIP is reduced to the amount available for future growth (i.e. excluding existing usage and deficiencies).

7	*Cost to Meet Existing Needs and Usage*	The difference between the Total Cost of the CIP (**Line 5**) and the Cost of the Net Capacity supplied (**Line 6**). **(Line 5 – Line 6)**

This line is provided for information purposes only – it is to present the portion of the total cost of the Impact Fee RIP that is required to meet existing demand.

8	*Total Vehicle-Miles of New Demand over Ten Years*	Based upon the growth projection provided in the **Land Use Assumptions**, an estimate of the number of new vehicle-miles within the service area over the next ten years. (from **Table 7**)

This line presents the amount of growth (in vehicle-miles) projected to occur within each service area over the next ten years.

9	*Percent of Capacity Added Attributable to New Growth*	The result of dividing Total Vehicle-Miles of New Demand (**Line 8**) by the Net Amount of Capacity Added (**Line 4**), limited to 100% (**Line 10**). This calculation is required by Chapter 395 to ensure capacity added is attributable to new growth.
10	*Chapter 395 Check*	

In order to ensure that the vehicle-miles added by the Impact Fee RIP do not exceed the amount needed to accommodate growth beyond the ten-year window, a comparison of the two values is performed. If the amount of vehicle-miles added by the Impact Fee RIP exceeds the growth projected to occur in the next ten years, the Impact Fee RIP cost is reduced accordingly.

11	*Cost of Capacity Added Attributable to New Growth*	The result of multiplying the Cost of Net Capacity Added (**Line 6**) by the Percent of Capacity Added Attributable to New Growth, limited to 100% (**Line 9**).

This value is the total Impact Fee RIP project costs (excluding financial costs) that may be recovered through impact fees. This line is determined considering the limitations to impact fees required by the Texas legislature.

EXHIBIT 2

B. Plan For Awarding the Roadway Impact Fee Credit

Chapter 395 of the Texas Local Government Code requires the Capital Improvements Plan for Transportation Impact Fees contain specific enumeration of a plan for awarding the impact fee credit. Section 395.014 of the Code states:

> "(7) A plan for awarding:
> (A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or
> (B) In the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan…"

The plan following 395.014(T)(A) is summarized, as prepared by J. Stowe, Inc., in **Appendix D** and **E,** Plan for Awarding the Roadway Impact Fee Credit. The following table summarizes the portions of **Table 8** that utilize this credit calculation.

Line	Title	Description
12	*Principal Paid on Existing Debt Funded Project Costs*	(from **Appendix D** – Plan for Awarding the Roadway Impact Fee Credit)
13	*Financing Costs*	(from **Appendix D** – Plan for Awarding the Roadway Impact Fee Credit)
14	*Existing Fund Balance*	(from **Appendix D** – Plan for Awarding the Roadway Impact Fee Credit)
15	*Interest Earnings*	(from **Appendix D** – Plan for Awarding the Roadway Impact Fee Credit)
16	*Cost of the RIP and Financing Attributable to New Growth*	The sum of the Cost of Capacity Added Attributable to New Growth, Financing Costs, and Interest Earnings. **(Line 11 + Line 12 + Line 13+Line 14+Line 15)**
17	*Pre-Credit Maximum Fee Per Service Unit*	Found by dividing the Cost of the RIP and Financing Attributable to New Growth **(Line 16)** by the Total Vehicle-Miles of New Demand Over Ten Years **(Line 8)**. **(Line 16 / Line 8)**
18	*Credit for Ad Valorem Taxes*	A credit for the portion of ad valorem taxes projected to be generated by the new service units, as per Section 395.014 of the Local Government Code. (from **Appendix D** – Plan for Awarding the Roadway Impact Fee Credit)
19	*Recoverable Cost of RIP and Financing*	The difference between the Cost of the RIP and Financing Attributable to New Growth **(Line 16)** and the Credit for Ad Valorem Taxes **(Line 18)**. **(Line 16 + Line 18)**
20	*Maximum Assessable Fee Per Service Unit*	Found by dividing the Recoverable Cost of the RIP and Financing **(Line 19)** by the Total Vehicle-Miles of New Demand Over Ten Years **(Line 8)**. **(Line 19 / Line 8)**

EXHIBIT 2

C. Financial Component of Impact Fee Determination

The impact fee determination method employed by J. Stowe & Co., is developed through a financial based model, which fully recognizes the requirements of Chapter 395, including the recognition of debt and/or non-debt funding, interest earnings, fund balances, and applicable credits associated with the use of ad valorem taxes. In developing the components of the financial model several assumptions must be made, including

- Funding;
  - Method of funding (i.e. debt or non-debt financing)
  - The level of funding (e.g. 50% debt / 50% non-debt)
  - Cost of financing
  - Debt repayment structure
- Timing and Level of Expenditures and Revenues
- Interest Earnings
- Annual Service Unit Growth
- Portion of Ad Valorem Tax Revenue Used to Fund Impact Fee Capital Improvements

While the assumptions employed in the maximum assessable impact fee determination provide a reasonable basis for forecasting, these assumptions may not necessarily reflect actual future conditions. To address this, Chapter 395 requires the monitoring of impact fees through the Capital Improvements Advisory Committee, and allows for the option to update or revise impact fees to reflect the actual implementation of the impact fee program.

Once the cost of capacity added that is attributable to growth (Table 8 line 11) is determined, it must then be decided how the cost will be funded, debt and/or non-debt. Based on discussions with City staff and in reflection of the City's historical practices, it is assumed that the City will debt finance 50% of the new impact fee projects and non-debt fund 50% of the new impact fee projects. For debt financing of the new impact fee projects, the cost of financing is based on estimates of future debt costs for bonds issued with 20-year terms, as shown in **Appendix E**. Debt service payments for each future debt issue are assumed to remain constant over the issue's term.

For projects that have been financed through existing debt issues, a weighted average cost of the City's outstanding GO/CO debt was used to determine financing costs for these projects. For projects during the 2003-2008 period, it was assumed that debt was issued in 2003. For projects during the 2008-2012 period, it was assumed that debt was issued in 2008. Debt service payments were assumed to be constant for these hypothetical debt issues.

Currently, the exact timing and annual level of capital expenditures over the 10-year forecast is indeterminate; therefore, it is assumed that capital expenditures will occur in equal amounts over the 10-year program period. It is also assumed that for debt financed new impact fee capital projects that debt will be issued in equal annual amounts for years 1 through 10 and expenditure of debt funds will occur over a two-year time period with Year 10 proceeds spent within a single year.

EXHIBIT 2

Table 8. Maximum Assessable Roadway Impact Fee

	SERVICE AREA:	A	B	C	D	E	F	G	H	I	J	K	L	M
1	TOTAL VEH-MI OF CAPACITY ADDED BY THE RIP (FROM RIP UNITS OF SUPPLY, **APPENDIX B**)	624	1,092	45,144	54,707	28,706	0	43,259	36,867	32,915	14,103	14,207	14,821	0
2	TOTAL VEH-MI OF EXISTING DEMAND (FROM RIP UNITS OF SUPPLY, **APPENDIX B**)	3	5	1,475	2,896	1,190	0	7,286	9,313	10,929	2,967	1,361	1,234	0
3	TOTAL VEH-MI OF EXISTING DEFICIENCIES (FROM EXISTING FACILITIES INVENTORY, **APPENDIX C**)	0	0	155	0	2,207	0	50	1,133	198	44	2	239	0
4	NET AMOUNT OF VEH-MI OF CAPACITY ADDED (LINE 1 - LINE 2 - LINE 3)	621	1,087	43,514	51,811	25,309	0	35,923	26,421	21,788	11,092	12,844	13,348	0
5	TOTAL COST OF THE RIP WITHIN SERVICE AREA (FROM **TABLE 4**)	$ 1,501,490	$ 1,750,415	$ 64,534,194	$ 89,996,431	$ 55,739,353	$ 9,615	$ 27,204,514	$ 21,332,344	$ 32,345,312	$ 17,202,358	$ 16,358,397	$ 18,559,984	$ 9,615
6	COST OF NET CAPACITY SUPPLIED (LINE 4 / LINE 1) * (LINE 5)	$ 1,494,271	$ 1,742,400	$ 62,204,078	$ 85,232,330	$ 49,143,290	$ -	$ 22,591,085	$ 15,287,977	$ 21,410,896	$ 13,529,643	$ 14,788,995	$ 16,715,381	$ -
7	COST TO MEET EXISTING NEEDS AND USAGE (LINE 5 - LINE 6)	$ 7,219	$ 8,015	$ 2,330,116	$ 4,764,101	$ 6,596,063	$ 9,615	$ 4,613,429	$ 6,044,367	$ 10,934,416	$ 3,672,715	$ 1,569,402	$ 1,844,603	$ 9,615
8	TOTAL VEH-MI OF NEW DEMAND OVER TEN YEARS (FROM **TABLE 7** and **Land Use Assumptions**)	0	2,192	15,134	20,187	7,870	0	38,168	38,438	25,470	16,849	9,056	677	0
9	PERCENT OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 8 / LINE 4)	0.0%	201.6%	34.7%	38.9%	31.0%	0.0%	106.2%	145.4%	116.8%	151.9%	70.5%	5.0%	0.0%
10	IF LINE 8 > LINE 4, REDUCE LINE 9 TO 100%, OTHERWISE NO CHANGE	0.0%	100.0%	34.7%	38.9%	31.0%	0.0%	100.0%	100.0%	100.0%	100.0%	70.5%	5.0%	0.0%
11	COST OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 6 * LINE 10)	$ -	$ 1,742,400	$ 21,584,815	$ 33,155,376	$ 15,234,420	$ -	$ 22,591,085	$ 15,287,977	$ 21,410,896	$ 13,529,643	$ 10,426,241	$ 835,769	$ -
12	PRINCIPAL PAID ON EXISTING DEBT FUNDED PROJECT COSTS (FROM **APPENDIX D**)		$ -	$ (92,997)	$ (503,220)	$ -		$ (587,605)	$ (1,480,339)	$ (3,015,847)	$ (940,339)	$ (248,062)	$ (15,112)	
13	FINANCING COSTS (FROM **APPENDIX D**)		$ 238,845	$ 2,965,721	$ 4,574,469	$ 2,084,546		$ 3,777,391	$ 2,312,920	$ 3,711,605	$ 2,718,278	$ 1,445,258	$ 115,494	
14	EXISTING FUND BALANCE (FROM **APPENDIX D**)		$ -	$ (511,016)	$ (784,214)	$ (85,229)		$ (168,403)	$ (155,834)	$ (1,812,501)	$ (710,292)	$ (354,289)	$ -	
15	INTEREST EARNINGS (FROM **APPENDIX D**)		$ (92,965)	$ (1,160,669)	$ (1,731,486)	$ (815,812)		$ (1,112,282)	$ (613,109)	$ (793,773)	$ (605,002)	$ (537,659)	$ (42,501)	
16	COST OF RIP AND FINANCING ATTRIBUTABLE TO GROWTH (LINE 11 + LINE 12 + LINE 13 + LINE 14 + LINE 15)	$ -	$ 1,888,280	$ 22,785,855	$ 34,710,925	$ 16,417,925	$ -	$ 24,500,186	$ 15,351,615	$ 19,500,380	$ 13,992,288	$ 10,731,489	$ 893,650	$ -
17	PRE-CREDIT MAX FEE PER SERVICE UNIT ($ PER VEH-MI) (LINE 16 / LINE 8)	$ -	$ 861	$ 1,506	$ 1,719	$ 2,086	$ -	$ 642	$ 399	$ 766	$ 830	$ 1,185	$ 1,320	$ -
18	CREDIT FOR AD VALOREM TAXES (FROM **APPENDIX D**)		$ (947)	$ (81,540)	$ (177,073)	$ (29,449)		$ (279,004)	$ (231,567)	$ (274,133)	$ (104,037)	$ (26,696)	$ (157)	
19	RECOVERABLE COST OF RIP AND FINANCING (LINE 16 + LINE 18)	$ -	$ 1,887,333	$ 22,704,315	$ 34,533,852	$ 16,388,476	$ -	$ 24,221,182	$ 15,120,047	$ 19,226,247	$ 13,888,250	$ 10,704,793	$ 893,493	$ -
20	MAX ASSESSABLE FEE PER SERVICE UNIT ($ PER VEH-MI) (LINE 19 / LINE 8)		$861	$1,500	$1,711	$2,082		$635	$393	$755	$824	$1,182	$1,320	

EXHIBIT 2

D. Service Unit Demand Per Unit of Development

The roadway impact fee is determined by multiplying the impact fee rate by the number of service units projected for the proposed development. For this purpose, the City utilizes the Land Use/Vehicle-Mile Equivalency Table (LUVMET), presented in **Table 9**. This table lists the predominant land uses that may occur within the City of McKinney. For each land use, the development unit that defines the development's magnitude with respect to transportation demand is shown. Although every possible use cannot be anticipated, the majority of uses are found in this table. If the exact use is not listed, one similar in trip-making characteristics can serve as a reasonable proxy. The individual land uses are grouped into categories, such as residential, office, commercial, industrial, and institutional.

The trip rates presented for each land use is a fundamental component of the LUVMET. The trip rate is the average number of trips generated during the afternoon peak hour by each land use per development unit. The next column, if applicable to the land use, presents the number of trips to and from certain land uses reduced by pass-by trips, as previously discussed.

The source of the trip generation and pass-by statistics is the *ITE Trip Generation Manual, 9th Edition*, the latest edition of the definitive source for trip generation data. This manual utilizes trip generation studies for a variety of land uses throughout the United States, and is the standard used by traffic engineers and transportation planners for traffic impact analysis, site design, and transportation planning.

To convert vehicle trips to vehicle-miles, it is necessary to multiply trips by trip length. The adjusted trip length values are based on the *Regional Origin-Destination Travel Survey* performed by the North Central Texas Council of Governments (NCTCOG). The other adjustment to trip length is the 50% origin-destination reduction to avoid double counting of trips. At this stage, another important aspect of the state law is applied – the limit on transportation service unit demand. If the adjusted trip length is above the maximum trip length within the service area, the maximum trip length used for calculation is reduced to the corresponding value. This reduction, as discussed previously, limits the maximum trip length to the approximate size of the service areas.

The remaining column in the LUVMET shows the vehicle-miles per development unit. This number is the product of the trip rate and the maximum trip length. This number, previously referred to as the *Transportation Demand Factor*, is used in the impact fee estimate to compute the number of service units consumed by each land use application. The number of service units is multiplied by the impact fee rate (established by City ordinance) in order to determine the impact fee for a development.

E. Land Use Descriptions

In the process of assessing and collecting roadway impact fees within the City of McKinney, there are instances in which questions have arisen as to the appropriate application of the Land Use / Vehicle-Mile Equivalency Table (LUVMET) when the type of land use may seem to fit into multiple categories. **Table 10** provides the City with a more detailed description of the various land uses for the *ITE Trip Generation Manual, 9th Edition* for a reference.

EXHIBIT 2

Kimley-Horn and Associates, Inc.

McKINNEY TEXAS Unique by nature.

Table 9.A. Service Area A - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - A	Veh-Mi Per Dev-Unit SA - A
										0.30	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	0.30	1.97
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	0.30	0.29
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	0.30	0.20
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	0.30	0.26
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	0.30	0.10
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	0.30	0.08
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	0.30	0.30
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	0.30	0.19
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	0.30	0.16
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	0.30	0.08
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	0.30	0.05
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	0.30	0.07
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	0.30	0.18
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	0.30	0.14
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	0.30	0.38
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	0.30	0.09
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	0.30	0.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	0.30	0.71
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	0.30	0.10
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	0.30	4.09
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	0.30	1.01
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	0.30	0.17
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	0.30	2.07
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	0.30	0.05
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	0.30	0.04
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	0.30	0.04
University / College	550	Students	0.17			0.17	4.20	50%	2.10	0.30	0.05
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	0.30	1.55
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	0.30	0.43
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	0.30	0.07
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	0.30	0.99
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	0.30	0.42
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	0.30	0.45
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	0.30	1.07
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	0.30	0.52
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	0.30	0.44
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	0.30	0.56
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	0.30	1.02
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.30	1.78
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	0.30	0.63
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	0.30	0.93
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.30	1.00
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	0.30	0.90
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	0.30	4.90
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	0.30	1.68
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	0.30	1.26
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	0.30	1.05
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	0.30	1.46
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	0.30	0.36
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	0.30	1.52
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	0.30	0.74
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	0.30	1.82
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	0.30	1.05
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	0.30	2.18
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	0.30	5.29

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 2nd Edition (June 2004)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

EXHIBIT 2

Table 9.B. Service Area B - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - B	Veh-Mi Per Dev-Unit SA - B
										0.80	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	0.80	5.24
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	0.80	0.78
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	0.80	0.54
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	0.80	0.68
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	0.80	0.26
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	0.80	0.21
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	0.80	0.80
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	0.80	0.50
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	0.80	0.42
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	0.80	0.20
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	0.80	0.14
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	0.80	0.18
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	0.80	0.48
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	0.80	0.38
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	0.80	1.00
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	0.80	0.24
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	0.80	2.19
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	0.80	1.89
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	0.80	0.26
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	0.80	10.91
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	0.80	2.68
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	0.80	0.44
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	0.80	5.53
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	0.80	0.13
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	0.80	0.10
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	0.80	0.10
University / College	550	Students	0.17			0.17	4.20	50%	2.10	0.80	0.14
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	0.80	4.14
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	0.80	1.14
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	0.80	0.18
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	0.80	2.64
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	0.80	1.13
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	0.80	1.19
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	0.80	2.86
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	0.80	1.39
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	0.80	1.18
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	0.80	1.50
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	0.80	2.73
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	0.80	1.68
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	0.80	2.49
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	0.80	2.39
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	0.80	13.06
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	0.80	4.49
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	0.80	3.35
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	0.80	2.79
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	0.80	3.89
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	0.80	0.97
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	0.80	4.04
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	0.80	1.96
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	0.80	4.86
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	0.80	2.79
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	0.80	5.82
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	0.80	14.10

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 2nd Edition (June 2004)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

EXHIBIT 2

Table 9.C. Service Area C - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - C	Veh-Mi Per Dev-Unit SA - C
										3.10	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	3.10	20.31
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	3.10	3.01
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	3.10	2.11
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	3.10	2.64
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	3.10	0.99
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	3.10	0.81
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	3.10	3.10
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	3.10	1.92
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	3.10	1.61
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	3.10	0.78
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	3.10	0.53
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	3.10	0.68
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.10	1.86
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.10	1.46
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.10	3.88
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.10	0.93
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.10	8.49
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.10	7.32
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.10	1.02
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.10	42.28
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.10	10.39
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.10	16.06
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.10	4.40
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.10	0.68
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.10	10.23
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	3.10	4.37
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	3.10	4.62
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	3.10	11.07
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	3.10	5.39
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	3.10	4.59
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.10	5.80
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.10	10.57
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.10	6.51
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.10	9.64
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.10	9.27
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.10	10.82
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.10	15.07
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.10	3.75
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.10	15.66
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.10	7.60
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.10	18.82
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.10	10.82
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 2nd Edition (June 2004)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

EXHIBIT 2

Kimley-Horn and Associates, Inc.

McKINNEY TEXAS Unique by nature.

Table 9.D. Service Area D - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - D	Veh-Mi Per Dev-Unit SA - D
										5.80	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	5.01	32.82
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	5.01	4.86
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	5.01	3.41
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	5.01	4.26
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	5.42	1.73
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	5.42	1.41
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	5.80	5.80
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	5.80	3.60
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	5.80	3.02
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	5.80	1.45
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	5.80	0.99
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	5.80	1.28
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.22	0.97
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.22	8.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.58
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.78	5.37
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.47
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	5.46	7.70
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	5.46	8.14
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	5.46	19.49
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	5.46	9.50
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	5.46	8.08
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.22	6.02
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.22	6.76
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.22	9.63
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.22	11.24
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.22	15.65
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.22	3.90
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.22	16.26
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.22	19.55
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 2nd Edition (June 2004)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

EXHIBIT 2

Table 9.E. Service Area E - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - E	Veh-Mi Per Dev-Unit SA - E
										4.80	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	4.80	31.44
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	4.80	4.66
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	4.80	3.26
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	4.80	4.08
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	4.80	1.54
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	4.80	1.25
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	4.80	4.80
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	4.80	2.98
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	4.80	2.50
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	4.80	1.20
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	4.80	0.82
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	4.80	1.06
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.22	0.97
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.22	8.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.58
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.78	5.37
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.47
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	4.80	6.77
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	4.80	7.15
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	4.80	17.14
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	4.80	8.35
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	4.80	7.10
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.22	6.02
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.22	6.76
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.22	9.63
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.22	11.24
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.22	15.65
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.22	3.90
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.22	16.26
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.22	19.55
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 2nd Edition (June 2004)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

EXHIBIT 2

Kimley-Horn and Associates, Inc.

McKINNEY TEXAS Unique by nature.

Table 9.F. Service Area F - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - F	Veh-Mi Per Dev-Unit SA - F
										0.00	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	0.00	0.00
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	0.00	0.00
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	0.00	0.00
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	0.00	0.00
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	0.00	0.00
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	0.00	0.00
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	0.00	0.00
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	0.00	0.00
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	0.00	0.00
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	0.00	0.00
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	0.00	0.00
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	0.00	0.00
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	0.00	0.00
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	0.00	0.00
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	0.00	0.00
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	0.00	0.00
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	0.00	0.00
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	0.00	0.00
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	0.00	0.00
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	0.00	0.00
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	0.00	0.00
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	0.00	0.00
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	0.00	0.00
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	0.00	0.00
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	0.00	0.00
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	0.00	0.00
University / College	550	Students	0.17			0.17	4.20	50%	2.10	0.00	0.00
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	0.00	0.00
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	0.00	0.00
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	0.00	0.00
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	0.00	0.00
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	0.00	0.00
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	0.00	0.00
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	0.00	0.00
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	0.00	0.00
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	0.00	0.00
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	0.00	0.00
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	0.00	0.00
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.00	0.00
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	0.00	0.00
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	0.00	0.00
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.00	0.00
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	0.00	0.00
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	0.00	0.00
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	0.00	0.00
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	0.00	0.00
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	0.00	0.00
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	0.00	0.00
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	0.00	0.00
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	0.00	0.00
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	0.00	0.00
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	0.00	0.00
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	0.00	0.00
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	0.00	0.00
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	0.00	0.00

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 2nd Edition (June 2004)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

EXHIBIT 2

Kimley-Horn and Associates, Inc.

McKINNEY TEXAS Unique by nature.

Table 9.G. Service Area G - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - G	Veh-Mi Per Dev-Unit SA - G
										6.00	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	5.01	32.82
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	5.01	4.86
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	5.01	3.41
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	5.01	4.26
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	5.42	1.73
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	5.42	1.41
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	6.00	6.00
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	6.00	3.72
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	6.00	3.12
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	6.00	1.50
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	6.00	1.02
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	6.00	1.32
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.22	0.97
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.22	8.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.58
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.78	5.37
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.47
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	5.46	7.70
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	5.46	8.14
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	5.46	19.49
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	5.46	9.50
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	5.46	8.08
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.22	6.02
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.22	6.76
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.22	9.63
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.22	11.24
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.22	15.65
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.22	3.90
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.22	16.26
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.22	19.55
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 2nd Edition (June 2004)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

EXHIBIT 2

Kimley-Horn and Associates, Inc.

McKINNEY TEXAS "Unique by nature."

Table 9.H. Service Area H - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - H	Veh-Mi Per Dev-Unit SA - H
										4.65	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	4.65	30.46
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	4.65	4.51
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	4.65	3.16
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	4.65	3.95
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	4.65	1.49
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	4.65	1.21
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	4.65	4.65
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	4.65	2.88
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	4.65	2.42
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	4.65	1.16
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	4.65	0.79
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	4.65	1.02
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.22	0.97
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.22	8.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.58
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.78	5.37
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.47
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	4.65	6.56
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	4.65	6.93
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	4.65	16.60
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	4.65	8.09
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	4.65	6.88
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.22	6.02
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.22	6.76
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.22	9.63
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.22	11.24
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.22	15.65
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.22	3.90
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.22	16.26
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.22	19.55
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 2nd Edition (June 2004)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

EXHIBIT 2

Kimley-Horn and Associates, Inc.

McKINNEY TEXAS Unique by nature.

Table 9.I. Service Area I - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - I	Veh-Mi Per Dev-Unit SA - I
										6.00	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	5.01	32.82
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	5.01	4.86
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	5.01	3.41
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	5.01	4.26
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	5.42	1.73
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	5.42	1.41
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	6.00	6.00
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	6.00	3.72
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	6.00	3.12
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	6.00	1.50
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	6.00	1.02
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	6.00	1.32
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.22	0.97
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.22	8.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.58
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.78	5.37
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.47
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	5.46	7.70
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	5.46	8.14
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	5.46	19.49
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	5.46	9.50
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	5.46	8.08
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.22	6.02
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.22	6.76
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.22	9.63
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.22	11.24
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.22	15.65
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.22	3.90
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.22	16.26
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.22	19.55
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 2nd Edition (June 2004)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

EXHIBIT 2

Kimley-Horn and Associates, Inc.

McKINNEY TEXAS
Unique by nature.

Table 9.J. Service Area J - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - J	Veh-Mi Per Dev-Unit SA - J
										6.00	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	5.01	32.82
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	5.01	4.86
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	5.01	3.41
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	5.01	4.26
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	5.42	1.73
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	5.42	1.41
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	6.00	6.00
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	6.00	3.72
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	6.00	3.12
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	6.00	1.50
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	6.00	1.02
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	6.00	1.32
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.22	0.97
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.22	8.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.58
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.78	5.37
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.47
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	5.46	7.70
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	5.46	8.14
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	5.46	19.49
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	5.46	9.50
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	5.46	8.08
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.22	6.02
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.22	6.76
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.22	9.63
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.22	11.24
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.22	15.65
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.22	3.90
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.22	16.26
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.22	19.55
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 2nd Edition (June 2004)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

EXHIBIT 2

Kimley-Horn and Associates, Inc.

McKINNEY TEXAS
Unique by nature.

Table 9.K. Service Area K - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - K	Veh-Mi Per Dev-Unit SA - K
										5.30	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	5.01	32.82
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	5.01	4.86
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	5.01	3.41
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	5.01	4.26
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	5.30	1.70
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	5.30	1.38
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	5.30	5.30
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	5.30	3.29
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	5.30	2.76
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	5.30	1.33
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	5.30	0.90
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	5.30	1.17
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.22	0.97
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.22	8.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.78	19.58
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.78	5.37
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.78	0.83
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.78	12.47
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	5.30	7.47
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	5.30	7.90
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	5.30	18.92
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	5.30	9.22
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	5.30	7.84
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.22	6.02
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.22	6.76
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.22	9.63
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.22	11.24
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.22	15.65
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.22	3.90
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.22	16.26
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.22	19.55
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 2nd Edition (June 2004)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

EXHIBIT 2

Kimley-Horn and Associates, Inc.

McKINNEY TEXAS
Unique by nature.

Table 9.L. Service Area L - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - L	Veh-Mi Per Dev-Unit SA - L
										3.50	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	3.50	22.93
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	3.50	3.40
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	3.50	2.38
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	3.50	2.98
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	3.50	1.12
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	3.50	0.91
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	3.50	3.50
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	3.50	2.17
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	3.50	1.82
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	3.50	0.88
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	3.50	0.60
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	3.50	0.77
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	3.22	1.93
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	3.22	1.51
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	3.22	4.03
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	3.22	0.97
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	3.22	8.82
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	3.22	7.60
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	3.22	1.06
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	3.22	43.92
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	3.22	10.79
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	2.10	1.16
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	2.10	14.51
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	2.10	0.34
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	2.10	0.27
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	2.10	0.25
University / College	550	Students	0.17			0.17	4.20	50%	2.10	2.10	0.36
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	3.50	18.13
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	3.50	4.97
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	3.50	0.77
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	3.50	11.55
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	3.50	4.94
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	3.50	5.22
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	3.50	12.50
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	3.50	6.09
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	3.50	5.18
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	3.22	6.02
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	3.22	10.98
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.60	3.56
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	3.22	6.76
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	3.22	10.01
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	3.22	9.63
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	2.40	39.19
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	2.40	13.46
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	2.40	10.06
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	3.22	11.24
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	3.22	15.65
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	3.22	3.90
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	3.22	16.26
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	3.22	7.89
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	3.22	19.55
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	3.22	11.24
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	1.70	12.38
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	1.70	29.95

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 2nd Edition (June 2004)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

EXHIBIT 2

Kimley-Horn and Associates, Inc.

McKINNEY TEXAS Unique by nature.

Table 9.M. Service Area M - Land Use / Vehicle-Mile Equivalency Table

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate - (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NCTCOG Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi) SA - M	Veh-Mi Per Dev-Unit SA - M
										0.00	
PORT AND TERMINAL											
Truck Terminal	030	Acres	6.55			6.55	10.02	50%	5.01	0.00	0.00
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	10.02	50%	5.01	0.00	0.00
General Heavy Industrial	120	1,000 SF GFA	0.68			0.68	10.02	50%	5.01	0.00	0.00
Industrial Park	130	1,000 SF GFA	0.85			0.85	10.02	50%	5.01	0.00	0.00
Warehousing	150	1,000 SF GFA	0.32			0.32	10.83	50%	5.42	0.00	0.00
Mini-Warehouse	151	1,000 SF GFA	0.26			0.26	10.83	50%	5.42	0.00	0.00
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	17.21	50%	8.61	0.00	0.00
Apartment/Multi-family	220	Dwelling Unit	0.62			0.62	17.21	50%	8.61	0.00	0.00
Residential Condominium/Townhome	230	Dwelling Unit	0.52			0.52	17.21	50%	8.61	0.00	0.00
Senior Adult Housing	252	Dwelling Unit	0.25			0.25	17.21	50%	8.61	0.00	0.00
Congregate Care Facility	253	Dwelling Unit	0.17			0.17	17.21	50%	8.61	0.00	0.00
Assisted Living	254	Beds	0.22			0.22	17.21	50%	8.61	0.00	0.00
LODGING											
Hotel	310	Rooms	0.60			0.60	6.43	50%	3.22	0.00	0.00
Motel / Other Lodging Facilities	320	Rooms	0.47			0.47	6.43	50%	3.22	0.00	0.00
RECREATIONAL											
Driving Range	432	Tees	1.25			1.25	6.43	50%	3.22	0.00	0.00
Golf Course	430	Acres	0.30			0.30	6.43	50%	3.22	0.00	0.00
Health/Rec. Clubs and Facilities	495	1,000 SF GFA	2.74			2.74	6.43	50%	3.22	0.00	0.00
Ice Rink	465	1,000 SF GFA	2.36			2.36	6.43	50%	3.22	0.00	0.00
Miniature Golf	431	Holes	0.33			0.33	6.43	50%	3.22	0.00	0.00
Multiplex Movie Theater	445	Screens	13.64			13.64	6.43	50%	3.22	0.00	0.00
Racquet / Tennis Club	491	Courts	3.35			3.35	6.43	50%	3.22	0.00	0.00
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.55			0.55	4.20	50%	2.10	0.00	0.00
Day Care Center	565	1,000 SF GFA	12.34	44%	B	6.91	4.20	50%	2.10	0.00	0.00
Primary/Middle School (1-8)	522	Students	0.16			0.16	4.20	50%	2.10	0.00	0.00
High School (9-12)	530	Students	0.13			0.13	4.20	50%	2.10	0.00	0.00
Jr / Community College	540	Students	0.12			0.12	4.20	50%	2.10	0.00	0.00
University / College	550	Students	0.17			0.17	4.20	50%	2.10	0.00	0.00
MEDICAL											
Clinic	630	1,000 SF GFA	5.18			5.18	7.55	50%	3.78	0.00	0.00
Hospital	610	Beds	1.42			1.42	7.55	50%	3.78	0.00	0.00
Nursing Home	620	Beds	0.22			0.22	7.55	50%	3.78	0.00	0.00
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	4.72	30%	B	3.30	7.55	50%	3.78	0.00	0.00
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	10.92	50%	5.46	0.00	0.00
General Office Building	710	1,000 SF GFA	1.49			1.49	10.92	50%	5.46	0.00	0.00
Medical/Dental Office	720	1,000 SF GFA	3.57			3.57	10.92	50%	5.46	0.00	0.00
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	10.92	50%	5.46	0.00	0.00
Office Park	750	1,000 SF GFA	1.48			1.48	10.92	50%	5.46	0.00	0.00
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GLA	3.11	40%	B	1.87	6.43	50%	3.22	0.00	0.00
Automobile Parts Sales	843	1,000 SF GFA	5.98	43%	A	3.41	6.43	50%	3.22	0.00	0.00
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Positions	13.51	56%	B	5.94	1.20	50%	0.60	0.00	0.00
New and Used Car Sales	841	1,000 SF GFA	2.62	20%	B	2.10	6.43	50%	3.22	0.00	0.00
Quick Lubrication Vehicle Shop	941	Servicing Positions	5.19	40%	B	3.11	6.43	50%	3.22	0.00	0.00
Self-Service Car Wash	947	Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.00	0.00
Tire Store	848	1,000 SF GFA	4.15	0.28	A	2.99	6.43	0.50	3.22	0.00	0.00
Dining											
Fast Food Restaurant	934	1,000 SF GFA	32.65	50%	A	16.33	4.79	50%	2.40	0.00	0.00
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.85	43%	A	5.61	4.79	50%	2.40	0.00	0.00
Sit Down Restaurant	931	1,000 SF GFA	7.49	44%	A	4.19	4.79	50%	2.40	0.00	0.00
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.98	30%	C	3.49	6.43	50%	3.22	0.00	0.00
Garden Center (Nursery)	817	1,000 SF GFA	6.94	30%	B	4.86	6.43	50%	3.22	0.00	0.00
Home Improvement Superstore	862	1,000 SF GFA	2.33	48%	A	1.21	6.43	50%	3.22	0.00	0.00
Pharmacy/Drugstore	881	1,000 SF GFA	9.91	49%	A	5.05	6.43	50%	3.22	0.00	0.00
Shopping Center	820	1,000 SF GLA	3.71	34%	A	2.45	6.43	50%	3.22	0.00	0.00
Supermarket	850	1,000 SF GFA	9.48	36%	A	6.07	6.43	50%	3.22	0.00	0.00
Toy/Children's Superstore	864	1,000 SF GFA	4.99	30%	B	3.49	6.43	50%	3.22	0.00	0.00
SERVICES											
Bank (Walk-In)	911	1,000 SF GFA	12.13	40%	B	7.28	3.39	50%	1.70	0.00	0.00
Bank (Drive In)	912	Drive-in Lanes	33.24	47%	A	17.62	3.39	50%	1.70	0.00	0.00

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 2nd Edition (June 2004)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

EXHIBIT 2

Table 10. Land Use Descriptions

Land Use Category	ITE Land Use Code	Land Use Description
PORT AND TERMINAL		
Truck Terminal	030	Point of good transfer between trucks or between trucks and rail
INDUSTRIAL		
General Light Industrial	110	Emphasis on activities other than manufacturing; typically employing fewer than 500 workers
General Heavy Industrial	120	Primary activity is conversion of raw materials or parts into finished products
Industrial Park	130	Area containing a number of industries or related facilities
Warehousing	150	Devoted to storage of materials but may included office and maintenance areas
Mini-Warehouse	151	Facilities with a number of units rented to others for the storage of goods
RESIDENTIAL		
Single-Family Detached Housing	210	Single-family detached homes on individual lots
Apartment/Multi-family	220	At least 4 rental dwelling units per building
Residential Condominium/Townhome	230	Single-family ownership units that have at least one other single-family owned unit within the same building
Senior Adult Housing	252	Independent living developments without centralized dining or on-site medical facilities
Congregate Care Facility	253	Independent living developments with centralized amenities such as dining, housekeeping, transportation and organized social/recreational activities
Assisted Living	254	Residential settings that provide either routine general protective oversight or assistance with activities.
LODGING		
Hotel	310	Lodging facilities that typically have on-site restaurants, lounges, meeting and/or banquet rooms, or other retail shops and services
Motel / Other Lodging Facilities	320	Lodging facilities that may have small on-site restaurant or buffet area but little or no meeting space
RECREATIONAL		
Driving Range	432	Facilities with driving tees for practice; may provide individual or group lessons; may have prop shop and/or refreshment facilities
Golf Course	430	May include municipal courses and private country clubs; may have driving ranges, pro shops, and restaurant/banquet facilities
Health/Rec. Clubs and Facilities	495	Category includes racquet clubs, health/fitness clubs, can include facilities such as YMCA's
Ice Rink	465	Rinks for ice skating and related sports; may contain spectator areas and refreshment facilities
Miniature Golf	431	One or more individual putting courses; category should not be used when part of a larger entertainment center(with batting cages, video game centers, etc)
Multiplex Movie Theater	445	Movie theater with audience seating, minimum of ten screens, lobby, and refreshment area
Racquet / Tennis Club	491	Indoor or outdoor facilities specifically designed for playing tennis
INSTITUTIONAL		
Church	560	Churches and houses of worship
Day Care Center	565	Generally includes facilities for care of pre-school aged children, generally includes classrooms, offices, eating areas, and playgrounds
Primary/Middle School (1-8)	522	
High School (9-12)	530	
Jr / Community College	540	
University / College	550	
MEDICAL		
Clinic	630	Facilities with limited diagnostic and outpatient care
Hospital	610	Medical and surgical facilities with overnight accommodations
Nursing Home	620	Rest and convalescent homes with residents who do little or no driving
Animal Hospital/Veterinary Clinic	640	Rest and convalescent homes with residents who do little or no driving
OFFICE		
Corporate Headquarters Building	714	Office building housing corporate headquarters of a single company or organization
General Office Building	710	Office buildings which house multiple tenants
Medical/Dental Office	720	Multi-tenant building with offices for physicians and/or dentists
Single Tenant Office Building	715	Single tenant office buildings other than corporate headquarters
Office Park	750	Office buildings (typically low-rise) in a campus setting and served by a common roadway system
COMMERCIAL		
Automobile Related		
Automobile Care Center	942	Automobile repair and servicing including stereo installations and upholstering
Automobile Parts Sales	843	Retail sale of auto parts but no on-site vehicle repair
Gasoline/Service Station w/ Conv Market	945	Gasoline sales with convenience store where the primary business is gasoline sales
New and Used Car Sales	841	New car dealerships, typically with automobile servicing, part sales, and used car sales
Quick Lubrication Vehicle Shop	941	Primary business is to perform oil changes and fluid/filter changes with other repair services not provided
Self-Service Car Wash	947	Has stalls for driver to park and wash the vehicle
Tire Store	848	Primary business is sales and installation of tires; usually do not have large storage or warehouse area
Dining		
Fast Food Restaurant	934	High-turnover fast food restaurant for carry-out and eat-in customers with a drive-thru window
High Turnover (Sit-Down) Restaurant	932	Restaurants with turnover rates less than one hour; typically includes moderately-priced chain restaurants
Sit Down Restaurant	931	Restaurants with turnover rates of one hour or longer; typically require reservations
Other Retail		
Free-Standing Retail Store	815	Category includes free-standing stores with off-street parking; typically offer a variety of products and services with long store hours
Garden Center (Nursery)	817	Building with a yard of planting or landscape stock; may have office, storage, shipping or greenhouse facilities
Home Improvement Superstore	862	Warehouse-type facilities offering a large variety of products and services including lumber, tool, paint, lighting, and fixtures, among other items.
Pharmacy/Drugstore	881	Includes facilities with and without drive-thru windows
Shopping Center	820	Integrated group of commercial establishments; planning, owned, and managed as a unit
Supermarket	850	Primary business is sale of groceries, food, and household cleaning items; may include photo, pharmacy, video rental, and/or ATM; category includes facilities
Toy/Children's Superstore	864	Businesses specializing in child-oriented merchandise
SERVICES		
Bank (Walk-In)	911	Bank without drive-thru lanes
Bank (Drive In)	912	Bank with drive-thru lanes

EXHIBIT 2

VI. SAMPLE CALCULATIONS

The following section details two (2) examples of maximum assessable roadway impact fee calculations.

Example 1:

- **Development Type - One (1) Unit of Single-Family Housing in Service Area C**

Roadway Impact Fee Calculation Steps – Example 1	
Step 1	**Determine Development Unit and Vehicle-Miles Per Development Unit**
	From Table 9 [Land Use – Vehicle-mile Equivalency Table] Development Type: 1 Dwelling Unit of Single-Family Detached Housing Number of Development Units: 1 Dwelling Unit Veh-Mi Per Development Unit: 3.10
Step 2	**Determine Maximum Assessable Impact Fee Per Service Unit**
	From Table 8, Line 20 [Maximum Assessable Fee Per Service Unit] Service Area C: $1,410
Step 3	**Determine Maximum Assessable Impact Fee**
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 1 * 3.10* $1,410 Maximum Assessable Impact Fee = $4,371

Example 2:

- **Development Type – 125,000 square foot Home Improvement Superstore in Service Area I**

Roadway Impact Fee Calculation Steps – Example 2	
Step 1	**Determine Development Unit and Vehicle-Miles Per Development Unit**
	From Table 9 [Land Use – Vehicle-mile Equivalency Table] Development Type: 125,000 square feet of Home Improvement Superstore Development Unit: 1,000 square feet of Gross Floor Area Veh-Mi Per Development Unit: 3.90
Step 2	**Determine Maximum Assessable Impact Fee Per Service Unit**
	From Table 8, Line 20 [Maximum Assessable Fee Per Service Unit] Service Area I: $750
Step 3	**Determine Maximum Assessable Impact Fee**
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 125 * 3.90 * $750 Maximum Assessable Impact Fee = $365,625

EXHIBIT 2

VII. CONCLUSION

The City of McKinney has established a process to implement the assessment and collection of roadway impact fees through the adoption of an impact fee ordinance that is consistent with Chapter 395 of the Texas Local Government Code.

This report establishes the maximum allowable roadway impact fee that could be assessed by the City of McKinney within each of the thirteen (13) service areas. The maximum assessable roadway impact fees calculated in this report are presented in below.

SERVICE AREA	2012-2013 MAX ASSESSABLE FEE PER SERVICE UNIT	2007-2008 MAX ASSESSABLE FEE PER SERVICE UNIT
A	$0	$0
B	$1,793	$1,558
C	$1,410	$1,534
D	$1,707	$1,389
E	$2,085	$1,673
F	$0	$0
G	$628	$684
H	$393	$489
I	$750	$641
J	$854	$719
K	$1,178	$1,153
L	$1,265	$1,281
M	$0	$0

This document serves as a guide to the assessment of roadway impact fees pertaining to future development and the City's need for roadway improvements to accommodate that growth. Following the public hearing process, the City Council may establish an amount to be assessed (if any) up to the maximum established within this report and update the Roadway Impact Fee Ordinance accordingly.

In conclusion, it is our opinion that the data and methodology used in this update are appropriate and consistent with Chapter 395 of the Texas Local Government Code. Furthermore, the Land Use Assumptions and the proposed Roadway Improvements Plan are appropriately incorporated into the process.

EXHIBIT 2

Kimley-Horn and Associates, Inc.

McKINNEY TEXAS Unique by nature.

APPENDICES (available upon request)

A. CONCEPTUAL LEVEL PROJECT COST PROJECTIONS

SERVICE AREA A
SERVICE AREA B
SERVICE AREA C
SERVICE AREA D
SERVICE AREA E
SERVICE AREA G
SERVICE AREA H
SERVICE AREA I
SERVICE AREA J
SERVICE AREA K
SERVICE AREA L

B. RIP SERVICE UNITS OF SUPPLY

C. EXISTING ROADWAY FACILITIES INVENTORY

D. PLAN FOR AWARDING THE ROADWAY IMPACT FEE CREDIT SUMMARY

(from J. Stowe & Co.)

E. PLAN FOR AWARDING THE ROADWAY IMPACT FEE CREDIT SUPPORTING EXHIBITS

(from J. Stowe & Co.)

EXHIBIT 2

ROADWAY SERVICE AREA MAP A
(1997)

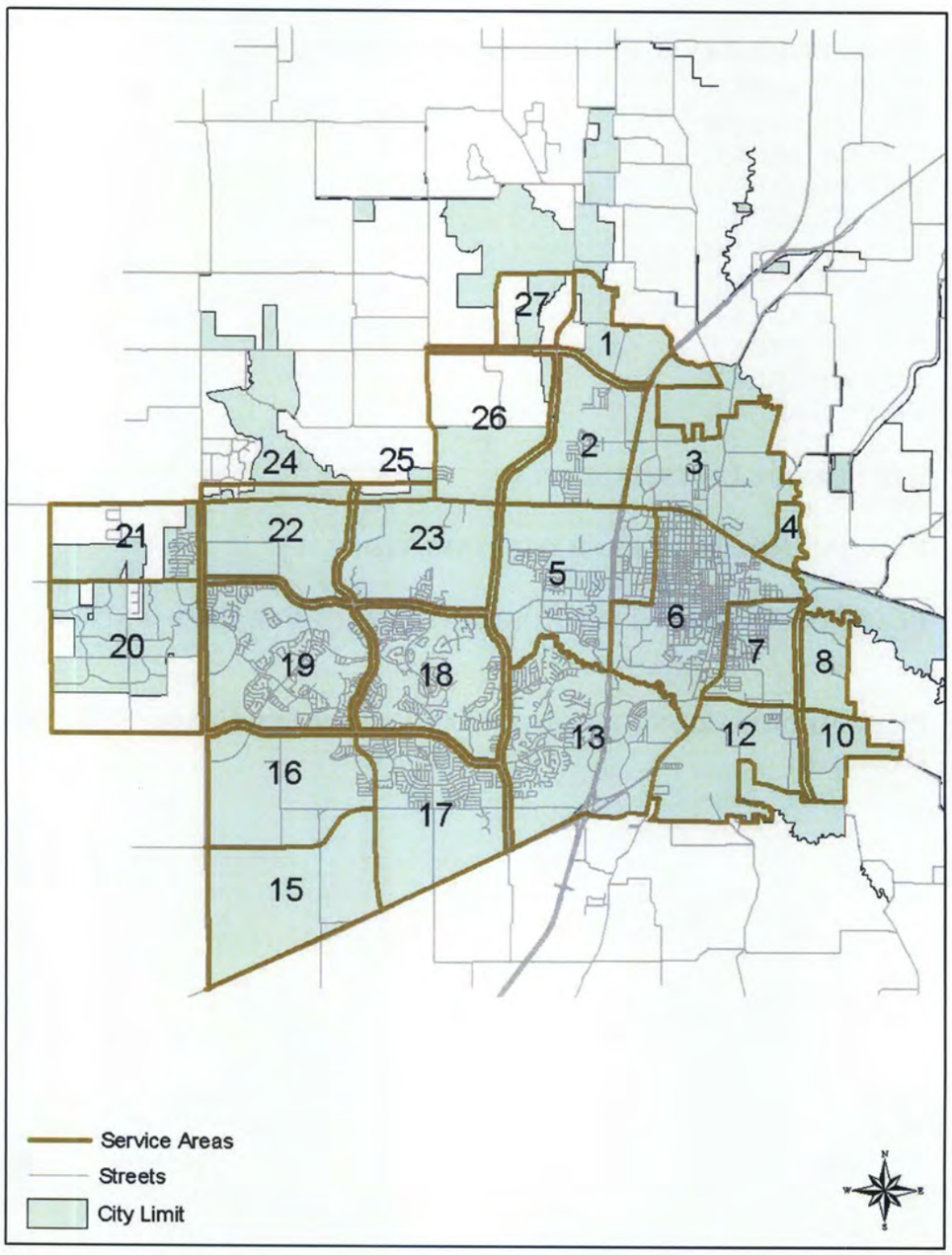

EXHIBIT 3

ROADWAY SERVICE AREA MAP B

(2003)

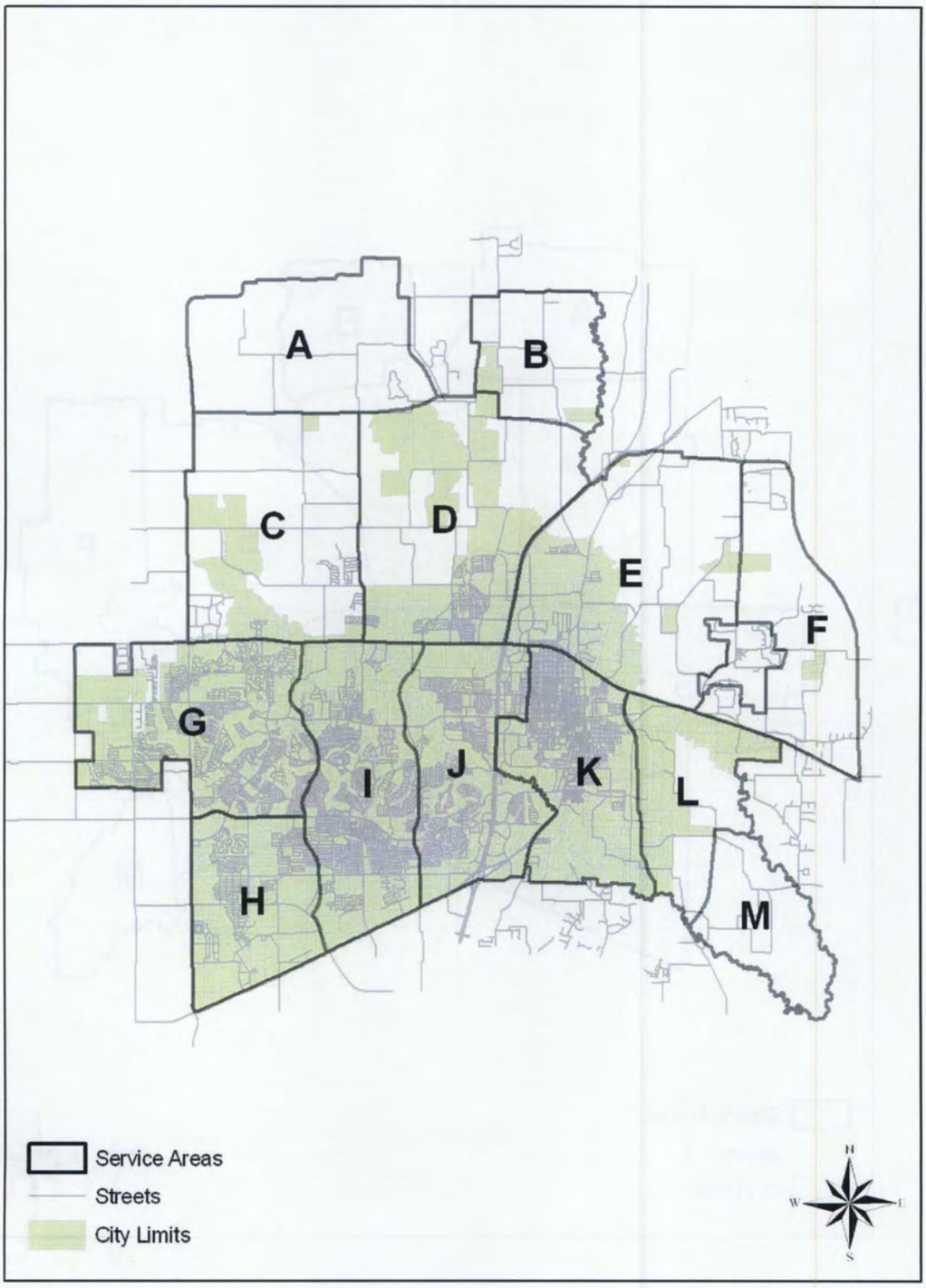

EXHIBIT 3

ROADWAY SERVICE AREA MAP C

(2008)

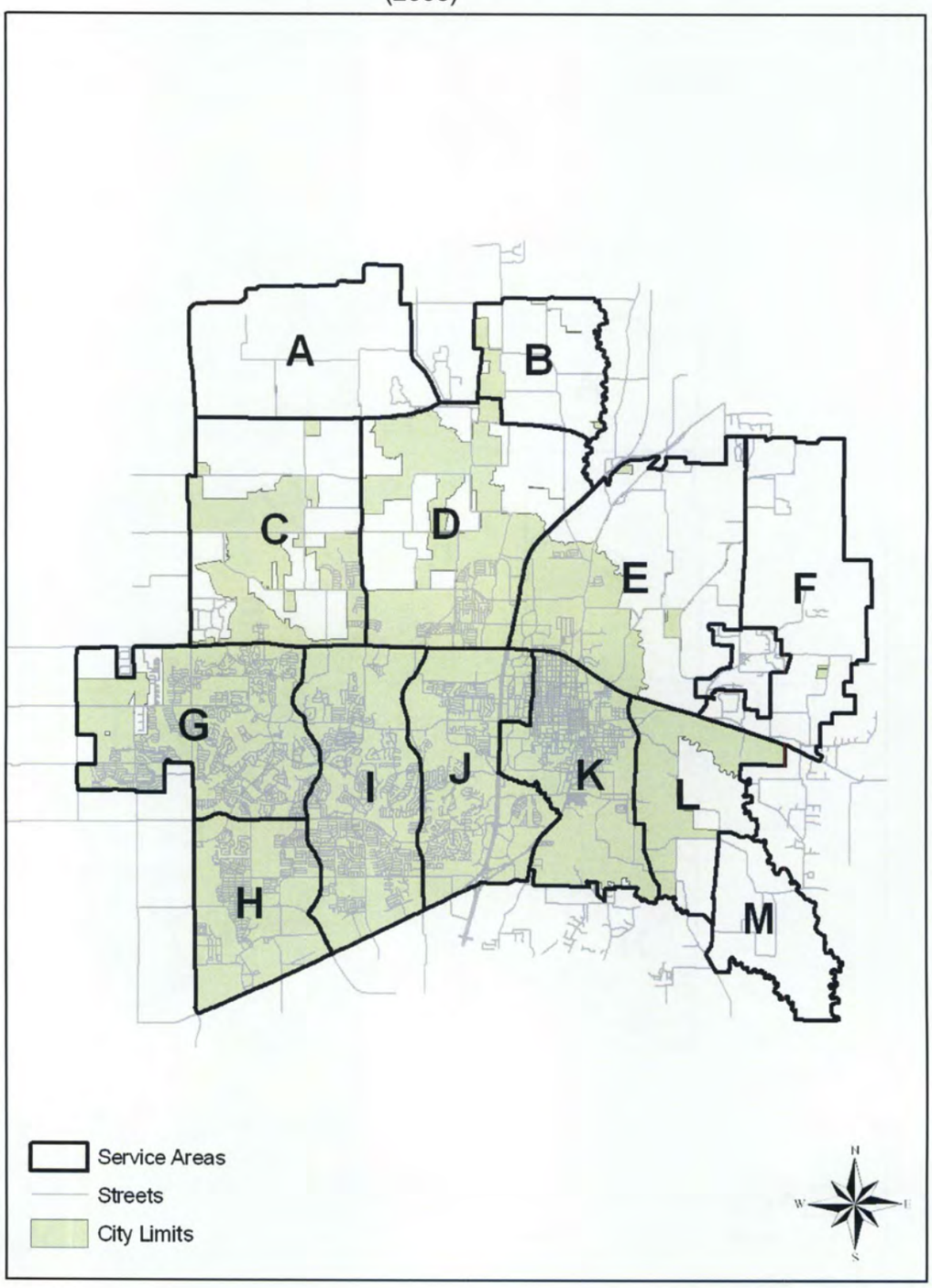

EXHIBIT 3

ROADWAY SERVICE AREA MAP D (2012)

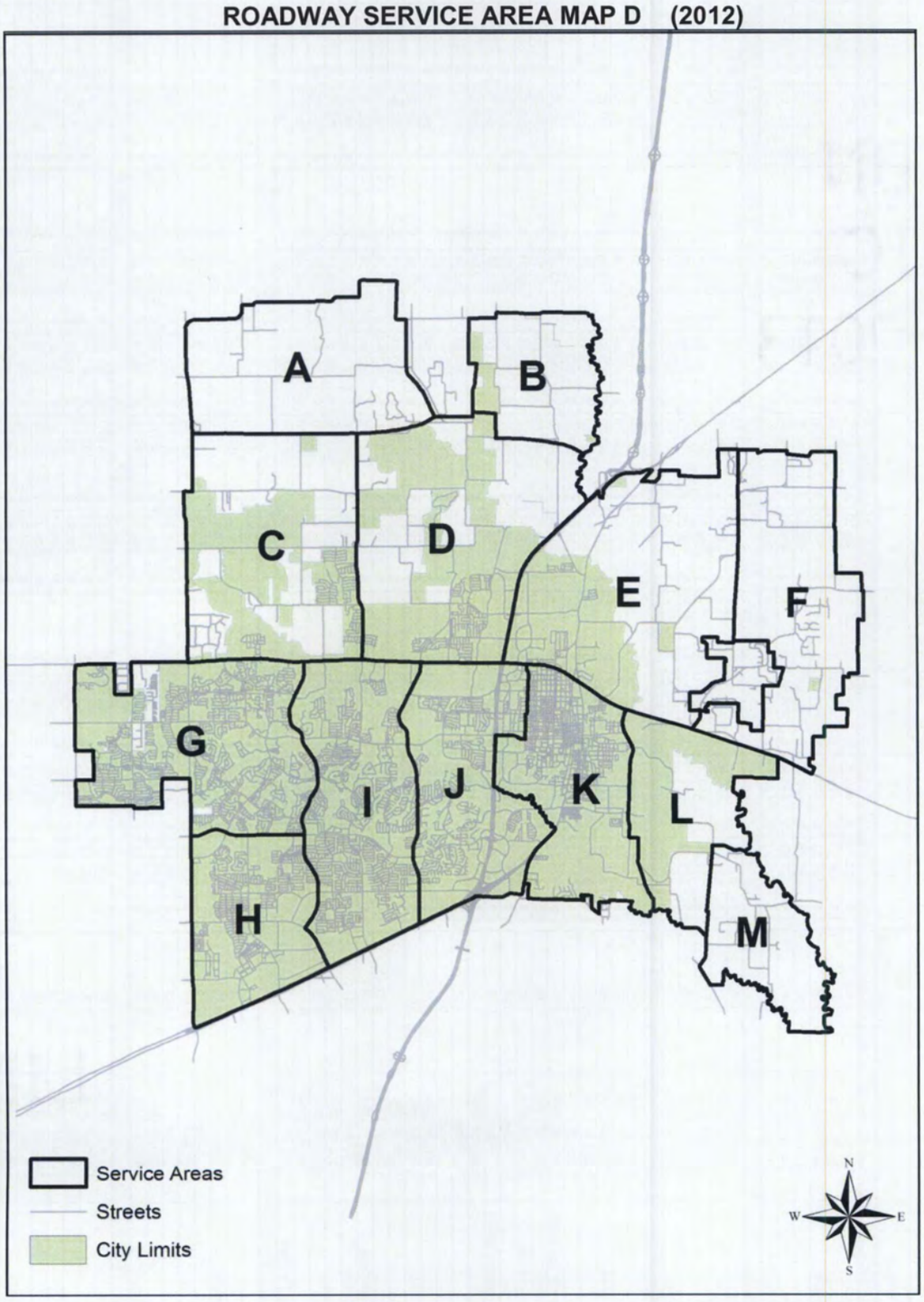

EXHIBIT 3

ORDINANCE NO. 2013-11-109

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS AMENDING CHAPTER 130, ENTITLED "LAND DEVELOPMENT REGULATIONS," OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, THROUGH THE AMENDMENT OF EXISTING ARTICLE II ENTITLED "WATER AND WASTEWATER IMPACT FEES" BY AMENDING PORTIONS OF SECTIONS 130-22, 130-26 THROUGH 130-29, AND SECTIONS 130-33, 130-68, AND 130-71 AS SET FORTH HEREIN BELOW; BY THE ADOPTION OF A NEW EXHIBIT 1 REGARDING THE 2012-2013 LAND USE ASSUMPTIONS FOR UTILITY IMPACT FEES; BY THE ADOPTION OF A NEW EXHIBIT 2 REGARDING THE 2012-2013 WATER & WASTEWATER IMPACT FEE UPDATE ("WATER & WASTEWATER IMPROVEMENTS PLANS"); AND BY THE ADOPTION OF A NEW SCHEDULE 1 REGARDING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES; PROVIDING THIS ORDINANCE BE CUMULATIVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR GOVERNMENTAL IMMUNITY; PROVIDING FOR INJUNCTIONS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of McKinney (the "City") is a home-rule city possessing the full power of local self-government pursuant to Article II, Section 5 of the Texas Constitution, Section 51.072 of the Texas Local Government Code and its home rule charter; and

WHEREAS, the City established utility impact fees to be imposed within its corporate limits and within its extraterritorial jurisdiction by Ordinance No. 1868, and as amended by Ordinance No. 1996-03-013; Ordinance No. 2001-08-092; Ordinance No. 2003-05-056; and Ordinance No. 2008-11-103 in compliance with Chapter 395 of the Texas Local Government Code (the "Utility Impact Fee Ordinances"); and

WHEREAS, the Utility Impact Fee Ordinances have been codified in Article II of Chapter 130 of the Code of Ordinances, City of McKinney, Texas; and

WHEREAS, Texas Local Government Code Section 395.052 requires a city imposing utility impact fees to update the land use assumptions and capital improvements plans at least once every five years; and

WHEREAS, the City held a public hearing and approved the Updated Land Use Assumptions For Utility Impact Fees in conjunction with Resolution No. 2013-06-089 (R), which Resolution and Assumptions are attached hereto as Exhibit 1 and incorporated herein by reference for all purposes allowed by law; and

WHEREAS, the City held a public hearing and approved the 2012-2013 Water & Wastewater Impact Fee Update ("Water & Wastewater Improvements Plans") in conjunction with Resolution No. 2013-11-187 (R), which Resolution and Update are attached hereto as Exhibit 2 and incorporated herein by reference for all purposes allowed by law; and

WHEREAS, the City Council finds that the provisions governing the administration of utility impact fees and Schedules 1 and 2 setting forth the water and wastewater impact fees to be assessed and collected established in the Utility Impact Fee Ordinances and codified in Article II of Chapter 130 of the Code of Ordinances, City of McKinney, Texas, should be amended; and

WHEREAS, the City Council finds that the City has complied with Chapter 395 of the Texas Local Government Code in the amendment of the land use assumptions, capital improvements plans, and utility impact fees; and

WHEREAS, the proposed amendments to Article II of Chapter 130 of the Code of Ordinances, City of McKinney, Texas, are in the best interest of the citizens of McKinney to assure the availability of adequate water and wastewater facilities and services in order to serve new development consistent with the policies set forth in the City's Comprehensive Plan.

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

1.

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of McKinney, and they are hereby approved and incorporated into the body of this Ordinance as if restated herein in their entirety.

2.

From and after the effective date of this Ordinance, Section 130-22 entitled "Definitions" of the Code of Ordinances of the City of McKinney, Texas, is hereby amended in part by deleting the definition of "Land Use Assumptions" and replacing said definition with a new definition for the phrase "Land Use Assumptions" to read as follows:

> "Land Use Assumptions means and includes a description of the Service Areas and the projections of population and employment growth and associated changes in land uses, densities and intensities adopted by the City, as may be amended from time to time, in the Service Area over a 10-year period upon which the Impact Fee Capital Improvements Plans are based. The Land Use Assumptions are set out in the most recently updated Land Use Assumptions for Utility Impact Fees adopted by resolution of the City Council of the City of McKinney, Texas, and attached hereto as Exhibit 1."

3.

From and after the effective date of this Ordinance, Section 130-22 entitled "Definitions" of the Code of Ordinances of the City of McKinney, Texas, is hereby amended in part by deleting the definition of "Wastewater Improvements Plan" and replacing said definition with a new definition for the phrase "Wastewater Improvements Plan" to read as follows:

> "Wastewater Improvements Plan identifies the wastewater facilities or wastewater expansion and their associated costs that are necessitated by and which are attributable to new development, for a period not to exceed ten (10) years, which capital improvements are to be financed in whole or in part through the imposition of wastewater impact fees pursuant to this Article. The Wastewater Improvements Plan is a part or component of the "Impact Fee Capital Improvements Plan or Capital Improvements Plans for Utility Impact Fees" ("Utility Improvements Plan") adopted by resolution of the City Council of the City of McKinney, Texas, and attached hereto as Exhibit 2."

4.

From and after the effective date of this Ordinance, Section 130-22 entitled "Definitions" of the Code of Ordinances of the City of McKinney, Texas, is hereby amended in part by deleting the definition of "Water Improvements Plan" and replacing said definition with a new definition for the phrase "Water Improvements Plan" to read as follows:

> "Water Improvements Plan identifies the water facilities or water expansions and their associated costs that are necessitated by and which are attributable to new development, for a period not to exceed ten (10) years, which capital improvements are to be financed in whole or in part through the imposition of water Impact Fees pursuant to this Article. The Water Improvements Plan is a part or component of the "Impact Fee Capital Improvements Plan or Capital Improvements Plans for Utility Impact Fees" ("Utility Improvements Plan") adopted by resolution of the City Council of the City of McKinney, Texas, and attached hereto as Exhibit 2."

5.

From and after the effective date of this Ordinance, Section 130-26 entitled "Impact Fees per Service Unit" of the Code of Ordinances of the City of McKinney, Texas, is hereby amended and replaced in its entirety so that hereafter said Section 130-26 shall be and read as follows:

> "Sec. 130-26. Impact Fees Per Service Unit
>
> (a) The maximum impact fee per service unit (pre-credit) and the maximum assessable impact fee per service unit (post-credit) for wastewater and water facilities shall be as set forth for each Meter Size and Meter Type where Meter Type is distinguished in:
>
> (1) Schedule 1, Table A, if the date of final plat recording is prior to September 1, 2003 and replatting is not necessary;
>
> (2) Schedule 1, Table B, if the date of final plat recording is on or after September 1, 2003 through and including November 9, 2008 and replatting is not necessary;
>
> (3) Schedule 1, Table C, if the date of final plat recording is on or after November 10, 2008 through and including November 19, 2013 and replatting is not necessary;
>
> (4) Schedule 1, Table D, if the date of final plat recording or replat recording is on or after November 20, 2013.
>
> Schedule 1, Tables A through D (sometimes hereinafter referred to collectively as "Schedule 1") are attached hereto and made a part of this Article by reference. Schedule 1 may be amended from time to time by Ordinance.
>
> (b) The maximum impact fee per service unit (post-credit) set forth in Schedule 1 that is assessed to new

development, as may be amended from time to time, is declared to be the roughly proportionate measure of the impact(s) generated by a new unit of development on the City's utility system. To the extent that the impact fee per service unit collected is less than the maximum assessable impact fee per service unit, such difference is hereby declared to be founded on policies unrelated to the measurement of the actual impacts of the development on the City's transportation system. The maximum assessable impact fee per service unit may be used in evaluating any claim by an applicant, developer, or property owner that the dedication, construction, or contribution of a capital improvement imposed as a condition of development approval pursuant to the City's regulations is not roughly proportionate to the impact(s) of the new development on the City's utility system."

6.

From and after the effective date of this Ordinance, Section 130-27 entitled "Assessment of Impact Fees" of the Code of Ordinances of the City of McKinney, Texas, is hereby amended and replaced in its entirety so that hereafter said Section 130-27 shall be and read as follows:

"SECTION 130-27. Assessment of Impact Fees

(a) Assessment of the impact fee per service unit for any new development shall be made as follows:

(1) For a new development for which a final plat was recorded prior to September 1, 2003 and for which no replatting is necessary pursuant to the City's subdivision regulations prior to development or for a new development for which no plat is necessary pursuant to the City's Zoning Ordinance because the property in question is a lot of record, assessment of impact fees shall occur at the time application is made for the building permit, and shall be the amount of the maximum assessable impact fee per service unit (post-credit) as set forth in Schedule 1, Table A, attached hereto and incorporated herein by reference, for each meter size for each proposed development unit as set forth in Schedule 1, Table A.

(2) For a new development for which recordation of the final plat occurred on or after September 1, 2003 through and including November 9, 2008 and for which no replatting is necessary pursuant to the City's subdivision regulations, assessment of impact fees shall occur at the time of final plat recordation and shall be the amount of the maximum assessable (post-credit) impact fee per service unit (post-credit) as set forth in Schedule 1, Table B, attached hereto and incorporated herein by reference, for each meter size for each proposed development unit as set forth in Schedule 1, Table B .

(3) For a new development for which recordation of the final plat occurred on or after November 10, 2008 through and including November 19, 2013, and for which no replatting is necessary, assessment of impact fees shall occur at the time of final plat recordation and shall not exceed the amount of the maximum assessable impact fee per service unit (post-credit) as set forth in Schedule 1, Table C, attached hereto and incorporated herein by reference, for each Meter Size and Meter Type for each proposed development unit as set forth in Schedule 1, Table C .

(4) For a new development for which recordation of the final plat occurred on or after November 20, 2013, assessment of impact fees shall occur at the time of final plat recordation and shall not exceed the amount of the maximum assessable impact fee per service unit (post-credit) as set forth in Schedule 1, Table D, attached hereto and incorporated herein by reference, for each meter size and meter type for each proposed development unit as set forth in Schedule 1, Table D.

(5) For land on which new development occurs or is proposed to occur without platting, assessment of impact fees shall occur at the time application is made for the building permit, and shall be the amount of the maximum assessable impact fee per service unit (post-credit) as set forth in Schedule 1, Table D, attached hereto and incorporated herein by reference, for each meter size and meter type for each proposed development unit as set forth in Schedule 1, Table D.

(b) Following Assessment of the Impact Fee pursuant to subsection (A), the amount of the Impact Fee Assessed per Service Unit for that development cannot be increased, unless the owner proposes to change the approved development by the submission of a new application for Final Plat Approval or replat approval or proposes to increase the Meter Size or Meter Type for any use within that development, in which case new Assessment shall occur at the maximum assessable Schedule 1 rate then in effect.

(c) In the event that a development is evaluated by City staff, which results in a decrease in the number of Service Units, the City will credit the overall development, based on the reduction in the number of Service Units.

(d) Following the vacating of any plat or submittal of any replat, a new Assessment must be made in accordance with Section 130-26.

(e) Approval of an amended plat pursuant to Texas Local Government Code, Section 212.016, and the

Subdivision Ordinance, Section 142-79, is not subject to reassessment for an Impact Fee provided that the use of the property remains the same and no increase in the Meter Size or Meter Type for any use within that development is sought."

8.

From and after the effective date of this Ordinance, Section 130-28 entitled "Payment and Collection of Impact Fees" of the Code of Ordinances of the City of McKinney, Texas, is hereby amended in part by deleting paragraph (d) in its entirety and replacing said paragraph with a new paragraph (d) to read as follows:

"(d) The amount of each Impact Fee (wastewater and water) for a New Development shall not exceed an amount computed by multiplying the maximum assessable fee per Service Unit for each category of utility pursuant to Section 130-26 by the number of Service Units generated by the development. According to the American Water Works Association the ratio of water flows for different sizes and types of Water Meters is as follows:

Meter Size	Meter Type	Ratio to ¾" meter
¾"	Simple	1.0
1"	Simple	1.7
1½"	Simple	3.3
2"	Simple	5.3
2"	Compound	5.3
2"	Turbine (Irrigation)	10.7
3"	Compound	10.7
3"	Turbine (Irrigation)	23.2
4"	Compound	16.7
4"	Turbine (Irrigation)	43.3
6"	Compound	33.3
6"	Turbine (Irrigation)	93.3
8"	Compound	53.3
8"	Turbine (Irrigation)	160.0
10"	Turbine (Irrigation)	233.3
12"	Turbine (Irrigation)	293.3

Accordingly, the number of service units for each Meter Size and Meter Type follows the same ratio and is used to determine the proportional water and wastewater impact fee for each Meter Size and Meter Type compared to a simple ¾" Water Meter."

9.

From and after the effective date of this Ordinance, Section 130-29 entitled "Offsets and Credits against Impact Fees" of the Code of Ordinances of the City of McKinney, Texas, is hereby amended in part by adding a new subparagraph (8) to paragraph (b) of said section to read as follows:

"8. a provision stating that in those instances where the City determines the projected cost to construct a system facility is not roughly proportionate to the dollar value of the impact fee credits which may be awarded for that system facility the City may consider, upon request of the Developer, awarding

impact fee credits based on the lesser of a percentage of the City's projected costs for that system facility or a percentage of the documented and City-approved costs to the Developer of the system facility which was dedicated to and accepted by the City with the City's projected costs or the documented and City-approved costs to the Developer being reduced by the same percentage of reduction as applied to the maximum impact fee per service unit (pre-credit) to arrive at the maximum assessable impact fee per service unit (post-credit) as reflected in the applicable Table of Schedule 1."

10.

From and after the effective date of this Ordinance, Section 130-33 entitled "Refunds" of the Code of Ordinances of the City of McKinney, Texas, is hereby amended by deleting paragraph (e) in its entirety and re-lettering paragraph (f) as paragraph (e).

11.

From and after the effective date of this Ordinance, Section 130-68 entitled "Water Improvement Plan" of the Code of Ordinances of the City of McKinney, Texas, is hereby amended in part by deleting the second sentence of paragraph (a) so that hereafter paragraph (a) of said Section 130-68 shall be and read as follows:

"(a) The Water Improvements Plan for the City of McKinney is a component of the Water & Wastewater Improvements Plans attached hereto and incorporated herein by reference as Exhibit 2."

12.

From and after the effective date of this Ordinance, Section 130-71 entitled "Wastewater Improvements Plan" of the Code of Ordinances of the City of McKinney, Texas, is hereby amended in part by deleting the second sentence of paragraph (a) so that hereafter paragraph (a) of said Section 130-71 shall be and read as follows:

"(a) The Wastewater Improvements Plan for the City of McKinney is a component of the Water & Wastewater Improvements Plans attached hereto and incorporated by reference as Exhibit 2."

13.

From and after the effective date of this Ordinance, former Exhibit 1 that was attached to and adopted by Ordinance No. 2008-11-103 is hereby deleted in its entirety and replaced with a new Exhibit 1 that is attached hereto and incorporated herein by reference for all purposes allowed by law. Such Exhibit 1 is comprised of Resolution No. 2013-06-089 (R), together with the 2012-2013 Land Use Assumptions for Utility Impact Fees that was approved by and incorporated into said Resolution. All references to "Exhibit 1" contained in this Ordinance and Article II of Chapter 130 of the Code of Ordinances, City of McKinney, Texas, are hereby declared to be references to Exhibit 1 of this Ordinance.

14.

From and after the effective date of this Ordinance, former Exhibit 2 that was attached to and adopted by Ordinance No. 2008-11-103 is deleted in its entirety and replaced with a new Exhibit 2 that is attached hereto and incorporated herein by reference for all purposes allowed by law. Such Exhibit 2 is comprised of Resolution

No. 2013-11-187 (R) together with the 2012-2013 Water & Wastewater Impact Fee Update ("Water & Wastewater Improvements Plans") that was approved by and incorporated into said Resolution. All references to "Exhibit 2" contained in this Ordinance and Article II of Chapter 130 of the Code of Ordinances, City of McKinney, Texas, are hereby declared to be references to Exhibit 2 of this Ordinance.

15.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of McKinney, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby superseded.

16.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

17.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of McKinney in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his said duties.

18.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of McKinney in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of McKinney.

19.

The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and this Ordinance shall become effective upon publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS THE 19TH DAY OF NOVEMBER, 2013.

CITY OF McKINNEY, TEXAS

BRIAN LOUGHMILLER
Mayor

CORRECTLY ENROLLED:

SANDY HART, TRMC, MMC
City Secretary
BLANCA I. GARCIA
Assistant City Secretary

DATE: November 19, 2013

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

2012 – 2022 WATER & WASTEWATER IMPACT FEE UPDATE

Submitted To

McKINNEY™
TEXAS
Unique by nature.℠

Submitted By

BIRKHOFF, HENDRICKS & CARTER, L.L.P.

August 2013

EXHIBIT 2

CITY OF MCKINNEY
2012 WATER & WASTEWATER IMPACT FEE UPDATE

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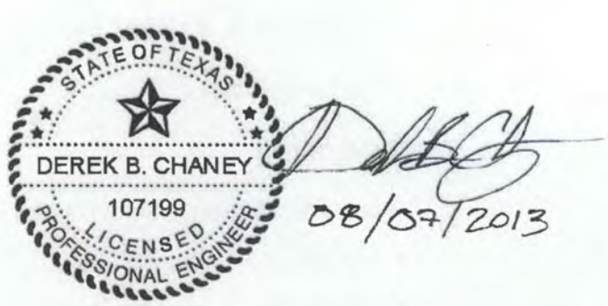


EXHIBIT 2

CITY OF MCKINNEY
2012 – 2022 WATER & WASTEWATER IMPACT FEE UPDATE

SECTION I – INTRODUCTION

A. GENERAL

In accordance with the requirements of Chapter 395.052 of the Local Government Code, this report establishes the City of McKinney's Capital Improvement Plan for water and wastewater impact fees and calculates the maximum allowable fee for each. Land use assumptions for impact fees were generated under a separate document by the City of McKinney's Planning Department.

Chapter 395, of the Local Government Code is an act that provides guidelines for financing capital improvements required by new development in municipalities, counties, and certain other local governments. The basis for determination of an impact fee requires the preparation and adoption of a land use plan and growth assumption, and the preparation of a 10-year capital improvement plan. The capital improvement plan requires an analysis of total capacity, the level of current usage and commitments of capacity of existing capital improvements. From these two phases, a maximum impact fee is calculated.

The Act allows the maximum impact fee to be charged if revenues from future ad valorem taxes, and water and sewer bills are included as a credit in the analysis. If not, the Act allows the maximum fee to be set at 50% of the calculated maximum fee. The following items were included in the impact fee calculation:

1. The portion of the cost of the new infrastructure that is to be paid by the City, including engineering, property acquisition and construction cost.

2. Existing excess capacity in lines and facilities that will serve future growth and which were paid for in whole or part by the City.

3. Engineering and quality control fees for construction projects.

4. Interest and other finance charges on bonds issued by the City to cover its portion of the cost.

EXHIBIT 2

The engineering analysis portion of the Water and Wastewater Fee determines utilized capacity cost of the major water distribution and wastewater collection facilities between the year 2012 and the year 2022. Facilities in this analysis include, water pump stations, water storage tanks, water transmission lines and wastewater collection lines. The North Texas Municipal Water District (NTMWD) water treatment, wastewater treatment and distribution components were excluded from this analysis. The study period is a ten-year period with 2012 as the base year. The impact fee calculations for the water and wastewater systems are based on land use assumptions provided by the City of McKinney. Prior to this impact fee update, the City's Water Distribution and Wastewater Collection hydraulic models were updated for 2012, 2022 and buildout conditions. The hydraulic model results are available for review from the City of McKinney. The equivalency factors utilized in this analysis conform to the latest American Water Works Association Standards (C700 - C703).

B. WATER & WASTEWATER IMPACT FEE GLOSSARY

1. Advisory Committee means the capital improvements advisory committee established by the City for purposes of reviewing and making recommendations to the City Council on adoption of the City's impact fee program.

2. Area-Related Facility means a capital improvement or facility expansion which is designated in the impact fee capital improvements plan and which is not a site-related facility. Area-Related Facility may include capital improvements that are located off-site, or within or on the perimeter of the development site.

3. Assessment means the determination of the amount of the maximum impact fee per service unit that can be imposed on new development.

4. Capital Improvement means either a water facility or a wastewater facility with a life expectancy of three or more years, to be owned and operated by or on behalf of the City.

5. City means the City of McKinney, Texas.

6. Credit means the amount of the reduction of an impact fee due, determined under this ordinance or pursuant to administrative guidelines that is equal to the value of area-related

EXHIBIT 2

facilities provided by a property owner pursuant to the City's subdivision or zoning regulations or requirements, for the same type of facility.

7. Debt Service means the 20-year financing costs of projects applied to all eligible existing and proposed water and wastewater facilities.

8. Facility Expansion means either a water facility expansion or a sewer facility expansion.

9. Impact Fee means either a fee for water facilities or a fee for wastewater facilities, imposed on new development by the City pursuant to Chapter 395 of the Texas Local Government Code in order to generate revenue to fund or recoup the costs of capital improvements or facility expansion necessitated by and attributable to such new development. Impact fees do not include the dedication of rights-of-way or easements for such facilities, or the construction of such improvements, imposed pursuant to the City's zoning or subdivision regulations.

10. Impact Fee Capital Improvements Plan means either a water capital improvements plan or a wastewater capital improvement plan adopted or revised pursuant to the impact fee regulations.

11. Land Use Assumptions means the projections of population and growth, and associated changes in land uses, densities and intensities over at least a ten-year period, as adopted by the City and as may be amended from time to time, upon which the capital improvements plans are based.

12. Land Use Equivalency Table means a table converting the demands for capital improvements generated by various land uses to numbers of service units, as may be amended from time to time.

13. New Development means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.

EXHIBIT 2

14. Recoupment means the imposition of an impact fee to reimburse the City for capital improvements that the City had previously oversized to serve new development.

15. Service Area means either a water service area or wastewater service area which impact fees for capital improvements or facility expansion will be collected for new development occurring within such area, and within which fees so collected will be expended for those types of improvements or expansions identified in the type of capital improvements plan applicable to the service area.

16. Service Unit means the applicable standard units of measure shown on the land use equivalency table in the Impact Fees Capital Improvements Plan that can be converted to water meter equivalents, for water or for wastewater facilities, which serves as the standardized measure of consumption, use or generation attributable to the new unit of development.

17. Site-Related Facility means an improvement or facility which is for the primary use or benefit of a new development, and/or which is for the primary purpose of safe and adequate provision of water or wastewater facilities to serve the new development, and which is not included in the impact fees capital improvements plan and for which the property owner is solely responsible under subdivision or other applicable development regulations.

18. Utility Connection means installation of a water meter for connecting a new development to the City's water system, or connection to the City's wastewater system.

19. Wastewater Facility means a wastewater interceptor or main, lift station or other facility included within and comprising an integral component of the City's collection system for wastewater. Wastewater facility includes land, easements or structure associated with such facilities. Wastewater facility excludes site-related facilities.

EXHIBIT 2

20. Wastewater Facility Expansion means the expansion of the capacity of any existing wastewater improvement for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing sewer facility to serve existing development.

21. Wastewater Capital Improvements Plan means the adopted plan, as may be amended from time to time, which identifies the wastewater facilities or wastewater expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.

22. Water Facility means a water main, pump station, storage tank or other facility included within and comprising an integral component of the City's water storage or distribution system. Water facility includes land, easements or structures associated with such facilities. Water facility excludes site-related facilities.

23. Water Facility Expansion means the expansion of the capacity of any existing water facility for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing water improvement to serve existing development.

24. Water Capital Improvements Plan means the adopted plan, as may be amended from time to time, which identifies the water facilities or water expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.

25. Water Meter means a device for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

C. LAND USE ASSUMPTIONS *(Provided By: City of McKinney Planning Department)*

The impact fee land use assumptions utilized in this update were prepared by the City of McKinney's Planning Department and are presented in a separate document. The land use assumptions projected an ultimate residential population of approximately 357,967 in the City of McKinney's ultimate planning boundary. This is a lower ultimate population than projected in the City's 2007 Water and Wastewater Impact Fee Update, which estimated a residential population of 387,964, a decrease of 29,997 people.

EXHIBIT 2

The residential and non-residential growth provided by the City for the year 2012 through 2022 is summarized in Table No. 1.

TABLE NO. 1

Residential and Non-Residential Growth from 2012 to 2022

Year	Residential Population*	Non-Residential Uses**	
		Type	Developed Area (SF)
2012	136,813	Basic	11,453,254
		Service	9,804,571
		Retail	9,900,940
		Total:	**31,158,274**
2022	199,003	Basic	12,780,084
		Service	14,260,185
		Retail	14,401,196
		Total:	**41,441,465**
Res. Growth Rate	**1.45**	**Non-Res. Growth Rate**	**1.3**

** Residential Population – Represent Estate, Low Density, Medium Density and High Density Residential Categories*
*** Basic – Industrial Land Uses*
*** Service – Office & Institutional Land Uses*
*** Retail – Commercial Land Uses*

As shown in Table No. 1, increases in the residential population and non-residential uses will occur during the 10-year capital recovery period. The water demand and wastewater flows from the residential and non-residential uses dictate the ultimate size of facilities, while the rate of growth is important to determine the timing of system improvements to meet the City's growing needs. The eligible water impact fee facilities are shown **on Exhibit 1**. The eligible wastewater facilities are shown on **Exhibit 2** in this report.

EXHIBIT 2

SECTION II

WATER & WASTEWATER C.I.P. AND IMPACT FEE ANALYSIS

A. DEFINITION OF A SERVICE UNIT – WATER AND WASTEWATER

Chapter 395 of the Local Government Code requires that impact fees be based on a defined service unit. A "service unit" means a standardized measure of consumption, use generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards. This impact fee defines a water and wastewater service unit to be a *¾-inch water meter* and has referred to this service unit as a Single Family Living Unit Equivalent (SFLUE). The SFLUE is based on the continuous duty capacity of a ¾-inch water meter. This is the typical meter used for a single family detached dwelling, and therefore is considered to be equivalent to one "living unit". Other meter sizes can be compared to the ¾-inch meter through a ratio of water flows as published by the American Water Works Association as shown in **Table No. 2** below. This same ratio is then used to determine the proportional water and wastewater impact fee amount for each water meter size.

TABLE NO. 2

Living Unit Equivalencies For Various Types and Sizes of Water Meters

Meter Type	Meter Size	Continuous Duty Maximum Rate (gpm) [a]	Ratio to 3/4" Meter
Simple	¾"	15	1.0
Simple	1"	25	1.7
Simple	1-1/2"	50	3.3
Simple	2"	80	5.3
Compound	2"	80	5.3
Turbine (Irrigation)	2"	160	10.7
Compound	3"	160	10.7
Turbine (Irrigation)	3"	350	23.3
Compound	4"	250	16.7
Turbine (Irrigation)	4"	650	43.3
Compound	6"	500	33.3
Turbine (Irrigation)	6"	1,400	93.3
Compound	8"	800	53.3
Turbine (Irrigation)	8"	2,400	160.0
Turbine	10"	3,500	233.3
Turbine	12"	4,400	293.3

[a] *Source: AWWA Standard C700 - C703*

EXHIBIT 2

B. CALCULATION OF WATER & WASTEWATER - LIVING UNIT EQUIVALENTS

The City of McKinney provided the existing water meter count by size category as of December 2012. In total, there are 47,277 domestic water and irrigation meters serving an existing population of 136,813 residents and business. **Table No. 3** shows the number of existing meters, the living unit equivalent factor and the total number of living unit equivalents for each sized water meter.

The number of wastewater accounts was determined by subtracting the number if irrigation meters from the number of domestic water meters. This equates to 45,481 wastewater accounts. **Table No. 4** illustrates the existing wastewater accounts and the SFLUE's.

The residential growth rate of 1.45 in **Table 1** was applied to ¾-inch through 2-inch meters. The non-residential growth rate of 1.3 in **Table 1** was applied to 3-inch through 8-inch meters. Utilizing these growth rates in a straight-line extrapolation of the existing water and wastewater accounts, the numbers of new accounts was calculated for the year 2022. City records indicate the historical growth of ¾-inch and 1-inch meters is approximately 45% ¾-inch meters and 55% 1-inch meters for the base meter sizes. These percentages were applied to the total growth of ¾-inch and 1-inch meters. Living unit equivalents were then applied to the water meters and wastewater accounts for 2012 and 2022, resulting in a total number of living units. The difference in the total number of 2012 and 2022 living units results in the new living unit equivalents during the impact fee period. The calculation of living unit equivalents is summarized in **Table 3 and Table 4**.

TABLE NO. 3

Water Living Unit Equivalents 2012 - 2022

Meter Size	2012			2022			New Living Unit Equivalents During Impact Fee Period
	Number of Water Meters	Living Unit Equivalent Ratio for 3/4" Used	Total Number of Living Units	Number of Water Meters	Living Unit Equivalent Ratio for 3/4" Used	Total Number of Living Units	
3/4"	29,629	1.0	29,629.0	38,676	1.0	38,676	9,047
1"	15,050	1.7	25,083.3	26,108	1.7	43,513	18,430
1-1/2"	462	3.3	1,540.0	670	3.3	2,233	693
2"	1,844	5.3	9,834.7	2,674	5.3	14,260	4,426
3"	178	10.7	1,898.7	237	10.7	2,525	627
4"	44	16.7	733.3	59	16.7	975	242
6"	16	33.3	533.3	21	33.3	709	176
8"	4	53.3	213.3	5	53.3	284	70
Totals	**47,227**		**69,465.7**	**68,450**		**103,176.9**	**33,711**

EXHIBIT 2

TABLE NO. 4

Wastewater Living Unit Equivalents 2012 – 2022

Meter Size	2012			2022			New Living Unit Equivalents During Impact Fee Period
	Number of Water Meters	Living Unit Equivalent Ratio for 3/4" Used	Total Number of Living Units	Number of Water Meters	Living Unit Equivalent Ratio for 3/4" Used	Total Number of Living Units	
3/4"	26,830	1.0	26,830.0	35,212	1.0	35,212	8,382
1"	14,564	1.7	24,273.3	24,809	1.7	41,348	17,075
1-1/2"	264	3.3	880.0	383	3.3	1,276	396
2"	969	5.3	5,168.0	1,405	5.3	7,494	2,326
3"	172	10.7	1,834.7	229	10.7	2,440	605
4"	43	16.7	716.7	57	16.7	953	237
6"	15	33.3	500.0	20	33.3	665	165
8"	4	53.3	213.3	5	53.3	284	70
Totals	**42,861**		**60,416.0**	**62,120**		**89,672.4**	**29,256**

C. COST OF FACILITIES

Unit cost for proposed water and wastewater lines larger than 12 inches in diameter that are anticipated to be constructed by private development, include the City's oversize cost participation only. These water and wastewater lines are highlighted green on **Exhibits 1 through 2**. Oversize cost participation from City is when funds become available. For City participation, the developer must bid the 12-inch as a base and the oversize as an additive alternate. City initiated water and waste water lines include the full cost of the proposed facility. These water and wastewater lines are highlighted red on **Exhibits 1 through 2**. Developer initiated water and wastewater line projects which are 12 inches or less in diameter are not included in this Impact Fee analysis, as the cost for these size lines are the responsibility of the developer. These water and wastewater lines are highlighted blue on **Exhibits 1 through 2**.

Actual construction costs of the various elements of the water and wastewater systems were utilized where the information was known. The existing cost of facilities was determined from Contractor's final pay requests, City purchase orders, bid tabulation forms and developer's agreements.

EXHIBIT 2

Most of the cost data for existing water and wastewater lines included in the impact fee analysis have been located. A 5% debt service, over a period of 20-years, has been added to all projects. Actual costs were used for those existing projects where records were available.

D. WATER DISTRIBUTION SYSTEM

Computer models for the years 2012, 2022 and Buildout were prepared and analyzed by Birkhoff, Hendricks & Carter. The models were developed and water demand distributed from residential population and non-residential land use projections provided by the City of McKinney's Planning Department. The projected developed land areas from the City's Land Use Assumptions follow closely to the construction of major facilities in the system. These facilities include pump stations, storage tanks, and major distribution lines. All computer models were run for the Maximum Hourly Demands in a three-day extended period simulation to insure proper sizing of the facilities to meet peak demands.

1. Existing Pump Stations, Ground Storage Reservoirs & Elevated Storage Tanks

The existing water distribution system included in the impact fee analysis (As of December 2012) includes the facilities summarized in **Table No. 5** and **Table No. 6**.

TABLE NO. 5

Water Distribution System -- Existing Pump Stations & Ground Storage

Pump Station	Number of Pumps	Rated Capacity (MGD)	Number of Ground Storage Tanks	Total Ground Storage Available (Gallons)
McKinney Ranch	11	49.7	2	16,000,000
University	6	50.0	2	16,000,000
Total:	**17**	**99.7**	**4**	**32,000,000**

EXHIBIT 2

TABLE NO. 6

Existing Elevated Storage Tanks

Elevated Storage Tanks	Capacity in Million Gallons
Industrial Elevated Storage Tank	2.0
U.S. 380 Elevated Storage Tank	1.5
Wilmeth Elevated Storage Tank	2.0
Virginia Elevated Storage Tank	1.5
Independence Elevated Storage Tank	3.0
Community Elevated Storage Tank	3.0
Total	**13.0**

The existing McKinney Ranch Low Side pumps and the Chestnut Elevated Storage Tank are no longer utilized and were not included in the impact fee calculation. The existing Gerrish Pump Station is near capacity and is not included in the impact fee calculation.

The pump stations and ground storage facilities were analyzed with the maximum daily demand, while elevated storage acts dynamically and therefore was analyzed utilizing the difference between the Maximum Hourly Demand and the Maximum Daily Demand.

2. Distribution Lines

The distribution lines consist of all lines within the Service Area planning boundary supplying water to customers in the City of McKinney. Existing and proposed distribution lines vary in size from 3/4-inch services to 72-inch transmission lines. The cost of water lines includes construction cost, appurtenances (water valves, fire hydrants, taps and the like), utility relocations, purchase of easements and engineering costs. Financing cost over a 20-year term is included for each project.

Unit cost for proposed capital improvement water lines 12-inches and larger in diameter classified as City initiated, or City participation in oversize water lines, include the City's full cost of the proposed facility. Developer's initiated water line projects, 12 inches or less in diameter were not included in this Impact Fee analysis, as the cost for these size lines are the responsibility of the developer.

EXHIBIT 2

3. Water Supply

The City of McKinney currently receives all of its water supply from the North Texas Municipal Water District (NTMWD). McKinney's allocation of the capital cost of services as a Member of the NTMWD was specifically excluded from the impact fee analysis.

If included, McKinney's share of the NTMWD capital cost could include the original construction cost, expansion cost and financing cost of the following components:

a) Water Rights Cost in Lake Lavon and other Sources

b) Raw Water Intake Structures

c) Raw Water Pump Stations

d) Treatment Plant and Expansion

e) High Service Pump Stations

f) Transmission Lines

g) NTMWD Owned Ground Storage Facilities

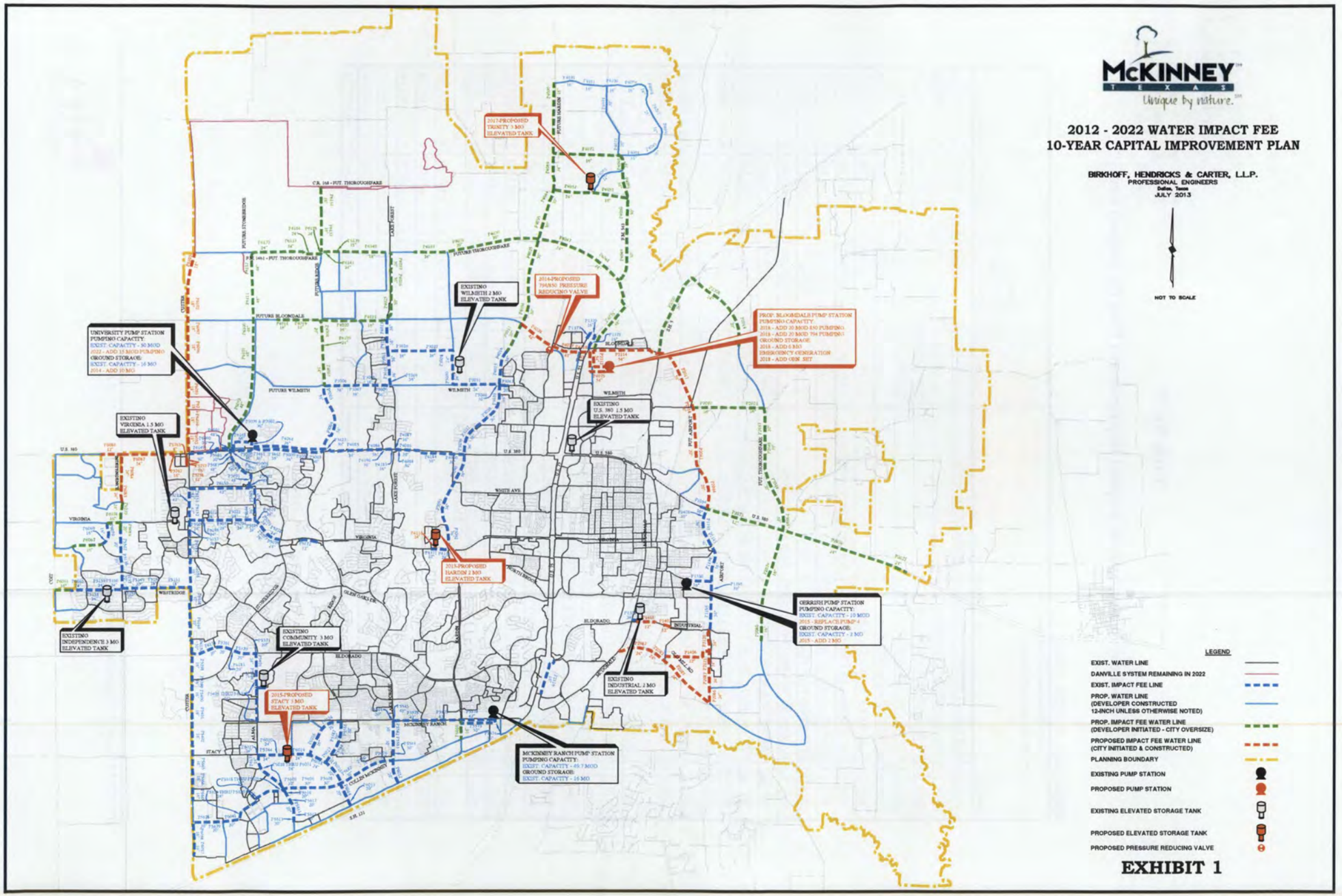
4. Water Distribution System Capital Improvement Projects for Impact Fees

In order to meet the demands of the anticipated growth over the next 10-years, as provided in the Land Use Assumptions prepared by the City of McKinney, certain water distribution system improvements are required. **Exhibit 1** shows the recommended water system improvements and **Table No. 7** itemizes each project and the project cost in 2012 dollars. These recommended improvements form the basis for the water system impact fee calculation.

The capital improvement plan for impact fees provides for system improvements within the defined Service Area Planning Boundary.

EXHIBIT 2

EXHIBIT 2



McKINNEY TEXAS
Unique by nature.

2012 - 2022 WATER IMPACT FEE 10-YEAR CAPITAL IMPROVEMENT PLAN

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas
JULY 2013

NOT TO SCALE

LEGEND

- EXIST. WATER LINE
- DANVILLE SYSTEM REMAINING IN 2022
- EXIST. IMPACT FEE LINE
- PROP. WATER LINE (DEVELOPER CONSTRUCTED 12-INCH UNLESS OTHERWISE NOTED)
- PROP. IMPACT FEE WATER LINE (DEVELOPER INITIATED - CITY OVERSIZE)
- PROPOSED IMPACT FEE WATER LINE (CITY INITIATED & CONSTRUCTED)
- PLANNING BOUNDARY
- EXISTING PUMP STATION
- PROPOSED PUMP STATION
- EXISTING ELEVATED STORAGE TANK
- PROPOSED ELEVATED STORAGE TANK
- PROPOSED PRESSURE REDUCING VALVE

EXHIBIT 1

Table No. 7

10-Year Water System Capital Improvement Plan for Impact Fees

PROPOSED WATER LINES

Year		Project	Size	Opinion of Construction Cost (A)	Debt Service (B)	Total Project Cost
		1=City Participation in Cost Oversize 2=City Initiated and Funded				
2014	2	INDUSTRIAL BLVD. 12" WATER LINE (PIPE BURST 8" to 12")	12"	$ 610,868	$ 320,707	$ 931,575
2014	2	COUCH DRIVE 12" WATER LINE LOOP	12"	$ 700,000	$ 367,500	$ 1,067,500
2015	2	US 380 / INDEPENDENCE LOOP	12",16",20",24"	$ 2,173,617	$ 1,141,149	$ 3,314,766
2014	1	US 380 / COIT SUBDIVISION OFFSITE	16", 20", 24"	$ 235,861	$ 123,827	$ 359,688
2015	1	BLUESTEM 16" WATER LINE	16"	$ 42,750	$ 22,444	$ 65,194
2015	1	WESTRIDGE 16" WATER LINE	16"	$ 29,349	$ 15,408	$ 44,757
2015	1	S.H. 5 36" WATER LINE & WILLOWWOOD 36" & 24" WATER LINE	24", 36"	$ 2,307,387	$ 1,211,378	$ 3,518,765
2016	1	HARDIN SOUTH 16" WATER LINE	16"	$ 27,264	$ 14,314	$ 41,578
2017	1	STONEBRIDGE 48" WATER LINE	48"	$ 6,096,215	$ 3,200,512	$ 9,296,727
2017	1	HARDIN 30" WATER LINE - (TRINITY FALLS WEST FEED)	30"	$ 2,188,580	$ 1,149,004	$ 3,337,584
2017	1	F.M. 543 24" & 16" WATER LINE	16", 24"	$ 402,059	$ 211,081	$ 613,140
2017	1	F.M. 1461 (FUTURE E/W THOROUGHFARE) 24" & 18" WATER LINE	18", 24"	$ 861,612	$ 452,346	$ 1,313,958
2018	1	HARDIN 24" & 16" (TRINITY FALLS WEST FEED NORTH)	16", 24"	$ 425,132	$ 223,194	$ 648,326
2018	1	COUNTY ROAD 227 16" WATER LINE	16"	$ 94,617	$ 49,674	$ 144,291
2018	2	AIRPORT WATER LINE NORTH LOOP	20", 36"	$ 3,569,134	$ 1,873,795	$ 5,442,929
2018	2	CUSTER 18" NORTH WATER LINE	18"	$ 2,301,937	$ 1,208,517	$ 3,510,454
2019	1	RIDGE 20" & 24" WATER LINES	20", 24"	$ 498,838	$ 261,890	$ 760,728
2019	1	RIDGE 16" WATER LINES (LOOP TO OLD DANVILLE SYSTEM)	16"	$ 92,909	$ 48,777	$ 141,686
2019	1	LAKE FOREST 30" WATER LINE	30"	$ 910,261	$ 477,887	$ 1,388,148
2019	1	BLOOMDALE 16" WATER LINE - 850 PHASE 1	16"	$ 61,438	$ 32,255	$ 93,693
2019	1	BLOOMDALE 16" WATER LINE - 850 PHASE 2	16"	$ 95,152	$ 49,955	$ 145,107
2020	2	BLOOMDALE 794 PUMP STATION 54" DISCHARGE LINE	54"	$ 3,890,601	$ 2,042,566	$ 5,933,167
2020	2	AIRPORT 24" WATER LINE SOUTH LOOP	24"	$ 1,356,344	$ 712,082	$ 2,068,426
2020	2	OLD MILL ROAD 24" WATER LINE (FUTURE THOROUGHFARE)	24"	$ 2,008,863	$ 1,054,653	$ 3,063,516
2020	1	BLOOMDALE 850 PUMP STATION 42 & 54" DISCHARGE LINE	42", 54"	$ 4,029,477	$ 2,115,476	$ 6,144,953
2021	1	FUTURE 850 EAST / WEST THOROUGHFARE 20" & 24" WATER LINE	20", 24"	$ 1,541,297	$ 809,182	$ 2,350,479
2021	1	BLOOMDALE PUMP STATION 850 DISCHARGE LINE (TRINITY FALLS EAST FEED)	24", 30", 48"	$ 4,127,908	$ 2,167,151	$ 6,295,059
2022	1	F.M. 2933 30" WATER LINE	30"	$ 1,625,879	$ 853,587	$ 2,479,466
2022	1	MCINTYRE / WOODLAWN 36" WATER LINE	36"	$ 1,540,425	$ 808,723	$ 2,349,148
2022	1	U.S. 380 EAST WATER LINE	12", 24"	$ 1,859,159	$ 976,058	$ 2,835,217
2022	1	FUTURE NORTH / SOUTH THOROUGHFARE 16" WATER LINE	16"	$ 162,415	$ 85,268	$ 247,683
		Subtotal: Proposed Water Lines		**$ 45,867,348**	**$ 24,080,360**	**$ 69,947,708**

(A) Opinion of Cost includes:
a) Engineer's Opinion of Construction Cost
b) Professional Services Fees (Survey, Engineering, Testing, Legal
c) Cost of Easement or Land Acquisitions

(B) Debt Service based on 20-year simple interest bonds at 5%

EXHIBIT 2

Table No. 7 Cont.

PUMPING AND STORAGE FACILITIES

Year	Project	Capacity	Opinion of Construction Cost (A)	Debt Service (B)	Total Project Cost
2013	Hardin Elevated Storage Tank	2 MG	$ 5,202,788	$ 2,731,464	$ 7,934,252
2014	University 10-MG Ground Storage Reservoir No. 3	10 MG	$ 4,950,000	$ 2,598,750	$ 7,548,750
2014	794/850 PRV		$ 183,920	$ 96,558	$ 280,478
2015	Gerrish 2-MG Ground Storage Reservoir No. 2	2 MG	$ 2,200,000	$ 1,155,000	$ 3,355,000
2015	Gerrish Pump Station Expansion - Replace Pump 4 + Electrical	4.8 MGD	$ 1,100,000	$ 577,500	$ 1,677,500
2016	Stacy Elevated Storage Tank	3 MG	$ 6,700,000	$ 3,517,500	$ 10,217,500
2017	Trinity Falls Elevated Storage Tank	3 MG	$ 6,700,000	$ 3,517,500	$ 10,217,500
2018	Bloomdale Pump Station - Phase I (850)	20 MGD	$ 4,730,149	$ 2,483,328	$ 7,213,477
2018	Bloomdale 6-MG Ground Storage Reservoir No. 1	6 MG	$ 2,640,000	$ 1,386,000	$ 4,026,000
2018	Bloomdale Pump Station - Emergency Generator No. 1	1000 kW	$ 660,000	$ 346,500	$ 1,006,500
2018	Bloomdale Pump Station - Phase I (794)	20 MGD	$ 4,730,149	$ 2,483,328	$ 7,213,477
2022	University Pump Station Phase III Improvements - Add Pump	15 MGD	$ 550,000	$ 288,750	$ 838,750
	Subtotal: Pumping and Storage Facilities		**$ 40,347,006**	**$ 21,182,178**	**$ 61,529,184**

PLANNING EXPENSES

Year		Project	Capacity	Opinion of Cost (1)	Debt Service (2)	Total Project Cost
2007		Water & Wastewater System Master Plan & Impact Fee Analysis		$ 204,417	$ -	$ 204,417
		Subtotal: Planning Expenses		**$ 204,417**	**$ -**	**$ 204,417**
		GRAND TOTAL: Water Distribution System CIP		**$ 86,418,771**	**$ 45,262,538**	**$ 131,681,309**

EXHIBIT 2

5. Utilized Capacity

Utilized capacity for the water distribution system was calculated based on the water line size required for each model year (2012, 2022 and build out). Analysis of the water distribution system is based on the maximum daily demand, maximum hourly demand, and the minimum hourly demand. Pump station capacity is generally based on the maximum daily system demand while transmission and distribution facilities are sized based on either the maximum hourly demand or the minimum hourly demand, whichever demand is greater for a particular water line. Often times, the capacity of a water line is determined by the flows generated by the minimum hourly demand. The minimum hourly flows are usually higher in those lines that are used to refill elevated storage. For each line segment in the water distribution model, the buildout flow rate in the line was compared to the flow rate in the same line segment for the 2012 and the 2022 models.

The percent utilized capacity was then calculated for each year based on the buildout capacity. The utilized capacity during the Impact Fee period is the difference between the year 2022 capacity and the year 2012 capacity. **Table No. 8** below summarizes the project cost and utilized cost over the impact fee period of 2012 - 2022 for each element of the Water Distribution System. The utilized capacity for each water distribution facility, both existing and proposed, is presented in detail in Impact Fee Capacity Calculation **Table Nos. 9, 10, 11, 12 and 13.**

Table No. 8

Summary of Eligible Water Distribution Project Cost and Utilized Capacity Cost

Water System Facility	20-Year Project Cost	Utilized Capacity ($) in the CRP Period
Existing Pump Stations & Storage	$74,737,483	$19,576,395
Existing Transmission/Distribution Lines	$66,836,124	$11,022,749
Proposed Pump Stations & Storage	$61,529,184	$43,027,372
Proposed Transmission/Distribution Lines	$69,947,708	$21,785,316
Planning Expenses	$204,417	$204,417
Total:	**$273,254,916**	**$95,616,249**

EXHIBIT 2

TABLE NO. 9
Water Pump Station Facilities

Pump Station Improvements			Year Const.	Projected Capacity (MGD)	Pump Station Cost ($)				Capacity Utilized (%)			Capacity Utilized ($)		
					Const.	Engineering & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost $	2012	2022	In The CRF Period	2012	2022	In The CRF Period
McKinney Ranch Pump Station														
Original Construction (794)	[3]	**	1986	10.8	$ 164,200	$ 16,420	$ 94,826	$ 275,446	100.0%	100.0%	0.0%	$ 275,446	$ 275,446	$ -
Original Construction (920)	[3]	**	1987	14.3	$ 189,700	$ 18,970	$ 109,552	$ 318,222	100.0%	100.0%	0.0%	$ 318,222	$ 318,222	$ -
Phase I Improvements (920)	[4]		1999	20.1	$ 1,020,172	$ 103,000	$ 589,665	$ 1,712,837	20.0%	60.0%	40.0%	$ 342,567	$ 1,027,702	$ 685,135
Phase II Improvements (920)	[1]		2002	5.0	$ 157,929	$ 40,000	$ 103,913	$ 301,842	20.0%	60.0%	40.0%	$ 60,368	$ 181,105	$ 120,737
850 Service Area Pumps (850)	[3]		2007	15.0	$ 4,184,997	$ 303,285	$ 2,356,348	$ 6,844,630	20.0%	40.0%	20.0%	$ 1,368,926	$ 2,737,852	$ 1,368,926
Emergency Generator (2 Sets)			2008		$ 1,875,964	$ 222,263	$ 1,101,569	$ 3,199,795	40.0%	60.0%	20.0%	$ 1,279,918	$ 1,919,877	$ 639,959
University Pump Station														
Phase IA Improvements (920)	[2]	*	2004	20.0	$2,380,738	$166,880	$ 1,337,499	$ 3,885,117	50.0%	100.0%	50.0%	$ 1,942,558	$ 3,885,117	$ 1,942,558
Phase II Improvements (850)	[2]		2007	30.0	$2,949,246	$189,113	$ 1,647,638	$ 4,785,996	77.0%	83.0%	6.0%	$ 3,685,217	$ 3,972,377	$ 287,160
Phase II Improvements (920)	[2]		2007	30.0	$2,949,246	$189,113	$ 1,647,638	$ 4,785,996	50.0%	100.0%	50.0%	$ 2,392,998	$ 4,785,996	$ 2,392,998
Emergency Generator - Set 1			2008		$2,024,937	$148,017	$ 1,140,801	$ 3,313,755	50.0%	100.0%	50.0%	$ 1,656,877	$ 3,313,755	$ 1,656,877
(1) Phase III Improvements (920)	[1]		2022	15.0	$500,000	$50,000	$ 288,750	$ 838,750	0.0%	47.0%	47.0%	$ -	$ 394,213	$ 394,213
Gerrish Pump Station														
(1) Replace Pump 4 + Electrical	[3]	*	2015	4.8	$ 1,000,000	$ 100,000	$ 577,500	$ 1,677,500	0.0%	100.0%	100.0%	$ -	$ 1,677,500	$ 1,677,500
Bloomdale Pump Station														
(1) Phase I Improvements (850)	[2]	*	2018	20.0	$ 4,300,135	$ 430,014	$ 2,483,328	$ 7,213,477	0.0%	60.0%	60.0%	$ -	$ 4,328,086	$ 4,328,086
(1) Phase I Improvements (794)	[2]	*	2018	20.0	$ 4,300,135	$ 430,014	$ 2,483,328	$ 7,213,477	0.0%	50.0%	50.0%	$ -	$ 3,606,738	$ 3,606,738
(1) Emergency Generator - Set 1			2018		$ 600,000	$ 60,000	$ 346,500	$ 1,006,500	0.0%	60.0%	60.0%	$ -	$ 603,900	$ 603,900
794 / 850 Pressure Reducing Valve (Bloomdale Road and Community Blvd.)														
(1) 794/850 PRV Station			2014		$ 151,800	$ 32,120	$ 96,558	$ 280,478	0.0%	100.0%	100.0%	$ -	$ 280,478	$ 280,478
Total				**205.0**	**$ 28,749,198**	**$ 2,499,206**	**$ 16,405,413**	**$ 47,653,817**				**$ 13,323,098**	**$ 33,308,364**	**$ 19,985,265**

* Includes Property Acquisition
** 10% of Construction Assumed for Engineering and Testing
(1) Estimated Cost in 2012 Dollars
[4] Number of Pumps

EXHIBIT 2

TABLE NO. 10
Ground Storage Reservoirs

Pump Station		Year Const.	Capacity (MG)	Capital Cost ($) Const.	Eng. & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost $	Capacity Utilized (%) 2007	2017	In the CRF Period	Capacity Utilized ($) 2012	2022	In the CRF Period
EXISTING GROUND STORAGE RESERVOIRS													
McKinney Ranch No. 1 (FM-720)	*	1987	6.0	$ 2,910,000	$ 291,000	$ 1,680,525	$ 4,881,525	38.0%	61.0%	23.0%	$ 1,854,980	$ 2,977,730	$ 1,122,751
McKinney Ranch No. 2 (FM-720)	1	2007	10.0	$ 3,748,480	$ 335,500	$ 2,144,090	$ 6,228,070	38.0%	61.0%	23.0%	$ 2,366,667	$ 3,799,123	$ 1,432,456
University No. 1	1	2003	6.0	$ 2,008,499	$ 150,544	$ 1,133,498	$ 3,292,541	51.0%	86.0%	35.0%	$ 1,679,196	$ 2,831,585	$ 1,152,389
University No. 2	1	2007	10.0	$ 5,921,753	$ 257,689	$ 3,244,207	$ 9,423,649	51.0%	86.0%	35.0%	$ 4,806,061	$ 8,104,338	$ 3,298,277
PROPOSED GROUND STORAGE RESERVOIRS													
University No. 3	2*	2014	10.0	$ 4,500,000	$ 450,000	$ 2,598,750	$ 7,548,750	0.0%	48%	48%	$ -	$ 3,623,400	$ 3,623,400
Gerrish No. 2 (Buried)	2*	2015	2.0	$ 2,000,000	$ 200,000	$ 1,155,000	$ 3,355,000	0.0%	100.0%	100.0%	$ -	$ 3,355,000	$ 3,355,000
Bloomdale No. 1	2*	2018	6.0	$ 2,400,000	$ 240,000	$ 1,386,000	$ 4,026,000	0.0%	42.0%	42.0%	$ -	$ 1,690,920	$ 1,690,920
Total			**50.0**	**$ 23,488,732**	**$ 1,924,733**	**$ 13,342,070**	**$ 38,755,535**				**$ 10,706,903**	**$ 26,382,096**	**$ 15,675,193**

* 10% of Construction Assumed for Engineering and Testing
(1) Actual Cost
(2) Estimated Cost in 2012 Dollars

EXHIBIT 2

TABLE NO. 11
Elevated Storage Tanks

Elevated Storage		Pressure Divide	Year Const.	Storage Capacity (MGD)	Capital Cost ($) Const.	Eng. & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost $	Capacity Utilized (%) 2012	2022	In the CRF Period	Capacity Utilized ($) 2012	2022	In the CRF Period
EXISTING ELEVATED STORAGE TANKS														
U.S. 380	2*	794	Unknown	1.5	$ 550,000	$ 55,000	$ -	$ 605,000	89.0%	93.0%	4.0%	$ 538,450	$ 562,650	$ 24,200
Virginia	1*	920	1993	1.5	$ 1,234,301	$ 123,430	$ 712,809	$ 2,070,540	100.0%	100.0%	0.0%	$ 2,070,540	$ 2,070,540	$ -
Community	1	920	2002	3.0	$ 3,313,500	$ 105,000	$ 1,794,713	$ 5,213,213	100.0%	100.0%	0.0%	$ 5,213,213	$ 5,213,213	$ -
Industrial	1	794	2002	2.0	$ 1,787,500	$ 70,000	$ 975,188	$ 2,832,688	71.0%	87.0%	16.0%	$ 2,011,208	$ 2,464,439	$ 453,230
Wilmeth	1	850	2006	2.0	$ 2,400,000	$ 280,137	$ 1,407,072	$ 4,087,209	60.0%	68.0%	8.0%	$ 2,452,325	$ 2,779,302	$ 326,977
Independence	1	920	2008	3.0	$ 4,218,250	$ 161,693	$ 2,299,470	$ 6,679,413	56.0%	96.0%	40.0%	$ 3,740,471	$ 6,412,236	$ 2,671,765
PROPOSED ELEVATED STORAGE TANKS														
Hardin	2*	850	2013	2.0	$ 4,828,953	$ 373,835	$ 2,731,464	$ 7,934,252	0.0%	82.0%	82.0%	$ -	$ 6,506,087	$ 6,506,087
Stacy	2*	920	2016	3.0	$ 6,300,000	$ 400,000	$ 3,517,500	$ 10,217,500	0.0%	100.0%	100.0%	$ -	$ 10,217,500	$ 10,217,500
Trinity Falls	2*	850	2017	3.0	$ 6,300,000	$ 400,000	$ 3,517,500	$ 10,217,500	0.0%	66.0%	66.0%	$ -	$ 6,743,550	$ 6,743,550
Total				**21.0**	**$ 30,932,504**	**$ 1,969,095**	**$ 16,955,716**	**$ 49,857,315**				**$ 16,026,208**	**$ 42,969,517**	**$ 26,943,309**

* 10% of Construction Assumed for Engineering and Testing
(1) Actual Cost
(2) Estimated Cost in 2012 Dollars

EXHIBIT 2

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
F.M. 720 PUMP STATION 30" WATER LINE															
Pump Station Name Change to McKinney Ranch - Project from McKinney Ranch Pump Station to Hardin Rd.															
1 P5573	920	2,282	30		$61.63	$140,651		$73,842	$214,493	77%	90%	13%	$165,160	$193,044	$27,884
1 P5574	920	287	30		$61.63	$17,689		$9,287	$26,976	69%	90%	21%	$18,613	$24,278	$5,665
Subtotal:		**2,569**		**1990**		**$158,340**	**5%**	**$83,129**	**$241,469**				**$183,773**	**$217,322**	**$33,549**
VIRGINIA PARKWAY 24" WATER LINE															
From Stonebridge Dr. West to the Virigna Eleavated Storage Tank															
1 P5023	920	443	24		$5.80	$2,567		$1,348	$3,915	0%	0%	0%	$0	$0	$0
1 P5024	920	228	24		$5.80	$1,324		$695	$2,019	0%	100%	100%	$0	$2,019	$2,019
1 P5069	920	976	24		$5.80	$5,659		$2,971	$8,630	100%	100%	0%	$8,630	$8,630	$0
1 P5070	920	299	24		$5.80	$1,735		$911	$2,646	95%	100%	5%	$2,514	$2,646	$132
1 P5071	920	582	24		$5.80	$3,374		$1,771	$5,145	96%	100%	4%	$4,939	$5,145	$206
1 P5072	920	1,109	24		$5.80	$6,429		$3,375	$9,804	99%	100%	1%	$9,706	$9,804	$98
1 P5073	920	298	24		$5.80	$1,729		$908	$2,637	100%	100%	0%	$2,637	$2,637	$0
1 P5074	920	919	24		$5.80	$5,324		$2,795	$8,119	100%	100%	0%	$8,119	$8,119	$0
1 P5075	920	636	24		$5.80	$3,686		$1,935	$5,621	100%	100%	0%	$5,621	$5,621	$0
1 P5076	920	1,148	24		$5.80	$6,653		$3,493	$10,146	100%	100%	0%	$10,146	$10,146	$0
1 P5077	920	552	24		$5.80	$3,199		$1,679	$4,878	100%	100%	0%	$4,878	$4,878	$0
1 P5078	920	469	24		$5.80	$2,716		$1,426	$4,142	100%	100%	0%	$4,142	$4,142	$0
1 P5079	920	376	24		$5.80	$2,182		$1,146	$3,328	94%	100%	6%	$3,128	$3,328	$200
1 P5761	920	184	24		$5.80	$1,066		$560	$1,626	0%	0%	0%	$0	$0	$0
1 P6198	920	387	24		$5.80	$2,244		$1,178	$3,422	0%	0%	0%	$0	$0	$0
Subtotal:		**8,607**		**1992**		**$49,884**	**5%**	**$26,191**	**$76,078**				**$64,460**	**$67,115**	**$2,655**
CUSTER 16" WATER LINE															
From Stacy Rd. to Stonebridge Dr.															
1 P5399	920	461	16		$44.97	$20,734		$10,885	$31,619	81%	100%	19%	$25,611	$31,619	$6,008
1 P5400	920	1,281	16		$44.97	$57,617		$30,249	$87,866	80%	100%	20%	$70,293	$87,866	$17,573
1 P5401	920	1,311	16		$44.97	$58,950		$30,949	$89,899	77%	100%	23%	$69,222	$89,899	$20,677
1 P5402	920	3,005	16		$44.97	$135,140		$70,949	$206,089	80%	100%	20%	$164,871	$206,089	$41,218
Subtotal:		**6,059**		**1996**		**$272,440**	**5%**	**$143,032**	**$415,473**				**$329,997**	**$415,473**	**$85,476**
F.M. 720 PARALLEL 42" WATER LINE															
F.M. 720 Now Called McKinney Ranch Pkwy.- Project Begins at McKinney Ranch Pump Station and Ends at Lake Forest Dr.															
2 P5544	920	59	20		$170.38	$10,092		$5,298	$15,390	84%	90%	6%	$12,928	$13,851	$923
2 P5545	920	42	42		$170.38	$7,158		$3,758	$10,916	84%	90%	6%	$9,169	$9,824	$655
2 P5578	920	8,018	42		$170.38	$1,366,121		$717,213	$2,083,334	81%	89%	8%	$1,687,501	$1,854,167	$166,667
2 P7573	920	131	42		$170.38	$22,321		$11,719	$34,040	79%	88%	9%	$26,892	$29,955	$3,064
Subtotal:		**8,250**		**1999**		**$1,405,692**	**5%**	**$737,988**	**$2,143,680**				**$1,736,490**	**$1,907,797**	**$171,309**

EXHIBIT 2

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
CUSTER 16" WATER LINE															
From Stonebridge Dr. to Cotton Ridge Rd. (Pipes 5135, 5295, 5296 &5297 Were Adandoned in 2009 with Custer Utility Relocations)															
2 P5135	920	2,330	16		$104.00	$242,328		$127,223	$369,551	0%	0%	0%	$0	$0	$0
2 P5295	920	1,700	16		$104.00	$176,849		$92,846	$269,695	0%	0%	0%	$0	$0	$0
2 P5296	920	2,666	16		$104.00	$277,273		$145,569	$422,842	0%	0%	0%	$0	$0	$0
2 P5297	920	1,372	16		$104.00	$142,637		$74,885	$217,522	0%	0%	0%	$0	$0	$0
2 P5298	920	2,042	16		$104.00	$212,350		$111,484	$323,834	0%	0%	0%	$0	$0	$0
Subtotal:		**10,110**		**1999**		**$1,051,437**	**5%**	**$552,007**	**$1,603,444**				**$0**	**$0**	**$0**
INDUSTRIAL 2-MG ELEVATED STORAGE TANK WATER LINE															
From Industrial Elevated Storage Tank to McDonald St.															
2 P1304	794	561	24		$229.94	$128,893		$67,669	$196,562	81%	87%	6%	$159,215	$171,009	$11,794
Subtotal:		**561**		**2002**		**$128,893**	**5%**	**$67,669**	**$196,562**				**$159,215**	**$171,009**	**$11,794**
ALMA ROAD 24-INCH WATER LINE															
From Eldorado Pkwy. South to Community 3-MG Elevated Storage Tank															
1 P5403	920	1,146	24		$157.47	$180,391		$94,705	$275,096	100%	100%	0%	$275,096	$275,096	$0
1 P5404	920	897	24		$157.47	$141,275		$74,169	$215,444	100%	100%	0%	$215,444	$215,444	$0
1 P5405	920	674	24		$157.47	$106,120		$55,713	$161,833	100%	100%	0%	$161,833	$161,833	$0
1 P5406	920	140	24		$157.47	$22,011		$11,556	$33,567	100%	100%	0%	$33,567	$33,567	$0
Subtotal:		**2,856**		**2005**		**$449,797**	**5%**	**$236,143**	**$685,940**				**$685,940**	**$685,940**	**$0**
ELDORADO 20-INCH WATER LINE															
From Alma Rd. to Custer Rd.															
1 P5301	920	1,375	20		$14.31	$19,676		$10,330	$30,006	63%	100%	37%	$18,904	$30,006	$11,102
1 P5370	920	2,023	20		$14.31	$28,945		$15,196	$44,141	68%	100%	32%	$30,016	$44,141	$14,125
1 P5371	920	116	20		$14.31	$1,661		$872	$2,533	100%	100%	0%	$2,533	$2,533	$0
1 P6154	920	1,986	20		$14.31	$28,420		$14,921	$43,341	67%	100%	33%	$29,038	$43,341	$14,303
Subtotal:		**5,500**		**2005**		**$78,702**	**5%**	**$41,319**	**$120,021**				**$80,491**	**$120,021**	**$39,530**
GERRISH PUMP STATION / AIRPORT BLVD. 36-INCH WATER LINES															
From Gerrish Pump Station East to Airport Blvd. and Airport Blvd. from U.S. 380 to Industrial Blvd.															
2 P1059	794	532	36		$115.51	$61,501		$32,288	$93,789	100%	100%	0%	$93,789	$93,789	$0
2 P1192	794	1,366	36		$115.51	$157,828		$82,860	$240,688	73%	79%	6%	$175,702	$190,144	$14,441
2 P1193	794	952	36		$115.51	$109,911		$57,703	$167,614	73%	79%	6%	$122,358	$132,415	$10,057
2 P1194	794	2,918	36		$115.51	$337,101		$176,978	$514,079	76%	79%	3%	$390,700	$406,122	$15,422
2 P1195	794	2,574	36		$115.51	$297,294		$156,079	$453,373	16%	60%	44%	$72,540	$272,024	$199,484
2 P1360	794	2,110	36		$115.51	$243,761		$127,975	$371,736	47%	70%	23%	$174,716	$260,215	$85,499
2 P1395	794	1,300	36		$115.51	$150,176		$78,842	$229,018	20%	61%	41%	$45,804	$139,701	$93,897
2 P1408	794	831	36		$115.51	$95,966		$50,382	$146,348	73%	79%	6%	$106,834	$115,615	$8,781
Subtotal:		**12,584**		**2003**		**$1,453,539**	**5%**	**$763,107**	**$2,216,645**				**$1,182,443**	**$1,610,025**	**$427,581**

EXHIBIT 2

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
UNIVERSITY 36-INCH WATER LINE - DISCHARGE LINE 1															
From Univeristy Pump Station to U.S. 380; East Along U.S. 380 to Stonebridge Dr.															
2 P5000	920	1,916	36		$224.18	$429,617		$225,549	$655,166	96%	100%	4%	$628,959	$655,166	$26,207
2 P5004	920	35	36		$224.18	$7,936		$4,166	$12,102	96%	100%	4%	$11,618	$12,102	$484
2 P7079	920	49	36		$224.18	$10,924		$5,735	$16,659	96%	100%	4%	$15,993	$16,659	$666
2 P7080	920	707	36		$224.18	$158,404		$83,162	$241,566	96%	100%	4%	$231,903	$241,566	$9,663
Subtotal:		**2,707**		**2003**		**$606,881**	**5%**	**$318,612**	**$925,493**				**$888,473**	**$925,493**	**$37,020**
HARDIN BLVD. 36-INCH WATER LINE - (VIRGINIA TO US 380)															
From Virgina Pkwy. to U.S. 380															
2 P3090	850	2,433	36		$159.83	$388,895		$204,170	$593,065	100%	100%	0%	$593,065	$593,065	$0
2 P3091	850	4,383	36		$159.83	$700,589		$367,809	$1,068,398	100%	100%	0%	$1,068,398	$1,068,398	$0
2 P3092	850	1,267	36		$159.83	$202,516		$106,321	$308,837	100%	100%	0%	$308,837	$308,837	$0
Subtotal:		**8,083**		**2003**		**$1,292,000**	**5%**	**$678,300**	**$1,970,300**				**$1,970,300**	**$1,970,300**	**$0**
HARDIN NORTH WATER LINE - (US 380 TO BUCHANAN)															
From U.S. 380 North to Buchanan St. (Constructed with President's Point)															
1 P3036	850	1,109	36		$272.00	$301,778		$158,433	$460,211	100%	100%	0%	$460,211	$460,211	$0
1 P3037	850	1,264	36		$272.00	$343,764		$180,476	$524,240	100%	100%	0%	$524,240	$524,240	$0
Subtotal:		**2,373**		**2002**		**$347,000**	**5%**	**$338,909**	**$984,451**				**$984,451**	**$984,451**	**$0**
850 WILMETH WATER MAIN - PHASE 1															
Along Hardin Blvd from Buchanan St. to Wilmeth Rd.															
2 P3038	850	3,414	36		$144.15	$492,196		$258,403	$750,599	100%	100%	0%	$750,599	$750,599	$0
2 P3039	850	777	36		$144.15	$112,076		$58,840	$170,916	100%	100%	0%	$170,916	$170,916	$0
2 P3040	850	82	36		$144.15	$11,792		$6,191	$17,983	100%	100%	0%	$17,983	$17,983	$0
2 P3041	850	707	20		$144.15	$101,879		$53,486	$155,365	100%	100%	0%	$155,365	$155,365	$0
Subtotal:		**4,981**		**2005**		**$717,943**	**5%**	**$376,920**	**$1,094,863**				**$1,094,863**	**$1,094,863**	**$0**
850 WILMETH WATER MAIN - PHASE 2															
Along Wilmeth Rd. from Hardin Blvd. to C.R. 943; North Along C.R. 943 2,880-ft; West to Lake Forest Dr.; South Along Lake Forest Dr. to Wilmeth Rd.															
2 P3010	850	1,445	36		$144.15	$208,253		$109,333	$317,586	70%	100%	30%	$222,310	$317,586	$95,276
2 P3011	850	1,075	36		$144.15	$154,922		$81,334	$236,256	75%	100%	25%	$177,192	$236,256	$59,064
2 P3026	850	2,897	24		$144.15	$417,539		$219,208	$636,747	100%	100%	0%	$636,747	$636,747	$0
2 P3027	850	2,285	24		$144.15	$329,373		$172,921	$502,294	100%	100%	0%	$502,294	$502,294	$0
2 P3028	850	1,857	24		$144.15	$267,645		$140,514	$408,159	100%	100%	0%	$408,159	$408,159	$0
2 P3030	850	902	24		$144.15	$129,978		$68,238	$198,216	100%	100%	0%	$198,216	$198,216	$0
2 P3031	850	3,664	24		$144.15	$528,127		$277,267	$805,394	70%	100%	30%	$563,776	$805,394	$241,618
2 P3369	850	293	36		$144.15	$42,180		$22,145	$64,325	0%	0%	0%	$0	$0	$0
Subtotal:		**14,416**		**2005**		**$2,078,018**	**5%**	**$1,090,960**	**$3,168,977**				**$2,708,694**	**$3,104,652**	**$395,958**

EXHIBIT 2

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity 2012	(%) Utilized Capacity 2022	(%) Utilized Capacity During Fee Period	($) Utilized Capacity 2012	($) Utilized Capacity 2022	($) Utilized Capacity During Fee Period
850 LOOPED SYSTEM NORTH																
From University Pump Station East to Future Ridge Rd.; Along Future Ridge Rd. North to Wilmeth Rd.; East Along Wilmeth Rd. to Lake Forest Dr.																
2	P3000	850	1,830	36		$144.15	$263,798		$138,494	$402,292	34%	63%	29%	$136,779	$253,444	$116,665
2	P3002	850	1,373	36		$144.15	$197,943		$103,920	$301,863	36%	67%	31%	$108,671	$202,248	$93,578
2	P3003	850	663	36		$144.15	$95,594		$50,187	$145,781	37%	69%	32%	$53,939	$100,589	$46,650
2	P3004	850	4,270	36		$144.15	$615,583		$323,181	$938,764	28%	54%	26%	$262,854	$506,933	$244,079
2	P3005	850	1,537	36		$144.15	$221,554		$116,316	$337,870	29%	73%	44%	$97,982	$246,645	$148,663
2	P3006	850	2,402	36		$144.15	$346,241		$181,777	$528,018	52%	100%	48%	$274,569	$528,018	$253,449
2	P3007	850	752	36		$144.15	$108,468		$56,946	$165,414	61%	100%	39%	$100,903	$165,414	$64,511
2	P3008	850	801	36		$144.15	$115,441		$60,607	$176,048	62%	100%	38%	$109,150	$176,048	$66,898
2	P3009	850	1,161	36		$144.15	$167,411		$87,891	$255,302	35%	100%	65%	$89,356	$255,302	$165,946
2	P3461	850	1,049	36		$144.15	$151,198		$79,379	$230,577	0%	0%	0%	$0	$0	$0
2	P3462	850	625	36		$144.15	$90,161		$47,335	$137,496	0%	0%	0%	$0	$0	$0
	Subtotal:		**16,465**		**2005**		**$2,373,392**	**5%**	**$1,246,033**	**$3,619,425**				**$1,234,203**	**$2,434,641**	**$1,200,439**
STONEBRIDGE 48-INCH WATERMAIN																
U.S. 380 to Lacima Dr.																
2	P5686	920	116	48		$395.31	$46,022		$24,162	$70,184	100%	100%	0%	$70,184	$70,184	$0
2	P5687	920	1,001	48		$395.31	$395,826		$207,809	$603,635	100%	100%	0%	$603,635	$603,635	$0
2	P5688	920	1,014	48		$395.31	$401,008		$210,529	$611,537	100%	100%	0%	$611,537	$611,537	$0
2	P5690	920	954	48		$395.31	$377,009		$197,930	$574,939	100%	100%	0%	$574,939	$574,939	$0
	Subtotal:		**3,086**		**2006**		**$1,219,865**	**5%**	**$640,430**	**$1,860,295**				**$1,860,295**	**$1,860,295**	**$0**
36-INCH & 48INCH WATERLINE FROM VIRGINIA TO STONEBRIDGE																
Along Lacima Dr. from Stonebridge Dr. to Bristol Dr.; Along Bristol Dr. from Lacima Dr. to St. Gabriel Dr.; Along St. Gabriel Dr. from Bristol Dr. to Virginia Pkwy.																
2	P5034	920	49	48		$395.31	$19,181		$10,070	$29,251	100%	100%	0%	$29,251	$29,251	$0
2	P5691	920	740	48		$395.31	$292,559		$153,593	$446,152	100%	100%	0%	$446,152	$446,152	$0
2	P5692	920	212	48		$395.31	$83,652		$43,917	$127,569	100%	100%	0%	$127,569	$127,569	$0
2	P5693	920	2,726	36		$395.31	$1,077,659		$565,771	$1,643,430	100%	100%	0%	$1,643,430	$1,643,430	$0
2	P5694	920	390	36		$395.31	$154,158		$80,933	$235,091	100%	100%	0%	$235,091	$235,091	$0
	Subtotal:		**4,116**		**2006**		**$1,627,208**	**5%**	**$854,284**	**$2,481,493**				**$2,481,493**	**$2,481,493**	**$0**
ALMA ROAD 24-INCH WATER LINE (CRAIG RANCH NORTH)																
From Community 3-MG Elevated Storage Tank South to C.R. 152																
1	P5407	920	293	24		$596.91	$174,973		$0	$174,973	100%	100%	0%	$174,973	$174,973	$0
1	P5408	920	632	24		$596.91	$377,419		$0	$377,419	100%	100%	0%	$377,419	$377,419	$0
1	P5409	920	831	24		$596.91	$495,759		$0	$495,759	100%	100%	0%	$495,759	$495,759	$0
1	P5410	920	265	24		$596.91	$158,210		$0	$158,210	100%	100%	0%	$158,210	$158,210	$0
1	P5411	920	704	24		$596.91	$419,978		$0	$419,978	100%	100%	0%	$419,978	$419,978	$0
1	P5412	920	77	24		$596.91	$45,890		$0	$45,890	100%	100%	0%	$45,890	$45,890	$0
	Subtotal:		**2,801**		**2002**		**$1,672,230**	**0%**	**$0**	**$1,672,229**				**$1,672,229**	**$1,672,229**	**$0**

EXHIBIT 2

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity 2012	(%) Utilized Capacity 2022	(%) Utilized Capacity During Fee Period	($) Utilized Capacity 2012	($) Utilized Capacity 2022	($) Utilized Capacity During Fee Period
LAKE FOREST DRIVE 30-INCH WATER LINE (WAL-MART)															
From McKinney Ranch Pkwy. South 1,400-ft															
1 P5582	920	1,373	30		$148.06	$203,232		$106,697	$309,929	61%	97%	36%	$189,057	$300,631	$111,574
Subtotal:		**1,373**		**2004**		**$203,232**	**5%**	**$106,697**	**$309,929**				**$189,057**	**$300,631**	**$111,574**
VILLAGE PARK - PHASE 1 - 20", 30" & 36" WATER LINE (LAKE FOREST DR., COLLIN MCKINNEY PKWY. & RIDGE RD.)															
20" - Ridge Road from Stacy Rd. to McKinney Ranch Pkwy.; 30" -Lake Forest Dr. from 1,400-ft South of McKinney Ranch Pkwy. to Collin McKinney Pkwy.; 36"- Collin McKinney Pkwy. from Lake Forest Dr. to 1,900-ft West															
1 P5583	920	1,087	30		$50.51	$54,892		$28,818	$83,710	61%	97%	36%	$51,063	$81,199	$30,136
1 P5584	920	711	30		$50.51	$35,927		$18,862	$54,789	60%	97%	37%	$32,873	$53,145	$20,272
1 P5606	920	666	36		$50.51	$33,644		$17,663	$51,307	41%	100%	59%	$21,036	$51,307	$30,271
1 P5586	920	1,054	20		$50.51	$53,225		$27,943	$81,168	46%	100%	54%	$37,337	$81,168	$43,831
1 P5587	920	434	20		$50.51	$21,911		$11,503	$33,414	70%	100%	30%	$23,390	$33,414	$10,024
1 P5588	920	1,331	20		$50.51	$67,221		$35,291	$102,512	55%	97%	42%	$56,382	$99,437	$43,055
1 P5607A	920	1,900	36		$50.51	$95,963		$50,381	$146,344	55%	97%	42%	$80,489	$141,954	$61,464
1 P6017	920	624	20		$50.51	$31,523		$16,550	$48,073	57%	100%	43%	$27,402	$48,073	$20,671
Subtotal:		**7,807**		**2004**		**$394,306**	**5%**	**$207,011**	**$601,317**				**$329,972**	**$589,697**	**$259,724**
COLLIN MCKINNEY 30" & 36" WATER LINE (CRAIG RANCH INFRASTRUCTURE) (VCIM 1)															
From 1,900-ft West of Lake Forest Dr. to Alma Dr.															
1 P5607B	920	1,584	36		$81.13	$128,513		$0	$128,513	29%	97%	68%	$37,269	$124,658	$87,389
1 P5608	920	2,844	30		$81.13	$230,735		$0	$230,735	53%	95%	42%	$122,290	$219,198	$96,909
1 P5609	920	603	30		$81.13	$48,930		$0	$48,930	54%	95%	41%	$26,422	$46,484	$20,061
1 P5682	920	358	30		$81.13	$29,057		$0	$29,057	100%	100%	0%	$29,057	$29,057	$0
1 P5696	920	895	30		$81.13	$72,616		$0	$72,616	0%	0%	0%	$0	$0	$0
Subtotal:		**6,284**		**2004**		**$509,851**	**0%**	**$0**	**$509,851**				**$215,038**	**$419,397**	**$204,359**

EXHIBIT 2

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	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
COLLIN MCKINNEY 20" & 24" WATER LINE (CRAIG RANCH INFRASTRUCTURE) (VCIM 1)																
From Alma Dr. to TPC Dr.																
1	P5610	920	299	20		$81.13	$24,284		$0	$24,284	54%	94%	40%	$13,113	$22,827	$9,714
1	P5618	920	495	24		$81.13	$40,175		$0	$40,175	51%	77%	26%	$20,489	$30,935	$10,446
1	P5619	920	307	24		$81.13	$24,904		$0	$24,904	54%	76%	22%	$13,448	$18,927	$5,479
1	P5620	920	294	24		$81.13	$23,826		$0	$23,826	59%	82%	23%	$14,057	$19,537	$5,480
1	P5621	920	238	24		$81.13	$19,298		$0	$19,298	60%	83%	23%	$11,579	$16,017	$4,439
1	P5622	920	290	24		$81.13	$23,564		$0	$23,564	60%	83%	23%	$14,138	$19,558	$5,420
1	P5623	920	298	24		$81.13	$24,145		$0	$24,145	60%	83%	23%	$14,487	$20,040	$5,553
1	P5624	920	290	24		$81.13	$23,550		$0	$23,550	61%	83%	22%	$14,366	$19,547	$5,181
1	P5625	920	296	24		$81.13	$24,001		$0	$24,001	60%	84%	24%	$14,401	$20,161	$5,760
1	P5626	920	220	24		$81.13	$17,839		$0	$17,839	51%	73%	22%	$9,098	$13,022	$3,925
1	P5627	920	586	24		$81.13	$47,510		$0	$47,510	54%	73%	19%	$25,655	$34,682	$9,027
1	P5628	920	597	24		$81.13	$48,446		$0	$48,446	38%	73%	35%	$18,409	$35,366	$16,956
1	P5629	920	922	24		$81.13	$74,838		$0	$74,838	41%	71%	30%	$30,684	$53,135	$22,451
	Subtotal:		**5,132**		**2004**		**$416,381**	**0%**	**$0**	**$416,380**				**$213,924**	**$323,754**	**$109,831**
ALMA ROAD 20-INCH WATER LINE (CRAIG RANCH INFRASTRUCTURE) (VCIM 1)																
From Collin McKinney Parkway to S.H. 121																
1	P5611	920	879	20		$81.13	$71,305		$0	$71,305	52%	93%	41%	$37,079	$66,314	$29,235
1	P5612	920	349	20		$81.13	$28,346		$0	$28,346	46%	93%	47%	$13,039	$26,362	$13,323
1	P5613	920	347	20		$81.13	$28,136		$0	$28,136	40%	93%	53%	$11,254	$26,166	$14,912
1	P5616	920	624	20		$81.13	$50,664		$0	$50,664	62%	100%	38%	$31,412	$50,664	$19,252
1	P5617	920	583	20		$81.13	$47,264		$0	$47,264	61%	100%	39%	$28,831	$47,264	$18,433
	Subtotal:		**2,782**		**2004**		**$225,715**	**0%**	**$0**	**$225,715**				**$121,615**	**$216,770**	**$95,155**
WESTRIDGE WATER LINE																
From Custer Rd. to the Indpendence Elevated Storage Tank																
1	P5148	920	1,100	20		$47.85	$52,634		$27,633	$80,267	100%	100%	0%	$80,267	$80,267	$0
1	P5149	920	578	20		$47.85	$27,648		$14,515	$42,163	100%	100%	0%	$42,163	$42,163	$0
1	P5150	920	1,106	18		$47.85	$52,906		$27,776	$80,682	100%	100%	0%	$80,682	$80,682	$0
1	P5151	920	2,689	18		$47.85	$128,656		$67,544	$196,200	100%	100%	0%	$196,200	$196,200	$0
	Subtotal:		**5,472**		**2002**		**$261,844**	**5%**	**$137,468**	**$399,312**				**$399,312**	**$399,312**	**$0**
INDEPENDENCE 20-INCH WATER LINE																
From Westridge Blvd. to 650-ft South of Virginia Pkwy.																
1	P5136	920	1,245	20		$46.75	$58,194		$30,552	$88,746	37%	100%	63%	$32,836	$88,746	$55,910
1	P5137	920	1,005	20		$46.75	$46,980		$24,665	$71,645	45%	100%	55%	$32,240	$71,645	$39,405
1	P5138	920	259	20		$46.75	$12,128		$6,367	$18,495	45%	100%	55%	$8,323	$18,495	$10,172
1	P5567	920	1,205	20		$46.75	$56,342		$29,580	$85,922	33%	100%	67%	$28,354	$85,922	$57,568
1	P5695	920	920	20		$46.75	$43,029		$22,590	$65,619	33%	100%	67%	$21,654	$65,619	$43,965
	Subtotal:		**4,635**		**2002**		**$216,672**	**5%**	**$113,754**	**$330,427**				**$123,407**	**$330,427**	**$207,020**

EXHIBIT 2

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Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
STACY ROAD WATER LINE															
From S.H. 121 to Old FM 720															
1 P6013	920	445	20		$55.40	$24,653		$12,943	$37,596	52%	100%	48%	$19,550	$37,596	$18,046
1 P6014	920	1,486	20		$55.40	$82,333		$43,225	$125,558	66%	100%	34%	$82,868	$125,558	$42,690
1 P6016	920	2,148	20		$54.65	$117,361		$61,614	$178,975	55%	98%	43%	$98,436	$175,396	$76,959
1 P6018	920	1,357	24		$82.11	$111,452		$58,512	$169,964	35%	100%	65%	$59,487	$169,964	$110,477
1 P6019	920	1,395	24		$82.11	$114,552		$60,140	$174,692	36%	100%	64%	$62,889	$174,692	$111,803
Subtotal:		**6,831**		**2007**		**$450,351**	**5%**	**$236,434**	**$686,785**				**$323,230**	**$683,206**	**$359,975**
MCKINNEY RANCH 16-INCH WATER LINE															
From Ridge Rd. to Stacy Rd.															
1 P6024	920	1,666	16		$34.40	$57,313		$30,089	$87,402	24%	98%	74%	$20,976	$85,654	$64,677
1 P6026	920	2,331	16		$34.40	$80,179		$42,094	$122,273	45%	100%	55%	$55,023	$122,273	$67,250
Subtotal:		**3,997**		**2007**		**$137,492**	**5%**	**$72,183**	**$209,675**				**$75,999**	**$207,927**	**$131,927**
COLLIN MCKINNEY 20-INCH WATER LINE - (CRAIG RANCH INFRASTRUCTURE) (VCIM 2)															
From Boston Rd. to Custer Rd.															
1 P5678	920	1,057	20		$130.86	$138,278		$0	$138,278	28%	67%	39%	$38,718	$92,646	$53,928
1 P5679	920	1,335	20		$130.86	$174,742		$0	$174,742	26%	66%	40%	$45,433	$115,330	$69,897
Subtotal:		**2,392**		**2007**		**$313,020**	**0%**	**$0**	**$138,278**				**$38,718**	**$92,646**	**$53,928**
ALMA ROAD 24-INCH WATER LINE - (CRAIG RANCH INFRASTRUCTURE) (VCIM 2)															
From Stacy Road to Collin McKinney Pkwy.															
1 P6027	920	147	24		$130.86	$19,299		$10,132	$29,431	100%	100%	0%	$29,431	$29,431	$0
1 P6028	920	684	24		$130.86	$89,520		$46,998	$136,518	57%	96%	39%	$77,815	$131,057	$53,242
1 P6029	920	626	24		$130.86	$81,967		$43,033	$125,000	56%	96%	40%	$70,000	$120,000	$50,000
1 P6030	920	727	24		$130.86	$95,126		$49,941	$145,067	56%	96%	40%	$81,238	$139,264	$58,027
1 P6031	920	472	24		$130.86	$61,731		$32,409	$94,140	56%	96%	40%	$52,718	$90,374	$37,656
1 P6171	920	1,014	24		$130.86	$132,632		$69,632	$202,264	56%	98%	42%	$113,268	$198,219	$84,951
Subtotal:		**3,670**		**2007**		**$480,275**	**5%**	**$252,145**	**$732,420**				**$424,470**	**$708,345**	**$283,876**
CUSTER ROAD 16-INCH WATER LINE - (CRAIG RANCH INFRASTRUCTURE) (VCIM 2)															
From Stacy Rd. to Town Crossing (2,720-ft South of Boston Rd.)															
1 P5665	920	1,561	16		$130.86	$204,277		$107,245	$311,522	83%	86%	3%	$258,563	$267,909	$9,346
1 P5666	920	1,113	16		$130.86	$145,680		$76,482	$222,162	83%	86%	3%	$184,394	$191,059	$6,665
1 P5667	920	917	16		$130.86	$120,016		$63,008	$183,024	48%	72%	24%	$87,852	$131,777	$43,926
1 P6037	920	1,290	16		$130.86	$168,843		$88,643	$257,486	90%	100%	10%	$231,737	$257,486	$25,749
1 P6038	920	1,430	16		$130.86	$187,146		$98,252	$285,398	80%	88%	8%	$228,318	$251,150	$22,832
Subtotal:		**6,312**		**2007**		**$825,962**	**5%**	**$433,630**	**$1,259,592**				**$990,864**	**$1,099,381**	**$108,518**

EXHIBIT 2

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
COLLIN MCKINNEY 20-INCH WATER LINE - ROWLETT CREEK BRIDGE															
From TPC Dr. to Boston Rd.															
2 P6041	920	1,324	20		$18.35	$24,289		$12,752	$37,041	39%	68%	29%	$14,446	$25,188	$10,742
Subtotal:		**1,324**		**2006**		**$24,289**	**5%**	**$12,752**	**$37,041**				**$14,446**	**$25,188**	**$10,742**
BRISTOL / CUSTER 42-INCH WATER LINE															
Bristol Dr. from Lacima Dr. to Custer Rd. & Custer Rd. from Bristol Dr. to Virginia Pkwy.															
2 P6150	920	4,864	42		$ 507.59	$2,468,962		$1,296,205	$3,765,167	100%	100%	0%	$3,765,167	$3,765,167	$0
2 P6151	920	610	42		$ 507.59	$309,743		$162,615	$472,358	100%	100%	0%	$472,358	$472,358	$0
2 P6152	920	871	42		$ 507.59	$441,921		$232,009	$673,930	100%	100%	0%	$673,930	$673,930	$0
2 P6222	920	900	42		$ 507.59	$456,834		$239,838	$696,672	100%	100%	0%	$696,672	$696,672	$0
Subtotal:		**7,245**		**2008**		$3,677,460	**5%**	**$1,930,667**	**$5,608,127**				**$5,608,127**	**$5,608,127**	**$0**
CUSTER ROAD UTILITY RELOCATION															
From Virginia Pkwy. to Eldorado Pkwy.															
2 P5130	920	275	36		$ 432.46	$118,725		$62,331	$181,056	100%	100%	0%	$181,056	$181,056	$0
2 P5132	920	260	36		$ 432.46	$112,437		$59,029	$171,466	100%	100%	0%	$171,466	$171,466	$0
2 P5754	920	487	30		$ 432.46	$210,584		$110,557	$321,141	100%	100%	0%	$321,141	$321,141	$0
2 P6153	920	841	36		$ 432.46	$363,495		$190,835	$554,330	100%	100%	0%	$554,330	$554,330	$0
2 P6155	920	1,717	36		$ 432.46	$742,406		$389,763	$1,132,169	100%	100%	0%	$1,132,169	$1,132,169	$0
2 P6156	920	2,392	36		$ 432.46	$1,034,493		$543,109	$1,577,602	100%	100%	0%	$1,577,602	$1,577,602	$0
2 P6168	920	1,347	30		$ 432.46	$582,648		$305,890	$888,538	100%	100%	0%	$888,538	$888,538	$0
2 P6169	920	2,744	30		$ 432.46	$1,186,493		$622,909	$1,809,402	100%	100%	0%	$1,809,402	$1,809,402	$0
2 P6170	920	1,007	30		$ 432.46	$435,495		$228,635	$664,130	100%	100%	0%	$664,130	$664,130	$0
Subtotal:		**11,069**		**2010**		**$4,786,776**	**5%**	**$2,513,058**	**$7,299,834**				**$7,299,834**	**$7,299,834**	**$0**
ELDORADO PKWY. / STONEBRIDGE DRIVE INTERSECTION 20-INCH WATER LINE															
Intersection of Eldorado Pkwy. and Stonebridge Dr. - Replace Existing 12" Water Line with 20" Water Line by Bore															
2 P6183	920	210	20		$1,041.85	$218,789		$5,250	$224,039	68%	100%	32%	$152,347	$224,039	$71,692
Subtotal:		**210**		**2012**		**$218,789**	**5%**	**$218,789**	**$218,789**						

EXHIBIT 2

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
U.S. 380 36-INCH WATER LINE																
From Univeristy Pump Station to Hardin Rd.																
2	P3423	850	30	36		$361.55	$10,765		$5,652	$16,417	71%	100%	29%	$11,656	$16,417	$4,761
2	P4084	850	5,597	36		$361.55	$2,023,591		$1,062,385	$3,085,976	40%	100%	60%	$1,234,390	$3,085,976	$1,851,586
2	P4085	850	3,633	36		$361.55	$1,313,651		$689,667	$2,003,318	71%	100%	29%	$1,422,356	$2,003,318	$580,962
2	P4086	850	1,082	36		$361.55	$391,083		$205,319	$596,402	79%	100%	21%	$471,158	$596,402	$125,244
2	P4087	850	320	36		$361.55	$115,531		$60,654	$176,185	83%	100%	17%	$146,234	$176,185	$29,951
2	P4088	850	129	30		$361.55	$46,731		$24,534	$71,265	83%	100%	17%	$59,150	$71,265	$12,115
2	P4089	850	1,451	30		$361.55	$524,737		$275,487	$800,224	91%	100%	9%	$728,204	$800,224	$72,020
2	P4090	850	926	30		$361.55	$334,611		$175,671	$510,282	94%	100%	6%	$479,665	$510,282	$30,617
2	P4183	850	441	36		$361.55	$159,447		$83,710	$243,157	81%	100%	19%	$196,957	$243,157	$46,200
2	P4184	850	3,229	30		$361.55	$1,167,383		$612,876	$1,780,259	92%	100%	8%	$1,637,838	$1,780,259	$142,421
2	P4196	850	366	36		$361.55	$132,334		$69,475	$201,809	81%	100%	19%	$163,465	$201,809	$38,344
	Subtotal:		**17,204**		**2012**		**$6,219,865**	**5%**	**$3,265,430**	**$9,485,294**				**$6,551,073**	**$9,485,294**	**$2,934,221**
UNIVERSITY PUMP STATION DISCHARGE LINE NO. 2																
From University Pump Station West to Future Stonebridge Dr.; South Along Future Stonebridge Dr. to U.S. 380; U.S. 380 to Custer Rd.																
2	P6090	920	184	48		$677.22	$124,891		$65,568	$190,459	100%	100%	0%	$190,459	$190,459	$0
2	P6091	920	112	48		$677.22	$75,772		$39,780	$115,552	12%	27%	15%	$13,866	$31,199	$17,333
2	P6148	920	2,145	66		$677.22	$1,452,373		$762,496	$2,214,869	55%	60%	5%	$1,218,178	$1,328,921	$110,743
2	P6149	920	2,784	30		$677.22	$1,885,175		$989,717	$2,874,892	47%	82%	35%	$1,351,199	$2,357,411	$1,006,212
2	P6235	920	623	30		$677.22	$422,236		$221,674	$643,910	41%	77%	36%	$264,003	$495,811	$231,808
2	P7061	920	106	48		$677.22	$71,490		$37,532	$109,022	66%	72%	6%	$71,955	$78,496	$6,541
	Subtotal:		**5,954**		**2009**		**$4,031,938**	**5%**	**$2,116,767**	**$6,148,704**				**$3,109,660**	**$4,482,297**	**$1,372,637**
STACY ROAD 24-INCH WATER LINE																
From Alma Rd. East 2,756-ft																
1	P6020	920	687	24		193.1462403	$132,707		$69,671	$202,378	60%	100%	40%	$121,427	$202,378	$80,951
1	P5744	920	1,950	24		193.1462403	$376,677		$197,755	$574,432	60%	100%	40%	$344,659	$574,432	$229,773
	Subtotal:		**2,637**		**2009**		**$509,384**	**5%**	**$267,426**	**$776,810**				**$466,086**	**$776,810**	**$310,724**
HARDIN 36-INCH WATER LINE (TIMBER CREEK ACCESS IMPROVEMENTS)																
From Wilmeth Rd. to Holly Ridge Way																
1	P4015	850	1,200	36		$249.81	$299,890		$157,442	$457,332	10%	46%	36%	$45,733	$210,373	$164,640
1	P4016	850	1,606	36		$249.81	$401,100		$210,578	$611,678	0%	40%	40%	$0	$244,671	$244,671
	Subtotal:		**2,806**		**2010**		**$700,990**	**5%**	**$368,020**	**$1,069,010**				**$45,733**	**$455,044**	**$409,311**
LAKE FOREST 20-INCH WATER LINE																
From Collin McKinney Pkwy. to S.H. 121																
1	P6012	920	1,879	20		$302.70	$568,772		$298,605	$867,377	100%	100%	0%	$867,377	$867,377	$0
	Subtotal:		**1,879**		**2010**		**$568,772**	**5%**	**$298,605**	**$867,377**				**$867,377**	**$867,377**	**$0**

EXHIBIT 2

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
VALOR POINTE AT WESTRIDGE, PHASE 10 - 16-INCH WATER LINES															
Along Virgina Parkway West 1,250-ft to Future Westridge Subdivision; South & Southwest in Future Westridge Subdivision															
1 P6069	920	1,224	16		$18.45	$22,579		$11,854	$34,433	23%	100%	77%	$7,920	$34,433	$26,513
1 P6079	920	647	16		$18.45	$11,927		$6,262	$18,189	21%	100%	79%	$3,820	$18,189	$14,369
Subtotal:		**1,870**		**2012**		**$34,506**	**5%**	**$18,116**	**$52,622**				**$11,740**	**$52,622**	**$40,882**
920 VIRGINIA PKWY. 12-INCH PARALLEL LINE															
From Adriatic Pkwy. to Ridge Rd.															
2 P5232	920	949	12		$67.51	$64,038		$33,620	$97,658	100%	100%	0%	$97,658	$97,658	$0
2 P5702	920	620	12		$67.51	$41,874		$21,984	$63,858	100%	100%	0%	$63,858	$63,858	$0
2 P5736	920	949	12		$67.51	$64,102		$33,654	$97,756	96%	100%	4%	$93,846	$97,756	$3,910
2 P5737	920	389	12		$67.51	$26,232		$13,772	$40,004	97%	100%	3%	$38,804	$40,004	$1,200
2 P6172	920	1,095	12		$67.51	$73,920		$38,808	$112,728	97%	100%	3%	$109,346	$112,728	$3,382
Subtotal:		**4,002**		**2011**		**$270,166**	**5%**	**$141,838**	**$412,004**				**$403,512**	**$412,004**	**$8,492**
WESTRIDGE 24-INCH WATER LINE															
Westridge Blvd. Phase 4A & 4B (Custer West Partners) From Independence Elevated Storage Tank to Willard Dr.															
1 P5158	920	1,163	24		$50.74	$58,996		$30,973	$89,969	36%	81%	45%	$32,389	$72,875	$40,486
1 P5159	920	632	24		$50.74	$32,041		$16,822	$48,863	39%	82%	43%	$19,057	$40,068	$21,011
1 P5160	920	867	24		$50.74	$43,971		$23,085	$67,056	79%	97%	18%	$52,974	$65,044	$12,070
1 P5683	920	287	24		$50.74	$14,561		$7,645	$22,206	41%	83%	42%	$9,104	$18,431	$9,327
1 P6062	920	1,289	24		$50.74	$65,385		$34,327	$99,712	4%	80%	76%	$3,988	$79,770	$75,781
Subtotal:		**4,237**		**2007**		**$214,953**	**5%**	**$112,852**	**$327,806**				**$117,512**	**$276,188**	**$158,675**

EXHIBIT 2

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			(S) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
LAKE FOREST 36-INCH WATER LINE															
From Willmeth Phase 2 Water Line to Bloomdale Rd.															
1 P4013	850	1,650	36		$421.10	$694,746		$364,742	$1,059,488	0%	15%	15%	$0	$158,923	$158,923
1 P4189	850	892	36		$421.10	$375,571		$197,175	$572,746	5%	17%	12%	$28,637	$97,367	$68,730
Subtotal:		**2,542**		**2010**		**$1,070,317**	**5%**	**$561,917**	**$1,632,234**				**$28,637**	**$256,290**	**$227,653**
HARDIN ELEVATED STORAGE TANK WATER LINES															
From Mallard Lakes 12" WL to Hardin Blvd.															
2 P3359	850	464	24		$407.34	$188,899		$99,172	$288,071	0%	82%	82%	$0	$236,218	$236,218
2 P3371	850	369	12		$169.32	$62,399		$32,759	$95,158	0%	82%	82%	$0	$78,030	$78,030
2 P4116	850	1,072	24		$300.92	$322,536		$169,331	$491,867	0%	75%	75%	$0	$368,900	$368,900
Subtotal:		**1,904**		**2012**		**$573,834**	**5%**	**$301,262**	**$875,096**				**$0**	**$683,148**	**$683,148**
US 75 UTILITY RELOCATIONS															
From Market Place Dr. South to Existing 16" Water Line															
2 P2116	794	1,848	16		$376.42	$695,619		$365,200	$1,060,819	68%	81%	13%	$721,357	$859,263	$137,906
Subtotal:		**1,848**		**2012**		**$695,619**	**5%**	**$365,200**					**$721,357**	**$859,263**	**$137,906**
US 75 UTILITY RELOCATIONS - PHASE III															
Along NB US 75 From Bloomdale Rd. North; US 75 Crossing; From US 75 Crossing Along SB US 75															
2 P3175	794	1,186	16		$218.41	$259,097		$136,026	$395,123	13%	66%	53%	$51,366	$260,781	$209,415
2 P3176	794	458	16		$218.41	$100,086		$52,545	$152,631	13%	66%	53%	$19,842	$100,736	$80,894
2 P3177	794	544	16		$218.41	$118,756		$62,347	$181,103	6%	65%	59%	$10,866	$117,717	$106,851
Subtotal:		**2,188**		**2012**		**$477,940**	**5%**	**$250,918**	**$728,857**				**$82,074**	**$479,234**	**$397,160**
EXISTING TOTAL:		**241,729**				**$45,493,957**		**$22,497,972**	**$66,836,124**				**$48,090,584**	**$59,113,332**	**$11,022,749**

EXHIBIT 2

TABLE NO. 13
Proposed Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

**Average Unit Costs are Based in 2012 Dollars Unless Otherwise Indicated and Includes 20% for Engineering and Easements.*

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
INDUSTRIAL BLVD. 12" WATER LINE (PIPE BURST 8" to 12")																
From Industrial Elevated Tank East 1,540-ft & from Union Pacific RR to Lavon Dr.																
2	P1399 *	794	160	12		$261.90	$41,782		$21,936	$63,718	0%	82%	82%	$0	$52,249	$52,249
2	P1402 *	794	630	12		$261.90	$164,959		$86,604	$251,563	0%	85%	85%	$0	$213,829	$213,829
2	P1403 *	794	1,543	12		$261.90	$404,127		$212,167	$616,294	0%	84%	84%	$0	$517,687	$517,687
Subtotal:			**2,332**		**2014**		**$610,868**	**5%**	**$320,707**	**$931,575**				**$0**	**$783,765**	**$783,765**
COUCH DRIVE 12" WATER LINE LOOP																
From Airport Rd. to Couch Dr.																
2	P1406 *	794	4,120	12		$169.90	$700,000		$367,500	$1,067,500	0%	83%	83%	$0	$886,025	$886,025
					2014		**$700,000**	**5%**	**$367,500**	**$1,067,500**				**$0**	**$886,025**	**$886,025**
US 380 / INDEPENDENCE LOOP																
From Custer Rd. to Independence Pkwy. & Independence Pkwy. from US 380 to Virginia Pkwy. (Pipe 5757 is a Bore Across Custer)																
2	P5757 *	920	146	16		$550.00	$80,475		$42,249	$122,724	0%	70%	70%	$0	$85,907	$85,907
2	P5758 *	920	449	12		$114.00	$51,222		$26,892	$78,114	0%	83%	83%	$0	$64,835	$64,835
2	P5763 *	920	329	8		$85.00	$27,946		$14,672	$42,618	0%	100%	100%	$0	$42,618	$42,618
2	P5767 *	920	307	16		$132.00	$40,477		$21,250	$61,727	0%	89%	89%	$0	$54,937	$54,937
2	P6083 *	920	1,021	24		$225.00	$229,786		$120,638	$350,424	0%	88%	88%	$0	$308,373	$308,373
2	P6084 *	920	2,797	24		$225.00	$629,218		$330,339	$959,557	0%	88%	88%	$0	$844,410	$844,410
2	P6086 *	920	1,686	12		$114.00	$192,204		$100,907	$293,111	0%	89%	89%	$0	$260,869	$260,869
2	P6087 *	920	4,099	24		$225.00	$922,289		$484,202	$1,406,491	0%	90%	90%	$0	$1,265,842	$1,265,842
			10,834		**2015**		**$2,173,617**	**5%**	**$1,141,149**	**$3,314,766**				**$0**	**$2,927,791**	**$2,927,791**
US 380 / COIT SUBDIVISION OFFSITE																
20" Along Independence Pkwy. from 600-ft South of Virginia Pkwy.; 24" Along Independence Pkwy. from Virginia Virginia Pkwy. to 1,628-ft north of Virginia Pkwy.; 16" Along Virginia Pkwy. from Bluestem Dr. to Independence Pkwy.																
1	P6074 *	920	1,078	16		$18.00	$19,401		$10,186	$29,587	0%	81%	81%	$0	$23,965	$23,965
1	P6089 *	920	596	20		$60.00	$35,743		$18,765	$54,508	0%	100%	100%	$0	$54,508	$54,508
1	P6239 *	920	1,628	24		$111.00	$180,717		$94,876	$275,593	0%	89%	89%	$0	$245,278	$245,278
Subtotal:			**3,302**		**2014**		**$235,861**	**5%**	**$123,827**	**$359,688**				**$0**	**$323,751**	**$323,751**
BLUESTEM 16" WATER LINE																
16" Along Bluestem Dr. from Hidden Haven Dr. to Future Eden Dr.																
1	P6067 *	920	2,375	16		$18.00	$42,750		$22,444	$65,194	0%	100%	100%	$0	$65,194	$65,194
Subtotal:			**2,375**		**2015**		**$42,750**	**5%**	**$22,444**	**$65,194**				**$0**	**$65,194**	**$65,194**

EXHIBIT 2

TABLE NO. 13
Proposed Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

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	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
WESTRIDGE 16" WATER LINE																
From Willard Drive to Coit Rd.																
1	P6061 *	920	1,630	16		$18.00	$29,349		$15,408	$44,757	0%	79%	79%	$0	$35,358	$35,358
Subtotal:			**1,630**		**2015**		**$29,349**	**5%**	**$15,408**	**$44,757**				**$0**	**$35,358**	**$35,358**
S.H. 5 36" WATER LINE & WILLOWWOOD 36" & 24" WATER LINE																
From Bloomdale Road to Future Willowwood Subdivision																
1	P2000 *	794	6,677	36		$276.00	$1,842,852		$967,497	$2,810,349	0%	7%	7%	$0	$196,724	$196,724
1	P2008 *	764	4,185	24		$111.00	$464,535		$243,881	$708,416	0%	11%	11%	$0	$77,926	$77,926
Subtotal:			**10,862**		**2015**		**$2,307,387**	**5%**	**$1,211,378**	**$3,518,765**				**$0**	**$274,650**	**$274,650**
HARDIN SOUTH 16" WATER LINE																
From McKinney Ranch Pkwy. to Collin McKinney Pkwy.																
1	P6010 *	920	1,515	16		$18.00	$27,264		$14,314	$41,578	0%	97%	97%	$0	$40,331	$40,331
Subtotal:			**1,515**		**2016**		**$27,264**	**5%**	**$14,314**	**$41,578**				**$0**	**$40,331**	**$40,331**
STONEBRIDGE 48" WATER LINE																
From U.S. 380 to F.M. 1461 (Future East-West Thoroughfare)																
1	P6092 *	920	6,911	48		$378.00	$2,612,307		$1,371,461	$3,983,768	0%	7%	7%	$0	$278,864	$278,864
1	P6100 *	920	1,500	48		$378.00	$566,928		$297,637	$864,565	0%	4%	4%	$0	$34,583	$34,583
1	P6101 *	920	2,301	48		$378.00	$869,604		$456,542	$1,326,146	0%	5%	5%	$0	$66,307	$66,307
1	P6111 *	920	3,289	48		$378.00	$1,243,172		$652,665	$1,895,837	0%	3%	3%	$0	$56,875	$56,875
1	P6112 *	920	2,128	48		$378.00	$804,204		$422,207	$1,226,411	0%	3%	3%	$0	$36,792	$36,792
Subtotal:			**16,128**		**2016**		**$6,096,215**	**5%**	**$3,200,512**	**$9,296,727**				**$0**	**$473,421**	**$473,421**
HARDIN 30" WATER LINE - (TRINITY FALLS WEST FEED)																
From Holly Ridge Way to FM 543																
1	P4017 *	850	2,448	30		$162.00	$396,643		$208,238	$604,881	0%	48%	48%	$0	$290,343	$290,343
1	P4034 *	850	2,422	30		$162.00	$392,296		$205,955	$598,251	0%	20%	20%	$0	$119,650	$119,650
1	P4035 *	850	4,530	30		$162.00	$733,808		$385,249	$1,119,057	0%	19%	19%	$0	$212,621	$212,621
1	P4036 *	850	2,474	30		$162.00	$400,835		$210,438	$611,273	0%	38%	38%	$0	$232,284	$232,284
1	P4044 *	850	1,636	30		$162.00	$264,998		$139,124	$404,122	0%	39%	39%	$0	$157,608	$157,608
Subtotal:			**13,510**		**2017**		**$2,188,580**	**5%**	**$1,149,004**	**$3,337,584**				**$0**	**$1,012,506**	**$1,012,506**
F.M. 543 24" & 16" WATER LINE																
From Hardin Blvd. to East Limits of Trinity Falls																
1	P4051 *	850	3,200	24		$111.00	$355,232		$186,497	$541,729	0%	76%	76%	$0	$411,714	$411,714
1	P4052 *	850	2,602	16		$18.00	$46,827		$24,584	$71,411	0%	51%	51%	$0	$36,420	$36,420
Subtotal:			**5,802**		**2017**		**$402,059**	**5%**	**$211,081**	**$613,140**				**$0**	**$448,134**	**$448,134**

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	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
F.M. 1461 (FUTURE E/W THOROUGHFARE) 24" & 18" WATER LINE																
From Future Stonebridge Dr. to Future Lake Forest Dr.																
1	P4164 *	920	1,348	24		$111.00	$149,610		$78,545	$228,155	0%	4%	4%	$0	$9,126	$9,126
1	P6132 *	920	3,041	24		$111.00	$337,515		$177,195	$514,710	0%	3%	3%	$0	$15,441	$15,441
1	P6133 *	920	1,142	24		$111.00	$126,750		$66,544	$193,294	0%	4%	4%	$0	$7,732	$7,732
1	P6140 *	920	3,657	18		$30.00	$109,710		$57,598	$167,308	0%	2%	2%	$0	$3,346	$3,346
1	P6141 *	920	940	24		$111.00	$104,301		$54,758	$159,059	0%	1%	1%	$0	$1,591	$1,591
1	P6176 *	920	452	18		$30.00	$13,546		$7,112	$20,658	0%	4%	4%	$0	$826	$826
1	P6178 *	920	182	24		$111.00	$20,180		$10,594	$30,774	0%	2%	2%	$0	$615	$615
	Subtotal:		**10,760**		**2017**		**$861,612**	**5%**	**$452,346**	**$1,313,958**				**$0**	**$38,677**	**$38,677**
HARDIN 24" & 16" (TRINITY FALLS WEST FEED NORTH)																
"Trinity Falls West Feed" From F.M. 546 to Trinity Falls North Loop																
1	P4069 *	850	2,925	24		$111.00	$324,686		$170,460	$495,146	0%	33%	33%	$0	$163,398	$163,398
1	P4070 *	850	5,580	16		$18.00	$100,446		$52,734	$153,180	0%	38%	38%	$0	$58,208	$58,208
	Subtotal:		**8,505**		**2018**		**$425,132**	**5%**	**$223,194**	**$648,326**				**$0**	**$221,606**	**$221,606**
COUNTY ROAD 227 16" WATER LINE																
From Future Hardin Rd. East to Trinity Falls																
1	P4072 *	850	5,256	16		$18.00	$94,617		$49,674	$144,291	0%	51%	51%	$0	$73,588	$73,588
	Subtotal:		**5,256**		**2018**		**$94,617**	**5%**	**$49,674**	**$144,291**				**$0**	**$73,588**	**$73,588**
AIRPORT WATER LINE NORTH LOOP																
Along Future Airport Blvd. From Bloomdale Rd. to U.S. 380																
2	P2017 *	794	4,995	36		$390.00	$1,947,997		$1,022,698	$2,970,695	0%	19%	19%	$0	$564,432	$564,432
2	P2018 *	794	421	36		$390.00	$164,202		$86,206	$250,408	0%	19%	19%	$0	$47,578	$47,578
2	P2043 *	794	4,928	20		$174.00	$857,552		$450,215	$1,307,767	0%	68%	68%	$0	$889,282	$889,282
2	P2044 *	794	3,445	20		$174.00	$599,383		$314,676	$914,059	0%	87%	87%	$0	$795,231	$795,231
	Subtotal:		**13,789**		**2018**		**$3,569,134**	**5%**	**$1,873,795**	**$5,442,929**				**$0**	**$2,296,523**	**$2,296,523**
CUSTER 18" NORTH WATER LINE																
From U.S. 380 North to FM 1461 (Future E / W Thoroughfare)																
2	P6052 *	920	1,426	18		$144.00	$205,353		$107,810	$313,163	0%	43%	43%	$0	$134,660	$134,660
2	P6093 *	920	2,174	18		$144.00	$312,996		$164,323	$477,319	0%	32%	32%	$0	$152,742	$152,742
2	P6096 *	920	2,617	18		$144.00	$376,916		$197,881	$574,797	0%	28%	28%	$0	$160,943	$160,943
2	P6097 *	920	1,392	18		$144.00	$200,431		$105,226	$305,657	0%	30%	30%	$0	$91,697	$91,697
2	P6102 *	920	3,095	18		$144.00	$445,733		$234,010	$679,743	0%	14%	14%	$0	$95,164	$95,164
2	P6103 *	920	2,348	18		$144.00	$338,065		$177,484	$515,549	0%	15%	15%	$0	$77,332	$77,332
2	P6210 *	920	1,925	18		$144.00	$277,167		$145,513	$422,680	0%	34%	34%	$0	$143,711	$143,711
2	P6211 *	920	1,009	18		$144.00	$145,276		$76,270	$221,546	0%	32%	32%	$0	$70,895	$70,895
	Subtotal:		**15,986**		**2018**		**$2,301,937**	**5%**	**$1,208,517**	**$3,510,454**				**$0**	**$927,144**	**$927,144**

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											2012	2022	During Fee Period	2012	2022	During Fee Period
RIDGE 20" & 24" WATER LINES																
From Wilmeth Rd. to Future Bloomdale Rd.																
1	P4007 *	850	3,003	24		$111.00	$333,364		$175,016	$508,380	0%	7%	7%	$0	$35,587	$35,587
1	P4008 *	850	1,732	20		$60.00	$103,901		$54,548	$158,449	0%	13%	13%	$0	$20,598	$20,598
1	P4109 *	850	555	24		$111.00	$61,573		$32,326	$93,899	0%	7%	7%	$0	$6,573	$6,573
	Subtotal:		**5,290**		**2019**		**$498,838**	**5%**	**$261,890**	**$760,728**				**$0**	**$62,758**	**$62,758**
RIDGE 16" WATER LINES (LOOP TO OLD DANVILLE SYSTEM)																
From FM 1461 to C.R. 168 (Future E / W Thoroughfare)																
1	P6134 *	920	2,078	16		$18.00	$37,401		$19,635	$57,036	0%	3%	3%	$0	$1,711	$1,711
1	P6135 *	920	3,084	16		$18.00	$55,508		$29,142	$84,650	0%	2%	2%	$0	$1,693	$1,693
	Subtotal:		**5,162**		**2019**		**$92,909**	**5%**	**$48,777**	**$141,686**				**$0**	**$3,404**	**$3,404**
LAKE FOREST 30" WATER LINE																
From Bloomdale Rd. to Future E/W Thoroughfare at C.R. 166 and F.M. 1461																
1	P4025 *	850	2,317	30		$162.00	$375,349		$197,058	$572,407	0%	15%	15%	$0	$85,861	$85,861
1	P4026 *	850	1,780	30		$162.00	$288,354		$151,386	$439,740	0%	15%	15%	$0	$65,961	$65,961
1	P4027 *	850	1,522	30		$162.00	$246,558		$129,443	$376,001	0%	15%	15%	$0	$56,400	$56,400
	Subtotal:		**5,619**		**2019**		**$910,261**	**5%**	**$477,887**	**$1,388,148**				**$0**	**$208,222**	**$208,222**
BLOOMDALE 16" WATER LINE - 850 PHASE 1																
From Future Ridge Rd. to Future Stonebridge Dr.																
1	P4018 *	850	1,534	16		$18.00	$27,619		$14,500	$42,119	0%	12%	12%	$0	$5,054	$5,054
1	P4019 *	850	1,879	16		$18.00	$33,819		$17,755	$51,574	0%	9%	9%	$0	$4,642	$4,642
	Subtotal:		**3,413**		**2019**		**$61,438**	**5%**	**$32,255**	**$93,693**				**$0**	**$9,696**	**$9,696**
BLOOMDALE 16" WATER LINE - 850 PHASE 2																
From Future Ridge Rd. to Lake Forest Dr.																
1	P4020 *	850	3,050	16		$18.00	$54,904		$28,825	$83,729	0%	41%	41%	$0	$34,329	$34,329
1	P4021 *	850	2,236	16		$18.00	$40,248		$21,130	$61,378	0%	56%	56%	$0	$34,372	$34,372
	Subtotal:		**5,286**		**2019**		**$95,152**	**5%**	**$49,955**	**$145,107**				**$0**	**$68,701**	**$68,701**
BLOOMDALE 794 PUMP STATION 54" DISCHARGE LINE																
From Future Bloomdale Pump Station to Bloomdale Rd. & East to S.H. 5																
2	P2112 *	794	1,446	54		$564.00	$815,578		$428,179	$1,243,757	0%	20%	20%	$0	$248,751	$248,751
2	P2114 *	794	5,452	54		$564.00	$3,075,023		$1,614,387	$4,689,410	0%	18%	18%	$0	$844,094	$844,094
	Subtotal:		**6,898**		**2020**		**$3,890,601**	**5%**	**$2,042,566**	**$5,933,167**				**$0**	**$1,092,845**	**$1,092,845**

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											2012	2022	During Fee Period	2012	2022	During Fee Period
AIRPORT 24" WATER LINE SOUTH LOOP																
Along Future Airport Blvd. From Industrial Blvd. South to Future SE Thoroughfare																
2	P2086 *	794	1,214	24		$225.00	$273,085		$143,370	$416,455	0%	77%	77%	$0	$320,670	$320,670
2	P2087 *	794	1,418	24		$225.00	$319,028		$167,490	$486,518	0%	53%	53%	$0	$257,855	$257,855
2	P2120 *	794	2,296	24		$225.00	$516,681		$271,258	$787,939	0%	55%	55%	$0	$433,366	$433,366
2	P2121 *	794	1,100	24		$225.00	$247,550		$129,964	$377,514	0%	53%	53%	$0	$200,082	$200,082
	Subtotal:		**6,028**		**2020**		**$1,356,344**	**5%**	**$712,082**	**$2,068,426**				**$0**	**$1,211,973**	**$1,211,973**
OLD MILL ROAD 24" WATER LINE (FUTURE THOROUGHFARE)																
From McDonald St. to Future Airport Blvd.																
2	P2082 *	794	2,473	24		$225.00	$556,437		$292,129	$848,566	0%	92%	92%	$0	$780,681	$780,681
2	P2083 *	794	1,551	24		$225.00	$348,971		$183,210	$532,181	0%	91%	91%	$0	$484,285	$484,285
2	P2085 *	794	4,904	24		$225.00	$1,103,455		$579,314	$1,682,769	0%	96%	96%	$0	$1,615,458	$1,615,458
	Subtotal:		**8,928**		**2020**		**$2,008,863**	**5%**	**$1,054,653**	**$3,063,516**				**$0**	**$2,880,424**	**$2,880,424**
BLOOMDALE 850 PUMP STATION 42 & 54" DISCHARGE LINE																
From Future Bloomdale Pump Station to Future Hardin Rd.																
2	P4024 *	850	2,971	42		$450.00	$1,337,025		$701,938	$2,038,963	0%	19%	19%	$0	$387,403	$387,403
2	P4075 *	850	2,549	54		$564.00	$1,437,901		$754,898	$2,192,799	0%	22%	22%	$0	$482,416	$482,416
2	P4077 *	850	1,977	42		$450.00	$889,588		$467,034	$1,356,622	0%	23%	23%	$0	$312,023	$312,023
2	P4118 *	850	811	42		$450.00	$364,963		$191,606	$556,569	0%	24%	24%	$0	$133,577	$133,577
	Subtotal:		**8,309**		**2020**		**$4,029,477**	**5%**	**$2,115,476**	**$6,144,953**				**$0**	**$1,315,419**	**$1,315,419**
FUTURE 850 EAST / WEST THOROUGHFARE 20" & 24" WATER LINE																
From U.S. 75 to Future Lake Forest Dr.																
1	P4037 *	850	2,631	24		$111.00	$292,070		$153,337	$445,407	0%	23%	23%	$0	$102,444	$102,444
1	P4038 *	850	2,806	20		$60.00	$168,367		$88,393	$256,760	0%	30%	30%	$0	$77,028	$77,028
1	P4039 *	850	4,540	20		$60.00	$272,401		$143,011	$415,412	0%	28%	28%	$0	$116,315	$116,315
1	P4047 *	850	3,945	24		$111.00	$437,921		$229,909	$667,830	0%	24%	24%	$0	$160,279	$160,279
1	P4048 *	850	3,338	24		$111.00	$370,538		$194,532	$565,070	0%	23%	23%	$0	$129,966	$129,966
	Subtotal:		**17,261**		**2021**		**$1,541,297**	**5%**	**$809,182**	**$2,350,479**				**$0**	**$586,032**	**$586,032**
BLOOMDALE PUMP STATION 850 DISCHARGE LINE (TRINITY FALLS EAST FEED)																
From Bloomdale Rd. North Along U.S. 75 to F.M. 543; North Along F.M. 543 to Trinity Falls																
1	P4049 *	850	4,519	30		$162.00	$732,094		$384,349	$1,116,443	0%	39%	39%	$0	$435,413	$435,413
1	P4050 *	850	2,217	30		$162.00	$359,195		$188,577	$547,772	0%	40%	40%	$0	$219,109	$219,109
1	P4076 *	850	7,002	48		$378.00	$2,646,927		$1,389,637	$4,036,564	0%	33%	33%	$0	$1,332,066	$1,332,066
1	P4091 *	850	2,278	24		$111.00	$252,892		$132,768	$385,660	0%	30%	30%	$0	$115,698	$115,698
1	P4092 *	850	1,232	24		$111.00	$136,800		$71,820	$208,620	0%	35%	35%	$0	$73,017	$73,017
	Subtotal:		**17,250**		**2021**		**$4,127,908**	**5%**	**$2,167,151**	**$6,295,059**				**$0**	**$2,175,303**	**$2,175,303**

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											2012	2022	During Fee Period	2012	2022	During Fee Period
F.M. 2933 30" WATER LINE																
From Woodlawn Rd. to U.S. 380 along a Future Thoroughfare																
1	P2047 *	794	2,618	30		$162.00	$424,165		$222,687	$646,852	0%	15%	15%	$0	$97,028	$97,028
1	P2048 *	794	1,077	30		$162.00	$174,466		$91,595	$266,061	0%	15%	15%	$0	$39,909	$39,909
1	P2049 *	794	4,740	30		$162.00	$767,875		$403,134	$1,171,009	0%	17%	17%	$0	$199,072	$199,072
1	P2050 *	794	1,601	30		$162.00	$259,373		$136,171	$395,544	0%	19%	19%	$0	$75,153	$75,153
Subtotal:			**10,036**		**2022**		**$1,625,879**	**5%**	**$853,587**	**$2,479,466**				**$0**	**$411,162**	**$411,162**
MCINTYRE / WOODLAWN 36" WATER LINE																
From Southern Pacific Railroad to F.M. 2933																
1	P2020 *	794	4,045	36		$276.00	$1,116,362		$586,090	$1,702,452	0%	7%	7%	$0	$119,172	$119,172
1	P2021 *	794	1,536	36		$276.00	$424,063		$222,633	$646,696	0%	7%	7%	$0	$45,269	$45,269
Subtotal:			**5,581**		**2022**		**$1,540,425**	**5%**	**$808,723**	**$2,349,148**				**$0**	**$164,441**	**$164,441**
U.S. 380 EAST WATER LINE																
From Airport Blvd. to C.R. 407																
1	P2075 *	794	6,215	12		$114.00	$708,486		$371,955	$1,080,441	0%	53%	53%	$0	$572,634	$572,634
1	P2076 *	794	7,013	24		$111.00	$778,411		$408,666	$1,187,077	0%	8%	8%	$0	$94,966	$94,966
1	P2077 *	794	3,354	24		$111.00	$372,262		$195,437	$567,699	0%	9%	9%	$0	$51,093	$51,093
Subtotal:			**16,581**		**2022**		**$1,859,159**	**5%**	**$976,058**	**$2,835,217**				**$0**	**$718,693**	**$718,693**
FUTURE NORTH / SOUTH THOROUGHFARE 16" WATER LINE																
From U.S. 380 (East of Intersection of U.S. 380 and Airport Blvd.) South to Enloe Rd.																
1	P2079 *	794	6,404	16		$18.00	$115,268		$60,516	$175,784	0%	19%	19%	$0	$33,399	$33,399
1	P2080 *	794	2,619	16		$18.00	$47,147		$24,752	$71,899	0%	20%	20%	$0	$14,380	$14,380
Subtotal:			**9,023**		**2022**		**$162,415**	**5%**	**$85,268**	**$247,683**				**$0**	**$47,779**	**$47,779**
PROPOSED TOTAL:			**253,251**				**$45,867,348**		**$24,080,360**	**$69,947,708**				**$0**	**$21,785,316**	**$21,785,316**

EXHIBIT 2

E. WASTEWATER COLLECTION SYSTEM

Computer models for the years 2012, 2022 and Buildout were prepared by Birkhoff, Hendricks & Carter. The models were developed and peak flows calculated from the residential population and non-residential land use projections provided by the City of McKinney's Planning Department. Computer models were run to determine peak wet weather flow to insure proper sizing of the collection system.

1. Collection Lines

The natural creeks, whose basins will collect wastewater through the installed system of collection lines that flow into the geographic area serviced by the NTMWD.

The wastewater collection system analysis covered all of the drainage basins within the Service Area planning boundary. Each collection system was analyzed for line sizes 12-inches in diameter and larger. Eliminating line sizes smaller than 12-inches in diameter from the study leaves only the interceptor and trunk lines included in the study. The wastewater project cost includes necessary appurtenances (manholes, lift stations, aerial crossings and the like), purchase of easements, utility relocation, pavement removal and replacement, and engineering costs. For existing Impact Fee projects, actual costs were utilized where known. Future project cost estimates were based on 2012 average unit cost per linear foot and includes engineering, easements, and construction cost.

All eligible wastewater collection line projects in the Service Area planning boundary were included in the impact fee analysis. Eligible existing and proposed wastewater facilities are shown on **Exhibit 2**.

2. Treatment

The North Texas Municipal Water District (NTMWD) provides the City of McKinney with a significant portion of its wastewater collection, and transportation. NTMWD also owns and operates the Wilson Creek Treatment Plant and provides all of McKinney's wastewater treatment. McKinney pays NTMWD for the cost of this service according to the City's present contribution of wastewater flows in each of the regional facilities in any given year.

EXHIBIT 2

This Impact Fee study excludes the cost of NTMWD regional collection and transportation and facilities located within the City's Service Area planning boundary that were paid for by NTMWD. Existing treatment plant and future treatment plant expansion costs of NTMWD were specifically excluded from this Impact Fee analysis.

3. Wastewater System Capital Improvement Projects for Impact Fees

The 10-year Wastewater System Capital Improvement Plan for Impact Fees was developed by Birkhoff, Hendricks & Carter, LLP. **Exhibit 2** shows the recommended system improvements and **Table No. 14** itemizes each project and the project cost. These recommended improvements form the basis for the Wastewater System Impact Fee Calculation.

The capital improvement plan for impact fees provides for system improvements within the defined Service Area Planning Boundary.

EXHIBIT 2

EXHIBIT 2

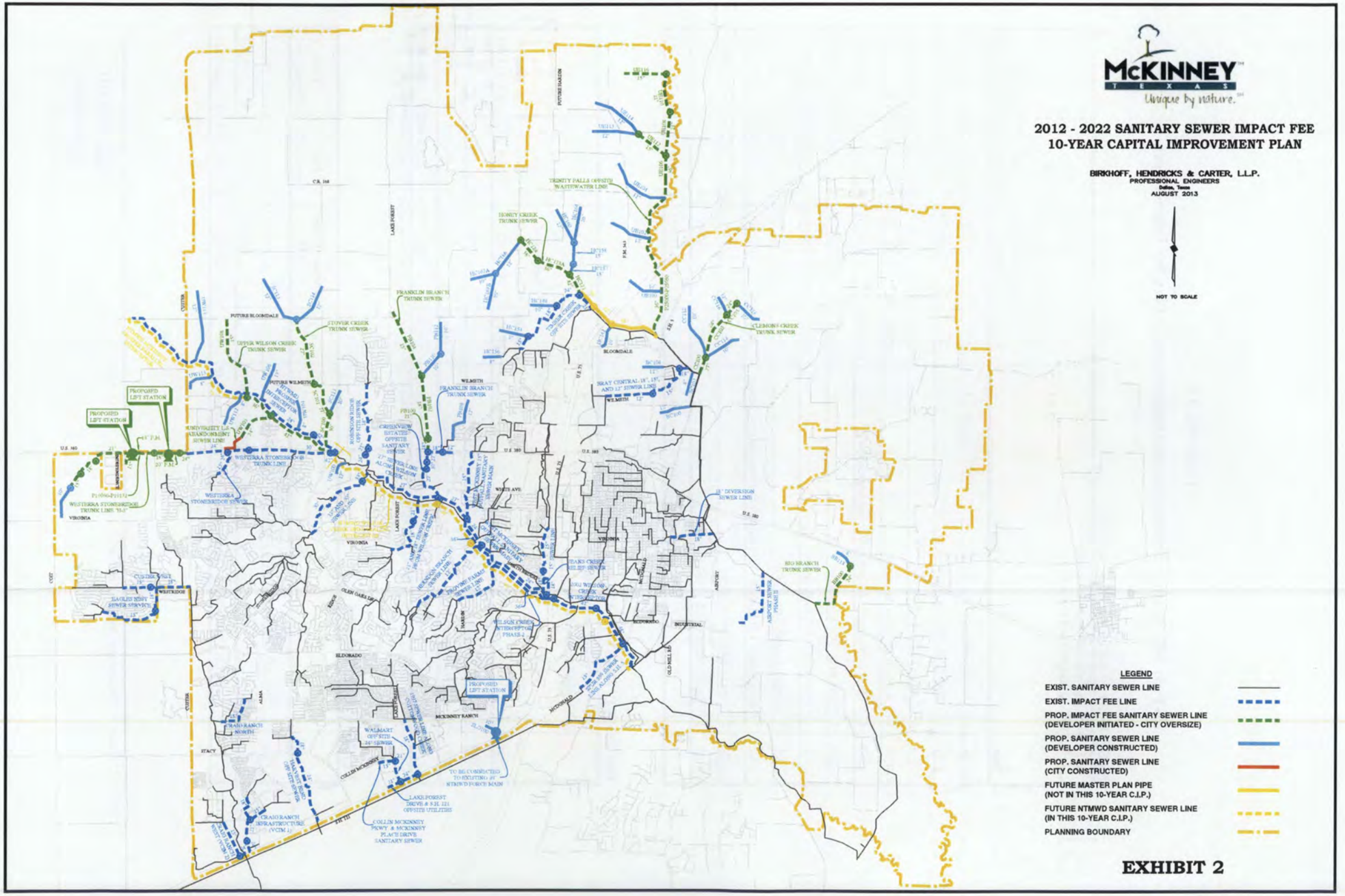
McKINNEY
TEXAS
Unique by nature.
2012 - 2022 SANITARY SEWER IMPACT FEE
10-YEAR CAPITAL IMPROVEMENT PLAN
BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas
AUGUST 2013
NOT TO SCALE
LEGEND
EXIST. SANITARY SEWER LINE
EXIST. IMPACT FEE LINE
PROP. IMPACT FEE SANITARY SEWER LINE (DEVELOPER INITIATED - CITY OVERSIZE)
PROP. SANITARY SEWER LINE (DEVELOPER CONSTRUCTED)
PROP. SANITARY SEWER LINE (CITY CONSTRUCTED)
FUTURE MASTER PLAN PIPE (NOT IN THIS 10-YEAR C.I.P.)
FUTURE NTMWD SANITARY SEWER LINE (IN THIS 10-YEAR C.I.P.)
PLANNING BOUNDARY
EXHIBIT 2

Table No. 14

10-Year Wastewater System Capital Improvement Plan for Impact Fees

PROPOSED WASTEWATER LINES

Year	1=City Participation in Cost Oversize 2=City Initiated and Funded	Project	Size	Opinion of Construction Cost (1)	Debt Service (2)	Total Project Cost
2013	1	Westerra Stonebridge - Sanitary Sewer Trunk Line Line "H-3"	15-24"	$ 628,692	$ 330,063	$ 958,755
2013	1	Trinity Falls Off-site Wastewater Line	36"	$ 2,503,778	$ 1,314,482	$ 3,818,260
2014	1	Clemons Creek Trunk Sewer	21"-27"	$ 834,039	$ 437,871	$ 1,271,910
2016	1	Honey Creek Trunk Sewer	15"-36"	$ 1,367,493	$ 717,933	$ 2,085,426
2017	1	NTMWD Prosper / McKinney Parallel Interceptor	42" - 48"	$ 1,799,107	$ 944,532	$ 2,743,639
2018	1	Big Branch Trunk Sewer	21"-27"	$ 468,264	$ 245,839	$ 714,103
2018	1	Upper East Fork Trunk Sewer	15"-30"	$ 855,365	$ 449,066	$ 1,304,431
2020	1	Franklin Branch Trunk Sewer	15"-18"	$ 417,301	$ 219,083	$ 636,384
2022	2	Stonebridge Lift Station No. 1 Abandonment Sanitary Sewer	24"	$ 1,022,400	$ 536,760	$ 1,559,160
2022	1	Stover Creek Trunk Sewer	24"-27"	$ 1,377,601	$ 723,241	$ 2,100,842
2022	1	Upper Wilson Creek Trunk Sewer	15"	$ 157,933	$ 82,915	$ 240,848
		Subtotal: Proposed Wastewater Lines		**$ 11,431,973**	**$ 6,001,785**	**$ 17,433,758**

PROPOSED WASTEWATER FACILITIES

Year	1=City Participation in Cost Oversize 2=City Initiated and Funded	Project	Capacity (MGD)	Opinion of Construction Cost (1)	Debt Service (2)	Total Project Cost
2013	1	Westerra Stonebridge - Lift Station No. 2 & Forcemain	4.9	$ 345,674	$ 181,479	$ 527,153
2013	1	Westerra Stonebridge - Lift Station No. 3 & Forcemain	4.4	$ 380,098	$ 199,551	$ 579,649
		Subtotal: Proposed Wastewater Lines		**$ 725,772**	**$ 381,030**	**$ 1,106,802**

** Construction Cost Reduced by 50% On Lift Station No. 3 and 60% On Lift Station 2 for Excess Capacity Available to City for Future Development*

PLANNING EXPENSES

Year	Project		Opinion of Cost (1)(b)	Debt Service (2)	Total Project Cost
2013	Water System Master Plan & Impact Fee Analysis		$ 345,935	$ -	$ 345,935
	Subtotal: Planning Expenses		**$ 345,935**	**$ -**	**$ 345,935**
	GRAND TOTAL: Wastewater Collection System CIP		**$ 12,503,680**	**$ 6,382,815**	**$ 18,886,495**

EXHIBIT 2

4. Utilized Capacity

Utilized capacity for the wastewater collection system was calculated based on land use assumptions provided by the City of McKinney. The population and non-residential growth in each wastewater drainage basin was determined utilizing the City's growth projections. These growth rates were utilized to calculate 2012, 2022 and buildout peak design flows.

The percent-utilized capacity was calculated for the design flow of each study year based on the buildout capacity. The utilized capacity during the Impact Fee period is the difference between the year 2012 capacity and the year 2022 capacity. **Table No. 15** below summarizes the project cost and utilized cost over the impact fee period of 2012 – 2022. The utilized capacity for each eligible existing and proposed wastewater collection line is presented in detail in the Impact Fee Capacity Calculation **Table Nos. 16 and 17**. **Table No. 18** summarizes the utilized capacity of lift stations eligible for impact fee recovery.

TABLE NO. 15

Summary of Eligible Capital Cost and Utilized Capacity Cost

Wastewater System Facility	20-Year Project Cost	Utilized Capacity ($) in the CRP Period
Existing Wastewater Collection Line	$20,302,674	$2,133,385
Proposed Wastewater Collection Line	$17,433,758	$7,097,312
Proposed Wastewater Facilities	$1,106,802	$606,116
Planning Expenses	$345,935	$345,935
Total:	**$39,189,169**	**$10,182,748**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
27" Sewer Line Along Wilson Creek														
North of Virginia Parkway (Wilson Creek Main Interceptor)														
10227	614	27		$51.14	$31,402		$16,486	$47,888	100%	100%	0%	$47,888	$47,888	$0
10228	344	27		$51.14	$17,614		$9,247	$26,861	100%	100%	0%	$26,861	$26,861	$0
10229	290	27		$51.14	$14,837		$7,789	$22,626	100%	100%	0%	$22,626	$22,626	$0
10230	126	27		$51.14	$6,434		$3,378	$9,812	100%	100%	0%	$9,812	$9,812	$0
10231	144	27		$51.14	$7,370		$3,869	$11,239	100%	100%	0%	$11,239	$11,239	$0
10232	496	27		$51.14	$25,367		$13,318	$38,685	100%	100%	0%	$38,685	$38,685	$0
10233	500	27		$51.14	$25,572		$13,425	$38,997	100%	100%	0%	$38,997	$38,997	$0
10234	411	27		$51.14	$21,030		$11,041	$32,071	100%	100%	0%	$32,071	$32,071	$0
10235	182	27		$51.14	$9,298		$4,881	$14,179	100%	100%	0%	$14,179	$14,179	$0
10236	454	27		$51.14	$23,235		$12,198	$35,433	100%	100%	0%	$35,433	$35,433	$0
10237	501	27		$51.14	$25,628		$13,455	$39,083	100%	100%	0%	$39,083	$39,083	$0
10238	499	27		$51.14	$25,516		$13,396	$38,912	100%	100%	0%	$38,912	$38,912	$0
10239	411	27		$51.14	$21,000		$11,025	$32,025	100%	100%	0%	$32,025	$32,025	$0
10240	506	27		$51.14	$25,853		$13,573	$39,426	100%	100%	0%	$39,426	$39,426	$0
10241	300	27		$51.14	$15,328		$8,047	$23,375	100%	100%	0%	$23,375	$23,375	$0
10242	273	27		$51.14	$13,978		$7,338	$21,316	100%	100%	0%	$21,316	$21,316	$0
10243	655	27		$51.14	$33,484		$17,579	$51,063	100%	100%	0%	$51,063	$51,063	$0
10244	69.3	27		$51.14	$3,544		$1,861	$5,405	100%	100%	0%	$5,405	$5,405	$0
10245	465	27		$51.14	$23,802		$12,496	$36,298	100%	100%	0%	$36,298	$36,298	$0
10246	147	27		$51.14	$7,498		$3,936	$11,434	100%	100%	0%	$11,434	$11,434	$0
10247	281	27		$51.14	$14,377		$7,548	$21,925	100%	100%	0%	$21,925	$21,925	$0
10248	357	27		$51.14	$18,243		$9,578	$27,821	100%	100%	0%	$27,821	$27,821	$0
10249	278	27		$51.14	$14,223		$7,467	$21,690	100%	100%	0%	$21,690	$21,690	$0
10250	432	27		$51.14	$22,069		$11,586	$33,655	100%	100%	0%	$33,655	$33,655	$0
Subtotal:	**8,734**		**1987**		**$446,700**	**5%**	**$234,517**	**$681,219**				**$681,219**	**$681,219**	**$0**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
21" and 18" Sewer Line from Wilson Creek														
Main Interceptor Crossing Virginia Parkway (Wilson Creek Lateral #22)														
15136	455	21		$64.87	$29,491		$15,483	$44,974	80%	81%	1%	$36,191	$36,652	$461
15137	376	21		$64.87	$24,359		$12,788	$37,147	80%	81%	1%	$29,903	$30,273	$370
15138	318	21		$64.87	$20,649		$10,841	$31,490	80%	82%	1%	$25,342	$25,665	$323
15139	382	21		$64.87	$24,749		$12,993	$37,742	81%	82%	1%	$30,384	$30,760	$376
15140	329	21		$64.87	$21,310		$11,188	$32,498	81%	82%	1%	$26,162	$26,486	$324
15141	379	18		$64.87	$24,606		$12,918	$37,524	80%	82%	1%	$30,200	$30,584	$384
15142	354	18		$64.87	$22,965		$12,057	$35,022	80%	81%	1%	$28,188	$28,537	$349
15143	162	18		$64.87	$10,535		$5,531	$16,066	81%	82%	1%	$13,075	$13,209	$134
15144	164	18		$64.87	$10,658		$5,595	$16,253	81%	82%	1%	$13,224	$13,359	$135
15145	61	18		$64.87	$3,970		$2,084	$6,054	81%	82%	1%	$4,926	$4,978	$52
15146	166	18		$64.87	$10,775		$5,657	$16,432	82%	83%	1%	$13,528	$13,641	$113
15147	141	18		$64.87	$9,114		$4,785	$13,899	82%	83%	1%	$11,440	$11,536	$95
15148	63	18		$64.87	$4,113		$2,159	$6,272	82%	83%	1%	$5,173	$5,213	$41
15149	119	18		$64.87	$7,700		$4,043	$11,743	82%	83%	1%	$9,669	$9,746	$77
15150	362	18		$64.87	$23,458		$12,315	$35,773	82%	83%	1%	$29,494	$29,725	$231
15151	111	18		$64.87	$7,168		$3,763	$10,931	82%	83%	1%	$9,013	$9,084	$71
15152	224	18		$64.87	$14,538		$7,632	$22,170	82%	83%	1%	$18,275	$18,418	$143
15153	132.8	18		$64.87	$8,615		$4,523	$13,138	82%	83%	1%	$10,835	$10,919	$85
15154	228	18		$64.87	$14,765		$7,752	$22,517	83%	83%	1%	$18,595	$18,738	$143
15155	388	18		$64.87	$25,190		$13,225	$38,415	83%	84%	1%	$32,073	$32,292	$220
15156	457	18		$64.87	$29,653		$15,568	$45,221	83%	84%	1%	$37,732	$37,991	$258
15157	341	18		$64.87	$22,128		$11,617	$33,745	83%	84%	1%	$28,168	$28,349	$181
15159	225	18		$64.87	$14,596		$7,663	$22,259	83%	84%	1%	$18,575	$18,705	$130
15160	125	18		$64.87	$8,096		$4,250	$12,346	85%	86%	1%	$10,534	$10,616	$83
Subtotal:	**6,061**		**1987**		**$393,200**	**5%**	**$206,430**	**$599,631**				**$490,699**	**$495,476**	**$4,779**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
33" and 30" Sewer Line Along Gray Branch (Wilson Creek Lateral #25)														
17017	157	33		$37.97	$5,961		$3,130	$9,091	82%	84%	2%	$7,420	$7,634	$214
17018	232	33		$37.97	$8,824		$4,633	$13,457	82%	84%	2%	$10,983	$11,300	$317
17019	198	33		$37.97	$7,514		$3,945	$11,459	82%	84%	2%	$9,352	$9,622	$270
17020	315	33		$37.97	$11,976		$6,287	$18,263	82%	84%	2%	$14,905	$15,338	$433
17021	208	30		$37.97	$7,879		$4,136	$12,015	82%	84%	2%	$9,806	$10,091	$285
17022	198	30		$37.97	$7,510		$3,943	$11,453	82%	84%	2%	$9,347	$9,619	$271
17023	393	30		$37.97	$14,915		$7,830	$22,745	82%	84%	2%	$18,561	$19,099	$539
17024	217	30		$37.97	$8,251		$4,332	$12,583	82%	84%	2%	$10,268	$10,566	$298
17025	319	30		$37.97	$12,120		$6,363	$18,483	82%	84%	2%	$15,144	$15,515	$370
17026	495	30		$37.97	$18,799		$9,869	$28,668	83%	84%	2%	$23,698	$24,153	$455
17027	368	30		$37.97	$13,984		$7,342	$21,326	83%	84%	2%	$17,629	$17,967	$338
17028	283	30		$37.97	$10,730		$5,633	$16,363	83%	84%	2%	$13,526	$13,786	$260
17029	591	30		$37.97	$22,436		$11,779	$34,215	83%	84%	1%	$28,414	$28,821	$407
17030	282	30		$37.97	$10,704		$5,620	$16,324	83%	84%	1%	$13,556	$13,751	$194
17031	297	30		$37.97	$11,285		$5,925	$17,210	84%	84%	0%	$14,375	$14,457	$82
17032	259	30		$37.97	$9,838		$5,165	$15,003	84%	100%	16%	$12,640	$15,003	$2,363
17033	267	30		$37.97	$10,153		$5,330	$15,483	84%	100%	16%	$13,044	$15,483	$2,439
17034	217	30		$37.97	$8,247		$4,330	$12,577	84%	84%	0%	$10,505	$10,565	$60
17035	366	30		$37.97	$13,905		$7,300	$21,205	84%	100%	16%	$17,865	$21,205	$3,340
17036	236	30		$37.97	$8,976		$4,712	$13,688	84%	100%	16%	$11,530	$13,688	$2,158
17037	123	30		$37.97	$4,655		$2,444	$7,099	84%	100%	16%	$5,980	$7,099	$1,119
17038	217	30		$37.97	$8,220		$4,316	$12,536	84%	100%	16%	$10,562	$12,536	$1,974
17039	151	30		$37.97	$5,733		$3,010	$8,743	84%	100%	16%	$7,366	$8,743	$1,377
17040	154	30		$37.97	$5,832		$3,062	$8,894	85%	100%	15%	$7,562	$8,894	$1,332
17041	79	30		$37.97	$3,011		$1,581	$4,592	85%	100%	15%	$3,904	$4,592	$688
17042	280	30		$37.97	$10,632		$5,582	$16,214	85%	100%	15%	$13,785	$16,214	$2,429
17043	254	30		$37.97	$9,652		$5,067	$14,719	86%	100%	14%	$12,634	$14,719	$2,085
17044	235	30		$37.97	$8,934		$4,690	$13,624	86%	100%	14%	$11,657	$13,624	$1,967
17045	170	30		$37.97	$6,436		$3,379	$9,815	85%	100%	15%	$8,370	$9,815	$1,445
17046	232	30		$37.97	$8,794		$4,617	$13,411	85%	100%	15%	$11,438	$13,411	$1,973
17047	88	30		$37.97	$3,330		$1,748	$5,078	85%	100%	15%	$4,331	$5,078	$747
17048	147	30		$37.97	$5,563		$2,921	$8,484	85%	100%	15%	$7,236	$8,484	$1,248
Subtotal:	**8,027**		**1987**		**$304,800**	**5%**	**$160,021**	**$464,820**				**$387,393**	**$420,872**	**$33,477**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
Bray Central 18", 15", and 12" Sewer Line														
Trinity River Lateral #6														
24000	381	18		$7.02	$2,675		$1,404	$4,079	72%	78%	6%	$2,941	$3,167	$225
24001	329	18		$7.02	$2,308		$1,212	$3,520	72%	78%	6%	$2,538	$2,733	$194
24002	473	15		$7.02	$3,318		$1,742	$5,060	90%	100%	10%	$4,547	$5,060	$513
24003	498	15		$7.02	$3,495		$1,835	$5,330	90%	100%	10%	$4,789	$5,330	$541
24004	195	15		$7.02	$1,372		$720	$2,092	89%	100%	11%	$1,868	$2,092	$224
24005	430	15		$7.02	$3,020		$1,586	$4,606	89%	100%	11%	$4,114	$4,606	$492
24006	235	15		$7.02	$1,652		$867	$2,519	89%	100%	11%	$2,250	$2,519	$269
24007	191	15		$7.02	$1,344		$706	$2,050	89%	100%	11%	$1,832	$2,050	$218
24008	187	15		$7.02	$1,311		$688	$1,999	89%	100%	11%	$1,786	$1,999	$213
24010	148	15		$7.02	$1,036		$544	$1,580	89%	100%	11%	$1,412	$1,580	$168
24011	167	15		$7.02	$1,173		$616	$1,789	89%	100%	11%	$1,599	$1,789	$190
24012	204	15		$7.02	$1,434		$753	$2,187	89%	100%	11%	$1,954	$2,187	$233
24013	340	15		$7.02	$2,383		$1,251	$3,634	89%	100%	11%	$3,247	$3,634	$387
24014	119	15		$7.02	$835		$438	$1,273	89%	100%	11%	$1,137	$1,273	$136
24015	113	12		$7.02	$792		$416	$1,208	90%	100%	10%	$1,088	$1,208	$120
24016	301	15		$7.02	$2,115		$1,110	$3,225	89%	100%	11%	$2,883	$3,225	$342
24017	366	12		$7.02	$2,572		$1,350	$3,922	90%	100%	10%	$3,534	$3,922	$388
24018	424	12		$7.02	$2,976		$1,562	$4,538	90%	100%	10%	$4,087	$4,538	$451
24019	182	12		$7.02	$1,274		$669	$1,943	91%	100%	9%	$1,769	$1,943	$174
24020	480	12		$7.02	$3,369		$1,769	$5,138	90%	100%	10%	$4,631	$5,138	$507
24021	40	12		$7.02	$279		$146	$425	91%	100%	9%	$387	$425	$38
24022	210	12		$7.02	$1,471		$772	$2,243	92%	100%	8%	$2,066	$2,243	$177
24023	478	12		$7.02	$3,356		$1,762	$5,118	92%	100%	8%	$4,713	$5,118	$405
24024	1,017	12		$7.02	$7,140		$3,749	$10,889	92%	100%	8%	$10,028	$10,889	$861
Subtotal:	**7,507**		**1985**		**$52,700**	**5%**	**$27,667**	**$80,367**				**$71,200**	**$78,668**	**$7,466**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
West McKinney 24" Outfall Sanitary Sewer Main														
Along Wilson Creek to Wastewater Treatment Plant (Wilson Creek Main Interceptor)														
10065	528	24		$49.86	$26,339		$13,828	$40,167	100%	100%	0%	$40,167	$40,167	$0
10066	713	24		$49.86	$35,532		$18,654	$54,186	100%	100%	0%	$54,186	$54,186	$0
10067	671	24		$49.86	$33,458		$17,565	$51,023	100%	100%	0%	$51,023	$51,023	$0
10068	744	24		$49.86	$37,113		$19,484	$56,597	100%	100%	0%	$56,597	$56,597	$0
10069	631	24		$49.86	$31,434		$16,503	$47,937	100%	100%	0%	$47,937	$47,937	$0
10070	727	24		$49.86	$36,220		$19,016	$55,236	100%	100%	0%	$55,236	$55,236	$0
10071	688	24		$49.86	$34,311		$18,013	$52,324	100%	100%	0%	$52,324	$52,324	$0
10072	510	24		$49.86	$25,431		$13,351	$38,782	100%	100%	0%	$38,782	$38,782	$0
10073	537	24		$49.86	$26,768		$14,053	$40,821	100%	100%	0%	$40,821	$40,821	$0
10074	98	24		$49.86	$4,886		$2,565	$7,451	100%	100%	0%	$7,451	$7,451	$0
10075	113	24		$49.86	$5,624		$2,953	$8,577	100%	100%	0%	$8,577	$8,577	$0
10076	163	24		$49.86	$8,107		$4,256	$12,363	100%	100%	0%	$12,363	$12,363	$0
10077	445	24		$49.86	$22,186		$11,648	$33,834	100%	100%	0%	$33,834	$33,834	$0
10078	275	24		$49.86	$13,705		$7,195	$20,900	100%	100%	0%	$20,900	$20,900	$0
10079	463	24		$49.86	$23,068		$12,111	$35,179	100%	100%	0%	$35,179	$35,179	$0
10080	155	24		$49.86	$7,713		$4,049	$11,762	100%	100%	0%	$11,762	$11,762	$0
10081	657	24		$49.86	$32,745		$17,191	$49,936	83%	100%	17%	$41,544	$49,936	$8,392
10082	596	24		$49.86	$29,689		$15,587	$45,276	83%	100%	17%	$37,669	$45,276	$7,607
10083	435	24		$49.86	$21,672		$11,378	$33,050	47%	69%	22%	$15,468	$22,744	$7,276
Subtotal:	**9,146**		**1982**		**$456,000**	**5%**	**$239,400**	**$695,401**				**$661,820**	**$685,095**	**$23,275**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
West McKinney 15" Outfall Sanitary Sewer Main From Wilson Creek to Wastewater Treatment Plant (Wilson Creek Lateral #20)														
14267	741	15		$24.56	$18,209		$9,560	$27,769	85%	88%	3%	$23,602	$24,383	$780
14268	561	15		$24.56	$13,785		$7,237	$21,022	85%	88%	3%	$17,868	$18,458	$591
14269	233	15		$24.56	$5,716		$3,001	$8,717	83%	86%	3%	$7,251	$7,539	$289
14270	139	15		$24.56	$3,417		$1,794	$5,211	83%	86%	3%	$4,334	$4,507	$173
14271	228	15		$24.56	$5,601		$2,941	$8,542	83%	86%	3%	$7,105	$7,388	$283
14272	58	15		$24.56	$1,435		$753	$2,188	83%	86%	3%	$1,820	$1,892	$72
14273	226	15		$24.56	$5,549		$2,913	$8,462	83%	86%	3%	$7,039	$7,319	$280
14274	127	15		$24.56	$3,110		$1,633	$4,743	83%	86%	3%	$3,945	$4,102	$157
14275	346	15		$24.56	$8,506		$4,466	$12,972	83%	86%	3%	$10,790	$11,219	$430
14276	423	15		$24.56	$10,386		$5,453	$15,839	84%	87%	2%	$13,336	$13,727	$391
14277	604	15		$24.56	$14,839		$7,791	$22,630	84%	87%	2%	$19,054	$19,613	$559
14278	508	15		$24.56	$12,469		$6,546	$19,015	84%	87%	2%	$15,999	$16,453	$453
14279	509	15		$24.56	$12,505		$6,565	$19,070	84%	86%	2%	$16,019	$16,473	$454
14280	488	15		$24.56	$11,985		$6,292	$18,277	84%	86%	2%	$15,341	$15,790	$449
14281	499	15		$24.56	$12,267		$6,440	$18,707	84%	86%	3%	$15,676	$16,150	$475
14282	355	15		$24.56	$8,723		$4,580	$13,303	86%	87%	1%	$11,482	$11,621	$139
Subtotal:	**6,046**		**1980**		**$148,500**	**5%**	**$77,965**	**$226,467**				**$190,661**	**$196,634**	**$5,975**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
15" Sewer Line Along Jeans Creek (Wilson Creek Lateral #15)														
14024	264	15		$30.14	$7,966		$4,182	$12,148	72%	73%	2%	$8,709	$8,896	$187
14023	144	15		$30.14	$4,325		$2,271	$6,596	72%	74%	2%	$4,740	$4,855	$116
14022	395	15		$30.14	$11,896		$6,245	$18,141	72%	74%	2%	$13,028	$13,353	$325
14021	58	15		$30.14	$1,760		$924	$2,684	72%	74%	2%	$1,928	$1,976	$48
14020	241	15		$30.14	$7,269		$3,816	$11,085	72%	74%	2%	$7,963	$8,160	$196
14019	168	15		$30.14	$5,063		$2,658	$7,721	72%	74%	2%	$5,547	$5,683	$137
14018	152	15		$30.14	$4,575		$2,402	$6,977	72%	74%	2%	$5,012	$5,136	$123
14017	177	15		$30.14	$5,322		$2,794	$8,116	72%	74%	2%	$5,827	$5,971	$144
14016	116	15		$30.14	$3,493		$1,834	$5,327	72%	74%	2%	$3,826	$3,921	$94
14015	361	15		$30.14	$10,865		$5,704	$16,569	72%	74%	2%	$11,901	$12,195	$293
14014	317	15		$30.14	$9,566		$5,022	$14,588	72%	74%	2%	$10,478	$10,737	$258
14013	27	15		$30.14	$826		$434	$1,260	73%	74%	2%	$917	$937	$21
14012	243	15		$30.14	$7,318		$3,842	$11,160	73%	74%	2%	$8,121	$8,303	$183
14011	246	15		$30.14	$7,426		$3,899	$11,325	73%	74%	2%	$8,241	$8,426	$186
14010	136	15		$30.14	$4,096		$2,150	$6,246	73%	74%	2%	$4,545	$4,647	$102
14009	113	15		$30.14	$3,394		$1,782	$5,176	73%	74%	2%	$3,765	$3,849	$85
14008	579	15		$30.14	$17,441		$9,157	$26,598	73%	74%	2%	$19,345	$19,781	$436
14007	578	15		$30.14	$17,426		$9,149	$26,575	73%	74%	2%	$19,328	$19,763	$435
14006	70	15		$30.14	$2,110		$1,108	$3,218	73%	74%	2%	$2,340	$2,393	$53
14005	126	15		$30.14	$3,791		$1,990	$5,781	73%	75%	2%	$4,224	$4,322	$98
14004	242	15		$30.14	$7,299		$3,832	$11,131	73%	75%	2%	$8,132	$8,321	$189
14003	71	15		$30.14	$2,140		$1,124	$3,264	73%	75%	2%	$2,397	$2,456	$58
14002	156	15		$30.14	$4,686		$2,460	$7,146	73%	75%	2%	$5,246	$5,376	$130
14001	784	15		$30.14	$23,613		$12,397	$36,010	73%	75%	2%	$26,436	$27,077	$641
14000	396	15		$30.14	$11,935		$6,266	$18,201	73%	75%	2%	$13,367	$13,691	$324
Subtotal:	**6,158**		**1965**		**$185,600**	**5%**	**$97,442**	**$283,043**				**$205,363**	**$210,225**	**$4,862**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
2002 Wilson Creek Interceptor From Rail Road to West Side of S.H. 75														
10034	212	48		$204.93	$43,527		$22,852	$66,379	100%	100%	0%	$66,379	$66,379	$0
10035	273	48		$204.93	$55,905		$29,350	$85,255	100%	100%	0%	$85,255	$85,255	$0
10036	302	48		$204.93	$61,971		$32,535	$94,506	100%	100%	0%	$94,506	$94,506	$0
10037	359	48		$204.93	$73,549		$38,613	$112,162	100%	100%	0%	$112,162	$112,162	$0
10038	435	48		$204.93	$89,124		$46,790	$135,914	100%	100%	0%	$135,914	$135,914	$0
10039	376	48		$204.93	$77,136		$40,496	$117,632	100%	100%	0%	$117,632	$117,632	$0
10040	169	48		$204.93	$34,531		$18,129	$52,660	100%	100%	0%	$52,660	$52,660	$0
10041	235	48		$204.93	$48,240		$25,326	$73,566	100%	100%	0%	$73,566	$73,566	$0
10042	736	48		$204.93	$150,828		$79,185	$230,013	100%	100%	0%	$230,013	$230,013	$0
10043	219	48		$204.93	$44,921		$23,584	$68,505	100%	100%	0%	$68,505	$68,505	$0
10044	231	48		$204.93	$47,257		$24,810	$72,067	100%	100%	0%	$72,067	$72,067	$0
10045	745	48		$204.93	$152,570		$80,099	$232,669	100%	100%	0%	$232,669	$232,669	$0
10046	560	48		$204.93	$114,781		$60,260	$175,041	100%	100%	0%	$175,041	$175,041	$0
10047	293	48		$204.93	$60,003		$31,502	$91,505	100%	100%	0%	$91,505	$91,505	$0
10048	364	48		$204.93	$74,594		$39,162	$113,756	100%	100%	0%	$113,756	$113,756	$0
10049	263	48		$204.93	$53,856		$28,274	$82,130	100%	100%	0%	$82,130	$82,130	$0
10050	370	42		$204.93	$75,824		$39,808	$115,632	100%	100%	0%	$115,632	$115,632	$0
10051	548	42		$204.93	$112,261		$58,937	$171,198	100%	100%	0%	$171,198	$171,198	$0
10052	866	42		$204.93	$177,367		$93,118	$270,485	100%	100%	0%	$270,485	$270,485	$0
10053	95	42		$204.93	$19,407		$10,189	$29,596	100%	100%	0%	$29,596	$29,596	$0
10054	411	42		$204.93	$84,267		$44,240	$128,507	100%	100%	0%	$128,507	$128,507	$0
10055	145	42		$204.93	$29,694		$15,589	$45,283	100%	100%	0%	$45,283	$45,283	$0
10056	588	42		$204.93	$120,458		$63,240	$183,698	100%	100%	0%	$183,698	$183,698	$0
10057	172	42		$204.93	$35,248		$18,505	$53,753	100%	100%	0%	$53,753	$53,753	$0
10058	524	42		$204.93	$107,301		$56,333	$163,634	100%	100%	0%	$163,634	$163,634	$0
10059	59	42		$204.93	$12,173		$6,391	$18,564	100%	100%	0%	$18,564	$18,564	$0
10060	72	42		$204.93	$14,734		$7,735	$22,469	100%	100%	0%	$22,469	$22,469	$0
10061	145	36		$204.93	$29,735		$15,611	$45,346	100%	100%	0%	$45,346	$45,346	$0
10062	248	36		$204.93	$50,823		$26,682	$77,505	100%	100%	0%	$77,505	$77,505	$0
10063	506	36		$204.93	$103,715		$54,450	$158,165	100%	100%	0%	$158,165	$158,165	$0
Subtotal:	**10,520**		**2000**		**$2,155,800**	**5%**	**$1,131,795**	**$3,287,595**				**$3,287,595**	**$3,287,595**	**$0**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
18" Diversion Sewer Line														
From Throckmorton to 27" NTMWD Sewer Line														
22014	777	18		$64.41	$50,067		$26,285	$76,352	86%	94%	8%	$65,701	$71,511	$5,810
22015	346	18		$64.41	$22,312		$11,714	$34,026	85%	93%	8%	$28,929	$31,786	$2,857
22016	496	18		$64.41	$31,961		$16,780	$48,741	85%	93%	9%	$41,262	$45,500	$4,238
22017	336	18		$64.41	$21,649		$11,366	$33,015	84%	93%	9%	$27,789	$30,784	$2,996
22018	770	18		$64.41	$49,603		$26,042	$75,645	84%	93%	9%	$63,540	$70,490	$6,950
22019	433	18		$64.41	$27,897		$14,646	$42,543	81%	93%	11%	$34,625	$39,510	$4,885
22020	261	18		$64.41	$16,811		$8,826	$25,637	81%	93%	11%	$20,865	$23,809	$2,944
Subtotal:	**3,420**		**1995**		**$220,300**	**5%**	**$115,659**	**$335,959**				**$282,711**	**$313,390**	**$30,680**
Provine Farms Sewer Line														
From Hardin Boulevard to Wilson Creek Interceptor														
15000	430	15		$48.87	$21,012		$11,031	$32,043	77%	82%	5%	$24,807	$26,337	$1,530
15001	86	15		$48.87	$4,213		$2,212	$6,425	77%	82%	5%	$4,974	$5,281	$307
15002	521	12		$48.87	$25,474		$13,374	$38,848	77%	82%	5%	$30,076	$31,931	$1,855
15003	329	12		$48.87	$16,077		$8,440	$24,517	77%	82%	5%	$18,981	$20,151	$1,170
15004	499	12		$48.87	$24,376		$12,797	$37,173	77%	82%	5%	$28,779	$30,554	$1,775
15005	149	12		$48.87	$7,301		$3,833	$11,134	79%	83%	4%	$8,740	$9,197	$457
15006	480	12		$48.87	$23,460		$12,317	$35,777	79%	83%	4%	$28,085	$29,553	$1,468
15007	150	12		$48.87	$7,325		$3,846	$11,171	79%	83%	4%	$8,769	$9,228	$458
15008	486	12		$48.87	$23,770		$12,479	$36,249	79%	83%	4%	$28,456	$29,943	$1,487
15009	174	12		$48.87	$8,484		$4,454	$12,938	79%	83%	4%	$10,156	$10,687	$531
15010	185	12		$48.87	$9,029		$4,740	$13,769	79%	83%	4%	$10,809	$11,374	$565
15011	306	12		$48.87	$14,940		$7,844	$22,784	79%	83%	4%	$17,886	$18,820	$935
15012	295	12		$48.87	$14,434		$7,578	$22,012	80%	83%	3%	$17,596	$18,355	$759
15013	295	12		$48.87	$14,419		$7,570	$21,989	82%	84%	2%	$17,938	$18,478	$540
15014	297	12		$48.87	$14,492		$7,608	$22,100	82%	84%	2%	$18,029	$18,572	$543
15015	329	12		$48.87	$16,096		$8,450	$24,546	84%	85%	1%	$20,536	$20,830	$293
Subtotal:	**5,011**		**1996**		**$244,900**	**5%**	**$128,573**	**$373,475**				**$294,617**	**$309,291**	**$14,673**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
1997 Sewer Line Along Cottonwood Creek														
From S.H. 121 to South of Eldorado Parkway														
50040	110	18		$69.47	$7,649		$4,016	$11,665	72%	85%	13%	$8,451	$9,960	$1,509
50041	735	18		$69.47	$51,068		$26,811	$77,879	82%	86%	4%	$63,920	$67,030	$3,110
50042	506	18		$69.47	$35,153		$18,455	$53,608	82%	86%	4%	$44,002	$46,126	$2,124
50043	399	18		$69.47	$27,684		$14,534	$42,218	82%	86%	4%	$34,653	$36,326	$1,673
50044	716	18		$69.47	$49,742		$26,115	$75,857	82%	86%	4%	$62,492	$65,548	$3,056
50045	506	18		$69.47	$35,139		$18,448	$53,587	82%	86%	4%	$44,010	$46,288	$2,278
50046	742	18		$69.47	$51,562		$27,070	$78,632	82%	86%	4%	$64,579	$67,921	$3,342
50047	789	18		$69.47	$54,841		$28,792	$83,633	82%	86%	4%	$68,687	$72,241	$3,555
50048	118	18		$69.47	$8,163		$4,286	$12,449	83%	87%	4%	$10,380	$10,861	$481
Subtotal:	**4,621**		**1997**		**$321,000**	**5%**	**$168,527**	**$489,528**				**$401,174**	**$422,301**	**$21,128**
Wilson Creek Interceptor Phase 2														
From west of S.H. 75 to 1,600 feet north of Virginia Parkway														
10208	528	36		$122.14	$64,529		$33,878	$98,407	100%	100%	0%	$98,407	$98,407	$0
10209	713	36		$122.14	$87,052		$45,702	$132,754	100%	100%	0%	$132,754	$132,754	$0
10210	671	36		$122.14	$81,971		$43,035	$125,006	100%	100%	0%	$125,006	$125,006	$0
10211	744	36		$122.14	$90,924		$47,735	$138,659	100%	100%	0%	$138,659	$138,659	$0
10212	631	36		$122.14	$77,012		$40,431	$117,443	100%	100%	0%	$117,443	$117,443	$0
10213	727	36		$122.14	$88,738		$46,587	$135,325	100%	100%	0%	$135,325	$135,325	$0
10214	688	36		$122.14	$84,060		$44,131	$128,191	100%	100%	0%	$128,191	$128,191	$0
10215	510	36		$122.14	$62,306		$32,711	$95,017	100%	100%	0%	$95,017	$95,017	$0
10216	537	36		$122.14	$65,579		$34,429	$100,008	100%	100%	0%	$100,008	$100,008	$0
10217	98	36		$122.14	$11,970		$6,284	$18,254	100%	100%	0%	$18,254	$18,254	$0
10218	113	36		$122.14	$13,778		$7,233	$21,011	100%	100%	0%	$21,011	$21,011	$0
10219	163	36		$122.14	$19,861		$10,427	$30,288	100%	100%	0%	$30,288	$30,288	$0
10220	445	36		$122.14	$54,354		$28,536	$82,890	100%	100%	0%	$82,890	$82,890	$0
10221	275	36		$122.14	$33,577		$17,628	$51,205	100%	100%	0%	$51,205	$51,205	$0
10222	463	36		$122.14	$56,516		$29,671	$86,187	73%	100%	27%	$62,909	$86,187	$23,278
10223	155	36		$122.14	$18,896		$9,920	$28,816	75%	100%	25%	$21,472	$28,816	$7,344
10224	657	36		$122.14	$80,224		$42,118	$122,342	47%	100%	53%	$57,694	$122,342	$64,648
10225	596	36		$122.14	$72,737		$38,187	$110,924	100%	100%	0%	$110,924	$110,924	$0
10226	402	36		$122.14	$49,090		$25,772	$74,862	100%	100%	0%	$74,862	$74,862	$0
Subtotal:	**9,114**		**2000**		**$1,113,172**	**5%**	**$584,415**	**$1,697,589**				**$1,602,319**	**$1,697,589**	**$95,270**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
Spur 399 Sewer Line Along S.H. 5 From Wilson Creek Interceptor to S.H. 75														
13022	503	15		$51.14	$25,746		$13,517	$39,263	81%	100%	19%	$31,930	$39,263	$7,333
13023	21	15		$51.14	$1,048		$550	$1,598	81%	100%	19%	$1,300	$1,598	$298
13024	257	15		$51.14	$13,134		$6,895	$20,029	81%	100%	19%	$16,288	$20,029	$3,741
13025	310	15		$51.14	$15,865		$8,329	$24,194	81%	100%	19%	$19,675	$24,194	$4,519
13026	338	15		$51.14	$17,261		$9,062	$26,323	81%	100%	19%	$21,407	$26,323	$4,916
13027	375	15		$51.14	$19,179		$10,069	$29,248	81%	100%	19%	$23,785	$29,248	$5,463
13028	377	15		$51.14	$19,297		$10,131	$29,428	81%	100%	19%	$23,932	$29,428	$5,496
13029	65	15		$51.14	$3,299		$1,732	$5,031	81%	100%	19%	$4,091	$5,031	$940
13030	620	15		$51.14	$31,700		$16,642	$48,342	81%	100%	19%	$39,313	$48,342	$9,029
13031	450	15		$51.14	$23,031		$12,091	$35,122	81%	100%	19%	$28,562	$35,122	$6,560
13032	241	15		$51.14	$12,311		$6,463	$18,774	81%	100%	19%	$15,267	$18,774	$3,507
13033	279	15		$51.14	$14,269		$7,491	$21,760	79%	100%	21%	$17,294	$21,760	$4,466
13034	345	15		$51.14	$17,650		$9,266	$26,916	79%	100%	21%	$21,392	$26,916	$5,524
13035	376	15		$51.14	$19,241		$10,102	$29,343	79%	100%	21%	$23,321	$29,343	$6,022
13036	337	15		$51.14	$17,236		$9,049	$26,285	79%	100%	21%	$20,891	$26,285	$5,394
13037	575	15		$51.14	$29,383		$15,426	$44,809	77%	100%	23%	$34,538	$44,809	$10,271
Subtotal:	**5,468**		**1997**		**$279,650**	**5%**	**$146,815**	**$426,465**				**$342,986**	**$426,465**	**$83,479**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
Herndon Branch Sewer Line														
From Hills Creek Drive to Wilson Creek Interceptor														
15049	382	12		$61.61	$23,537		$12,357	$35,894	65%	72%	7%	$23,293	$25,672	$2,380
15050	551	12		$61.61	$33,968		$17,833	$51,801	65%	72%	7%	$33,615	$37,049	$3,434
15051	343	12		$61.61	$21,134		$11,095	$32,229	65%	72%	7%	$20,914	$23,051	$2,137
15052	162	12		$61.61	$9,975		$5,237	$15,212	65%	72%	7%	$9,871	$10,880	$1,008
15053	326	12		$61.61	$20,062		$10,533	$30,595	65%	72%	7%	$19,854	$21,882	$2,028
15054	95	12		$61.61	$5,872		$3,083	$8,955	65%	72%	7%	$5,811	$6,405	$594
15055	324	12		$61.61	$19,969		$10,484	$30,453	68%	74%	5%	$20,823	$22,479	$1,656
15056	371	12		$61.61	$22,828		$11,985	$34,813	68%	74%	5%	$23,805	$25,698	$1,893
15057	407	12		$61.61	$25,071		$13,162	$38,233	68%	74%	5%	$26,143	$28,222	$2,079
15058	621	12		$61.61	$38,262		$20,088	$58,350	68%	74%	5%	$39,899	$43,072	$3,173
15059	60	12		$61.61	$3,709		$1,947	$5,656	68%	74%	5%	$3,867	$4,175	$308
15060	165	12		$61.61	$10,148		$5,328	$15,476	68%	74%	5%	$10,582	$11,424	$842
15061	574	12		$61.61	$35,373		$18,571	$53,944	68%	74%	5%	$36,849	$39,780	$2,931
15062	620	12		$61.61	$38,201		$20,056	$58,257	72%	76%	4%	$41,981	$44,371	$2,390
15063	309	12		$61.61	$19,020		$9,986	$29,006	72%	76%	4%	$20,952	$22,156	$1,203
15064	239	12		$61.61	$14,738		$7,737	$22,475	72%	76%	4%	$16,235	$17,167	$932
15065	249	12		$61.61	$15,367		$8,068	$23,435	71%	75%	3%	$16,705	$17,464	$759
15066	223	12		$61.61	$13,752		$7,220	$20,972	71%	75%	3%	$14,949	$15,629	$680
15067	64	12		$61.61	$3,925		$2,061	$5,986	72%	75%	3%	$4,285	$4,471	$186
15068	234	12		$61.61	$14,393		$7,556	$21,949	73%	77%	4%	$15,915	$16,837	$922
15069	479	12		$61.61	$29,513		$15,494	$45,007	72%	76%	4%	$32,511	$34,377	$1,867
15070	267	12		$61.61	$16,457		$8,640	$25,097	72%	75%	3%	$18,165	$18,917	$752
15071	408	12		$61.61	$25,114		$13,185	$38,299	72%	75%	3%	$27,721	$28,868	$1,147
15072	188	12		$61.61	$11,559		$6,068	$17,627	72%	75%	3%	$12,758	$13,257	$499
15073	530	12		$61.61	$32,655		$17,144	$49,799	72%	75%	3%	$36,044	$37,453	$1,409
Subtotal:	**8,190**		**1998**		**$504,600**	**5%**	**$264,918**	**$769,520**				**$533,547**	**$570,756**	**$37,209**
Jeans Creek Relief Sewer														
Along S.H 75 to Wilson Creek Interceptor														
14186A	371	18		$63.80	$23,643		$12,413	$36,056	74%	75%	1%	$26,688	$27,160	$472
14187	98	18		$63.80	$6,227		$3,269	$9,496	73%	75%	2%	$6,932	$7,084	$152
14189	564	18		$63.80	$35,975		$18,887	$54,862	73%	75%	2%	$40,048	$40,927	$879
14191	371	18		$63.80	$23,656		$12,420	$36,076	73%	75%	2%	$26,335	$26,913	$578
Subtotal:	**1,403**		**1999**		**$89,500**	**5%**	**$46,989**	**$136,490**				**$100,003**	**$102,084**	**$2,081**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
Eagles Nest Sewer Service															
2003 - Phase 2															
1	30310	1,134	18		$5.25	$5,954		$3,126	$9,080	89%	92%	3%	$8,075	$8,392	$317
1	30311	122	18		$5.25	$641		$337	$978	89%	92%	3%	$869	$903	$34
1	30312	196	18		$5.25	$1,030		$541	$1,571	89%	92%	4%	$1,396	$1,452	$56
1	30313	30	18		$5.25	$158		$83	$241	89%	92%	4%	$214	$222	$8
1	30314	258	18		$5.25	$1,356		$712	$2,068	89%	92%	3%	$1,842	$1,905	$63
1	30315	280	18		$5.25	$1,470		$772	$2,242	88%	92%	3%	$1,980	$2,054	$74
1	30316	280	15		$3.00	$840		$441	$1,281	87%	91%	4%	$1,120	$1,166	$46
1	30317	401	15		$3.00	$1,202		$631	$1,833	87%	91%	4%	$1,603	$1,669	$66
1	30318	337	15		$3.00	$1,012		$531	$1,543	87%	91%	4%	$1,349	$1,405	$55
1	30319	359	15		$3.00	$1,077		$565	$1,642	86%	90%	4%	$1,418	$1,483	$65
1	30320	343	15		$3.00	$1,028		$540	$1,568	86%	90%	4%	$1,354	$1,416	$62
1	30321	487	15		$3.00	$1,460		$767	$2,227	86%	90%	4%	$1,923	$2,012	$88
1	30322	476	15		$3.00	$1,429		$750	$2,179	86%	90%	4%	$1,882	$1,968	$86
1	30323	183	15		$3.00	$549		$288	$837	86%	90%	4%	$723	$756	$33
1	30324	190	15		$3.00	$569		$299	$868	86%	90%	4%	$750	$784	$34
1	30325	116	15		$3.00	$348		$183	$531	85%	90%	4%	$453	$476	$23
1	30326	27	15		$3.00	$82		$43	$125	85%	90%	4%	$107	$112	$5
1	30327	143	15		$3.00	$428		$225	$653	85%	90%	4%	$557	$585	$28
1	30328	276	15		$3.00	$828		$435	$1,263	85%	90%	4%	$1,077	$1,131	$55
1	30329	275	15		$3.00	$826		$434	$1,260	85%	90%	4%	$1,074	$1,129	$55
1	30330	340	15		$3.00	$1,021		$536	$1,557	85%	90%	4%	$1,327	$1,395	$68
1	30331	500	15		$3.00	$1,500		$788	$2,288	83%	89%	6%	$1,903	$2,032	$129
1	30332	450	15		$3.00	$1,350		$709	$2,059	83%	89%	6%	$1,713	$1,829	$116
	Subtotal:	**7,203**		**2003**		**$26,158**	**5%**	**$13,736**	**$39,894**				**$34,709**	**$36,276**	**$1,566**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
Custer West															
1	30068	114	18		$3.40	$386		$203	$589	85%	91%	7%	$498	$538	$40
1	30069	265	18		$3.40	$902		$474	$1,376	85%	91%	7%	$1,164	$1,257	$93
1	30070	265	18		$3.40	$902		$474	$1,376	84%	91%	7%	$1,161	$1,255	$95
1	30071	500	18		$3.40	$1,699		$892	$2,591	83%	91%	8%	$2,141	$2,354	$214
1	30072	408	18		$3.40	$1,387		$728	$2,115	82%	91%	8%	$1,736	$1,915	$180
1	30073	311	18		$3.40	$1,057		$555	$1,612	82%	91%	8%	$1,323	$1,460	$137
1	30074	310	18		$3.40	$1,053		$553	$1,606	82%	91%	8%	$1,318	$1,454	$136
1	30075	531	18		$3.40	$1,805		$948	$2,753	82%	91%	8%	$2,259	$2,493	$234
1	30076	475	18		$3.40	$1,615		$848	$2,463	62%	83%	21%	$1,534	$2,047	$513
1	30077	490	15		$1.70	$833		$437	$1,270	62%	83%	21%	$791	$1,055	$264
1	30078	499	15		$1.70	$848		$445	$1,293	62%	83%	21%	$805	$1,074	$269
1	30079	159	15		$1.70	$269		$141	$410	62%	83%	21%	$255	$341	$85
1	30080	316	15		$1.70	$538		$282	$820	58%	81%	23%	$479	$667	$188
1	30081	360	15		$1.70	$612		$321	$933	58%	81%	23%	$545	$759	$214
1	30082	409	15		$1.70	$695		$365	$1,060	58%	81%	23%	$620	$862	$243
	Subtotal:	**5,411**				**$14,601**	**5%**	**$7,666**	**$22,267**				**$16,629**	**$19,531**	**$2,905**
Craig Ranch North															
Phase 6															
1	30209	635	15		$208.00	$131,976		$69,287	$201,263	87%	96%	9%	$174,802	$192,235	$17,433
1	30210	114	15		$208.00	$23,733		$12,460	$36,193	87%	96%	9%	$31,434	$34,569	$3,135
1	30210	265	15		$208.00	$55,120		$28,938	$84,058	87%	96%	9%	$73,006	$80,287	$7,281
1	30211	60	15		$208.00	$12,480		$6,552	$19,032	87%	96%	9%	$16,530	$18,178	$1,649
1	30212	161	15		$208.00	$33,426		$17,549	$50,975	84%	95%	11%	$42,907	$48,356	$5,449
1	30213	474	15		$208.00	$98,530		$51,728	$150,258	82%	94%	12%	$123,090	$141,571	$18,482
1	30214	422	15		$208.00	$87,714		$46,050	$133,764	82%	94%	12%	$109,578	$126,031	$16,453
1	30215	264	15		$208.00	$54,912		$28,829	$83,741	80%	94%	14%	$67,306	$78,784	$11,479
1	30216	372	15		$208.00	$77,418		$40,644	$118,062	80%	94%	14%	$94,891	$111,074	$16,183
1	30217	265	15		$208.00	$55,120		$28,938	$84,058	80%	94%	14%	$67,561	$79,083	$11,522
1	30218	265	15		$208.00	$55,120		$28,938	$84,058	80%	94%	14%	$67,561	$79,083	$11,522
1	30219	664	15		$208.00	$138,133		$72,520	$210,653	78%	94%	16%	$164,139	$197,236	$33,096
	Subtotal:	**3,960**		**2004**		**$823,680**	**5%**	**$432,433**	**$1,256,115**				**$1,032,805**	**$1,186,487**	**$153,684**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
Craig Ranch West (VCIM 2)															
						Phase 1									
1	30118	2,998	15		$235.14	$704,884		$370,064	$1,074,948	80%	86%	7%	$855,019	$925,584	$70,566
1	30095	381	24		$235.14	$89,660		$47,072	$136,732	81%	90%	8%	$111,178	$122,535	$11,357
Subtotal:		**3,379**		**2005**		**$794,544**	**5%**	**$417,136**	**$1,211,680**				**$966,197**	**$1,048,119**	**$81,923**
Craig Ranch Infrastructure (VCIM 1)															
						Phase 1 15" to 24"									
1	30140	471	24		$57.47	$27,082		$14,218	$41,300	72%	85%	13%	$29,778	$35,187	$5,409
1	30141	335	24		$57.47	$19,254		$10,108	$29,362	76%	89%	13%	$22,402	$26,142	$3,740
1	30142	210	24		$57.47	$12,087		$6,346	$18,433	72%	85%	13%	$13,291	$15,705	$2,414
1	30143	289	24		$57.47	$16,587		$8,708	$25,295	76%	89%	13%	$19,299	$22,521	$3,222
1	30144	298	21		$57.47	$17,116		$8,986	$26,102	76%	89%	13%	$19,915	$23,239	$3,324
1	30145	291	21		$57.47	$16,702		$8,769	$25,471	76%	89%	13%	$19,434	$22,678	$3,244
1	30146	528	21		$57.47	$30,335		$15,926	$46,261	76%	90%	14%	$35,084	$41,569	$6,485
1	30147	456	21		$57.47	$26,180		$13,745	$39,925	75%	91%	16%	$30,086	$36,275	$6,188
1	30148	238	21		$57.47	$13,656		$7,169	$20,825	75%	91%	16%	$15,693	$18,921	$3,228
1	30149	555	18		$57.47	$31,875		$16,734	$48,609	80%	90%	10%	$38,945	$43,690	$4,745
1	30150	425	18		$57.47	$24,450		$12,836	$37,286	80%	90%	10%	$29,873	$33,513	$3,640
1	30151	594	18		$57.47	$34,163		$17,936	$52,099	80%	90%	10%	$41,741	$46,827	$5,086
1	30152	177	18		$57.47	$10,156		$5,332	$15,488	80%	90%	10%	$12,409	$13,921	$1,512
1	30153	194	18		$57.47	$11,127		$5,842	$16,969	80%	90%	10%	$13,595	$15,252	$1,656
1	30154	351	18		$57.47	$20,185		$10,597	$30,782	80%	90%	10%	$24,662	$27,667	$3,005
1	30166	299	15		$57.47	$17,162		$9,010	$26,172	68%	92%	24%	$17,853	$24,116	$6,263
1	30167	295	15		$57.47	$16,955		$8,901	$25,856	68%	92%	24%	$17,637	$23,824	$6,187
1	30168	294	15		$57.47	$16,903		$8,874	$25,777	68%	92%	24%	$17,584	$23,752	$6,168
1	30169	300	15		$57.47	$17,265		$9,064	$26,329	68%	92%	24%	$17,960	$24,260	$6,300
1	30170	300	15		$57.47	$17,219		$9,040	$26,259	68%	92%	24%	$17,952	$24,217	$6,266
Subtotal:		**6,898**		**2004**		**$396,459**	**5%**	**$208,141**	**$604,600**				**$455,193**	**$543,276**	**$88,082**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
Harvest Bend Offsite Sewer														
1	40001	125	24		$25.65	$3,212		$1,686	$4,898	68%	98%	31%	$3,320	$4,825	$1,504
1	40002	432	24		$25.65	$11,079		$5,817	$16,896	68%	98%	31%	$11,454	$16,643	$5,188
1	40003	330	24		$25.65	$8,473		$4,448	$12,921	69%	82%	13%	$8,927	$10,625	$1,698
1	40004	133	24		$25.65	$3,402		$1,786	$5,188	69%	82%	13%	$3,587	$4,266	$679
1	40005	272	24		$25.65	$6,972		$3,660	$10,632	68%	82%	14%	$7,198	$8,704	$1,506
1	40006	446	24		$25.65	$11,441		$6,007	$17,448	68%	82%	14%	$11,813	$14,284	$2,471
1	40007	595	24		$25.65	$15,271		$8,017	$23,288	68%	82%	14%	$15,767	$19,065	$3,298
1	40008	595	24		$25.65	$15,271		$8,017	$23,288	66%	81%	15%	$15,360	$18,952	$3,592
1	40009	249	24		$25.65	$6,385		$3,352	$9,737	66%	81%	15%	$6,422	$7,924	$1,502
1	40010	480	24		$25.65	$12,318		$6,467	$18,785	66%	81%	15%	$12,390	$15,288	$2,898
1	40011	585	24		$25.65	$15,007		$7,879	$22,886	66%	81%	15%	$15,095	$18,625	$3,530
1	40012	500	24		$25.65	$12,826		$6,734	$19,560	68%	85%	17%	$13,298	$16,593	$3,295
1	40013	236	24		$25.65	$6,051		$3,177	$9,228	68%	85%	17%	$6,274	$7,828	$1,554
1	40014	396	24		$25.65	$10,148		$5,328	$15,476	68%	85%	17%	$10,522	$13,129	$2,607
1	40015	261	24		$25.65	$6,698		$3,516	$10,214	68%	85%	17%	$6,944	$8,665	$1,720
1	40016	374	24		$25.65	$9,584		$5,032	$14,616	71%	89%	19%	$10,336	$13,063	$2,727
1	40017	487	18		$25.65	$12,498		$6,561	$19,059	70%	90%	20%	$13,322	$17,095	$3,773
1	40018	487	18		$25.65	$12,498		$6,561	$19,059	70%	90%	20%	$13,322	$17,095	$3,773
1	40019	343	18		$25.65	$8,799		$4,619	$13,418	70%	90%	20%	$9,379	$12,035	$2,656
1	40020	295	18		$25.65	$7,573		$3,976	$11,549	69%	90%	21%	$7,933	$10,394	$2,461
1	40021	204	18		$25.65	$5,233		$2,747	$7,980	69%	90%	21%	$5,482	$7,182	$1,701
Subtotal:		**7,825**		**2004**		**$200,740**	**5%**	**$105,387**	**$306,126**				**$208,145**	**$262,280**	**$54,133**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
Wal-Mart Offsite 24" Sewer															
1	50001	269	24		$34.30	$9,220		$4,841	$14,061	59%	71%	12%	$8,307	$9,967	$1,660
1	50002	468	24		$34.30	$16,066		$8,435	$24,501	59%	71%	12%	$14,474	$17,366	$2,892
1	50003	274	24		$34.30	$9,402		$4,936	$14,338	59%	71%	12%	$8,470	$10,163	$1,693
1	50004	291	24		$34.30	$9,964		$5,231	$15,195	59%	71%	12%	$8,976	$10,770	$1,794
1	50005	230	24		$34.30	$7,889		$4,142	$12,031	59%	71%	12%	$7,107	$8,528	$1,420
1	50006	694	24		$34.30	$23,787		$12,488	$36,275	60%	73%	12%	$21,894	$26,358	$4,464
1	50007	265	24		$34.30	$9,076		$4,765	$13,841	60%	73%	13%	$8,305	$10,068	$1,763
1	50008	232	24		$34.30	$7,958		$4,178	$12,136	60%	73%	13%	$7,282	$8,827	$1,546
1	50009	566	24		$34.30	$19,400		$10,185	$29,585	60%	73%	13%	$17,751	$21,519	$3,768
1	50010	153	21		$34.30	$5,238		$2,750	$7,988	60%	73%	13%	$4,768	$5,824	$1,056
	Subtotal:	**3,440**		**2003**		**$118,000**	**5%**	**$61,951**	**$179,951**				**$107,334**	**$129,390**	**$22,056**
Creekview Estates Offsite Sanitary Sewer															
Franklin Branch - from Wilson Creek to Franklin Branch Trunk Sewer															
1	16000	350	27		$57.71	$20,210		$10,610	$30,820	15%	48%	33%	$4,526	$14,676	$10,150
1	16001	209	16		$57.71	$12,038		$6,320	$18,358	15%	48%	33%	$2,695	$8,740	$6,045
1	16002	443	27		$57.71	$25,571		$13,425	$38,996	15%	48%	33%	$5,725	$18,566	$12,840
1	16003	359	27		$57.71	$20,735		$10,886	$31,621	9%	46%	37%	$2,903	$14,446	$11,542
1	16004	231	27		$57.71	$13,314		$6,990	$20,304	9%	46%	37%	$1,864	$9,276	$7,411
1	16005	484	27		$57.71	$27,909		$14,652	$42,561	9%	46%	37%	$3,908	$19,443	$15,535
1	16006	375	27		$57.71	$21,618		$11,349	$32,967	4%	44%	39%	$1,338	$14,358	$13,020
1	16007	383	27		$57.71	$22,074		$11,589	$33,663	4%	44%	39%	$1,366	$14,661	$13,295
1	16008	136	27		$57.71	$7,860		$4,127	$11,987	4%	44%	39%	$486	$5,221	$4,734
1	16009	209	27		$57.71	$12,038		$6,320	$18,358	4%	44%	39%	$745	$7,995	$7,250
	Subtotal:	**3,177**		**2005**		**$183,369**	**5%**	**$96,268**	**$279,635**				**$25,556**	**$127,382**	**$101,822**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
Timber Creek Offsite Sewer															
Phase 1															
1	26009	789	21		$44.34	$34,982		$18,366	$53,348	34%	65%	31%	$18,089	$34,821	$16,733
1	26010	725	21		$44.34	$32,153		$16,880	$49,033	39%	65%	26%	$18,936	$31,800	$12,864
1	26011	211	21		$44.34	$9,374		$4,921	$14,295	25%	62%	37%	$3,540	$8,803	$5,263
1	26012	716	24		$44.34	$31,731		$16,659	$48,390	24%	59%	35%	$11,796	$28,718	$16,922
1	26013	204	21		$44.34	$9,059		$4,756	$13,815	24%	59%	35%	$3,368	$8,199	$4,831
1	26014	137	21		$44.34	$6,088		$3,196	$9,284	24%	59%	35%	$2,263	$5,510	$3,247
1	26015	225	21		$44.34	$9,977		$5,238	$15,215	24%	59%	35%	$3,709	$9,030	$5,321
1	26016	718	21		$44.34	$31,824		$16,708	$48,532	24%	59%	35%	$11,831	$28,803	$16,972
1	26017	569	18		$44.34	$25,226		$13,244	$38,470	33%	54%	20%	$12,744	$20,610	$7,866
1	26018	360	18		$44.34	$15,963		$8,381	$24,344	33%	54%	20%	$8,064	$13,042	$4,978
1	26019	408	18		$44.34	$18,069		$9,486	$27,555	33%	54%	20%	$9,128	$14,763	$5,634
1	26020	361	18		$44.34	$15,985		$8,392	$24,377	33%	54%	20%	$8,075	$13,060	$4,985
1	26021	392	18		$44.34	$17,387		$9,128	$26,515	33%	54%	20%	$8,784	$14,205	$5,422
1	26022	480	18		$44.34	$21,267		$11,165	$32,432	35%	54%	19%	$11,367	$17,385	$6,019
1	26023	479	18		$44.34	$21,244		$11,153	$32,397	33%	54%	20%	$10,732	$17,357	$6,625
1	26024	471	18		$44.34	$20,881		$10,963	$31,844	35%	54%	19%	$11,161	$17,070	$5,910
1	26025	590	18		$44.34	$26,175		$13,742	$39,917	37%	57%	20%	$14,960	$22,793	$7,833
1	26026	614	15		$44.34	$27,213		$14,287	$41,500	43%	70%	27%	$17,822	$29,131	$11,308
1	26027	305	15		$44.34	$13,516		$7,096	$20,612	43%	70%	27%	$8,852	$14,468	$5,616
1	26028	468	15		$44.34	$20,761		$10,900	$31,661	43%	70%	27%	$13,597	$22,224	$8,627
Subtotal:		**9,221**		**2004**		**$408,876**	**5%**	**$214,661**	**$623,536**				**$208,818**	**$371,792**	**$162,976**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
Robinson Ridge Offsite Sewer														
1 16040	179	24		$37.30	$6,685		$3,510	$10,195	37%	42%	5%	$3,777	$4,275	$498
1 16041	285	24		$37.30	$10,628		$5,580	$16,208	37%	42%	5%	$6,005	$6,796	$792
1 16042	434	24		$37.30	$16,189		$8,499	$24,688	37%	42%	5%	$9,146	$10,352	$1,206
1 16043	319	21		$37.30	$11,895		$6,245	$18,140	37%	42%	5%	$6,720	$7,606	$886
1 16044	134	21		$37.30	$4,990		$2,620	$7,610	37%	42%	5%	$2,819	$3,191	$372
1 16045	202	21		$37.30	$7,536		$3,956	$11,492	37%	42%	5%	$4,257	$4,819	$561
1 16046	498	18		$37.30	$18,575		$9,752	$28,327	37%	42%	5%	$10,494	$11,878	$1,384
1 16047	190	18		$37.30	$7,077		$3,715	$10,792	37%	42%	5%	$3,996	$4,523	$527
1 16048	443	18		$37.30	$16,509		$8,667	$25,176	37%	42%	5%	$9,322	$10,551	$1,229
1 16049	383	18		$37.30	$14,299		$7,507	$21,806	36%	41%	5%	$7,790	$8,912	$1,122
1 16050	76	18		$37.30	$2,826		$1,484	$4,310	36%	41%	5%	$1,540	$1,762	$222
1 16051	401	18		$37.30	$14,950		$7,849	$22,799	36%	41%	5%	$8,144	$9,318	$1,173
1 16052	282	18		$37.30	$10,503		$5,514	$16,017	36%	41%	5%	$5,722	$6,546	$824
1 16053	442	18		$37.30	$16,502		$8,664	$25,166	34%	39%	5%	$8,656	$9,799	$1,142
1 16054	379	18		$37.30	$14,149		$7,428	$21,577	34%	39%	5%	$7,422	$8,401	$979
1 16055	300	18		$37.30	$11,208		$5,884	$17,092	34%	39%	5%	$5,879	$6,655	$776
1 16056	253	18		$37.30	$9,435		$4,953	$14,388	34%	39%	5%	$4,949	$5,602	$653
1 16057	407	18		$37.30	$15,164		$7,961	$23,125	34%	39%	5%	$7,954	$9,004	$1,050
1 16058	454	18		$37.30	$16,926		$8,886	$25,812	34%	39%	5%	$8,879	$10,050	$1,172
1 16059	505	18		$37.30	$18,830		$9,886	$28,716	34%	39%	5%	$9,877	$11,181	$1,303
1 16060	393	18		$37.30	$14,646		$7,689	$22,335	34%	39%	5%	$7,683	$8,696	$1,014
1 16061	31	18		$37.30	$1,145		$601	$1,746	34%	39%	5%	$601	$680	$79
1 16062	110	18		$37.30	$4,096		$2,150	$6,246	32%	36%	4%	$2,029	$2,266	$237
Subtotal:	**7,098**		**2002**		**$264,761**	**5%**	**$139,000**	**$403,763**				**$143,661**	**$162,863**	**$19,201**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
NTMWD Prosper Interceptor Sewer															
1	10126	247	42		$20.25	$5,004		$2,627	$7,631	23%	52%	29%	$1,778	$3,989	$2,211
1	10127	341	42		$20.25	$6,906		$3,626	$10,532	23%	52%	29%	$2,454	$5,512	$3,057
1	10128	404	42		$20.25	$8,189		$4,299	$12,488	23%	52%	29%	$2,910	$6,544	$3,634
1	10129	267	42		$20.25	$5,405		$2,838	$8,243	26%	59%	33%	$2,141	$4,823	$2,682
1	10130	417	42		$20.25	$8,444		$4,433	$12,877	26%	59%	33%	$3,344	$7,543	$4,198
1	10131	693	42		$20.25	$14,041		$7,372	$21,413	26%	59%	33%	$5,560	$12,558	$6,998
1	10132	788	24		$20.25	$15,969		$8,384	$24,353	100%	100%	0%	$24,353	$24,353	$0
1	10133	589	24		$20.25	$11,934		$6,265	$18,199	100%	100%	0%	$18,199	$18,199	$0
1	10134	252	24		$20.25	$5,105		$2,680	$7,785	100%	100%	0%	$7,785	$7,785	$0
1	10135	352	24		$20.25	$7,130		$3,743	$10,873	100%	100%	0%	$10,873	$10,873	$0
1	10136	650	24		$20.25	$13,170		$6,914	$20,084	100%	100%	0%	$20,084	$20,084	$0
1	10137	617	24		$20.25	$12,504		$6,565	$19,069	100%	100%	0%	$19,069	$19,069	$0
1	10138	520	24		$20.25	$10,539		$5,533	$16,072	100%	100%	0%	$16,072	$16,072	$0
1	10139	775	24		$20.25	$15,702		$8,244	$23,946	100%	100%	0%	$23,946	$23,946	$0
1	10140	343	24		$20.25	$6,951		$3,649	$10,600	100%	100%	0%	$10,600	$10,600	$0
1	10141	368	24		$20.25	$7,451		$3,912	$11,363	100%	100%	0%	$11,363	$11,363	$0
1	10142	586	24		$20.25	$11,868		$6,231	$18,099	100%	100%	0%	$18,099	$18,099	$0
1	10143	298	24		$20.25	$6,042		$3,172	$9,214	100%	100%	0%	$9,214	$9,214	$0
1	10144	450	24		$20.25	$9,109		$4,782	$13,891	100%	100%	0%	$13,891	$13,891	$0
1	10145	452	24		$20.25	$9,147		$4,802	$13,949	90%	100%	10%	$12,535	$13,949	$1,414
1	10146	318	24		$20.25	$6,447		$3,385	$9,832	95%	100%	5%	$9,340	$9,832	$492
1	10147	167	24		$20.25	$3,377		$1,773	$5,150	95%	100%	5%	$4,892	$5,150	$258
1	10148	478	24		$20.25	$9,678		$5,081	$14,759	95%	100%	5%	$14,020	$14,759	$739
1	10149	500	24		$20.25	$10,125		$5,316	$15,441	95%	100%	5%	$14,664	$15,441	$777
1	10150	614	24		$20.25	$12,439		$6,530	$18,969	95%	100%	5%	$18,015	$18,969	$954
1	10151	271	24		$20.25	$5,490		$2,882	$8,372	95%	100%	5%	$7,946	$8,372	$426
1	10152	773	24		$20.25	$15,657		$8,220	$23,877	98%	100%	2%	$23,375	$23,877	$502
1	10153	693	24		$20.25	$14,028		$7,365	$21,393	98%	100%	2%	$20,943	$21,393	$450
1	10154	197	24		$20.25	$4,000		$2,100	$6,100	98%	100%	2%	$5,972	$6,100	$128
1	10155	134	24		$20.25	$2,721		$1,429	$4,150	98%	100%	2%	$4,063	$4,150	$87
1	10156	735	24		$20.25	$14,885		$7,815	$22,700	98%	100%	2%	$22,223	$22,700	$477
1	10157	505	24		$20.25	$10,234		$5,373	$15,607	98%	100%	2%	$15,275	$15,607	$332
1	10158	481	24		$20.25	$9,739		$5,113	$14,852	100%	100%	0%	$14,852	$14,852	$0
1	10159	332	24		$20.25	$6,730		$3,533	$10,263	100%	100%	0%	$10,263	$10,263	$0
Subtotal:		**15,610**		**2007**		**$316,159**	**5%**	**$165,986**	**$482,146**				**$239,582**	**$246,618**	**$7,036**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
Westerra Stonebridge Sewer														
1 19009	13	24		$18.00	$225		$118	$343	10%	90%	80%	$34	$308	$274
1 19010	72	24		$18.00	$1,296		$680	$1,976	83%	89%	6%	$1,634	$1,753	$120
1 19011	144	15		$4.80	$689		$362	$1,051	83%	89%	6%	$869	$933	$64
1 19012	329	15		$4.80	$1,578		$828	$2,406	83%	89%	6%	$1,989	$2,135	$146
1 19013	339	15		$4.80	$1,628		$855	$2,483	83%	89%	6%	$2,053	$2,203	$150
1 19014	129	15		$4.80	$621		$326	$947	83%	89%	6%	$783	$840	$57
1 19015	131	15		$4.80	$630		$331	$961	83%	89%	7%	$796	$860	$64
1 19016	334	15		$4.80	$1,602		$841	$2,443	83%	89%	7%	$2,022	$2,186	$163
1 19017	345	15		$4.80	$1,654		$868	$2,522	83%	89%	7%	$2,088	$2,256	$168
1 19018	307	15		$4.80	$1,476		$775	$2,251	83%	90%	7%	$1,867	$2,032	$165
1 19019	50	15		$4.80	$239		$125	$364	83%	90%	7%	$303	$328	$26
1 19020	64	15		$4.80	$306		$161	$467	83%	90%	7%	$388	$421	$33
1 19021	77	15		$4.80	$369		$194	$563	83%	90%	7%	$469	$508	$39
Subtotal:	**2,333**		**2003**		**$12,313**	**5%**	**$6,464**	**$18,777**				**$15,295**	**$16,763**	**$1,469**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
Westerra Stonebridge Trunk Line															
Line H & H-2															
1	17397	344	42		$54.00	$18,569		$9,749	$28,318	100%	100%	0%	$28,318	$28,318	$0
1	17398	490	30		$54.00	$26,462		$13,893	$40,355	100%	100%	0%	$40,355	$40,355	$0
1	17399	451	30		$54.00	$24,353		$12,785	$37,138	100%	100%	0%	$37,138	$37,138	$0
1	17400	500	30		$54.00	$27,000		$14,175	$41,175	100%	100%	0%	$41,175	$41,175	$0
1	17401	10	30		$54.00	$540		$284	$824	91%	91%	0%	$751	$751	$0
1	17402	480	30		$54.00	$25,914		$13,605	$39,519	100%	100%	0%	$39,519	$39,519	$0
1	17403	349	30		$54.00	$18,857		$9,900	$28,757	100%	100%	0%	$28,757	$28,757	$0
1	17404	260	30		$54.00	$14,014		$7,357	$21,371	100%	100%	0%	$21,371	$21,371	$0
1	17405	32	30		$54.00	$1,751		$919	$2,670	100%	100%	0%	$2,670	$2,670	$0
1	17406	70	30		$54.00	$3,803		$1,997	$5,800	100%	100%	0%	$5,800	$5,800	$0
1	17407	157	30		$54.00	$8,486		$4,455	$12,941	100%	100%	0%	$12,941	$12,941	$0
1	17408	83	30		$30.50	$2,533		$1,330	$3,863	100%	100%	0%	$3,863	$3,863	$0
1	17409	37	30		$30.50	$1,127		$592	$1,719	100%	100%	0%	$1,719	$1,719	$0
1	17410	229	30		$30.50	$6,996		$3,673	$10,669	100%	100%	0%	$10,669	$10,669	$0
1	17411	490	30		$30.50	$14,945		$7,846	$22,791	100%	100%	0%	$22,791	$22,791	$0
1	17412	210	30		$30.50	$6,414		$3,367	$9,781	100%	100%	0%	$9,781	$9,781	$0
1	17413	280	30		$30.50	$8,528		$4,477	$13,005	100%	100%	0%	$13,005	$13,005	$0
1	17414	245	30		$30.50	$7,471		$3,922	$11,393	100%	100%	0%	$11,393	$11,393	$0
1	17415	235	30		$30.50	$7,168		$3,763	$10,931	100%	100%	0%	$10,931	$10,931	$0
1	17416	474	30		$54.00	$25,583		$13,431	$39,014	100%	100%	0%	$39,014	$39,014	$0
1	17417	517	30		$54.00	$27,936		$14,666	$42,602	100%	100%	0%	$42,602	$42,602	$0
1	17418	490	30		$54.00	$26,460		$13,892	$40,352	100%	100%	0%	$40,352	$40,352	$0
1	17420	293	30		$54.00	$15,796		$8,293	$24,089	100%	100%	0%	$24,089	$24,089	$0
1	17421	179	30		$54.00	$9,673		$5,078	$14,751	100%	100%	0%	$14,751	$14,751	$0
1	19000	144	24		$54.00	$7,789		$4,089	$11,878	85%	91%	6%	$10,087	$10,841	$754
1	19001	377	24		$54.00	$20,361		$10,690	$31,051	12%	90%	78%	$3,601	$27,879	$24,278
1	19002	129	24		$54.00	$6,956		$3,652	$10,608	12%	90%	78%	$1,229	$9,541	$8,312
1	19003	490	24		$93.00	$45,610		$23,945	$69,555	12%	90%	78%	$8,058	$62,574	$54,516
1	19004	490	24		$54.00	$26,457		$13,890	$40,347	12%	90%	78%	$4,673	$36,307	$31,634
1	19005	490	24		$54.00	$26,466		$13,895	$40,361	12%	90%	78%	$4,674	$36,329	$31,655
1	19006	490	24		$54.00	$26,465		$13,894	$40,359	10%	90%	80%	$4,030	$36,260	$32,230
1	19007	430	24		$54.00	$23,210		$12,185	$35,395	10%	90%	80%	$3,525	$31,809	$28,284
1	19008	237	24		$54.00	$12,785		$6,712	$19,497	10%	90%	80%	$1,933	$17,480	$15,547
Subtotal:		**10,183**		**2003**		**$526,478**	**5%**	**$276,401**	**$802,879**				**$545,565**	**$772,775**	**$227,210**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
Franklin Branch Trunk Sewer															
From North Side of Parker Creek Estates North Along Franklin Branch to U.S. 380 and East to Bois D' Arc Road															
2	16010	102	30		$205.18	$20,929		$10,988	$31,917	4%	44%	39%	$1,295	$13,900	$12,605
2	16011	38	30		$205.18	$7,797		$4,093	$11,890	4%	44%	39%	$482	$5,178	$4,696
2	16012	60	30		$205.18	$12,311		$6,463	$18,774	4%	44%	39%	$762	$8,176	$7,415
2	16013	381	27		$205.18	$78,175		$41,042	$119,217	4%	44%	39%	$4,838	$51,921	$47,083
2	16014	800	27		$205.18	$164,147		$86,177	$250,324	4%	44%	39%	$10,158	$109,020	$98,862
2	16015	60	27		$205.18	$12,311		$6,463	$18,774	4%	44%	39%	$762	$8,175	$7,413
2	16016	229	18		$205.18	$46,987		$24,668	$71,655	11%	57%	46%	$8,196	$40,818	$32,622
2	16017	300	18		$205.18	$61,555		$32,316	$93,871	11%	57%	46%	$10,737	$53,474	$42,736
2	16018	192	18		$205.18	$39,395		$20,682	$60,077	11%	57%	46%	$6,872	$34,223	$27,351
2	16019	308	18		$205.18	$63,196		$33,178	$96,374	11%	57%	46%	$11,024	$54,899	$43,876
2	16020	140	18		$205.18	$28,726		$15,081	$43,807	11%	57%	46%	$5,011	$24,955	$19,944
2	16021	775	12		$205.18	$159,017		$83,484	$242,501	56%	66%	10%	$135,592	$159,060	$23,468
2	16022	216	18		$205.18	$44,320		$23,268	$67,588	1%	40%	39%	$861	$27,177	$26,316
	Subtotal:	**3,601**		**2005**		**$738,865**	**5%**	**$387,903**	**$1,126,769**				**$196,590**	**$590,976**	**$394,387**
Airport Sewer Phase II															
From northeast of termination of Industrial Blvd to North McKinney Interceptor															
2	20300	25	15		$149.89	$3,816		$2,003	$5,819	79%	100%	21%	$4,576	$5,819	$1,243
2	20302	43	15		$149.89	$6,454		$3,388	$9,842	79%	100%	21%	$7,740	$9,842	$2,102
2	20304	438	15		$149.89	$65,671		$34,477	$100,148	79%	100%	21%	$78,763	$100,148	$21,385
2	20306	500	15		$149.89	$74,974		$39,361	$114,335	79%	100%	21%	$89,921	$114,335	$24,414
2	20308	500	15		$149.89	$74,882		$39,313	$114,195	79%	100%	21%	$89,811	$114,195	$24,384
2	20310	500	15		$149.89	$75,012		$39,381	$114,393	79%	100%	21%	$89,966	$114,393	$24,427
2	20312	183	15		$149.89	$27,499		$14,437	$41,936	79%	100%	21%	$32,981	$41,936	$8,955
2	20314	498	15		$149.89	$74,701		$39,218	$113,919	79%	100%	21%	$89,593	$113,919	$24,326
2	20316	499	15		$149.89	$74,768		$39,253	$114,021	79%	100%	21%	$89,674	$114,021	$24,347
2	20318	523	15		$149.89	$78,400		$41,160	$119,560	79%	100%	21%	$94,030	$119,560	$25,530
2	20320	296	15		$149.89	$44,350		$23,284	$67,634	79%	100%	21%	$53,192	$67,634	$14,442
2	20322	532	15		$149.89	$79,816		$41,903	$121,719	79%	100%	21%	$95,728	$121,719	$25,991
2	20324	357	15		$149.89	$53,464		$28,069	$81,533	79%	100%	21%	$64,123	$81,533	$17,410
2	20326	282	15		$149.89	$42,255		$22,184	$64,439	79%	100%	21%	$50,739	$64,439	$13,700
2	20328	445	15		$149.89	$66,709		$35,022	$101,731	79%	100%	21%	$80,368	$101,731	$21,363
2	20330	24	15		$149.89	$3,667		$1,925	$5,592	79%	100%	21%	$4,398	$5,592	$1,194
	Subtotal:	**5,647**		**2005**		**$846,438**	**5%**	**$444,378**	**$1,290,816**				**$1,015,603**	**$1,290,816**	**$275,213**

EXHIBIT 2

TABLE NO. 16
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity 2012	(%) Utilized Capacity 2022	(%) Utilized Capacity During Fee Period	($) Utilized Capacity 2012	($) Utilized Capacity 2022	($) Utilized Capacity During Fee Period
Collin McKinney Pkwy. & McKinney Place Drive Sanitary Sewer															
Along Collin McKinney Pkwy. From McKinney Place Drive to Lake Forest Drive															
1	50170	402	15		$114.35	$45,976		$24,137	$70,113	63%	100%	37%	$44,507	$70,113	$25,606
1	50172	398	15		$114.35	$45,504		$23,890	$69,394	63%	100%	37%	$44,050	$69,394	$25,344
1	50174	385	15		$114.35	$44,055		$23,129	$67,184	66%	100%	34%	$44,400	$67,184	$22,784
Subtotal:		**1,185**		**2008**		**$135,535**	**5%**	**$71,156**	**$206,691**				**$132,957**	**$206,691**	**$73,734**
Lake Forest Drive & SH 121 Offsite Utilities															
Along SH 121 North ROW from McKinney Place Drive to Lake Forest Drive															
1	50160	226	21		$538.52	$121,973		$64,036	$186,009	41%	53%	11%	$76,716	$97,734	$21,018
1	50162	226	21		$538.52	$121,536		$63,806	$185,342	41%	53%	11%	$76,440	$97,383	$20,943
1	50164	223	21		$538.52	$120,278		$63,146	$183,424	41%	53%	11%	$75,649	$96,375	$20,726
1	50166	420	21		$538.52	$226,023		$118,662	$344,685	41%	53%	11%	$142,158	$181,106	$38,947
Subtotal:		**1,095**		**2008**		**$589,810**	**5%**	**$309,650**	**$899,460**				**$370,963**	**$472,598**	**$101,634**
Existing Sewer Line CIP Total		**196,693**				**$13,313,208**		**$6,989,450**	**$20,302,674**				**$15,248,909**	**$17,382,293**	**$2,133,385**

Notes:
1 - City Participate in Cost Oversize
2 - City Initiated and Funded

EXHIBIT 2

TABLE NO. 17

Proposed Impact Fee Wastewater Lines

	Pipe Number		Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.) *	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
Westerra Stonebridge - Sanitary Sewer Trunk Line - Line "H-3"																
1	19059	*	74	24		$96.00	$7,087		$3,721	$10,808	0%	88%	88%	$0	$9,541	$9,541
1	19060	*	531	24		$96.00	$50,958		$26,753	$77,711	0%	89%	89%	$0	$68,863	$68,863
1	19063	*	34	21		$72.00	$2,462		$1,292	$3,754	0%	90%	90%	$0	$3,369	$3,369
1	19064	*	341	21		$72.00	$24,558		$12,893	$37,451	0%	88%	88%	$0	$33,009	$33,009
1	19066	*	498	18		$48.00	$23,908		$12,551	$36,459	0%	95%	95%	$0	$34,699	$34,699
1	19068	*	411	18		$48.00	$19,743		$10,365	$30,108	0%	98%	98%	$0	$29,579	$29,579
1	19070	*	508	18		$48.00	$24,375		$12,797	$37,172	0%	99%	99%	$0	$36,868	$36,868
1	19071	*	63	21		$72.00	$4,570		$2,399	$6,969	0%	63%	63%	$0	$4,375	$4,375
1	19072	*	219	21		$72.00	$15,742		$8,265	$24,007	0%	53%	53%	$0	$12,810	$12,810
1	19074	*	159	21		$72.00	$11,477		$6,025	$17,502	0%	53%	53%	$0	$9,339	$9,339
1	19076	*	490	21		$72.00	$35,250		$18,506	$53,756	0%	53%	53%	$0	$28,684	$28,684
1	19078	*	453	21		$72.00	$32,605		$17,118	$49,723	0%	53%	53%	$0	$26,533	$26,533
1	19080	*	441	21		$72.00	$31,769		$16,679	$48,448	0%	53%	53%	$0	$25,852	$25,852
1	19082	*	481	21		$72.00	$34,650		$18,191	$52,841	0%	53%	53%	$0	$28,196	$28,196
1	19084	*	182	21		$72.00	$13,087		$6,871	$19,958	0%	53%	53%	$0	$10,650	$10,650
1	19086	*	204	21		$72.00	$14,689		$7,712	$22,401	0%	53%	53%	$0	$11,953	$11,953
1	19088	*	157	21		$72.00	$11,276		$5,920	$17,196	0%	53%	53%	$0	$9,176	$9,176
1	19090	*	347	21		$72.00	$24,950		$13,099	$38,049	0%	53%	53%	$0	$20,303	$20,303
1	19092	*	383	18		$48.00	$18,374		$9,647	$28,021	0%	53%	53%	$0	$14,952	$14,952
1	19094	*	138	18		$48.00	$6,615		$3,473	$10,088	0%	53%	53%	$0	$5,383	$5,383
1	19096	*	113	18		$48.00	$5,417		$2,844	$8,261	0%	53%	53%	$0	$4,408	$4,408
1	19098	*	326	18		$48.00	$15,652		$8,218	$23,870	0%	53%	53%	$0	$12,737	$12,737
1	19102	*	389	18		$48.00	$18,682		$9,808	$28,490	0%	40%	40%	$0	$11,290	$11,290
1	19104	*	230	18		$48.00	$11,051		$5,802	$16,853	0%	40%	40%	$0	$6,679	$6,679
1	19106	*	179	18		$48.00	$8,598		$4,514	$13,112	0%	40%	40%	$0	$5,196	$5,196
1	19108	*	421	15		$24.00	$10,099		$5,302	$15,401	0%	40%	40%	$0	$6,103	$6,103
1	19110	*	229	15		$24.00	$5,495		$2,885	$8,380	0%	40%	40%	$0	$3,321	$3,321
1	19112	*	195	15		$24.00	$4,679		$2,456	$7,135	0%	40%	40%	$0	$2,827	$2,827
1	19114	*	234	15		$24.00	$5,619		$2,950	$8,569	0%	40%	40%	$0	$3,396	$3,396
1	19116	*	111	15		$24.00	$2,667		$1,400	$4,067	0%	40%	40%	$0	$1,612	$1,612
1	19118	*	236	15		$24.00	$5,654		$2,968	$8,622	0%	0%	0%	$0	$0	$0
1	19120	*	156	15		$24.00	$3,742		$1,965	$5,707	0%	87%	87%	$0	$4,961	$4,961
1	19122	*	194	15		$24.00	$4,656		$2,444	$7,100	0%	87%	87%	$0	$6,172	$6,172
1	19124	*	116	15		$24.00	$2,789		$1,464	$4,253	0%	87%	87%	$0	$3,697	$3,697
1	19126	*	59	15		$24.00	$1,415		$743	$2,158	0%	87%	87%	$0	$1,876	$1,876
1	19128	*	109	15		$24.00	$2,610		$1,370	$3,980	0%	87%	87%	$0	$3,460	$3,460
1	19130	*	149	15		$24.00	$3,586		$1,882	$5,468	0%	87%	87%	$0	$4,753	$4,753
1	19132	*	177	15		$24.00	$4,256		$2,235	$6,491	0%	87%	87%	$0	$5,643	$5,643
1	19134	*	358	12		$0.00	$0		$0	$0	0%	87%	87%	$0	$0	$0
1	19136	*	61	12		$0.00	$0		$0	$0	0%	87%	87%	$0	$0	$0
1	19138	*	448	12		$0.00	$0		$0	$0	0%	87%	87%	$0	$0	$0
1	19140	*	328	12		$0.00	$0		$0	$0	0%	87%	87%	$0	$0	$0
1	19142	*	248	12		$0.00	$0		$0	$0	0%	87%	87%	$0	$0	$0
1	FM19008	*	742	20		$48.00	$35,636		$18,709	$54,345	0%	44%	44%	$0	$23,689	$23,689
1	FM19010	*	1,422	18		$48.00	$68,242		$35,827	$104,069	0%	44%	44%	$0	$45,363	$45,363
	Subtotal:		**13,344**		**2013**		**$628,692**	**5%**	**$330,063**	**$958,755**				**$0**	**$581,317**	**$581,317**

EXHIBIT 2

TABLE NO. 17

Proposed Impact Fee Wastewater Lines

	Pipe Number		Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.) *	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
Trinity Falls Offsite Wastewater Line																
1	25000	*	19	36		$180.00	$3,442		$1,807	$5,249	0%	54%	54%	$0	$2,817	$2,817
1	25002	*	597	36		$180.00	$107,504		$56,440	$163,944	0%	53%	53%	$0	$87,229	$87,229
1	25004	*	87	36		$180.00	$15,595		$8,187	$23,782	0%	53%	53%	$0	$12,651	$12,651
1	25006	*	79	36		$180.00	$14,310		$7,513	$21,823	0%	53%	53%	$0	$11,575	$11,575
1	25008	*	265	36		$180.00	$47,725		$25,056	$72,781	0%	53%	53%	$0	$38,598	$38,598
1	25010	*	609	36		$180.00	$109,675		$57,579	$167,254	0%	53%	53%	$0	$88,699	$88,699
1	25012	*	573	36		$180.00	$103,115		$54,135	$157,250	0%	53%	53%	$0	$83,403	$83,403
1	25014	*	577	36		$180.00	$103,888		$54,541	$158,429	0%	53%	53%	$0	$84,019	$84,019
1	25016	*	570	36		$180.00	$102,597		$53,863	$156,460	0%	53%	53%	$0	$82,946	$82,946
1	25018	*	531	36		$180.00	$95,666		$50,225	$145,891	0%	54%	54%	$0	$78,912	$78,912
1	25020	*	798	36		$180.00	$143,717		$75,451	$219,168	0%	54%	54%	$0	$118,988	$118,988
1	25022	*	278	36		$180.00	$50,121		$26,314	$76,435	0%	54%	54%	$0	$41,486	$41,486
1	25024	*	317	36		$180.00	$57,128		$29,992	$87,120	0%	55%	55%	$0	$48,331	$48,331
1	25026	*	521	36		$180.00	$93,692		$49,188	$142,880	0%	55%	55%	$0	$79,253	$79,253
1	25028	*	410	36		$180.00	$73,748		$38,718	$112,466	0%	55%	55%	$0	$62,366	$62,366
1	25030	*	674	36		$180.00	$121,367		$63,718	$185,085	0%	55%	55%	$0	$102,620	$102,620
1	25032	*	856	36		$180.00	$154,124		$80,915	$235,039	0%	55%	55%	$0	$130,280	$130,280
1	25034	*	789	36		$180.00	$141,990		$74,545	$216,535	0%	55%	55%	$0	$119,989	$119,989
1	25036	*	717	36		$180.00	$129,108		$67,782	$196,890	0%	61%	61%	$0	$120,114	$120,114
1	25038	*	279	36		$180.00	$50,235		$26,374	$76,609	0%	61%	61%	$0	$46,736	$46,736
1	25040	*	607	36		$180.00	$109,349		$57,408	$166,757	0%	61%	61%	$0	$101,731	$101,731
1	25042	*	638	36		$180.00	$114,875		$60,309	$175,184	0%	61%	61%	$0	$106,903	$106,903
1	25044	*	812	36		$180.00	$146,223		$76,767	$222,990	0%	61%	61%	$0	$136,076	$136,076
1	25046	*	840	36		$180.00	$151,128		$79,342	$230,470	0%	61%	61%	$0	$140,640	$140,640
1	25048	*	586	36		$180.00	$105,568		$55,423	$160,991	0%	63%	63%	$0	$102,163	$102,163
1	25050	*	877	36		$180.00	$157,885		$82,890	$240,775	0%	63%	63%	$0	$152,794	$152,794
	Subtotal:		**13,910**		**2013**		**$2,503,778**	**5%**	**$1,314,482**	**$3,818,260**				**$0**	**$2,181,319**	**$2,181,319**

EXHIBIT 2

TABLE NO. 17

Proposed Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.) *	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity 2012	(%) Utilized Capacity 2022	(%) Utilized Capacity During Fee Period	($) Utilized Capacity 2012	($) Utilized Capacity 2022	($) Utilized Capacity During Fee Period
Clemons Creek Trunk Sewer															
1	CC100 *	1,423	27		$120.00	$170,789		$89,664	$260,453	0%	13%	13%	$0	$33,526	$33,526
1	CC102 *	3,869	24		$96.00	$371,457		$195,015	$566,472	0%	6%	6%	$0	$34,950	$34,950
1	CC103 *	1,196	24		$96.00	$114,803		$60,272	$175,075	0%	4%	4%	$0	$6,548	$6,548
1	CC104 *	2,458	21		$72.00	$176,990		$92,920	$269,910	0%	0%	0%	$0	$0	$0
	Subtotal:	**8,947**		**2014**		**$834,039**	**5%**	**$437,871**	**$1,271,910**				**$0**	**$75,024**	**$75,024**
Honey Creek Trunk Sewer															
1	HC122A *	19	36		$180.00	$3,330		$1,748	$5,078	0%	55%	55%	$0	$2,790	$2,790
1	HC123 *	1,848	42		$240.00	$443,402		$232,786	$676,188	0%	6%	6%	$0	$37,931	$37,931
1	HC123A *	2,752	36		$180.00	$495,432		$260,102	$755,534	0%	2%	2%	$0	$16,012	$16,012
1	HC124 *	2,129	36		$180.00	$383,287		$201,226	$584,513	0%	2%	2%	$0	$12,635	$12,635
1	HC157 *	876	18		$48.00	$42,041		$22,071	$64,112	0%	34%	34%	$0	$21,513	$21,513
	Subtotal:	**19**		**2015**		**$1,367,493**	**5%**	**$717,933**	**$2,085,426**				**$0**	**$90,881**	**$90,881**
Big Branch Trunk Sewer															
1	BB100 *	4,878	24		$96.00	$468,264		$245,839	$714,103	0%	2%	2%	$0	$17,333	$17,333
	Subtotal:	**4,878**		**2016**		**$468,264**	**5%**	**$245,839**	**$714,103**				**$0**	**$17,333**	**$17,333**
Upper East Fork Trunk Sewer															
1	UE106 *	1,870	30		$144.00	$269,222		$141,342	$410,564	0%	63%	63%	$0	$260,540	$260,540
1	UE108 *	3,475	21		$72.00	$250,178		$131,343	$381,521	0%	68%	68%	$0	$260,157	$260,157
1	UE110 *	2,593	21		$72.00	$186,673		$98,003	$284,676	0%	65%	65%	$0	$184,386	$184,386
1	UE112 *	2,747	15		$24.00	$65,920		$34,608	$100,528	0%	58%	58%	$0	$58,304	$58,304
1	UE116 *	3,474	15		$24.00	$83,371		$43,770	$127,141	0%	65%	65%	$0	$82,349	$82,349
	Subtotal:	**14,157**		**2018**		**$855,365**	**5%**	**$449,066**	**$1,304,431**				**$0**	**$845,736**	**$845,736**
Franklin Branch Trunk Sewer															
1	FB100 *	883	18		$48.00	$42,361		$22,239	$64,600	0%	40%	40%	$0	$25,678	$25,678
1	FB102 *	5,010	18		$48.00	$240,470		$126,247	$366,717	0%	36%	36%	$0	$132,061	$132,061
1	FB104 *	5,603	15		$24.00	$134,471		$70,597	$205,068	0%	29%	29%	$0	$60,403	$60,403
	Subtotal:	**883**		**2018**		**$417,301**	**5%**	**$219,083**	**$636,384**				**$0**	**$218,142**	**$218,142**

EXHIBIT 2

TABLE NO. 17

Proposed Impact Fee Wastewater Lines

	Pipe Number		Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.) *	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity 2012	(%) Utilized Capacity 2022	(%) Utilized Capacity During Fee Period	($) Utilized Capacity 2012	($) Utilized Capacity 2022	($) Utilized Capacity During Fee Period
Stonebridge Lift Station No. 1 Abandonment Sanitary Sewer																
1	UW105B	*	3,000	24		$96.00	$288,000		$151,200	$439,200	0%	90%	90%	$0	$393,421	$393,421
2	UW105A		2,550	24		$288.00	$734,400		$385,560	$1,119,960	0%	90%	90%	$0	$1,003,223	$1,003,223
	Subtotal:		**5,550**		**2020**		**$1,022,400**	**5%**	**$536,760**	**$1,559,160**				**$0**	**$1,396,644**	**$1,396,644**
Stover Creek Trunk Sewer																
1	SC100	*	2,585	30		$144.00	$372,181		$195,395	$567,576	0%	18%	18%	$0	$100,752	$100,752
1	SC101	*	2,917	27		$120.00	$350,083		$183,793	$533,876	0%	15%	15%	$0	$80,257	$80,257
1	SC102	*	5,461	27		$120.00	$655,338		$344,053	$999,391	0%	13%	13%	$0	$129,901	$129,901
	Subtotal:		**10,963**		**2022**		**$1,377,601**	**5%**	**$723,241**	**$2,100,842**				**$0**	**$310,910**	**$310,910**
Upper Wilson Creek Trunk Sewer																
1	UW108	*	6,581	15		$24.00	$157,933		$82,915	$240,848	0%	24%	24%	$0	$57,161	$57,161
	Subtotal:		**6,581**		**2022**		**$157,933**	**5%**	**$82,915**	**$240,848**				**$0**	**$57,161**	**$57,161**
NTMWD Prosper/McKinney Parallel Interceptor																
1	WC284	*	269	36		$180.00	$48,342		$25,379	$73,721	0%	68%	68%	$0	$49,885	$49,885
1	WC286	*	341	36		$180.00	$61,357		$32,212	$93,569	0%	68%	68%	$0	$63,356	$63,356
1	WC288	*	404	36		$180.00	$72,788		$38,214	$111,002	0%	68%	68%	$0	$75,192	$75,192
1	WC290	*	267	30		$144.00	$38,429		$20,175	$58,604	0%	68%	68%	$0	$39,742	$39,742
1	WC292	*	417	30		$144.00	$60,036		$31,519	$91,555	0%	68%	68%	$0	$62,117	$62,117
1	WC294	*	693	30		$144.00	$99,824		$52,408	$152,232	0%	68%	68%	$0	$103,367	$103,367
1	WC294A	*	14	42		$240.00	$3,397		$1,784	$5,181	0%	12%	12%	$0	$604	$604
1	WC296	*	788	42		$240.00	$189,232		$99,347	$288,579	0%	46%	46%	$0	$132,204	$132,204
1	WC298	*	589	42		$240.00	$141,417		$74,244	$215,661	0%	46%	46%	$0	$99,178	$99,178
1	WC300	*	252	42		$240.00	$60,470		$31,747	$92,217	0%	46%	46%	$0	$42,168	$42,168
1	WC302	*	352	42		$240.00	$84,475		$44,349	$128,824	0%	46%	46%	$0	$59,034	$59,034
1	WC304	*	650	42		$240.00	$156,075		$81,939	$238,014	0%	46%	46%	$0	$109,131	$109,131
1	WC306	*	617	42		$240.00	$148,169		$77,788	$225,957	0%	46%	46%	$0	$103,703	$103,703
1	WC308	*	520	42		$240.00	$124,880		$65,562	$190,442	0%	46%	46%	$0	$87,547	$87,547
1	WC310	*	775	36		$180.00	$139,541		$73,259	$212,800	0%	38%	38%	$0	$81,515	$81,515
1	WC312	*	343	36		$180.00	$61,778		$32,433	$94,211	0%	38%	38%	$0	$36,089	$36,089
1	WC314	*	368	36		$180.00	$66,208		$34,759	$100,967	0%	38%	38%	$0	$38,676	$38,676
1	WC316	*	586	36		$180.00	$105,467		$55,370	$160,837	0%	38%	38%	$0	$60,513	$60,513
1	WC317	*	14	36		$180.00	$2,552		$1,340	$3,892	0%	43%	43%	$0	$1,673	$1,673
1	WC318	*	298	36		$180.00	$53,713		$28,200	$81,913	0%	38%	38%	$0	$30,772	$30,772
1	WC320	*	450	36		$180.00	$80,959		$42,504	$123,463	0%	38%	38%	$0	$46,379	$46,379
	Subtotal:		**9,009**		**2017**		**$1,799,107**	**5%**	**$944,532**	**$2,743,639**				**$0**	**$1,322,845**	**$1,322,845**
Sewer Line CIP Total			**88,240**				**$11,431,973**		**$6,001,785**	**$17,433,758**				**$0**	**$7,097,312**	**$7,097,312**

Notes: 1 - City Participate in Cost Oversize
2 - City Initiated and Funded

** Average Unit costs are based in 2012 dollars unless otherwise indicated and includes 20% for engineering, surveying & QA testing*

EXHIBIT 2

TABLE NO. 18
Proposed Wastewater Lift Station Facilities

Pump Station Improvements	Year Const.	Projected Capacity (MGD)	Pump Station Cost ($)				Capacity Utilized (%)			Capacity Utilized ($)		
			Const.	* Engineering & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost $	2012	2022	In The CRF Period	2012	2022	In The CRF Period
Westerra Stonebridge - Lift Stations (On U.S. 380, West of Custer Rd. & East of Independence Pkwy.)												
Stonebridge Lift Station No. 2	2013	4.9	$ 314,249	$ 31,425	$ 181,479	$ 527,153	0.0%	60.0%	60.0%	$ -	$ 316,292	$ 316,292
Stonebridge Lift Station No. 3	2013	4.4	$ 345,544	$ 34,554	$ 199,551	$ 579,649	0.0%	50.0%	50.0%	$ -	$ 289,824	$ 289,824
Total			**$ 659,793**	**$ 65,979**	**$ 381,030**	**$ 1,106,802**				**$ -**	**$ 606,116**	**$ 606,116**

* 10% of Construction Assumed for Engineering and Testing
(1) Estimated Cost Based on Actual Bid Price

EXHIBIT 2

F. CALCULATION OF MAXIMUM IMPACT FEES - WATER & WASTEWATER

The **Water System** impact fee for a ¾" meter is calculated as follows:

Maximum Impact Fee = Eligible Existing Facility Cost + Eligible Proposed Facility Cost / Number of New Living Unit Equivalent over the Next 10-Years

= ($30,599,144 + $65,017,105) / 33,711 = $95,616,249 / 33,711

Calculated Water Maximum Impact Fee = $2,836.33 *

* Maximum Allowable Water Impact Fee is 50% of the Calculated Water Maximum Impact Fee

Maximum Assessable Water Impact Fee = $2,836.33 X 50% = $1,418.17

The **Wastewater System** impact fee is calculated as follows:

Maximum Impact Fee = Eligible Existing Facility Cost + Eligible Proposed Facility Cost / Number of New Living Unit Equivalent over the Next 10-Years

= ($2,133,385 + $8,049,363) / 29,256 = $10,182,748 / 29,256

Calculated Water Maximum Impact Fee = $348.05 *

* Maximum Allowable Water Impact Fee is 50% of the Calculated Water Maximum Impact Fee

Maximum Assessable Wastewater Impact Fee = $348.05 X 50% = $174.03

Chapter 395, of the Local Government Code allows the maximum impact fee to be charged if revenues from Future Ad Valorem Taxes, and water and sewer bills are included as a credit in the analysis. If not, the Act allows the maximum assessable fee to be set at 50% of the calculated maximum fee. The maximum impact fees for the water and wastewater systems are calculated separately by dividing the cost of the capital improvements or facility expansions necessitated and attributable to new development in the Service Area within the ten year period by the number of living units anticipated to be added to City within the ten year period. To simplify collection, we recommend the fee remain fixed throughout the 5-year period, unless changed by Council.

Table No. 19 summarizes the per service unit equivalent maximum assessable impact fee that can be charged based on the calculated 50% credit above.

EXHIBIT 2

TABLE NO. 19

Maximum Assessable Water & Wastewater Impact Fee

Maximum Assessable Water Impact Fee per Living Unit Equivalent: **$1,418.17**

Maximum Assessable Wastewater Impact Fee per Living Unit Equivalent: **$174.03**

Typical Land Use	Meter Type	Meter Size	Living Unit Equivalent	Max. Assessable Impact		Total
				Water	Wastewater	
Single Family Residential	Simple	3/4"	1.0	$ 1,418.17	$ 174.03	$ 1,592.19
Single Family Residential	Simple	1"	1.7	$ 2,363.61	$ 290.04	$ 2,653.65
Single Family Residential	Simple	1-1/2"	3.3	$ 4,727.22	$ 580.09	$ 5,307.31
Single Family Residential	Simple	2"	5.3	$ 7,563.55	$ 928.14	$ 8,491.69
Comm./Retail	Compound	2"	5.3	$ 7,563.55	$ 928.14	$ 8,491.69
Comm./Retail/ Irrigation	Turbine	2"	10.7	$ 15,127.10	$ 1,856.28	$ 16,983.38
Comm./Retail/ Multi Family	Compound	3"	10.7	$ 15,127.10	$ 1,856.28	$ 16,983.38
Comm./Retail/ Irrigation/ Multi Family	Turbine	3"	23.3	$ 33,090.52	$ 4,060.61	$ 37,151.14
Comm./Retail/ Multi Family	Compound	4"	16.7	$ 23,636.09	$ 2,900.44	$ 26,536.53
Comm./Retail/ Irrigation/ Multi Family	Turbine	4"	43.3	$ 61,453.83	$ 7,541.14	$ 68,994.97
Industrial	Compound	6"	33.3	$ 47,272.18	$ 5,800.88	$ 53,073.05
Industrial/ Irrigation	Turbine	6"	93.3	$132,362.10	$ 16,242.45	$148,604.55
Industrial	Compound	8"	53.3	$ 75,635.48	$ 9,281.40	$ 84,916.89
Industrial/ Irrigation	Turbine	8"	160.0	$226,906.45	$ 27,844.21	$254,750.66
Industrial/ Irrigation	Turbine	10"	233.3	$330,905.24	$ 40,606.13	$371,511.38
Industrial	Turbine	12"	293.3	$415,995.16	$ 51,047.71	$467,042.87

EXHIBIT 2

McKINNEY™
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Unique by nature.℠

2012 -2022 WATER & WASTEWATER IMPACT FEE UPDATE

BIRKHOFF, HENDRICKS & CARTER, L.L.P.

AUGUST 2013

EXHIBIT 2

ORDINANCE NO. 2013-12-118

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS AMENDING ORDINANCE NO. 2013-11-109 AND CHAPTER 130, ENTITLED "LAND DEVELOPMENT REGULATIONS," OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, THROUGH THE AMENDMENT OF EXISTING ARTICLE II ENTITLED "WATER AND WASTEWATER IMPACT FEES" BY ADOPTING A NEW "SCHEDULE 2" REGARDING THE ACTUAL WATER AND WASTEWATER IMPACT FEES TO BE PAID AND COLLECTED IN ACCORDANCE WITH SECTION 130-28, ENTITLED "PAYMENT AND COLLECTION OF IMPACT FEES," PROVIDING THIS ORDINANCE BE CUMULATIVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR GOVERNMENTAL IMMUNITY; PROVIDING FOR INJUNCTIONS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of McKinney, Texas (the "City") is a home-rule city possessing the full power of local self-government pursuant to Article II, Section 5 of the Texas Constitution, Section 51.072 of the Texas Local Government Code and its home rule charter; and

WHEREAS, the City established utility impact fees to be imposed within its corporate limits and within its extraterritorial jurisdiction by Ordinance No. 1868, and as amended by Ordinance No. 1996-03-013; Ordinance No. 2001-08-092; Ordinance No. 2003-05-056; and Ordinance No. 2008-11-103 in compliance with Chapter 395 of the Texas Local Government Code (the "Utility Impact Fee Ordinances"); and

WHEREAS, the Utility Impact Fee Ordinances have been codified in Article II of Chapter 130 of the Code of Ordinances, City of McKinney, Texas; and

WHEREAS, Texas Local Government Code Section 395.052 requires a city imposing utility impact fees to update the land use assumptions and capital improvements plans at least once every five years; and

WHEREAS, the City Council has held the public hearings required by Chapter 395 of the Texas Local Government Code to consider and approve Updated Land Use Assumptions For Utility Impact Fees and the 2012-2013 Water & Wastewater Impact Fee Update ("Water & Wastewater Improvements Plans"); and

WHEREAS, the City Council found that the provisions governing the administration of utility impact fees and Schedules 1 and 2 setting forth the water and wastewater impact fees to be assessed and collected established in the Utility Impact Fee Ordinances and codified in Article II of Chapter 130 of the Code of Ordinances, City of McKinney, Texas, should be amended; and

WHEREAS, the City Council has previously adopted a new Schedule 1 in conjunction with Ordinance No. 2013-11-109; and

WHEREAS, there were certain typographical errors in Ordinance No. 2013-11-109 regarding the adoption of a new Schedule 2 that do not accurately reflect the City Council's determination of the amount of impact fees to be paid and collected for eligible water and wastewater improvements and which errors the City Council hereby desires to correct; and

WHEREAS, the City Council desires to replace the Schedule 2 adopted by and attached to Ordinance No. 2013-11-109 and adopt a new Schedule 2 regarding the impact fees to be paid and collected in accordance with Section 130-28, entitled "Payment and Collection of Impact Fees," to accurately reflect the earlier determination of the City Council; and

WHEREAS, the adoption of a revised Schedule 2 is in the best interest of the citizens of McKinney to assure the availability of adequate water and wastewater facilities and services in order to serve new development consistent with the policies set forth in the City's Comprehensive Plan.

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

Section 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City of McKinney, and they are hereby approved and incorporated into the body of this Ordinance as if restated herein in their entirety.

Section 2. From and after the effective date of this Ordinance, Schedule 2 attached to Ordinance No. 2013-11-109 and the application of which Schedule 2 is referenced in Section 130-28, entitled "Payment and Collection of Impact Fees," of the Code of Ordinances is hereby amended and replaced in its entirety with a new Schedule 2 to read as set forth in Exhibit "A" attached hereto and incorporated herein by reference for all purposes allowed by law. Said Schedule 2 may hereafter be amended from time to time by Ordinance. All references to "Schedule 2" contained in this Ordinance, Ordinance No. 2013-11-109, and Article II of Chapter 130 of the Code of Ordinances, City of McKinney, Texas, are hereby declared to be references to Schedule 2 attached as Exhibit "A" to and incorporated by reference into this Ordinance.

Section 3. This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of McKinney, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby superseded.

Section 4. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

Section 5. All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of McKinney in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his said duties.

Section 6. Any violation of this ordinance can be enjoined by a suit filed in the name of the City of McKinney in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of McKinney.

Section 7. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and this Ordinance shall become effective upon publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS THE 17TH DAY OF DECEMBER, 2013.

CITY OF McKINNEY, TEXAS

BRIAN LOUGHMILLER
Mayor

CORRECTLY ENROLLED:

SANDY HART, TRMC, MMC
City Secretary
BLANCA I. GARCIA, TRMC
Assistant City Secretary

DATE: December 17, 2013

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

Schedule 1 Table A, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is prior to September 1, 2003 for which no replatting is necessary)

Land Use Category	Development Unit	Vehicle Miles (per development unit)	SERVICE AREA 1	2	3	4	5	6	7	8	9	10	11	12	13
RESIDENTIAL															
Single Family Detached	Dwelling Unit	2.85	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Multi-Family	Dwelling Unit	1.47	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Townhouse/Condominium	Dwelling Unit	1.74	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Mobile Home Park	Dwelling Unit	1.68	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Retirement Community	Dwelling Unit	0.84	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Other Residential Not Specified	Dwelling Unit	2.85	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
OFFICE															
General Office Building	1,000 SF GFA	3.19	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Office Park	1,000 SF GFA	3.52	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Medical/Dental Office	1,000 SF GFA	6.53	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Business Park	1,000 SF GFA	3.55	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Other Office Not Specified	1,000 SF GFA	3.19	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
COMMERCIAL															
General Retail	1,000 SF GFA	2.17	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Shopping Center	1,000 SF GFA	6.22	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Discount/Department Store	1,000 SF GFA	4.80	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Supermarket	1,000 SF GFA	8.68	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Quality Restaurant	1,000 SF GFA	2.11	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	2.01	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
High Turnover Restaurant	1,000 SF GFA	1.79	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Convenience Store without Gas	1,000 SF GFA	1.81	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Service Station	Pump	0.46	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Gas Station with Convenience Store	Pump	0.52	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Bank	1,000 SF GFA	1.74	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Hotel	Room	1.06	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Motel	Room	0.84	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
New Car Sales	1,000 SF GFA	2.20	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Auto Care Center	1,000 SF GFA	3.66	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Furniture Store	1,000 SF GFA	0.49	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Apparel Store	1,000 SF GFA	2.73	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Building Material/Lumber Store	1,000 SF GFA	4.58	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Golf Course/Driving Range	Acre	1.17	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Hardware/Paint Store	1,000 SF GFA	6.82	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Garden Center/Nursery	1,000 SF GFA	5.22	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Entertainment Center	1,000 SF GFA	5.32	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Other Commercial Not Specified	1,000 SF GFA	2.17	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
INSTITUTIONAL															
Elementary School	Student	0.01	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
High School	Student	0.07	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Junior/Community College	Student	0.13	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Day Care Center	Student	0.18	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Hospital	Bed	2.07	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Nursing Home	Bed	0.29	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Church/Synagogue	1,000 SF GFA	0.50	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Other Institutional Not Specified	1,000 SF GFA	0.50	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
INDUSTRIAL															
General Light Industrial	1,000 SF GFA	0.77	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Industrial Park	1,000 SF GFA	2.00	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Manufacturing	1,000 SF GFA	1.65	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Warehouse	1,000 SF GFA	1.78	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Mini-Warehouse	1,000 SF GFA	0.52	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Outside Light Industrial	Acre	5.84	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Other Industrial Not Specified	1,000 SF GFA	2.00	$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Maximum Assessable Fee Per Service Unit (post-credit)*			$ 526.23	$ 440.35	$ 404.05	$ -	$ 586.93	$ 387.70	$ 353.84	$ 353.34	$ -	$ 350.72	$ -	$ 506.34	$ 344.93
Maximum Fee Per Service Unit (pre-credit)			$ 1,052.45	$ 880.69	$ 808.10	$ -	$ 1,173.85	$ 775.39	$ 707.67	$ 706.67	$ -	$ 701.43	$ -	$ 1,012.68	$ 689.86

* Maximum Assessable Fee Per Service Unit (post-credit) is 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE A THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table A, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is prior to September 1, 2003 for which no replatting is necessary)

Land Use Category	Development Unit	Vehicle Miles (per development unit)	SERVICE AREA 14	15	16	17	18	19	20	21	22	23	24	25	26	27
RESIDENTIAL																
Single Family Detached	Dwelling Unit	2.85	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Multi-Family	Dwelling Unit	1.47	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Townhouse/Condominium	Dwelling Unit	1.74	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Mobile Home Park	Dwelling Unit	1.68	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Retirement Community	Dwelling Unit	0.84	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Other Residential Not Specified	Dwelling Unit	2.85	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
OFFICE																
General Office Building	1,000 SF GFA	3.19	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Office Park	1,000 SF GFA	3.52	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Medical/Dental Office	1,000 SF GFA	6.53	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Business Park	1,000 SF GFA	3.55	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Other Office Not Specified	1,000 SF GFA	3.19	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
COMMERCIAL																
General Retail	1,000 SF GFA	2.17	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Shopping Center	1,000 SF GFA	6.22	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Discount/Department Store	1,000 SF GFA	4.80	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Supermarket	1,000 SF GFA	8.68	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Quality Restaurant	1,000 SF GFA	2.11	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	2.01	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
High Turnover Restaurant	1,000 SF GFA	1.79	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Convenience Store without Gas	1,000 SF GFA	1.81	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Service Station	Pump	0.46	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Gas Station with Convenience Store	Pump	0.52	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Bank	1,000 SF GFA	1.74	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Hotel	Room	1.06	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Motel	Room	0.84	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
New Car Sales	1,000 SF GFA	2.20	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Auto Care Center	1,000 SF GFA	3.66	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Furniture Store	1,000 SF GFA	0.49	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Apparel Store	1,000 SF GFA	2.73	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Building Material/Lumber Store	1,000 SF GFA	4.58	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Golf Course/Driving Range	Acre	1.17	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Hardware/Paint Store	1,000 SF GFA	6.82	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Garden Center/Nursery	1,000 SF GFA	5.22	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Entertainment Center	1,000 SF GFA	5.32	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Other Commercial Not Specified	1,000 SF GFA	2.17	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
INSTITUTIONAL																
Elementary School	Student	0.01	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
High School	Student	0.07	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Junior/Community College	Student	0.13	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Day Care Center	Student	0.18	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Hospital	Bed	2.07	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Nursing Home	Bed	0.29	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Church/Synagogue	1,000 SF GFA	0.50	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Other Institutional Not Specified	1,000 SF GFA	0.50	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
INDUSTRIAL																
General Light Industrial	1,000 SF GFA	0.77	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Industrial Park	1,000 SF GFA	2.00	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Manufacturing	1,000 SF GFA	1.65	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Warehouse	1,000 SF GFA	1.78	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Mini-Warehouse	1,000 SF GFA	0.52	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Outside Light Industrial	Acre	5.84	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Other Industrial Not Specified	1,000 SF GFA	2.00	$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Maximum Assessable Fee Per Service Unit (post-credit)*			$ -	$ 379.35	$ 334.62	$ 401.61	$ 324.39	$ 270.38	$ -	$ -	$ 264.28	$ 490.32	$ -	$ 572.24	$ 424.72	$ 425.04
Maximum Fee Per Service Unit (pre-credit)			$ -	$ 758.69	$ 669.23	$ 803.21	$ 648.77	$ 540.76	$ -	$ -	$ 528.56	$ 980.64	$ -	$ 1,144.47	$ 849.43	$ 850.08

* Maximum Assessable Fee Per Service Unit (post-credit) is 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE A THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA A

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	1.97	$ -	$ -	$ -	$ -
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	0.29	$ -	$ -	$ -	$ -
General Heavy Industrial	1,000 SF GFA	0.20	$ -	$ -	$ -	$ -
Industrial Park	1,000 SF GFA	0.28	$ -	$ -	$ -	$ -
Warehousing	1,000 SF GFA	0.18	$ -	$ -	$ -	$ -
Mini-Warehouse	1,000 SF GFA	0.09	$ -	$ -	$ -	$ -
Others Not Specified	1,000 SF GFA	0.29	$ -	$ -	$ -	$ -
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	0.30	$ -	$ -	$ -	$ -
Apartment/Multi-family	Dwelling Unit	0.19	$ -	$ -	$ -	$ -
Residential Condominium/Townhouse	Dwelling Unit	0.16	$ -	$ -	$ -	$ -
Mobile Home Park	Dwelling Unit	0.18	$ -	$ -	$ -	$ -
Retirement Community	Dwelling Unit	0.08	$ -	$ -	$ -	$ -
Others Not Specified	Dwelling Unit	0.30	$ -	$ -	$ -	$ -
LODGING						
Hotel	Room	0.18	$ -	$ -	$ -	$ -
Motel/Other Lodging Facilities	Room	0.14	$ -	$ -	$ -	$ -
RECREATIONAL						
Arena	Acre	10.00	$ -	$ -	$ -	$ -
Bowling Alley	1,000 SF GFA	1.06	$ -	$ -	$ -	$ -
Driving Range	Tee	0.38	$ -	$ -	$ -	$ -
Golf Course	Acre	0.12	$ -	$ -	$ -	$ -
Health/Rec. Clubs and Facilities	1,000 SF GFA	0.53	$ -	$ -	$ -	$ -
Ice Rink	1,000 SF GFA	0.71	$ -	$ -	$ -	$ -
Live Theater	Seat	0.01	$ -	$ -	$ -	$ -
Miniature Golf	Hole	0.10	$ -	$ -	$ -	$ -
Multiplex Movie Theater	Screen	0.04	$ -	$ -	$ -	$ -
Tennis Courts	Court	1.16	$ -	$ -	$ -	$ -
INSTITUTIONAL						
Church	1,000 SF GFA	0.20	$ -	$ -	$ -	$ -
Day Care Center	1,000 SF GFA	3.96	$ -	$ -	$ -	$ -
Primary/Middle School (1-8)	Students	0.05	$ -	$ -	$ -	$ -
High School (9-12)	Students	0.05	$ -	$ -	$ -	$ -
Jr/Community College	Students	0.05	$ -	$ -	$ -	$ -
University/College	Students	0.06	$ -	$ -	$ -	$ -
MEDICAL						
Clinic	1,000 SF GFA	1.55	$ -	$ -	$ -	$ -
Hospital	Bed	0.37	$ -	$ -	$ -	$ -
Nursing Home	Bed	0.05	$ -	$ -	$ -	$ -
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	0.42	$ -	$ -	$ -	$ -
General Office Building	1,000 SF GFA	0.45	$ -	$ -	$ -	$ -
Medical/Dental Office	1,000 SF GFA	1.10	$ -	$ -	$ -	$ -
Single Tenant Office Building	1,000 SF GFA	0.52	$ -	$ -	$ -	$ -
Office Park	1,000 SF GFA	0.45	$ -	$ -	$ -	$ -
Others Not Specified	1,000 SF GFA	0.45	$ -	$ -	$ -	$ -
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	0.61	$ -	$ -	$ -	$ -
Automobile Parts Sales	1,000 SF GFA	1.02	$ -	$ -	$ -	$ -
Gasoline/Service Station	Fueling Position	2.53	$ -	$ -	$ -	$ -
Convenience Market with 12 or More Fueling Positions	Fueling Position	1.74	$ -	$ -	$ -	$ -
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	1.77	$ -	$ -	$ -	$ -
New Car Sales	1,000 SF GFA	0.67	$ -	$ -	$ -	$ -
Quick Lubrication Vehicle Center	Service Position	0.93	$ -	$ -	$ -	$ -
Self-Service Car Wash	Stall	1.04	$ -	$ -	$ -	
Tire Store	1,000 SF GFA	0.89	$ -	$ -	$ -	$ -
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	5.20	$ -	$ -	$ -	$ -
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	3.92	$ -	$ -	$ -	$ -
High Turnover (Sit-down) Restaurant	1,000 SF GFA	1.86	$ -	$ -	$ -	$ -
Sit-Down Restaurant	1,000 SF GFA	1.26	$ -	$ -	$ -	$ -
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	0.89	$ -	$ -	$ -	$ -
Pharmacy/Drugstore	1,000 SF GFA	1.59	$ -	$ -	$ -	$ -
Shopping Center	1,000 SF GFA	0.74	$ -	$ -	$ -	$ -
Supermarket	1,000 SF GFA	2.21	$ -	$ -	$ -	$ -
Video Arcade	1,000 SF GFA	1.60	$ -	$ -	$ -	$ -
Video Rental Store	1,000 SF GFA	2.04	$ -	$ -	$ -	$ -
Wholesale						
Wholesale Market	1,000 SF GFA	0.06	$ -	$ -	$ -	$ -
SERVICES						
Bank (Walk-In)	1,000 SF GFA	5.97	$ -	$ -	$ -	$ -
Bank (Drive-In)	Drive-in Lanes	7.27	$ -	$ -	$ -	$ -

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA B

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	5.24	$ -	$ -	$ -	$ -
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	0.78	$ -	$ -	$ -	$ -
General Heavy Industrial/Manufacturing	1,000 SF GFA	0.54	$ -	$ -	$ -	$ -
Industrial Park	1,000 SF GFA	0.74	$ -	$ -	$ -	$ -
Warehousing	1,000 SF GFA	0.49	$ -	$ -	$ -	$ -
Mini-Warehouse	1,000 SF GFA	0.23	$ -	$ -	$ -	$ -
Others Not Specified	1,000 SF GFA	0.78	$ -	$ -	$ -	$ -
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	0.81	$ -	$ -	$ -	$ -
Apartment/Multi-family	Dwelling Unit	0.50	$ -	$ -	$ -	$ -
Residential Condominium/Townhouse	Dwelling Unit	0.43	$ -	$ -	$ -	$ -
Mobile Home Park	Dwelling Unit	0.45	$ -	$ -	$ -	$ -
Retirement Community	Dwelling Unit	0.22	$ -	$ -	$ -	$ -
Others Not Specified	Dwelling Unit	0.81	$ -	$ -	$ -	$ -
LODGING						
Hotel	Room	0.49	$ -	$ -	$ -	$ -
Motel/Other Lodging Facilities	Room	0.38	$ -	$ -	$ -	$ -
RECREATIONAL						
Arena	Acre	26.66	$ -	$ -	$ -	$ -
Bowling Alley	1,000 SF GFA	2.83	$ -	$ -	$ -	$ -
Driving Range	Tee	1.00	$ -	$ -	$ -	$ -
Golf Course	Acre	0.31	$ -	$ -	$ -	$ -
Health/Recreational Clubs and Facilities	1,000 SF GFA	1.40	$ -	$ -	$ -	$ -
Ice Rink	1,000 SF GFA	1.89	$ -	$ -	$ -	$ -
Live Theater	Seat	0.02	$ -	$ -	$ -	$ -
Miniature Golf	Hole	0.26	$ -	$ -	$ -	$ -
Movie Theater	Seat	0.11	$ -	$ -	$ -	$ -
Tennis Courts	Court	3.10	$ -	$ -	$ -	$ -
INSTITUTIONAL						
Church	1,000 SF GFA	0.53	$ -	$ -	$ -	$ -
Day Care Center	1,000 SF GFA	10.56	$ -	$ -	$ -	$ -
Primary/Middle School (1-8)	Student	0.13	$ -	$ -	$ -	$ -
High School (9-12)	Student	0.12	$ -	$ -	$ -	$ -
Jr/Community College	Student	0.14	$ -	$ -	$ -	$ -
University/College	Student	0.17	$ -	$ -	$ -	$ -
MEDICAL						
Clinic	1,000 SF GFA	4.14	$ -	$ -	$ -	$ -
Hospital	Bed	0.98	$ -	$ -	$ -	$ -
Nursing Home	Bed	0.14	$ -	$ -	$ -	$ -
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	1.11	$ -	$ -	$ -	$ -
General Office Building	1,000 SF GFA	1.19	$ -	$ -	$ -	$ -
Medical/Dental Office	1,000 SF GFA	2.93	$ -	$ -	$ -	$ -
Single Tenant Office Building	1,000 SF GFA	1.38	$ -	$ -	$ -	$ -
Office/Business Park	1,000 SF GFA	1.20	$ -	$ -	$ -	$ -
Others Not Specified	1,000 SF GFA	1.19	$ -	$ -	$ -	$ -
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	1.62	$ -	$ -	$ -	$ -
Automobile Parts Sales	1,000 SF GFA	2.73	$ -	$ -	$ -	$ -
Gasoline/Service Station	Fueling Position	5.07	$ -	$ -	$ -	$ -
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	$ -	$ -	$ -	$ -
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	$ -	$ -	$ -	$ -
New Car Sales	1,000 SF GFA	1.79	$ -	$ -	$ -	$ -
Quick Lubrication Vehicle Center	Service Position	2.49	$ -	$ -	$ -	$ -
Self-Service Car Wash	Stall	2.08	$ -	$ -	$ -	$ -
Tire Store	1,000 SF GFA	2.37	$ -	$ -	$ -	$ -
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	13.39	$ -	$ -	$ -	$ -
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	10.46	$ -	$ -	$ -	$ -
High Turnover (Sit-down) Restaurant	1,000 SF GFA	4.95	$ -	$ -	$ -	$ -
Sit-Down Restaurant	1,000 SF GFA	3.36	$ -	$ -	$ -	$ -
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	2.37	$ -	$ -	$ -	$ -
Pharmacy/Drugstore	1,000 SF GFA	4.24	$ -	$ -	$ -	$ -
Shopping Center	1,000 SF GFA	1.97	$ -	$ -	$ -	$ -
Supermarket	1,000 SF GFA	5.89	$ -	$ -	$ -	$ -
Video Arcade	1,000 SF GFA	4.26	$ -	$ -	$ -	$ -
Video Rental Store	1,000 SF GFA	5.44	$ -	$ -	$ -	$ -
Wholesale						
Wholesale Market	1,000 SF GFA	0.17	$ -	$ -	$ -	$ -
SERVICES						
Bank (Walk-In)	1,000 SF GFA	15.91	$ -	$ -	$ -	$ -
Bank (Drive-In)	1,000 SF GFA	23.22	$ -	$ -	$ -	$ -

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA C

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	20.31	$ 1,719.00	$ 859.50	$ 594.19	$ 623.88
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	3.04	$ 1,719.00	$ 859.50	$ 350.99	$ 368.42
General Heavy Industrial/Manufacturing	1,000 SF GFA	2.11	$ 1,719.00	$ 859.50	$ 718.96	$ 754.50
Industrial Park	1,000 SF GFA	2.85	$ 1,719.00	$ 859.50	$ 665.61	$ 698.95
Warehousing	1,000 SF GFA	1.89	$ 1,719.00	$ 859.50	$ 743.92	$ 780.95
Mini-Warehouse	1,000 SF GFA	0.90	$ 1,719.00	$ 859.50	$ 643.33	$ 674.44
Others Not Specified	1,000 SF GFA	3.04	$ 1,719.00	$ 859.50	$ 350.99	$ 368.54
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	3.13	$ 1,719.00	$ 859.50	$ 858.50	$ 858.50
Apartment/Multi-family	Dwelling Unit	1.92	$ 1,719.00	$ 859.50	$ 858.50	$ 858.50
Residential Condominium/Townhouse	Dwelling Unit	1.67	$ 1,719.00	$ 859.50	$ 858.50	$ 858.50
Mobile Home Park	Dwelling Unit	1.74	$ 1,719.00	$ 859.50	$ 857.47	$ 858.50
Retirement Community	Dwelling Unit	0.84	$ 1,719.00	$ 859.50	$ 855.95	$ 858.50
Others Not Specified	Dwelling Unit	3.13	$ 1,719.00	$ 859.50	$ 858.50	$ 858.50
LODGING						
Hotel	Room	1.89	$ 1,719.00	$ 859.50	$ 645.50	$ 645.50
Motel/Other Lodging Facilities	Room	1.46	$ 1,719.00	$ 859.50	$ 758.22	$ 795.89
RECREATIONAL						
Arena	Acre	103.32	$ 1,719.00	$ 859.50	$ 630.59	$ 662.12
Bowling Alley	1,000 SF GFA	10.97	$ 1,719.00	$ 859.50	$ 166.68	$ 175.02
Driving Range	Tee	3.88	$ 1,719.00	$ 859.50	$ 489.18	$ 513.66
Golf Course	Acre	1.21	$ 1,719.00	$ 859.50	$ 646.28	$ 678.51
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.43	$ 1,719.00	$ 859.50	$ 222.10	$ 233.15
Ice Rink	1,000 SF GFA	7.32	$ 1,719.00	$ 859.50	$ 287.16	$ 301.37
Live Theater	Seat	0.06	$ 1,719.00	$ 859.50	$ 858.50	$ 858.50
Miniature Golf	Hole	1.02	$ 1,719.00	$ 859.50	$ 661.76	$ 694.12
Movie Theater	Seat	0.43	$ 1,719.00	$ 859.50	$ 116.28	$ 122.09
Tennis Courts	Court	12.03	$ 1,719.00	$ 859.50	$ 96.92	$ 101.66
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 1,719.00	$ 859.50	$ 609.93	$ 640.29
Day Care Center	1,000 SF GFA	27.72	$ 1,719.00	$ 859.50	$ 141.52	$ 148.59
Primary/Middle School (1-8)	Student	0.34	$ 1,719.00	$ 859.50	$ 492.35	$ 514.71
High School (9-12)	Student	0.32	$ 1,719.00	$ 859.50	$ 523.13	$ 546.88
Jr/Community College	Student	0.36	$ 1,719.00	$ 859.50	$ 452.50	$ 475.00
University/College	Student	0.44	$ 1,719.00	$ 859.50	$ 593.18	$ 622.73
MEDICAL						
Clinic	1,000 SF GFA	16.06	$ 1,719.00	$ 859.50	$ 242.32	$ 254.42
Hospital	Bed	3.78	$ 1,719.00	$ 859.50	$ 508.81	$ 508.81
Nursing Home	Bed	0.53	$ 1,719.00	$ 859.50	$ 805.66	$ 843.40
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	4.31	$ 1,719.00	$ 859.50	$ 525.17	$ 525.17
General Office Building	1,000 SF GFA	4.62	$ 1,719.00	$ 859.50	$ 522.86	$ 522.86
Medical/Dental Office	1,000 SF GFA	11.35	$ 1,719.00	$ 859.50	$ 419.47	$ 419.47
Single Tenant Office Building	1,000 SF GFA	5.33	$ 1,719.00	$ 859.50	$ 524.30	$ 524.30
Office/Business Park	1,000 SF GFA	4.65	$ 1,719.00	$ 859.50	$ 521.81	$ 521.81
Others Not Specified	1,000 SF GFA	4.62	$ 1,719.00	$ 859.50	$ 525.19	$ 525.19
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.29	$ 1,719.00	$ 859.50	$ 494.91	$ 519.55
Automobile Parts Sales	1,000 SF GFA	10.57	$ 1,719.00	$ 859.50	$ 459.51	$ 482.50
Gasoline/Service Station	Fueling Position	5.07	$ 1,719.00	$ 859.50	$ 143.39	$ 150.49
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	$ 1,719.00	$ 859.50	$ 208.91	$ 219.35
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	$ 1,719.00	$ 859.50	$ 858.50	$ 858.50
New Car Sales	1,000 SF GFA	6.94	$ 1,719.00	$ 859.50	$ 406.77	$ 427.09
Quick Lubrication Vehicle Center	Service Position	9.65	$ 1,719.00	$ 859.50	$ 40.93	$ 185.91
Self-Service Car Wash	Stall	2.08	$ 1,719.00	$ 859.50	$ 199.04	$ 199.04
Tire Store	1,000 SF GFA	9.20	$ 1,719.00	$ 859.50	$ 529.02	$ 555.43
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	$ 1,719.00	$ 859.50	$ 191.44	$ 201.00
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	$ 1,719.00	$ 859.50	$ 191.44	$ 201.01
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	$ 1,719.00	$ 859.50	$ 204.45	$ 204.45
Sit-Down Restaurant	1,000 SF GFA	10.05	$ 1,719.00	$ 859.50	$ 398.91	$ 398.91
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.20	$ 1,719.00	$ 859.50	$ 423.26	$ 444.35
Pharmacy/Drugstore	1,000 SF GFA	16.44	$ 1,719.00	$ 859.50	$ 182.60	$ 191.73
Shopping Center	1,000 SF GFA	7.65	$ 1,719.00	$ 859.50	$ 556.21	$ 556.21
Supermarket	1,000 SF GFA	22.84	$ 1,719.00	$ 859.50	$ 254.55	$ 254.55
Video Arcade	1,000 SF GFA	16.49	$ 1,719.00	$ 859.50	$ 275.92	$ 289.72
Video Rental Store	1,000 SF GFA	21.08	$ 1,719.00	$ 859.50	$ 276.13	$ 289.94
Wholesale						
Wholesale Market	1,000 SF GFA	0.65	$ 1,719.00	$ 859.50	$ 858.50	$ 858.50
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 1,719.00	$ 859.50	$ 185.85	$ 195.13
Bank (Drive-In)	1,000 SF GFA	49.20	$ 1,719.00	$ 859.50	$ 153.21	$ 214.45

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA D

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	$ 1,399.00	$ 786.50	$ 278.56	$ 292.47
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	$ 1,399.00	$ 786.50	$ 188.25	$ 197.56
General Heavy Industrial/Manufacturing	1,000 SF GFA	3.41	$ 1,399.00	$ 786.50	$ 411.20	$ 431.67
Industrial Park	1,000 SF GFA	4.61	$ 1,399.00	$ 786.50	$ 380.69	$ 399.57
Warehousing	1,000 SF GFA	3.30	$ 1,399.00	$ 786.50	$ 412.09	$ 432.42
Mini-Warehouse	1,000 SF GFA	1.57	$ 1,399.00	$ 786.50	$ 501.59	$ 526.11
Others Not Specified	1,000 SF GFA	4.91	$ 1,399.00	$ 786.50	$ 357.43	$ 375.31
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	5.86	$ 1,399.00	$ 786.50	$ 597.27	$ 648.47
Apartment/Multi-family	Dwelling Unit	3.60	$ 1,399.00	$ 786.50	$ 785.50	$ 785.50
Residential Condominium/Townhouse	Dwelling Unit	3.13	$ 1,399.00	$ 786.50	$ 785.50	$ 785.50
Mobile Home Park	Dwelling Unit	3.25	$ 1,399.00	$ 786.50	$ 785.50	$ 785.50
Retirement Community	Dwelling Unit	1.57	$ 1,399.00	$ 786.50	$ 785.50	$ 785.50
Others Not Specified	Dwelling Unit	5.86	$ 1,399.00	$ 786.50	$ 597.27	$ 648.04
LODGING						
Hotel	Room	1.96	$ 1,399.00	$ 786.50	$ 564.80	$ 564.80
Motel/Other Lodging Facilities	Room	1.51	$ 1,399.00	$ 786.50	$ 582.32	$ 611.26
RECREATIONAL						
Arena	Acre	107.16	$ 1,399.00	$ 786.50	$ 530.71	$ 557.24
Bowling Alley	1,000 SF GFA	11.38	$ 1,399.00	$ 786.50	$ 140.31	$ 147.32
Driving Range	Tee	4.02	$ 1,399.00	$ 786.50	$ 422.89	$ 444.03
Golf Course	Acre	1.25	$ 1,399.00	$ 786.50	$ 551.20	$ 577.60
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.63	$ 1,399.00	$ 786.50	$ 182.42	$ 191.47
Ice Rink	1,000 SF GFA	7.59	$ 1,399.00	$ 786.50	$ 243.74	$ 255.73
Live Theater	Seat	0.06	$ 1,399.00	$ 786.50	$ 785.50	$ 785.50
Miniature Golf	Hole	1.06	$ 1,399.00	$ 786.50	$ 579.25	$ 607.55
Movie Theater	Seat	0.45	$ 1,399.00	$ 786.50	$ 102.22	$ 107.33
Tennis Courts	Court	12.47	$ 1,399.00	$ 786.50	$ 80.11	$ 84.04
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 1,399.00	$ 786.50	$ 541.94	$ 568.35
Day Care Center	1,000 SF GFA	27.72	$ 1,399.00	$ 786.50	$ 157.34	$ 165.19
Primary/Middle School (1-8)	Student	0.34	$ 1,399.00	$ 786.50	$ 444.71	$ 464.71
High School (9-12)	Student	0.32	$ 1,399.00	$ 786.50	$ 466.88	$ 487.50
Jr/Community College	Student	0.36	$ 1,399.00	$ 786.50	$ 397.50	$ 416.67
University/College	Student	0.44	$ 1,399.00	$ 786.50	$ 527.73	$ 552.27
MEDICAL						
Clinic	1,000 SF GFA	19.55	$ 1,399.00	$ 786.50	$ 198.83	$ 208.75
Hospital	Bed	4.61	$ 1,399.00	$ 786.50	$ 424.43	$ 424.43
Nursing Home	Bed	0.64	$ 1,399.00	$ 786.50	$ 700.00	$ 734.38
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.59	$ 1,399.00	$ 786.50	$ 394.62	$ 394.62
General Office Building	1,000 SF GFA	8.14	$ 1,399.00	$ 786.50	$ 392.51	$ 392.51
Medical/Dental Office	1,000 SF GFA	19.98	$ 1,399.00	$ 786.50	$ 225.59	$ 225.59
Single Tenant Office Building	1,000 SF GFA	9.39	$ 1,399.00	$ 786.50	$ 394.31	$ 394.31
Office/Business Park	1,000 SF GFA	8.19	$ 1,399.00	$ 786.50	$ 392.09	$ 392.09
Others Not Specified	1,000 SF GFA	8.14	$ 1,399.00	$ 786.50	$ 394.47	$ 394.47
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.52	$ 1,399.00	$ 786.50	$ 427.64	$ 448.93
Automobile Parts Sales	1,000 SF GFA	10.96	$ 1,399.00	$ 786.50	$ 400.07	$ 420.07
Gasoline/Service Station	Fueling Position	5.07	$ 1,399.00	$ 786.50	$ 127.28	$ 133.53
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	$ 1,399.00	$ 786.50	$ 185.43	$ 194.70
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	$ 1,399.00	$ 786.50	$ 785.50	$ 785.50
New Car Sales	1,000 SF GFA	7.20	$ 1,399.00	$ 786.50	$ 356.63	$ 374.44
Quick Lubrication Vehicle Center	Service Position	10.01	$ 1,399.00	$ 786.50	$ 159.68	$ 167.63
Self-Service Car Wash	Stall	2.08	$ 1,399.00	$ 786.50	$ 169.18	$ 177.40
Tire Store	1,000 SF GFA	9.54	$ 1,399.00	$ 786.50	$ 463.94	$ 487.11
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	$ 1,399.00	$ 786.50	$ 171.91	$ 180.49
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	$ 1,399.00	$ 786.50	$ 171.89	$ 180.49
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	$ 1,399.00	$ 786.50	$ 181.66	$ 181.66
Sit-Down Restaurant	1,000 SF GFA	10.05	$ 1,399.00	$ 786.50	$ 355.07	$ 355.07
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.54	$ 1,399.00	$ 786.50	$ 277.74	$ 291.61
Pharmacy/Drugstore	1,000 SF GFA	17.05	$ 1,399.00	$ 786.50	$ 147.27	$ 154.60
Shopping Center	1,000 SF GFA	7.94	$ 1,399.00	$ 786.50	$ 473.68	$ 473.68
Supermarket	1,000 SF GFA	23.68	$ 1,399.00	$ 786.50	$ 216.85	$ 216.85
Video Arcade	1,000 SF GFA	17.10	$ 1,399.00	$ 786.50	$ 232.25	$ 243.87
Video Rental Store	1,000 SF GFA	21.86	$ 1,399.00	$ 786.50	$ 232.43	$ 244.05
Wholesale						
Wholesale Market	1,000 SF GFA	0.68	$ 1,399.00	$ 786.50	$ 785.50	$ 785.50
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 1,399.00	$ 786.50	$ 166.78	$ 175.11
Bank (Drive-In)	1,000 SF GFA	49.20	$ 1,399.00	$ 786.50	$ 137.72	$ 159.94

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA E

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	31.44	$ 1,460.00	$ 730.00	$ 301.80	$ 316.89
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.70	$ 1,460.00	$ 730.00	$ 217.91	$ 228.72
General Heavy Industrial/Manufacturing	1,000 SF GFA	3.23	$ 1,460.00	$ 730.00	$ 472.57	$ 495.98
Industrial Park	1,000 SF GFA	4.42	$ 1,460.00	$ 730.00	$ 433.91	$ 455.43
Warehousing	1,000 SF GFA	2.93	$ 1,460.00	$ 730.00	$ 473.96	$ 497.61
Mini-Warehouse	1,000 SF GFA	1.39	$ 1,460.00	$ 730.00	$ 588.56	$ 617.99
Others Not Specified	1,000 SF GFA	4.70	$ 1,460.00	$ 730.00	$ 408.06	$ 428.47
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	4.85	$ 1,460.00	$ 730.00	$ 721.65	$ 729.00
Apartment/Multi-family	Dwelling Unit	2.98	$ 1,460.00	$ 730.00	$ 729.00	$ 729.00
Residential Condominium/Townhouse	Dwelling Unit	2.59	$ 1,460.00	$ 730.00	$ 729.00	$ 729.00
Mobile Home Park	Dwelling Unit	2.69	$ 1,460.00	$ 730.00	$ 729.00	$ 729.00
Retirement Community	Dwelling Unit	1.30	$ 1,460.00	$ 730.00	$ 726.95	$ 729.00
Others Not Specified	Dwelling Unit	4.85	$ 1,460.00	$ 730.00	$ 721.65	$ 729.00
LODGING						
Hotel	Room	1.96	$ 1,460.00	$ 730.00	$ 462.86	$ 462.86
Motel/Other Lodging Facilities	Room	1.51	$ 1,460.00	$ 730.00	$ 665.76	$ 698.68
RECREATIONAL						
Arena	Acre	107.16	$ 1,460.00	$ 730.00	$ 472.23	$ 495.84
Bowling Alley	1,000 SF GFA	11.38	$ 1,460.00	$ 730.00	$ 124.85	$ 131.09
Driving Range	Tee	4.02	$ 1,460.00	$ 730.00	$ 474.63	$ 498.26
Golf Course	Acre	1.25	$ 1,460.00	$ 730.00	$ 603.20	$ 632.80
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.63	$ 1,460.00	$ 730.00	$ 236.77	$ 248.49
Ice Rink	1,000 SF GFA	7.59	$ 1,460.00	$ 730.00	$ 301.98	$ 317.00
Live Theater	Seat	0.06	$ 1,460.00	$ 730.00	$ 729.00	$ 729.00
Miniature Golf	Hole	1.06	$ 1,460.00	$ 730.00	$ 662.26	$ 695.28
Movie Theater	Seat	0.45	$ 1,460.00	$ 730.00	$ 122.22	$ 128.33
Tennis Courts	Court	12.47	$ 1,460.00	$ 730.00	$ 105.77	$ 111.07
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 1,460.00	$ 730.00	$ 630.00	$ 661.15
Day Care Center	1,000 SF GFA	27.72	$ 1,460.00	$ 730.00	$ 156.62	$ 164.43
Primary/Middle School (1-8)	Student	0.34	$ 1,460.00	$ 730.00	$ 534.71	$ 558.82
High School (9-12)	Student	0.32	$ 1,460.00	$ 730.00	$ 551.25	$ 578.13
Jr/Community College	Student	0.36	$ 1,460.00	$ 730.00	$ 457.50	$ 477.78
University/College	Student	0.44	$ 1,460.00	$ 730.00	$ 617.73	$ 647.73
MEDICAL						
Clinic	1,000 SF GFA	19.55	$ 1,460.00	$ 730.00	$ 226.08	$ 237.34
Hospital	Bed	4.61	$ 1,460.00	$ 730.00	$ 482.41	$ 482.41
Nursing Home	Bed	0.64	$ 1,460.00	$ 730.00	$ 729.00	$ 729.00
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	6.67	$ 1,460.00	$ 730.00	$ 460.25	$ 460.25
General Office Building	1,000 SF GFA	7.15	$ 1,460.00	$ 730.00	$ 457.43	$ 457.43
Medical/Dental Office	1,000 SF GFA	17.57	$ 1,460.00	$ 730.00	$ 258.88	$ 258.88
Single Tenant Office Building	1,000 SF GFA	8.26	$ 1,460.00	$ 730.00	$ 458.93	$ 458.93
Office/Business Park	1,000 SF GFA	7.20	$ 1,460.00	$ 730.00	$ 456.88	$ 456.88
Others Not Specified	1,000 SF GFA	7.15	$ 1,460.00	$ 730.00	$ 460.07	$ 460.07
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.52	$ 1,460.00	$ 730.00	$ 478.99	$ 502.91
Automobile Parts Sales	1,000 SF GFA	10.96	$ 1,460.00	$ 730.00	$ 372.15	$ 390.69
Gasoline/Service Station	Fueling Position	5.07	$ 1,460.00	$ 730.00	$ 147.51	$ 154.83
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	$ 1,460.00	$ 730.00	$ 214.91	$ 225.66
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	$ 1,460.00	$ 730.00	$ 729.00	$ 729.00
New Car Sales	1,000 SF GFA	7.20	$ 1,460.00	$ 730.00	$ 410.00	$ 430.42
Quick Lubrication Vehicle Center	Service Position	10.01	$ 1,460.00	$ 730.00	$ 191.21	$ 200.80
Self-Service Car Wash	Stall	2.08	$ 1,460.00	$ 730.00	$ 197.12	$ 206.73
Tire Store	1,000 SF GFA	9.54	$ 1,460.00	$ 730.00	$ 438.49	$ 460.38
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	$ 1,460.00	$ 730.00	$ 203.84	$ 214.02
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	$ 1,460.00	$ 730.00	$ 203.84	$ 214.04
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	$ 1,460.00	$ 730.00	$ 210.99	$ 210.99
Sit-Down Restaurant	1,000 SF GFA	10.05	$ 1,460.00	$ 730.00	$ 226.17	$ 226.17
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.54	$ 1,460.00	$ 730.00	$ 265.85	$ 279.14
Pharmacy/Drugstore	1,000 SF GFA	17.05	$ 1,460.00	$ 730.00	$ 144.57	$ 151.79
Shopping Center	1,000 SF GFA	7.94	$ 1,460.00	$ 730.00	$ 520.28	$ 520.28
Supermarket	1,000 SF GFA	23.68	$ 1,460.00	$ 730.00	$ 237.58	$ 237.58
Video Arcade	1,000 SF GFA	17.10	$ 1,460.00	$ 730.00	$ 206.66	$ 217.00
Video Rental Store	1,000 SF GFA	21.86	$ 1,460.00	$ 730.00	$ 206.82	$ 217.16
Wholesale						
Wholesale Market	1,000 SF GFA	0.68	$ 1,460.00	$ 730.00	$ 729.00	$ 729.00
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 1,460.00	$ 730.00	$ 197.60	$ 207.45
Bank (Drive-In)	1,000 SF GFA	49.20	$ 1,460.00	$ 730.00	$ 163.62	$ 228.98

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA F

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	0.00	$ -	$ -	$ -	$ -
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
General Heavy Industrial/Manufacturing	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Industrial Park	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Warehousing	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Mini-Warehouse	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Others Not Specified	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Apartment/Multi-family	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Residential Condominium/Townhouse	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Mobile Home Park	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Retirement Community	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Others Not Specified	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
LODGING						
Hotel	Room	0.00	$ -	$ -	$ -	$ -
Motel/Other Lodging Facilities	Room	0.00	$ -	$ -	$ -	$ -
RECREATIONAL						
Arena	Acre	0.00	$ -	$ -	$ -	$ -
Bowling Alley	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Driving Range	Tee	0.00	$ -	$ -	$ -	$ -
Golf Course	Acre	0.00	$ -	$ -	$ -	$ -
Health/Recreational Clubs and Facilities	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Ice Rink	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Live Theater	Seat	0.00	$ -	$ -	$ -	$ -
Miniature Golf	Hole	0.00	$ -	$ -	$ -	$ -
Movie Theater	Seat	0.00	$ -	$ -	$ -	$ -
Tennis Courts	Court	0.00	$ -	$ -	$ -	$ -
INSTITUTIONAL						
Church	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Day Care Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Primary/Middle School (1-8)	Student	0.00	$ -	$ -	$ -	$ -
High School (9-12)	Student	0.00	$ -	$ -	$ -	$ -
Jr/Community College	Student	0.00	$ -	$ -	$ -	$ -
University/College	Student	0.00	$ -	$ -	$ -	$ -
MEDICAL						
Clinic	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Hospital	Bed	0.00	$ -	$ -	$ -	$ -
Nursing Home	Bed	0.00	$ -	$ -	$ -	$ -
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
General Office Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Medical/Dental Office	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Single Tenant Office Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Office/Business Park	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Others Not Specified	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Automobile Parts Sales	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Gasoline/Service Station	Fueling Position	0.00	$ -	$ -	$ -	$ -
Convenience Market with 12 or More Fueling Positions	Fueling Position	0.00	$ -	$ -	$ -	$ -
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
New Car Sales	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Quick Lubrication Vehicle Center	Service Position	0.00	$ -	$ -	$ -	$ -
Self-Service Car Wash	Stall	0.00	$ -	$ -	$ -	$ -
Tire Store	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
High Turnover (Sit-down) Restaurant	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Sit-Down Restaurant	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Pharmacy/Drugstore	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Shopping Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Supermarket	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Video Arcade	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Video Rental Store	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Wholesale						
Wholesale Market	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
SERVICES						
Bank (Walk-In)	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Bank (Drive-In)	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA G

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit	
					Actual Fee Charged Per Service Unit (on or after 11-20-13)	Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	$ 663.00	$ 331.50	$ 251.01	$ 263.53
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	$ 663.00	$ 331.50	$ 191.85	$ 201.43
General Heavy Industrial/Manufacturing	1,000 SF GFA	3.41	$ 663.00	$ 331.50	$ 321.11	$ 330.50
Industrial Park	1,000 SF GFA	4.61	$ 663.00	$ 331.50	$ 297.61	$ 312.36
Warehousing	1,000 SF GFA	3.30	$ 663.00	$ 331.50	$ 320.00	$ 330.50
Mini-Warehouse	1,000 SF GFA	1.57	$ 663.00	$ 331.50	$ 282.80	$ 296.82
Others Not Specified	1,000 SF GFA	4.91	$ 663.00	$ 331.50	$ 279.43	$ 293.40
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	6.06	$ 663.00	$ 331.50	$ 330.50	$ 330.50
Apartment/Multi-family	Dwelling Unit	3.72	$ 663.00	$ 331.50	$ 330.50	$ 330.50
Residential Condominium/Townhouse	Dwelling Unit	3.24	$ 663.00	$ 331.50	$ 330.50	$ 330.50
Mobile Home Park	Dwelling Unit	3.36	$ 663.00	$ 331.50	$ 330.50	$ 330.50
Retirement Community	Dwelling Unit	1.62	$ 663.00	$ 331.50	$ 330.50	$ 330.50
Others Not Specified	Dwelling Unit	6.06	$ 663.00	$ 331.50	$ 330.50	$ 330.50
LODGING						
Hotel	Room	1.96	$ 663.00	$ 331.50	$ 320.92	$ 320.92
Motel/Other Lodging Facilities	Room	1.51	$ 663.00	$ 331.50	$ 330.50	$ 330.50
RECREATIONAL						
Arena	Acre	107.16	$ 663.00	$ 331.50	$ 312.44	$ 328.06
Bowling Alley	1,000 SF GFA	11.38	$ 663.00	$ 331.50	$ 82.60	$ 86.73
Driving Range	Tee	4.02	$ 663.00	$ 331.50	$ 328.61	$ 330.50
Golf Course	Acre	1.25	$ 663.00	$ 331.50	$ 321.60	$ 330.50
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.63	$ 663.00	$ 331.50	$ 192.54	$ 202.13
Ice Rink	1,000 SF GFA	7.59	$ 663.00	$ 331.50	$ 203.43	$ 213.57
Live Theater	Seat	0.06	$ 663.00	$ 331.50	$ 330.50	$ 330.50
Miniature Golf	Hole	1.06	$ 663.00	$ 331.50	$ 328.30	$ 330.50
Movie Theater	Seat	0.45	$ 663.00	$ 331.50	$ 55.56	$ 58.33
Tennis Courts	Court	12.47	$ 663.00	$ 331.50	$ 85.16	$ 89.41
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 663.00	$ 331.50	$ 304.32	$ 319.42
Day Care Center	1,000 SF GFA	27.72	$ 663.00	$ 331.50	$ 86.22	$ 90.51
Primary/Middle School (1-8)	Student	0.34	$ 663.00	$ 331.50	$ 244.12	$ 255.88
High School (9-12)	Student	0.32	$ 663.00	$ 331.50	$ 259.38	$ 271.88
Jr/Community College	Student	0.36	$ 663.00	$ 331.50	$ 225.00	$ 236.11
University/College	Student	0.44	$ 663.00	$ 331.50	$ 295.45	$ 309.09
MEDICAL						
Clinic	1,000 SF GFA	19.55	$ 663.00	$ 331.50	$ 198.82	$ 208.75
Hospital	Bed	4.61	$ 663.00	$ 331.50	$ 242.08	$ 242.08
Nursing Home	Bed	0.64	$ 663.00	$ 331.50	$ 330.50	$ 330.50
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.59	$ 663.00	$ 331.50	$ 224.37	$ 224.37
General Office Building	1,000 SF GFA	8.14	$ 663.00	$ 331.50	$ 223.34	$ 223.34
Medical/Dental Office	1,000 SF GFA	19.98	$ 663.00	$ 331.50	$ 217.47	$ 217.47
Single Tenant Office Building	1,000 SF GFA	9.39	$ 663.00	$ 331.50	$ 224.28	$ 224.28
Office/Business Park	1,000 SF GFA	8.19	$ 663.00	$ 331.50	$ 222.95	$ 222.95
Others Not Specified	1,000 SF GFA	8.14	$ 663.00	$ 331.50	$ 224.32	$ 224.32
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.52	$ 663.00	$ 331.50	$ 246.17	$ 258.44
Automobile Parts Sales	1,000 SF GFA	10.96	$ 663.00	$ 331.50	$ 228.19	$ 239.60
Gasoline/Service Station	Fueling Position	5.07	$ 663.00	$ 331.50	$ 60.75	$ 63.71
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	$ 663.00	$ 331.50	$ 88.51	$ 92.93
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	$ 663.00	$ 331.50	$ 330.50	$ 330.50
New Car Sales	1,000 SF GFA	7.20	$ 663.00	$ 331.50	$ 201.81	$ 211.81
Quick Lubrication Vehicle Center	Service Position	10.01	$ 663.00	$ 331.50	$ 85.61	$ 89.81
Self-Service Car Wash	Stall	2.08	$ 663.00	$ 331.50	$ 246.63	$ 258.65
Tire Store	1,000 SF GFA	9.54	$ 663.00	$ 331.50	$ 262.68	$ 275.79
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	$ 663.00	$ 331.50	$ 95.16	$ 99.90
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	$ 663.00	$ 331.50	$ 95.16	$ 99.92
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	$ 663.00	$ 331.50	$ 102.02	$ 102.02
Sit-Down Restaurant	1,000 SF GFA	10.05	$ 663.00	$ 331.50	$ 198.81	$ 198.81
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.54	$ 663.00	$ 331.50	$ 234.38	$ 246.02
Pharmacy/Drugstore	1,000 SF GFA	17.05	$ 663.00	$ 331.50	$ 172.14	$ 180.70
Shopping Center	1,000 SF GFA	7.94	$ 663.00	$ 331.50	$ 276.32	$ 276.32
Supermarket	1,000 SF GFA	23.68	$ 663.00	$ 331.50	$ 204.31	$ 204.31
Video Arcade	1,000 SF GFA	17.10	$ 663.00	$ 331.50	$ 136.73	$ 143.57
Video Rental Store	1,000 SF GFA	21.86	$ 663.00	$ 331.50	$ 136.84	$ 143.68
Wholesale						
Wholesale Market	1,000 SF GFA	0.68	$ 663.00	$ 331.50	$ 330.50	$ 330.50
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 663.00	$ 331.50	$ 92.38	$ 96.97
Bank (Drive-In)	1,000 SF GFA	49.20	$ 663.00	$ 331.50	$ 76.12	$ 106.52

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA H

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	30.46	$ 1,462.00	$ 731.00	$ 298.46	$ 313.36
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.56	$ 1,462.00	$ 731.00	$ 213.38	$ 223.90
General Heavy Industrial/Manufacturing	1,000 SF GFA	3.16	$ 1,462.00	$ 731.00	$ 276.27	$ 289.87
Industrial Park	1,000 SF GFA	4.28	$ 1,462.00	$ 731.00	$ 254.67	$ 267.29
Warehousing	1,000 SF GFA	2.84	$ 1,462.00	$ 731.00	$ 205.99	$ 205.99
Mini-Warehouse	1,000 SF GFA	1.35	$ 1,462.00	$ 731.00	$ 245.93	$ 257.78
Others Not Specified	1,000 SF GFA	4.56	$ 1,462.00	$ 731.00	$ 180.06	$ 189.06
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	4.70	$ 1,462.00	$ 731.00	$ 388.73	$ 388.73
Apartment/Multi-family	Dwelling Unit	2.88	$ 1,462.00	$ 731.00	$ 393.00	$ 393.00
Residential Condominium/Townhouse	Dwelling Unit	2.51	$ 1,462.00	$ 731.00	$ 378.88	$ 378.88
Mobile Home Park	Dwelling Unit	2.60	$ 1,462.00	$ 731.00	$ 515.00	$ 558.78
Retirement Community	Dwelling Unit	1.26	$ 1,462.00	$ 731.00	$ 395.24	$ 428.84
Others Not Specified	Dwelling Unit	4.70	$ 1,462.00	$ 731.00	$ 488.94	$ 530.50
LODGING						
Hotel	Room	1.96	$ 1,462.00	$ 731.00	$ 273.98	$ 273.98
Motel/Other Lodging Facilities	Room	1.51	$ 1,462.00	$ 731.00	$ 282.12	$ 296.03
RECREATIONAL						
Arena	Acre	107.15	$ 1,462.00	$ 731.00	$ 379.33	$ 392.00
Bowling Alley	1,000 SF GFA	11.38	$ 1,462.00	$ 731.00	$ 100.28	$ 105.29
Driving Range	Tee	4.02	$ 1,462.00	$ 731.00	$ 279.85	$ 293.78
Golf Course	Acre	1.25	$ 1,462.00	$ 731.00	$ 304.80	$ 304.80
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.63	$ 1,462.00	$ 731.00	$ 215.10	$ 225.75
Ice Rink	1,000 SF GFA	7.59	$ 1,462.00	$ 731.00	$ 165.61	$ 173.78
Live Theater	Seat	0.06	$ 1,462.00	$ 731.00	$ 392.00	$ 392.00
Miniature Golf	Hole	1.06	$ 1,462.00	$ 731.00	$ 279.25	$ 292.45
Movie Theater	Seat	0.45	$ 1,462.00	$ 731.00	$ 64.44	$ 67.67
Tennis Courts	Court	12.47	$ 1,462.00	$ 731.00	$ 80.59	$ 84.60
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 1,462.00	$ 731.00	$ 247.48	$ 259.71
Day Care Center	1,000 SF GFA	27.72	$ 1,462.00	$ 731.00	$ 62.19	$ 65.30
Primary/Middle School (1-8)	Student	0.34	$ 1,462.00	$ 731.00	$ 176.47	$ 185.29
High School (9-12)	Student	0.32	$ 1,462.00	$ 731.00	$ 203.13	$ 212.50
Jr/Community College	Student	0.36	$ 1,462.00	$ 731.00	$ 191.67	$ 200.00
University/College	Student	0.44	$ 1,462.00	$ 731.00	$ 234.09	$ 245.45
MEDICAL						
Clinic	1,000 SF GFA	19.55	$ 1,462.00	$ 731.00	$ 159.44	$ 167.37
Hospital	Bed	4.61	$ 1,462.00	$ 731.00	$ 275.27	$ 275.27
Nursing Home	Bed	0.64	$ 1,462.00	$ 731.00	$ 317.19	$ 332.81
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	6.46	$ 1,462.00	$ 731.00	$ 266.87	$ 266.87
General Office Building	1,000 SF GFA	6.93	$ 1,462.00	$ 731.00	$ 265.51	$ 265.51
Medical/Dental Office	1,000 SF GFA	17.02	$ 1,462.00	$ 731.00	$ 192.71	$ 192.71
Single Tenant Office Building	1,000 SF GFA	8.00	$ 1,462.00	$ 731.00	$ 266.13	$ 266.13
Office/Business Park	1,000 SF GFA	6.98	$ 1,462.00	$ 731.00	$ 264.90	$ 264.90
Others Not Specified	1,000 SF GFA	6.93	$ 1,462.00	$ 731.00	$ 266.81	$ 266.81
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.52	$ 1,462.00	$ 731.00	$ 283.74	$ 297.85
Automobile Parts Sales	1,000 SF GFA	10.96	$ 1,462.00	$ 731.00	$ 198.72	$ 208.58
Gasoline/Service Station	Fueling Position	5.07	$ 1,462.00	$ 731.00	$ 143.79	$ 150.89
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	$ 1,462.00	$ 731.00	$ 209.48	$ 219.96
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	$ 1,462.00	$ 731.00	$ 392.00	$ 392.00
New Car Sales	1,000 SF GFA	7.20	$ 1,462.00	$ 731.00	$ 227.08	$ 238.33
Quick Lubrication Vehicle Center	Service Position	10.01	$ 1,462.00	$ 731.00	$ 64.24	$ 67.43
Self-Service Car Wash	Stall	2.08	$ 1,462.00	$ 731.00	$ 192.31	$ 201.92
Tire Store	1,000 SF GFA	9.54	$ 1,462.00	$ 731.00	$ 221.38	$ 232.39
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	$ 1,462.00	$ 731.00	$ 72.19	$ 75.78
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	$ 1,462.00	$ 731.00	$ 72.19	$ 75.80
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	$ 1,462.00	$ 731.00	$ 144.37	$ 144.37
Sit-Down Restaurant	1,000 SF GFA	10.05	$ 1,462.00	$ 731.00	$ 159.60	$ 159.60
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.54	$ 1,462.00	$ 731.00	$ 186.37	$ 195.60
Pharmacy/Drugstore	1,000 SF GFA	17.05	$ 1,462.00	$ 731.00	$ 141.88	$ 148.91
Shopping Center	1,000 SF GFA	7.94	$ 1,462.00	$ 731.00	$ 323.80	$ 323.80
Supermarket	1,000 SF GFA	23.68	$ 1,462.00	$ 731.00	$ 176.44	$ 176.44
Video Arcade	1,000 SF GFA	17.10	$ 1,462.00	$ 731.00	$ 165.99	$ 174.29
Video Rental Store	1,000 SF GFA	21.86	$ 1,462.00	$ 731.00	$ 166.12	$ 174.42
Wholesale						
Wholesale Market	1,000 SF GFA	0.68	$ 1,462.00	$ 731.00	$ 392.00	$ 392.00
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 1,462.00	$ 731.00	$ 70.34	$ 73.84
Bank (Drive-In)	1,000 SF GFA	49.20	$ 1,462.00	$ 731.00	$ 57.36	$ 80.26

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA I

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	$ 1,163.00	$ 581.50	$ 281.57	$ 295.64
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	$ 1,163.00	$ 581.50	$ 191.85	$ 201.43
General Heavy Industrial/Manufacturing	1,000 SF GFA	3.41	$ 1,163.00	$ 581.50	$ 338.42	$ 355.13
Industrial Park	1,000 SF GFA	4.61	$ 1,163.00	$ 581.50	$ 312.58	$ 328.20
Warehousing	1,000 SF GFA	3.30	$ 1,163.00	$ 581.50	$ 341.52	$ 358.48
Mini-Warehouse	1,000 SF GFA	1.57	$ 1,163.00	$ 581.50	$ 295.54	$ 310.19
Others Not Specified	1,000 SF GFA	4.91	$ 1,163.00	$ 581.50	$ 189.92	$ 199.41
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	6.06	$ 1,163.00	$ 581.50	$ 577.56	$ 580.50
Apartment/Multi-family	Dwelling Unit	3.72	$ 1,163.00	$ 581.50	$ 580.50	$ 580.50
Residential Condominium/Townhouse	Dwelling Unit	3.24	$ 1,163.00	$ 581.50	$ 580.50	$ 580.50
Mobile Home Park	Dwelling Unit	3.36	$ 1,163.00	$ 581.50	$ 580.50	$ 580.50
Retirement Community	Dwelling Unit	1.62	$ 1,163.00	$ 581.50	$ 522.22	$ 548.33
Others Not Specified	Dwelling Unit	6.06	$ 1,163.00	$ 581.50	$ 577.56	$ 580.50
LODGING						
Hotel	Room	1.96	$ 1,163.00	$ 581.50	$ 342.35	$ 342.35
Motel/Other Lodging Facilities	Room	1.51	$ 1,163.00	$ 581.50	$ 352.98	$ 370.20
RECREATIONAL						
Arena	Acre	107.16	$ 1,163.00	$ 581.50	$ 430.77	$ 452.31
Bowling Alley	1,000 SF GFA	11.38	$ 1,163.00	$ 581.50	$ 113.89	$ 119.58
Driving Range	Tee	4.02	$ 1,163.00	$ 581.50	$ 349.75	$ 367.16
Golf Course	Acre	1.25	$ 1,163.00	$ 581.50	$ 436.00	$ 457.60
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.63	$ 1,163.00	$ 581.50	$ 199.29	$ 209.24
Ice Rink	1,000 SF GFA	7.59	$ 1,163.00	$ 581.50	$ 209.49	$ 219.89
Live Theater	Seat	0.06	$ 1,163.00	$ 581.50	$ 580.50	$ 580.50
Miniature Golf	Hole	1.06	$ 1,163.00	$ 581.50	$ 349.06	$ 366.04
Movie Theater	Seat	0.45	$ 1,163.00	$ 581.50	$ 82.22	$ 86.33
Tennis Courts	Court	12.47	$ 1,163.00	$ 581.50	$ 115.48	$ 121.25
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 1,163.00	$ 581.50	$ 312.95	$ 328.06
Day Care Center	1,000 SF GFA	27.72	$ 1,163.00	$ 581.50	$ 81.31	$ 85.35
Primary/Middle School (1-8)	Student	0.34	$ 1,163.00	$ 581.50	$ 229.41	$ 238.24
High School (9-12)	Student	0.32	$ 1,163.00	$ 581.50	$ 259.38	$ 271.88
Jr/Community College	Student	0.36	$ 1,163.00	$ 581.50	$ 238.89	$ 250.00
University/College	Student	0.44	$ 1,163.00	$ 581.50	$ 300.00	$ 313.64
MEDICAL						
Clinic	1,000 SF GFA	19.55	$ 1,163.00	$ 581.50	$ 202.46	$ 212.53
Hospital	Bed	4.61	$ 1,163.00	$ 581.50	$ 346.85	$ 346.85
Nursing Home	Bed	0.64	$ 1,163.00	$ 581.50	$ 403.13	$ 421.88
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.59	$ 1,163.00	$ 581.50	$ 240.71	$ 240.71
General Office Building	1,000 SF GFA	8.14	$ 1,163.00	$ 581.50	$ 239.68	$ 239.68
Medical/Dental Office	1,000 SF GFA	19.98	$ 1,163.00	$ 581.50	$ 236.64	$ 236.64
Single Tenant Office Building	1,000 SF GFA	9.39	$ 1,163.00	$ 581.50	$ 240.47	$ 240.47
Office/Business Park	1,000 SF GFA	8.19	$ 1,163.00	$ 581.50	$ 239.19	$ 239.19
Others Not Specified	1,000 SF GFA	8.14	$ 1,163.00	$ 581.50	$ 240.66	$ 240.66
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.52	$ 1,163.00	$ 581.50	$ 354.45	$ 372.09
Automobile Parts Sales	1,000 SF GFA	10.96	$ 1,163.00	$ 581.50	$ 247.08	$ 259.40
Gasoline/Service Station	Fueling Position	5.07	$ 1,163.00	$ 581.50	$ 185.60	$ 194.87
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	$ 1,163.00	$ 581.50	$ 270.40	$ 283.92
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	$ 1,163.00	$ 581.50	$ 580.50	$ 580.50
New Car Sales	1,000 SF GFA	7.20	$ 1,163.00	$ 581.50	$ 212.78	$ 223.33
Quick Lubrication Vehicle Center	Service Position	10.01	$ 1,163.00	$ 581.50	$ 83.62	$ 87.71
Self-Service Car Wash	Stall	2.08	$ 1,163.00	$ 581.50	$ 249.52	$ 261.54
Tire Store	1,000 SF GFA	9.54	$ 1,163.00	$ 581.50	$ 277.57	$ 291.40
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	$ 1,163.00	$ 581.50	$ 93.07	$ 97.71
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	$ 1,163.00	$ 581.50	$ 93.07	$ 97.72
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	$ 1,163.00	$ 581.50	$ 185.43	$ 185.43
Sit-Down Restaurant	1,000 SF GFA	10.05	$ 1,163.00	$ 581.50	$ 202.59	$ 202.59
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.54	$ 1,163.00	$ 581.50	$ 237.21	$ 249.06
Pharmacy/Drugstore	1,000 SF GFA	17.05	$ 1,163.00	$ 581.50	$ 178.89	$ 187.80
Shopping Center	1,000 SF GFA	7.94	$ 1,163.00	$ 581.50	$ 400.00	$ 400.00
Supermarket	1,000 SF GFA	23.68	$ 1,163.00	$ 581.50	$ 219.85	$ 219.85
Video Arcade	1,000 SF GFA	17.10	$ 1,163.00	$ 581.50	$ 188.52	$ 197.95
Video Rental Store	1,000 SF GFA	21.86	$ 1,163.00	$ 581.50	$ 188.66	$ 198.10
Wholesale						
Wholesale Market	1,000 SF GFA	0.68	$ 1,163.00	$ 581.50	$ 580.50	$ 580.50
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 1,163.00	$ 581.50	$ 90.57	$ 95.08
Bank (Drive-In)	1,000 SF GFA	49.20	$ 1,163.00	$ 581.50	$ 74.09	$ 103.68

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA J

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	$ 1,661.00	$ 830.50	$ 319.17	$ 335.10
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	$ 1,661.00	$ 830.50	$ 216.09	$ 226.88
General Heavy Industrial/Manufacturing	1,000 SF GFA	3.41	$ 1,661.00	$ 830.50	$ 382.11	$ 401.17
Industrial Park	1,000 SF GFA	4.61	$ 1,661.00	$ 830.50	$ 353.15	$ 370.72
Warehousing	1,000 SF GFA	3.30	$ 1,661.00	$ 830.50	$ 386.06	$ 405.15
Mini-Warehouse	1,000 SF GFA	1.57	$ 1,661.00	$ 830.50	$ 333.76	$ 350.32
Others Not Specified	1,000 SF GFA	4.91	$ 1,661.00	$ 830.50	$ 216.09	$ 226.89
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	6.06	$ 1,661.00	$ 830.50	$ 577.56	$ 627.06
Apartment/Multi-family	Dwelling Unit	3.72	$ 1,661.00	$ 830.50	$ 718.82	$ 779.84
Residential Condominium/Townhouse	Dwelling Unit	3.24	$ 1,661.00	$ 830.50	$ 692.28	$ 750.93
Mobile Home Park	Dwelling Unit	3.36	$ 1,661.00	$ 830.50	$ 757.44	$ 821.82
Retirement Community	Dwelling Unit	1.62	$ 1,661.00	$ 830.50	$ 585.80	$ 635.60
Others Not Specified	Dwelling Unit	6.06	$ 1,661.00	$ 830.50	$ 577.56	$ 626.65
LODGING						
Hotel	Room	1.96	$ 1,661.00	$ 830.50	$ 387.24	$ 387.24
Motel/Other Lodging Facilities	Room	1.51	$ 1,661.00	$ 830.50	$ 398.68	$ 418.54
RECREATIONAL						
Arena	Acre	107.16	$ 1,661.00	$ 830.50	$ 495.04	$ 519.79
Bowling Alley	1,000 SF GFA	11.38	$ 1,661.00	$ 830.50	$ 130.88	$ 137.42
Driving Range	Tee	4.02	$ 1,661.00	$ 830.50	$ 395.52	$ 415.17
Golf Course	Acre	1.25	$ 1,661.00	$ 830.50	$ 494.40	$ 518.40
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.63	$ 1,661.00	$ 830.50	$ 224.87	$ 236.06
Ice Rink	1,000 SF GFA	7.59	$ 1,661.00	$ 830.50	$ 236.36	$ 248.09
Live Theater	Seat	0.06	$ 1,661.00	$ 830.50	$ 823.00	$ 823.00
Miniature Golf	Hole	1.06	$ 1,661.00	$ 830.50	$ 395.28	$ 414.15
Movie Theater	Seat	0.45	$ 1,661.00	$ 830.50	$ 95.04	$ 99.80
Tennis Courts	Court	12.47	$ 1,661.00	$ 830.50	$ 94.79	$ 99.52
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 1,661.00	$ 830.50	$ 353.24	$ 370.50
Day Care Center	1,000 SF GFA	27.72	$ 1,661.00	$ 830.50	$ 91.23	$ 95.78
Primary/Middle School (1-8)	Student	0.34	$ 1,661.00	$ 830.50	$ 258.82	$ 270.59
High School (9-12)	Student	0.32	$ 1,661.00	$ 830.50	$ 293.75	$ 306.25
Jr/Community College	Student	0.36	$ 1,661.00	$ 830.50	$ 269.44	$ 280.56
University/College	Student	0.44	$ 1,661.00	$ 830.50	$ 336.36	$ 352.27
MEDICAL						
Clinic	1,000 SF GFA	19.55	$ 1,661.00	$ 830.50	$ 228.29	$ 239.69
Hospital	Bed	4.61	$ 1,661.00	$ 830.50	$ 391.76	$ 391.76
Nursing Home	Bed	0.64	$ 1,661.00	$ 830.50	$ 454.69	$ 476.56
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.59	$ 1,661.00	$ 830.50	$ 272.07	$ 272.07
General Office Building	1,000 SF GFA	8.14	$ 1,661.00	$ 830.50	$ 271.01	$ 271.01
Medical/Dental Office	1,000 SF GFA	19.98	$ 1,661.00	$ 830.50	$ 258.81	$ 258.81
Single Tenant Office Building	1,000 SF GFA	9.39	$ 1,661.00	$ 830.50	$ 271.88	$ 271.88
Office/Business Park	1,000 SF GFA	8.19	$ 1,661.00	$ 830.50	$ 270.45	$ 270.45
Others Not Specified	1,000 SF GFA	8.14	$ 1,661.00	$ 830.50	$ 272.11	$ 272.11
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.52	$ 1,661.00	$ 830.50	$ 400.77	$ 420.71
Automobile Parts Sales	1,000 SF GFA	10.96	$ 1,661.00	$ 830.50	$ 279.56	$ 293.52
Gasoline/Service Station	Fueling Position	5.07	$ 1,661.00	$ 830.50	$ 146.15	$ 153.45
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	$ 1,661.00	$ 830.50	$ 212.93	$ 223.58
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	$ 1,661.00	$ 830.50	$ 823.00	$ 823.00
New Car Sales	1,000 SF GFA	7.20	$ 1,661.00	$ 830.50	$ 240.42	$ 252.36
Quick Lubrication Vehicle Center	Service Position	10.01	$ 1,661.00	$ 830.50	$ 93.91	$ 98.60
Self-Service Car Wash	Stall	2.08	$ 1,661.00	$ 830.50	$ 280.29	$ 294.23
Tire Store	1,000 SF GFA	9.54	$ 1,661.00	$ 830.50	$ 313.63	$ 329.25
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	$ 1,661.00	$ 830.50	$ 104.66	$ 109.88
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	$ 1,661.00	$ 830.50	$ 104.66	$ 109.90
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	$ 1,661.00	$ 830.50	$ 208.70	$ 208.70
Sit-Down Restaurant	1,000 SF GFA	10.05	$ 1,661.00	$ 830.50	$ 228.46	$ 228.46
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.54	$ 1,661.00	$ 830.50	$ 267.40	$ 280.71
Pharmacy/Drugstore	1,000 SF GFA	17.05	$ 1,661.00	$ 830.50	$ 201.94	$ 212.02
Shopping Center	1,000 SF GFA	7.94	$ 1,661.00	$ 830.50	$ 453.02	$ 453.02
Supermarket	1,000 SF GFA	23.68	$ 1,661.00	$ 830.50	$ 247.04	$ 247.04
Video Arcade	1,000 SF GFA	17.10	$ 1,661.00	$ 830.50	$ 216.65	$ 227.48
Video Rental Store	1,000 SF GFA	21.86	$ 1,661.00	$ 830.50	$ 216.81	$ 227.65
Wholesale						
Wholesale Market	1,000 SF GFA	0.68	$ 1,661.00	$ 830.50	$ 823.00	$ 823.00
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 1,661.00	$ 830.50	$ 101.90	$ 106.97
Bank (Drive-In)	1,000 SF GFA	49.20	$ 1,661.00	$ 830.50	$ 83.29	$ 116.57

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA K

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	$ 1,587.00	$ 793.50	$ 412.71	$ 433.33
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	$ 1,587.00	$ 793.50	$ 239.31	$ 251.12
General Heavy Industrial/Manufacturing	1,000 SF GFA	3.41	$ 1,587.00	$ 793.50	$ 388.86	$ 408.21
Industrial Park	1,000 SF GFA	4.61	$ 1,587.00	$ 793.50	$ 359.65	$ 377.44
Warehousing	1,000 SF GFA	3.30	$ 1,587.00	$ 793.50	$ 385.45	$ 404.55
Mini-Warehouse	1,000 SF GFA	1.57	$ 1,587.00	$ 793.50	$ 461.78	$ 484.71
Others Not Specified	1,000 SF GFA	4.91	$ 1,587.00	$ 793.50	$ 337.68	$ 354.56
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	6.06	$ 1,587.00	$ 793.50	$ 577.56	$ 627.06
Apartment/Multi-family	Dwelling Unit	3.72	$ 1,587.00	$ 793.50	$ 792.50	$ 792.50
Residential Condominium/Townhouse	Dwelling Unit	3.24	$ 1,587.00	$ 793.50	$ 792.50	$ 792.50
Mobile Home Park	Dwelling Unit	3.36	$ 1,587.00	$ 793.50	$ 792.50	$ 792.50
Retirement Community	Dwelling Unit	1.62	$ 1,587.00	$ 793.50	$ 792.50	$ 792.50
Others Not Specified	Dwelling Unit	6.06	$ 1,587.00	$ 793.50	$ 577.56	$ 626.65
LODGING						
Hotel	Room	1.96	$ 1,587.00	$ 793.50	$ 531.12	$ 531.12
Motel/Other Lodging Facilities	Room	1.51	$ 1,587.00	$ 793.50	$ 547.68	$ 574.83
RECREATIONAL						
Arena	Acre	107.16	$ 1,587.00	$ 793.50	$ 441.95	$ 464.05
Bowling Alley	1,000 SF GFA	11.38	$ 1,587.00	$ 793.50	$ 116.84	$ 122.68
Driving Range	Tee	4.02	$ 1,587.00	$ 793.50	$ 400.50	$ 420.40
Golf Course	Acre	1.25	$ 1,587.00	$ 793.50	$ 526.40	$ 552.00
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.63	$ 1,587.00	$ 793.50	$ 231.62	$ 243.16
Ice Rink	1,000 SF GFA	7.59	$ 1,587.00	$ 793.50	$ 207.11	$ 217.39
Live Theater	Seat	0.06	$ 1,587.00	$ 793.50	$ 792.50	$ 792.50
Miniature Golf	Hole	1.06	$ 1,587.00	$ 793.50	$ 544.34	$ 570.75
Movie Theater	Seat	0.45	$ 1,587.00	$ 793.50	$ 93.84	$ 98.54
Tennis Courts	Court	12.47	$ 1,587.00	$ 793.50	$ 102.00	$ 107.06
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 1,587.00	$ 793.50	$ 506.47	$ 531.65
Day Care Center	1,000 SF GFA	27.72	$ 1,587.00	$ 793.50	$ 145.24	$ 152.49
Primary/Middle School (1-8)	Student	0.34	$ 1,587.00	$ 793.50	$ 411.76	$ 432.35
High School (9-12)	Student	0.32	$ 1,587.00	$ 793.50	$ 434.38	$ 453.13
Jr/Community College	Student	0.36	$ 1,587.00	$ 793.50	$ 375.00	$ 391.67
University/College	Student	0.44	$ 1,587.00	$ 793.50	$ 493.18	$ 515.91
MEDICAL						
Clinic	1,000 SF GFA	19.55	$ 1,587.00	$ 793.50	$ 229.26	$ 240.72
Hospital	Bed	4.61	$ 1,587.00	$ 793.50	$ 400.22	$ 400.22
Nursing Home	Bed	0.64	$ 1,587.00	$ 793.50	$ 654.69	$ 685.94
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.37	$ 1,587.00	$ 793.50	$ 374.08	$ 374.08
General Office Building	1,000 SF GFA	7.90	$ 1,587.00	$ 793.50	$ 372.15	$ 372.15
Medical/Dental Office	1,000 SF GFA	19.40	$ 1,587.00	$ 793.50	$ 259.90	$ 259.90
Single Tenant Office Building	1,000 SF GFA	9.12	$ 1,587.00	$ 793.50	$ 373.46	$ 373.46
Office/Business Park	1,000 SF GFA	7.95	$ 1,587.00	$ 793.50	$ 371.70	$ 371.70
Others Not Specified	1,000 SF GFA	7.90	$ 1,587.00	$ 793.50	$ 374.05	$ 374.05
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.52	$ 1,587.00	$ 793.50	$ 405.37	$ 425.61
Automobile Parts Sales	1,000 SF GFA	10.96	$ 1,587.00	$ 793.50	$ 331.75	$ 348.27
Gasoline/Service Station	Fueling Position	5.07	$ 1,587.00	$ 793.50	$ 119.13	$ 125.05
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	$ 1,587.00	$ 793.50	$ 173.56	$ 182.24
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	$ 1,587.00	$ 793.50	$ 627.09	$ 658.44
New Car Sales	1,000 SF GFA	7.20	$ 1,587.00	$ 793.50	$ 334.86	$ 351.53
Quick Lubrication Vehicle Center	Service Position	10.01	$ 1,587.00	$ 793.50	$ 147.65	$ 154.95
Self-Service Car Wash	Stall	2.08	$ 1,587.00	$ 793.50	$ 157.69	$ 165.38
Tire Store	1,000 SF GFA	9.54	$ 1,587.00	$ 793.50	$ 383.44	$ 402.52
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	$ 1,587.00	$ 793.50	$ 159.54	$ 167.50
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	$ 1,587.00	$ 793.50	$ 159.54	$ 167.52
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	$ 1,587.00	$ 793.50	$ 169.86	$ 169.86
Sit-Down Restaurant	1,000 SF GFA	10.05	$ 1,587.00	$ 793.50	$ 331.54	$ 331.54
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.54	$ 1,587.00	$ 793.50	$ 391.09	$ 410.59
Pharmacy/Drugstore	1,000 SF GFA	17.05	$ 1,587.00	$ 793.50	$ 198.36	$ 208.27
Shopping Center	1,000 SF GFA	7.94	$ 1,587.00	$ 793.50	$ 452.14	$ 452.14
Supermarket	1,000 SF GFA	23.68	$ 1,587.00	$ 793.50	$ 247.04	$ 247.04
Video Arcade	1,000 SF GFA	17.10	$ 1,587.00	$ 793.50	$ 193.41	$ 203.08
Video Rental Store	1,000 SF GFA	21.86	$ 1,587.00	$ 793.50	$ 193.56	$ 203.23
Wholesale						
Wholesale Market	1,000 SF GFA	0.68	$ 1,587.00	$ 793.50	$ 792.50	$ 792.50
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 1,587.00	$ 793.50	$ 154.85	$ 162.59
Bank (Drive-In)	1,000 SF GFA	49.20	$ 1,587.00	$ 793.50	$ 127.70	$ 178.74

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA L

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	22.93	$ 1,702.00	$ 851.00	$ 423.90	$ 445.09
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	3.43	$ 1,702.00	$ 851.00	$ 323.53	$ 339.65
General Heavy Industrial/Manufacturing	1,000 SF GFA	2.38	$ 1,702.00	$ 851.00	$ 541.89	$ 568.91
Industrial Park	1,000 SF GFA	3.22	$ 1,702.00	$ 851.00	$ 367.55	$ 385.71
Warehousing	1,000 SF GFA	2.14	$ 1,702.00	$ 851.00	$ 549.67	$ 577.10
Mini-Warehouse	1,000 SF GFA	1.02	$ 1,702.00	$ 851.00	$ 481.76	$ 504.90
Others Not Specified	1,000 SF GFA	3.43	$ 1,702.00	$ 851.00	$ 345.04	$ 362.30
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	3.54	$ 1,702.00	$ 851.00	$ 850.00	$ 850.00
Apartment/Multi-family	Dwelling Unit	2.17	$ 1,702.00	$ 851.00	$ 850.00	$ 850.00
Residential Condominium/Townhouse	Dwelling Unit	1.89	$ 1,702.00	$ 851.00	$ 850.00	$ 850.00
Mobile Home Park	Dwelling Unit	1.96	$ 1,702.00	$ 851.00	$ 850.00	$ 850.00
Retirement Community	Dwelling Unit	0.95	$ 1,702.00	$ 851.00	$ 850.00	$ 850.00
Others Not Specified	Dwelling Unit	3.54	$ 1,702.00	$ 851.00	$ 850.00	$ 850.00
LODGING						
Hotel	Room	1.96	$ 1,702.00	$ 851.00	$ 504.64	$ 504.64
Motel/Other Lodging Facilities	Room	1.51	$ 1,702.00	$ 851.00	$ 520.33	$ 545.70
RECREATIONAL						
Arena	Acre	107.16	$ 1,702.00	$ 851.00	$ 374.01	$ 392.71
Bowling Alley	1,000 SF GFA	11.38	$ 1,702.00	$ 851.00	$ 98.88	$ 103.83
Driving Range	Tee	4.02	$ 1,702.00	$ 851.00	$ 373.66	$ 392.29
Golf Course	Acre	1.25	$ 1,702.00	$ 851.00	$ 480.24	$ 504.00
Health/Recreational Clubs and Facilities	1,000 SF GFA	5.63	$ 1,702.00	$ 851.00	$ 228.28	$ 239.61
Ice Rink	1,000 SF GFA	7.59	$ 1,702.00	$ 851.00	$ 208.10	$ 218.45
Live Theater	Seat	0.06	$ 1,702.00	$ 851.00	$ 850.00	$ 850.00
Miniature Golf	Hole	1.06	$ 1,702.00	$ 851.00	$ 517.08	$ 542.45
Movie Theater	Seat	0.45	$ 1,702.00	$ 851.00	$ 93.76	$ 98.44
Tennis Courts	Court	12.47	$ 1,702.00	$ 851.00	$ 65.75	$ 68.97
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 1,702.00	$ 851.00	$ 488.85	$ 512.95
Day Care Center	1,000 SF GFA	27.72	$ 1,702.00	$ 851.00	$ 144.90	$ 152.13
Primary/Middle School (1-8)	Student	0.34	$ 1,702.00	$ 851.00	$ 410.29	$ 429.41
High School (9-12)	Student	0.32	$ 1,702.00	$ 851.00	$ 424.69	$ 443.75
Jr/Community College	Student	0.36	$ 1,702.00	$ 851.00	$ 355.00	$ 372.22
University/College	Student	0.44	$ 1,702.00	$ 851.00	$ 478.64	$ 502.27
MEDICAL						
Clinic	1,000 SF GFA	18.13	$ 1,702.00	$ 851.00	$ 224.53	$ 235.74
Hospital	Bed	4.27	$ 1,702.00	$ 851.00	$ 383.82	$ 383.82
Nursing Home	Bed	0.60	$ 1,702.00	$ 851.00	$ 633.00	$ 663.33
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	4.87	$ 1,702.00	$ 851.00	$ 386.61	$ 386.61
General Office Building	1,000 SF GFA	5.22	$ 1,702.00	$ 851.00	$ 385.00	$ 385.00
Medical/Dental Office	1,000 SF GFA	12.81	$ 1,702.00	$ 851.00	$ 338.57	$ 338.57
Single Tenant Office Building	1,000 SF GFA	6.02	$ 1,702.00	$ 851.00	$ 386.61	$ 386.61
Office/Business Park	1,000 SF GFA	5.25	$ 1,702.00	$ 851.00	$ 384.34	$ 384.34
Others Not Specified	1,000 SF GFA	5.22	$ 1,702.00	$ 851.00	$ 386.55	$ 386.55
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.52	$ 1,702.00	$ 851.00	$ 377.53	$ 396.32
Automobile Parts Sales	1,000 SF GFA	10.96	$ 1,702.00	$ 851.00	$ 273.94	$ 287.59
Gasoline/Service Station	Fueling Position	5.07	$ 1,702.00	$ 851.00	$ 114.67	$ 120.32
Convenience Market with 12 or More Fueling Positions	Fueling Position	3.48	$ 1,702.00	$ 851.00	$ 167.07	$ 175.42
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	3.53	$ 1,702.00	$ 851.00	$ 850.00	$ 850.00
New Car Sales	1,000 SF GFA	7.20	$ 1,702.00	$ 851.00	$ 319.75	$ 335.69
Quick Lubrication Vehicle Center	Service Position	10.01	$ 1,702.00	$ 851.00	$ 146.73	$ 154.05
Self-Service Car Wash	Stall	2.08	$ 1,702.00	$ 851.00	$ 153.17	$ 160.58
Tire Store	1,000 SF GFA	9.54	$ 1,702.00	$ 851.00	$ 321.42	$ 337.42
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	40.09	$ 1,702.00	$ 851.00	$ 157.03	$ 164.88
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	31.31	$ 1,702.00	$ 851.00	$ 157.03	$ 164.89
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.83	$ 1,702.00	$ 851.00	$ 163.86	$ 163.86
Sit-Down Restaurant	1,000 SF GFA	10.05	$ 1,702.00	$ 851.00	$ 321.13	$ 321.13
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	9.54	$ 1,702.00	$ 851.00	$ 207.92	$ 218.24
Pharmacy/Drugstore	1,000 SF GFA	17.05	$ 1,702.00	$ 851.00	$ 169.50	$ 177.95
Shopping Center	1,000 SF GFA	7.94	$ 1,702.00	$ 851.00	$ 413.39	$ 413.39
Supermarket	1,000 SF GFA	23.68	$ 1,702.00	$ 851.00	$ 188.97	$ 188.97
Video Arcade	1,000 SF GFA	17.10	$ 1,702.00	$ 851.00	$ 163.68	$ 171.87
Video Rental Store	1,000 SF GFA	21.86	$ 1,702.00	$ 851.00	$ 163.81	$ 172.00
Wholesale						
Wholesale Market	1,000 SF GFA	0.68	$ 1,702.00	$ 851.00	$ 850.00	$ 850.00
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 1,702.00	$ 851.00	$ 152.29	$ 159.89
Bank (Drive-In)	1,000 SF GFA	49.20	$ 1,702.00	$ 851.00	$ 125.95	$ 176.26

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table B, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between September 1, 2003 and November 9, 2008 for which no replatting is necessary)

SERVICE AREA M

Actual fee charged per service unit if date of recordation of final plat is between September 1, 2003 and November 9, 2008 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	0.00	$ -	$ -	$ -	$ -
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
General Heavy Industrial/Manufacturing	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Industrial Park	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Warehousing	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Mini-Warehouse	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Others Not Specified	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Apartment/Multi-family	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Residential Condominium/Townhouse	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Mobile Home Park	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Retirement Community	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Others Not Specified	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
LODGING						
Hotel	Room	0.00	$ -	$ -	$ -	$ -
Motel/Other Lodging Facilities	Room	0.00	$ -	$ -	$ -	$ -
RECREATIONAL						
Arena	Acre	0.00	$ -	$ -	$ -	$ -
Bowling Alley	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Driving Range	Tee	0.00	$ -	$ -	$ -	$ -
Golf Course	Acre	0.00	$ -	$ -	$ -	$ -
Health/Recreational Clubs and Facilities	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Ice Rink	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Live Theater	Seat	0.00	$ -	$ -	$ -	$ -
Miniature Golf	Hole	0.00	$ -	$ -	$ -	$ -
Movie Theater	Seat	0.00	$ -	$ -	$ -	$ -
Tennis Courts	Court	0.00	$ -	$ -	$ -	$ -
INSTITUTIONAL						
Church	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Day Care Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Primary/Middle School (1-8)	Student	0.00	$ -	$ -	$ -	$ -
High School (9-12)	Student	0.00	$ -	$ -	$ -	$ -
Jr/Community College	Student	0.00	$ -	$ -	$ -	$ -
University/College	Student	0.00	$ -	$ -	$ -	$ -
MEDICAL						
Clinic	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Hospital	Bed	0.00	$ -	$ -	$ -	$ -
Nursing Home	Bed	0.00	$ -	$ -	$ -	$ -
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
General Office Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Medical/Dental Office	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Single Tenant Office Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Office/Business Park	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Others Not Specified	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Automobile Parts Sales	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Gasoline/Service Station	Fueling Position	0.00	$ -	$ -	$ -	$ -
Convenience Market with 12 or More Fueling Positions	Fueling Position	0.00	$ -	$ -	$ -	$ -
Convenience Market with Less than 12 Fueling Positions	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
New Car Sales	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Quick Lubrication Vehicle Center	Service Position	0.00	$ -	$ -	$ -	$ -
Self-Service Car Wash	Stall	0.00	$ -	$ -	$ -	$ -
Tire Store	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Dining						
Fast Food Restaurant with Drive-Thru	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Fast Food Restaurant without Drive-Thru	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
High Turnover (Sit-down) Restaurant	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Sit-Down Restaurant	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Pharmacy/Drugstore	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Shopping Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Supermarket	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Video Arcade	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Video Rental Store	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Wholesale						
Wholesale Market	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
SERVICES						
Bank (Walk-In)	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Bank (Drive-In)	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -

* Maximum Assessable Fee Per Service Unit (post-credit) reflects 50% of the Maximum Fee Per Service Unit (pre-credit).

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE B THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA A

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	1.97	$ -	$ -	$ -	$ -
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	0.29	$ -	$ -	$ -	$ -
General Heavy Industrial	1,000 SF GFA	0.20	$ -	$ -	$ -	$ -
Industrial Park	1,000 SF GFA	0.26	$ -	$ -	$ -	$ -
Warehousing	1,000 SF GFA	0.18	$ -	$ -	$ -	$ -
Mini-Warehouse	1,000 SF GFA	0.08	$ -	$ -	$ -	$ -
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	0.30	$ -	$ -	$ -	$ -
Apartment/Multi-family	Dwelling Unit	0.19	$ -	$ -	$ -	$ -
Residential Condominium/Townhouse	Dwelling Unit	0.16	$ -	$ -	$ -	$ -
Mobile Home Park	Dwelling Unit	0.18	$ -	$ -	$ -	$ -
Assisted Living	Dwelling Unit	0.07	$ -	$ -	$ -	$ -
LODGING						
Hotel	Room	0.18	$ -	$ -	$ -	$ -
Motel/Other Lodging Facilities	Room	0.14	$ -	$ -	$ -	$ -
RECREATIONAL						
Driving Range	Tee	0.38	$ -	$ -	$ -	$ -
Golf Course	Acre	0.09	$ -	$ -	$ -	$ -
Health/Rec. Clubs and Facilities	1,000 SF GFA	0.49	$ -	$ -	$ -	$ -
Ice Rink	1,000 SF GFA	0.71	$ -	$ -	$ -	$ -
Miniature Golf	Hole	0.10	$ -	$ -	$ -	$ -
Multiplex Movie Theater	Screen	4.09	$ -	$ -	$ -	$ -
Raquet / Tennis Club	Court	1.01	$ -	$ -	$ -	$ -
INSTITUTIONAL						
Church	1,000 SF GFA	0.20	$ -	$ -	$ -	$ -
Day Care Center	1,000 SF GFA	3.95	$ -	$ -	$ -	$ -
Primary/Middle School (1-8)	Student	0.05	$ -	$ -	$ -	$ -
High School (9-12)	Student	0.04	$ -	$ -	$ -	$ -
Jr/Community College	Student	0.04	$ -	$ -	$ -	$ -
University/College	Student	0.06	$ -	$ -	$ -	$ -
MEDICAL						
Clinic	1,000 SF GFA	1.55	$ -	$ -	$ -	$ -
Hospital	Bed	0.39	$ -	$ -	$ -	$ -
Nursing Home	Bed	0.07	$ -	$ -	$ -	$ -
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	0.42	$ -	$ -	$ -	$ -
General Office Building	1,000 SF GFA	0.45	$ -	$ -	$ -	$ -
Medical/Dental Office	1,000 SF GFA	1.12	$ -	$ -	$ -	$ -
Single Tenant Office Building	1,000 SF GFA	0.52	$ -	$ -	$ -	$ -
Office Park	1,000 SF GFA	0.45	$ -	$ -	$ -	$ -
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	0.61	$ -	$ -	$ -	$ -
Automobile Parts Sales	1,000 SF GFA	1.02	$ -	$ -	$ -	$ -
Gasoline/Service Station with Convenience Market	Fueling Position	1.77	$ -	$ -	$ -	$ -
New and Used Car Sales	1,000 SF GFA	0.63	$ -	$ -	$ -	$ -
Quick Lubrication Vehicle Center	Service Position	0.93	$ -	$ -	$ -	$ -
Self-Service Car Wash	Stall	1.00	$ -	$ -	$ -	$ -
Automated Car Wash	1,000 SF GFA	2.09	$ -	$ -	$ -	
Tire Store	1,000 SF GFA	1.09	$ -	$ -	$ -	$ -
Dining						
Fast Food Restaurant	1,000 SF GFA	5.20	$ -	$ -	$ -	$ -
High Turnover (Sit-down) Restaurant	1,000 SF GFA	1.87	$ -	$ -	$ -	$ -
Sit-Down Restaurant	1,000 SF GFA	1.26	$ -	$ -	$ -	$ -
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	1.06	$ -	$ -	$ -	$ -
Garden Center (Nursery)	1,000 SF GFA	0.80	$ -	$ -	$ -	$ -
Home Improvement Superstore	1,000 SF GFA	0.52	$ -	$ -	$ -	$ -
Pharmacy/Drugstore	1,000 SF GFA	1.32	$ -	$ -	$ -	$ -
Shopping Center	1,000 SF GFA	0.74	$ -	$ -	$ -	$ -
Supermarket	1,000 SF GFA	2.01	$ -	$ -	$ -	$ -
Toy/Children's Superstore	1,000 SF GFA	1.05	$ -	$ -	$ -	$ -
SERVICES						
Bank (Walk-In)	1,000 SF GFA	5.97	$ -	$ -	$ -	$ -
Bank (Drive-In)	Drive-in Lane	7.27	$ -	$ -	$ -	$ -

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA B

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	5.24	$ 1,558	$ 1,558	$ 860.00	$ 860.00
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	0.78	$ 1,558	$ 1,558	$ 860.00	$ 860.00
General Heavy Industrial	1,000 SF GFA	0.54	$ 1,558	$ 1,558	$ 859.26	$ 859.26
Industrial Park	1,000 SF GFA	0.68	$ 1,558	$ 1,558	$ 860.00	$ 860.00
Warehousing	1,000 SF GFA	0.26	$ 1,558	$ 1,558	$ 857.69	$ 857.69
Mini-Warehouse	1,000 SF GFA	0.21	$ 1,558	$ 1,558	$ 857.14	$ 857.14
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	0.81	$ 1,558	$ 1,558	$ 849.38	$ 849.38
Apartment/Multi-family	Dwelling Unit	0.50	$ 1,558	$ 1,558	$ 860.00	$ 860.00
Residential Condominium/Townhouse	Dwelling Unit	0.42	$ 1,558	$ 1,558	$ 859.52	$ 859.52
Mobile Home Park	Dwelling Unit	0.47	$ 1,558	$ 1,558	$ 860.00	$ 860.00
Assisted Living	Bed	0.18	$ 1,558	$ 1,558	$ 855.56	$ 855.56
LODGING						
Hotel	Room	0.47	$ 1,558	$ 1,558	$ 860.00	$ 860.00
Motel/Other Lodging Facilities	Room	0.38	$ 1,558	$ 1,558	$ 860.00	$ 860.00
RECREATIONAL						
Driving Range	Tee	1.00	$ 1,558	$ 1,558	$ 860.00	$ 860.00
Golf Course	Acre	0.24	$ 1,558	$ 1,558	$ 858.33	$ 858.33
Health/Rec. Clubs and Facilities	1,000 SF GFA	1.31	$ 1,558	$ 1,558	$ 860.00	$ 860.00
Ice Rink	1,000 SF GFA	1.89	$ 1,558	$ 1,558	$ 860.00	$ 860.00
Miniature Golf	Hole	0.26	$ 1,558	$ 1,558	$ 857.69	$ 857.69
Multiplex Movie Theater	Screen	10.91	$ 1,558	$ 1,558	$ 758.94	$ 796.88
Raquet / Tennis Club	Court	2.68	$ 1,558	$ 1,558	$ 839.55	$ 860.00
INSTITUTIONAL						
Church	1,000 SF GFA	0.53	$ 1,558	$ 1,558	$ 713.21	$ 713.21
Day Care Center	1,000 SF GFA	10.54	$ 1,558	$ 1,558	$ 384.25	$ 403.42
Primary/Middle School (1-8)	Student	0.12	$ 1,558	$ 1,558	$ 860.00	$ 860.00
High School (9-12)	Student	0.11	$ 1,558	$ 1,558	$ 781.82	$ 781.82
Jr/Community College	Student	0.10	$ 1,558	$ 1,558	$ 860.00	$ 860.00
University/College	Student	0.17	$ 1,558	$ 1,558	$ 705.88	$ 705.88
MEDICAL						
Clinic	1,000 SF GFA	4.14	$ 1,558	$ 1,558	$ 860.00	$ 860.00
Hospital	Bed	1.04	$ 1,558	$ 1,558	$ 860.00	$ 860.00
Nursing Home	Bed	0.18	$ 1,558	$ 1,558	$ 855.56	$ 855.56
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	1.12	$ 1,558	$ 1,558	$ 860.00	$ 860.00
General Office Building	1,000 SF GFA	1.19	$ 1,558	$ 1,558	$ 860.00	$ 860.00
Medical/Dental Office	1,000 SF GFA	2.98	$ 1,558	$ 1,558	$ 826.17	$ 826.17
Single Tenant Office Building	1,000 SF GFA	1.38	$ 1,558	$ 1,558	$ 860.00	$ 860.00
Office Park	1,000 SF GFA	1.20	$ 1,558	$ 1,558	$ 845.83	$ 845.83
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	1.62	$ 1,558	$ 1,558	$ 796.91	$ 796.91
Automobile Parts Sales	1,000 SF GFA	2.73	$ 1,558	$ 1,558	$ 860.00	$ 860.00
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	$ 1,558	$ 1,558	$ 254.96	$ 267.71
New and Used Car Sales	1,000 SF GFA	1.69	$ 1,558	$ 1,558	$ 855.62	$ 855.62
Quick Lubrication Vehicle Center	Service Position	2.49	$ 1,558	$ 1,558	$ 795.18	$ 834.94
Self-Service Car Wash	Stall	1.99	$ 1,558	$ 1,558	$ 860.00	$ 860.00
Automated Car Wash	1,000 SF GFA	4.19	$ 1,558	$ 1,558	$ 701.10	$ 736.16
Tire Store	1,000 SF GFA	2.90	$ 1,558	$ 1,558	$ 709.31	$ 709.31
Dining						
Fast Food Restaurant	1,000 SF GFA	13.86	$ 1,558	$ 1,558	$ 701.04	$ 736.08
High Turnover (Sit-down) Restaurant	1,000 SF GFA	4.98	$ 1,558	$ 1,558	$ 701.10	$ 701.10
Sit-Down Restaurant	1,000 SF GFA	3.35	$ 1,558	$ 1,558	$ 860.00	$ 860.00
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	2.83	$ 1,558	$ 1,558	$ 848.76	$ 848.76
Garden Center (Nursery)	1,000 SF GFA	2.13	$ 1,558	$ 1,558	$ 860.00	$ 860.00
Home Improvement Superstore	1,000 SF GFA	1.38	$ 1,558	$ 1,558	$ 605.07	$ 605.07
Pharmacy/Drugstore	1,000 SF GFA	3.52	$ 1,558	$ 1,558	$ 860.00	$ 860.00
Shopping Center	1,000 SF GFA	1.98	$ 1,558	$ 1,558	$ 852.02	$ 852.02
Supermarket	1,000 SF GFA	5.35	$ 1,558	$ 1,558	$ 782.06	$ 782.06
Toy/Children's Superstore	1,000 SF GFA	2.79	$ 1,558	$ 1,558	$ 860.00	$ 860.00
SERVICES						
Bank (Walk-In)	1,000 SF GFA	15.91	$ 1,558	$ 1,558	$ 314.96	$ 314.96
Bank (Drive-In)	Drive-in Lane	19.39	$ 1,558	$ 1,558	$ 556.85	$ 584.68

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA C

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	20.31	$ 1,542	$ 1,534	$ 594.19	$ 623.88
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	3.04	$ 1,542	$ 1,534	$ 351.12	$ 368.42
General Heavy Industrial	1,000 SF GFA	2.11	$ 1,542	$ 1,534	$ 718.72	$ 754.50
Industrial Park	1,000 SF GFA	2.67	$ 1,542	$ 1,534	$ 710.56	$ 746.07
Warehousing	1,000 SF GFA	1.83	$ 1,542	$ 1,534	$ 768.20	$ 806.56
Mini-Warehouse	1,000 SF GFA	0.81	$ 1,542	$ 1,534	$ 714.44	$ 749.38
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	3.13	$ 1,542	$ 1,534	$ 1,118.21	$ 1,214.06
Apartment/Multi-family	Dwelling Unit	1.92	$ 1,542	$ 1,534	$ 1,500.00	$ 1,500.00
Residential Condominium/Townhouse	Dwelling Unit	1.61	$ 1,542	$ 1,534	$ 1,499.00	$ 1,499.00
Mobile Home Park	Dwelling Unit	1.83	$ 1,542	$ 1,534	$ 1,499.00	$ 1,499.00
Assisted Living	Bed	0.68	$ 1,542	$ 1,534	$ 1,499.00	$ 1,499.00
LODGING						
Hotel	Room	1.83	$ 1,542	$ 1,534	$ 666.39	$ 666.39
Motel/Other Lodging Facilities	Room	1.46	$ 1,542	$ 1,534	$ 758.22	$ 795.89
RECREATIONAL						
Driving Range	Tee	3.88	$ 1,542	$ 1,534	$ 489.20	$ 513.66
Golf Course	Acre	0.93	$ 1,542	$ 1,534	$ 840.97	$ 882.80
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.08	$ 1,542	$ 1,534	$ 237.40	$ 249.21
Ice Rink	1,000 SF GFA	7.32	$ 1,542	$ 1,534	$ 287.09	$ 301.37
Miniature Golf	Hole	1.02	$ 1,542	$ 1,534	$ 661.76	$ 694.12
Multiplex Movie Theater	Screen	42.28	$ 1,542	$ 1,534	$ 236.43	$ 248.25
Raquet / Tennis Club	Court	10.39	$ 1,542	$ 1,534	$ 112.18	$ 117.71
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 1,542	$ 1,534	$ 609.93	$ 640.29
Day Care Center	1,000 SF GFA	27.68	$ 1,542	$ 1,534	$ 141.73	$ 148.81
Primary/Middle School (1-8)	Student	0.32	$ 1,542	$ 1,534	$ 523.13	$ 546.88
High School (9-12)	Student	0.29	$ 1,542	$ 1,534	$ 577.24	$ 603.45
Jr/Community College	Student	0.25	$ 1,542	$ 1,534	$ 651.60	$ 684.00
University/College	Student	0.44	$ 1,542	$ 1,534	$ 593.18	$ 622.73
MEDICAL						
Clinic	1,000 SF GFA	16.06	$ 1,542	$ 1,534	$ 242.32	$ 254.42
Hospital	Bed	4.03	$ 1,542	$ 1,534	$ 477.25	$ 477.25
Nursing Home	Bed	0.68	$ 1,542	$ 1,534	$ 627.35	$ 657.35
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	4.34	$ 1,542	$ 1,534	$ 521.54	$ 521.54
General Office Building	1,000 SF GFA	4.62	$ 1,542	$ 1,534	$ 522.86	$ 522.86
Medical/Dental Office	1,000 SF GFA	11.53	$ 1,542	$ 1,534	$ 412.92	$ 412.92
Single Tenant Office Building	1,000 SF GFA	5.36	$ 1,542	$ 1,534	$ 521.36	$ 521.36
Office Park	1,000 SF GFA	4.65	$ 1,542	$ 1,534	$ 521.81	$ 521.81
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.29	$ 1,542	$ 1,534	$ 494.93	$ 519.55
Automobile Parts Sales	1,000 SF GFA	10.57	$ 1,542	$ 1,534	$ 459.54	$ 482.50
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	$ 1,542	$ 1,534	$ 206.01	$ 216.15
New and Used Car Sales	1,000 SF GFA	6.54	$ 1,542	$ 1,534	$ 431.70	$ 453.21
Quick Lubrication Vehicle Center	Service Position	9.64	$ 1,542	$ 1,534	$ 177.29	$ 186.10
Self-Service Car Wash	Stall	1.99	$ 1,542	$ 1,534	$ 198.54	$ 208.04
Automated Car Wash	1,000 SF GFA	4.19	$ 1,542	$ 1,534	$ 260.55	$ 273.58
Tire Store	1,000 SF GFA	11.22	$ 1,542	$ 1,534	$ 433.80	$ 455.44
Dining						
Fast Food Restaurant	1,000 SF GFA	41.48	$ 1,542	$ 1,534	$ 185.03	$ 194.26
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	$ 1,542	$ 1,534	$ 203.50	$ 203.50
Sit-Down Restaurant	1,000 SF GFA	10.04	$ 1,542	$ 1,534	$ 399.26	$ 399.26
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	10.97	$ 1,542	$ 1,534	$ 354.97	$ 372.65
Garden Center (Nursery)	1,000 SF GFA	8.25	$ 1,542	$ 1,534	$ 345.05	$ 362.30
Home Improvement Superstore	1,000 SF GFA	5.33	$ 1,542	$ 1,534	$ 690.28	$ 724.77
Pharmacy/Drugstore	1,000 SF GFA	13.64	$ 1,542	$ 1,534	$ 220.12	$ 231.09
Shopping Center	1,000 SF GFA	7.69	$ 1,542	$ 1,534	$ 553.34	$ 553.34
Supermarket	1,000 SF GFA	20.74	$ 1,542	$ 1,534	$ 280.33	$ 280.33
Toy/Children's Superstore	1,000 SF GFA	10.82	$ 1,542	$ 1,534	$ 345.11	$ 362.29
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 1,542	$ 1,534	$ 185.85	$ 195.13
Bank (Drive-In)	Drive-in Lane	41.09	$ 1,542	$ 1,534	$ 244.55	$ 256.78

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA D

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	$ 1,390	$ 1,389	$ 278.56	$ 292.47
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	$ 1,390	$ 1,389	$ 188.25	$ 197.56
General Heavy Industrial	1,000 SF GFA	3.41	$ 1,390	$ 1,389	$ 411.20	$ 431.67
Industrial Park	1,000 SF GFA	4.31	$ 1,390	$ 1,389	$ 407.19	$ 427.38
Warehousing	1,000 SF GFA	3.19	$ 1,390	$ 1,389	$ 426.30	$ 447.34
Mini-Warehouse	1,000 SF GFA	1.41	$ 1,390	$ 1,389	$ 558.51	$ 585.82
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	5.86	$ 1,390	$ 1,389	$ 597.27	$ 648.47
Apartment/Multi-family	Dwelling Unit	3.60	$ 1,390	$ 1,389	$ 1,111.11	$ 1,205.56
Residential Condominium/Townhouse	Dwelling Unit	3.02	$ 1,390	$ 1,389	$ 1,057.62	$ 1,147.35
Mobile Home Park	Dwelling Unit	3.42	$ 1,390	$ 1,389	$ 1,388.00	$ 1,388.00
Assisted Living	Bed	1.28	$ 1,390	$ 1,389	$ 1,388.00	$ 1,388.00
LODGING						
Hotel	Room	1.90	$ 1,390	$ 1,389	$ 582.63	$ 582.63
Motel/Other Lodging Facilities	Room	1.51	$ 1,390	$ 1,389	$ 582.32	$ 611.26
RECREATIONAL						
Driving Range	Tee	4.02	$ 1,390	$ 1,389	$ 422.91	$ 444.03
Golf Course	Acre	0.96	$ 1,390	$ 1,389	$ 717.19	$ 752.08
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.27	$ 1,390	$ 1,389	$ 194.86	$ 204.55
Ice Rink	1,000 SF GFA	7.59	$ 1,390	$ 1,389	$ 243.68	$ 255.73
Miniature Golf	Hole	1.06	$ 1,390	$ 1,389	$ 579.06	$ 607.55
Multiplex Movie Theater	Screen	43.85	$ 1,390	$ 1,389	$ 205.52	$ 215.78
Raquet / Tennis Club	Court	10.77	$ 1,390	$ 1,389	$ 92.76	$ 97.31
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 1,390	$ 1,389	$ 541.94	$ 568.35
Day Care Center	1,000 SF GFA	27.68	$ 1,390	$ 1,389	$ 157.57	$ 165.43
Primary/Middle School (1-8)	Student	0.32	$ 1,390	$ 1,389	$ 472.50	$ 493.75
High School (9-12)	Student	0.29	$ 1,390	$ 1,389	$ 515.17	$ 537.93
Jr/Community College	Student	0.25	$ 1,390	$ 1,389	$ 572.40	$ 600.00
University/College	Student	0.44	$ 1,390	$ 1,389	$ 527.73	$ 552.27
MEDICAL						
Clinic	1,000 SF GFA	19.55	$ 1,390	$ 1,389	$ 198.83	$ 208.75
Hospital	Bed	4.91	$ 1,390	$ 1,389	$ 398.49	$ 398.49
Nursing Home	Bed	0.83	$ 1,390	$ 1,389	$ 540.00	$ 566.27
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.64	$ 1,390	$ 1,389	$ 392.04	$ 392.04
General Office Building	1,000 SF GFA	8.14	$ 1,390	$ 1,389	$ 392.51	$ 392.51
Medical/Dental Office	1,000 SF GFA	20.31	$ 1,390	$ 1,389	$ 221.92	$ 221.92
Single Tenant Office Building	1,000 SF GFA	9.45	$ 1,390	$ 1,389	$ 391.81	$ 391.81
Office Park	1,000 SF GFA	8.19	$ 1,390	$ 1,389	$ 392.09	$ 392.09
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.53	$ 1,390	$ 1,389	$ 426.98	$ 448.24
Automobile Parts Sales	1,000 SF GFA	10.96	$ 1,390	$ 1,389	$ 400.07	$ 420.07
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	$ 1,390	$ 1,389	$ 182.80	$ 191.78
New and Used Car Sales	1,000 SF GFA	6.78	$ 1,390	$ 1,389	$ 378.72	$ 397.64
Quick Lubrication Vehicle Center	Service Position	10.00	$ 1,390	$ 1,389	$ 159.84	$ 167.80
Self-Service Car Wash	Stall	1.99	$ 1,390	$ 1,389	$ 176.83	$ 185.43
Automated Car Wash	1,000 SF GFA	4.19	$ 1,390	$ 1,389	$ 195.25	$ 205.01
Tire Store	1,000 SF GFA	11.64	$ 1,390	$ 1,389	$ 380.26	$ 399.23
Dining						
Fast Food Restaurant	1,000 SF GFA	41.48	$ 1,390	$ 1,389	$ 166.16	$ 174.45
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	$ 1,390	$ 1,389	$ 180.79	$ 180.79
Sit-Down Restaurant	1,000 SF GFA	10.04	$ 1,390	$ 1,389	$ 355.43	$ 355.43
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.38	$ 1,390	$ 1,389	$ 232.83	$ 244.46
Garden Center (Nursery)	1,000 SF GFA	8.55	$ 1,390	$ 1,389	$ 312.42	$ 327.95
Home Improvement Superstore	1,000 SF GFA	5.53	$ 1,390	$ 1,389	$ 624.95	$ 656.06
Pharmacy/Drugstore	1,000 SF GFA	14.15	$ 1,390	$ 1,389	$ 177.46	$ 186.29
Shopping Center	1,000 SF GFA	7.97	$ 1,390	$ 1,389	$ 471.91	$ 471.91
Supermarket	1,000 SF GFA	21.51	$ 1,390	$ 1,389	$ 238.70	$ 238.70
Toy/Children's Superstore	1,000 SF GFA	11.22	$ 1,390	$ 1,389	$ 312.51	$ 328.07
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 1,390	$ 1,389	$ 166.78	$ 175.11
Bank (Drive-In)	Drive-in Lane	41.09	$ 1,390	$ 1,389	$ 182.39	$ 191.51

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA E

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	31.44	$ 1,679	$ 1,673	$ 301.80	$ 316.89
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.70	$ 1,679	$ 1,673	$ 217.91	$ 228.72
General Heavy Industrial	1,000 SF GFA	3.26	$ 1,679	$ 1,673	$ 468.22	$ 491.41
Industrial Park	1,000 SF GFA	4.13	$ 1,679	$ 1,673	$ 464.38	$ 487.41
Warehousing	1,000 SF GFA	2.83	$ 1,679	$ 1,673	$ 490.71	$ 515.19
Mini-Warehouse	1,000 SF GFA	1.25	$ 1,679	$ 1,673	$ 654.48	$ 687.20
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	4.85	$ 1,679	$ 1,673	$ 721.65	$ 783.51
Apartment/Multi-family	Dwelling Unit	2.98	$ 1,679	$ 1,673	$ 1,337.25	$ 1,450.67
Residential Condominium/Townhouse	Dwelling Unit	2.50	$ 1,679	$ 1,673	$ 1,272.80	$ 1,380.80
Mobile Home Park	Dwelling Unit	2.83	$ 1,679	$ 1,673	$ 1,672.00	$ 1,672.00
Assisted Living	Bed	1.06	$ 1,679	$ 1,673	$ 1,672.00	$ 1,672.00
LODGING						
Hotel	Room	1.90	$ 1,679	$ 1,673	$ 477.47	$ 477.47
Motel/Other Lodging Facilities	Room	1.51	$ 1,679	$ 1,673	$ 665.76	$ 698.68
RECREATIONAL						
Driving Range	Tee	4.02	$ 1,679	$ 1,673	$ 474.63	$ 498.26
Golf Course	Acre	0.96	$ 1,679	$ 1,673	$ 785.63	$ 823.96
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.27	$ 1,679	$ 1,673	$ 252.92	$ 265.46
Ice Rink	1,000 SF GFA	7.59	$ 1,679	$ 1,673	$ 302.02	$ 317.00
Miniature Golf	Hole	1.06	$ 1,679	$ 1,673	$ 662.26	$ 695.28
Multiplex Movie Theater	Screen	43.85	$ 1,679	$ 1,673	$ 231.31	$ 242.87
Raquet / Tennis Club	Court	10.77	$ 1,679	$ 1,673	$ 122.51	$ 128.60
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 1,679	$ 1,673	$ 630.00	$ 661.15
Day Care Center	1,000 SF GFA	27.68	$ 1,679	$ 1,673	$ 156.85	$ 164.67
Primary/Middle School (1-8)	Student	0.32	$ 1,679	$ 1,673	$ 568.13	$ 593.75
High School (9-12)	Student	0.29	$ 1,679	$ 1,673	$ 608.28	$ 637.93
Jr/Community College	Student	0.25	$ 1,679	$ 1,673	$ 658.80	$ 688.00
University/College	Student	0.44	$ 1,679	$ 1,673	$ 617.73	$ 647.73
MEDICAL						
Clinic	1,000 SF GFA	19.55	$ 1,679	$ 1,673	$ 226.08	$ 237.34
Hospital	Bed	4.91	$ 1,679	$ 1,673	$ 452.93	$ 452.93
Nursing Home	Bed	0.83	$ 1,679	$ 1,673	$ 627.83	$ 659.04
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	6.72	$ 1,679	$ 1,673	$ 456.83	$ 456.83
General Office Building	1,000 SF GFA	7.15	$ 1,679	$ 1,673	$ 457.43	$ 457.43
Medical/Dental Office	1,000 SF GFA	17.86	$ 1,679	$ 1,673	$ 254.68	$ 254.68
Single Tenant Office Building	1,000 SF GFA	8.30	$ 1,679	$ 1,673	$ 456.72	$ 456.72
Office Park	1,000 SF GFA	7.20	$ 1,679	$ 1,673	$ 456.88	$ 456.88
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.53	$ 1,679	$ 1,673	$ 478.25	$ 502.14
Automobile Parts Sales	1,000 SF GFA	10.96	$ 1,679	$ 1,673	$ 372.15	$ 390.69
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	$ 1,679	$ 1,673	$ 211.87	$ 222.38
New and Used Car Sales	1,000 SF GFA	6.78	$ 1,679	$ 1,673	$ 435.40	$ 457.08
Quick Lubrication Vehicle Center	Service Position	10.00	$ 1,679	$ 1,673	$ 191.43	$ 201.00
Self-Service Car Wash	Stall	1.99	$ 1,679	$ 1,673	$ 206.23	$ 216.08
Automated Car Wash	1,000 SF GFA	4.19	$ 1,679	$ 1,673	$ 161.53	$ 169.61
Tire Store	1,000 SF GFA	11.64	$ 1,679	$ 1,673	$ 359.38	$ 377.32
Dining						
Fast Food Restaurant	1,000 SF GFA	41.48	$ 1,679	$ 1,673	$ 197.01	$ 206.85
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	$ 1,679	$ 1,673	$ 210.02	$ 210.02
Sit-Down Restaurant	1,000 SF GFA	10.04	$ 1,679	$ 1,673	$ 226.34	$ 226.34
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.38	$ 1,679	$ 1,673	$ 222.86	$ 234.01
Garden Center (Nursery)	1,000 SF GFA	8.55	$ 1,679	$ 1,673	$ 376.42	$ 395.20
Home Improvement Superstore	1,000 SF GFA	5.53	$ 1,679	$ 1,673	$ 752.71	$ 790.24
Pharmacy/Drugstore	1,000 SF GFA	14.15	$ 1,679	$ 1,673	$ 174.21	$ 182.90
Shopping Center	1,000 SF GFA	7.97	$ 1,679	$ 1,673	$ 518.32	$ 518.32
Supermarket	1,000 SF GFA	21.51	$ 1,679	$ 1,673	$ 261.55	$ 261.55
Toy/Children's Superstore	1,000 SF GFA	11.22	$ 1,679	$ 1,673	$ 256.04	$ 268.81
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 1,679	$ 1,673	$ 197.59	$ 207.45
Bank (Drive-In)	Drive-in Lane	41.09	$ 1,679	$ 1,673	$ 261.14	$ 274.18

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

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(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA F

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	0.00	$ -	$ -	$ -	$ -
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
General Heavy Industrial	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Industrial Park	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Warehousing	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Mini-Warehouse	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Apartment/Multi-family	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Residential Condominium/Townhouse	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Mobile Home Park	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Assisted Living	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
LODGING						
Hotel	Room	0.00	$ -	$ -	$ -	$ -
Motel/Other Lodging Facilities	Room	0.00	$ -	$ -	$ -	$ -
RECREATIONAL						
Driving Range	Tee	0.00	$ -	$ -	$ -	$ -
Golf Course	Acre	0.00	$ -	$ -	$ -	$ -
Health/Rec. Clubs and Facilities	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Ice Rink	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Miniature Golf	Hole	0.00	$ -	$ -	$ -	$ -
Multiplex Movie Theater	Screen	0.00	$ -	$ -	$ -	$ -
Raquet / Tennis Club	Court	0.00	$ -	$ -	$ -	$ -
INSTITUTIONAL						
Church	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Day Care Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Primary/Middle School (1-8)	Student	0.00	$ -	$ -	$ -	$ -
High School (9-12)	Student	0.00	$ -	$ -	$ -	$ -
Jr/Community College	Student	0.00	$ -	$ -	$ -	$ -
University/College	Student	0.00	$ -	$ -	$ -	$ -
MEDICAL						
Clinic	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Hospital	Bed	0.00	$ -	$ -	$ -	$ -
Nursing Home	Bed	0.00	$ -	$ -	$ -	$ -
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
General Office Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Medical/Dental Office	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Single Tenant Office Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Office Park	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Automobile Parts Sales	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Gasoline/Service Station with Convenience Market	Fueling Position	0.00	$ -	$ -	$ -	$ -
New and Used Car Sales	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Quick Lubrication Vehicle Center	Service Position	0.00	$ -	$ -	$ -	$ -
Self-Service Car Wash	Stall	0.00	$ -	$ -	$ -	$ -
Automated Car Wash	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Tire Store	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Dining						
Fast Food Restaurant	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
High Turnover (Sit-down) Restaurant	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Sit-Down Restaurant	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Garden Center (Nursery)	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Home Improvement Superstore	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Pharmacy/Drugstore	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Shopping Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Supermarket	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Toy/Children's Superstore	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
SERVICES						
Bank (Walk-In)	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Bank (Drive-In)	Drive-in Lane	0.00	$ -	$ -	$ -	$ -

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA G

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	$ 696	$ 694	$ 251.01	$ 263.53
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	$ 696	$ 694	$ 191.85	$ 201.43
General Heavy Industrial	1,000 SF GFA	3.41	$ 696	$ 694	$ 321.11	$ 336.95
Industrial Park	1,000 SF GFA	4.31	$ 696	$ 694	$ 318.33	$ 334.11
Warehousing	1,000 SF GFA	3.19	$ 696	$ 694	$ 331.03	$ 344.20
Mini-Warehouse	1,000 SF GFA	1.41	$ 696	$ 694	$ 314.89	$ 330.50
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	6.06	$ 696	$ 694	$ 577.56	$ 627.07
Apartment/Multi-family	Dwelling Unit	3.72	$ 696	$ 694	$ 635.00	$ 635.00
Residential Condominium/Townhouse	Dwelling Unit	3.12	$ 696	$ 694	$ 634.00	$ 634.00
Mobile Home Park	Dwelling Unit	3.54	$ 696	$ 694	$ 634.00	$ 634.00
Assisted Living	Bed	1.32	$ 696	$ 694	$ 634.00	$ 634.00
LODGING						
Hotel	Room	1.90	$ 696	$ 694	$ 331.05	$ 331.05
Motel/Other Lodging Facilities	Room	1.51	$ 696	$ 694	$ 330.46	$ 346.36
RECREATIONAL						
Driving Range	Tee	4.02	$ 696	$ 694	$ 328.61	$ 345.02
Golf Course	Acre	0.96	$ 696	$ 694	$ 418.75	$ 439.58
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.27	$ 696	$ 694	$ 205.69	$ 215.94
Ice Rink	1,000 SF GFA	7.59	$ 696	$ 694	$ 203.43	$ 213.57
Miniature Golf	Hole	1.06	$ 696	$ 694	$ 328.30	$ 344.34
Multiplex Movie Theater	Screen	43.85	$ 696	$ 694	$ 118.00	$ 123.88
Raquet / Tennis Club	Court	10.77	$ 696	$ 694	$ 98.61	$ 103.53
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 696	$ 694	$ 304.32	$ 319.42
Day Care Center	1,000 SF GFA	27.68	$ 696	$ 694	$ 86.34	$ 90.64
Primary/Middle School (1-8)	Student	0.32	$ 696	$ 694	$ 259.38	$ 271.88
High School (9-12)	Student	0.29	$ 696	$ 694	$ 286.21	$ 300.00
Jr/Community College	Student	0.25	$ 696	$ 694	$ 324.00	$ 340.00
University/College	Student	0.44	$ 696	$ 694	$ 295.45	$ 309.09
MEDICAL						
Clinic	1,000 SF GFA	19.55	$ 696	$ 694	$ 198.82	$ 208.75
Hospital	Bed	4.91	$ 696	$ 694	$ 227.29	$ 227.29
Nursing Home	Bed	0.83	$ 696	$ 694	$ 302.41	$ 316.87
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.64	$ 696	$ 694	$ 222.91	$ 222.91
General Office Building	1,000 SF GFA	8.14	$ 696	$ 694	$ 223.34	$ 223.34
Medical/Dental Office	1,000 SF GFA	20.31	$ 696	$ 694	$ 213.93	$ 213.93
Single Tenant Office Building	1,000 SF GFA	9.45	$ 696	$ 694	$ 222.86	$ 222.86
Office Park	1,000 SF GFA	8.19	$ 696	$ 694	$ 222.95	$ 222.95
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.53	$ 696	$ 694	$ 245.79	$ 258.04
Automobile Parts Sales	1,000 SF GFA	10.96	$ 696	$ 694	$ 228.19	$ 239.60
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	$ 696	$ 694	$ 87.25	$ 91.50
New and Used Car Sales	1,000 SF GFA	6.78	$ 696	$ 694	$ 214.31	$ 224.93
Quick Lubrication Vehicle Center	Service Position	10.00	$ 696	$ 694	$ 85.70	$ 89.90
Self-Service Car Wash	Stall	1.99	$ 696	$ 694	$ 257.79	$ 270.35
Automated Car Wash	1,000 SF GFA	4.19	$ 696	$ 694	$ 103.10	$ 108.26
Tire Store	1,000 SF GFA	11.64	$ 696	$ 694	$ 215.29	$ 226.03
Dining						
Fast Food Restaurant	1,000 SF GFA	41.48	$ 696	$ 694	$ 91.97	$ 96.55
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	$ 696	$ 694	$ 101.54	$ 101.54
Sit-Down Restaurant	1,000 SF GFA	10.04	$ 696	$ 694	$ 199.00	$ 199.00
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.38	$ 696	$ 694	$ 196.49	$ 206.24
Garden Center (Nursery)	1,000 SF GFA	8.55	$ 696	$ 694	$ 341.99	$ 359.06
Home Improvement Superstore	1,000 SF GFA	5.53	$ 696	$ 694	$ 341.95	$ 358.95
Pharmacy/Drugstore	1,000 SF GFA	14.15	$ 696	$ 694	$ 207.42	$ 217.74
Shopping Center	1,000 SF GFA	7.97	$ 696	$ 694	$ 275.28	$ 275.28
Supermarket	1,000 SF GFA	21.51	$ 696	$ 694	$ 224.92	$ 224.92
Toy/Children's Superstore	1,000 SF GFA	11.22	$ 696	$ 694	$ 208.29	$ 218.63
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 696	$ 694	$ 92.38	$ 96.97
Bank (Drive-In)	Drive-in Lane	41.09	$ 696	$ 694	$ 121.49	$ 127.55

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA H

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	30.46	$ 497	$ 489	$ 298.46	$ 313.36
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.56	$ 497	$ 489	$ 213.38	$ 223.90
General Heavy Industrial	1,000 SF GFA	3.16	$ 497	$ 489	$ 276.27	$ 289.87
Industrial Park	1,000 SF GFA	4.00	$ 497	$ 489	$ 272.50	$ 286.00
Warehousing	1,000 SF GFA	2.74	$ 497	$ 489	$ 213.50	$ 213.50
Mini-Warehouse	1,000 SF GFA	1.21	$ 497	$ 489	$ 274.38	$ 287.60
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	4.70	$ 497	$ 489	$ 388.72	$ 388.72
Apartment/Multi-family	Dwelling Unit	2.88	$ 497	$ 489	$ 393.00	$ 393.00
Residential Condominium/Townhouse	Dwelling Unit	2.42	$ 497	$ 489	$ 392.00	$ 392.00
Mobile Home Park	Dwelling Unit	2.74	$ 497	$ 489	$ 392.00	$ 392.00
Assisted Living	Bed	1.02	$ 497	$ 489	$ 392.00	$ 392.00
LODGING						
Hotel	Room	1.90	$ 497	$ 489	$ 282.63	$ 282.63
Motel/Other Lodging Facilities	Room	1.51	$ 497	$ 489	$ 282.12	$ 296.03
RECREATIONAL						
Driving Range	Tee	4.02	$ 497	$ 489	$ 279.85	$ 293.78
Golf Course	Acre	0.96	$ 497	$ 489	$ 392.00	$ 392.00
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.27	$ 497	$ 489	$ 229.79	$ 241.18
Ice Rink	1,000 SF GFA	7.59	$ 497	$ 489	$ 165.61	$ 173.78
Miniature Golf	Hole	1.06	$ 497	$ 489	$ 279.25	$ 292.45
Multiplex Movie Theater	Screen	43.85	$ 497	$ 489	$ 103.88	$ 109.08
Raquet / Tennis Club	Court	10.77	$ 497	$ 489	$ 93.31	$ 97.96
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 497	$ 489	$ 247.48	$ 259.71
Day Care Center	1,000 SF GFA	27.68	$ 497	$ 489	$ 62.28	$ 65.39
Primary/Middle School (1-8)	Student	0.32	$ 497	$ 489	$ 187.50	$ 196.88
High School (9-12)	Student	0.29	$ 497	$ 489	$ 224.14	$ 234.48
Jr/Community College	Student	0.25	$ 497	$ 489	$ 276.00	$ 288.00
University/College	Student	0.44	$ 497	$ 489	$ 234.09	$ 245.45
MEDICAL						
Clinic	1,000 SF GFA	19.55	$ 497	$ 489	$ 159.44	$ 167.37
Hospital	Bed	4.91	$ 497	$ 489	$ 258.45	$ 258.45
Nursing Home	Bed	0.83	$ 497	$ 489	$ 244.58	$ 256.63
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	6.51	$ 497	$ 489	$ 264.82	$ 264.82
General Office Building	1,000 SF GFA	6.93	$ 497	$ 489	$ 265.51	$ 265.51
Medical/Dental Office	1,000 SF GFA	17.30	$ 497	$ 489	$ 189.60	$ 189.60
Single Tenant Office Building	1,000 SF GFA	8.04	$ 497	$ 489	$ 264.80	$ 264.80
Office Park	1,000 SF GFA	6.98	$ 497	$ 489	$ 264.90	$ 264.90
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.53	$ 497	$ 489	$ 283.31	$ 297.40
Automobile Parts Sales	1,000 SF GFA	10.96	$ 497	$ 489	$ 198.72	$ 208.58
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	$ 497	$ 489	$ 206.52	$ 216.71
New and Used Car Sales	1,000 SF GFA	6.78	$ 497	$ 489	$ 241.15	$ 253.10
Quick Lubrication Vehicle Center	Service Position	10.00	$ 497	$ 489	$ 64.30	$ 67.50
Self-Service Car Wash	Stall	1.99	$ 497	$ 489	$ 201.01	$ 211.06
Automated Car Wash	1,000 SF GFA	4.19	$ 497	$ 489	$ 244.39	$ 256.61
Tire Store	1,000 SF GFA	11.64	$ 497	$ 489	$ 181.44	$ 190.46
Dining						
Fast Food Restaurant	1,000 SF GFA	41.48	$ 497	$ 489	$ 69.77	$ 73.24
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	$ 497	$ 489	$ 143.69	$ 143.69
Sit-Down Restaurant	1,000 SF GFA	10.04	$ 497	$ 489	$ 159.76	$ 159.76
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.38	$ 497	$ 489	$ 156.24	$ 163.97
Garden Center (Nursery)	1,000 SF GFA	8.55	$ 497	$ 489	$ 244.44	$ 256.61
Home Improvement Superstore	1,000 SF GFA	5.53	$ 497	$ 489	$ 244.48	$ 256.60
Pharmacy/Drugstore	1,000 SF GFA	14.15	$ 497	$ 489	$ 170.95	$ 179.43
Shopping Center	1,000 SF GFA	7.97	$ 497	$ 489	$ 322.58	$ 322.58
Supermarket	1,000 SF GFA	21.51	$ 497	$ 489	$ 194.24	$ 194.24
Toy/Children's Superstore	1,000 SF GFA	11.22	$ 497	$ 489	$ 155.35	$ 163.10
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 497	$ 489	$ 70.34	$ 73.84
Bank (Drive-In)	Drive-in Lane	41.09	$ 497	$ 489	$ 91.55	$ 96.11

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA I

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	$ 641	$ 641	$ 281.57	$ 295.64
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	$ 641	$ 641	$ 191.85	$ 201.43
General Heavy Industrial	1,000 SF GFA	3.41	$ 641	$ 641	$ 338.42	$ 355.13
Industrial Park	1,000 SF GFA	4.31	$ 641	$ 641	$ 334.34	$ 351.04
Warehousing	1,000 SF GFA	3.19	$ 641	$ 641	$ 353.29	$ 370.85
Mini-Warehouse	1,000 SF GFA	1.41	$ 641	$ 641	$ 329.08	$ 345.39
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	6.06	$ 641	$ 641	$ 577.56	$ 627.07
Apartment/Multi-family	Dwelling Unit	3.72	$ 641	$ 641	$ 640.00	$ 640.00
Residential Condominium/Townhouse	Dwelling Unit	3.12	$ 641	$ 641	$ 640.00	$ 640.00
Mobile Home Park	Dwelling Unit	3.54	$ 641	$ 641	$ 640.00	$ 640.00
Assisted Living	Bed	1.32	$ 641	$ 641	$ 640.00	$ 640.00
LODGING						
Hotel	Room	1.90	$ 641	$ 641	$ 353.16	$ 353.16
Motel/Other Lodging Facilities	Room	1.51	$ 641	$ 641	$ 352.98	$ 370.20
RECREATIONAL						
Driving Range	Tee	4.02	$ 641	$ 641	$ 349.75	$ 367.16
Golf Course	Acre	0.96	$ 641	$ 641	$ 567.71	$ 595.83
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.27	$ 641	$ 641	$ 212.90	$ 223.53
Ice Rink	1,000 SF GFA	7.59	$ 641	$ 641	$ 209.49	$ 219.89
Miniature Golf	Hole	1.06	$ 641	$ 641	$ 349.06	$ 366.04
Multiplex Movie Theater	Screen	43.85	$ 641	$ 641	$ 128.02	$ 134.41
Raquet / Tennis Club	Court	10.77	$ 641	$ 641	$ 133.70	$ 140.39
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 641	$ 641	$ 312.95	$ 328.06
Day Care Center	1,000 SF GFA	27.68	$ 641	$ 641	$ 81.43	$ 85.48
Primary/Middle School (1-8)	Student	0.32	$ 641	$ 641	$ 243.75	$ 253.13
High School (9-12)	Student	0.29	$ 641	$ 641	$ 286.21	$ 300.00
Jr/Community College	Student	0.25	$ 641	$ 641	$ 344.00	$ 360.00
University/College	Student	0.44	$ 641	$ 641	$ 300.00	$ 313.64
MEDICAL						
Clinic	1,000 SF GFA	19.55	$ 641	$ 641	$ 202.46	$ 212.53
Hospital	Bed	4.91	$ 641	$ 641	$ 325.66	$ 325.66
Nursing Home	Bed	0.83	$ 641	$ 641	$ 310.84	$ 325.30
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.64	$ 641	$ 641	$ 239.14	$ 239.14
General Office Building	1,000 SF GFA	8.14	$ 641	$ 641	$ 239.68	$ 239.68
Medical/Dental Office	1,000 SF GFA	20.31	$ 641	$ 641	$ 232.79	$ 232.79
Single Tenant Office Building	1,000 SF GFA	9.45	$ 641	$ 641	$ 238.94	$ 238.94
Office Park	1,000 SF GFA	8.19	$ 641	$ 641	$ 239.19	$ 239.19
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.53	$ 641	$ 641	$ 353.91	$ 371.52
Automobile Parts Sales	1,000 SF GFA	10.96	$ 641	$ 641	$ 247.08	$ 259.40
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	$ 641	$ 641	$ 266.57	$ 279.89
New and Used Car Sales	1,000 SF GFA	6.78	$ 641	$ 641	$ 225.96	$ 237.17
Quick Lubrication Vehicle Center	Service Position	10.00	$ 641	$ 641	$ 83.70	$ 87.80
Self-Service Car Wash	Stall	1.99	$ 641	$ 641	$ 260.80	$ 273.37
Automated Car Wash	1,000 SF GFA	4.19	$ 641	$ 641	$ 320.29	$ 336.31
Tire Store	1,000 SF GFA	11.64	$ 641	$ 641	$ 227.49	$ 238.83
Dining						
Fast Food Restaurant	1,000 SF GFA	41.48	$ 641	$ 641	$ 89.95	$ 94.43
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	$ 641	$ 641	$ 184.56	$ 184.56
Sit-Down Restaurant	1,000 SF GFA	10.04	$ 641	$ 641	$ 202.79	$ 202.79
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.38	$ 641	$ 641	$ 198.86	$ 208.79
Garden Center (Nursery)	1,000 SF GFA	8.55	$ 641	$ 641	$ 320.47	$ 336.49
Home Improvement Superstore	1,000 SF GFA	5.53	$ 641	$ 641	$ 320.43	$ 336.35
Pharmacy/Drugstore	1,000 SF GFA	14.15	$ 641	$ 641	$ 215.55	$ 226.29
Shopping Center	1,000 SF GFA	7.97	$ 641	$ 641	$ 398.49	$ 398.49
Supermarket	1,000 SF GFA	21.51	$ 641	$ 641	$ 242.03	$ 242.03
Toy/Children's Superstore	1,000 SF GFA	11.22	$ 641	$ 641	$ 231.37	$ 242.87
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 641	$ 641	$ 90.57	$ 95.08
Bank (Drive-In)	Drive-in Lane	41.09	$ 641	$ 641	$ 118.25	$ 124.14

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA J

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	$ 719	$ 719	$ 319.17	$ 335.10
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	$ 719	$ 719	$ 216.09	$ 226.88
General Heavy Industrial	1,000 SF GFA	3.41	$ 719	$ 719	$ 382.11	$ 401.17
Industrial Park	1,000 SF GFA	4.31	$ 719	$ 719	$ 377.73	$ 396.52
Warehousing	1,000 SF GFA	3.19	$ 719	$ 719	$ 399.37	$ 419.12
Mini-Warehouse	1,000 SF GFA	1.41	$ 719	$ 719	$ 371.63	$ 390.07
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	6.06	$ 719	$ 719	$ 577.56	$ 627.07
Apartment/Multi-family	Dwelling Unit	3.72	$ 719	$ 719	$ 718.00	$ 718.00
Residential Condominium/Townhouse	Dwelling Unit	3.12	$ 719	$ 719	$ 718.00	$ 718.00
Mobile Home Park	Dwelling Unit	3.54	$ 719	$ 719	$ 718.00	$ 718.00
Assisted Living	Bed	1.32	$ 719	$ 719	$ 718.00	$ 718.00
LODGING						
Hotel	Room	1.90	$ 719	$ 719	$ 399.47	$ 399.47
Motel/Other Lodging Facilities	Room	1.51	$ 719	$ 719	$ 398.68	$ 418.54
RECREATIONAL						
Driving Range	Tee	4.02	$ 719	$ 719	$ 395.52	$ 415.17
Golf Course	Acre	0.96	$ 719	$ 719	$ 643.75	$ 675.00
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.27	$ 719	$ 719	$ 240.23	$ 252.18
Ice Rink	1,000 SF GFA	7.59	$ 719	$ 719	$ 236.36	$ 248.09
Miniature Golf	Hole	1.06	$ 719	$ 719	$ 395.28	$ 414.15
Multiplex Movie Theater	Screen	43.85	$ 719	$ 719	$ 146.32	$ 153.61
Raquet / Tennis Club	Court	10.77	$ 719	$ 719	$ 109.75	$ 115.23
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 719	$ 719	$ 353.24	$ 370.50
Day Care Center	1,000 SF GFA	27.68	$ 719	$ 719	$ 91.37	$ 95.92
Primary/Middle School (1-8)	Student	0.32	$ 719	$ 719	$ 275.00	$ 287.50
High School (9-12)	Student	0.29	$ 719	$ 719	$ 324.14	$ 337.93
Jr/Community College	Student	0.25	$ 719	$ 719	$ 388.00	$ 404.00
University/College	Student	0.44	$ 719	$ 719	$ 336.36	$ 352.27
MEDICAL						
Clinic	1,000 SF GFA	19.55	$ 719	$ 719	$ 228.29	$ 239.69
Hospital	Bed	4.91	$ 719	$ 719	$ 367.82	$ 367.82
Nursing Home	Bed	0.83	$ 719	$ 719	$ 350.60	$ 367.47
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.64	$ 719	$ 719	$ 270.29	$ 270.29
General Office Building	1,000 SF GFA	8.14	$ 719	$ 719	$ 271.01	$ 271.01
Medical/Dental Office	1,000 SF GFA	20.31	$ 719	$ 719	$ 254.60	$ 254.60
Single Tenant Office Building	1,000 SF GFA	9.45	$ 719	$ 719	$ 270.16	$ 270.16
Office Park	1,000 SF GFA	8.19	$ 719	$ 719	$ 270.45	$ 270.45
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.53	$ 719	$ 719	$ 400.15	$ 420.06
Automobile Parts Sales	1,000 SF GFA	10.96	$ 719	$ 719	$ 279.56	$ 293.52
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	$ 719	$ 719	$ 209.92	$ 220.40
New and Used Car Sales	1,000 SF GFA	6.78	$ 719	$ 719	$ 255.31	$ 267.99
Quick Lubrication Vehicle Center	Service Position	10.00	$ 719	$ 719	$ 94.00	$ 98.70
Self-Service Car Wash	Stall	1.99	$ 719	$ 719	$ 292.96	$ 307.54
Automated Car Wash	1,000 SF GFA	4.19	$ 719	$ 719	$ 240.10	$ 252.11
Tire Store	1,000 SF GFA	11.64	$ 719	$ 719	$ 257.04	$ 269.85
Dining						
Fast Food Restaurant	1,000 SF GFA	41.48	$ 719	$ 719	$ 101.16	$ 106.20
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	$ 719	$ 719	$ 207.72	$ 207.72
Sit-Down Restaurant	1,000 SF GFA	10.04	$ 719	$ 719	$ 228.69	$ 228.69
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.38	$ 719	$ 719	$ 224.17	$ 235.33
Garden Center (Nursery)	1,000 SF GFA	8.55	$ 719	$ 719	$ 359.42	$ 377.31
Home Improvement Superstore	1,000 SF GFA	5.53	$ 719	$ 719	$ 359.49	$ 377.40
Pharmacy/Drugstore	1,000 SF GFA	14.15	$ 719	$ 719	$ 243.32	$ 255.48
Shopping Center	1,000 SF GFA	7.97	$ 719	$ 719	$ 451.32	$ 451.32
Supermarket	1,000 SF GFA	21.51	$ 719	$ 719	$ 271.97	$ 271.97
Toy/Children's Superstore	1,000 SF GFA	11.22	$ 719	$ 719	$ 225.76	$ 236.99
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 719	$ 719	$ 101.90	$ 106.97
Bank (Drive-In)	Drive-in Lane	41.09	$ 719	$ 719	$ 132.94	$ 139.57

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA K

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	$ 1,153	$ 1,153	$ 412.71	$ 433.33
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.91	$ 1,153	$ 1,153	$ 239.31	$ 251.12
General Heavy Industrial	1,000 SF GFA	3.41	$ 1,153	$ 1,153	$ 388.86	$ 408.21
Industrial Park	1,000 SF GFA	4.31	$ 1,153	$ 1,153	$ 384.69	$ 403.71
Warehousing	1,000 SF GFA	3.13	$ 1,153	$ 1,153	$ 406.39	$ 426.52
Mini-Warehouse	1,000 SF GFA	1.38	$ 1,153	$ 1,153	$ 525.36	$ 551.45
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	5.35	$ 1,153	$ 1,153	$ 654.21	$ 710.28
Apartment/Multi-family	Dwelling Unit	3.29	$ 1,153	$ 1,153	$ 1,152.00	$ 1,152.00
Residential Condominium/Townhouse	Dwelling Unit	2.76	$ 1,153	$ 1,153	$ 1,152.00	$ 1,152.00
Mobile Home Park	Dwelling Unit	3.13	$ 1,153	$ 1,153	$ 1,152.00	$ 1,152.00
Assisted Living	Bed	1.17	$ 1,153	$ 1,153	$ 1,152.00	$ 1,152.00
LODGING						
Hotel	Room	1.90	$ 1,153	$ 1,153	$ 547.89	$ 547.89
Motel/Other Lodging Facilities	Room	1.51	$ 1,153	$ 1,153	$ 547.68	$ 574.83
RECREATIONAL						
Driving Range	Tee	4.02	$ 1,153	$ 1,153	$ 400.50	$ 420.40
Golf Course	Acre	0.96	$ 1,153	$ 1,153	$ 685.42	$ 718.75
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.27	$ 1,153	$ 1,153	$ 247.44	$ 259.77
Ice Rink	1,000 SF GFA	7.59	$ 1,153	$ 1,153	$ 207.11	$ 217.39
Miniature Golf	Hole	1.06	$ 1,153	$ 1,153	$ 544.34	$ 570.75
Multiplex Movie Theater	Screen	43.85	$ 1,153	$ 1,153	$ 193.73	$ 203.40
Raquet / Tennis Club	Court	10.77	$ 1,153	$ 1,153	$ 118.11	$ 123.96
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 1,153	$ 1,153	$ 506.47	$ 531.65
Day Care Center	1,000 SF GFA	27.68	$ 1,153	$ 1,153	$ 145.45	$ 152.71
Primary/Middle School (1-8)	Student	0.32	$ 1,153	$ 1,153	$ 437.50	$ 459.38
High School (9-12)	Student	0.29	$ 1,153	$ 1,153	$ 479.31	$ 500.00
Jr/Community College	Student	0.25	$ 1,153	$ 1,153	$ 540.00	$ 564.00
University/College	Student	0.44	$ 1,153	$ 1,153	$ 493.18	$ 515.91
MEDICAL						
Clinic	1,000 SF GFA	19.55	$ 1,153	$ 1,153	$ 229.26	$ 240.72
Hospital	Bed	4.91	$ 1,153	$ 1,153	$ 375.76	$ 375.76
Nursing Home	Bed	0.83	$ 1,153	$ 1,153	$ 504.82	$ 528.92
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.42	$ 1,153	$ 1,153	$ 371.56	$ 371.56
General Office Building	1,000 SF GFA	7.90	$ 1,153	$ 1,153	$ 372.15	$ 372.15
Medical/Dental Office	1,000 SF GFA	19.72	$ 1,153	$ 1,153	$ 255.68	$ 255.68
Single Tenant Office Building	1,000 SF GFA	9.17	$ 1,153	$ 1,153	$ 371.43	$ 371.43
Office Park	1,000 SF GFA	7.95	$ 1,153	$ 1,153	$ 371.70	$ 371.70
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.53	$ 1,153	$ 1,153	$ 404.75	$ 424.96
Automobile Parts Sales	1,000 SF GFA	10.96	$ 1,153	$ 1,153	$ 331.75	$ 348.27
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	$ 1,153	$ 1,153	$ 171.10	$ 179.60
New and Used Car Sales	1,000 SF GFA	6.78	$ 1,153	$ 1,153	$ 355.60	$ 373.30
Quick Lubrication Vehicle Center	Service Position	10.00	$ 1,153	$ 1,153	$ 147.80	$ 155.10
Self-Service Car Wash	Stall	1.99	$ 1,153	$ 1,153	$ 164.82	$ 172.86
Automated Car Wash	1,000 SF GFA	4.19	$ 1,153	$ 1,153	$ 218.38	$ 229.30
Tire Store	1,000 SF GFA	11.64	$ 1,153	$ 1,153	$ 314.26	$ 329.90
Dining						
Fast Food Restaurant	1,000 SF GFA	41.48	$ 1,153	$ 1,153	$ 154.19	$ 161.89
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	$ 1,153	$ 1,153	$ 169.06	$ 169.06
Sit-Down Restaurant	1,000 SF GFA	10.04	$ 1,153	$ 1,153	$ 331.87	$ 331.87
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.38	$ 1,153	$ 1,153	$ 327.86	$ 344.20
Garden Center (Nursery)	1,000 SF GFA	8.55	$ 1,153	$ 1,153	$ 576.49	$ 605.26
Home Improvement Superstore	1,000 SF GFA	5.53	$ 1,153	$ 1,153	$ 576.49	$ 605.24
Pharmacy/Drugstore	1,000 SF GFA	14.15	$ 1,153	$ 1,153	$ 239.01	$ 250.95
Shopping Center	1,000 SF GFA	7.97	$ 1,153	$ 1,153	$ 450.44	$ 450.44
Supermarket	1,000 SF GFA	21.51	$ 1,153	$ 1,153	$ 271.97	$ 271.97
Toy/Children's Superstore	1,000 SF GFA	11.22	$ 1,153	$ 1,153	$ 288.24	$ 302.58
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 1,153	$ 1,153	$ 154.85	$ 162.59
Bank (Drive-In)	Drive-in Lane	41.09	$ 1,153	$ 1,153	$ 203.83	$ 214.02

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA L

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	22.93	$ 1,281	$ 1,281	$ 423.90	$ 445.09
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	3.43	$ 1,281	$ 1,281	$ 323.53	$ 339.65
General Heavy Industrial	1,000 SF GFA	2.38	$ 1,281	$ 1,281	$ 541.89	$ 568.91
Industrial Park	1,000 SF GFA	3.01	$ 1,281	$ 1,281	$ 393.19	$ 412.62
Warehousing	1,000 SF GFA	2.07	$ 1,281	$ 1,281	$ 568.26	$ 596.62
Mini-Warehouse	1,000 SF GFA	0.91	$ 1,281	$ 1,281	$ 540.00	$ 565.93
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	3.54	$ 1,281	$ 1,281	$ 988.70	$ 1,073.45
Apartment/Multi-family	Dwelling Unit	2.17	$ 1,281	$ 1,281	$ 1,280.00	$ 1,280.00
Residential Condominium/Townhouse	Dwelling Unit	1.82	$ 1,281	$ 1,281	$ 1,280.00	$ 1,280.00
Mobile Home Park	Dwelling Unit	2.07	$ 1,281	$ 1,281	$ 1,280.00	$ 1,280.00
Assisted Living	Bed	0.77	$ 1,281	$ 1,281	$ 1,280.00	$ 1,280.00
LODGING						
Hotel	Room	1.90	$ 1,281	$ 1,281	$ 520.58	$ 520.58
Motel/Other Lodging Facilities	Room	1.51	$ 1,281	$ 1,281	$ 520.33	$ 545.70
RECREATIONAL						
Driving Range	Tee	4.02	$ 1,281	$ 1,281	$ 373.66	$ 392.29
Golf Course	Acre	0.96	$ 1,281	$ 1,281	$ 625.31	$ 656.25
Health/Rec. Clubs and Facilities	1,000 SF GFA	5.27	$ 1,281	$ 1,281	$ 243.87	$ 255.98
Ice Rink	1,000 SF GFA	7.59	$ 1,281	$ 1,281	$ 208.10	$ 218.45
Miniature Golf	Hole	1.06	$ 1,281	$ 1,281	$ 517.08	$ 542.45
Multiplex Movie Theater	Screen	43.85	$ 1,281	$ 1,281	$ 182.60	$ 191.72
Raquet / Tennis Club	Court	10.77	$ 1,281	$ 1,281	$ 76.13	$ 79.85
INSTITUTIONAL						
Church	1,000 SF GFA	1.39	$ 1,281	$ 1,281	$ 488.85	$ 512.95
Day Care Center	1,000 SF GFA	27.68	$ 1,281	$ 1,281	$ 145.11	$ 152.35
Primary/Middle School (1-8)	Student	0.32	$ 1,281	$ 1,281	$ 435.94	$ 456.25
High School (9-12)	Student	0.29	$ 1,281	$ 1,281	$ 468.62	$ 489.66
Jr/Community College	Student	0.25	$ 1,281	$ 1,281	$ 511.20	$ 536.00
University/College	Student	0.44	$ 1,281	$ 1,281	$ 478.64	$ 502.27
MEDICAL						
Clinic	1,000 SF GFA	18.13	$ 1,281	$ 1,281	$ 224.53	$ 235.74
Hospital	Bed	4.55	$ 1,281	$ 1,281	$ 360.20	$ 360.20
Nursing Home	Bed	0.77	$ 1,281	$ 1,281	$ 493.25	$ 516.88
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	4.90	$ 1,281	$ 1,281	$ 384.24	$ 384.24
General Office Building	1,000 SF GFA	5.22	$ 1,281	$ 1,281	$ 385.00	$ 385.00
Medical/Dental Office	1,000 SF GFA	13.02	$ 1,281	$ 1,281	$ 333.11	$ 333.11
Single Tenant Office Building	1,000 SF GFA	6.06	$ 1,281	$ 1,281	$ 384.06	$ 384.06
Office Park	1,000 SF GFA	5.25	$ 1,281	$ 1,281	$ 384.34	$ 384.34
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.53	$ 1,281	$ 1,281	$ 376.95	$ 395.71
Automobile Parts Sales	1,000 SF GFA	10.96	$ 1,281	$ 1,281	$ 273.94	$ 287.59
Gasoline/Service Station with Convenience Market	Fueling Position	3.53	$ 1,281	$ 1,281	$ 164.70	$ 172.80
New and Used Car Sales	1,000 SF GFA	6.78	$ 1,281	$ 1,281	$ 339.56	$ 356.49
Quick Lubrication Vehicle Center	Service Position	10.00	$ 1,281	$ 1,281	$ 146.88	$ 154.20
Self-Service Car Wash	Stall	1.99	$ 1,281	$ 1,281	$ 160.10	$ 167.84
Automated Car Wash	1,000 SF GFA	4.19	$ 1,281	$ 1,281	$ 254.11	$ 266.82
Tire Store	1,000 SF GFA	11.64	$ 1,281	$ 1,281	$ 263.43	$ 276.55
Dining						
Fast Food Restaurant	1,000 SF GFA	41.48	$ 1,281	$ 1,281	$ 151.77	$ 159.35
High Turnover (Sit-down) Restaurant	1,000 SF GFA	14.90	$ 1,281	$ 1,281	$ 163.09	$ 163.09
Sit-Down Restaurant	1,000 SF GFA	10.04	$ 1,281	$ 1,281	$ 321.45	$ 321.45
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.38	$ 1,281	$ 1,281	$ 174.31	$ 182.95
Garden Center (Nursery)	1,000 SF GFA	8.55	$ 1,281	$ 1,281	$ 288.21	$ 302.57
Home Improvement Superstore	1,000 SF GFA	5.53	$ 1,281	$ 1,281	$ 576.29	$ 605.06
Pharmacy/Drugstore	1,000 SF GFA	14.15	$ 1,281	$ 1,281	$ 204.23	$ 214.42
Shopping Center	1,000 SF GFA	7.97	$ 1,281	$ 1,281	$ 411.83	$ 411.83
Supermarket	1,000 SF GFA	21.51	$ 1,281	$ 1,281	$ 208.03	$ 208.03
Toy/Children's Superstore	1,000 SF GFA	11.22	$ 1,281	$ 1,281	$ 207.99	$ 218.36
SERVICES						
Bank (Walk-In)	1,000 SF GFA	33.71	$ 1,281	$ 1,281	$ 152.29	$ 159.89
Bank (Drive-In)	Drive-in Lane	41.09	$ 1,281	$ 1,281	$ 201.02	$ 211.05

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table C, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is between November 10, 2008 and November 19, 2013 for which no replatting is necessary)

SERVICE AREA M

Actual fee charged per service unit if date of recordation of final plat is between November 10, 2008 and November 19, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	0.00	$ -	$ -	$ -	$ -
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
General Heavy Industrial	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Industrial Park	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Warehousing	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Mini-Warehouse	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Apartment/Multi-family	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Residential Condominium/Townhouse	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Mobile Home Park	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Assisted Living	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
LODGING						
Hotel	Room	0.00	$ -	$ -	$ -	$ -
Motel/Other Lodging Facilities	Room	0.00	$ -	$ -	$ -	$ -
RECREATIONAL						
Driving Range	Tee	0.00	$ -	$ -	$ -	$ -
Golf Course	Acre	0.00	$ -	$ -	$ -	$ -
Health/Rec. Clubs and Facilities	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Ice Rink	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Miniature Golf	Hole	0.00	$ -	$ -	$ -	$ -
Multiplex Movie Theater	Screen	0.00	$ -	$ -	$ -	$ -
Raquet / Tennis Club	Court	0.00	$ -	$ -	$ -	$ -
INSTITUTIONAL						
Church	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Day Care Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Primary/Middle School (1-8)	Student	0.00	$ -	$ -	$ -	$ -
High School (9-12)	Student	0.00	$ -	$ -	$ -	$ -
Jr/Community College	Student	0.00	$ -	$ -	$ -	$ -
University/College	Student	0.00	$ -	$ -	$ -	$ -
MEDICAL						
Clinic	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Hospital	Bed	0.00	$ -	$ -	$ -	$ -
Nursing Home	Bed	0.00	$ -	$ -	$ -	$ -
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
General Office Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Medical/Dental Office	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Single Tenant Office Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Office Park	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Automobile Parts Sales	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Gasoline/Service Station with Convenience Market	Fueling Position	0.00	$ -	$ -	$ -	$ -
New and Used Car Sales	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Quick Lubrication Vehicle Center	Service Position	0.00	$ -	$ -	$ -	$ -
Self-Service Car Wash	Stall	0.00	$ -	$ -	$ -	$ -
Automated Car Wash	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Tire Store	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Dining						
Fast Food Restaurant	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
High Turnover (Sit-down) Restaurant	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Sit-Down Restaurant	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Garden Center (Nursery)	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Home Improvement Superstore	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Pharmacy/Drugstore	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Shopping Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Supermarket	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Toy/Children's Superstore	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
SERVICES						
Bank (Walk-In)	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Bank (Drive-In)	Drive-in Lane	0.00	$ -	$ -	$ -	$ -

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2007-2008 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE C THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA A

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	1.97	$ -	$ -	$ -	$ -
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	0.03	$ -	$ -	$ -	$ -
General Heavy Industrial	1,000 SF GFA	0.20	$ -	$ -	$ -	$ -
Industrial Park	1,000 SF GFA	0.26	$ -	$ -	$ -	$ -
Warehousing	1,000 SF GFA	0.10	$ -	$ -	$ -	$ -
Mini-Warehouse	1,000 SF GFA	0.08	$ -	$ -	$ -	$ -
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	0.30	$ -	$ -	$ -	$ -
Apartment/Multi-family	Dwelling Unit	0.19	$ -	$ -	$ -	$ -
Residential Condominium/Townhouse	Dwelling Unit	0.16	$ -	$ -	$ -	$ -
Senior Adult Housing	Dwelling Unit	0.01	$ -	$ -	$ -	$ -
Congregate Care Facility	Dwelling Unit	0.01	$ -	$ -	$ -	$ -
Assisted Living	Bed	0.07	$ -	$ -	$ -	$ -
LODGING						
Hotel	Room	0.18	$ -	$ -	$ -	$ -
Motel/Other Lodging Facilities	Room	0.14	$ -	$ -	$ -	$ -
RECREATIONAL						
Driving Range	Tee	0.38	$ -	$ -	$ -	$ -
Golf Course	Acre	0.09	$ -	$ -	$ -	$ -
Health/Rec. Clubs and Facilities	1,000 SF GFA	0.82	$ -	$ -	$ -	$ -
Ice Rink	1,000 SF GFA	0.71	$ -	$ -	$ -	$ -
Miniature Golf	Hole	0.10	$ -	$ -	$ -	$ -
Multiplex Movie Theater	Screen	4.09	$ -	$ -	$ -	$ -
Raquet / Tennis Club	Court	1.01	$ -	$ -	$ -	$ -
INSTITUTIONAL						
Church	1,000 SF GFA	0.17	$ -	$ -	$ -	$ -
Day Care Center	1,000 SF GFA	2.07	$ -	$ -	$ -	$ -
Primary/Middle School (1-8)	Student	0.05	$ -	$ -	$ -	$ -
High School (9-12)	Student	0.04	$ -	$ -	$ -	$ -
Jr/Community College	Student	0.04	$ -	$ -	$ -	$ -
University/College	Student	0.05	$ -	$ -	$ -	$ -
MEDICAL						
Clinic	1,000 SF GFA	1.55	$ -	$ -	$ -	$ -
Hospital	Bed	0.43	$ -	$ -	$ -	$ -
Nursing Home	Bed	0.07	$ -	$ -	$ -	$ -
Animal Hospital/Veterinary Clinic	1,000 SF GFA	0.99	$ -	$ -	$ -	$ -
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	0.42	$ -	$ -	$ -	$ -
General Office Building	1,000 SF GFA	0.45	$ -	$ -	$ -	$ -
Medical/Dental Office	1,000 SF GFA	1.07	$ -	$ -	$ -	$ -
Single Tenant Office Building	1,000 SF GFA	0.52	$ -	$ -	$ -	$ -
Office Park	1,000 SF GFA	0.44	$ -	$ -	$ -	$ -
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	0.56	$ -	$ -	$ -	$ -
Automobile Parts Sales	1,000 SF GFA	1.02	$ -	$ -	$ -	$ -
Gasoline/Service Station with Convenience Market	Fueling Position	1.78	$ -	$ -	$ -	$ -
New and Used Car Sales	1,000 SF GFA	0.63	$ -	$ -	$ -	$ -
Quick Lubrication Vehicle Center	Service Position	0.93	$ -	$ -	$ -	$ -
Self-Service Car Wash	Stall	1.00	$ -	$ -	$ -	$ -
Tire Store	1,000 SF GFA	0.90	$ -	$ -	$ -	$ -
Dining						
Fast Food Restaurant	1,000 SF GFA	4.90	$ -	$ -	$ -	$ -
High Turnover (Sit-down) Restaurant	1,000 SF GFA	1.68	$ -	$ -	$ -	$ -
Sit-Down Restaurant	1,000 SF GFA	1.26	$ -	$ -	$ -	$ -
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	1.05	$ -	$ -	$ -	$ -
Garden Center (Nursery)	1,000 SF GFA	1.46	$ -	$ -	$ -	$ -
Home Improvement Superstore	1,000 SF GFA	0.36	$ -	$ -	$ -	$ -
Pharmacy/Drugstore	1,000 SF GFA	1.52	$ -	$ -	$ -	$ -
Shopping Center	1,000 SF GFA	0.74	$ -	$ -	$ -	$ -
Supermarket	1,000 SF GFA	1.82	$ -	$ -	$ -	$ -
Toy/Children's Superstore	1,000 SF GFA	1.05	$ -	$ -	$ -	$ -
SERVICES						
Bank (Walk-In)	1,000 SF GFA	2.18	$ -	$ -	$ -	$ -
Bank (Drive-In)	Drive-in Lane	5.29	$ -	$ -	$ -	$ -

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA B

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	5.24	$ 861	$ 861	$ 860.00	$ 860.00
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	0.78	$ 861	$ 861	$ 860.00	$ 860.00
General Heavy Industrial	1,000 SF GFA	0.54	$ 861	$ 861	$ 859.26	$ 859.26
Industrial Park	1,000 SF GFA	0.68	$ 861	$ 861	$ 860.00	$ 860.00
Warehousing	1,000 SF GFA	0.26	$ 861	$ 861	$ 857.69	$ 857.69
Mini-Warehouse	1,000 SF GFA	0.21	$ 861	$ 861	$ 857.14	$ 857.14
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	0.80	$ 861	$ 861	$ 860.00	$ 860.00
Apartment/Multi-family	Dwelling Unit	0.50	$ 861	$ 861	$ 860.00	$ 860.00
Residential Condominium/Townhouse	Dwelling Unit	0.42	$ 861	$ 861	$ 860.00	$ 860.00
Senior Adult Housing	Dwelling Unit	0.20	$ 861	$ 861	$ 860.00	$ 860.00
Congregate Care Facility	Dwelling Unit	0.14	$ 861	$ 861	$ 860.00	$ 860.00
Assisted Living	Bed	0.18	$ 861	$ 861	$ 860.00	$ 860.00
LODGING						
Hotel	Room	0.48	$ 861	$ 861	$ 860.00	$ 860.00
Motel/Other Lodging Facilities	Room	0.38	$ 861	$ 861	$ 860.00	$ 860.00
RECREATIONAL						
Driving Range	Tee	1.00	$ 861	$ 861	$ 860.00	$ 860.00
Golf Course	Acre	0.24	$ 861	$ 861	$ 858.33	$ 858.33
Health/Rec. Clubs and Facilities	1,000 SF GFA	2.19	$ 861	$ 861	$ 838.36	$ 860.00
Ice Rink	1,000 SF GFA	1.89	$ 861	$ 861	$ 860.00	$ 860.00
Miniature Golf	Hole	0.26	$ 861	$ 861	$ 857.69	$ 857.69
Multiplex Movie Theater	Screen	10.91	$ 861	$ 861	$ 758.94	$ 796.88
Raquet / Tennis Club	Court	2.68	$ 861	$ 861	$ 839.55	$ 860.00
INSTITUTIONAL						
Church	1,000 SF GFA	0.44	$ 861	$ 861	$ 859.09	$ 859.09
Day Care Center	1,000 SF GFA	5.53	$ 861	$ 861	$ 732.37	$ 768.90
Primary/Middle School (1-8)	Student	0.13	$ 861	$ 861	$ 853.85	$ 853.85
High School (9-12)	Student	0.10	$ 861	$ 861	$ 860.00	$ 860.00
Jr/Community College	Student	0.10	$ 861	$ 861	$ 860.00	$ 860.00
University/College	Student	0.14	$ 861	$ 861	$ 857.14	$ 857.14
MEDICAL						
Clinic	1,000 SF GFA	4.14	$ 861	$ 861	$ 860.00	$ 860.00
Hospital	Bed	1.14	$ 861	$ 861	$ 860.00	$ 860.00
Nursing Home	Bed	0.18	$ 861	$ 861	$ 855.56	$ 855.56
Animal Hospital/Veterinary Clinic	1,000 SF GFA	2.64	$ 861	$ 861	$ 860.00	$ 860.00
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	1.13	$ 861	$ 861	$ 860.00	$ 860.00
General Office Building	1,000 SF GFA	1.19	$ 861	$ 861	$ 860.00	$ 860.00
Medical/Dental Office	1,000 SF GFA	2.86	$ 861	$ 861	$ 860.00	$ 860.00
Single Tenant Office Building	1,000 SF GFA	1.39	$ 861	$ 861	$ 860.00	$ 860.00
Office Park	1,000 SF GFA	1.18	$ 861	$ 861	$ 860.00	$ 860.00
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	1.50	$ 861	$ 861	$ 860.00	$ 860.00
Automobile Parts Sales	1,000 SF GFA	2.73	$ 861	$ 861	$ 860.00	$ 860.00
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	$ 861	$ 861	$ 252.81	$ 265.45
New and Used Car Sales	1,000 SF GFA	1.68	$ 861	$ 861	$ 860.00	$ 860.00
Quick Lubrication Vehicle Center	Service Position	2.49	$ 861	$ 861	$ 795.18	$ 834.94
Self-Service Car Wash	Stall	1.99	$ 861	$ 861	$ 860.00	$ 860.00
Tire Store	1,000 SF GFA	2.39	$ 861	$ 861	$ 860.00	$ 860.00
Dining						
Fast Food Restaurant	1,000 SF GFA	13.06	$ 861	$ 861	$ 743.98	$ 781.16
High Turnover (Sit-down) Restaurant	1,000 SF GFA	4.49	$ 861	$ 861	$ 777.51	$ 777.51
Sit-Down Restaurant	1,000 SF GFA	3.35	$ 861	$ 861	$ 860.00	$ 860.00
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	2.79	$ 861	$ 861	$ 860.00	$ 860.00
Garden Center (Nursery)	1,000 SF GFA	3.89	$ 861	$ 861	$ 767.66	$ 805.91
Home Improvement Superstore	1,000 SF GFA	0.97	$ 861	$ 861	$ 860.00	$ 860.00
Pharmacy/Drugstore	1,000 SF GFA	4.04	$ 861	$ 861	$ 860.00	$ 860.00
Shopping Center	1,000 SF GFA	1.96	$ 861	$ 861	$ 860.00	$ 860.00
Supermarket	1,000 SF GFA	4.86	$ 861	$ 861	$ 860.00	$ 860.00
Toy/Children's Superstore	1,000 SF GFA	2.79	$ 861	$ 861	$ 860.00	$ 860.00
SERVICES						
Bank (Walk-In)	1,000 SF GFA	5.82	$ 861	$ 861	$ 860.00	$ 860.00
Bank (Drive-In)	Drive-in Lane	14.10	$ 861	$ 861	$ 765.77	$ 804.04

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA C

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	20.31	$ 1,506	$ 1,500	$ 594.19	$ 623.88
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	3.01	$ 1,506	$ 1,500	$ 354.62	$ 372.09
General Heavy Industrial	1,000 SF GFA	2.11	$ 1,506	$ 1,500	$ 718.72	$ 754.50
Industrial Park	1,000 SF GFA	2.64	$ 1,506	$ 1,500	$ 718.64	$ 754.55
Warehousing	1,000 SF GFA	0.99	$ 1,506	$ 1,500	$ 1,420.00	$ 1,490.91
Mini-Warehouse	1,000 SF GFA	0.81	$ 1,506	$ 1,500	$ 714.44	$ 749.38
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	3.10	$ 1,506	$ 1,500	$ 1,129.04	$ 1,225.81
Apartment/Multi-family	Dwelling Unit	1.92	$ 1,506	$ 1,500	$ 1,500.00	$ 1,500.00
Residential Condominium/Townhouse	Dwelling Unit	1.61	$ 1,506	$ 1,500	$ 1,499.00	$ 1,499.00
Senior Adult Housing	Dwelling Unit	0.78	$ 1,506	$ 1,500	$ 1,499.00	$ 1,499.00
Congregate Care Facility	Dwelling Unit	0.53	$ 1,506	$ 1,500	$ 1,499.00	$ 1,499.00
Assisted Living	Bed	0.68	$ 1,506	$ 1,500	$ 1,499.00	$ 1,499.00
LODGING						
Hotel	Room	1.86	$ 1,506	$ 1,500	$ 655.38	$ 655.38
Motel/Other Lodging Facilities	Room	1.46	$ 1,506	$ 1,500	$ 758.22	$ 795.89
RECREATIONAL						
Driving Range	Tee	3.88	$ 1,506	$ 1,500	$ 489.20	$ 513.66
Golf Course	Acre	0.93	$ 1,506	$ 1,500	$ 840.97	$ 882.80
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.49	$ 1,506	$ 1,500	$ 142.05	$ 149.12
Ice Rink	1,000 SF GFA	7.32	$ 1,506	$ 1,500	$ 287.09	$ 301.37
Miniature Golf	Hole	1.02	$ 1,506	$ 1,500	$ 661.76	$ 694.12
Multiplex Movie Theater	Screen	42.28	$ 1,506	$ 1,500	$ 236.43	$ 248.25
Raquet / Tennis Club	Court	10.39	$ 1,506	$ 1,500	$ 112.18	$ 117.71
INSTITUTIONAL						
Church	1,000 SF GFA	1.16	$ 1,506	$ 1,500	$ 730.86	$ 767.24
Day Care Center	1,000 SF GFA	14.51	$ 1,506	$ 1,500	$ 270.37	$ 283.87
Primary/Middle School (1-8)	Student	0.34	$ 1,506	$ 1,500	$ 492.35	$ 514.71
High School (9-12)	Student	0.27	$ 1,506	$ 1,500	$ 620.00	$ 648.15
Jr/Community College	Student	0.25	$ 1,506	$ 1,500	$ 651.60	$ 684.00
University/College	Student	0.36	$ 1,506	$ 1,500	$ 725.00	$ 761.11
MEDICAL						
Clinic	1,000 SF GFA	16.06	$ 1,506	$ 1,500	$ 242.32	$ 254.42
Hospital	Bed	4.40	$ 1,506	$ 1,500	$ 437.05	$ 437.05
Nursing Home	Bed	0.68	$ 1,506	$ 1,500	$ 627.35	$ 657.35
Animal Hospital/Veterinary Clinic	1,000 SF GFA	10.23	$ 1,506	$ 1,500	$ 399.41	$ 399.41
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	4.37	$ 1,506	$ 1,500	$ 517.85	$ 517.85
General Office Building	1,000 SF GFA	4.62	$ 1,506	$ 1,500	$ 522.73	$ 522.73
Medical/Dental Office	1,000 SF GFA	11.07	$ 1,506	$ 1,500	$ 430.08	$ 430.08
Single Tenant Office Building	1,000 SF GFA	5.39	$ 1,506	$ 1,500	$ 518.37	$ 518.37
Office Park	1,000 SF GFA	4.59	$ 1,506	$ 1,500	$ 528.54	$ 528.54
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	5.80	$ 1,506	$ 1,500	$ 536.74	$ 563.45
Automobile Parts Sales	1,000 SF GFA	10.57	$ 1,506	$ 1,500	$ 459.54	$ 482.50
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	$ 1,506	$ 1,500	$ 204.27	$ 214.33
New and Used Car Sales	1,000 SF GFA	6.51	$ 1,506	$ 1,500	$ 433.69	$ 455.30
Quick Lubrication Vehicle Center	Service Position	9.64	$ 1,506	$ 1,500	$ 177.29	$ 186.10
Self-Service Car Wash	Stall	1.99	$ 1,506	$ 1,500	$ 198.54	$ 208.04
Tire Store	1,000 SF GFA	9.27	$ 1,506	$ 1,500	$ 525.05	$ 551.24
Dining						
Fast Food Restaurant	1,000 SF GFA	39.19	$ 1,506	$ 1,500	$ 195.85	$ 205.61
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	$ 1,506	$ 1,500	$ 225.26	$ 225.26
Sit-Down Restaurant	1,000 SF GFA	10.06	$ 1,506	$ 1,500	$ 398.41	$ 398.41
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	10.82	$ 1,506	$ 1,500	$ 359.89	$ 377.82
Garden Center (Nursery)	1,000 SF GFA	15.07	$ 1,506	$ 1,500	$ 188.90	$ 198.34
Home Improvement Superstore	1,000 SF GFA	3.75	$ 1,506	$ 1,500	$ 981.12	$ 1,030.13
Pharmacy/Drugstore	1,000 SF GFA	15.66	$ 1,506	$ 1,500	$ 191.72	$ 201.28
Shopping Center	1,000 SF GFA	7.60	$ 1,506	$ 1,500	$ 559.87	$ 559.87
Supermarket	1,000 SF GFA	18.82	$ 1,506	$ 1,500	$ 308.93	$ 308.93
Toy/Children's Superstore	1,000 SF GFA	10.82	$ 1,506	$ 1,500	$ 345.11	$ 362.29
SERVICES						
Bank (Walk-In)	1,000 SF GFA	12.38	$ 1,506	$ 1,500	$ 506.05	$ 531.34
Bank (Drive-In)	Drive-in Lane	29.95	$ 1,506	$ 1,500	$ 335.52	$ 352.29

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA D

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	$ 1,719	$ 1,711	$ 278.56	$ 292.47
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.86	$ 1,719	$ 1,711	$ 190.19	$ 199.59
General Heavy Industrial	1,000 SF GFA	3.41	$ 1,719	$ 1,711	$ 411.20	$ 431.67
Industrial Park	1,000 SF GFA	4.26	$ 1,719	$ 1,711	$ 411.97	$ 432.39
Warehousing	1,000 SF GFA	1.73	$ 1,719	$ 1,711	$ 786.07	$ 824.86
Mini-Warehouse	1,000 SF GFA	1.41	$ 1,719	$ 1,711	$ 558.51	$ 585.82
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	5.80	$ 1,719	$ 1,711	$ 603.45	$ 655.18
Apartment/Multi-family	Dwelling Unit	3.60	$ 1,719	$ 1,711	$ 1,111.11	$ 1,205.56
Residential Condominium/Townhouse	Dwelling Unit	3.02	$ 1,719	$ 1,711	$ 1,057.62	$ 1,147.35
Senior Adult Housing	Dwelling Unit	1.45	$ 1,719	$ 1,711	$ 1,355.90	$ 1,355.90
Congregate Care Facility	Dwelling Unit	0.99	$ 1,719	$ 1,711	$ 1,710.00	$ 1,710.00
Assisted Living	Bed	1.28	$ 1,719	$ 1,711	$ 1,388.28	$ 1,506.25
LODGING						
Hotel	Room	1.93	$ 1,719	$ 1,711	$ 573.58	$ 573.58
Motel/Other Lodging Facilities	Room	1.51	$ 1,719	$ 1,711	$ 582.32	$ 611.26
RECREATIONAL						
Driving Range	Tee	4.03	$ 1,719	$ 1,711	$ 421.86	$ 442.93
Golf Course	Acre	0.97	$ 1,719	$ 1,711	$ 709.79	$ 744.33
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.82	$ 1,719	$ 1,711	$ 116.43	$ 122.22
Ice Rink	1,000 SF GFA	7.60	$ 1,719	$ 1,711	$ 243.36	$ 255.39
Miniature Golf	Hole	1.06	$ 1,719	$ 1,711	$ 579.06	$ 607.55
Multiplex Movie Theater	Screen	43.92	$ 1,719	$ 1,711	$ 205.19	$ 215.44
Raquet / Tennis Club	Court	10.79	$ 1,719	$ 1,711	$ 92.59	$ 97.13
INSTITUTIONAL						
Church	1,000 SF GFA	1.16	$ 1,719	$ 1,711	$ 649.40	$ 681.03
Day Care Center	1,000 SF GFA	14.51	$ 1,719	$ 1,711	$ 300.58	$ 315.58
Primary/Middle School (1-8)	Student	0.34	$ 1,719	$ 1,711	$ 444.71	$ 464.71
High School (9-12)	Student	0.27	$ 1,719	$ 1,711	$ 553.33	$ 577.78
Jr/Community College	Student	0.25	$ 1,719	$ 1,711	$ 572.40	$ 600.00
University/College	Student	0.36	$ 1,719	$ 1,711	$ 645.00	$ 675.00
MEDICAL						
Clinic	1,000 SF GFA	19.58	$ 1,719	$ 1,711	$ 198.52	$ 208.43
Hospital	Bed	5.37	$ 1,719	$ 1,711	$ 364.25	$ 364.25
Nursing Home	Bed	0.83	$ 1,719	$ 1,711	$ 540.00	$ 566.27
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.47	$ 1,719	$ 1,711	$ 327.27	$ 327.27
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.70	$ 1,719	$ 1,711	$ 388.96	$ 388.96
General Office Building	1,000 SF GFA	8.14	$ 1,719	$ 1,711	$ 392.51	$ 392.51
Medical/Dental Office	1,000 SF GFA	19.49	$ 1,719	$ 1,711	$ 231.25	$ 231.25
Single Tenant Office Building	1,000 SF GFA	9.50	$ 1,719	$ 1,711	$ 389.68	$ 389.68
Office Park	1,000 SF GFA	8.08	$ 1,719	$ 1,711	$ 397.40	$ 397.40
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.02	$ 1,719	$ 1,711	$ 463.16	$ 486.21
Automobile Parts Sales	1,000 SF GFA	10.98	$ 1,719	$ 1,711	$ 399.34	$ 419.31
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	$ 1,719	$ 1,711	$ 181.26	$ 190.17
New and Used Car Sales	1,000 SF GFA	6.76	$ 1,719	$ 1,711	$ 379.84	$ 398.82
Quick Lubrication Vehicle Center	Service Position	10.01	$ 1,719	$ 1,711	$ 159.68	$ 167.63
Self-Service Car Wash	Stall	1.99	$ 1,719	$ 1,711	$ 176.83	$ 185.43
Tire Store	1,000 SF GFA	9.63	$ 1,719	$ 1,711	$ 459.63	$ 482.55
Dining						
Fast Food Restaurant	1,000 SF GFA	39.19	$ 1,719	$ 1,711	$ 175.87	$ 184.64
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	$ 1,719	$ 1,711	$ 200.07	$ 200.07
Sit-Down Restaurant	1,000 SF GFA	10.06	$ 1,719	$ 1,711	$ 354.67	$ 354.67
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.24	$ 1,719	$ 1,711	$ 235.73	$ 247.51
Garden Center (Nursery)	1,000 SF GFA	15.65	$ 1,719	$ 1,711	$ 170.68	$ 179.17
Home Improvement Superstore	1,000 SF GFA	3.90	$ 1,719	$ 1,711	$ 886.15	$ 930.26
Pharmacy/Drugstore	1,000 SF GFA	16.26	$ 1,719	$ 1,711	$ 154.43	$ 162.12
Shopping Center	1,000 SF GFA	7.89	$ 1,719	$ 1,711	$ 476.68	$ 476.68
Supermarket	1,000 SF GFA	19.55	$ 1,719	$ 1,711	$ 262.61	$ 262.61
Toy/Children's Superstore	1,000 SF GFA	11.24	$ 1,719	$ 1,711	$ 311.96	$ 327.49
SERVICES						
Bank (Walk-In)	1,000 SF GFA	12.38	$ 1,719	$ 1,711	$ 454.14	$ 476.82
Bank (Drive-In)	Drive-in Lane	29.95	$ 1,719	$ 1,711	$ 250.23	$ 262.74

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA E

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	31.44	$ 2,086	$ 2,082	$ 301.80	$ 316.89
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.66	$ 2,086	$ 2,082	$ 219.79	$ 230.69
General Heavy Industrial	1,000 SF GFA	3.26	$ 2,086	$ 2,082	$ 468.22	$ 491.41
Industrial Park	1,000 SF GFA	4.08	$ 2,086	$ 2,082	$ 470.07	$ 493.38
Warehousing	1,000 SF GFA	1.54	$ 2,086	$ 2,082	$ 901.75	$ 946.75
Mini-Warehouse	1,000 SF GFA	1.25	$ 2,086	$ 2,082	$ 654.48	$ 687.20
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	4.80	$ 2,086	$ 2,082	$ 729.17	$ 791.67
Apartment/Multi-family	Dwelling Unit	2.98	$ 2,086	$ 2,082	$ 1,337.25	$ 1,450.67
Residential Condominium/Townhouse	Dwelling Unit	2.50	$ 2,086	$ 2,082	$ 1,272.80	$ 1,380.80
Senior Adult Housing	Dwelling Unit	1.20	$ 2,086	$ 2,082	$ 1,632.41	$ 1,632.41
Congregate Care Facility	Dwelling Unit	0.82	$ 2,086	$ 2,082	$ 2,081.00	$ 2,081.00
Assisted Living	Bed	1.06	$ 2,086	$ 2,082	$ 1,672.64	$ 1,814.15
LODGING						
Hotel	Room	1.93	$ 2,086	$ 2,082	$ 469.95	$ 469.95
Motel/Other Lodging Facilities	Room	1.51	$ 2,086	$ 2,082	$ 665.76	$ 698.68
RECREATIONAL						
Driving Range	Tee	4.03	$ 2,086	$ 2,082	$ 473.45	$ 497.02
Golf Course	Acre	0.97	$ 2,086	$ 2,082	$ 777.53	$ 815.46
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.82	$ 2,086	$ 2,082	$ 151.12	$ 158.62
Ice Rink	1,000 SF GFA	7.60	$ 2,086	$ 2,082	$ 301.62	$ 316.58
Miniature Golf	Hole	1.06	$ 2,086	$ 2,082	$ 662.26	$ 695.28
Multiplex Movie Theater	Screen	43.92	$ 2,086	$ 2,082	$ 230.95	$ 242.49
Raquet / Tennis Club	Court	10.79	$ 2,086	$ 2,082	$ 122.28	$ 128.36
INSTITUTIONAL						
Church	1,000 SF GFA	1.16	$ 2,086	$ 2,082	$ 754.91	$ 792.24
Day Care Center	1,000 SF GFA	14.51	$ 2,086	$ 2,082	$ 299.21	$ 314.13
Primary/Middle School (1-8)	Student	0.34	$ 2,086	$ 2,082	$ 534.71	$ 558.82
High School (9-12)	Student	0.27	$ 2,086	$ 2,082	$ 653.33	$ 685.19
Jr/Community College	Student	0.25	$ 2,086	$ 2,082	$ 658.80	$ 688.00
University/College	Student	0.36	$ 2,086	$ 2,082	$ 755.00	$ 791.67
MEDICAL						
Clinic	1,000 SF GFA	19.58	$ 2,086	$ 2,082	$ 225.74	$ 236.98
Hospital	Bed	5.37	$ 2,086	$ 2,082	$ 413.97	$ 413.97
Nursing Home	Bed	0.83	$ 2,086	$ 2,082	$ 627.83	$ 659.04
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.47	$ 2,086	$ 2,082	$ 372.09	$ 372.09
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	6.77	$ 2,086	$ 2,082	$ 453.32	$ 453.32
General Office Building	1,000 SF GFA	7.15	$ 2,086	$ 2,082	$ 457.34	$ 457.34
Medical/Dental Office	1,000 SF GFA	17.14	$ 2,086	$ 2,082	$ 265.34	$ 265.34
Single Tenant Office Building	1,000 SF GFA	8.35	$ 2,086	$ 2,082	$ 453.89	$ 453.89
Office Park	1,000 SF GFA	7.10	$ 2,086	$ 2,082	$ 463.24	$ 463.24
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.02	$ 2,086	$ 2,082	$ 518.77	$ 544.68
Automobile Parts Sales	1,000 SF GFA	10.98	$ 2,086	$ 2,082	$ 371.48	$ 389.98
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	$ 2,086	$ 2,082	$ 210.08	$ 220.51
New and Used Car Sales	1,000 SF GFA	6.76	$ 2,086	$ 2,082	$ 436.69	$ 458.43
Quick Lubrication Vehicle Center	Service Position	10.01	$ 2,086	$ 2,082	$ 191.24	$ 200.80
Self-Service Car Wash	Stall	1.99	$ 2,086	$ 2,082	$ 206.23	$ 216.08
Tire Store	1,000 SF GFA	9.63	$ 2,086	$ 2,082	$ 434.39	$ 456.07
Dining						
Fast Food Restaurant	1,000 SF GFA	39.19	$ 2,086	$ 2,082	$ 208.52	$ 218.93
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	$ 2,086	$ 2,082	$ 232.47	$ 232.47
Sit-Down Restaurant	1,000 SF GFA	10.06	$ 2,086	$ 2,082	$ 225.84	$ 225.84
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.24	$ 2,086	$ 2,082	$ 225.64	$ 236.92
Garden Center (Nursery)	1,000 SF GFA	15.65	$ 2,086	$ 2,082	$ 205.65	$ 215.91
Home Improvement Superstore	1,000 SF GFA	3.90	$ 2,086	$ 2,082	$ 1,067.31	$ 1,120.51
Pharmacy/Drugstore	1,000 SF GFA	16.26	$ 2,086	$ 2,082	$ 151.61	$ 159.16
Shopping Center	1,000 SF GFA	7.89	$ 2,086	$ 2,082	$ 523.57	$ 523.57
Supermarket	1,000 SF GFA	19.55	$ 2,086	$ 2,082	$ 287.72	$ 287.72
Toy/Children's Superstore	1,000 SF GFA	11.24	$ 2,086	$ 2,082	$ 255.59	$ 268.33
SERVICES						
Bank (Walk-In)	1,000 SF GFA	12.38	$ 2,086	$ 2,082	$ 538.04	$ 564.86
Bank (Drive-In)	Drive-in Lane	29.95	$ 2,086	$ 2,082	$ 358.27	$ 376.16

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA F

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	0.00	$ -	$ -	$ -	$ -
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
General Heavy Industrial	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Industrial Park	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Warehousing	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Mini-Warehouse	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Apartment/Multi-family	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Residential Condominium/Townhouse	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Senior Adult Housing	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Congregate Care Facility	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Assisted Living	Bed	0.00	$ -	$ -	$ -	$ -
LODGING						
Hotel	Room	0.00	$ -	$ -	$ -	$ -
Motel/Other Lodging Facilities	Room	0.00	$ -	$ -	$ -	$ -
RECREATIONAL						
Driving Range	Tee	0.00	$ -	$ -	$ -	$ -
Golf Course	Acre	0.00	$ -	$ -	$ -	$ -
Health/Rec. Clubs and Facilities	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Ice Rink	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Miniature Golf	Hole	0.00	$ -	$ -	$ -	$ -
Multiplex Movie Theater	Screen	0.00	$ -	$ -	$ -	$ -
Raquet / Tennis Club	Court	0.00	$ -	$ -	$ -	$ -
INSTITUTIONAL						
Church	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Day Care Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Primary/Middle School (1-8)	Student	0.00	$ -	$ -	$ -	$ -
High School (9-12)	Student	0.00	$ -	$ -	$ -	$ -
Jr/Community College	Student	0.00	$ -	$ -	$ -	$ -
University/College	Student	0.00	$ -	$ -	$ -	$ -
MEDICAL						
Clinic	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Hospital	Bed	0.00	$ -	$ -	$ -	$ -
Nursing Home	Bed	0.00	$ -	$ -	$ -	$ -
Animal Hospital/Veterinary Clinic	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
General Office Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Medical/Dental Office	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Single Tenant Office Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Office Park	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Automobile Parts Sales	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Gasoline/Service Station with Convenience Market	Fueling Position	0.00	$ -	$ -	$ -	$ -
New and Used Car Sales	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Quick Lubrication Vehicle Center	Service Position	0.00	$ -	$ -	$ -	$ -
Self-Service Car Wash	Stall	0.00	$ -	$ -	$ -	$ -
Tire Store	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Dining						
Fast Food Restaurant	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
High Turnover (Sit-down) Restaurant	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Sit-Down Restaurant	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Garden Center (Nursery)	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Home Improvement Superstore	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Pharmacy/Drugstore	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Shopping Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Supermarket	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Toy/Children's Superstore	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
SERVICES						
Bank (Walk-In)	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Bank (Drive-In)	Drive-in Lane	0.00	$ -	$ -	$ -	$ -

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA G

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	$ 642	$ 635	$ 251.01	$ 263.53
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.86	$ 642	$ 635	$ 193.83	$ 203.50
General Heavy Industrial	1,000 SF GFA	3.41	$ 642	$ 635	$ 321.11	$ 336.95
Industrial Park	1,000 SF GFA	4.26	$ 642	$ 635	$ 322.07	$ 338.03
Warehousing	1,000 SF GFA	1.73	$ 642	$ 635	$ 610.40	$ 634.00
Mini-Warehouse	1,000 SF GFA	1.41	$ 642	$ 635	$ 314.89	$ 330.50
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	6.00	$ 642	$ 635	$ 583.34	$ 633.34
Apartment/Multi-family	Dwelling Unit	3.72	$ 642	$ 635	$ 635.00	$ 635.00
Residential Condominium/Townhouse	Dwelling Unit	3.12	$ 642	$ 635	$ 634.00	$ 634.00
Senior Adult Housing	Dwelling Unit	1.50	$ 642	$ 635	$ 634.00	$ 634.00
Congregate Care Facility	Dwelling Unit	1.02	$ 642	$ 635	$ 634.00	$ 634.00
Assisted Living	Bed	1.32	$ 642	$ 635	$ 634.00	$ 634.00
LODGING						
Hotel	Room	1.93	$ 642	$ 635	$ 325.91	$ 325.91
Motel/Other Lodging Facilities	Room	1.51	$ 642	$ 635	$ 330.46	$ 346.36
RECREATIONAL						
Driving Range	Tee	4.03	$ 642	$ 635	$ 327.79	$ 344.17
Golf Course	Acre	0.97	$ 642	$ 635	$ 414.43	$ 435.05
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.82	$ 642	$ 635	$ 122.90	$ 129.02
Ice Rink	1,000 SF GFA	7.60	$ 642	$ 635	$ 203.16	$ 213.29
Miniature Golf	Hole	1.06	$ 642	$ 635	$ 328.30	$ 344.34
Multiplex Movie Theater	Screen	43.92	$ 642	$ 635	$ 117.81	$ 123.68
Raquet / Tennis Club	Court	10.79	$ 642	$ 635	$ 98.42	$ 103.34
INSTITUTIONAL						
Church	1,000 SF GFA	1.16	$ 642	$ 635	$ 364.66	$ 382.76
Day Care Center	1,000 SF GFA	14.51	$ 642	$ 635	$ 164.71	$ 172.92
Primary/Middle School (1-8)	Student	0.34	$ 642	$ 635	$ 244.12	$ 255.88
High School (9-12)	Student	0.27	$ 642	$ 635	$ 307.41	$ 322.22
Jr/Community College	Student	0.25	$ 642	$ 635	$ 324.00	$ 340.00
University/College	Student	0.36	$ 642	$ 635	$ 361.11	$ 377.78
MEDICAL						
Clinic	1,000 SF GFA	19.58	$ 642	$ 635	$ 198.52	$ 208.43
Hospital	Bed	5.37	$ 642	$ 635	$ 207.82	$ 207.82
Nursing Home	Bed	0.83	$ 642	$ 635	$ 302.41	$ 316.87
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.47	$ 642	$ 635	$ 327.27	$ 327.27
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.70	$ 642	$ 635	$ 221.17	$ 221.17
General Office Building	1,000 SF GFA	8.14	$ 642	$ 635	$ 223.34	$ 223.34
Medical/Dental Office	1,000 SF GFA	19.49	$ 642	$ 635	$ 222.93	$ 222.93
Single Tenant Office Building	1,000 SF GFA	9.50	$ 642	$ 635	$ 221.68	$ 221.68
Office Park	1,000 SF GFA	8.08	$ 642	$ 635	$ 225.99	$ 225.99
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.02	$ 642	$ 635	$ 266.61	$ 279.90
Automobile Parts Sales	1,000 SF GFA	10.98	$ 642	$ 635	$ 227.78	$ 239.16
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	$ 642	$ 635	$ 86.52	$ 90.73
New and Used Car Sales	1,000 SF GFA	6.76	$ 642	$ 635	$ 214.94	$ 225.59
Quick Lubrication Vehicle Center	Service Position	10.01	$ 642	$ 635	$ 85.61	$ 89.81
Self-Service Car Wash	Stall	1.99	$ 642	$ 635	$ 257.79	$ 270.35
Tire Store	1,000 SF GFA	9.63	$ 642	$ 635	$ 260.23	$ 273.21
Dining						
Fast Food Restaurant	1,000 SF GFA	39.19	$ 642	$ 635	$ 97.35	$ 102.19
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	$ 642	$ 635	$ 112.41	$ 112.41
Sit-Down Restaurant	1,000 SF GFA	10.06	$ 642	$ 635	$ 198.61	$ 198.61
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.24	$ 642	$ 635	$ 198.93	$ 208.81
Garden Center (Nursery)	1,000 SF GFA	15.65	$ 642	$ 635	$ 186.84	$ 196.17
Home Improvement Superstore	1,000 SF GFA	3.90	$ 642	$ 635	$ 484.87	$ 508.97
Pharmacy/Drugstore	1,000 SF GFA	16.26	$ 642	$ 635	$ 180.50	$ 189.48
Shopping Center	1,000 SF GFA	7.89	$ 642	$ 635	$ 278.07	$ 278.07
Supermarket	1,000 SF GFA	19.55	$ 642	$ 635	$ 247.47	$ 247.47
Toy/Children's Superstore	1,000 SF GFA	11.24	$ 642	$ 635	$ 207.92	$ 218.24
SERVICES						
Bank (Walk-In)	1,000 SF GFA	12.38	$ 642	$ 635	$ 251.53	$ 264.05
Bank (Drive-In)	Drive-in Lane	29.95	$ 642	$ 635	$ 166.68	$ 174.99

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA H

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	30.46	$ 399	$ 393	$ 298.46	$ 313.36
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.51	$ 399	$ 393	$ 215.74	$ 226.39
General Heavy Industrial	1,000 SF GFA	3.16	$ 399	$ 393	$ 276.27	$ 289.87
Industrial Park	1,000 SF GFA	3.95	$ 399	$ 393	$ 275.95	$ 289.62
Warehousing	1,000 SF GFA	1.49	$ 399	$ 393	$ 392.00	$ 392.00
Mini-Warehouse	1,000 SF GFA	1.21	$ 399	$ 393	$ 274.38	$ 287.60
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	4.65	$ 399	$ 393	$ 393.00	$ 393.00
Apartment/Multi-family	Dwelling Unit	2.88	$ 399	$ 393	$ 393.00	$ 393.00
Residential Condominium/Townhouse	Dwelling Unit	2.42	$ 399	$ 393	$ 392.00	$ 392.00
Senior Adult Housing	Dwelling Unit	1.16	$ 399	$ 393	$ 392.00	$ 392.00
Congregate Care Facility	Dwelling Unit	0.79	$ 399	$ 393	$ 392.00	$ 392.00
Assisted Living	Bed	1.02	$ 399	$ 393	$ 392.00	$ 392.00
LODGING						
Hotel	Room	1.93	$ 399	$ 393	$ 278.24	$ 278.24
Motel/Other Lodging Facilities	Room	1.51	$ 399	$ 393	$ 282.12	$ 296.03
RECREATIONAL						
Driving Range	Tee	4.03	$ 399	$ 393	$ 279.16	$ 293.05
Golf Course	Acre	0.97	$ 399	$ 393	$ 392.00	$ 392.00
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.82	$ 399	$ 393	$ 137.30	$ 144.10
Ice Rink	1,000 SF GFA	7.60	$ 399	$ 393	$ 165.39	$ 173.55
Miniature Golf	Hole	1.06	$ 399	$ 393	$ 279.25	$ 292.45
Multiplex Movie Theater	Screen	43.92	$ 399	$ 393	$ 103.72	$ 108.90
Raquet / Tennis Club	Court	10.79	$ 399	$ 393	$ 93.14	$ 97.78
INSTITUTIONAL						
Church	1,000 SF GFA	1.16	$ 399	$ 393	$ 296.55	$ 311.21
Day Care Center	1,000 SF GFA	14.51	$ 399	$ 393	$ 118.81	$ 124.74
Primary/Middle School (1-8)	Student	0.34	$ 399	$ 393	$ 176.47	$ 185.29
High School (9-12)	Student	0.27	$ 399	$ 393	$ 240.74	$ 251.85
Jr/Community College	Student	0.25	$ 399	$ 393	$ 276.00	$ 288.00
University/College	Student	0.36	$ 399	$ 393	$ 286.11	$ 300.00
MEDICAL						
Clinic	1,000 SF GFA	19.58	$ 399	$ 393	$ 159.19	$ 167.11
Hospital	Bed	5.37	$ 399	$ 393	$ 236.31	$ 236.31
Nursing Home	Bed	0.83	$ 399	$ 393	$ 244.58	$ 256.63
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.47	$ 399	$ 393	$ 262.39	$ 262.39
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	6.56	$ 399	$ 393	$ 262.80	$ 262.80
General Office Building	1,000 SF GFA	6.93	$ 399	$ 393	$ 265.51	$ 265.51
Medical/Dental Office	1,000 SF GFA	16.60	$ 399	$ 393	$ 197.59	$ 197.59
Single Tenant Office Building	1,000 SF GFA	8.09	$ 399	$ 393	$ 263.16	$ 263.16
Office Park	1,000 SF GFA	6.88	$ 399	$ 393	$ 268.75	$ 268.75
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.02	$ 399	$ 393	$ 307.31	$ 322.59
Automobile Parts Sales	1,000 SF GFA	10.98	$ 399	$ 393	$ 198.36	$ 208.20
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	$ 399	$ 393	$ 204.78	$ 214.89
New and Used Car Sales	1,000 SF GFA	6.76	$ 399	$ 393	$ 241.86	$ 253.85
Quick Lubrication Vehicle Center	Service Position	10.01	$ 399	$ 393	$ 64.24	$ 67.43
Self-Service Car Wash	Stall	1.99	$ 399	$ 393	$ 201.01	$ 211.06
Tire Store	1,000 SF GFA	9.63	$ 399	$ 393	$ 219.31	$ 230.22
Dining						
Fast Food Restaurant	1,000 SF GFA	39.19	$ 399	$ 393	$ 73.85	$ 77.52
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	$ 399	$ 393	$ 159.06	$ 159.06
Sit-Down Restaurant	1,000 SF GFA	10.06	$ 399	$ 393	$ 159.44	$ 159.44
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.24	$ 399	$ 393	$ 158.19	$ 166.01
Garden Center (Nursery)	1,000 SF GFA	15.65	$ 399	$ 393	$ 133.55	$ 140.19
Home Improvement Superstore	1,000 SF GFA	3.90	$ 399	$ 393	$ 346.67	$ 363.85
Pharmacy/Drugstore	1,000 SF GFA	16.26	$ 399	$ 393	$ 148.77	$ 156.15
Shopping Center	1,000 SF GFA	7.89	$ 399	$ 393	$ 325.86	$ 325.86
Supermarket	1,000 SF GFA	19.55	$ 399	$ 393	$ 213.71	$ 213.71
Toy/Children's Superstore	1,000 SF GFA	11.24	$ 399	$ 393	$ 155.07	$ 162.81
SERVICES						
Bank (Walk-In)	1,000 SF GFA	12.38	$ 399	$ 393	$ 191.52	$ 201.05
Bank (Drive-In)	Drive-in Lane	29.95	$ 399	$ 393	$ 125.60	$ 131.85

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA I

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	$ 766	$ 755	$ 281.57	$ 295.64
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.86	$ 766	$ 755	$ 193.83	$ 203.50
General Heavy Industrial	1,000 SF GFA	3.41	$ 766	$ 755	$ 338.42	$ 355.13
Industrial Park	1,000 SF GFA	4.26	$ 766	$ 755	$ 338.26	$ 355.16
Warehousing	1,000 SF GFA	1.73	$ 766	$ 755	$ 651.45	$ 683.82
Mini-Warehouse	1,000 SF GFA	1.41	$ 766	$ 755	$ 329.08	$ 345.39
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	6.00	$ 766	$ 755	$ 583.34	$ 633.34
Apartment/Multi-family	Dwelling Unit	3.72	$ 766	$ 755	$ 640.86	$ 695.16
Residential Condominium/Townhouse	Dwelling Unit	3.12	$ 766	$ 755	$ 640.71	$ 694.87
Senior Adult Housing	Dwelling Unit	1.50	$ 766	$ 755	$ 694.93	$ 694.93
Congregate Care Facility	Dwelling Unit	1.02	$ 766	$ 755	$ 754.00	$ 754.00
Assisted Living	Bed	1.32	$ 766	$ 755	$ 640.91	$ 694.70
LODGING						
Hotel	Room	1.93	$ 766	$ 755	$ 347.67	$ 347.67
Motel/Other Lodging Facilities	Room	1.51	$ 766	$ 755	$ 352.98	$ 370.20
RECREATIONAL						
Driving Range	Tee	4.03	$ 766	$ 755	$ 348.88	$ 366.25
Golf Course	Acre	0.97	$ 766	$ 755	$ 561.86	$ 589.69
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.82	$ 766	$ 755	$ 127.21	$ 133.56
Ice Rink	1,000 SF GFA	7.60	$ 766	$ 755	$ 209.21	$ 219.61
Miniature Golf	Hole	1.06	$ 766	$ 755	$ 349.06	$ 366.04
Multiplex Movie Theater	Screen	43.92	$ 766	$ 755	$ 127.81	$ 134.20
Raquet / Tennis Club	Court	10.79	$ 766	$ 755	$ 133.46	$ 140.13
INSTITUTIONAL						
Church	1,000 SF GFA	1.16	$ 766	$ 755	$ 375.00	$ 393.10
Day Care Center	1,000 SF GFA	14.51	$ 766	$ 755	$ 155.34	$ 163.06
Primary/Middle School (1-8)	Student	0.34	$ 766	$ 755	$ 229.41	$ 238.24
High School (9-12)	Student	0.27	$ 766	$ 755	$ 307.41	$ 322.22
Jr/Community College	Student	0.25	$ 766	$ 755	$ 344.00	$ 360.00
University/College	Student	0.36	$ 766	$ 755	$ 366.67	$ 383.33
MEDICAL						
Clinic	1,000 SF GFA	19.58	$ 766	$ 755	$ 202.15	$ 212.21
Hospital	Bed	5.37	$ 766	$ 755	$ 297.77	$ 297.77
Nursing Home	Bed	0.83	$ 766	$ 755	$ 310.84	$ 325.30
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.47	$ 766	$ 755	$ 333.20	$ 333.20
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.70	$ 766	$ 755	$ 237.27	$ 237.27
General Office Building	1,000 SF GFA	8.14	$ 766	$ 755	$ 239.68	$ 239.68
Medical/Dental Office	1,000 SF GFA	19.49	$ 766	$ 755	$ 242.59	$ 242.59
Single Tenant Office Building	1,000 SF GFA	9.50	$ 766	$ 755	$ 237.68	$ 237.68
Office Park	1,000 SF GFA	8.08	$ 766	$ 755	$ 242.45	$ 242.45
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.02	$ 766	$ 755	$ 383.89	$ 402.99
Automobile Parts Sales	1,000 SF GFA	10.98	$ 766	$ 755	$ 246.63	$ 258.93
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	$ 766	$ 755	$ 264.33	$ 277.53
New and Used Car Sales	1,000 SF GFA	6.76	$ 766	$ 755	$ 226.63	$ 237.87
Quick Lubrication Vehicle Center	Service Position	10.01	$ 766	$ 755	$ 83.62	$ 87.71
Self-Service Car Wash	Stall	1.99	$ 766	$ 755	$ 260.80	$ 273.37
Tire Store	1,000 SF GFA	9.63	$ 766	$ 755	$ 274.97	$ 288.68
Dining						
Fast Food Restaurant	1,000 SF GFA	39.19	$ 766	$ 755	$ 95.20	$ 99.95
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	$ 766	$ 755	$ 204.31	$ 204.31
Sit-Down Restaurant	1,000 SF GFA	10.06	$ 766	$ 755	$ 202.39	$ 202.39
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.24	$ 766	$ 755	$ 201.33	$ 211.39
Garden Center (Nursery)	1,000 SF GFA	15.65	$ 766	$ 755	$ 175.08	$ 183.83
Home Improvement Superstore	1,000 SF GFA	3.90	$ 766	$ 755	$ 454.36	$ 476.92
Pharmacy/Drugstore	1,000 SF GFA	16.26	$ 766	$ 755	$ 187.58	$ 196.92
Shopping Center	1,000 SF GFA	7.89	$ 766	$ 755	$ 402.53	$ 402.53
Supermarket	1,000 SF GFA	19.55	$ 766	$ 755	$ 266.29	$ 266.29
Toy/Children's Superstore	1,000 SF GFA	11.24	$ 766	$ 755	$ 230.96	$ 242.44
SERVICES						
Bank (Walk-In)	1,000 SF GFA	12.38	$ 766	$ 755	$ 246.61	$ 258.89
Bank (Drive-In)	Drive-in Lane	29.95	$ 766	$ 755	$ 162.23	$ 170.32

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA J

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	$ 830	$ 824	$ 319.17	$ 335.10
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.86	$ 830	$ 824	$ 218.31	$ 229.22
General Heavy Industrial	1,000 SF GFA	3.41	$ 830	$ 824	$ 382.11	$ 401.17
Industrial Park	1,000 SF GFA	4.26	$ 830	$ 824	$ 382.16	$ 401.17
Warehousing	1,000 SF GFA	1.73	$ 830	$ 824	$ 736.42	$ 772.83
Mini-Warehouse	1,000 SF GFA	1.41	$ 830	$ 824	$ 371.63	$ 390.07
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	6.00	$ 830	$ 824	$ 583.34	$ 633.34
Apartment/Multi-family	Dwelling Unit	3.72	$ 830	$ 824	$ 718.82	$ 779.84
Residential Condominium/Townhouse	Dwelling Unit	3.12	$ 830	$ 824	$ 718.91	$ 779.81
Senior Adult Housing	Dwelling Unit	1.50	$ 830	$ 824	$ 779.69	$ 779.69
Congregate Care Facility	Dwelling Unit	1.02	$ 830	$ 824	$ 823.00	$ 823.00
Assisted Living	Bed	1.32	$ 830	$ 824	$ 718.94	$ 779.55
LODGING						
Hotel	Room	1.93	$ 830	$ 824	$ 393.26	$ 393.26
Motel/Other Lodging Facilities	Room	1.51	$ 830	$ 824	$ 398.68	$ 418.54
RECREATIONAL						
Driving Range	Tee	4.03	$ 830	$ 824	$ 394.54	$ 414.14
Golf Course	Acre	0.97	$ 830	$ 824	$ 637.11	$ 668.04
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.82	$ 830	$ 824	$ 143.54	$ 150.68
Ice Rink	1,000 SF GFA	7.60	$ 830	$ 824	$ 236.05	$ 247.76
Miniature Golf	Hole	1.06	$ 830	$ 824	$ 395.28	$ 414.15
Multiplex Movie Theater	Screen	43.92	$ 830	$ 824	$ 146.08	$ 153.37
Raquet / Tennis Club	Court	10.79	$ 830	$ 824	$ 109.55	$ 115.01
INSTITUTIONAL						
Church	1,000 SF GFA	1.16	$ 830	$ 824	$ 423.28	$ 443.97
Day Care Center	1,000 SF GFA	14.51	$ 830	$ 824	$ 174.29	$ 182.98
Primary/Middle School (1-8)	Student	0.34	$ 830	$ 824	$ 258.82	$ 270.59
High School (9-12)	Student	0.27	$ 830	$ 824	$ 348.15	$ 362.96
Jr/Community College	Student	0.25	$ 830	$ 824	$ 388.00	$ 404.00
University/College	Student	0.36	$ 830	$ 824	$ 411.11	$ 430.56
MEDICAL						
Clinic	1,000 SF GFA	19.58	$ 830	$ 824	$ 227.94	$ 239.33
Hospital	Bed	5.37	$ 830	$ 824	$ 336.31	$ 336.31
Nursing Home	Bed	0.83	$ 830	$ 824	$ 350.60	$ 367.47
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.47	$ 830	$ 824	$ 375.78	$ 375.78
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.70	$ 830	$ 824	$ 268.18	$ 268.18
General Office Building	1,000 SF GFA	8.14	$ 830	$ 824	$ 271.01	$ 271.01
Medical/Dental Office	1,000 SF GFA	19.49	$ 830	$ 824	$ 265.32	$ 265.32
Single Tenant Office Building	1,000 SF GFA	9.50	$ 830	$ 824	$ 268.74	$ 268.74
Office Park	1,000 SF GFA	8.08	$ 830	$ 824	$ 274.13	$ 274.13
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.02	$ 830	$ 824	$ 434.05	$ 455.65
Automobile Parts Sales	1,000 SF GFA	10.98	$ 830	$ 824	$ 279.05	$ 292.99
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	$ 830	$ 824	$ 208.15	$ 218.54
New and Used Car Sales	1,000 SF GFA	6.76	$ 830	$ 824	$ 256.07	$ 268.79
Quick Lubrication Vehicle Center	Service Position	10.01	$ 830	$ 824	$ 93.91	$ 98.60
Self-Service Car Wash	Stall	1.99	$ 830	$ 824	$ 292.96	$ 307.54
Tire Store	1,000 SF GFA	9.63	$ 830	$ 824	$ 310.70	$ 326.17
Dining						
Fast Food Restaurant	1,000 SF GFA	39.19	$ 830	$ 824	$ 107.07	$ 112.40
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	$ 830	$ 824	$ 229.94	$ 229.94
Sit-Down Restaurant	1,000 SF GFA	10.06	$ 830	$ 824	$ 228.23	$ 228.23
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.24	$ 830	$ 824	$ 226.96	$ 238.26
Garden Center (Nursery)	1,000 SF GFA	15.65	$ 830	$ 824	$ 196.36	$ 206.13
Home Improvement Superstore	1,000 SF GFA	3.90	$ 830	$ 824	$ 509.74	$ 535.13
Pharmacy/Drugstore	1,000 SF GFA	16.26	$ 830	$ 824	$ 211.75	$ 222.32
Shopping Center	1,000 SF GFA	7.89	$ 830	$ 824	$ 455.89	$ 455.89
Supermarket	1,000 SF GFA	19.55	$ 830	$ 824	$ 299.23	$ 299.23
Toy/Children's Superstore	1,000 SF GFA	11.24	$ 830	$ 824	$ 225.36	$ 236.57
SERVICES						
Bank (Walk-In)	1,000 SF GFA	12.38	$ 830	$ 824	$ 277.46	$ 291.28
Bank (Drive-In)	Drive-in Lane	29.95	$ 830	$ 824	$ 182.39	$ 191.49

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA K

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	32.82	$ 1,185	$ 1,182	$ 412.71	$ 433.33
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	4.86	$ 1,185	$ 1,182	$ 241.77	$ 253.70
General Heavy Industrial	1,000 SF GFA	3.41	$ 1,185	$ 1,182	$ 388.86	$ 408.21
Industrial Park	1,000 SF GFA	4.26	$ 1,185	$ 1,182	$ 389.20	$ 408.45
Warehousing	1,000 SF GFA	1.70	$ 1,185	$ 1,182	$ 748.24	$ 785.29
Mini-Warehouse	1,000 SF GFA	1.38	$ 1,185	$ 1,182	$ 525.36	$ 551.45
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	5.30	$ 1,185	$ 1,182	$ 660.38	$ 716.99
Apartment/Multi-family	Dwelling Unit	3.29	$ 1,185	$ 1,182	$ 1,152.89	$ 1,182.00
Residential Condominium/Townhouse	Dwelling Unit	2.76	$ 1,185	$ 1,182	$ 1,152.90	$ 1,181.00
Senior Adult Housing	Dwelling Unit	1.33	$ 1,185	$ 1,182	$ 1,181.00	$ 1,181.00
Congregate Care Facility	Dwelling Unit	0.90	$ 1,185	$ 1,182	$ 1,181.00	$ 1,181.00
Assisted Living	Bed	1.17	$ 1,185	$ 1,182	$ 1,152.99	$ 1,181.00
LODGING						
Hotel	Room	1.93	$ 1,185	$ 1,182	$ 539.38	$ 539.38
Motel/Other Lodging Facilities	Room	1.51	$ 1,185	$ 1,182	$ 547.68	$ 574.83
RECREATIONAL						
Driving Range	Tee	4.03	$ 1,185	$ 1,182	$ 399.50	$ 419.35
Golf Course	Acre	0.97	$ 1,185	$ 1,182	$ 678.35	$ 711.34
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.82	$ 1,185	$ 1,182	$ 147.85	$ 155.22
Ice Rink	1,000 SF GFA	7.60	$ 1,185	$ 1,182	$ 206.84	$ 217.11
Miniature Golf	Hole	1.06	$ 1,185	$ 1,182	$ 544.34	$ 570.75
Multiplex Movie Theater	Screen	43.92	$ 1,185	$ 1,182	$ 193.42	$ 203.07
Raquet / Tennis Club	Court	10.79	$ 1,185	$ 1,182	$ 117.89	$ 123.73
INSTITUTIONAL						
Church	1,000 SF GFA	1.16	$ 1,185	$ 1,182	$ 606.90	$ 637.07
Day Care Center	1,000 SF GFA	14.51	$ 1,185	$ 1,182	$ 277.46	$ 291.32
Primary/Middle School (1-8)	Student	0.34	$ 1,185	$ 1,182	$ 411.76	$ 432.35
High School (9-12)	Student	0.27	$ 1,185	$ 1,182	$ 514.81	$ 537.04
Jr/Community College	Student	0.25	$ 1,185	$ 1,182	$ 540.00	$ 564.00
University/College	Student	0.36	$ 1,185	$ 1,182	$ 602.78	$ 630.56
MEDICAL						
Clinic	1,000 SF GFA	19.58	$ 1,185	$ 1,182	$ 228.91	$ 240.35
Hospital	Bed	5.37	$ 1,185	$ 1,182	$ 343.58	$ 343.58
Nursing Home	Bed	0.83	$ 1,185	$ 1,182	$ 504.82	$ 528.92
Animal Hospital/Veterinary Clinic	1,000 SF GFA	12.47	$ 1,185	$ 1,182	$ 377.39	$ 377.39
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	7.47	$ 1,185	$ 1,182	$ 369.08	$ 369.08
General Office Building	1,000 SF GFA	7.90	$ 1,185	$ 1,182	$ 372.15	$ 372.15
Medical/Dental Office	1,000 SF GFA	18.92	$ 1,185	$ 1,182	$ 266.49	$ 266.49
Single Tenant Office Building	1,000 SF GFA	9.22	$ 1,185	$ 1,182	$ 369.41	$ 369.41
Office Park	1,000 SF GFA	7.84	$ 1,185	$ 1,182	$ 376.91	$ 376.91
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.02	$ 1,185	$ 1,182	$ 439.04	$ 460.96
Automobile Parts Sales	1,000 SF GFA	10.98	$ 1,185	$ 1,182	$ 331.15	$ 347.63
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	$ 1,185	$ 1,182	$ 169.66	$ 178.09
New and Used Car Sales	1,000 SF GFA	6.76	$ 1,185	$ 1,182	$ 356.66	$ 374.41
Quick Lubrication Vehicle Center	Service Position	10.01	$ 1,185	$ 1,182	$ 147.65	$ 154.95
Self-Service Car Wash	Stall	1.99	$ 1,185	$ 1,182	$ 164.82	$ 172.86
Tire Store	1,000 SF GFA	9.63	$ 1,185	$ 1,182	$ 379.85	$ 398.75
Dining						
Fast Food Restaurant	1,000 SF GFA	39.19	$ 1,185	$ 1,182	$ 163.20	$ 171.34
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	$ 1,185	$ 1,182	$ 187.15	$ 187.15
Sit-Down Restaurant	1,000 SF GFA	10.06	$ 1,185	$ 1,182	$ 331.21	$ 331.21
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.24	$ 1,185	$ 1,182	$ 331.94	$ 348.49
Garden Center (Nursery)	1,000 SF GFA	15.65	$ 1,185	$ 1,182	$ 314.95	$ 330.67
Home Improvement Superstore	1,000 SF GFA	3.90	$ 1,185	$ 1,182	$ 817.44	$ 858.21
Pharmacy/Drugstore	1,000 SF GFA	16.26	$ 1,185	$ 1,182	$ 208.00	$ 218.39
Shopping Center	1,000 SF GFA	7.89	$ 1,185	$ 1,182	$ 455.01	$ 455.01
Supermarket	1,000 SF GFA	19.55	$ 1,185	$ 1,182	$ 299.23	$ 299.23
Toy/Children's Superstore	1,000 SF GFA	11.24	$ 1,185	$ 1,182	$ 287.72	$ 302.05
SERVICES						
Bank (Walk-In)	1,000 SF GFA	12.38	$ 1,185	$ 1,182	$ 421.65	$ 442.73
Bank (Drive-In)	Drive-in Lane	29.95	$ 1,185	$ 1,182	$ 279.64	$ 293.62

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA L

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	22.93	$ 1,320	$ 1,320	$ 423.90	$ 445.09
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	3.40	$ 1,320	$ 1,320	$ 326.38	$ 342.65
General Heavy Industrial	1,000 SF GFA	2.38	$ 1,320	$ 1,320	$ 541.89	$ 568.91
Industrial Park	1,000 SF GFA	2.98	$ 1,320	$ 1,320	$ 397.15	$ 416.78
Warehousing	1,000 SF GFA	1.12	$ 1,320	$ 1,320	$ 1,050.27	$ 1,102.68
Mini-Warehouse	1,000 SF GFA	0.91	$ 1,320	$ 1,320	$ 540.00	$ 565.93
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	3.50	$ 1,320	$ 1,320	$ 1,000.00	$ 1,085.72
Apartment/Multi-family	Dwelling Unit	2.17	$ 1,320	$ 1,320	$ 1,289.86	$ 1,320.00
Residential Condominium/Townhouse	Dwelling Unit	1.82	$ 1,320	$ 1,320	$ 1,280.77	$ 1,319.00
Senior Adult Housing	Dwelling Unit	0.88	$ 1,320	$ 1,320	$ 1,319.00	$ 1,319.00
Congregate Care Facility	Dwelling Unit	0.60	$ 1,320	$ 1,320	$ 1,319.00	$ 1,319.00
Assisted Living	Bed	0.77	$ 1,320	$ 1,320	$ 1,280.52	$ 1,319.00
LODGING						
Hotel	Room	1.93	$ 1,320	$ 1,320	$ 512.44	$ 512.44
Motel/Other Lodging Facilities	Room	1.51	$ 1,320	$ 1,320	$ 520.33	$ 545.70
RECREATIONAL						
Driving Range	Tee	4.03	$ 1,320	$ 1,320	$ 372.73	$ 391.32
Golf Course	Acre	0.97	$ 1,320	$ 1,320	$ 618.87	$ 649.48
Health/Rec. Clubs and Facilities	1,000 SF GFA	8.82	$ 1,320	$ 1,320	$ 145.71	$ 152.95
Ice Rink	1,000 SF GFA	7.60	$ 1,320	$ 1,320	$ 207.83	$ 218.16
Miniature Golf	Hole	1.06	$ 1,320	$ 1,320	$ 517.08	$ 542.45
Multiplex Movie Theater	Screen	43.92	$ 1,320	$ 1,320	$ 182.31	$ 191.42
Raquet / Tennis Club	Court	10.79	$ 1,320	$ 1,320	$ 75.99	$ 79.70
INSTITUTIONAL						
Church	1,000 SF GFA	1.16	$ 1,320	$ 1,320	$ 585.78	$ 614.66
Day Care Center	1,000 SF GFA	14.51	$ 1,320	$ 1,320	$ 276.82	$ 290.63
Primary/Middle School (1-8)	Student	0.34	$ 1,320	$ 1,320	$ 410.29	$ 429.41
High School (9-12)	Student	0.27	$ 1,320	$ 1,320	$ 503.33	$ 525.93
Jr/Community College	Student	0.25	$ 1,320	$ 1,320	$ 511.20	$ 536.00
University/College	Student	0.36	$ 1,320	$ 1,320	$ 585.00	$ 613.89
MEDICAL						
Clinic	1,000 SF GFA	18.13	$ 1,320	$ 1,320	$ 224.53	$ 235.74
Hospital	Bed	4.97	$ 1,320	$ 1,320	$ 329.58	$ 329.58
Nursing Home	Bed	0.77	$ 1,320	$ 1,320	$ 493.25	$ 516.88
Animal Hospital/Veterinary Clinic	1,000 SF GFA	11.55	$ 1,320	$ 1,320	$ 370.04	$ 370.04
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	4.94	$ 1,320	$ 1,320	$ 380.97	$ 380.97
General Office Building	1,000 SF GFA	5.22	$ 1,320	$ 1,320	$ 384.87	$ 384.87
Medical/Dental Office	1,000 SF GFA	12.50	$ 1,320	$ 1,320	$ 346.96	$ 346.96
Single Tenant Office Building	1,000 SF GFA	6.09	$ 1,320	$ 1,320	$ 382.10	$ 382.10
Office Park	1,000 SF GFA	5.18	$ 1,320	$ 1,320	$ 389.38	$ 389.38
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	6.02	$ 1,320	$ 1,320	$ 408.89	$ 429.24
Automobile Parts Sales	1,000 SF GFA	10.98	$ 1,320	$ 1,320	$ 273.44	$ 287.07
Gasoline/Service Station with Convenience Market	Fueling Position	3.56	$ 1,320	$ 1,320	$ 163.31	$ 171.35
New and Used Car Sales	1,000 SF GFA	6.76	$ 1,320	$ 1,320	$ 340.56	$ 357.54
Quick Lubrication Vehicle Center	Service Position	10.01	$ 1,320	$ 1,320	$ 146.73	$ 154.05
Self-Service Car Wash	Stall	1.99	$ 1,320	$ 1,320	$ 160.10	$ 167.84
Tire Store	1,000 SF GFA	9.63	$ 1,320	$ 1,320	$ 318.41	$ 334.27
Dining						
Fast Food Restaurant	1,000 SF GFA	39.19	$ 1,320	$ 1,320	$ 160.64	$ 168.67
High Turnover (Sit-down) Restaurant	1,000 SF GFA	13.46	$ 1,320	$ 1,320	$ 180.53	$ 180.53
Sit-Down Restaurant	1,000 SF GFA	10.06	$ 1,320	$ 1,320	$ 320.78	$ 320.78
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	11.24	$ 1,320	$ 1,320	$ 176.48	$ 185.23
Garden Center (Nursery)	1,000 SF GFA	15.65	$ 1,320	$ 1,320	$ 157.46	$ 165.30
Home Improvement Superstore	1,000 SF GFA	3.90	$ 1,320	$ 1,320	$ 817.15	$ 857.95
Pharmacy/Drugstore	1,000 SF GFA	16.26	$ 1,320	$ 1,320	$ 177.73	$ 186.59
Shopping Center	1,000 SF GFA	7.89	$ 1,320	$ 1,320	$ 415.97	$ 415.97
Supermarket	1,000 SF GFA	19.55	$ 1,320	$ 1,320	$ 228.85	$ 228.85
Toy/Children's Superstore	1,000 SF GFA	11.24	$ 1,320	$ 1,320	$ 207.62	$ 217.97
SERVICES						
Bank (Walk-In)	1,000 SF GFA	12.38	$ 1,320	$ 1,320	$ 414.67	$ 435.38
Bank (Drive-In)	Drive-in Lane	29.95	$ 1,320	$ 1,320	$ 275.79	$ 289.55

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

Schedule 1 Table D, Actual Roadway Impact Fee Charged per Service Unit

(if date of recordation of final plat is on or after November 20, 2013)

SERVICE AREA M

Actual fee charged per service unit if date of recordation of final plat is on or after November 20, 2013 (collection of impact fees are phased-in based on date of building permit issuance).

Land Use Category	Development Unit	Vehicle Miles (Per Development Unit)	Maximum Fee Per Service Unit (pre-credit)	Maximum Assessable Fee Per Service Unit (post-credit)*	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 11-20-13)	Date of Building Permit: Actual Fee Charged Per Service Unit (on or after 5-20-14)
PORT AND TERMINAL						
Truck Terminal	Acre	0.00	$ -	$ -	$ -	$ -
INDUSTRIAL						
General Light Industrial	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
General Heavy Industrial	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Industrial Park	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Warehousing	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Mini-Warehouse	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
RESIDENTIAL						
Single Family Detached Housing	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Apartment/Multi-family	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Residential Condominium/Townhouse	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Senior Adult Housing	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Congregate Care Facility	Dwelling Unit	0.00	$ -	$ -	$ -	$ -
Assisted Living	Bed	0.00	$ -	$ -	$ -	$ -
LODGING						
Hotel	Room	0.00	$ -	$ -	$ -	$ -
Motel/Other Lodging Facilities	Room	0.00	$ -	$ -	$ -	$ -
RECREATIONAL						
Driving Range	Tee	0.00	$ -	$ -	$ -	$ -
Golf Course	Acre	0.00	$ -	$ -	$ -	$ -
Health/Rec. Clubs and Facilities	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Ice Rink	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Miniature Golf	Hole	0.00	$ -	$ -	$ -	$ -
Multiplex Movie Theater	Screen	0.00	$ -	$ -	$ -	$ -
Raquet / Tennis Club	Court	0.00	$ -	$ -	$ -	$ -
INSTITUTIONAL						
Church	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Day Care Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Primary/Middle School (1-8)	Student	0.00	$ -	$ -	$ -	$ -
High School (9-12)	Student	0.00	$ -	$ -	$ -	$ -
Jr/Community College	Student	0.00	$ -	$ -	$ -	$ -
University/College	Student	0.00	$ -	$ -	$ -	$ -
MEDICAL						
Clinic	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Hospital	Bed	0.00	$ -	$ -	$ -	$ -
Nursing Home	Bed	0.00	$ -	$ -	$ -	$ -
Animal Hospital/Veterinary Clinic	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
OFFICE						
Corporate Headquarters Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
General Office Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Medical/Dental Office	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Single Tenant Office Building	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Office Park	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
COMMERCIAL						
Automobile Related						
Automobile Care Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Automobile Parts Sales	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Gasoline/Service Station with Convenience Market	Fueling Position	0.00	$ -	$ -	$ -	$ -
New and Used Car Sales	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Quick Lubrication Vehicle Center	Service Position	0.00	$ -	$ -	$ -	$ -
Self-Service Car Wash	Stall	0.00	$ -	$ -	$ -	$ -
Tire Store	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Dining						
Fast Food Restaurant	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
High Turnover (Sit-down) Restaurant	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Sit-Down Restaurant	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Other Retail						
Free-Standing Retail Store	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Garden Center (Nursery)	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Home Improvement Superstore	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Pharmacy/Drugstore	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Shopping Center	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Supermarket	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Toy/Children's Superstore	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
SERVICES						
Bank (Walk-In)	1,000 SF GFA	0.00	$ -	$ -	$ -	$ -
Bank (Drive-In)	Drive-in Lane	0.00	$ -	$ -	$ -	$ -

* Maximum Assessable Fee Per Service Unit (post-credit) reflects the Maximum Fee Per Service Unit (pre-credit) minus the calculated credit for ad valorem taxes. For more information about the credit calculation, refer to Section IV.B of the 2012-2013 Roadway Impact Fee Report.

TO DETERMINE ROADWAY IMPACT FEES USING SCHEDULE 1, TABLE D THE FOLLOWING EQUATION SHOULD BE USED:

(Vehicle Miles per Development Unit x Actual Fee Charged per Service Unit) x (Number of Development Units)

EXHIBIT A

SCHEDULE 2

Actual water and wastewater impact fees charged based on date of final plat recordation.

TABLE A.

Actual water and wastewater impact fees charged if date of final plat recordation is prior to September 1, 2003 for which no replatting is necessary.

Meter Size (*inches*)	WATER	WASTEWATER
3/4	$ 320.00	$ 174.03
1	$ 560.00	$ 290.04
1 1/2	$ 1,280.00	$ 580.09
2	$ 2,240.00	$ 928.14
3	$ 5,120.00	$ 1,856.28
4	$ 8,960.00	$ 2,900.44
6	$ 20,480.00	$ 5,800.88
8	$ 32,000.00	$ 9,281.40
10	$ 48,000.00	$ 31,506.22

TABLE B.

Actual water and wastewater impact fees charged if date of final plat recordation is between September 1, 2003 and November 9, 2008 for which no replatting is necessary.

Meter Size (*inches*)	WATER	WASTEWATER
3/4	$ 1,416.49	$ 174.03
1	$ 2,363.61	$ 290.04
1 1/2	$ 4,674.38	$ 580.09
2	$ 7,507.34	$ 928.14
3	$ 15,127.10	$ 1,856.28
4	$ 23,636.09	$ 2,900.44
6	$ 47,168.78	$ 5,800.88
8	$ 75,543.88	$ 9,281.40
10	$ 217,146.38	$ 31,506.22

TABLE C.

Actual water and wastewater impact fees charged if date of final plat recordation is between November 9, 2008 and November 19, 2013 for which no replatting is necessary.

Meter Size (*inches*)	Meter Type	WATER	WASTEWATER
3/4	Simple	$ 1,418.17	$ 174.03
1	Simple	$ 2,363.61	$ 290.04
1 1/2	Simple	$ 4,727.22	$ 580.09
2	Simple	$ 7,563.55	$ 928.14
2	Compound	$ 7,563.55	$ 928.14
2	Turbine	$ 10,905.46	$ 1,376.98
3	Compound	$ 15,127.10	$ 1,856.28
3	Turbine	$ 26,042.88	$ 3,288.32
4	Compound	$ 23,636.09	$ 2,900.44
4	Turbine	$ 45,575.04	$ 5,754.56
6	Compound	$ 47,272.18	$ 5,800.88
6	Turbine	$ 99,776.78	$ 12,598.38
8	Compound	$ 75,635.48	$ 9,281.40
8	Turbine	$ 173,673.46	$ 21,928.98
10	Compound	$ 249,523.34	$ 31,506.22
10	Turbine	$ 271,334.26	$ 34,260.18
12	Turbine	$ 358,089.60	$ 45,214.40

TABLE D.

Actual water and wastewater impact fees charged if date of final plat recordation is on or after November 20, 2013 for which no replatting is necessary.

Meter Size (*inches*)	Meter Type	WATER	WASTEWATER
3/4	Simple	$ 1,418.17	$ 174.03
1	Simple	$ 2,363.61	$ 290.04
1 1/2	Simple	$ 4,727.22	$ 580.09
2	Simple	$ 7,563.55	$ 928.14
2	Compound	$ 7,563.55	$ 928.14
2	Turbine	$ 15,127.10	$ 1,856.28
3	Compound	$ 15,127.10	$ 1,856.28
3	Turbine	$ 33,090.52	$ 4,060.61
4	Compound	$ 23,636.09	$ 2,900.44
4	Turbine	$ 61,453.83	$ 7,541.14
6	Compound	$ 47,272.18	$ 5,800.88
6	Turbine	$ 132,362.10	$ 16,242.45
8	Compound	$ 75,635.48	$ 9,281.40
8	Turbine	$ 226,906.45	$ 27,844.21
10	Turbine	$ 330,905.24	$ 40,606.13
12	Turbine	$ 415,995.16	$ 51,047.71

ORDINANCE NO. 2017-02-021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS AMENDING CHAPTER 130, ENTITLED "LAND DEVELOPMENT REGULATIONS," OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, THROUGH THE AMENDMENT OF EXISTING ARTICLE II ENTITLED "WATER AND WASTEWATER IMPACT FEES" BY AMENDING PORTIONS OF SECTION 130-28 AS SET FORTH HEREIN BELOW; BY THE ADOPTION OF A NEW EXHIBIT 2 REGARDING THE 2012-2013 WATER & WASTEWATER IMPACT FEE UPDATE ("WATER & WASTEWATER IMPROVEMENTS PLANS"); AND BY THE ADOPTION OF A NEW SCHEDULE 1 REGARDING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES; AND BY THE ADOPTION OF A NEW SCHEDULE 2 REGARDING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES; PROVIDING THIS ORDINANCE BE CUMULATIVE; PROVIDING FOR SEVERABILITY; PROVIDING FOR GOVERNMENTAL IMMUNITY; PROVIDING FOR INJUNCTIONS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of McKinney (the "City") is a home-rule city possessing the full power of local self-government pursuant to Article XI, Section 5 of the Texas Constitution, Section 51.072 of the Texas Local Government Code and its home rule charter; and

WHEREAS, the City established utility impact fees to be imposed within its corporate limits and within its extraterritorial jurisdiction by Ordinance No. 1868, and as amended by Ordinance No. 1996-03-013; Ordinance No. 2001-08-092; Ordinance No. 2003-05-056; Ordinance No. 2008-11-103; and Ordinance No. 2013-11-109 as amended by Ordinance No. 2013-12-118; in compliance with Chapter 395 of the Texas Local Government Code (the "Utility Impact Fee Ordinances"); and

WHEREAS, the Utility Impact Fee Ordinances have been codified in Article II of Chapter 130 of the Code of Ordinances, City of McKinney, Texas; and

WHEREAS, Texas Local Government Code Section 395.052 requires a city imposing utility impact fees to update the land use assumptions and capital improvements plans at least once every five years; and

WHEREAS, the City held the public hearings required by Chapter 395 of the Texas Local Government Code to consider and approve Updated Land Use Assumptions for Utility Impact Fees and the 2012-2013 Water and Wastewater Impact Fee Update ("Water and Wastewater Improvements Plans") as part of the 2012-2013 Impact Fee Update; and

WHEREAS, the City Council finds that the provisions governing the administration of utility impact fees and the 2012-2013 Water and Wastewater Impact Fee Update ("Water and Wastewater Improvements Plans") referenced in the Utility Impact Fee Ordinance and codified in Article II of Chapter 130 of the Code of Ordinances, City of McKinney, Texas, should be amended to account for changes in water meters utilized by the City; and

WHEREAS, the City Council finds that the provisions governing the administration of utility impact fees and Schedules 1 and 2 setting forth the water and wastewater impact fees to be assessed and collected established in the Utility Impact Fee Ordinance and codified in Article II of Chapter 130 of the Code of Ordinances, City of McKinney, Texas, should be amended to account for changes in water meters utilized by the City; and

WHEREAS, the proposed amendments to Article II of Chapter 130 of the Code of Ordinances, City of McKinney, Texas, are in the best interest of the

citizens of McKinney to assure the availability of adequate water and wastewater facilities and services in order to serve new development consistent with the policies set forth in the City's Comprehensive Plan;

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

Section 1. All of the above premises are hereby found to be true and correct legislative and factual findings of the City of McKinney, Texas and they are hereby approved and incorporated into the body of this Ordinance as if restated herein in their entirety.

Section 2. From and after the effective date of this Ordinance, the "Impact Fee Capital Improvements Plan" or "Capital Improvements Plans for Utility Impact Fees" ("Utility Improvements Plans") adopted by Resolution No. 2013-11-187 and attached to Ordinance No. 2013-11-109 referenced in Article II of Chapter 130 of the Code of Ordinances, City of McKinney, Texas is hereby amended and replaced in its entirety with a new Impact Fee Capital Improvements Plan to read as set forth in Exhibit "A" attached hereto and incorporated herein by reference for all purposes allowed by law. Said "Impact Fee Capital Improvements Plan" or "Capital Improvements Plans for Utility Impact Fees" may hereafter be amended from time to time by Ordinance. All references to the "Impact Fee Capital Improvements Plan" or "Capital Improvements Plans for Utility Impact Fees" ("Utility Improvements Plans") contained in this Ordinance, Ordinance No. 2013-11-109, and Article II of Chapter 130 of the Code of Ordinances, City of McKinney, Texas, is hereby declared to be references to the Impact Fee Capital Improvements Plan attached as Exhibit "A" hereto and incorporated by reference to this Ordinance.

Section 3. From and after the effective date of this Ordinance, "Schedule 1" and "Schedule 2" attached to Ordinance No. 2013-11-109, and as amended by Ordinance No. 2013-12-118, referenced in Article II of Chapter 130 of the Code of Ordinances, City of McKinney, Texas are hereby amended and replaced in their entirety with a new "Schedule 1" and a new "Schedule 2" to read as set forth in Exhibit "B" attached hereto and incorporated herein by reference for all purposes allowed by law. Said "Schedule 1" and "Schedule 2" may hereafter be amended from time to time by Ordinance. All references to "Schedule 1" and "Schedule 2" contained in this Ordinance, Ordinance No. 2013-11-109, Ordinance No. 2013-12-118, and Article II of Chapter 130 of the Code of Ordinances, City of McKinney, Texas, are hereby declared to be references to "Schedule 1" and "Schedule 2" attached as Exhibit "B" hereto and incorporated by reference to this Ordinance.

Section 4. From and after the effective date of this Ordinance, Section 130-28 entitled "Payment and Collection of Impact Fees" of the Code of Ordinances of the City of McKinney, Texas, is hereby amended in part by deleting paragraph (d) in its entirety and replacing said paragraph with a new paragraph (d) to read as follows:

"(d) The amount of each Impact Fee (wastewater and water) for a New Development shall not exceed an amount computed by multiplying the maximum assessable fee per Service Unit for each category of utility pursuant to Section 130-26 by the number of Service Units generated by the development. According to the American Water Works Association the ratio of water flows for different sizes and types of Water Meters is as follows:

Meter Size	Meter Type	Ratio to ¾" meter
¾"	Multi-jet (simple)	1.0
1"	Multi-jet (simple)	1.7
2"	Ultrasonic	8.3
3"	Ultrasonic	16.7
4"	Ultrasonic	33.3
6"	Ultrasonic	53.3
8"	Ultrasonic	93.3
10" to 12"	Ultrasonic	183.3

Accordingly, the number of service units for each Meter Size and Meter Type follows the same ratio and is used to determine the proportional water and wastewater impact fee for each Meter Size and Meter Type compared to a simple ¾" Water Meter."

Section 5. This Ordinance shall be and is hereby declared to be cumulative of all other Ordinances of the City of McKinney, and this Ordinance shall not operate to repeal or affect any of such other Ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, in such other Ordinance or Ordinances are hereby superseded.

Section 6. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 7. All of the regulations provided in this Ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this Ordinance, acting for the City of McKinney in the discharge of his duties, shall not thereby render himself personally liable; and he is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his said duties.

Section 8. Any violation of this Ordinance can be enjoined by a suit filed in the name of the City of McKinney in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this Ordinance or in the Code of the City of McKinney.

Section 9. The caption of this Ordinance shall be published one (1) time in a newspaper having general circulation in the City of McKinney, and this Ordinance shall become effective upon its publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 7TH DAY OF FEBRUARY, 2017.

CITY OF McKINNEY, TEXAS

BRIAN LOUGHMILLER
Mayor

CORRECTLY ENROLLED:

SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

DATE: February 7, 2017

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

EXHIBIT A

UPDATED 2012 – 2022 WATER & WASTEWATER IMPACT FEE UPDATE

Submitted To

McKINNEY™
TEXAS
Unique by nature.℠

Submitted By

BIRKHOFF, HENDRICKS & CARTER, L.L.P.

August 2013
Amended December 2016

CITY OF MCKINNEY
2012 WATER & WASTEWATER IMPACT FEE UPDATE

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CITY OF MCKINNEY
2012 – 2022 WATER & WASTEWATER IMPACT FEE UPDATE

SECTION I – INTRODUCTION

A. GENERAL

In accordance with the requirements of Chapter 395.052 of the Local Government Code, this report establishes the City of McKinney's Capital Improvement Plan for water and wastewater impact fees and calculates the maximum allowable fee for each. Land use assumptions for impact fees were generated under a separate document by the City of McKinney's Planning Department.

Chapter 395, of the Local Government Code is an act that provides guidelines for financing capital improvements required by new development in municipalities, counties, and certain other local governments. The basis for determination of an impact fee requires the preparation and adoption of a land use plan and growth assumption, and the preparation of a 10-year capital improvement plan. The capital improvement plan requires an analysis of total capacity, the level of current usage and commitments of capacity of existing capital improvements. From these two phases, a maximum impact fee is calculated.

The Act allows the maximum impact fee to be charged if revenues from future ad valorem taxes, and water and sewer bills are included as a credit in the analysis. If not, the Act allows the maximum fee to be set at 50% of the calculated maximum fee. The following items were included in the impact fee calculation:

1. The portion of the cost of the new infrastructure that is to be paid by the City, including engineering, property acquisition and construction cost.

2. Existing excess capacity in lines and facilities that will serve future growth and which were paid for in whole or part by the City.

3. Engineering and quality control fees for construction projects.

4. Interest and other finance charges on bonds issued by the City to cover its portion of the cost.

The engineering analysis portion of the Water and Wastewater Fee determines utilized capacity cost of the major water distribution and wastewater collection facilities between the year 2012 and the year 2022. Facilities in this analysis include, water pump stations, water storage tanks, water transmission lines and wastewater collection lines. The North Texas Municipal Water District (NTMWD) water treatment, wastewater treatment and distribution components were excluded from this analysis. The study period is a ten-year period with 2012 as the base year. The impact fee calculations for the water and wastewater systems are based on land use assumptions provided by the City of McKinney. Prior to this impact fee update, the City's Water Distribution and Wastewater Collection hydraulic models were updated for 2012, 2022 and buildout conditions. The hydraulic model results are available for review from the City of McKinney. The equivalency factors utilized in this analysis conform to the latest American Water Works Association Standards (C700 - C703).

B. WATER & WASTEWATER IMPACT FEE GLOSSARY

1. Advisory Committee means the capital improvements advisory committee established by the City for purposes of reviewing and making recommendations to the City Council on adoption of the City's impact fee program.

2. Area-Related Facility means a capital improvement or facility expansion which is designated in the impact fee capital improvements plan and which is not a site-related facility. Area-Related Facility may include capital improvements that are located off-site, or within or on the perimeter of the development site.

3. Assessment means the determination of the amount of the maximum impact fee per service unit that can be imposed on new development.

4. Capital Improvement means either a water facility or a wastewater facility with a life expectancy of three or more years, to be owned and operated by or on behalf of the City.

5. City means the City of McKinney, Texas.

6. Credit means the amount of the reduction of an impact fee due, determined under this ordinance or pursuant to administrative guidelines that is equal to the value of area-related

facilities provided by a property owner pursuant to the City's subdivision or zoning regulations or requirements, for the same type of facility.

7. Debt Service means the 20-year financing costs of projects applied to all eligible existing and proposed water and wastewater facilities.

8. Facility Expansion means either a water facility expansion or a sewer facility expansion.

9. Impact Fee means either a fee for water facilities or a fee for wastewater facilities, imposed on new development by the City pursuant to Chapter 395 of the Texas Local Government Code in order to generate revenue to fund or recoup the costs of capital improvements or facility expansion necessitated by and attributable to such new development. Impact fees do not include the dedication of rights-of-way or easements for such facilities, or the construction of such improvements, imposed pursuant to the City's zoning or subdivision regulations.

10. Impact Fee Capital Improvements Plan means either a water capital improvements plan or a wastewater capital improvement plan adopted or revised pursuant to the impact fee regulations.

11. Land Use Assumptions means the projections of population and growth, and associated changes in land uses, densities and intensities over at least a ten-year period, as adopted by the City and as may be amended from time to time, upon which the capital improvements plans are based.

12. Land Use Equivalency Table means a table converting the demands for capital improvements generated by various land uses to numbers of service units, as may be amended from time to time.

13. New Development means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.

14. Recoupment means the imposition of an impact fee to reimburse the City for capital improvements that the City had previously oversized to serve new development.

15. Service Area means either a water service area or wastewater service area which impact fees for capital improvements or facility expansion will be collected for new development occurring within such area, and within which fees so collected will be expended for those types of improvements or expansions identified in the type of capital improvements plan applicable to the service area.

16. Service Unit means the applicable standard units of measure shown on the land use equivalency table in the Impact Fees Capital Improvements Plan that can be converted to water meter equivalents, for water or for wastewater facilities, which serves as the standardized measure of consumption, use or generation attributable to the new unit of development.

17. Site-Related Facility means an improvement or facility which is for the primary use or benefit of a new development, and/or which is for the primary purpose of safe and adequate provision of water or wastewater facilities to serve the new development, and which is not included in the impact fees capital improvements plan and for which the property owner is solely responsible under subdivision or other applicable development regulations.

18. Utility Connection means installation of a water meter for connecting a new development to the City's water system, or connection to the City's wastewater system.

19. Wastewater Facility means a wastewater interceptor or main, lift station or other facility included within and comprising an integral component of the City's collection system for wastewater. Wastewater facility includes land, easements or structure associated with such facilities. Wastewater facility excludes site-related facilities.

20. Wastewater Facility Expansion means the expansion of the capacity of any existing wastewater improvement for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing sewer facility to serve existing development.

21. Wastewater Capital Improvements Plan means the adopted plan, as may be amended from time to time, which identifies the wastewater facilities or wastewater expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.

22. Water Facility means a water main, pump station, storage tank or other facility included within and comprising an integral component of the City's water storage or distribution system. Water facility includes land, easements or structures associated with such facilities. Water facility excludes site-related facilities.

23. Water Facility Expansion means the expansion of the capacity of any existing water facility for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing water improvement to serve existing development.

24. Water Capital Improvements Plan means the adopted plan, as may be amended from time to time, which identifies the water facilities or water expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.

25. Water Meter means a device for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

C. LAND USE ASSUMPTIONS *(Provided By: City of McKinney Planning Department)*

The impact fee land use assumptions utilized in this update were prepared by the City of McKinney's Planning Department and are presented in a separate document. The land use assumptions projected an ultimate residential population of approximately 357,967 in the City of McKinney's ultimate planning boundary. This is a lower ultimate population than projected in the City's 2007 Water and Wastewater Impact Fee Update, which estimated a residential population of 387,964, a decrease of 29,997 people.

The residential and non-residential growth provided by the City for the year 2012 through 2022 is summarized in Table No. 1.

TABLE NO. 1

Residential and Non-Residential Growth from 2012 to 2022

Year	Residential Population*	Non-Residential Uses**	
		Type	Developed Area (SF)
2012	136,813	Basic	11,453,254
		Service	9,804,571
		Retail	9,900,940
		Total:	**31,158,274**
2022	199,003	Basic	12,780,084
		Service	14,260,185
		Retail	14,401,196
		Total:	**41,441,465**
Res. Growth Rate	**1.45**	**Non-Res. Growth Rate**	**1.3**

** Residential Population – Represent Estate, Low Density, Medium Density and High Density Residential Categories*
*** Basic – Industrial Land Uses*
*** Service – Office & Institutional Land Uses*
*** Retail – Commercial Land Uses*

As shown in Table No. 1, increases in the residential population and non-residential uses will occur during the 10-year capital recovery period. The water demand and wastewater flows from the residential and non-residential uses dictate the ultimate size of facilities, while the rate of growth is important to determine the timing of system improvements to meet the City's growing needs. The eligible water impact fee facilities are shown **on Exhibit 1**. The eligible wastewater facilities are shown on **Exhibit 2** in this report.

SECTION II

WATER & WASTEWATER C.I.P. AND IMPACT FEE ANALYSIS

A. DEFINITION OF A SERVICE UNIT – WATER AND WASTEWATER

Chapter 395 of the Local Government Code requires that impact fees be based on a defined service unit. A "service unit" means a standardized measure of consumption, use generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards. This impact fee defines a water and wastewater service unit to be a *¾-inch water meter* and has referred to this service unit as a Single Family Living Unit Equivalent (SFLUE). The SFLUE is based on the continuous duty capacity of a ¾-inch water meter. This is the typical meter used for a single family detached dwelling, and therefore is considered to be equivalent to one "living unit". Other meter sizes can be compared to the ¾-inch meter through a ratio of water flows as published by the American Water Works Association as shown in **Table No. 2** below. This same ratio is then used to determine the proportional water and wastewater impact fee amount for each water meter size.

TABLE NO. 2

Living Unit Equivalencies For Various Types and Sizes of Water Meters

Meter Type	Meter Size	Continuous Duty Maximum Rate (gpm) [(a)(b)]	Ratio to 3/4" Meter
Multi-jet	¾"	30	1.0
Multi-jet	1"	50	1.7
Ultrasonic	2"	250	8.3
Ultrasonic	3"	500	16.7
Ultrasonic	4"	1,000	33.3
Ultrasonic	6"	1,600	53.3
Ultrasonic	8"	2,800	93.3
Ultrasonic	10"	5,500	183.3
Ultrasonic	12"	5,500	183.3

Source:

(a) Master Meter Bottom Loaded Mulit-Jet Meter Literature for 3/4" to 1"

(b) Master Meter Octave Ultrasonic Meter Literature for 2" and Greater Meters

B. CALCULATION OF WATER & WASTEWATER - LIVING UNIT EQUIVALENTS

The City of McKinney provided the existing water meter count by size category as of December 2012. In total, there are 47,277 domestic water and irrigation meters serving an existing population of 136,813 residents and business. **Table No. 3** shows the number of existing meters, the living unit equivalent factor and the total number of living unit equivalents for each sized water meter.

The number of wastewater accounts was determined by subtracting the number if irrigation meters from the number of domestic water meters. This equates to 42,861 wastewater accounts. **Table No. 4** illustrates the existing wastewater accounts and the SFLUE's.

The residential growth rate of 1.45 in **Table 1** was applied to ¾-inch through 2-inch meters. The non-residential growth rate of 1.3 in **Table 1** was applied to 3-inch through 8-inch meters. Utilizing these growth rates in a straight-line extrapolation of the existing water and wastewater accounts, the numbers of new accounts was calculated for the year 2022. City records indicate the historical growth of ¾-inch and 1-inch meters is approximately 45% ¾-inch meters and 55% 1-inch meters for the base meter sizes. These percentages were applied to the total growth of ¾-inch and 1-inch meters. Living unit equivalents were then applied to the water meters and wastewater accounts for 2012 and 2022, resulting in a total number of living units. The difference in the total number of 2012 and 2022 living units results in the new living unit equivalents during the impact fee period. The calculation of living unit equivalents is summarized in **Table 3 and Table 4**.

TABLE NO. 3

Water Living Unit Equivalents 2012 - 2022

Meter Size	2012			2022			New Living Unit Equivalents During Impact Fee Period
	Number of Water Meters	Living Unit Equivalent Ratio for 3/4" Used	Total Number of Living Units	Number of Water Meters	Living Unit Equivalent Ratio for 3/4" Used	Total Number of Living Units	
3/4"	29,629	1.0	29,629.0	38,676.5	1.0	38,676.5	9,047.5
1"	15,512	1.7	26,370.4	26,778.1	1.7	45,522.8	19,152.4
2"	1,844	8.3	15,305.2	2,673.8	8.3	22,192.5	6,887.3
3"	178	16.7	2,972.6	236.7	16.7	3,952.9	980.3
4"	44	33.3	1,465.2	58.5	33.3	1,948.1	482.9
6"	16	53.3	852.8	21.3	53.3	1,135.3	282.5
8"	3	93.3	279.9	4.0	93.3	373.2	93.3
10" to 12"	1	183.3	183.3	1.0	183.3	183.3	0.0
Totals	**47,227**		**77,058.4**	**68,449.9**		**113,984.6**	**36,926.2**

TABLE NO. 4

Wastewater Living Unit Equivalents 2012 – 2022

Meter Size	2012			2022			New Living Unit Equivalents During Impact Fee Period
	Number of Water Meters	Living Unit Equivalent Ratio for 3/4" Used	Total Number of Living Units	Number of Water Meters	Living Unit Equivalent Ratio for 3/4" Used	Total Number of Living Units	
3/4"	26,830	1.0	26,830.0	35,212.3	1.0	35,212.3	8,382.3
1"	14,828	1.7	25,207.6	25,191.7	1.7	42,825.9	17,618.3
2"	969	8.3	8,042.7	1,405.1	8.3	11,662.3	3,619.6
3"	172	16.7	2,872.4	228.8	16.7	3,821.0	948.6
4"	43	33.3	1,431.9	57.2	33.3	1,904.8	472.9
6"	15	53.3	799.5	20.0	53.3	1,066.0	266.5
8"	3	93.3	279.9	4.0	93.3	373.2	93.3
10" to 12"	1	183.3	183.3	1.0	183.3	183.3	0.0
Totals	**42,861**		**65,647.3**	**62,120.1**		**97,048.8**	**31,401.5**

C. COST OF FACILITIES

Unit cost for proposed water and wastewater lines larger than 12 inches in diameter that are anticipated to be constructed by private development, include the City's oversize cost participation only. These water and wastewater lines are highlighted green on **Exhibits 1 through 2**. Oversize cost participation from City is when funds become available. For City participation, the developer must bid the 12-inch as a base and the oversize as an additive alternate. City initiated water and waste water lines include the full cost of the proposed facility. These water and wastewater lines are highlighted red on **Exhibits 1 through 2**. Developer initiated water and wastewater line projects which are 12 inches or less in diameter are not included in this Impact Fee analysis, as the cost for these size lines are the responsibility of the developer. These water and wastewater lines are highlighted blue on **Exhibits 1 through 2**.

Actual construction costs of the various elements of the water and wastewater systems were utilized where the information was known. The existing cost of facilities was determined from Contractor's final pay requests, City purchase orders, bid tabulation forms and developer's agreements.

Most of the cost data for existing water and wastewater lines included in the impact fee analysis have been located. A 5% debt service, over a period of 20-years, has been added to all projects. Actual costs were used for those existing projects where records were available.

D. WATER DISTRIBUTION SYSTEM

Computer models for the years 2012, 2022 and Buildout were prepared and analyzed by Birkhoff, Hendricks & Carter. The models were developed and water demand distributed from residential population and non-residential land use projections provided by the City of McKinney's Planning Department. The projected developed land areas from the City's Land Use Assumptions follow closely to the construction of major facilities in the system. These facilities include pump stations, storage tanks, and major distribution lines. All computer models were run for the Maximum Hourly Demands in a three-day extended period simulation to insure proper sizing of the facilities to meet peak demands.

1. Existing Pump Stations, Ground Storage Reservoirs & Elevated Storage Tanks

The existing water distribution system included in the impact fee analysis (As of December 2012) includes the facilities summarized in **Table No. 5** and **Table No. 6**.

TABLE NO. 5

Water Distribution System -- Existing Pump Stations & Ground Storage

Pump Station	Number of Pumps	Rated Capacity (MGD)	Number of Ground Storage Tanks	Total Ground Storage Available (Gallons)
McKinney Ranch	11	49.7	2	16,000,000
University	6	50.0	2	16,000,000
Total:	**17**	**99.7**	**4**	**32,000,000**

TABLE NO. 6

Existing Elevated Storage Tanks

Elevated Storage Tanks	Capacity in Million Gallons
Industrial Elevated Storage Tank	2.0
U.S. 380 Elevated Storage Tank	1.5
Wilmeth Elevated Storage Tank	2.0
Virginia Elevated Storage Tank	1.5
Independence Elevated Storage Tank	3.0
Community Elevated Storage Tank	3.0
Total	**13.0**

The existing McKinney Ranch Low Side pumps and the Chestnut Elevated Storage Tank are no longer utilized and were not included in the impact fee calculation. The existing Gerrish Pump Station is near capacity and is not included in the impact fee calculation.

The pump stations and ground storage facilities were analyzed with the maximum daily demand, while elevated storage acts dynamically and therefore was analyzed utilizing the difference between the Maximum Hourly Demand and the Maximum Daily Demand.

2. Distribution Lines

The distribution lines consist of all lines within the Service Area planning boundary supplying water to customers in the City of McKinney. Existing and proposed distribution lines vary in size from 3/4-inch services to 72-inch transmission lines. The cost of water lines includes construction cost, appurtenances (water valves, fire hydrants, taps and the like), utility relocations, purchase of easements and engineering costs. Financing cost over a 20-year term is included for each project.

Unit cost for proposed capital improvement water lines 12-inches and larger in diameter classified as City initiated, or City participation in oversize water lines, include the City's full cost of the proposed facility. Developer's initiated water line projects, 12 inches or less in diameter were not included in this Impact Fee analysis, as the cost for these size lines are the responsibility of the developer.

3. Water Supply

The City of McKinney currently receives all of its water supply from the North Texas Municipal Water District (NTMWD). McKinney's allocation of the capital cost of services as a Member of the NTMWD was specifically excluded from the impact fee analysis.

If included, McKinney's share of the NTMWD capital cost could include the original construction cost, expansion cost and financing cost of the following components:

a) Water Rights Cost in Lake Lavon and other Sources

b) Raw Water Intake Structures

c) Raw Water Pump Stations

d) Treatment Plant and Expansion

e) High Service Pump Stations

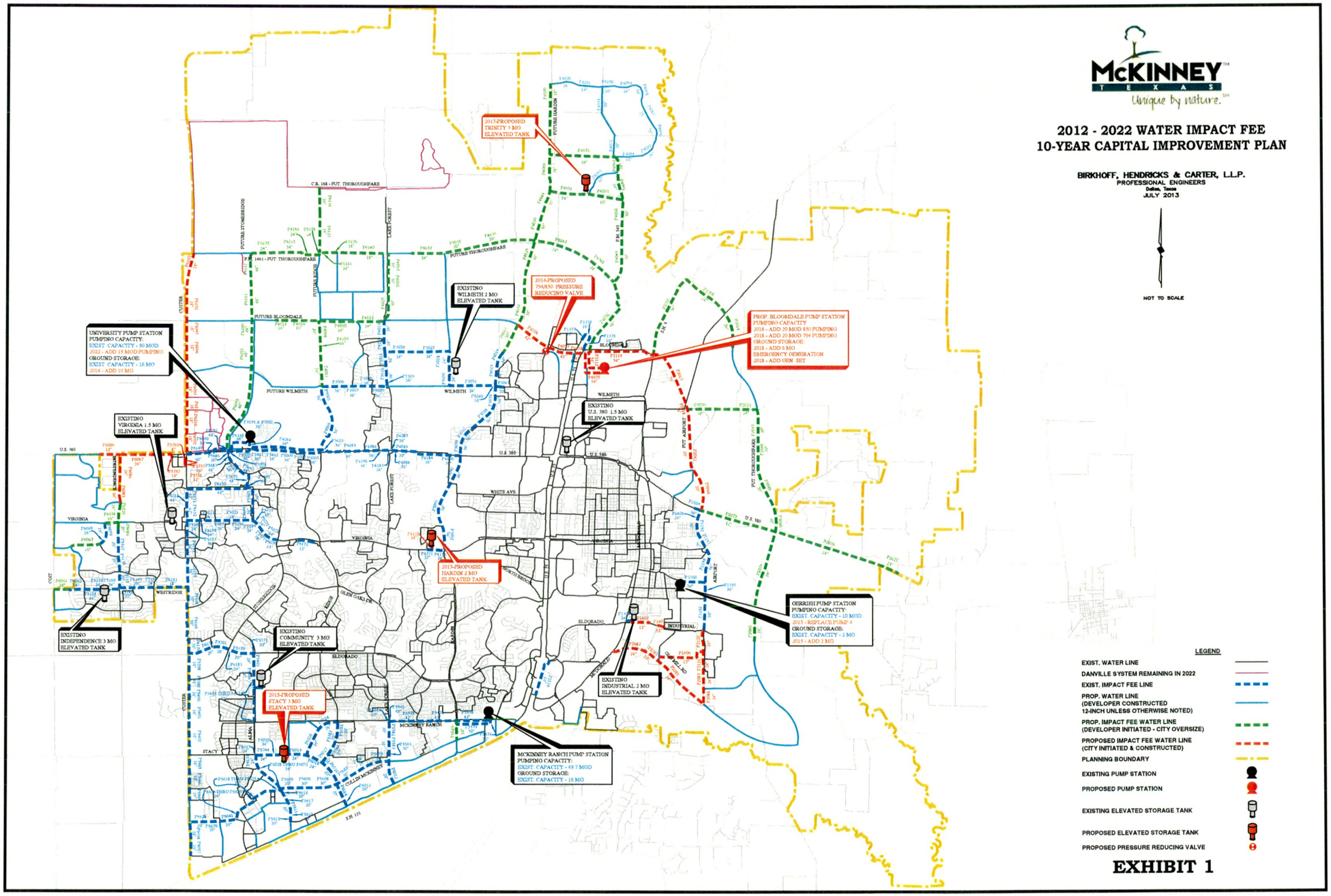
f) Transmission Lines

g) NTMWD Owned Ground Storage Facilities

4. Water Distribution System Capital Improvement Projects for Impact Fees

In order to meet the demands of the anticipated growth over the next 10-years, as provided in the Land Use Assumptions prepared by the City of McKinney, certain water distribution system improvements are required. **Exhibit 1** shows the recommended water system improvements and **Table No. 7** itemizes each project and the project cost in 2012 dollars. These recommended improvements form the basis for the water system impact fee calculation.

The capital improvement plan for impact fees provides for system improvements within the defined Service Area Planning Boundary.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2012 - 2022 WATER IMPACT FEE
10-YEAR CAPITAL IMPROVEMENT PLAN
BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas
JULY 2013
NOT TO SCALE
2017-PROPOSED TRINITY 3 MG ELEVATED TANK
EXISTING WILMETH 2 MG ELEVATED TANK
2014-PROPOSED 794/850 PRESSURE REDUCING VALVE
PROP. BLOOMDALE PUMP STATION
PUMPING CAPACITY:
2018 - ADD 20 MGD 850 PUMPING
2018 - ADD 20 MGD 794 PUMPING
GROUND STORAGE:
2018 - ADD 6 MG
EMERGENCY GENERATION
2018 - ADD GEN. SET
UNIVERSITY PUMP STATION
PUMPING CAPACITY:
EXIST. CAPACITY - 50 MGD
2022 - ADD 15 MGD PUMPING
GROUND STORAGE:
EXIST. CAPACITY - 16 MG
2014 - ADD 10 MG
EXISTING VIRGINIA 1.5 MG ELEVATED TANK
EXISTING U.S. 380 1.5 MG ELEVATED TANK
2013-PROPOSED HARDIN 2 MG ELEVATED TANK
EXISTING INDEPENDENCE 3 MG ELEVATED TANK
EXISTING COMMUNITY 3 MG ELEVATED TANK
2015-PROPOSED STACY 3 MG ELEVATED TANK
EXISTING INDUSTRIAL 2 MG ELEVATED TANK
McKINNEY RANCH PUMP STATION
PUMPING CAPACITY:
EXIST. CAPACITY - 49.7 MGD
GROUND STORAGE:
EXIST. CAPACITY - 16 MG
OERRISH PUMP STATION
PUMPING CAPACITY:
EXIST. CAPACITY - 10 MGD
2015 - REPLACE PUMP 4
GROUND STORAGE:
EXIST. CAPACITY - 2 MG
2015 - ADD 2 MG
LEGEND
EXIST. WATER LINE
DANVILLE SYSTEM REMAINING IN 2022
EXIST. IMPACT FEE LINE
PROP. WATER LINE (DEVELOPER CONSTRUCTED 12-INCH UNLESS OTHERWISE NOTED)
PROP. IMPACT FEE WATER LINE (DEVELOPER INITIATED - CITY OVERSIZE)
PROPOSED IMPACT FEE WATER LINE (CITY INITIATED & CONSTRUCTED)
PLANNING BOUNDARY
EXISTING PUMP STATION
PROPOSED PUMP STATION
EXISTING ELEVATED STORAGE TANK
PROPOSED ELEVATED STORAGE TANK
PROPOSED PRESSURE REDUCING VALVE
EXHIBIT 1

Table No. 7

10-Year Water System Capital Improvement Plan for Impact Fees

PROPOSED WATER LINES

Year	1=City Participation in Cost Oversize 2=City Initiated and Funded	Project	Size	Opinion of Construction Cost (A)	Debt Service (B)	Total Project Cost
2014	2	INDUSTRIAL BLVD. 12" WATER LINE (PIPE BURST 8" to 12")	12"	$ 610,868	$ 320,707	$ 931,575
2014	2	COUCH DRIVE 12" WATER LINE LOOP	12"	$ 700,000	$ 367,500	$ 1,067,500
2015	2	US 380 / INDEPENDENCE LOOP	12",16",20",24"	$ 2,173,617	$ 1,141,149	$ 3,314,766
2014	1	US 380 / COIT SUBDIVISION OFFSITE	16", 20", 24"	$ 235,861	$ 123,827	$ 359,688
2015	1	BLUESTEM 16" WATER LINE	16"	$ 42,750	$ 22,444	$ 65,194
2015	1	WESTRIDGE 16" WATER LINE	16"	$ 29,349	$ 15,408	$ 44,757
2015	1	S.H. 5 36" WATER LINE & WILLOWWOOD 36" & 24" WATER LINE	24", 36"	$ 2,307,387	$ 1,211,378	$ 3,518,765
2016	1	HARDIN SOUTH 16" WATER LINE	16"	$ 27,264	$ 14,314	$ 41,578
2017	1	STONEBRIDGE 48" WATER LINE	48"	$ 6,096,215	$ 3,200,512	$ 9,296,727
2017	1	HARDIN 30" WATER LINE - (TRINITY FALLS WEST FEED)	30"	$ 2,188,580	$ 1,149,004	$ 3,337,584
2017	1	F.M. 543 24" & 16" WATER LINE	16", 24"	$ 402,059	$ 211,081	$ 613,140
2017	1	F.M. 1461 (FUTURE E/W THOROUGHFARE) 24" & 18" WATER LINE	18", 24"	$ 861,612	$ 452,346	$ 1,313,958
2018	1	HARDIN 24" & 16" (TRINITY FALLS WEST FEED NORTH)	16", 24"	$ 425,132	$ 223,194	$ 648,326
2018	1	COUNTY ROAD 227 16" WATER LINE	16"	$ 94,617	$ 49,674	$ 144,291
2018	2	AIRPORT WATER LINE NORTH LOOP	20", 36"	$ 3,569,134	$ 1,873,795	$ 5,442,929
2018	2	CUSTER 18" NORTH WATER LINE	18"	$ 2,301,937	$ 1,208,517	$ 3,510,454
2019	1	RIDGE 20" & 24" WATER LINES	20", 24"	$ 498,838	$ 261,890	$ 760,728
2019	1	RIDGE 16" WATER LINES (LOOP TO OLD DANVILLE SYSTEM)	16"	$ 92,909	$ 48,777	$ 141,686
2019	1	LAKE FOREST 30" WATER LINE	30"	$ 910,261	$ 477,887	$ 1,388,148
2019	1	BLOOMDALE 16" WATER LINE - 850 PHASE 1	16"	$ 61,438	$ 32,255	$ 93,693
2019	1	BLOOMDALE 16" WATER LINE - 850 PHASE 2	16"	$ 95,152	$ 49,955	$ 145,107
2020	2	BLOOMDALE 794 PUMP STATION 54" DISCHARGE LINE	54"	$ 3,890,601	$ 2,042,566	$ 5,933,167
2020	2	AIRPORT 24" WATER LINE SOUTH LOOP	24"	$ 1,356,344	$ 712,082	$ 2,068,426
2020	2	OLD MILL ROAD 24" WATER LINE (FUTURE THOROUGHFARE)	24"	$ 2,008,863	$ 1,054,653	$ 3,063,516
2020	1	BLOOMDALE 850 PUMP STATION 42 & 54" DISCHARGE LINE	42", 54"	$ 4,029,477	$ 2,115,476	$ 6,144,953
2021	1	FUTURE 850 EAST / WEST THOROUGHFARE 20" & 24" WATER LINE	20", 24"	$ 1,541,297	$ 809,182	$ 2,350,479
2021	1	BLOOMDALE PUMP STATION 850 DISCHARGE LINE (TRINITY FALLS EAST FEED)	24", 30", 48"	$ 4,127,908	$ 2,167,151	$ 6,295,059
2022	1	F.M. 2933 30" WATER LINE	30"	$ 1,625,879	$ 853,587	$ 2,479,466
2022	1	MCINTYRE / WOODLAWN 36" WATER LINE	36"	$ 1,540,425	$ 808,723	$ 2,349,148
2022	1	U.S. 380 EAST WATER LINE	12", 24"	$ 1,859,159	$ 976,058	$ 2,835,217
2022	1	FUTURE NORTH / SOUTH THOROUGHFARE 16" WATER LINE	16"	$ 162,415	$ 85,268	$ 247,683
		Subtotal: Proposed Water Lines		**$ 45,867,348**	**$ 24,080,360**	**$ 69,947,708**

(A) Opinion of Cost includes:

a) Engineer's Opinion of Construction Cost

b) Professional Services Fees (Survey, Engineering, Testing, Legal

c) Cost of Easement or Land Acquisitions

(B) Debt Service based on 20-year simple interest bonds at 5%

Table No. 7 Cont.

PUMPING AND STORAGE FACILITIES

Year	Project	Capacity	Opinion of Construction Cost (A)	Debt Service (B)	Total Project Cost
2013	Hardin Elevated Storage Tank	2 MG	$ 5,202,788	$ 2,731,464	$ 7,934,252
2014	University 10-MG Ground Storage Reservoir No. 3	10 MG	$ 4,950,000	$ 2,598,750	$ 7,548,750
2014	794/850 PRV		$ 183,920	$ 96,558	$ 280,478
2015	Gerrish 2-MG Ground Storage Reservoir No. 2	2 MG	$ 2,200,000	$ 1,155,000	$ 3,355,000
2015	Gerrish Pump Station Expansion - Replace Pump 4 + Electrical	4.8 MGD	$ 1,100,000	$ 577,500	$ 1,677,500
2016	Stacy Elevated Storage Tank	3 MG	$ 6,700,000	$ 3,517,500	$ 10,217,500
2017	Trinity Falls Elevated Storage Tank	3 MG	$ 6,700,000	$ 3,517,500	$ 10,217,500
2018	Bloomdale Pump Station - Phase I (850)	20 MGD	$ 4,730,149	$ 2,483,328	$ 7,213,477
2018	Bloomdale 6-MG Ground Storage Reservoir No. 1	6 MG	$ 2,640,000	$ 1,386,000	$ 4,026,000
2018	Bloomdale Pump Station - Emergency Generator No. 1	1000 kW	$ 660,000	$ 346,500	$ 1,006,500
2018	Bloomdale Pump Station - Phase I (794)	20 MGD	$ 4,730,149	$ 2,483,328	$ 7,213,477
2022	University Pump Station Phase III Improvements - Add Pump	15 MGD	$ 550,000	$ 288,750	$ 838,750
	Subtotal: Pumping and Storage Facilities		**$ 40,347,006**	**$ 21,182,178**	**$ 61,529,184**

PLANNING EXPENSES

Year		Project	Capacity	Opinion of Cost (1)	Debt Service (2)	Total Project Cost
2007		Water & Wastewater System Master Plan & Impact Fee Analysis		$ 204,417	$ -	$ 204,417
		Subtotal: Planning Expenses		**$ 204,417**	**$ -**	**$ 204,417**
		GRAND TOTAL: Water Distribution System CIP		**$ 86,418,771**	**$ 45,262,538**	**$ 131,681,309**

5. Utilized Capacity

Utilized capacity for the water distribution system was calculated based on the water line size required for each model year (2012, 2022 and build out). Analysis of the water distribution system is based on the maximum daily demand, maximum hourly demand, and the minimum hourly demand. Pump station capacity is generally based on the maximum daily system demand while transmission and distribution facilities are sized based on either the maximum hourly demand or the minimum hourly demand, whichever demand is greater for a particular water line. Often times, the capacity of a water line is determined by the flows generated by the minimum hourly demand. The minimum hourly flows are usually higher in those lines that are used to refill elevated storage. For each line segment in the water distribution model, the buildout flow rate in the line was compared to the flow rate in the same line segment for the 2012 and the 2022 models.

The percent utilized capacity was then calculated for each year based on the buildout capacity. The utilized capacity during the Impact Fee period is the difference between the year 2022 capacity and the year 2012 capacity. **Table No. 8** below summarizes the project cost and utilized cost over the impact fee period of 2012 - 2022 for each element of the Water Distribution System. The utilized capacity for each water distribution facility, both existing and proposed, is presented in detail in Impact Fee Capacity Calculation **Table Nos. 9, 10, 11, 12 and 13.**

Table No. 8

Summary of Eligible Water Distribution Project Cost and Utilized Capacity Cost

Water System Facility	20-Year Project Cost	Utilized Capacity ($) in the CRP Period
Existing Pump Stations & Storage	$74,737,483	$19,576,395
Existing Transmission/Distribution Lines	$66,836,124	$11,022,749
Proposed Pump Stations & Storage	$61,529,184	$43,027,372
Proposed Transmission/Distribution Lines	$69,947,708	$21,785,316
Planning Expenses	$204,417	$204,417
Total:	**$273,254,916**	**$95,616,249**

TABLE NO. 9
Water Pump Station Facilities

Pump Station Improvements			Year Const.	Projected Capacity (MGD)	Pump Station Cost ($)				Capacity Utilized (%)			Capacity Utilized ($)		
					Const.	Engineering & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost $	2012	2022	In The CRF Period	2012	2022	In The CRF Period
McKinney Ranch Pump Station														
Original Construction (794)	[3]	**	1986	10.8	$ 164,200	$ 16,420	$ 94,826	$ 275,446	100.0%	100.0%	0.0%	$ 275,446	$ 275,446	$ -
Original Construction (920)	[3]	**	1987	14.3	$ 189,700	$ 18,970	$ 109,552	$ 318,222	100.0%	100.0%	0.0%	$ 318,222	$ 318,222	$ -
Phase I Improvements (920)	[4]		1999	20.1	$ 1,020,172	$ 103,000	$ 589,665	$ 1,712,837	20.0%	60.0%	40.0%	$ 342,567	$ 1,027,702	$ 685,135
Phase II Improvements (920)	[1]		2002	5.0	$ 157,929	$ 40,000	$ 103,913	$ 301,842	20.0%	60.0%	40.0%	$ 60,368	$ 181,105	$ 120,737
850 Service Area Pumps (850)	[3]		2007	15.0	$ 4,184,997	$ 303,285	$ 2,356,348	$ 6,844,630	20.0%	40.0%	20.0%	$ 1,368,926	$ 2,737,852	$ 1,368,926
Emergency Generator (2 Sets)			2008		$ 1,875,964	$ 222,263	$ 1,101,569	$ 3,199,795	40.0%	60.0%	20.0%	$ 1,279,918	$ 1,919,877	$ 639,959
University Pump Station														
Phase IA Improvements (920)	[2]	*	2004	20.0	$2,380,738	$166,880	$ 1,337,499	$ 3,885,117	50.0%	100.0%	50.0%	$ 1,942,558	$ 3,885,117	$ 1,942,558
Phase II Improvements (850)	[2]		2007	30.0	$2,949,246	$189,113	$ 1,647,638	$ 4,785,996	77.0%	83.0%	6.0%	$ 3,685,217	$ 3,972,377	$ 287,160
Phase II Improvements (920)	[2]		2007	30.0	$2,949,246	$189,113	$ 1,647,638	$ 4,785,996	50.0%	100.0%	50.0%	$ 2,392,998	$ 4,785,996	$ 2,392,998
Emergency Generator - Set 1			2008		$2,024,937	$148,017	$ 1,140,801	$ 3,313,755	50.0%	100.0%	50.0%	$ 1,656,877	$ 3,313,755	$ 1,656,877
(1) Phase III Improvements (920)	[1]		2022	15.0	$500,000	$50,000	$ 288,750	$ 838,750	0.0%	47.0%	47.0%	$ -	$ 394,213	$ 394,213
Gerrish Pump Station														
(1) Replace Pump 4 + Electrical	[3]	*	2015	4.8	$ 1,000,000	$ 100,000	$ 577,500	$ 1,677,500	0.0%	100.0%	100.0%	$ -	$ 1,677,500	$ 1,677,500
Bloomdale Pump Station														
(1) Phase I Improvements (850)	[2]	*	2018	20.0	$ 4,300,135	$ 430,014	$ 2,483,328	$ 7,213,477	0.0%	60.0%	60.0%	$ -	$ 4,328,086	$ 4,328,086
(1) Phase I Improvements (794)	[2]	*	2018	20.0	$ 4,300,135	$ 430,014	$ 2,483,328	$ 7,213,477	0.0%	50.0%	50.0%	$ -	$ 3,606,738	$ 3,606,738
(1) Emergency Generator - Set 1			2018		$ 600,000	$ 60,000	$ 346,500	$ 1,006,500	0.0%	60.0%	60.0%	$ -	$ 603,900	$ 603,900
794 / 850 Pressure Reducing Valve (Bloomdale Road and Community Blvd.)														
(1) 794/850 PRV Station			2014		$ 151,800	$ 32,120	$ 96,558	$ 280,478	0.0%	100.0%	100.0%	$ -	$ 280,478	$ 280,478
Total				**205.0**	**$ 28,749,198**	**$ 2,499,206**	**$ 16,405,413**	**$ 47,653,817**				**$ 13,323,098**	**$ 33,308,364**	**$ 19,985,265**

* Includes Property Acquisition
** 10% of Construction Assumed for Engineering and Testing
(1) Estimated Cost in 2012 Dollars
[4] Number of Pumps

TABLE NO. 10
Ground Storage Reservoirs

Pump Station		Year Const.	Capacity (MG)	Capital Cost ($) Const.	Eng. & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost $	Capacity Utilized (%) 2007	2017	In the CRF Period	Capacity Utilized ($) 2012	2022	In the CRF Period
EXISTING GROUND STORAGE RESERVOIRS													
McKinney Ranch No. 1 (FM-720)	*	1987	6.0	$ 2,910,000	$ 291,000	$ 1,680,525	$ 4,881,525	38.0%	61.0%	23.0%	$ 1,854,980	$ 2,977,730	$ 1,122,751
McKinney Ranch No. 2 (FM-720)	1	2007	10.0	$ 3,748,480	$ 335,500	$ 2,144,090	$ 6,228,070	38.0%	61.0%	23.0%	$ 2,366,667	$ 3,799,123	$ 1,432,456
University No. 1	1	2003	6.0	$ 2,008,499	$ 150,544	$ 1,133,498	$ 3,292,541	51.0%	86.0%	35.0%	$ 1,679,196	$ 2,831,585	$ 1,152,389
University No. 2	1	2007	10.0	$ 5,921,753	$ 257,689	$ 3,244,207	$ 9,423,649	51.0%	86.0%	35.0%	$ 4,806,061	$ 8,104,338	$ 3,298,277
PROPOSED GROUND STORAGE RESERVOIRS													
University No. 3	2*	2014	10.0	$ 4,500,000	$ 450,000	$ 2,598,750	$ 7,548,750	0.0%	48%	48%	$ -	$ 3,623,400	$ 3,623,400
Gerrish No. 2 (Buried)	2*	2015	2.0	$ 2,000,000	$ 200,000	$ 1,155,000	$ 3,355,000	0.0%	100.0%	100.0%	$ -	$ 3,355,000	$ 3,355,000
Bloomdale No. 1	2*	2018	6.0	$ 2,400,000	$ 240,000	$ 1,386,000	$ 4,026,000	0.0%	42.0%	42.0%	$ -	$ 1,690,920	$ 1,690,920
Total			**50.0**	**$ 23,488,732**	**$ 1,924,733**	**$ 13,342,070**	**$ 38,755,535**				**$ 10,706,903**	**$ 26,382,096**	**$ 15,675,193**

* 10% of Construction Assumed for Engineering and Testing
(1) Actual Cost
(2) Estimated Cost in 2012 Dollars

TABLE NO. 11
Elevated Storage Tanks

Elevated Storage		Pressure Divide	Year Const.	Storage Capacity (MGD)	Capital Cost ($)				Capacity Utilized (%)			Capacity Utilized ($)		
					Const.	Eng. & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost $	2012	2022	In the CRF Period	2012	2022	In the CRF Period
EXISTING ELEVATED STORAGE TANKS														
U.S. 380	2*	794	Unknown	1.5	$ 550,000	$ 55,000	$ -	$ 605,000	89.0%	93.0%	4.0%	$ 538,450	$ 562,650	$ 24,200
Virginia	1*	920	1993	1.5	$ 1,234,301	$ 123,430	$ 712,809	$ 2,070,540	100.0%	100.0%	0.0%	$ 2,070,540	$ 2,070,540	$ -
Community	1	920	2002	3.0	$ 3,313,500	$ 105,000	$ 1,794,713	$ 5,213,213	100.0%	100.0%	0.0%	$ 5,213,213	$ 5,213,213	$ -
Industrial	1	794	2002	2.0	$ 1,787,500	$ 70,000	$ 975,188	$ 2,832,688	71.0%	87.0%	16.0%	$ 2,011,208	$ 2,464,439	$ 453,230
Wilmeth	1	850	2006	2.0	$ 2,400,000	$ 280,137	$ 1,407,072	$ 4,087,209	60.0%	68.0%	8.0%	$ 2,452,325	$ 2,779,302	$ 326,977
Independence	1	920	2008	3.0	$ 4,218,250	$ 161,693	$ 2,299,470	$ 6,679,413	56.0%	96.0%	40.0%	$ 3,740,471	$ 6,412,236	$ 2,671,765
PROPOSED ELEVATED STORAGE TANKS														
Hardin	2*	850	2013	2.0	$ 4,828,953	$ 373,835	$ 2,731,464	$ 7,934,252	0.0%	82.0%	82.0%	$ -	$ 6,506,087	$ 6,506,087
Stacy	2*	920	2016	3.0	$ 6,300,000	$ 400,000	$ 3,517,500	$ 10,217,500	0.0%	100.0%	100.0%	$ -	$ 10,217,500	$ 10,217,500
Trinity Falls	2*	850	2017	3.0	$ 6,300,000	$ 400,000	$ 3,517,500	$ 10,217,500	0.0%	66.0%	66.0%	$ -	$ 6,743,550	$ 6,743,550
Total				**21.0**	**$ 30,932,504**	**$ 1,969,095**	**$ 16,955,716**	**$ 49,857,315**				**$ 16,026,208**	**$ 42,969,517**	**$ 26,943,309**

* 10% of Construction Assumed for Engineering and Testing
(1) Actual Cost
(2) Estimated Cost in 2012 Dollars

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
F.M. 720 PUMP STATION 30" WATER LINE															
Pump Station Name Change to McKinney Ranch - Project from McKinney Ranch Pump Station to Hardin Rd.															
1	P5573	920	2,282	30		$61.63	$140,651		$73,842	$214,493	77%	90%	13%	$165,160	$193,044	$27,884
1	P5574	920	287	30		$61.63	$17,689		$9,287	$26,976	69%	90%	21%	$18,613	$24,278	$5,665
Subtotal:			**2,569**		**1990**		**$158,340**	**5%**	**$83,129**	**$241,469**				**$183,773**	**$217,322**	**$33,549**
VIRGINIA PARKWAY 24" WATER LINE															
From Stonebridge Dr. West to the Virigna Eleavated Storage Tank															
1	P5023	920	443	24		$5.80	$2,567		$1,348	$3,915	0%	0%	0%	$0	$0	$0
1	P5024	920	228	24		$5.80	$1,324		$695	$2,019	0%	100%	100%	$0	$2,019	$2,019
1	P5069	920	976	24		$5.80	$5,659		$2,971	$8,630	100%	100%	0%	$8,630	$8,630	$0
1	P5070	920	299	24		$5.80	$1,735		$911	$2,646	95%	100%	5%	$2,514	$2,646	$132
1	P5071	920	582	24		$5.80	$3,374		$1,771	$5,145	96%	100%	4%	$4,939	$5,145	$206
1	P5072	920	1,109	24		$5.80	$6,429		$3,375	$9,804	99%	100%	1%	$9,706	$9,804	$98
1	P5073	920	298	24		$5.80	$1,729		$908	$2,637	100%	100%	0%	$2,637	$2,637	$0
1	P5074	920	919	24		$5.80	$5,324		$2,795	$8,119	100%	100%	0%	$8,119	$8,119	$0
1	P5075	920	636	24		$5.80	$3,686		$1,935	$5,621	100%	100%	0%	$5,621	$5,621	$0
1	P5076	920	1,148	24		$5.80	$6,653		$3,493	$10,146	100%	100%	0%	$10,146	$10,146	$0
1	P5077	920	552	24		$5.80	$3,199		$1,679	$4,878	100%	100%	0%	$4,878	$4,878	$0
1	P5078	920	469	24		$5.80	$2,716		$1,426	$4,142	100%	100%	0%	$4,142	$4,142	$0
1	P5079	920	376	24		$5.80	$2,182		$1,146	$3,328	94%	100%	6%	$3,128	$3,328	$200
1	P5761	920	184	24		$5.80	$1,066		$560	$1,626	0%	0%	0%	$0	$0	$0
1	P6198	920	387	24		$5.80	$2,244		$1,178	$3,422	0%	0%	0%	$0	$0	$0
Subtotal:			**8,607**		**1992**		**$49,884**	**5%**	**$26,191**	**$76,078**				**$64,460**	**$67,115**	**$2,655**
CUSTER 16" WATER LINE															
From Stacy Rd. to Stonebridge Dr.															
1	P5399	920	461	16		$44.97	$20,734		$10,885	$31,619	81%	100%	19%	$25,611	$31,619	$6,008
1	P5400	920	1,281	16		$44.97	$57,617		$30,249	$87,866	80%	100%	20%	$70,293	$87,866	$17,573
1	P5401	920	1,311	16		$44.97	$58,950		$30,949	$89,899	77%	100%	23%	$69,222	$89,899	$20,677
1	P5402	920	3,005	16		$44.97	$135,140		$70,949	$206,089	80%	100%	20%	$164,871	$206,089	$41,218
Subtotal:			**6,059**		**1996**		**$272,440**	**5%**	**$143,032**	**$415,473**				**$329,997**	**$415,473**	**$85,476**
F.M. 720 PARALLEL 42" WATER LINE															
F.M. 720 Now Called McKinney Ranch Pkwy.- Project Begins at McKinney Ranch Pump Station and Ends at Lake Forest Dr.															
2	P5544	920	59	20		$170.38	$10,092		$5,298	$15,390	84%	90%	6%	$12,928	$13,851	$923
2	P5545	920	42	42		$170.38	$7,158		$3,758	$10,916	84%	90%	6%	$9,169	$9,824	$655
2	P5578	920	8,018	42		$170.38	$1,366,121		$717,213	$2,083,334	81%	89%	8%	$1,687,501	$1,854,167	$166,667
2	P7573	920	131	42		$170.38	$22,321		$11,719	$34,040	79%	88%	9%	$26,892	$29,955	$3,064
Subtotal:			**8,250**		**1999**		**$1,405,692**	**5%**	**$737,988**	**$2,143,680**				**$1,736,490**	**$1,907,797**	**$171,309**

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
CUSTER 16" WATER LINE															
From Stonebridge Dr. to Cotton Rridge Rd. (Pipes 5135, 5295, 5296 &5297 Were Adandoned in 2009 with Custer Utility Relocations)															
2 P5135	920	2,330	16		$104.00	$242,328		$127,223	$369,551	0%	0%	0%	$0	$0	$0
2 P5295	920	1,700	16		$104.00	$176,849		$92,846	$269,695	0%	0%	0%	$0	$0	$0
2 P5296	920	2,666	16		$104.00	$277,273		$145,569	$422,842	0%	0%	0%	$0	$0	$0
2 P5297	920	1,372	16		$104.00	$142,637		$74,885	$217,522	0%	0%	0%	$0	$0	$0
2 P5298	920	2,042	16		$104.00	$212,350		$111,484	$323,834	0%	0%	0%	$0	$0	$0
Subtotal:		**10,110**		**1999**		**$1,051,437**	**5%**	**$552,007**	**$1,603,444**				**$0**	**$0**	**$0**
INDUSTRIAL 2-MG ELEVATED STORAGE TANK WATER LINE															
From Industrial Elevated Storage Tank to McDonald St.															
2 P1304	794	561	24		$229.94	$128,893		$67,669	$196,562	81%	87%	6%	$159,215	$171,009	$11,794
Subtotal:		**561**		**2002**		**$128,893**	**5%**	**$67,669**	**$196,562**				**$159,215**	**$171,009**	**$11,794**
ALMA ROAD 24-INCH WATER LINE															
From Eldorado Pkwy. South to Community 3-MG Elevated Storage Tank															
1 P5403	920	1,146	24		$157.47	$180,391		$94,705	$275,096	100%	100%	0%	$275,096	$275,096	$0
1 P5404	920	897	24		$157.47	$141,275		$74,169	$215,444	100%	100%	0%	$215,444	$215,444	$0
1 P5405	920	674	24		$157.47	$106,120		$55,713	$161,833	100%	100%	0%	$161,833	$161,833	$0
1 P5406	920	140	24		$157.47	$22,011		$11,556	$33,567	100%	100%	0%	$33,567	$33,567	$0
Subtotal:		**2,856**		**2005**		**$449,797**	**5%**	**$236,143**	**$685,940**				**$685,940**	**$685,940**	**$0**
ELDORADO 20-INCH WATER LINE															
From Alma Rd. to Custer Rd.															
1 P5301	920	1,375	20		$14.31	$19,676		$10,330	$30,006	63%	100%	37%	$18,904	$30,006	$11,102
1 P5370	920	2,023	20		$14.31	$28,945		$15,196	$44,141	68%	100%	32%	$30,016	$44,141	$14,125
1 P5371	920	116	20		$14.31	$1,661		$872	$2,533	100%	100%	0%	$2,533	$2,533	$0
1 P6154	920	1,986	20		$14.31	$28,420		$14,921	$43,341	67%	100%	33%	$29,038	$43,341	$14,303
Subtotal:		**5,500**		**2005**		**$78,702**	**5%**	**$41,319**	**$120,021**				**$80,491**	**$120,021**	**$39,530**
GERRISH PUMP STATION / AIRPORT BLVD. 36-INCH WATER LINES															
From Gerrish Pump Station East to Airport Blvd. and Airport Blvd. from U.S. 380 to Industrial Blvd.															
2 P1059	794	532	36		$115.51	$61,501		$32,288	$93,789	100%	100%	0%	$93,789	$93,789	$0
2 P1192	794	1,366	36		$115.51	$157,828		$82,860	$240,688	73%	79%	6%	$175,702	$190,144	$14,441
2 P1193	794	952	36		$115.51	$109,911		$57,703	$167,614	73%	79%	6%	$122,358	$132,415	$10,057
2 P1194	794	2,918	36		$115.51	$337,101		$176,978	$514,079	76%	79%	3%	$390,700	$406,122	$15,422
2 P1195	794	2,574	36		$115.51	$297,294		$156,079	$453,373	16%	60%	44%	$72,540	$272,024	$199,484
2 P1360	794	2,110	36		$115.51	$243,761		$127,975	$371,736	47%	70%	23%	$174,716	$260,215	$85,499
2 P1395	794	1,300	36		$115.51	$150,176		$78,842	$229,018	20%	61%	41%	$45,804	$139,701	$93,897
2 P1408	794	831	36		$115.51	$95,966		$50,382	$146,348	73%	79%	6%	$106,834	$115,615	$8,781
Subtotal:		**12,584**		**2003**		**$1,453,539**	**5%**	**$763,107**	**$2,216,645**				**$1,182,443**	**$1,610,025**	**$427,581**

TABLE NO. 12
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1 - City Participation in Cost Oversize
2 - City Initiated and Funded

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
UNIVERSITY 36-INCH WATER LINE - DISCHARGE LINE 1																
From Univeristy Pump Station to U.S. 380; East Along U.S. 380 to Stonebridge Dr.																
2	P5000	920	1,916	36		$224.18	$429,617		$225,549	$655,166	96%	100%	4%	$628,959	$655,166	$26,207
2	P5004	920	35	36		$224.18	$7,936		$4,166	$12,102	96%	100%	4%	$11,618	$12,102	$484
2	P7079	920	49	36		$224.18	$10,924		$5,735	$16,659	96%	100%	4%	$15,993	$16,659	$666
2	P7080	920	707	36		$224.18	$158,404		$83,162	$241,566	96%	100%	4%	$231,903	$241,566	$9,663
Subtotal:			**2,707**		**2003**		**$606,881**	**5%**	**$318,612**	**$925,493**				**$888,473**	**$925,493**	**$37,020**
HARDIN BLVD. 36-INCH WATER LINE - (VIRGINIA TO US 380)																
From Virgina Pkwy. to U.S. 380																
2	P3090	850	2,433	36		$159.83	$388,895		$204,170	$593,065	100%	100%	0%	$593,065	$593,065	$0
2	P3091	850	4,383	36		$159.83	$700,589		$367,809	$1,068,398	100%	100%	0%	$1,068,398	$1,068,398	$0
2	P3092	850	1,267	36		$159.83	$202,516		$106,321	$308,837	100%	100%	0%	$308,837	$308,837	$0
Subtotal:			**8,083**		**2003**		**$1,292,000**	**5%**	**$678,300**	**$1,970,300**				**$1,970,300**	**$1,970,300**	**$0**
HARDIN NORTH WATER LINE - (US 380 TO BUCHANAN)																
From U.S. 380 North to Buchanan St. (Constructed with President's Point)																
1	P3036	850	1,109	36		$272.00	$301,778		$158,433	$460,211	100%	100%	0%	$460,211	$460,211	$0
1	P3037	850	1,264	36		$272.00	$343,764		$180,476	$524,240	100%	100%	0%	$524,240	$524,240	$0
Subtotal:			**2,373**		**2002**		**$347,000**	**5%**	**$338,909**	**$984,451**				**$984,451**	**$984,451**	**$0**
850 WILMETH WATER MAIN - PHASE 1																
Along Hardin Blvd from Buchanan St. to Wilmeth Rd.																
2	P3038	850	3,414	36		$144.15	$492,196		$258,403	$750,599	100%	100%	0%	$750,599	$750,599	$0
2	P3039	850	777	36		$144.15	$112,076		$58,840	$170,916	100%	100%	0%	$170,916	$170,916	$0
2	P3040	850	82	36		$144.15	$11,792		$6,191	$17,983	100%	100%	0%	$17,983	$17,983	$0
2	P3041	850	707	20		$144.15	$101,879		$53,486	$155,365	100%	100%	0%	$155,365	$155,365	$0
Subtotal:			**4,981**		**2005**		**$717,943**	**5%**	**$376,920**	**$1,094,863**				**$1,094,863**	**$1,094,863**	**$0**
850 WILMETH WATER MAIN - PHASE 2																
Along Wilmeth Rd. from Hardin Blvd. to C.R. 943; North Along C.R. 943 2,880-ft; West to Lake Forest Dr.; South Along Lake Forest Dr. to Wilmeth Rd.																
2	P3010	850	1,445	36		$144.15	$208,253		$109,333	$317,586	70%	100%	30%	$222,310	$317,586	$95,276
2	P3011	850	1,075	36		$144.15	$154,922		$81,334	$236,256	75%	100%	25%	$177,192	$236,256	$59,064
2	P3026	850	2,897	24		$144.15	$417,539		$219,208	$636,747	100%	100%	0%	$636,747	$636,747	$0
2	P3027	850	2,285	24		$144.15	$329,373		$172,921	$502,294	100%	100%	0%	$502,294	$502,294	$0
2	P3028	850	1,857	24		$144.15	$267,645		$140,514	$408,159	100%	100%	0%	$408,159	$408,159	$0
2	P3030	850	902	24		$144.15	$129,978		$68,238	$198,216	100%	100%	0%	$198,216	$198,216	$0
2	P3031	850	3,664	24		$144.15	$528,127		$277,267	$805,394	70%	100%	30%	$563,776	$805,394	$241,618
2	P3369	850	293	36		$144.15	$42,180		$22,145	$64,325	0%	0%	0%	$0	$0	$0
Subtotal:			**14,416**		**2005**		**$2,078,018**	**5%**	**$1,090,960**	**$3,168,977**				**$2,708,694**	**$3,104,652**	**$395,958**

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Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity 2012	(%) Utilized Capacity 2022	(%) Utilized Capacity During Fee Period	($) Utilized Capacity 2012	($) Utilized Capacity 2022	($) Utilized Capacity During Fee Period
850 LOOPED SYSTEM NORTH															
From University Pump Station East to Future Ridge Rd.; Along Future Ridge Rd. North to Wilmeth Rd.; East Along Wilmeth Rd. to Lake Forest Dr.															
2 P3000	850	1,830	36		$144.15	$263,798		$138,494	$402,292	34%	63%	29%	$136,779	$253,444	$116,665
2 P3002	850	1,373	36		$144.15	$197,943		$103,920	$301,863	36%	67%	31%	$108,671	$202,248	$93,578
2 P3003	850	663	36		$144.15	$95,594		$50,187	$145,781	37%	69%	32%	$53,939	$100,589	$46,650
2 P3004	850	4,270	36		$144.15	$615,583		$323,181	$938,764	28%	54%	26%	$262,854	$506,933	$244,079
2 P3005	850	1,537	36		$144.15	$221,554		$116,316	$337,870	29%	73%	44%	$97,982	$246,645	$148,663
2 P3006	850	2,402	36		$144.15	$346,241		$181,777	$528,018	52%	100%	48%	$274,569	$528,018	$253,449
2 P3007	850	752	36		$144.15	$108,468		$56,946	$165,414	61%	100%	39%	$100,903	$165,414	$64,511
2 P3008	850	801	36		$144.15	$115,441		$60,607	$176,048	62%	100%	38%	$109,150	$176,048	$66,898
2 P3009	850	1,161	36		$144.15	$167,411		$87,891	$255,302	35%	100%	65%	$89,356	$255,302	$165,946
2 P3461	850	1,049	36		$144.15	$151,198		$79,379	$230,577	0%	0%	0%	$0	$0	$0
2 P3462	850	625	36		$144.15	$90,161		$47,335	$137,496	0%	0%	0%	$0	$0	$0
Subtotal:		**16,465**		**2005**		**$2,373,392**	**5%**	**$1,246,033**	**$3,619,425**				**$1,234,203**	**$2,434,641**	**$1,200,439**
STONEBRIDGE 48-INCH WATERMAIN															
U.S. 380 to Lacima Dr.															
2 P5686	920	116	48		$395.31	$46,022		$24,162	$70,184	100%	100%	0%	$70,184	$70,184	$0
2 P5687	920	1,001	48		$395.31	$395,826		$207,809	$603,635	100%	100%	0%	$603,635	$603,635	$0
2 P5688	920	1,014	48		$395.31	$401,008		$210,529	$611,537	100%	100%	0%	$611,537	$611,537	$0
2 P5690	920	954	48		$395.31	$377,009		$197,930	$574,939	100%	100%	0%	$574,939	$574,939	$0
Subtotal:		**3,086**		**2006**		**$1,219,865**	**5%**	**$640,430**	**$1,860,295**				**$1,860,295**	**$1,860,295**	**$0**
36-INCH & 48INCH WATERLINE FROM VIRGINIA TO STONEBRIDGE															
Along Lacima Dr. from Stonebridge Dr. to Bristol Dr.; Along Bristol Dr. from Lacima Dr. to St. Gabriel Dr.; Along St. Gabriel Dr. from Bristol Dr. to Virginia Pkwy.															
2 P5034	920	49	48		$395.31	$19,181		$10,070	$29,251	100%	100%	0%	$29,251	$29,251	$0
2 P5691	920	740	48		$395.31	$292,559		$153,593	$446,152	100%	100%	0%	$446,152	$446,152	$0
2 P5692	920	212	48		$395.31	$83,652		$43,917	$127,569	100%	100%	0%	$127,569	$127,569	$0
2 P5693	920	2,726	36		$395.31	$1,077,659		$565,771	$1,643,430	100%	100%	0%	$1,643,430	$1,643,430	$0
2 P5694	920	390	36		$395.31	$154,158		$80,933	$235,091	100%	100%	0%	$235,091	$235,091	$0
Subtotal:		**4,116**		**2006**		**$1,627,208**	**5%**	**$854,284**	**$2,481,493**				**$2,481,493**	**$2,481,493**	**$0**
ALMA ROAD 24-INCH WATER LINE (CRAIG RANCH NORTH)															
From Community 3-MG Elevated Storage Tank South to C.R. 152															
1 P5407	920	293	24		$596.91	$174,973		$0	$174,973	100%	100%	0%	$174,973	$174,973	$0
1 P5408	920	632	24		$596.91	$377,419		$0	$377,419	100%	100%	0%	$377,419	$377,419	$0
1 P5409	920	831	24		$596.91	$495,759		$0	$495,759	100%	100%	0%	$495,759	$495,759	$0
1 P5410	920	265	24		$596.91	$158,210		$0	$158,210	100%	100%	0%	$158,210	$158,210	$0
1 P5411	920	704	24		$596.91	$419,978		$0	$419,978	100%	100%	0%	$419,978	$419,978	$0
1 P5412	920	77	24		$596.91	$45,890		$0	$45,890	100%	100%	0%	$45,890	$45,890	$0
Subtotal:		**2,801**		**2002**		**$1,672,230**	**0%**	**$0**	**$1,672,229**				**$1,672,229**	**$1,672,229**	**$0**

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Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
LAKE FOREST DRIVE 30-INCH WATER LINE (WAL-MART)															
From McKinney Ranch Pkwy. South 1,400-ft															
1 P5582	920	1,373	30		$148.06	$203,232		$106,697	$309,929	61%	97%	36%	$189,057	$300,631	$111,574
Subtotal:		**1,373**		**2004**		**$203,232**	**5%**	**$106,697**	**$309,929**				**$189,057**	**$300,631**	**$111,574**
VILLAGE PARK - PHASE 1 - 20", 30" & 36" WATER LINE (LAKE FOREST DR., COLLIN MCKINNEY PKWY. & RIDGE RD.)															
20" - Ridge Road from Stacy Rd. to McKinney Ranch Pkwy.; 30" -Lake Forest Dr. from 1,400-ft South of McKinney Ranch Pkwy. to Collin McKinney Pkwy.; 36"- Collin McKinney Pkwy. from Lake Forest Dr. to 1,900-ft West															
1 P5583	920	1,087	30		$50.51	$54,892		$28,818	$83,710	61%	97%	36%	$51,063	$81,199	$30,136
1 P5584	920	711	30		$50.51	$35,927		$18,862	$54,789	60%	97%	37%	$32,873	$53,145	$20,272
1 P5606	920	666	36		$50.51	$33,644		$17,663	$51,307	41%	100%	59%	$21,036	$51,307	$30,271
1 P5586	920	1,054	20		$50.51	$53,225		$27,943	$81,168	46%	100%	54%	$37,337	$81,168	$43,831
1 P5587	920	434	20		$50.51	$21,911		$11,503	$33,414	70%	100%	30%	$23,390	$33,414	$10,024
1 P5588	920	1,331	20		$50.51	$67,221		$35,291	$102,512	55%	97%	42%	$56,382	$99,437	$43,055
1 P5607A	920	1,900	36		$50.51	$95,963		$50,381	$146,344	55%	97%	42%	$80,489	$141,954	$61,464
1 P6017	920	624	20		$50.51	$31,523		$16,550	$48,073	57%	100%	43%	$27,402	$48,073	$20,671
Subtotal:		**7,807**		**2004**		**$394,306**	**5%**	**$207,011**	**$601,317**				**$329,972**	**$589,697**	**$259,724**
COLLIN MCKINNEY 30" & 36" WATER LINE (CRAIG RANCH INFRASTRUCTURE) (VCIM 1)															
From 1,900-ft West of Lake Forest Dr. to Alma Dr.															
1 P5607B	920	1,584	36		$81.13	$128,513		$0	$128,513	29%	97%	68%	$37,269	$124,658	$87,389
1 P5608	920	2,844	30		$81.13	$230,735		$0	$230,735	53%	95%	42%	$122,290	$219,198	$96,909
1 P5609	920	603	30		$81.13	$48,930		$0	$48,930	54%	95%	41%	$26,422	$46,484	$20,061
1 P5682	920	358	30		$81.13	$29,057		$0	$29,057	100%	100%	0%	$29,057	$29,057	$0
1 P5696	920	895	30		$81.13	$72,616		$0	$72,616	0%	0%	0%	$0	$0	$0
Subtotal:		**6,284**		**2004**		**$509,851**	**0%**	**$0**	**$509,851**				**$215,038**	**$419,397**	**$204,359**

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity 2012	(%) Utilized Capacity 2022	(%) Utilized Capacity During Fee Period	($) Utilized Capacity 2012	($) Utilized Capacity 2022	($) Utilized Capacity During Fee Period
COLLIN MCKINNEY 20" & 24" WATER LINE (CRAIG RANCH INFRASTRUCTURE) (VCIM 1)															
From Alma Dr. to TPC Dr.															
1 P5610	920	299	20		$81.13	$24,284		$0	$24,284	54%	94%	40%	$13,113	$22,827	$9,714
1 P5618	920	495	24		$81.13	$40,175		$0	$40,175	51%	77%	26%	$20,489	$30,935	$10,446
1 P5619	920	307	24		$81.13	$24,904		$0	$24,904	54%	76%	22%	$13,448	$18,927	$5,479
1 P5620	920	294	24		$81.13	$23,826		$0	$23,826	59%	82%	23%	$14,057	$19,537	$5,480
1 P5621	920	238	24		$81.13	$19,298		$0	$19,298	60%	83%	23%	$11,579	$16,017	$4,439
1 P5622	920	290	24		$81.13	$23,564		$0	$23,564	60%	83%	23%	$14,138	$19,558	$5,420
1 P5623	920	298	24		$81.13	$24,145		$0	$24,145	60%	83%	23%	$14,487	$20,040	$5,553
1 P5624	920	290	24		$81.13	$23,550		$0	$23,550	61%	83%	22%	$14,366	$19,547	$5,181
1 P5625	920	296	24		$81.13	$24,001		$0	$24,001	60%	84%	24%	$14,401	$20,161	$5,760
1 P5626	920	220	24		$81.13	$17,839		$0	$17,839	51%	73%	22%	$9,098	$13,022	$3,925
1 P5627	920	586	24		$81.13	$47,510		$0	$47,510	54%	73%	19%	$25,655	$34,682	$9,027
1 P5628	920	597	24		$81.13	$48,446		$0	$48,446	38%	73%	35%	$18,409	$35,366	$16,956
1 P5629	920	922	24		$81.13	$74,838		$0	$74,838	41%	71%	30%	$30,684	$53,135	$22,451
Subtotal:		**5,132**		**2004**		**$416,381**	**0%**	**$0**	**$416,380**				**$213,924**	**$323,754**	**$109,831**
ALMA ROAD 20-INCH WATER LINE (CRAIG RANCH INFRASTRUCTURE) (VCIM 1)															
From Collin McKinney Parkway to S.H. 121															
1 P5611	920	879	20		$81.13	$71,305		$0	$71,305	52%	93%	41%	$37,079	$66,314	$29,235
1 P5612	920	349	20		$81.13	$28,346		$0	$28,346	46%	93%	47%	$13,039	$26,362	$13,323
1 P5613	920	347	20		$81.13	$28,136		$0	$28,136	40%	93%	53%	$11,254	$26,166	$14,912
1 P5616	920	624	20		$81.13	$50,664		$0	$50,664	62%	100%	38%	$31,412	$50,664	$19,252
1 P5617	920	583	20		$81.13	$47,264		$0	$47,264	61%	100%	39%	$28,831	$47,264	$18,433
Subtotal:		**2,782**		**2004**		**$225,715**	**0%**	**$0**	**$225,715**				**$121,615**	**$216,770**	**$95,155**
WESTRIDGE WATER LINE															
From Custer Rd. to the Indpendence Elevated Storage Tank															
1 P5148	920	1,100	20		$47.85	$52,634		$27,633	$80,267	100%	100%	0%	$80,267	$80,267	$0
1 P5149	920	578	20		$47.85	$27,648		$14,515	$42,163	100%	100%	0%	$42,163	$42,163	$0
1 P5150	920	1,106	18		$47.85	$52,906		$27,776	$80,682	100%	100%	0%	$80,682	$80,682	$0
1 P5151	920	2,689	18		$47.85	$128,656		$67,544	$196,200	100%	100%	0%	$196,200	$196,200	$0
Subtotal:		**5,472**		**2002**		**$261,844**	**5%**	**$137,468**	**$399,312**				**$399,312**	**$399,312**	**$0**
INDEPENDENCE 20-INCH WATER LINE															
From Westridge Blvd. to 650-ft South of Virginia Pkwy.															
1 P5136	920	1,245	20		$46.75	$58,194		$30,552	$88,746	37%	100%	63%	$32,836	$88,746	$55,910
1 P5137	920	1,005	20		$46.75	$46,980		$24,665	$71,645	45%	100%	55%	$32,240	$71,645	$39,405
1 P5138	920	259	20		$46.75	$12,128		$6,367	$18,495	45%	100%	55%	$8,323	$18,495	$10,172
1 P5567	920	1,205	20		$46.75	$56,342		$29,580	$85,922	33%	100%	67%	$28,354	$85,922	$57,568
1 P5695	920	920	20		$46.75	$43,029		$22,590	$65,619	33%	100%	67%	$21,654	$65,619	$43,965
Subtotal:		**4,635**		**2002**		**$216,672**	**5%**	**$113,754**	**$330,427**				**$123,407**	**$330,427**	**$207,020**

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity 2012	(%) Utilized Capacity 2022	(%) Utilized Capacity During Fee Period	($) Utilized Capacity 2012	($) Utilized Capacity 2022	($) Utilized Capacity During Fee Period
STACY ROAD WATER LINE															
From S.H. 121 to Old FM 720															
1 P6013	920	445	20		$55.40	$24,653		$12,943	$37,596	52%	100%	48%	$19,550	$37,596	$18,046
1 P6014	920	1,486	20		$55.40	$82,333		$43,225	$125,558	66%	100%	34%	$82,868	$125,558	$42,690
1 P6016	920	2,148	20		$54.65	$117,361		$61,614	$178,975	55%	98%	43%	$98,436	$175,396	$76,959
1 P6018	920	1,357	24		$82.11	$111,452		$58,512	$169,964	35%	100%	65%	$59,487	$169,964	$110,477
1 P6019	920	1,395	24		$82.11	$114,552		$60,140	$174,692	36%	100%	64%	$62,889	$174,692	$111,803
Subtotal:		**6,831**		**2007**		**$450,351**	**5%**	**$236,434**	**$686,785**				**$323,230**	**$683,206**	**$359,975**
MCKINNEY RANCH 16-INCH WATER LINE															
From Ridge Rd. to Stacy Rd.															
1 P6024	920	1,666	16		$34.40	$57,313		$30,089	$87,402	24%	98%	74%	$20,976	$85,654	$64,677
1 P6026	920	2,331	16		$34.40	$80,179		$42,094	$122,273	45%	100%	55%	$55,023	$122,273	$67,250
Subtotal:		**3,997**		**2007**		**$137,492**	**5%**	**$72,183**	**$209,675**				**$75,999**	**$207,927**	**$131,927**
COLLIN MCKINNEY 20-INCH WATER LINE - (CRAIG RANCH INFRASTRUCTURE) (VCIM 2)															
From Boston Rd. to Custer Rd.															
1 P5678	920	1,057	20		$130.86	$138,278		$0	$138,278	28%	67%	39%	$38,718	$92,646	$53,928
1 P5679	920	1,335	20		$130.86	$174,742		$0	$174,742	26%	66%	40%	$45,433	$115,330	$69,897
Subtotal:		**2,392**		**2007**		**$313,020**	**0%**	**$0**	**$138,278**				**$38,718**	**$92,646**	**$53,928**
ALMA ROAD 24-INCH WATER LINE - (CRAIG RANCH INFRASTRUCTURE) (VCIM 2)															
From Stacy Road to Collin McKinney Pkwy.															
1 P6027	920	147	24		$130.86	$19,299		$10,132	$29,431	100%	100%	0%	$29,431	$29,431	$0
1 P6028	920	684	24		$130.86	$89,520		$46,998	$136,518	57%	96%	39%	$77,815	$131,057	$53,242
1 P6029	920	626	24		$130.86	$81,967		$43,033	$125,000	56%	96%	40%	$70,000	$120,000	$50,000
1 P6030	920	727	24		$130.86	$95,126		$49,941	$145,067	56%	96%	40%	$81,238	$139,264	$58,027
1 P6031	920	472	24		$130.86	$61,731		$32,409	$94,140	56%	96%	40%	$52,718	$90,374	$37,656
1 P6171	920	1,014	24		$130.86	$132,632		$69,632	$202,264	56%	98%	42%	$113,268	$198,219	$84,951
Subtotal:		**3,670**		**2007**		**$480,275**	**5%**	**$252,145**	**$732,420**				**$424,470**	**$708,345**	**$283,876**
CUSTER ROAD 16-INCH WATER LINE - (CRAIG RANCH INFRASTRUCTURE) (VCIM 2)															
From Stacy Rd. to Town Crossing (2,720-ft South of Boston Rd.)															
1 P5665	920	1,561	16		$130.86	$204,277		$107,245	$311,522	83%	86%	3%	$258,563	$267,909	$9,346
1 P5666	920	1,113	16		$130.86	$145,680		$76,482	$222,162	83%	86%	3%	$184,394	$191,059	$6,665
1 P5667	920	917	16		$130.86	$120,016		$63,008	$183,024	48%	72%	24%	$87,852	$131,777	$43,926
1 P6037	920	1,290	16		$130.86	$168,843		$88,643	$257,486	90%	100%	10%	$231,737	$257,486	$25,749
1 P6038	920	1,430	16		$130.86	$187,146		$98,252	$285,398	80%	88%	8%	$228,318	$251,150	$22,832
Subtotal:		**6,312**		**2007**		**$825,962**	**5%**	**$433,630**	**$1,259,592**				**$990,864**	**$1,099,381**	**$108,518**

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2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity 2012	(%) Utilized Capacity 2022	(%) Utilized Capacity During Fee Period	($) Utilized Capacity 2012	($) Utilized Capacity 2022	($) Utilized Capacity During Fee Period
COLLIN MCKINNEY 20-INCH WATER LINE - ROWLETT CREEK BRIDGE															
From TPC Dr. to Boston Rd.															
2 P6041	920	1,324	20		$18.35	$24,289		$12,752	$37,041	39%	68%	29%	$14,446	$25,188	$10,742
Subtotal:		**1,324**		**2006**		**$24,289**	**5%**	**$12,752**	**$37,041**				**$14,446**	**$25,188**	**$10,742**
BRISTOL / CUSTER 42-INCH WATER LINE															
Bristol Dr. from Lacima Dr. to Custer Rd. & Custer Rd. from Bristol Dr. to Virginia Pkwy.															
2 P6150	920	4,864	42		$ 507.59	$2,468,962		$1,296,205	$3,765,167	100%	100%	0%	$3,765,167	$3,765,167	$0
2 P6151	920	610	42		$ 507.59	$309,743		$162,615	$472,358	100%	100%	0%	$472,358	$472,358	$0
2 P6152	920	871	42		$ 507.59	$441,921		$232,009	$673,930	100%	100%	0%	$673,930	$673,930	$0
2 P6222	920	900	42		$ 507.59	$456,834		$239,838	$696,672	100%	100%	0%	$696,672	$696,672	$0
Subtotal:		**7,245**		**2008**		$3,677,460	**5%**	**$1,930,667**	**$5,608,127**				**$5,608,127**	**$5,608,127**	**$0**
CUSTER ROAD UTILITY RELOCATION															
From Virginia Pkwy. to Eldorado Pkwy.															
2 P5130	920	275	36		$ 432.46	$118,725		$62,331	$181,056	100%	100%	0%	$181,056	$181,056	$0
2 P5132	920	260	36		$ 432.46	$112,437		$59,029	$171,466	100%	100%	0%	$171,466	$171,466	$0
2 P5754	920	487	30		$ 432.46	$210,584		$110,557	$321,141	100%	100%	0%	$321,141	$321,141	$0
2 P6153	920	841	36		$ 432.46	$363,495		$190,835	$554,330	100%	100%	0%	$554,330	$554,330	$0
2 P6155	920	1,717	36		$ 432.46	$742,406		$389,763	$1,132,169	100%	100%	0%	$1,132,169	$1,132,169	$0
2 P6156	920	2,392	36		$ 432.46	$1,034,493		$543,109	$1,577,602	100%	100%	0%	$1,577,602	$1,577,602	$0
2 P6168	920	1,347	30		$ 432.46	$582,648		$305,890	$888,538	100%	100%	0%	$888,538	$888,538	$0
2 P6169	920	2,744	30		$ 432.46	$1,186,493		$622,909	$1,809,402	100%	100%	0%	$1,809,402	$1,809,402	$0
2 P6170	920	1,007	30		$ 432.46	$435,495		$228,635	$664,130	100%	100%	0%	$664,130	$664,130	$0
Subtotal:		**11,069**		**2010**		**$4,786,776**	**5%**	**$2,513,058**	**$7,299,834**				**$7,299,834**	**$7,299,834**	**$0**
ELDORADO PKWY. / STONEBRIDGE DRIVE INTERSECTION 20-INCH WATER LINE															
Intersection of Eldorado Pkwy. and Stonebridge Dr. - Replace Existing 12" Water Line with 20" Water Line by Bore															
2 P6183	920	210	20		$1,041.85	$218,789		$5,250	$224,039	68%	100%	32%	$152,347	$224,039	$71,692
Subtotal:		**210**		**2012**		**$218,789**	**5%**	**$218,789**	**$218,789**						

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	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
U.S. 380 36-INCH WATER LINE																
From Univeristy Pump Station to Hardin Rd.																
2	P3423	850	30	36		$361.55	$10,765		$5,652	$16,417	71%	100%	29%	$11,656	$16,417	$4,761
2	P4084	850	5,597	36		$361.55	$2,023,591		$1,062,385	$3,085,976	40%	100%	60%	$1,234,390	$3,085,976	$1,851,586
2	P4085	850	3,633	36		$361.55	$1,313,651		$689,667	$2,003,318	71%	100%	29%	$1,422,356	$2,003,318	$580,962
2	P4086	850	1,082	36		$361.55	$391,083		$205,319	$596,402	79%	100%	21%	$471,158	$596,402	$125,244
2	P4087	850	320	36		$361.55	$115,531		$60,654	$176,185	83%	100%	17%	$146,234	$176,185	$29,951
2	P4088	850	129	30		$361.55	$46,731		$24,534	$71,265	83%	100%	17%	$59,150	$71,265	$12,115
2	P4089	850	1,451	30		$361.55	$524,737		$275,487	$800,224	91%	100%	9%	$728,204	$800,224	$72,020
2	P4090	850	926	30		$361.55	$334,611		$175,671	$510,282	94%	100%	6%	$479,665	$510,282	$30,617
2	P4183	850	441	36		$361.55	$159,447		$83,710	$243,157	81%	100%	19%	$196,957	$243,157	$46,200
2	P4184	850	3,229	30		$361.55	$1,167,383		$612,876	$1,780,259	92%	100%	8%	$1,637,838	$1,780,259	$142,421
2	P4196	850	366	36		$361.55	$132,334		$69,475	$201,809	81%	100%	19%	$163,465	$201,809	$38,344
	Subtotal:		**17,204**		**2012**		**$6,219,865**	**5%**	**$3,265,430**	**$9,485,294**				**$6,551,073**	**$9,485,294**	**$2,934,221**
UNIVERSITY PUMP STATION DISCHARGE LINE NO. 2																
From University Pump Station West to Future Stonebridge Dr.; South Along Future Stonebridge Dr. to U.S. 380; U.S. 380 to Custer Rd.																
2	P6090	920	184	48		$677.22	$124,891		$65,568	$190,459	100%	100%	0%	$190,459	$190,459	$0
2	P6091	920	112	48		$677.22	$75,772		$39,780	$115,552	12%	27%	15%	$13,866	$31,199	$17,333
2	P6148	920	2,145	66		$677.22	$1,452,373		$762,496	$2,214,869	55%	60%	5%	$1,218,178	$1,328,921	$110,743
2	P6149	920	2,784	30		$677.22	$1,885,175		$989,717	$2,874,892	47%	82%	35%	$1,351,199	$2,357,411	$1,006,212
2	P6235	920	623	30		$677.22	$422,236		$221,674	$643,910	41%	77%	36%	$264,003	$495,811	$231,808
2	P7061	920	106	48		$677.22	$71,490		$37,532	$109,022	66%	72%	6%	$71,955	$78,496	$6,541
	Subtotal:		**5,954**		**2009**		**$4,031,938**	**5%**	**$2,116,767**	**$6,148,704**				**$3,109,660**	**$4,482,297**	**$1,372,637**
STACY ROAD 24-INCH WATER LINE																
From Alma Rd. East 2,756-ft																
1	P6020	920	687	24		193.1462403	$132,707		$69,671	$202,378	60%	100%	40%	$121,427	$202,378	$80,951
1	P5744	920	1,950	24		193.1462403	$376,677		$197,755	$574,432	60%	100%	40%	$344,659	$574,432	$229,773
	Subtotal:		**2,637**		**2009**		**$509,384**	**5%**	**$267,426**	**$776,810**				**$466,086**	**$776,810**	**$310,724**
HARDIN 36-INCH WATER LINE (TIMBER CREEK ACCESS IMPROVEMENTS)																
From Wilmeth Rd. to Holly Ridge Way																
1	P4015	850	1,200	36		$249.81	$299,890		$157,442	$457,332	10%	46%	36%	$45,733	$210,373	$164,640
1	P4016	850	1,606	36		$249.81	$401,100		$210,578	$611,678	0%	40%	40%	$0	$244,671	$244,671
	Subtotal:		**2,806**		**2010**		**$700,990**	**5%**	**$368,020**	**$1,069,010**				**$45,733**	**$455,044**	**$409,311**
LAKE FOREST 20-INCH WATER LINE																
From Collin McKinney Pkwy. to S.H. 121																
1	P6012	920	1,879	20		$302.70	$568,772		$298,605	$867,377	100%	100%	0%	$867,377	$867,377	$0
	Subtotal:		**1,879**		**2010**		**$568,772**	**5%**	**$298,605**	**$867,377**				**$867,377**	**$867,377**	**$0**

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Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
VALOR POINTE AT WESTRIDGE, PHASE 10 - 16-INCH WATER LINES															
Along Virgina Parkway West 1,250-ft to Future Westridge Subdivision; South & Southwest in Future Westridge Subdivision															
1 P6069	920	1,224	16		$18.45	$22,579		$11,854	$34,433	23%	100%	77%	$7,920	$34,433	$26,513
1 P6079	920	647	16		$18.45	$11,927		$6,262	$18,189	21%	100%	79%	$3,820	$18,189	$14,369
Subtotal:		**1,870**		**2012**		**$34,506**	**5%**	**$18,116**	**$52,622**				**$11,740**	**$52,622**	**$40,882**
920 VIRGINIA PKWY. 12-INCH PARALLEL LINE															
From Adriatic Pkwy. to Ridge Rd.															
2 P5232	920	949	12		$67.51	$64,038		$33,620	$97,658	100%	100%	0%	$97,658	$97,658	$0
2 P5702	920	620	12		$67.51	$41,874		$21,984	$63,858	100%	100%	0%	$63,858	$63,858	$0
2 P5736	920	949	12		$67.51	$64,102		$33,654	$97,756	96%	100%	4%	$93,846	$97,756	$3,910
2 P5737	920	389	12		$67.51	$26,232		$13,772	$40,004	97%	100%	3%	$38,804	$40,004	$1,200
2 P6172	920	1,095	12		$67.51	$73,920		$38,808	$112,728	97%	100%	3%	$109,346	$112,728	$3,382
Subtotal:		**4,002**		**2011**		**$270,166**	**5%**	**$141,838**	**$412,004**				**$403,512**	**$412,004**	**$8,492**
WESTRIDGE 24-INCH WATER LINE															
Westridge Blvd. Phase 4A & 4B (Custer West Partners) From Independence Elevated Storage Tank to Willard Dr.															
1 P5158	920	1,163	24		$50.74	$58,996		$30,973	$89,969	36%	81%	45%	$32,389	$72,875	$40,486
1 P5159	920	632	24		$50.74	$32,041		$16,822	$48,863	39%	82%	43%	$19,057	$40,068	$21,011
1 P5160	920	867	24		$50.74	$43,971		$23,085	$67,056	79%	97%	18%	$52,974	$65,044	$12,070
1 P5683	920	287	24		$50.74	$14,561		$7,645	$22,206	41%	83%	42%	$9,104	$18,431	$9,327
1 P6062	920	1,289	24		$50.74	$65,385		$34,327	$99,712	4%	80%	76%	$3,988	$79,770	$75,781
Subtotal:		**4,237**		**2007**		**$214,953**	**5%**	**$112,852**	**$327,806**				**$117,512**	**$276,188**	**$158,675**

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Intersest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
LAKE FOREST 36-INCH WATER LINE															
From Willmeth Phase 2 Water Line to Bloomdale Rd.															
1 P4013	850	1,650	36		$421.10	$694,746		$364,742	$1,059,488	0%	15%	15%	$0	$158,923	$158,923
1 P4189	850	892	36		$421.10	$375,571		$197,175	$572,746	5%	17%	12%	$28,637	$97,367	$68,730
Subtotal:		**2,542**		**2010**		**$1,070,317**	**5%**	**$561,917**	**$1,632,234**				**$28,637**	**$256,290**	**$227,653**
HARDIN ELEVATED STORAGE TANK WATER LINES															
From Mallard Lakes 12" WL to Hardin Blvd.															
2 P3359	850	464	24		$407.34	$188,899		$99,172	$288,071	0%	82%	82%	$0	$236,218	$236,218
2 P3371	850	369	12		$169.32	$62,399		$32,759	$95,158	0%	82%	82%	$0	$78,030	$78,030
2 P4116	850	1,072	24		$300.92	$322,536		$169,331	$491,867	0%	75%	75%	$0	$368,900	$368,900
Subtotal:		**1,904**		**2012**		**$573,834**	**5%**	**$301,262**	**$875,096**				**$0**	**$683,148**	**$683,148**
US 75 UTILITY RELOCATIONS															
From Market Place Dr. South to Existing 16" Water Line															
2 P2116	794	1,848	16		$376.42	$695,619		$365,200	$1,060,819	68%	81%	13%	$721,357	$859,263	$137,906
Subtotal:		**1,848**		**2012**		**$695,619**	**5%**	**$365,200**					**$721,357**	**$859,263**	**$137,906**
US 75 UTILITY RELOCATIONS - PHASE III															
Along NB US 75 From Bloomdale Rd. North; US 75 Crossing; From US 75 Crossing Along SB US 75															
2 P3175	794	1,186	16		$218.41	$259,097		$136,026	$395,123	13%	66%	53%	$51,366	$260,781	$209,415
2 P3176	794	458	16		$218.41	$100,086		$52,545	$152,631	13%	66%	53%	$19,842	$100,736	$80,894
2 P3177	794	544	16		$218.41	$118,756		$62,347	$181,103	6%	65%	59%	$10,866	$117,717	$106,851
Subtotal:		**2,188**		**2012**		**$477,940**	**5%**	**$250,918**	**$728,857**				**$82,074**	**$479,234**	**$397,160**
EXISTING TOTAL:		**241,729**				**$45,493,957**		**$22,497,972**	**$66,836,124**				**$48,090,584**	**$59,113,332**	**$11,022,749**

TABLE NO. 13
Proposed Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

**Average Unit Costs are Based in 2012 Dollars Unless Otherwise Indicated and Includes 20% for Engineering and Easements.*

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
INDUSTRIAL BLVD. 12" WATER LINE (PIPE BURST 8" to 12")																
From Industrial Elevated Tank East 1,540-ft & from Union Pacific RR to Lavon Dr.																
2	P1399 *	794	160	12		$261.90	$41,782		$21,936	$63,718	0%	82%	82%	$0	$52,249	$52,249
2	P1402 *	794	630	12		$261.90	$164,959		$86,604	$251,563	0%	85%	85%	$0	$213,829	$213,829
2	P1403 *	794	1,543	12		$261.90	$404,127		$212,167	$616,294	0%	84%	84%	$0	$517,687	$517,687
	Subtotal:		**2,332**		**2014**		**$610,868**	**5%**	**$320,707**	**$931,575**				**$0**	**$783,765**	**$783,765**
COUCH DRIVE 12" WATER LINE LOOP																
From Airport Rd. to Couch Dr.																
2	P1406 *	794	4,120	12		$169.90	$700,000		$367,500	$1,067,500	0%	83%	83%	$0	$886,025	$886,025
					2014		**$700,000**	**5%**	**$367,500**	**$1,067,500**				**$0**	**$886,025**	**$886,025**
US 380 / INDEPENDENCE LOOP																
From Custer Rd. to Independence Pkwy. & Independence Pkwy. from US 380 to Virginia Pkwy. (Pipe 5757 is a Bore Across Custer)																
2	P5757 *	920	146	16		$550.00	$80,475		$42,249	$122,724	0%	70%	70%	$0	$85,907	$85,907
2	P5758 *	920	449	12		$114.00	$51,222		$26,892	$78,114	0%	83%	83%	$0	$64,835	$64,835
2	P5763 *	920	329	8		$85.00	$27,946		$14,672	$42,618	0%	100%	100%	$0	$42,618	$42,618
2	P5767 *	920	307	16		$132.00	$40,477		$21,250	$61,727	0%	89%	89%	$0	$54,937	$54,937
2	P6083 *	920	1,021	24		$225.00	$229,786		$120,638	$350,424	0%	88%	88%	$0	$308,373	$308,373
2	P6084 *	920	2,797	24		$225.00	$629,218		$330,339	$959,557	0%	88%	88%	$0	$844,410	$844,410
2	P6086 *	920	1,686	12		$114.00	$192,204		$100,907	$293,111	0%	89%	89%	$0	$260,869	$260,869
2	P6087 *	920	4,099	24		$225.00	$922,289		$484,202	$1,406,491	0%	90%	90%	$0	$1,265,842	$1,265,842
			10,834		**2015**		**$2,173,617**	**5%**	**$1,141,149**	**$3,314,766**				**$0**	**$2,927,791**	**$2,927,791**
US 380 / COIT SUBDIVISION OFFSITE																
20" Along Independence Pkwy. from 600-ft South of Virginia Pkwy.; 24" Along Independence Pkwy. from Virginia Virginia Pkwy. to 1,628-ft north of Virginia Pkwy.; 16" Along Virginia Pkwy. from Bluestem Dr. to Independence Pkwy.																
1	P6074 *	920	1,078	16		$18.00	$19,401		$10,186	$29,587	0%	81%	81%	$0	$23,965	$23,965
1	P6089 *	920	596	20		$60.00	$35,743		$18,765	$54,508	0%	100%	100%	$0	$54,508	$54,508
1	P6239 *	920	1,628	24		$111.00	$180,717		$94,876	$275,593	0%	89%	89%	$0	$245,278	$245,278
	Subtotal:		**3,302**		**2014**		**$235,861**	**5%**	**$123,827**	**$359,688**				**$0**	**$323,751**	**$323,751**
BLUESTEM 16" WATER LINE																
16" Along Bluestem Dr. from Hidden Haven Dr. to Future Eden Dr.																
1	P6067 *	920	2,375	16		$18.00	$42,750		$22,444	$65,194	0%	100%	100%	$0	$65,194	$65,194
	Subtotal:		**2,375**		**2015**		**$42,750**	**5%**	**$22,444**	**$65,194**				**$0**	**$65,194**	**$65,194**

TABLE NO. 13
Proposed Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

**Average Unit Costs are Based in 2012 Dollars Unless Otherwise Indicated and Includes 20% for Engineering and Easements.*

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
WESTRIDGE 16" WATER LINE																
From Willard Drive to Coit Rd.																
1	P6061 *	920	1,630	16		$18.00	$29,349		$15,408	$44,757	0%	79%	79%	$0	$35,358	$35,358
Subtotal:			**1,630**		**2015**		**$29,349**	**5%**	**$15,408**	**$44,757**				**$0**	**$35,358**	**$35,358**
S.H. 5 36" WATER LINE & WILLOWWOOD 36" & 24" WATER LINE																
From Bloomdale Road to Future Willowwood Subdivision																
1	P2000 *	794	6,677	36		$276.00	$1,842,852		$967,497	$2,810,349	0%	7%	7%	$0	$196,724	$196,724
1	P2008 *	764	4,185	24		$111.00	$464,535		$243,881	$708,416	0%	11%	11%	$0	$77,926	$77,926
Subtotal:			**10,862**		**2015**		**$2,307,387**	**5%**	**$1,211,378**	**$3,518,765**				**$0**	**$274,650**	**$274,650**
HARDIN SOUTH 16" WATER LINE																
From McKinney Ranch Pkwy. to Collin McKinney Pkwy.																
1	P6010 *	920	1,515	16		$18.00	$27,264		$14,314	$41,578	0%	97%	97%	$0	$40,331	$40,331
Subtotal:			**1,515**		**2016**		**$27,264**	**5%**	**$14,314**	**$41,578**				**$0**	**$40,331**	**$40,331**
STONEBRIDGE 48" WATER LINE																
From U.S. 380 to F.M. 1461 (Future East-West Thoroughfare)																
1	P6092 *	920	6,911	48		$378.00	$2,612,307		$1,371,461	$3,983,768	0%	7%	7%	$0	$278,864	$278,864
1	P6100 *	920	1,500	48		$378.00	$566,928		$297,637	$864,565	0%	4%	4%	$0	$34,583	$34,583
1	P6101 *	920	2,301	48		$378.00	$869,604		$456,542	$1,326,146	0%	5%	5%	$0	$66,307	$66,307
1	P6111 *	920	3,289	48		$378.00	$1,243,172		$652,665	$1,895,837	0%	3%	3%	$0	$56,875	$56,875
1	P6112 *	920	2,128	48		$378.00	$804,204		$422,207	$1,226,411	0%	3%	3%	$0	$36,792	$36,792
Subtotal:			**16,128**		**2016**		**$6,096,215**	**5%**	**$3,200,512**	**$9,296,727**				**$0**	**$473,421**	**$473,421**
HARDIN 30" WATER LINE - (TRINITY FALLS WEST FEED)																
From Holly Ridge Way to FM 543																
1	P4017 *	850	2,448	30		$162.00	$396,643		$208,238	$604,881	0%	48%	48%	$0	$290,343	$290,343
1	P4034 *	850	2,422	30		$162.00	$392,296		$205,955	$598,251	0%	20%	20%	$0	$119,650	$119,650
1	P4035 *	850	4,530	30		$162.00	$733,808		$385,249	$1,119,057	0%	19%	19%	$0	$212,621	$212,621
1	P4036 *	850	2,474	30		$162.00	$400,835		$210,438	$611,273	0%	38%	38%	$0	$232,284	$232,284
1	P4044 *	850	1,636	30		$162.00	$264,998		$139,124	$404,122	0%	39%	39%	$0	$157,608	$157,608
Subtotal:			**13,510**		**2017**		**$2,188,580**	**5%**	**$1,149,004**	**$3,337,584**				**$0**	**$1,012,506**	**$1,012,506**
F.M. 543 24" & 16" WATER LINE																
From Hardin Blvd. to East Limits of Trinity Falls																
1	P4051 *	850	3,200	24		$111.00	$355,232		$186,497	$541,729	0%	76%	76%	$0	$411,714	$411,714
1	P4052 *	850	2,602	16		$18.00	$46,827		$24,584	$71,411	0%	51%	51%	$0	$36,420	$36,420
Subtotal:			**5,802**		**2017**		**$402,059**	**5%**	**$211,081**	**$613,140**				**$0**	**$448,134**	**$448,134**

TABLE NO. 13
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1 - City Participation in Cost Oversize

2 - City Initiated and Funded

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	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
F.M. 1461 (FUTURE E/W THOROUGHFARE) 24" & 18" WATER LINE																
From Future Stonebridge Dr. to Future Lake Forest Dr.																
1	P4164 *	920	1,348	24		$111.00	$149,610		$78,545	$228,155	0%	4%	4%	$0	$9,126	$9,126
1	P6132 *	920	3,041	24		$111.00	$337,515		$177,195	$514,710	0%	3%	3%	$0	$15,441	$15,441
1	P6133 *	920	1,142	24		$111.00	$126,750		$66,544	$193,294	0%	4%	4%	$0	$7,732	$7,732
1	P6140 *	920	3,657	18		$30.00	$109,710		$57,598	$167,308	0%	2%	2%	$0	$3,346	$3,346
1	P6141 *	920	940	24		$111.00	$104,301		$54,758	$159,059	0%	1%	1%	$0	$1,591	$1,591
1	P6176 *	920	452	18		$30.00	$13,546		$7,112	$20,658	0%	4%	4%	$0	$826	$826
1	P6178 *	920	182	24		$111.00	$20,180		$10,594	$30,774	0%	2%	2%	$0	$615	$615
	Subtotal:		**10,760**		**2017**		**$861,612**	**5%**	**$452,346**	**$1,313,958**				**$0**	**$38,677**	**$38,677**
HARDIN 24" & 16" (TRINITY FALLS WEST FEED NORTH)																
"Trinity Falls West Feed" From F.M. 546 to Trinity Falls North Loop																
1	P4069 *	850	2,925	24		$111.00	$324,686		$170,460	$495,146	0%	33%	33%	$0	$163,398	$163,398
1	P4070 *	850	5,580	16		$18.00	$100,446		$52,734	$153,180	0%	38%	38%	$0	$58,208	$58,208
	Subtotal:		**8,505**		**2018**		**$425,132**	**5%**	**$223,194**	**$648,326**				**$0**	**$221,606**	**$221,606**
COUNTY ROAD 227 16" WATER LINE																
From Future Hardin Rd. East to Trinity Falls																
1	P4072 *	850	5,256	16		$18.00	$94,617		$49,674	$144,291	0%	51%	51%	$0	$73,588	$73,588
	Subtotal:		**5,256**		**2018**		**$94,617**	**5%**	**$49,674**	**$144,291**				**$0**	**$73,588**	**$73,588**
AIRPORT WATER LINE NORTH LOOP																
Along Future Airport Blvd. From Bloomdale Rd. to U.S. 380																
2	P2017 *	794	4,995	36		$390.00	$1,947,997		$1,022,698	$2,970,695	0%	19%	19%	$0	$564,432	$564,432
2	P2018 *	794	421	36		$390.00	$164,202		$86,206	$250,408	0%	19%	19%	$0	$47,578	$47,578
2	P2043 *	794	4,928	20		$174.00	$857,552		$450,215	$1,307,767	0%	68%	68%	$0	$889,282	$889,282
2	P2044 *	794	3,445	20		$174.00	$599,383		$314,676	$914,059	0%	87%	87%	$0	$795,231	$795,231
	Subtotal:		**13,789**		**2018**		**$3,569,134**	**5%**	**$1,873,795**	**$5,442,929**				**$0**	**$2,296,523**	**$2,296,523**
CUSTER 18" NORTH WATER LINE																
From U.S. 380 North to FM 1461 (Future E / W Thoroughfare)																
2	P6052 *	920	1,426	18		$144.00	$205,353		$107,810	$313,163	0%	43%	43%	$0	$134,660	$134,660
2	P6093 *	920	2,174	18		$144.00	$312,996		$164,323	$477,319	0%	32%	32%	$0	$152,742	$152,742
2	P6096 *	920	2,617	18		$144.00	$376,916		$197,881	$574,797	0%	28%	28%	$0	$160,943	$160,943
2	P6097 *	920	1,392	18		$144.00	$200,431		$105,226	$305,657	0%	30%	30%	$0	$91,697	$91,697
2	P6102 *	920	3,095	18		$144.00	$445,733		$234,010	$679,743	0%	14%	14%	$0	$95,164	$95,164
2	P6103 *	920	2,348	18		$144.00	$338,065		$177,484	$515,549	0%	15%	15%	$0	$77,332	$77,332
2	P6210 *	920	1,925	18		$144.00	$277,167		$145,513	$422,680	0%	34%	34%	$0	$143,711	$143,711
2	P6211 *	920	1,009	18		$144.00	$145,276		$76,270	$221,546	0%	32%	32%	$0	$70,895	$70,895
	Subtotal:		**15,986**		**2018**		**$2,301,937**	**5%**	**$1,208,517**	**$3,510,454**				**$0**	**$927,144**	**$927,144**

TABLE NO. 13
Proposed Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

**Average Unit Costs are Based in 2012 Dollars Unless Otherwise Indicated and Includes 20% for Engineering and Easements.*

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
RIDGE 20" & 24" WATER LINES																
From Wilmeth Rd. to Future Bloomdale Rd.																
1	P4007 *	850	3,003	24		$111.00	$333,364		$175,016	$508,380	0%	7%	7%	$0	$35,587	$35,587
1	P4008 *	850	1,732	20		$60.00	$103,901		$54,548	$158,449	0%	13%	13%	$0	$20,598	$20,598
1	P4109 *	850	555	24		$111.00	$61,573		$32,326	$93,899	0%	7%	7%	$0	$6,573	$6,573
	Subtotal:		**5,290**		**2019**		**$498,838**	**5%**	**$261,890**	**$760,728**				**$0**	**$62,758**	**$62,758**
RIDGE 16" WATER LINES (LOOP TO OLD DANVILLE SYSTEM)																
From FM 1461 to C.R. 168 (Future E / W Thoroughfare)																
1	P6134 *	920	2,078	16		$18.00	$37,401		$19,635	$57,036	0%	3%	3%	$0	$1,711	$1,711
1	P6135 *	920	3,084	16		$18.00	$55,508		$29,142	$84,650	0%	2%	2%	$0	$1,693	$1,693
	Subtotal:		**5,162**		**2019**		**$92,909**	**5%**	**$48,777**	**$141,686**				**$0**	**$3,404**	**$3,404**
LAKE FOREST 30" WATER LINE																
From Bloomdale Rd. to Future E/W Thoroughfare at C.R. 166 and F.M. 1461																
1	P4025 *	850	2,317	30		$162.00	$375,349		$197,058	$572,407	0%	15%	15%	$0	$85,861	$85,861
1	P4026 *	850	1,780	30		$162.00	$288,354		$151,386	$439,740	0%	15%	15%	$0	$65,961	$65,961
1	P4027 *	850	1,522	30		$162.00	$246,558		$129,443	$376,001	0%	15%	15%	$0	$56,400	$56,400
	Subtotal:		**5,619**		**2019**		**$910,261**	**5%**	**$477,887**	**$1,388,148**				**$0**	**$208,222**	**$208,222**
BLOOMDALE 16" WATER LINE - 850 PHASE 1																
From Future Ridge Rd. to Future Stonebridge Dr.																
1	P4018 *	850	1,534	16		$18.00	$27,619		$14,500	$42,119	0%	12%	12%	$0	$5,054	$5,054
1	P4019 *	850	1,879	16		$18.00	$33,819		$17,755	$51,574	0%	9%	9%	$0	$4,642	$4,642
	Subtotal:		**3,413**		**2019**		**$61,438**	**5%**	**$32,255**	**$93,693**				**$0**	**$9,696**	**$9,696**
BLOOMDALE 16" WATER LINE - 850 PHASE 2																
From Future Ridge Rd. to Lake Forest Dr.																
1	P4020 *	850	3,050	16		$18.00	$54,904		$28,825	$83,729	0%	41%	41%	$0	$34,329	$34,329
1	P4021 *	850	2,236	16		$18.00	$40,248		$21,130	$61,378	0%	56%	56%	$0	$34,372	$34,372
	Subtotal:		**5,286**		**2019**		**$95,152**	**5%**	**$49,955**	**$145,107**				**$0**	**$68,701**	**$68,701**
BLOOMDALE 794 PUMP STATION 54" DISCHARGE LINE																
From Future Bloomdale Pump Station to Bloomdale Rd. & East to S.H. 5																
2	P2112 *	794	1,446	54		$564.00	$815,578		$428,179	$1,243,757	0%	20%	20%	$0	$248,751	$248,751
2	P2114 *	794	5,452	54		$564.00	$3,075,023		$1,614,387	$4,689,410	0%	18%	18%	$0	$844,094	$844,094
	Subtotal:		**6,898**		**2020**		**$3,890,601**	**5%**	**$2,042,566**	**$5,933,167**				**$0**	**$1,092,845**	**$1,092,845**

TABLE NO. 13
Proposed Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

**Average Unit Costs are Based in 2012 Dollars Unless Otherwise Indicated and Includes 20% for Engineering and Easements.*

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
AIRPORT 24" WATER LINE SOUTH LOOP																
Along Future Airport Blvd. From Industrial Blvd. South to Future SE Thoroughfare																
2	P2086 *	794	1,214	24		$225.00	$273,085		$143,370	$416,455	0%	77%	77%	$0	$320,670	$320,670
2	P2087 *	794	1,418	24		$225.00	$319,028		$167,490	$486,518	0%	53%	53%	$0	$257,855	$257,855
2	P2120 *	794	2,296	24		$225.00	$516,681		$271,258	$787,939	0%	55%	55%	$0	$433,366	$433,366
2	P2121 *	794	1,100	24		$225.00	$247,550		$129,964	$377,514	0%	53%	53%	$0	$200,082	$200,082
	Subtotal:		**6,028**		**2020**		**$1,356,344**	**5%**	**$712,082**	**$2,068,426**				**$0**	**$1,211,973**	**$1,211,973**
OLD MILL ROAD 24" WATER LINE (FUTURE THOROUGHFARE)																
From McDonald St. to Future Airport Blvd.																
2	P2082 *	794	2,473	24		$225.00	$556,437		$292,129	$848,566	0%	92%	92%	$0	$780,681	$780,681
2	P2083 *	794	1,551	24		$225.00	$348,971		$183,210	$532,181	0%	91%	91%	$0	$484,285	$484,285
2	P2085 *	794	4,904	24		$225.00	$1,103,455		$579,314	$1,682,769	0%	96%	96%	$0	$1,615,458	$1,615,458
	Subtotal:		**8,928**		**2020**		**$2,008,863**	**5%**	**$1,054,653**	**$3,063,516**				**$0**	**$2,880,424**	**$2,880,424**
BLOOMDALE 850 PUMP STATION 42 & 54" DISCHARGE LINE																
From Future Bloomdale Pump Station to Future Hardin Rd.																
2	P4024 *	850	2,971	42		$450.00	$1,337,025		$701,938	$2,038,963	0%	19%	19%	$0	$387,403	$387,403
2	P4075 *	850	2,549	54		$564.00	$1,437,901		$754,898	$2,192,799	0%	22%	22%	$0	$482,416	$482,416
2	P4077 *	850	1,977	42		$450.00	$889,588		$467,034	$1,356,622	0%	23%	23%	$0	$312,023	$312,023
2	P4118 *	850	811	42		$450.00	$364,963		$191,606	$556,569	0%	24%	24%	$0	$133,577	$133,577
	Subtotal:		**8,309**		**2020**		**$4,029,477**	**5%**	**$2,115,476**	**$6,144,953**				**$0**	**$1,315,419**	**$1,315,419**
FUTURE 850 EAST / WEST THOROUGHFARE 20" & 24" WATER LINE																
From U.S. 75 to Future Lake Forest Dr.																
1	P4037 *	850	2,631	24		$111.00	$292,070		$153,337	$445,407	0%	23%	23%	$0	$102,444	$102,444
1	P4038 *	850	2,806	20		$60.00	$168,367		$88,393	$256,760	0%	30%	30%	$0	$77,028	$77,028
1	P4039 *	850	4,540	20		$60.00	$272,401		$143,011	$415,412	0%	28%	28%	$0	$116,315	$116,315
1	P4047 *	850	3,945	24		$111.00	$437,921		$229,909	$667,830	0%	24%	24%	$0	$160,279	$160,279
1	P4048 *	850	3,338	24		$111.00	$370,538		$194,532	$565,070	0%	23%	23%	$0	$129,966	$129,966
	Subtotal:		**17,261**		**2021**		**$1,541,297**	**5%**	**$809,182**	**$2,350,479**				**$0**	**$586,032**	**$586,032**
BLOOMDALE PUMP STATION 850 DISCHARGE LINE (TRINITY FALLS EAST FEED)																
From Bloomdale Rd. North Along U.S. 75 to F.M. 543; North Along F.M. 543 to Trinity Falls																
1	P4049 *	850	4,519	30		$162.00	$732,094		$384,349	$1,116,443	0%	39%	39%	$0	$435,413	$435,413
1	P4050 *	850	2,217	30		$162.00	$359,195		$188,577	$547,772	0%	40%	40%	$0	$219,109	$219,109
1	P4076 *	850	7,002	48		$378.00	$2,646,927		$1,389,637	$4,036,564	0%	33%	33%	$0	$1,332,066	$1,332,066
1	P4091 *	850	2,278	24		$111.00	$252,892		$132,768	$385,660	0%	30%	30%	$0	$115,698	$115,698
1	P4092 *	850	1,232	24		$111.00	$136,800		$71,820	$208,620	0%	35%	35%	$0	$73,017	$73,017
	Subtotal:		**17,250**		**2021**		**$4,127,908**	**5%**	**$2,167,151**	**$6,295,059**				**$0**	**$2,175,303**	**$2,175,303**

TABLE NO. 13
Proposed Impact Fee Water Lines

1 - City Participation in Cost Oversize

2 - City Initiated and Funded

**Average Unit Costs are Based in 2012 Dollars Unless Otherwise Indicated and Includes 20% for Engineering and Easements.*

	Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
F.M. 2933 30" WATER LINE																
From Woodlawn Rd. to U.S. 380 along a Future Thoroughfare																
1	P2047 *	794	2,618	30		$162.00	$424,165		$222,687	$646,852	0%	15%	15%	$0	$97,028	$97,028
1	P2048 *	794	1,077	30		$162.00	$174,466		$91,595	$266,061	0%	15%	15%	$0	$39,909	$39,909
1	P2049 *	794	4,740	30		$162.00	$767,875		$403,134	$1,171,009	0%	17%	17%	$0	$199,072	$199,072
1	P2050 *	794	1,601	30		$162.00	$259,373		$136,171	$395,544	0%	19%	19%	$0	$75,153	$75,153
Subtotal:			**10,036**		**2022**		**$1,625,879**	**5%**	**$853,587**	**$2,479,466**				**$0**	**$411,162**	**$411,162**
MCINTYRE / WOODLAWN 36" WATER LINE																
From Southern Pacific Railroad to F.M. 2933																
1	P2020 *	794	4,045	36		$276.00	$1,116,362		$586,090	$1,702,452	0%	7%	7%	$0	$119,172	$119,172
1	P2021 *	794	1,536	36		$276.00	$424,063		$222,633	$646,696	0%	7%	7%	$0	$45,269	$45,269
Subtotal:			**5,581**		**2022**		**$1,540,425**	**5%**	**$808,723**	**$2,349,148**				**$0**	**$164,441**	**$164,441**
U.S. 380 EAST WATER LINE																
From Airport Blvd. to C.R. 407																
1	P2075 *	794	6,215	12		$114.00	$708,486		$371,955	$1,080,441	0%	53%	53%	$0	$572,634	$572,634
1	P2076 *	794	7,013	24		$111.00	$778,411		$408,666	$1,187,077	0%	8%	8%	$0	$94,966	$94,966
1	P2077 *	794	3,354	24		$111.00	$372,262		$195,437	$567,699	0%	9%	9%	$0	$51,093	$51,093
Subtotal:			**16,581**		**2022**		**$1,859,159**	**5%**	**$976,058**	**$2,835,217**				**$0**	**$718,693**	**$718,693**
FUTURE NORTH / SOUTH THOROUGHFARE 16" WATER LINE																
From U.S. 380 (East of Intersection of U.S. 380 and Airport Blvd.) South to Enloe Rd.																
1	P2079 *	794	6,404	16		$18.00	$115,268		$60,516	$175,784	0%	19%	19%	$0	$33,399	$33,399
1	P2080 *	794	2,619	16		$18.00	$47,147		$24,752	$71,899	0%	20%	20%	$0	$14,380	$14,380
Subtotal:			**9,023**		**2022**		**$162,415**	**5%**	**$85,268**	**$247,683**				**$0**	**$47,779**	**$47,779**
PROPOSED TOTAL:			**253,251**				**$45,867,348**		**$24,080,360**	**$69,947,708**				**$0**	**$21,785,316**	**$21,785,316**

E. WASTEWATER COLLECTION SYSTEM

Computer models for the years 2012, 2022 and Buildout were prepared by Birkhoff, Hendricks & Carter. The models were developed and peak flows calculated from the residential population and non-residential land use projections provided by the City of McKinney's Planning Department. Computer models were run to determine peak wet weather flow to insure proper sizing of the collection system.

1. Collection Lines

The natural creeks, whose basins will collect wastewater through the installed system of collection lines that flow into the geographic area serviced by the NTMWD.

The wastewater collection system analysis covered all of the drainage basins within the Service Area planning boundary. Each collection system was analyzed for line sizes 12-inches in diameter and larger. Eliminating line sizes smaller than 12-inches in diameter from the study leaves only the interceptor and trunk lines included in the study. The wastewater project cost includes necessary appurtenances (manholes, lift stations, aerial crossings and the like), purchase of easements, utility relocation, pavement removal and replacement, and engineering costs. For existing Impact Fee projects, actual costs were utilized where known. Future project cost estimates were based on 2012 average unit cost per linear foot and includes engineering, easements, and construction cost.

All eligible wastewater collection line projects in the Service Area planning boundary were included in the impact fee analysis. Eligible existing and proposed wastewater facilities are shown on **Exhibit 2**.

2. Treatment

The North Texas Municipal Water District (NTMWD) provides the City of McKinney with a significant portion of its wastewater collection, and transportation. NTMWD also owns and operates the Wilson Creek Treatment Plant and provides all of McKinney's wastewater treatment. McKinney pays NTMWD for the cost of this service according to the City's present contribution of wastewater flows in each of the regional facilities in any given year.

This Impact Fee study excludes the cost of NTMWD regional collection and transportation and facilities located within the City's Service Area planning boundary that were paid for by NTMWD. Existing treatment plant and future treatment plant expansion costs of NTMWD were specifically excluded from this Impact Fee analysis.

3. Wastewater System Capital Improvement Projects for Impact Fees

The 10-year Wastewater System Capital Improvement Plan for Impact Fees was developed by Birkhoff, Hendricks & Carter, LLP. **Exhibit 2** shows the recommended system improvements and **Table No. 14** itemizes each project and the project cost. These recommended improvements form the basis for the Wastewater System Impact Fee Calculation.

The capital improvement plan for impact fees provides for system improvements within the defined Service Area Planning Boundary.

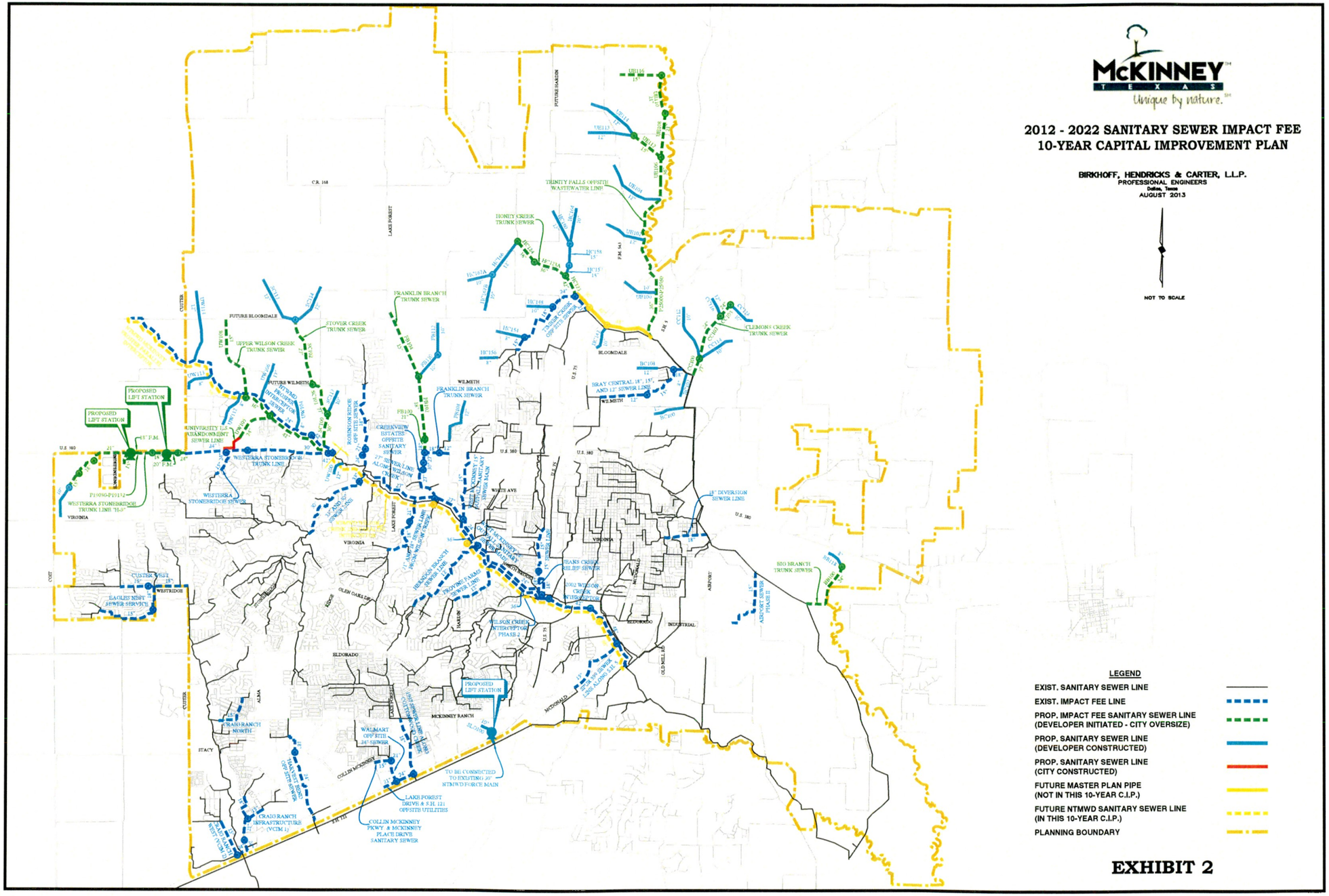

McKINNEY
TEXAS
Unique by nature.
2012 - 2022 SANITARY SEWER IMPACT FEE
10-YEAR CAPITAL IMPROVEMENT PLAN
BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas
AUGUST 2013
NOT TO SCALE
LEGEND
EXIST. SANITARY SEWER LINE
EXIST. IMPACT FEE LINE
PROP. IMPACT FEE SANITARY SEWER LINE (DEVELOPER INITIATED - CITY OVERSIZE)
PROP. SANITARY SEWER LINE (DEVELOPER CONSTRUCTED)
PROP. SANITARY SEWER LINE (CITY CONSTRUCTED)
FUTURE MASTER PLAN PIPE (NOT IN THIS 10-YEAR C.I.P.)
FUTURE NTMWD SANITARY SEWER LINE (IN THIS 10-YEAR C.I.P.)
PLANNING BOUNDARY
EXHIBIT 2

Table No. 14

10-Year Wastewater System Capital Improvement Plan for Impact Fees

PROPOSED WASTEWATER LINES

Year	1=City Participation in Cost Oversize 2=City Initiated and Funded	Project	Size	Opinion of Construction Cost (1)	Debt Service (2)	Total Project Cost
2013	1	Westerra Stonebridge - Sanitary Sewer Trunk Line Line "H-3"	15-24"	$ 628,692	$ 330,063	$ 958,755
2013	1	Trinity Falls Off-site Wastewater Line	36"	$ 2,503,778	$ 1,314,482	$ 3,818,260
2014	1	Clemons Creek Trunk Sewer	21"-27"	$ 834,039	$ 437,871	$ 1,271,910
2016	1	Honey Creek Trunk Sewer	15"-36"	$ 1,367,493	$ 717,933	$ 2,085,426
2017	1	NTMWD Prosper / McKinney Parallel Interceptor	42" - 48"	$ 1,799,107	$ 944,532	$ 2,743,639
2018	1	Big Branch Trunk Sewer	21"-27"	$ 468,264	$ 245,839	$ 714,103
2018	1	Upper East Fork Trunk Sewer	15"-30"	$ 855,365	$ 449,066	$ 1,304,431
2020	1	Franklin Branch Trunk Sewer	15"-18"	$ 417,301	$ 219,083	$ 636,384
2022	2	Stonebridge Lift Station No. 1 Abandonment Sanitary Sewer	24"	$ 1,022,400	$ 536,760	$ 1,559,160
2022	1	Stover Creek Trunk Sewer	24"-27"	$ 1,377,601	$ 723,241	$ 2,100,842
2022	1	Upper Wilson Creek Trunk Sewer	15"	$ 157,933	$ 82,915	$ 240,848
		Subtotal: Proposed Wastewater Lines		**$ 11,431,973**	**$ 6,001,785**	**$ 17,433,758**

PROPOSED WASTEWATER FACILITIES

Year	1=City Participation in Cost Oversize 2=City Initiated and Funded	Project	Capacity (MGD)	Opinion of Construction Cost (1)	Debt Service (2)	Total Project Cost
2013	1	Westerra Stonebridge - Lift Station No. 2 & Forcemain	4.9	$ 345,674	$ 181,479	$ 527,153
2013	1	Westerra Stonebridge - Lift Station No. 3 & Forcemain	4.4	$ 380,098	$ 199,551	$ 579,649
		Subtotal: Proposed Wastewater Lines		**$ 725,772**	**$ 381,030**	**$ 1,106,802**

** Construction Cost Reduced by 50% On Lift Station No. 3 and 60% On Lift Station 2 for Excess Capacity Available to City for Future Development*

PLANNING EXPENSES

Year	Project		Opinion of Cost (1)(b)	Debt Service (2)	Total Project Cost
2013	Water System Master Plan & Impact Fee Analysis		$ 345,935	$ -	$ 345,935
	Subtotal: Planning Expenses		**$ 345,935**	**$ -**	**$ 345,935**
	GRAND TOTAL: Wastewater Collection System CIP		**$ 12,503,680**	**$ 6,382,815**	**$ 18,886,495**

4. Utilized Capacity

Utilized capacity for the wastewater collection system was calculated based on land use assumptions provided by the City of McKinney. The population and non-residential growth in each wastewater drainage basin was determined utilizing the City's growth projections. These growth rates were utilized to calculate 2012, 2022 and buildout peak design flows.

The percent-utilized capacity was calculated for the design flow of each study year based on the buildout capacity. The utilized capacity during the Impact Fee period is the difference between the year 2012 capacity and the year 2022 capacity. **Table No. 15** below summarizes the project cost and utilized cost over the impact fee period of 2012 – 2022. The utilized capacity for each eligible existing and proposed wastewater collection line is presented in detail in the Impact Fee Capacity Calculation **Table Nos. 16 and 17**. **Table No. 18** summarizes the utilized capacity of lift stations eligible for impact fee recovery.

TABLE NO. 15

Summary of Eligible Capital Cost and Utilized Capacity Cost

Wastewater System Facility	20-Year Project Cost	Utilized Capacity ($) in the CRP Period
Existing Wastewater Collection Line	$20,302,674	$2,133,385
Proposed Wastewater Collection Line	$17,433,758	$7,097,312
Proposed Wastewater Facilities	$1,106,802	$606,116
Planning Expenses	$345,935	$345,935
Total:	**$39,189,169**	**$10,182,748**

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
27" Sewer Line Along Wilson Creek														
North of Virginia Parkway (Wilson Creek Main Interceptor)														
10227	614	27		$51.14	$31,402		$16,486	$47,888	100%	100%	0%	$47,888	$47,888	$0
10228	344	27		$51.14	$17,614		$9,247	$26,861	100%	100%	0%	$26,861	$26,861	$0
10229	290	27		$51.14	$14,837		$7,789	$22,626	100%	100%	0%	$22,626	$22,626	$0
10230	126	27		$51.14	$6,434		$3,378	$9,812	100%	100%	0%	$9,812	$9,812	$0
10231	144	27		$51.14	$7,370		$3,869	$11,239	100%	100%	0%	$11,239	$11,239	$0
10232	496	27		$51.14	$25,367		$13,318	$38,685	100%	100%	0%	$38,685	$38,685	$0
10233	500	27		$51.14	$25,572		$13,425	$38,997	100%	100%	0%	$38,997	$38,997	$0
10234	411	27		$51.14	$21,030		$11,041	$32,071	100%	100%	0%	$32,071	$32,071	$0
10235	182	27		$51.14	$9,298		$4,881	$14,179	100%	100%	0%	$14,179	$14,179	$0
10236	454	27		$51.14	$23,235		$12,198	$35,433	100%	100%	0%	$35,433	$35,433	$0
10237	501	27		$51.14	$25,628		$13,455	$39,083	100%	100%	0%	$39,083	$39,083	$0
10238	499	27		$51.14	$25,516		$13,396	$38,912	100%	100%	0%	$38,912	$38,912	$0
10239	411	27		$51.14	$21,000		$11,025	$32,025	100%	100%	0%	$32,025	$32,025	$0
10240	506	27		$51.14	$25,853		$13,573	$39,426	100%	100%	0%	$39,426	$39,426	$0
10241	300	27		$51.14	$15,328		$8,047	$23,375	100%	100%	0%	$23,375	$23,375	$0
10242	273	27		$51.14	$13,978		$7,338	$21,316	100%	100%	0%	$21,316	$21,316	$0
10243	655	27		$51.14	$33,484		$17,579	$51,063	100%	100%	0%	$51,063	$51,063	$0
10244	69.3	27		$51.14	$3,544		$1,861	$5,405	100%	100%	0%	$5,405	$5,405	$0
10245	465	27		$51.14	$23,802		$12,496	$36,298	100%	100%	0%	$36,298	$36,298	$0
10246	147	27		$51.14	$7,498		$3,936	$11,434	100%	100%	0%	$11,434	$11,434	$0
10247	281	27		$51.14	$14,377		$7,548	$21,925	100%	100%	0%	$21,925	$21,925	$0
10248	357	27		$51.14	$18,243		$9,578	$27,821	100%	100%	0%	$27,821	$27,821	$0
10249	278	27		$51.14	$14,223		$7,467	$21,690	100%	100%	0%	$21,690	$21,690	$0
10250	432	27		$51.14	$22,069		$11,586	$33,655	100%	100%	0%	$33,655	$33,655	$0
Subtotal:	**8,734**		**1987**		**$446,700**	**5%**	**$234,517**	**$681,219**				**$681,219**	**$681,219**	**$0**

TABLE NO. 16

Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
21" and 18" Sewer Line from Wilson Creek														
Main Interceptor Crossing Virginia Parkway (Wilson Creek Lateral #22)														
15136	455	21		$64.87	$29,491		$15,483	$44,974	80%	81%	1%	$36,191	$36,652	$461
15137	376	21		$64.87	$24,359		$12,788	$37,147	80%	81%	1%	$29,903	$30,273	$370
15138	318	21		$64.87	$20,649		$10,841	$31,490	80%	82%	1%	$25,342	$25,665	$323
15139	382	21		$64.87	$24,749		$12,993	$37,742	81%	82%	1%	$30,384	$30,760	$376
15140	329	21		$64.87	$21,310		$11,188	$32,498	81%	82%	1%	$26,162	$26,486	$324
15141	379	18		$64.87	$24,606		$12,918	$37,524	80%	82%	1%	$30,200	$30,584	$384
15142	354	18		$64.87	$22,965		$12,057	$35,022	80%	81%	1%	$28,188	$28,537	$349
15143	162	18		$64.87	$10,535		$5,531	$16,066	81%	82%	1%	$13,075	$13,209	$134
15144	164	18		$64.87	$10,658		$5,595	$16,253	81%	82%	1%	$13,224	$13,359	$135
15145	61	18		$64.87	$3,970		$2,084	$6,054	81%	82%	1%	$4,926	$4,978	$52
15146	166	18		$64.87	$10,775		$5,657	$16,432	82%	83%	1%	$13,528	$13,641	$113
15147	141	18		$64.87	$9,114		$4,785	$13,899	82%	83%	1%	$11,440	$11,536	$95
15148	63	18		$64.87	$4,113		$2,159	$6,272	82%	83%	1%	$5,173	$5,213	$41
15149	119	18		$64.87	$7,700		$4,043	$11,743	82%	83%	1%	$9,669	$9,746	$77
15150	362	18		$64.87	$23,458		$12,315	$35,773	82%	83%	1%	$29,494	$29,725	$231
15151	111	18		$64.87	$7,168		$3,763	$10,931	82%	83%	1%	$9,013	$9,084	$71
15152	224	18		$64.87	$14,538		$7,632	$22,170	82%	83%	1%	$18,275	$18,418	$143
15153	132.8	18		$64.87	$8,615		$4,523	$13,138	82%	83%	1%	$10,835	$10,919	$85
15154	228	18		$64.87	$14,765		$7,752	$22,517	83%	83%	1%	$18,595	$18,738	$143
15155	388	18		$64.87	$25,190		$13,225	$38,415	83%	84%	1%	$32,073	$32,292	$220
15156	457	18		$64.87	$29,653		$15,568	$45,221	83%	84%	1%	$37,732	$37,991	$258
15157	341	18		$64.87	$22,128		$11,617	$33,745	83%	84%	1%	$28,168	$28,349	$181
15159	225	18		$64.87	$14,596		$7,663	$22,259	83%	84%	1%	$18,575	$18,705	$130
15160	125	18		$64.87	$8,096		$4,250	$12,346	85%	86%	1%	$10,534	$10,616	$83
Subtotal:	**6,061**		**1987**		**$393,200**	**5%**	**$206,430**	**$599,631**				**$490,699**	**$495,476**	**$4,779**

TABLE NO. 16

Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
33" and 30" Sewer Line														
Along Gray Branch (Wilson Creek Lateral #25)														
17017	157	33		$37.97	$5,961		$3,130	$9,091	82%	84%	2%	$7,420	$7,634	$214
17018	232	33		$37.97	$8,824		$4,633	$13,457	82%	84%	2%	$10,983	$11,300	$317
17019	198	33		$37.97	$7,514		$3,945	$11,459	82%	84%	2%	$9,352	$9,622	$270
17020	315	33		$37.97	$11,976		$6,287	$18,263	82%	84%	2%	$14,905	$15,338	$433
17021	208	30		$37.97	$7,879		$4,136	$12,015	82%	84%	2%	$9,806	$10,091	$285
17022	198	30		$37.97	$7,510		$3,943	$11,453	82%	84%	2%	$9,347	$9,619	$271
17023	393	30		$37.97	$14,915		$7,830	$22,745	82%	84%	2%	$18,561	$19,099	$539
17024	217	30		$37.97	$8,251		$4,332	$12,583	82%	84%	2%	$10,268	$10,566	$298
17025	319	30		$37.97	$12,120		$6,363	$18,483	82%	84%	2%	$15,144	$15,515	$370
17026	495	30		$37.97	$18,799		$9,869	$28,668	83%	84%	2%	$23,698	$24,153	$455
17027	368	30		$37.97	$13,984		$7,342	$21,326	83%	84%	2%	$17,629	$17,967	$338
17028	283	30		$37.97	$10,730		$5,633	$16,363	83%	84%	2%	$13,526	$13,786	$260
17029	591	30		$37.97	$22,436		$11,779	$34,215	83%	84%	1%	$28,414	$28,821	$407
17030	282	30		$37.97	$10,704		$5,620	$16,324	83%	84%	1%	$13,556	$13,751	$194
17031	297	30		$37.97	$11,285		$5,925	$17,210	84%	84%	0%	$14,375	$14,457	$82
17032	259	30		$37.97	$9,838		$5,165	$15,003	84%	100%	16%	$12,640	$15,003	$2,363
17033	267	30		$37.97	$10,153		$5,330	$15,483	84%	100%	16%	$13,044	$15,483	$2,439
17034	217	30		$37.97	$8,247		$4,330	$12,577	84%	84%	0%	$10,505	$10,565	$60
17035	366	30		$37.97	$13,905		$7,300	$21,205	84%	100%	16%	$17,865	$21,205	$3,340
17036	236	30		$37.97	$8,976		$4,712	$13,688	84%	100%	16%	$11,530	$13,688	$2,158
17037	123	30		$37.97	$4,655		$2,444	$7,099	84%	100%	16%	$5,980	$7,099	$1,119
17038	217	30		$37.97	$8,220		$4,316	$12,536	84%	100%	16%	$10,562	$12,536	$1,974
17039	151	30		$37.97	$5,733		$3,010	$8,743	84%	100%	16%	$7,366	$8,743	$1,377
17040	154	30		$37.97	$5,832		$3,062	$8,894	85%	100%	15%	$7,562	$8,894	$1,332
17041	79	30		$37.97	$3,011		$1,581	$4,592	85%	100%	15%	$3,904	$4,592	$688
17042	280	30		$37.97	$10,632		$5,582	$16,214	85%	100%	15%	$13,785	$16,214	$2,429
17043	254	30		$37.97	$9,652		$5,067	$14,719	86%	100%	14%	$12,634	$14,719	$2,085
17044	235	30		$37.97	$8,934		$4,690	$13,624	86%	100%	14%	$11,657	$13,624	$1,967
17045	170	30		$37.97	$6,436		$3,379	$9,815	85%	100%	15%	$8,370	$9,815	$1,445
17046	232	30		$37.97	$8,794		$4,617	$13,411	85%	100%	15%	$11,438	$13,411	$1,973
17047	88	30		$37.97	$3,330		$1,748	$5,078	85%	100%	15%	$4,331	$5,078	$747
17048	147	30		$37.97	$5,563		$2,921	$8,484	85%	100%	15%	$7,236	$8,484	$1,248
Subtotal:	**8,027**		**1987**		**$304,800**	**5%**	**$160,021**	**$464,820**				**$387,393**	**$420,872**	**$33,477**

TABLE NO. 16

Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
Bray Central 18", 15", and 12" Sewer Line														
Trinity River Lateral #6														
24000	381	18		$7.02	$2,675		$1,404	$4,079	72%	78%	6%	$2,941	$3,167	$225
24001	329	18		$7.02	$2,308		$1,212	$3,520	72%	78%	6%	$2,538	$2,733	$194
24002	473	15		$7.02	$3,318		$1,742	$5,060	90%	100%	10%	$4,547	$5,060	$513
24003	498	15		$7.02	$3,495		$1,835	$5,330	90%	100%	10%	$4,789	$5,330	$541
24004	195	15		$7.02	$1,372		$720	$2,092	89%	100%	11%	$1,868	$2,092	$224
24005	430	15		$7.02	$3,020		$1,586	$4,606	89%	100%	11%	$4,114	$4,606	$492
24006	235	15		$7.02	$1,652		$867	$2,519	89%	100%	11%	$2,250	$2,519	$269
24007	191	15		$7.02	$1,344		$706	$2,050	89%	100%	11%	$1,832	$2,050	$218
24008	187	15		$7.02	$1,311		$688	$1,999	89%	100%	11%	$1,786	$1,999	$213
24010	148	15		$7.02	$1,036		$544	$1,580	89%	100%	11%	$1,412	$1,580	$168
24011	167	15		$7.02	$1,173		$616	$1,789	89%	100%	11%	$1,599	$1,789	$190
24012	204	15		$7.02	$1,434		$753	$2,187	89%	100%	11%	$1,954	$2,187	$233
24013	340	15		$7.02	$2,383		$1,251	$3,634	89%	100%	11%	$3,247	$3,634	$387
24014	119	15		$7.02	$835		$438	$1,273	89%	100%	11%	$1,137	$1,273	$136
24015	113	12		$7.02	$792		$416	$1,208	90%	100%	10%	$1,088	$1,208	$120
24016	301	15		$7.02	$2,115		$1,110	$3,225	89%	100%	11%	$2,883	$3,225	$342
24017	366	12		$7.02	$2,572		$1,350	$3,922	90%	100%	10%	$3,534	$3,922	$388
24018	424	12		$7.02	$2,976		$1,562	$4,538	90%	100%	10%	$4,087	$4,538	$451
24019	182	12		$7.02	$1,274		$669	$1,943	91%	100%	9%	$1,769	$1,943	$174
24020	480	12		$7.02	$3,369		$1,769	$5,138	90%	100%	10%	$4,631	$5,138	$507
24021	40	12		$7.02	$279		$146	$425	91%	100%	9%	$387	$425	$38
24022	210	12		$7.02	$1,471		$772	$2,243	92%	100%	8%	$2,066	$2,243	$177
24023	478	12		$7.02	$3,356		$1,762	$5,118	92%	100%	8%	$4,713	$5,118	$405
24024	1,017	12		$7.02	$7,140		$3,749	$10,889	92%	100%	8%	$10,028	$10,889	$861
Subtotal:	**7,507**		**1985**		**$52,700**	**5%**	**$27,667**	**$80,367**				**$71,200**	**$78,668**	**$7,466**

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
West McKinney 24" Outfall Sanitary Sewer Main														
Along Wilson Creek to Wastewater Treatment Plant (Wilson Creek Main Interceptor)														
10065	528	24		$49.86	$26,339		$13,828	$40,167	100%	100%	0%	$40,167	$40,167	$0
10066	713	24		$49.86	$35,532		$18,654	$54,186	100%	100%	0%	$54,186	$54,186	$0
10067	671	24		$49.86	$33,458		$17,565	$51,023	100%	100%	0%	$51,023	$51,023	$0
10068	744	24		$49.86	$37,113		$19,484	$56,597	100%	100%	0%	$56,597	$56,597	$0
10069	631	24		$49.86	$31,434		$16,503	$47,937	100%	100%	0%	$47,937	$47,937	$0
10070	727	24		$49.86	$36,220		$19,016	$55,236	100%	100%	0%	$55,236	$55,236	$0
10071	688	24		$49.86	$34,311		$18,013	$52,324	100%	100%	0%	$52,324	$52,324	$0
10072	510	24		$49.86	$25,431		$13,351	$38,782	100%	100%	0%	$38,782	$38,782	$0
10073	537	24		$49.86	$26,768		$14,053	$40,821	100%	100%	0%	$40,821	$40,821	$0
10074	98	24		$49.86	$4,886		$2,565	$7,451	100%	100%	0%	$7,451	$7,451	$0
10075	113	24		$49.86	$5,624		$2,953	$8,577	100%	100%	0%	$8,577	$8,577	$0
10076	163	24		$49.86	$8,107		$4,256	$12,363	100%	100%	0%	$12,363	$12,363	$0
10077	445	24		$49.86	$22,186		$11,648	$33,834	100%	100%	0%	$33,834	$33,834	$0
10078	275	24		$49.86	$13,705		$7,195	$20,900	100%	100%	0%	$20,900	$20,900	$0
10079	463	24		$49.86	$23,068		$12,111	$35,179	100%	100%	0%	$35,179	$35,179	$0
10080	155	24		$49.86	$7,713		$4,049	$11,762	100%	100%	0%	$11,762	$11,762	$0
10081	657	24		$49.86	$32,745		$17,191	$49,936	83%	100%	17%	$41,544	$49,936	$8,392
10082	596	24		$49.86	$29,689		$15,587	$45,276	83%	100%	17%	$37,669	$45,276	$7,607
10083	435	24		$49.86	$21,672		$11,378	$33,050	47%	69%	22%	$15,468	$22,744	$7,276
Subtotal:	**9,146**		**1982**		**$456,000**	**5%**	**$239,400**	**$695,401**				**$661,820**	**$685,095**	**$23,275**

TABLE NO. 16

Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
West McKinney 15" Outfall Sanitary Sewer Main														
From Wilson Creek to Wastewater Treatment Plant (Wilson Creek Lateral #20)														
14267	741	15		$24.56	$18,209		$9,560	$27,769	85%	88%	3%	$23,602	$24,383	$780
14268	561	15		$24.56	$13,785		$7,237	$21,022	85%	88%	3%	$17,868	$18,458	$591
14269	233	15		$24.56	$5,716		$3,001	$8,717	83%	86%	3%	$7,251	$7,539	$289
14270	139	15		$24.56	$3,417		$1,794	$5,211	83%	86%	3%	$4,334	$4,507	$173
14271	228	15		$24.56	$5,601		$2,941	$8,542	83%	86%	3%	$7,105	$7,388	$283
14272	58	15		$24.56	$1,435		$753	$2,188	83%	86%	3%	$1,820	$1,892	$72
14273	226	15		$24.56	$5,549		$2,913	$8,462	83%	86%	3%	$7,039	$7,319	$280
14274	127	15		$24.56	$3,110		$1,633	$4,743	83%	86%	3%	$3,945	$4,102	$157
14275	346	15		$24.56	$8,506		$4,466	$12,972	83%	86%	3%	$10,790	$11,219	$430
14276	423	15		$24.56	$10,386		$5,453	$15,839	84%	87%	2%	$13,336	$13,727	$391
14277	604	15		$24.56	$14,839		$7,791	$22,630	84%	87%	2%	$19,054	$19,613	$559
14278	508	15		$24.56	$12,469		$6,546	$19,015	84%	87%	2%	$15,999	$16,453	$453
14279	509	15		$24.56	$12,505		$6,565	$19,070	84%	86%	2%	$16,019	$16,473	$454
14280	488	15		$24.56	$11,985		$6,292	$18,277	84%	86%	2%	$15,341	$15,790	$449
14281	499	15		$24.56	$12,267		$6,440	$18,707	84%	86%	3%	$15,676	$16,150	$475
14282	355	15		$24.56	$8,723		$4,580	$13,303	86%	87%	1%	$11,482	$11,621	$139
Subtotal:	**6,046**		**1980**		**$148,500**	**5%**	**$77,965**	**$226,467**				**$190,661**	**$196,634**	**$5,975**

TABLE NO. 16

Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
15" Sewer Line Along Jeans Creek (Wilson Creek Lateral #15)														
14024	264	15		$30.14	$7,966		$4,182	$12,148	72%	73%	2%	$8,709	$8,896	$187
14023	144	15		$30.14	$4,325		$2,271	$6,596	72%	74%	2%	$4,740	$4,855	$116
14022	395	15		$30.14	$11,896		$6,245	$18,141	72%	74%	2%	$13,028	$13,353	$325
14021	58	15		$30.14	$1,760		$924	$2,684	72%	74%	2%	$1,928	$1,976	$48
14020	241	15		$30.14	$7,269		$3,816	$11,085	72%	74%	2%	$7,963	$8,160	$196
14019	168	15		$30.14	$5,063		$2,658	$7,721	72%	74%	2%	$5,547	$5,683	$137
14018	152	15		$30.14	$4,575		$2,402	$6,977	72%	74%	2%	$5,012	$5,136	$123
14017	177	15		$30.14	$5,322		$2,794	$8,116	72%	74%	2%	$5,827	$5,971	$144
14016	116	15		$30.14	$3,493		$1,834	$5,327	72%	74%	2%	$3,826	$3,921	$94
14015	361	15		$30.14	$10,865		$5,704	$16,569	72%	74%	2%	$11,901	$12,195	$293
14014	317	15		$30.14	$9,566		$5,022	$14,588	72%	74%	2%	$10,478	$10,737	$258
14013	27	15		$30.14	$826		$434	$1,260	73%	74%	2%	$917	$937	$21
14012	243	15		$30.14	$7,318		$3,842	$11,160	73%	74%	2%	$8,121	$8,303	$183
14011	246	15		$30.14	$7,426		$3,899	$11,325	73%	74%	2%	$8,241	$8,426	$186
14010	136	15		$30.14	$4,096		$2,150	$6,246	73%	74%	2%	$4,545	$4,647	$102
14009	113	15		$30.14	$3,394		$1,782	$5,176	73%	74%	2%	$3,765	$3,849	$85
14008	579	15		$30.14	$17,441		$9,157	$26,598	73%	74%	2%	$19,345	$19,781	$436
14007	578	15		$30.14	$17,426		$9,149	$26,575	73%	74%	2%	$19,328	$19,763	$435
14006	70	15		$30.14	$2,110		$1,108	$3,218	73%	74%	2%	$2,340	$2,393	$53
14005	126	15		$30.14	$3,791		$1,990	$5,781	73%	75%	2%	$4,224	$4,322	$98
14004	242	15		$30.14	$7,299		$3,832	$11,131	73%	75%	2%	$8,132	$8,321	$189
14003	71	15		$30.14	$2,140		$1,124	$3,264	73%	75%	2%	$2,397	$2,456	$58
14002	156	15		$30.14	$4,686		$2,460	$7,146	73%	75%	2%	$5,246	$5,376	$130
14001	784	15		$30.14	$23,613		$12,397	$36,010	73%	75%	2%	$26,436	$27,077	$641
14000	396	15		$30.14	$11,935		$6,266	$18,201	73%	75%	2%	$13,367	$13,691	$324
Subtotal:	**6,158**		**1965**		**$185,600**	**5%**	**$97,442**	**$283,043**				**$205,363**	**$210,225**	**$4,862**

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
2002 Wilson Creek Interceptor From Rail Road to West Side of S.H. 75														
10034	212	48		$204.93	$43,527		$22,852	$66,379	100%	100%	0%	$66,379	$66,379	$0
10035	273	48		$204.93	$55,905		$29,350	$85,255	100%	100%	0%	$85,255	$85,255	$0
10036	302	48		$204.93	$61,971		$32,535	$94,506	100%	100%	0%	$94,506	$94,506	$0
10037	359	48		$204.93	$73,549		$38,613	$112,162	100%	100%	0%	$112,162	$112,162	$0
10038	435	48		$204.93	$89,124		$46,790	$135,914	100%	100%	0%	$135,914	$135,914	$0
10039	376	48		$204.93	$77,136		$40,496	$117,632	100%	100%	0%	$117,632	$117,632	$0
10040	169	48		$204.93	$34,531		$18,129	$52,660	100%	100%	0%	$52,660	$52,660	$0
10041	235	48		$204.93	$48,240		$25,326	$73,566	100%	100%	0%	$73,566	$73,566	$0
10042	736	48		$204.93	$150,828		$79,185	$230,013	100%	100%	0%	$230,013	$230,013	$0
10043	219	48		$204.93	$44,921		$23,584	$68,505	100%	100%	0%	$68,505	$68,505	$0
10044	231	48		$204.93	$47,257		$24,810	$72,067	100%	100%	0%	$72,067	$72,067	$0
10045	745	48		$204.93	$152,570		$80,099	$232,669	100%	100%	0%	$232,669	$232,669	$0
10046	560	48		$204.93	$114,781		$60,260	$175,041	100%	100%	0%	$175,041	$175,041	$0
10047	293	48		$204.93	$60,003		$31,502	$91,505	100%	100%	0%	$91,505	$91,505	$0
10048	364	48		$204.93	$74,594		$39,162	$113,756	100%	100%	0%	$113,756	$113,756	$0
10049	263	48		$204.93	$53,856		$28,274	$82,130	100%	100%	0%	$82,130	$82,130	$0
10050	370	42		$204.93	$75,824		$39,808	$115,632	100%	100%	0%	$115,632	$115,632	$0
10051	548	42		$204.93	$112,261		$58,937	$171,198	100%	100%	0%	$171,198	$171,198	$0
10052	866	42		$204.93	$177,367		$93,118	$270,485	100%	100%	0%	$270,485	$270,485	$0
10053	95	42		$204.93	$19,407		$10,189	$29,596	100%	100%	0%	$29,596	$29,596	$0
10054	411	42		$204.93	$84,267		$44,240	$128,507	100%	100%	0%	$128,507	$128,507	$0
10055	145	42		$204.93	$29,694		$15,589	$45,283	100%	100%	0%	$45,283	$45,283	$0
10056	588	42		$204.93	$120,458		$63,240	$183,698	100%	100%	0%	$183,698	$183,698	$0
10057	172	42		$204.93	$35,248		$18,505	$53,753	100%	100%	0%	$53,753	$53,753	$0
10058	524	42		$204.93	$107,301		$56,333	$163,634	100%	100%	0%	$163,634	$163,634	$0
10059	59	42		$204.93	$12,173		$6,391	$18,564	100%	100%	0%	$18,564	$18,564	$0
10060	72	42		$204.93	$14,734		$7,735	$22,469	100%	100%	0%	$22,469	$22,469	$0
10061	145	36		$204.93	$29,735		$15,611	$45,346	100%	100%	0%	$45,346	$45,346	$0
10062	248	36		$204.93	$50,823		$26,682	$77,505	100%	100%	0%	$77,505	$77,505	$0
10063	506	36		$204.93	$103,715		$54,450	$158,165	100%	100%	0%	$158,165	$158,165	$0
Subtotal:	**10,520**		**2000**		**$2,155,800**	**5%**	**$1,131,795**	**$3,287,595**				**$3,287,595**	**$3,287,595**	**$0**

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
18" Diversion Sewer Line														
From Throckmorton to 27" NTMWD Sewer Line														
22014	777	18		$64.41	$50,067		$26,285	$76,352	86%	94%	8%	$65,701	$71,511	$5,810
22015	346	18		$64.41	$22,312		$11,714	$34,026	85%	93%	8%	$28,929	$31,786	$2,857
22016	496	18		$64.41	$31,961		$16,780	$48,741	85%	93%	9%	$41,262	$45,500	$4,238
22017	336	18		$64.41	$21,649		$11,366	$33,015	84%	93%	9%	$27,789	$30,784	$2,996
22018	770	18		$64.41	$49,603		$26,042	$75,645	84%	93%	9%	$63,540	$70,490	$6,950
22019	433	18		$64.41	$27,897		$14,646	$42,543	81%	93%	11%	$34,625	$39,510	$4,885
22020	261	18		$64.41	$16,811		$8,826	$25,637	81%	93%	11%	$20,865	$23,809	$2,944
Subtotal:	**3,420**		**1995**		**$220,300**	**5%**	**$115,659**	**$335,959**				**$282,711**	**$313,390**	**$30,680**
Provine Farms Sewer Line														
From Hardin Boulevard to Wilson Creek Interceptor														
15000	430	15		$48.87	$21,012		$11,031	$32,043	77%	82%	5%	$24,807	$26,337	$1,530
15001	86	15		$48.87	$4,213		$2,212	$6,425	77%	82%	5%	$4,974	$5,281	$307
15002	521	12		$48.87	$25,474		$13,374	$38,848	77%	82%	5%	$30,076	$31,931	$1,855
15003	329	12		$48.87	$16,077		$8,440	$24,517	77%	82%	5%	$18,981	$20,151	$1,170
15004	499	12		$48.87	$24,376		$12,797	$37,173	77%	82%	5%	$28,779	$30,554	$1,775
15005	149	12		$48.87	$7,301		$3,833	$11,134	79%	83%	4%	$8,740	$9,197	$457
15006	480	12		$48.87	$23,460		$12,317	$35,777	79%	83%	4%	$28,085	$29,553	$1,468
15007	150	12		$48.87	$7,325		$3,846	$11,171	79%	83%	4%	$8,769	$9,228	$458
15008	486	12		$48.87	$23,770		$12,479	$36,249	79%	83%	4%	$28,456	$29,943	$1,487
15009	174	12		$48.87	$8,484		$4,454	$12,938	79%	83%	4%	$10,156	$10,687	$531
15010	185	12		$48.87	$9,029		$4,740	$13,769	79%	83%	4%	$10,809	$11,374	$565
15011	306	12		$48.87	$14,940		$7,844	$22,784	79%	83%	4%	$17,886	$18,820	$935
15012	295	12		$48.87	$14,434		$7,578	$22,012	80%	83%	3%	$17,596	$18,355	$759
15013	295	12		$48.87	$14,419		$7,570	$21,989	82%	84%	2%	$17,938	$18,478	$540
15014	297	12		$48.87	$14,492		$7,608	$22,100	82%	84%	2%	$18,029	$18,572	$543
15015	329	12		$48.87	$16,096		$8,450	$24,546	84%	85%	1%	$20,536	$20,830	$293
Subtotal:	**5,011**		**1996**		**$244,900**	**5%**	**$128,573**	**$373,475**				**$294,617**	**$309,291**	**$14,673**

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
1997 Sewer Line Along Cottonwood Creek														
From S.H. 121 to South of Eldorado Parkway														
50040	110	18		$69.47	$7,649		$4,016	$11,665	72%	85%	13%	$8,451	$9,960	$1,509
50041	735	18		$69.47	$51,068		$26,811	$77,879	82%	86%	4%	$63,920	$67,030	$3,110
50042	506	18		$69.47	$35,153		$18,455	$53,608	82%	86%	4%	$44,002	$46,126	$2,124
50043	399	18		$69.47	$27,684		$14,534	$42,218	82%	86%	4%	$34,653	$36,326	$1,673
50044	716	18		$69.47	$49,742		$26,115	$75,857	82%	86%	4%	$62,492	$65,548	$3,056
50045	506	18		$69.47	$35,139		$18,448	$53,587	82%	86%	4%	$44,010	$46,288	$2,278
50046	742	18		$69.47	$51,562		$27,070	$78,632	82%	86%	4%	$64,579	$67,921	$3,342
50047	789	18		$69.47	$54,841		$28,792	$83,633	82%	86%	4%	$68,687	$72,241	$3,555
50048	118	18		$69.47	$8,163		$4,286	$12,449	83%	87%	4%	$10,380	$10,861	$481
Subtotal:	**4,621**		**1997**		**$321,000**	**5%**	**$168,527**	**$489,528**				**$401,174**	**$422,301**	**$21,128**
Wilson Creek Interceptor Phase 2														
From west of S.H. 75 to 1,600 feet north of Virginia Parkway														
10208	528	36		$122.14	$64,529		$33,878	$98,407	100%	100%	0%	$98,407	$98,407	$0
10209	713	36		$122.14	$87,052		$45,702	$132,754	100%	100%	0%	$132,754	$132,754	$0
10210	671	36		$122.14	$81,971		$43,035	$125,006	100%	100%	0%	$125,006	$125,006	$0
10211	744	36		$122.14	$90,924		$47,735	$138,659	100%	100%	0%	$138,659	$138,659	$0
10212	631	36		$122.14	$77,012		$40,431	$117,443	100%	100%	0%	$117,443	$117,443	$0
10213	727	36		$122.14	$88,738		$46,587	$135,325	100%	100%	0%	$135,325	$135,325	$0
10214	688	36		$122.14	$84,060		$44,131	$128,191	100%	100%	0%	$128,191	$128,191	$0
10215	510	36		$122.14	$62,306		$32,711	$95,017	100%	100%	0%	$95,017	$95,017	$0
10216	537	36		$122.14	$65,579		$34,429	$100,008	100%	100%	0%	$100,008	$100,008	$0
10217	98	36		$122.14	$11,970		$6,284	$18,254	100%	100%	0%	$18,254	$18,254	$0
10218	113	36		$122.14	$13,778		$7,233	$21,011	100%	100%	0%	$21,011	$21,011	$0
10219	163	36		$122.14	$19,861		$10,427	$30,288	100%	100%	0%	$30,288	$30,288	$0
10220	445	36		$122.14	$54,354		$28,536	$82,890	100%	100%	0%	$82,890	$82,890	$0
10221	275	36		$122.14	$33,577		$17,628	$51,205	100%	100%	0%	$51,205	$51,205	$0
10222	463	36		$122.14	$56,516		$29,671	$86,187	73%	100%	27%	$62,909	$86,187	$23,278
10223	155	36		$122.14	$18,896		$9,920	$28,816	75%	100%	25%	$21,472	$28,816	$7,344
10224	657	36		$122.14	$80,224		$42,118	$122,342	47%	100%	53%	$57,694	$122,342	$64,648
10225	596	36		$122.14	$72,737		$38,187	$110,924	100%	100%	0%	$110,924	$110,924	$0
10226	402	36		$122.14	$49,090		$25,772	$74,862	100%	100%	0%	$74,862	$74,862	$0
Subtotal:	**9,114**		**2000**		**$1,113,172**	**5%**	**$584,415**	**$1,697,589**				**$1,602,319**	**$1,697,589**	**$95,270**

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
Spur 399 Sewer Line Along S.H. 5 From Wilson Creek Interceptor to S.H. 75														
13022	503	15		$51.14	$25,746		$13,517	$39,263	81%	100%	19%	$31,930	$39,263	$7,333
13023	21	15		$51.14	$1,048		$550	$1,598	81%	100%	19%	$1,300	$1,598	$298
13024	257	15		$51.14	$13,134		$6,895	$20,029	81%	100%	19%	$16,288	$20,029	$3,741
13025	310	15		$51.14	$15,865		$8,329	$24,194	81%	100%	19%	$19,675	$24,194	$4,519
13026	338	15		$51.14	$17,261		$9,062	$26,323	81%	100%	19%	$21,407	$26,323	$4,916
13027	375	15		$51.14	$19,179		$10,069	$29,248	81%	100%	19%	$23,785	$29,248	$5,463
13028	377	15		$51.14	$19,297		$10,131	$29,428	81%	100%	19%	$23,932	$29,428	$5,496
13029	65	15		$51.14	$3,299		$1,732	$5,031	81%	100%	19%	$4,091	$5,031	$940
13030	620	15		$51.14	$31,700		$16,642	$48,342	81%	100%	19%	$39,313	$48,342	$9,029
13031	450	15		$51.14	$23,031		$12,091	$35,122	81%	100%	19%	$28,562	$35,122	$6,560
13032	241	15		$51.14	$12,311		$6,463	$18,774	81%	100%	19%	$15,267	$18,774	$3,507
13033	279	15		$51.14	$14,269		$7,491	$21,760	79%	100%	21%	$17,294	$21,760	$4,466
13034	345	15		$51.14	$17,650		$9,266	$26,916	79%	100%	21%	$21,392	$26,916	$5,524
13035	376	15		$51.14	$19,241		$10,102	$29,343	79%	100%	21%	$23,321	$29,343	$6,022
13036	337	15		$51.14	$17,236		$9,049	$26,285	79%	100%	21%	$20,891	$26,285	$5,394
13037	575	15		$51.14	$29,383		$15,426	$44,809	77%	100%	23%	$34,538	$44,809	$10,271
Subtotal:	**5,468**		**1997**		**$279,650**	**5%**	**$146,815**	**$426,465**				**$342,986**	**$426,465**	**$83,479**

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
Herndon Branch Sewer Line														
From Hills Creek Drive to Wilson Creek Interceptor														
15049	382	12		$61.61	$23,537		$12,357	$35,894	65%	72%	7%	$23,293	$25,672	$2,380
15050	551	12		$61.61	$33,968		$17,833	$51,801	65%	72%	7%	$33,615	$37,049	$3,434
15051	343	12		$61.61	$21,134		$11,095	$32,229	65%	72%	7%	$20,914	$23,051	$2,137
15052	162	12		$61.61	$9,975		$5,237	$15,212	65%	72%	7%	$9,871	$10,880	$1,008
15053	326	12		$61.61	$20,062		$10,533	$30,595	65%	72%	7%	$19,854	$21,882	$2,028
15054	95	12		$61.61	$5,872		$3,083	$8,955	65%	72%	7%	$5,811	$6,405	$594
15055	324	12		$61.61	$19,969		$10,484	$30,453	68%	74%	5%	$20,823	$22,479	$1,656
15056	371	12		$61.61	$22,828		$11,985	$34,813	68%	74%	5%	$23,805	$25,698	$1,893
15057	407	12		$61.61	$25,071		$13,162	$38,233	68%	74%	5%	$26,143	$28,222	$2,079
15058	621	12		$61.61	$38,262		$20,088	$58,350	68%	74%	5%	$39,899	$43,072	$3,173
15059	60	12		$61.61	$3,709		$1,947	$5,656	68%	74%	5%	$3,867	$4,175	$308
15060	165	12		$61.61	$10,148		$5,328	$15,476	68%	74%	5%	$10,582	$11,424	$842
15061	574	12		$61.61	$35,373		$18,571	$53,944	68%	74%	5%	$36,849	$39,780	$2,931
15062	620	12		$61.61	$38,201		$20,056	$58,257	72%	76%	4%	$41,981	$44,371	$2,390
15063	309	12		$61.61	$19,020		$9,986	$29,006	72%	76%	4%	$20,952	$22,156	$1,203
15064	239	12		$61.61	$14,738		$7,737	$22,475	72%	76%	4%	$16,235	$17,167	$932
15065	249	12		$61.61	$15,367		$8,068	$23,435	71%	75%	3%	$16,705	$17,464	$759
15066	223	12		$61.61	$13,752		$7,220	$20,972	71%	75%	3%	$14,949	$15,629	$680
15067	64	12		$61.61	$3,925		$2,061	$5,986	72%	75%	3%	$4,285	$4,471	$186
15068	234	12		$61.61	$14,393		$7,556	$21,949	73%	77%	4%	$15,915	$16,837	$922
15069	479	12		$61.61	$29,513		$15,494	$45,007	72%	76%	4%	$32,511	$34,377	$1,867
15070	267	12		$61.61	$16,457		$8,640	$25,097	72%	75%	3%	$18,165	$18,917	$752
15071	408	12		$61.61	$25,114		$13,185	$38,299	72%	75%	3%	$27,721	$28,868	$1,147
15072	188	12		$61.61	$11,559		$6,068	$17,627	72%	75%	3%	$12,758	$13,257	$499
15073	530	12		$61.61	$32,655		$17,144	$49,799	72%	75%	3%	$36,044	$37,453	$1,409
Subtotal:	**8,190**		**1998**		**$504,600**	**5%**	**$264,918**	**$769,520**				**$533,547**	**$570,756**	**$37,209**
Jeans Creek Relief Sewer														
Along S.H 75 to Wilson Creek Interceptor														
14186A	371	18		$63.80	$23,643		$12,413	$36,056	74%	75%	1%	$26,688	$27,160	$472
14187	98	18		$63.80	$6,227		$3,269	$9,496	73%	75%	2%	$6,932	$7,084	$152
14189	564	18		$63.80	$35,975		$18,887	$54,862	73%	75%	2%	$40,048	$40,927	$879
14191	371	18		$63.80	$23,656		$12,420	$36,076	73%	75%	2%	$26,335	$26,913	$578
Subtotal:	**1,403**		**1999**		**$89,500**	**5%**	**$46,989**	**$136,490**				**$100,003**	**$102,084**	**$2,081**

TABLE NO. 16

Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
Eagles Nest Sewer Service															
						2003 - Phase 2									
1	30310	1,134	18		$5.25	$5,954		$3,126	$9,080	89%	92%	3%	$8,075	$8,392	$317
1	30311	122	18		$5.25	$641		$337	$978	89%	92%	3%	$869	$903	$34
1	30312	196	18		$5.25	$1,030		$541	$1,571	89%	92%	4%	$1,396	$1,452	$56
1	30313	30	18		$5.25	$158		$83	$241	89%	92%	4%	$214	$222	$8
1	30314	258	18		$5.25	$1,356		$712	$2,068	89%	92%	3%	$1,842	$1,905	$63
1	30315	280	18		$5.25	$1,470		$772	$2,242	88%	92%	3%	$1,980	$2,054	$74
1	30316	280	15		$3.00	$840		$441	$1,281	87%	91%	4%	$1,120	$1,166	$46
1	30317	401	15		$3.00	$1,202		$631	$1,833	87%	91%	4%	$1,603	$1,669	$66
1	30318	337	15		$3.00	$1,012		$531	$1,543	87%	91%	4%	$1,349	$1,405	$55
1	30319	359	15		$3.00	$1,077		$565	$1,642	86%	90%	4%	$1,418	$1,483	$65
1	30320	343	15		$3.00	$1,028		$540	$1,568	86%	90%	4%	$1,354	$1,416	$62
1	30321	487	15		$3.00	$1,460		$767	$2,227	86%	90%	4%	$1,923	$2,012	$88
1	30322	476	15		$3.00	$1,429		$750	$2,179	86%	90%	4%	$1,882	$1,968	$86
1	30323	183	15		$3.00	$549		$288	$837	86%	90%	4%	$723	$756	$33
1	30324	190	15		$3.00	$569		$299	$868	86%	90%	4%	$750	$784	$34
1	30325	116	15		$3.00	$348		$183	$531	85%	90%	4%	$453	$476	$23
1	30326	27	15		$3.00	$82		$43	$125	85%	90%	4%	$107	$112	$5
1	30327	143	15		$3.00	$428		$225	$653	85%	90%	4%	$557	$585	$28
1	30328	276	15		$3.00	$828		$435	$1,263	85%	90%	4%	$1,077	$1,131	$55
1	30329	275	15		$3.00	$826		$434	$1,260	85%	90%	4%	$1,074	$1,129	$55
1	30330	340	15		$3.00	$1,021		$536	$1,557	85%	90%	4%	$1,327	$1,395	$68
1	30331	500	15		$3.00	$1,500		$788	$2,288	83%	89%	6%	$1,903	$2,032	$129
1	30332	450	15		$3.00	$1,350		$709	$2,059	83%	89%	6%	$1,713	$1,829	$116
	Subtotal:	**7,203**		**2003**		**$26,158**	**5%**	**$13,736**	**$39,894**				**$34,709**	**$36,276**	**$1,566**

TABLE NO. 16
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
Custer West															
1	30068	114	18		$3.40	$386		$203	$589	85%	91%	7%	$498	$538	$40
1	30069	265	18		$3.40	$902		$474	$1,376	85%	91%	7%	$1,164	$1,257	$93
1	30070	265	18		$3.40	$902		$474	$1,376	84%	91%	7%	$1,161	$1,255	$95
1	30071	500	18		$3.40	$1,699		$892	$2,591	83%	91%	8%	$2,141	$2,354	$214
1	30072	408	18		$3.40	$1,387		$728	$2,115	82%	91%	8%	$1,736	$1,915	$180
1	30073	311	18		$3.40	$1,057		$555	$1,612	82%	91%	8%	$1,323	$1,460	$137
1	30074	310	18		$3.40	$1,053		$553	$1,606	82%	91%	8%	$1,318	$1,454	$136
1	30075	531	18		$3.40	$1,805		$948	$2,753	82%	91%	8%	$2,259	$2,493	$234
1	30076	475	18		$3.40	$1,615		$848	$2,463	62%	83%	21%	$1,534	$2,047	$513
1	30077	490	15		$1.70	$833		$437	$1,270	62%	83%	21%	$791	$1,055	$264
1	30078	499	15		$1.70	$848		$445	$1,293	62%	83%	21%	$805	$1,074	$269
1	30079	159	15		$1.70	$269		$141	$410	62%	83%	21%	$255	$341	$85
1	30080	316	15		$1.70	$538		$282	$820	58%	81%	23%	$479	$667	$188
1	30081	360	15		$1.70	$612		$321	$933	58%	81%	23%	$545	$759	$214
1	30082	409	15		$1.70	$695		$365	$1,060	58%	81%	23%	$620	$862	$243
Subtotal:		**5,411**				**$14,601**	**5%**	**$7,666**	**$22,267**				**$16,629**	**$19,531**	**$2,905**
Craig Ranch North															
Phase 6															
1	30209	635	15		$208.00	$131,976		$69,287	$201,263	87%	96%	9%	$174,802	$192,235	$17,433
1	30210	114	15		$208.00	$23,733		$12,460	$36,193	87%	96%	9%	$31,434	$34,569	$3,135
1	30210	265	15		$208.00	$55,120		$28,938	$84,058	87%	96%	9%	$73,006	$80,287	$7,281
1	30211	60	15		$208.00	$12,480		$6,552	$19,032	87%	96%	9%	$16,530	$18,178	$1,649
1	30212	161	15		$208.00	$33,426		$17,549	$50,975	84%	95%	11%	$42,907	$48,356	$5,449
1	30213	474	15		$208.00	$98,530		$51,728	$150,258	82%	94%	12%	$123,090	$141,571	$18,482
1	30214	422	15		$208.00	$87,714		$46,050	$133,764	82%	94%	12%	$109,578	$126,031	$16,453
1	30215	264	15		$208.00	$54,912		$28,829	$83,741	80%	94%	14%	$67,306	$78,784	$11,479
1	30216	372	15		$208.00	$77,418		$40,644	$118,062	80%	94%	14%	$94,891	$111,074	$16,183
1	30217	265	15		$208.00	$55,120		$28,938	$84,058	80%	94%	14%	$67,561	$79,083	$11,522
1	30218	265	15		$208.00	$55,120		$28,938	$84,058	80%	94%	14%	$67,561	$79,083	$11,522
1	30219	664	15		$208.00	$138,133		$72,520	$210,653	78%	94%	16%	$164,139	$197,236	$33,096
Subtotal:		**3,960**		**2004**		**$823,680**	**5%**	**$432,433**	**$1,256,115**				**$1,032,805**	**$1,186,487**	**$153,684**

TABLE NO. 16
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
Craig Ranch West (VCIM 2)															
						Phase 1									
1	30118	2,998	15		$235.14	$704,884		$370,064	$1,074,948	80%	86%	7%	$855,019	$925,584	$70,566
1	30095	381	24		$235.14	$89,660		$47,072	$136,732	81%	90%	8%	$111,178	$122,535	$11,357
	Subtotal:	**3,379**		**2005**		**$794,544**	**5%**	**$417,136**	**$1,211,680**				**$966,197**	**$1,048,119**	**$81,923**
Craig Ranch Infrastructure (VCIM 1)															
						Phase 1 15" to 24"									
1	30140	471	24		$57.47	$27,082		$14,218	$41,300	72%	85%	13%	$29,778	$35,187	$5,409
1	30141	335	24		$57.47	$19,254		$10,108	$29,362	76%	89%	13%	$22,402	$26,142	$3,740
1	30142	210	24		$57.47	$12,087		$6,346	$18,433	72%	85%	13%	$13,291	$15,705	$2,414
1	30143	289	24		$57.47	$16,587		$8,708	$25,295	76%	89%	13%	$19,299	$22,521	$3,222
1	30144	298	21		$57.47	$17,116		$8,986	$26,102	76%	89%	13%	$19,915	$23,239	$3,324
1	30145	291	21		$57.47	$16,702		$8,769	$25,471	76%	89%	13%	$19,434	$22,678	$3,244
1	30146	528	21		$57.47	$30,335		$15,926	$46,261	76%	90%	14%	$35,084	$41,569	$6,485
1	30147	456	21		$57.47	$26,180		$13,745	$39,925	75%	91%	16%	$30,086	$36,275	$6,188
1	30148	238	21		$57.47	$13,656		$7,169	$20,825	75%	91%	16%	$15,693	$18,921	$3,228
1	30149	555	18		$57.47	$31,875		$16,734	$48,609	80%	90%	10%	$38,945	$43,690	$4,745
1	30150	425	18		$57.47	$24,450		$12,836	$37,286	80%	90%	10%	$29,873	$33,513	$3,640
1	30151	594	18		$57.47	$34,163		$17,936	$52,099	80%	90%	10%	$41,741	$46,827	$5,086
1	30152	177	18		$57.47	$10,156		$5,332	$15,488	80%	90%	10%	$12,409	$13,921	$1,512
1	30153	194	18		$57.47	$11,127		$5,842	$16,969	80%	90%	10%	$13,595	$15,252	$1,656
1	30154	351	18		$57.47	$20,185		$10,597	$30,782	80%	90%	10%	$24,662	$27,667	$3,005
1	30166	299	15		$57.47	$17,162		$9,010	$26,172	68%	92%	24%	$17,853	$24,116	$6,263
1	30167	295	15		$57.47	$16,955		$8,901	$25,856	68%	92%	24%	$17,637	$23,824	$6,187
1	30168	294	15		$57.47	$16,903		$8,874	$25,777	68%	92%	24%	$17,584	$23,752	$6,168
1	30169	300	15		$57.47	$17,265		$9,064	$26,329	68%	92%	24%	$17,960	$24,260	$6,300
1	30170	300	15		$57.47	$17,219		$9,040	$26,259	68%	92%	24%	$17,952	$24,217	$6,266
	Subtotal:	**6,898**		**2004**		**$396,459**	**5%**	**$208,141**	**$604,600**				**$455,193**	**$543,276**	**$88,082**

TABLE NO. 16
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
Harvest Bend Offsite Sewer															
1	40001	125	24		$25.65	$3,212		$1,686	$4,898	68%	98%	31%	$3,320	$4,825	$1,504
1	40002	432	24		$25.65	$11,079		$5,817	$16,896	68%	98%	31%	$11,454	$16,643	$5,188
1	40003	330	24		$25.65	$8,473		$4,448	$12,921	69%	82%	13%	$8,927	$10,625	$1,698
1	40004	133	24		$25.65	$3,402		$1,786	$5,188	69%	82%	13%	$3,587	$4,266	$679
1	40005	272	24		$25.65	$6,972		$3,660	$10,632	68%	82%	14%	$7,198	$8,704	$1,506
1	40006	446	24		$25.65	$11,441		$6,007	$17,448	68%	82%	14%	$11,813	$14,284	$2,471
1	40007	595	24		$25.65	$15,271		$8,017	$23,288	68%	82%	14%	$15,767	$19,065	$3,298
1	40008	595	24		$25.65	$15,271		$8,017	$23,288	66%	81%	15%	$15,360	$18,952	$3,592
1	40009	249	24		$25.65	$6,385		$3,352	$9,737	66%	81%	15%	$6,422	$7,924	$1,502
1	40010	480	24		$25.65	$12,318		$6,467	$18,785	66%	81%	15%	$12,390	$15,288	$2,898
1	40011	585	24		$25.65	$15,007		$7,879	$22,886	66%	81%	15%	$15,095	$18,625	$3,530
1	40012	500	24		$25.65	$12,826		$6,734	$19,560	68%	85%	17%	$13,298	$16,593	$3,295
1	40013	236	24		$25.65	$6,051		$3,177	$9,228	68%	85%	17%	$6,274	$7,828	$1,554
1	40014	396	24		$25.65	$10,148		$5,328	$15,476	68%	85%	17%	$10,522	$13,129	$2,607
1	40015	261	24		$25.65	$6,698		$3,516	$10,214	68%	85%	17%	$6,944	$8,665	$1,720
1	40016	374	24		$25.65	$9,584		$5,032	$14,616	71%	89%	19%	$10,336	$13,063	$2,727
1	40017	487	18		$25.65	$12,498		$6,561	$19,059	70%	90%	20%	$13,322	$17,095	$3,773
1	40018	487	18		$25.65	$12,498		$6,561	$19,059	70%	90%	20%	$13,322	$17,095	$3,773
1	40019	343	18		$25.65	$8,799		$4,619	$13,418	70%	90%	20%	$9,379	$12,035	$2,656
1	40020	295	18		$25.65	$7,573		$3,976	$11,549	69%	90%	21%	$7,933	$10,394	$2,461
1	40021	204	18		$25.65	$5,233		$2,747	$7,980	69%	90%	21%	$5,482	$7,182	$1,701
Subtotal:		**7,825**		**2004**		**$200,740**	**5%**	**$105,387**	**$306,126**				**$208,145**	**$262,280**	**$54,133**

TABLE NO. 16
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
Wal-Mart Offsite 24" Sewer															
1	50001	269	24		$34.30	$9,220		$4,841	$14,061	59%	71%	12%	$8,307	$9,967	$1,660
1	50002	468	24		$34.30	$16,066		$8,435	$24,501	59%	71%	12%	$14,474	$17,366	$2,892
1	50003	274	24		$34.30	$9,402		$4,936	$14,338	59%	71%	12%	$8,470	$10,163	$1,693
1	50004	291	24		$34.30	$9,964		$5,231	$15,195	59%	71%	12%	$8,976	$10,770	$1,794
1	50005	230	24		$34.30	$7,889		$4,142	$12,031	59%	71%	12%	$7,107	$8,528	$1,420
1	50006	694	24		$34.30	$23,787		$12,488	$36,275	60%	73%	12%	$21,894	$26,358	$4,464
1	50007	265	24		$34.30	$9,076		$4,765	$13,841	60%	73%	13%	$8,305	$10,068	$1,763
1	50008	232	24		$34.30	$7,958		$4,178	$12,136	60%	73%	13%	$7,282	$8,827	$1,546
1	50009	566	24		$34.30	$19,400		$10,185	$29,585	60%	73%	13%	$17,751	$21,519	$3,768
1	50010	153	21		$34.30	$5,238		$2,750	$7,988	60%	73%	13%	$4,768	$5,824	$1,056
	Subtotal:	**3,440**		**2003**		**$118,000**	**5%**	**$61,951**	**$179,951**				**$107,334**	**$129,390**	**$22,056**
Creekview Estates Offsite Sanitary Sewer															
Franklin Branch - from Wilson Creek to Franklin Branch Trunk Sewer															
1	16000	350	27		$57.71	$20,210		$10,610	$30,820	15%	48%	33%	$4,526	$14,676	$10,150
1	16001	209	16		$57.71	$12,038		$6,320	$18,358	15%	48%	33%	$2,695	$8,740	$6,045
1	16002	443	27		$57.71	$25,571		$13,425	$38,996	15%	48%	33%	$5,725	$18,566	$12,840
1	16003	359	27		$57.71	$20,735		$10,886	$31,621	9%	46%	37%	$2,903	$14,446	$11,542
1	16004	231	27		$57.71	$13,314		$6,990	$20,304	9%	46%	37%	$1,864	$9,276	$7,411
1	16005	484	27		$57.71	$27,909		$14,652	$42,561	9%	46%	37%	$3,908	$19,443	$15,535
1	16006	375	27		$57.71	$21,618		$11,349	$32,967	4%	44%	39%	$1,338	$14,358	$13,020
1	16007	383	27		$57.71	$22,074		$11,589	$33,663	4%	44%	39%	$1,366	$14,661	$13,295
1	16008	136	27		$57.71	$7,860		$4,127	$11,987	4%	44%	39%	$486	$5,221	$4,734
1	16009	209	27		$57.71	$12,038		$6,320	$18,358	4%	44%	39%	$745	$7,995	$7,250
	Subtotal:	**3,177**		**2005**		**$183,369**	**5%**	**$96,268**	**$279,635**				**$25,556**	**$127,382**	**$101,822**

TABLE NO. 16

Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
Timber Creek Offsite Sewer															
Phase 1															
1	26009	789	21		$44.34	$34,982		$18,366	$53,348	34%	65%	31%	$18,089	$34,821	$16,733
1	26010	725	21		$44.34	$32,153		$16,880	$49,033	39%	65%	26%	$18,936	$31,800	$12,864
1	26011	211	21		$44.34	$9,374		$4,921	$14,295	25%	62%	37%	$3,540	$8,803	$5,263
1	26012	716	24		$44.34	$31,731		$16,659	$48,390	24%	59%	35%	$11,796	$28,718	$16,922
1	26013	204	21		$44.34	$9,059		$4,756	$13,815	24%	59%	35%	$3,368	$8,199	$4,831
1	26014	137	21		$44.34	$6,088		$3,196	$9,284	24%	59%	35%	$2,263	$5,510	$3,247
1	26015	225	21		$44.34	$9,977		$5,238	$15,215	24%	59%	35%	$3,709	$9,030	$5,321
1	26016	718	21		$44.34	$31,824		$16,708	$48,532	24%	59%	35%	$11,831	$28,803	$16,972
1	26017	569	18		$44.34	$25,226		$13,244	$38,470	33%	54%	20%	$12,744	$20,610	$7,866
1	26018	360	18		$44.34	$15,963		$8,381	$24,344	33%	54%	20%	$8,064	$13,042	$4,978
1	26019	408	18		$44.34	$18,069		$9,486	$27,555	33%	54%	20%	$9,128	$14,763	$5,634
1	26020	361	18		$44.34	$15,985		$8,392	$24,377	33%	54%	20%	$8,075	$13,060	$4,985
1	26021	392	18		$44.34	$17,387		$9,128	$26,515	33%	54%	20%	$8,784	$14,205	$5,422
1	26022	480	18		$44.34	$21,267		$11,165	$32,432	35%	54%	19%	$11,367	$17,385	$6,019
1	26023	479	18		$44.34	$21,244		$11,153	$32,397	33%	54%	20%	$10,732	$17,357	$6,625
1	26024	471	18		$44.34	$20,881		$10,963	$31,844	35%	54%	19%	$11,161	$17,070	$5,910
1	26025	590	18		$44.34	$26,175		$13,742	$39,917	37%	57%	20%	$14,960	$22,793	$7,833
1	26026	614	15		$44.34	$27,213		$14,287	$41,500	43%	70%	27%	$17,822	$29,131	$11,308
1	26027	305	15		$44.34	$13,516		$7,096	$20,612	43%	70%	27%	$8,852	$14,468	$5,616
1	26028	468	15		$44.34	$20,761		$10,900	$31,661	43%	70%	27%	$13,597	$22,224	$8,627
Subtotal:		**9,221**		**2004**		**$408,876**	**5%**	**$214,661**	**$623,536**				**$208,818**	**$371,792**	**$162,976**

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
Robinson Ridge Offsite Sewer														
1 16040	179	24		$37.30	$6,685		$3,510	$10,195	37%	42%	5%	$3,777	$4,275	$498
1 16041	285	24		$37.30	$10,628		$5,580	$16,208	37%	42%	5%	$6,005	$6,796	$792
1 16042	434	24		$37.30	$16,189		$8,499	$24,688	37%	42%	5%	$9,146	$10,352	$1,206
1 16043	319	21		$37.30	$11,895		$6,245	$18,140	37%	42%	5%	$6,720	$7,606	$886
1 16044	134	21		$37.30	$4,990		$2,620	$7,610	37%	42%	5%	$2,819	$3,191	$372
1 16045	202	21		$37.30	$7,536		$3,956	$11,492	37%	42%	5%	$4,257	$4,819	$561
1 16046	498	18		$37.30	$18,575		$9,752	$28,327	37%	42%	5%	$10,494	$11,878	$1,384
1 16047	190	18		$37.30	$7,077		$3,715	$10,792	37%	42%	5%	$3,996	$4,523	$527
1 16048	443	18		$37.30	$16,509		$8,667	$25,176	37%	42%	5%	$9,322	$10,551	$1,229
1 16049	383	18		$37.30	$14,299		$7,507	$21,806	36%	41%	5%	$7,790	$8,912	$1,122
1 16050	76	18		$37.30	$2,826		$1,484	$4,310	36%	41%	5%	$1,540	$1,762	$222
1 16051	401	18		$37.30	$14,950		$7,849	$22,799	36%	41%	5%	$8,144	$9,318	$1,173
1 16052	282	18		$37.30	$10,503		$5,514	$16,017	36%	41%	5%	$5,722	$6,546	$824
1 16053	442	18		$37.30	$16,502		$8,664	$25,166	34%	39%	5%	$8,656	$9,799	$1,142
1 16054	379	18		$37.30	$14,149		$7,428	$21,577	34%	39%	5%	$7,422	$8,401	$979
1 16055	300	18		$37.30	$11,208		$5,884	$17,092	34%	39%	5%	$5,879	$6,655	$776
1 16056	253	18		$37.30	$9,435		$4,953	$14,388	34%	39%	5%	$4,949	$5,602	$653
1 16057	407	18		$37.30	$15,164		$7,961	$23,125	34%	39%	5%	$7,954	$9,004	$1,050
1 16058	454	18		$37.30	$16,926		$8,886	$25,812	34%	39%	5%	$8,879	$10,050	$1,172
1 16059	505	18		$37.30	$18,830		$9,886	$28,716	34%	39%	5%	$9,877	$11,181	$1,303
1 16060	393	18		$37.30	$14,646		$7,689	$22,335	34%	39%	5%	$7,683	$8,696	$1,014
1 16061	31	18		$37.30	$1,145		$601	$1,746	34%	39%	5%	$601	$680	$79
1 16062	110	18		$37.30	$4,096		$2,150	$6,246	32%	36%	4%	$2,029	$2,266	$237
Subtotal:	**7,098**		**2002**		**$264,761**	**5%**	**$139,000**	**$403,763**				**$143,661**	**$162,863**	**$19,201**

TABLE NO. 16
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
NTMWD Prosper Interceptor Sewer															
1	10126	247	42		$20.25	$5,004		$2,627	$7,631	23%	52%	29%	$1,778	$3,989	$2,211
1	10127	341	42		$20.25	$6,906		$3,626	$10,532	23%	52%	29%	$2,454	$5,512	$3,057
1	10128	404	42		$20.25	$8,189		$4,299	$12,488	23%	52%	29%	$2,910	$6,544	$3,634
1	10129	267	42		$20.25	$5,405		$2,838	$8,243	26%	59%	33%	$2,141	$4,823	$2,682
1	10130	417	42		$20.25	$8,444		$4,433	$12,877	26%	59%	33%	$3,344	$7,543	$4,198
1	10131	693	42		$20.25	$14,041		$7,372	$21,413	26%	59%	33%	$5,560	$12,558	$6,998
1	10132	788	24		$20.25	$15,969		$8,384	$24,353	100%	100%	0%	$24,353	$24,353	$0
1	10133	589	24		$20.25	$11,934		$6,265	$18,199	100%	100%	0%	$18,199	$18,199	$0
1	10134	252	24		$20.25	$5,105		$2,680	$7,785	100%	100%	0%	$7,785	$7,785	$0
1	10135	352	24		$20.25	$7,130		$3,743	$10,873	100%	100%	0%	$10,873	$10,873	$0
1	10136	650	24		$20.25	$13,170		$6,914	$20,084	100%	100%	0%	$20,084	$20,084	$0
1	10137	617	24		$20.25	$12,504		$6,565	$19,069	100%	100%	0%	$19,069	$19,069	$0
1	10138	520	24		$20.25	$10,539		$5,533	$16,072	100%	100%	0%	$16,072	$16,072	$0
1	10139	775	24		$20.25	$15,702		$8,244	$23,946	100%	100%	0%	$23,946	$23,946	$0
1	10140	343	24		$20.25	$6,951		$3,649	$10,600	100%	100%	0%	$10,600	$10,600	$0
1	10141	368	24		$20.25	$7,451		$3,912	$11,363	100%	100%	0%	$11,363	$11,363	$0
1	10142	586	24		$20.25	$11,868		$6,231	$18,099	100%	100%	0%	$18,099	$18,099	$0
1	10143	298	24		$20.25	$6,042		$3,172	$9,214	100%	100%	0%	$9,214	$9,214	$0
1	10144	450	24		$20.25	$9,109		$4,782	$13,891	100%	100%	0%	$13,891	$13,891	$0
1	10145	452	24		$20.25	$9,147		$4,802	$13,949	90%	100%	10%	$12,535	$13,949	$1,414
1	10146	318	24		$20.25	$6,447		$3,385	$9,832	95%	100%	5%	$9,340	$9,832	$492
1	10147	167	24		$20.25	$3,377		$1,773	$5,150	95%	100%	5%	$4,892	$5,150	$258
1	10148	478	24		$20.25	$9,678		$5,081	$14,759	95%	100%	5%	$14,020	$14,759	$739
1	10149	500	24		$20.25	$10,125		$5,316	$15,441	95%	100%	5%	$14,664	$15,441	$777
1	10150	614	24		$20.25	$12,439		$6,530	$18,969	95%	100%	5%	$18,015	$18,969	$954
1	10151	271	24		$20.25	$5,490		$2,882	$8,372	95%	100%	5%	$7,946	$8,372	$426
1	10152	773	24		$20.25	$15,657		$8,220	$23,877	98%	100%	2%	$23,375	$23,877	$502
1	10153	693	24		$20.25	$14,028		$7,365	$21,393	98%	100%	2%	$20,943	$21,393	$450
1	10154	197	24		$20.25	$4,000		$2,100	$6,100	98%	100%	2%	$5,972	$6,100	$128
1	10155	134	24		$20.25	$2,721		$1,429	$4,150	98%	100%	2%	$4,063	$4,150	$87
1	10156	735	24		$20.25	$14,885		$7,815	$22,700	98%	100%	2%	$22,223	$22,700	$477
1	10157	505	24		$20.25	$10,234		$5,373	$15,607	98%	100%	2%	$15,275	$15,607	$332
1	10158	481	24		$20.25	$9,739		$5,113	$14,852	100%	100%	0%	$14,852	$14,852	$0
1	10159	332	24		$20.25	$6,730		$3,533	$10,263	100%	100%	0%	$10,263	$10,263	$0
Subtotal:		**15,610**		**2007**		**$316,159**	**5%**	**$165,986**	**$482,146**				**$239,582**	**$246,618**	**$7,036**

TABLE NO. 16
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
Westerra Stonebridge Sewer															
1	19009	13	24		$18.00	$225		$118	$343	10%	90%	80%	$34	$308	$274
1	19010	72	24		$18.00	$1,296		$680	$1,976	83%	89%	6%	$1,634	$1,753	$120
1	19011	144	15		$4.80	$689		$362	$1,051	83%	89%	6%	$869	$933	$64
1	19012	329	15		$4.80	$1,578		$828	$2,406	83%	89%	6%	$1,989	$2,135	$146
1	19013	339	15		$4.80	$1,628		$855	$2,483	83%	89%	6%	$2,053	$2,203	$150
1	19014	129	15		$4.80	$621		$326	$947	83%	89%	6%	$783	$840	$57
1	19015	131	15		$4.80	$630		$331	$961	83%	89%	7%	$796	$860	$64
1	19016	334	15		$4.80	$1,602		$841	$2,443	83%	89%	7%	$2,022	$2,186	$163
1	19017	345	15		$4.80	$1,654		$868	$2,522	83%	89%	7%	$2,088	$2,256	$168
1	19018	307	15		$4.80	$1,476		$775	$2,251	83%	90%	7%	$1,867	$2,032	$165
1	19019	50	15		$4.80	$239		$125	$364	83%	90%	7%	$303	$328	$26
1	19020	64	15		$4.80	$306		$161	$467	83%	90%	7%	$388	$421	$33
1	19021	77	15		$4.80	$369		$194	$563	83%	90%	7%	$469	$508	$39
	Subtotal:	**2,333**		**2003**		**$12,313**	**5%**	**$6,464**	**$18,777**				**$15,295**	**$16,763**	**$1,469**

TABLE NO. 16

Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
Westerra Stonebridge Trunk Line															
Line H & H-2															
1	17397	344	42		$54.00	$18,569		$9,749	$28,318	100%	100%	0%	$28,318	$28,318	$0
1	17398	490	30		$54.00	$26,462		$13,893	$40,355	100%	100%	0%	$40,355	$40,355	$0
1	17399	451	30		$54.00	$24,353		$12,785	$37,138	100%	100%	0%	$37,138	$37,138	$0
1	17400	500	30		$54.00	$27,000		$14,175	$41,175	100%	100%	0%	$41,175	$41,175	$0
1	17401	10	30		$54.00	$540		$284	$824	91%	91%	0%	$751	$751	$0
1	17402	480	30		$54.00	$25,914		$13,605	$39,519	100%	100%	0%	$39,519	$39,519	$0
1	17403	349	30		$54.00	$18,857		$9,900	$28,757	100%	100%	0%	$28,757	$28,757	$0
1	17404	260	30		$54.00	$14,014		$7,357	$21,371	100%	100%	0%	$21,371	$21,371	$0
1	17405	32	30		$54.00	$1,751		$919	$2,670	100%	100%	0%	$2,670	$2,670	$0
1	17406	70	30		$54.00	$3,803		$1,997	$5,800	100%	100%	0%	$5,800	$5,800	$0
1	17407	157	30		$54.00	$8,486		$4,455	$12,941	100%	100%	0%	$12,941	$12,941	$0
1	17408	83	30		$30.50	$2,533		$1,330	$3,863	100%	100%	0%	$3,863	$3,863	$0
1	17409	37	30		$30.50	$1,127		$592	$1,719	100%	100%	0%	$1,719	$1,719	$0
1	17410	229	30		$30.50	$6,996		$3,673	$10,669	100%	100%	0%	$10,669	$10,669	$0
1	17411	490	30		$30.50	$14,945		$7,846	$22,791	100%	100%	0%	$22,791	$22,791	$0
1	17412	210	30		$30.50	$6,414		$3,367	$9,781	100%	100%	0%	$9,781	$9,781	$0
1	17413	280	30		$30.50	$8,528		$4,477	$13,005	100%	100%	0%	$13,005	$13,005	$0
1	17414	245	30		$30.50	$7,471		$3,922	$11,393	100%	100%	0%	$11,393	$11,393	$0
1	17415	235	30		$30.50	$7,168		$3,763	$10,931	100%	100%	0%	$10,931	$10,931	$0
1	17416	474	30		$54.00	$25,583		$13,431	$39,014	100%	100%	0%	$39,014	$39,014	$0
1	17417	517	30		$54.00	$27,936		$14,666	$42,602	100%	100%	0%	$42,602	$42,602	$0
1	17418	490	30		$54.00	$26,460		$13,892	$40,352	100%	100%	0%	$40,352	$40,352	$0
1	17420	293	30		$54.00	$15,796		$8,293	$24,089	100%	100%	0%	$24,089	$24,089	$0
1	17421	179	30		$54.00	$9,673		$5,078	$14,751	100%	100%	0%	$14,751	$14,751	$0
1	19000	144	24		$54.00	$7,789		$4,089	$11,878	85%	91%	6%	$10,087	$10,841	$754
1	19001	377	24		$54.00	$20,361		$10,690	$31,051	12%	90%	78%	$3,601	$27,879	$24,278
1	19002	129	24		$54.00	$6,956		$3,652	$10,608	12%	90%	78%	$1,229	$9,541	$8,312
1	19003	490	24		$93.00	$45,610		$23,945	$69,555	12%	90%	78%	$8,058	$62,574	$54,516
1	19004	490	24		$54.00	$26,457		$13,890	$40,347	12%	90%	78%	$4,673	$36,307	$31,634
1	19005	490	24		$54.00	$26,466		$13,895	$40,361	12%	90%	78%	$4,674	$36,329	$31,655
1	19006	490	24		$54.00	$26,465		$13,894	$40,359	10%	90%	80%	$4,030	$36,260	$32,230
1	19007	430	24		$54.00	$23,210		$12,185	$35,395	10%	90%	80%	$3,525	$31,809	$28,284
1	19008	237	24		$54.00	$12,785		$6,712	$19,497	10%	90%	80%	$1,933	$17,480	$15,547
Subtotal:		**10,183**		**2003**		**$526,478**	**5%**	**$276,401**	**$802,879**				**$545,565**	**$772,775**	**$227,210**

TABLE NO. 16
Existing Impact Fee Wastewater Lines

	Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
										2012	2022	During Fee Period	2012	2022	During Fee Period
Franklin Branch Trunk Sewer															
From North Side of Parker Creek Estates North Along Franklin Branch to U.S. 380 and East to Bois D' Arc Road															
2	16010	102	30		$205.18	$20,929		$10,988	$31,917	4%	44%	39%	$1,295	$13,900	$12,605
2	16011	38	30		$205.18	$7,797		$4,093	$11,890	4%	44%	39%	$482	$5,178	$4,696
2	16012	60	30		$205.18	$12,311		$6,463	$18,774	4%	44%	39%	$762	$8,176	$7,415
2	16013	381	27		$205.18	$78,175		$41,042	$119,217	4%	44%	39%	$4,838	$51,921	$47,083
2	16014	800	27		$205.18	$164,147		$86,177	$250,324	4%	44%	39%	$10,158	$109,020	$98,862
2	16015	60	27		$205.18	$12,311		$6,463	$18,774	4%	44%	39%	$762	$8,175	$7,413
2	16016	229	18		$205.18	$46,987		$24,668	$71,655	11%	57%	46%	$8,196	$40,818	$32,622
2	16017	300	18		$205.18	$61,555		$32,316	$93,871	11%	57%	46%	$10,737	$53,474	$42,736
2	16018	192	18		$205.18	$39,395		$20,682	$60,077	11%	57%	46%	$6,872	$34,223	$27,351
2	16019	308	18		$205.18	$63,196		$33,178	$96,374	11%	57%	46%	$11,024	$54,899	$43,876
2	16020	140	18		$205.18	$28,726		$15,081	$43,807	11%	57%	46%	$5,011	$24,955	$19,944
2	16021	775	12		$205.18	$159,017		$83,484	$242,501	56%	66%	10%	$135,592	$159,060	$23,468
2	16022	216	18		$205.18	$44,320		$23,268	$67,588	1%	40%	39%	$861	$27,177	$26,316
	Subtotal:	**3,601**		**2005**		**$738,865**	**5%**	**$387,903**	**$1,126,769**				**$196,590**	**$590,976**	**$394,387**
Airport Sewer Phase II															
From northeast of termination of Industrial Blvd to North McKinney Interceptor															
2	20300	25	15		$149.89	$3,816		$2,003	$5,819	79%	100%	21%	$4,576	$5,819	$1,243
2	20302	43	15		$149.89	$6,454		$3,388	$9,842	79%	100%	21%	$7,740	$9,842	$2,102
2	20304	438	15		$149.89	$65,671		$34,477	$100,148	79%	100%	21%	$78,763	$100,148	$21,385
2	20306	500	15		$149.89	$74,974		$39,361	$114,335	79%	100%	21%	$89,921	$114,335	$24,414
2	20308	500	15		$149.89	$74,882		$39,313	$114,195	79%	100%	21%	$89,811	$114,195	$24,384
2	20310	500	15		$149.89	$75,012		$39,381	$114,393	79%	100%	21%	$89,966	$114,393	$24,427
2	20312	183	15		$149.89	$27,499		$14,437	$41,936	79%	100%	21%	$32,981	$41,936	$8,955
2	20314	498	15		$149.89	$74,701		$39,218	$113,919	79%	100%	21%	$89,593	$113,919	$24,326
2	20316	499	15		$149.89	$74,768		$39,253	$114,021	79%	100%	21%	$89,674	$114,021	$24,347
2	20318	523	15		$149.89	$78,400		$41,160	$119,560	79%	100%	21%	$94,030	$119,560	$25,530
2	20320	296	15		$149.89	$44,350		$23,284	$67,634	79%	100%	21%	$53,192	$67,634	$14,442
2	20322	532	15		$149.89	$79,816		$41,903	$121,719	79%	100%	21%	$95,728	$121,719	$25,991
2	20324	357	15		$149.89	$53,464		$28,069	$81,533	79%	100%	21%	$64,123	$81,533	$17,410
2	20326	282	15		$149.89	$42,255		$22,184	$64,439	79%	100%	21%	$50,739	$64,439	$13,700
2	20328	445	15		$149.89	$66,709		$35,022	$101,731	79%	100%	21%	$80,368	$101,731	$21,363
2	20330	24	15		$149.89	$3,667		$1,925	$5,592	79%	100%	21%	$4,398	$5,592	$1,194
	Subtotal:	**5,647**		**2005**		**$846,438**	**5%**	**$444,378**	**$1,290,816**				**$1,015,603**	**$1,290,816**	**$275,213**

TABLE NO. 16
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.)	Total Capital Cost ($)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
									2012	2022	During Fee Period	2012	2022	During Fee Period
Collin McKinney Pkwy. & McKinney Place Drive Sanitary Sewer														
Along Collin McKinney Pkwy. From McKinney Place Drive to Lake Forest Drive														
1 50170	402	15		$114.35	$45,976		$24,137	$70,113	63%	100%	37%	$44,507	$70,113	$25,606
1 50172	398	15		$114.35	$45,504		$23,890	$69,394	63%	100%	37%	$44,050	$69,394	$25,344
1 50174	385	15		$114.35	$44,055		$23,129	$67,184	66%	100%	34%	$44,400	$67,184	$22,784
Subtotal:	**1,185**		**2008**		**$135,535**	**5%**	**$71,156**	**$206,691**				**$132,957**	**$206,691**	**$73,734**
Lake Forest Drive & SH 121 Offsite Utilities														
Along SH 121 North ROW from McKinney Place Drive to Lake Forest Drive														
1 50160	226	21		$538.52	$121,973		$64,036	$186,009	41%	53%	11%	$76,716	$97,734	$21,018
1 50162	226	21		$538.52	$121,536		$63,806	$185,342	41%	53%	11%	$76,440	$97,383	$20,943
1 50164	223	21		$538.52	$120,278		$63,146	$183,424	41%	53%	11%	$75,649	$96,375	$20,726
1 50166	420	21		$538.52	$226,023		$118,662	$344,685	41%	53%	11%	$142,158	$181,106	$38,947
Subtotal:	**1,095**		**2008**		**$589,810**	**5%**	**$309,650**	**$899,460**				**$370,963**	**$472,598**	**$101,634**
Existing Sewer Line CIP Total	**196,693**				**$13,313,208**		**$6,989,450**	**$20,302,674**				**$15,248,909**	**$17,382,293**	**$2,133,385**

Notes:
1 - City Participate in Cost Oversize
2 - City Initiated and Funded

TABLE NO. 17

Proposed Impact Fee Wastewater Lines

	Pipe Number		Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.) *	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
Westerra Stonebridge - Sanitary Sewer Trunk Line - Line "H-3"																
1	19059	*	74	24		$96.00	$7,087		$3,721	$10,808	0%	88%	88%	$0	$9,541	$9,541
1	19060	*	531	24		$96.00	$50,958		$26,753	$77,711	0%	89%	89%	$0	$68,863	$68,863
1	19063	*	34	21		$72.00	$2,462		$1,292	$3,754	0%	90%	90%	$0	$3,369	$3,369
1	19064	*	341	21		$72.00	$24,558		$12,893	$37,451	0%	88%	88%	$0	$33,009	$33,009
1	19066	*	498	18		$48.00	$23,908		$12,551	$36,459	0%	95%	95%	$0	$34,699	$34,699
1	19068	*	411	18		$48.00	$19,743		$10,365	$30,108	0%	98%	98%	$0	$29,579	$29,579
1	19070	*	508	18		$48.00	$24,375		$12,797	$37,172	0%	99%	99%	$0	$36,868	$36,868
1	19071	*	63	21		$72.00	$4,570		$2,399	$6,969	0%	63%	63%	$0	$4,375	$4,375
1	19072	*	219	21		$72.00	$15,742		$8,265	$24,007	0%	53%	53%	$0	$12,810	$12,810
1	19074	*	159	21		$72.00	$11,477		$6,025	$17,502	0%	53%	53%	$0	$9,339	$9,339
1	19076	*	490	21		$72.00	$35,250		$18,506	$53,756	0%	53%	53%	$0	$28,684	$28,684
1	19078	*	453	21		$72.00	$32,605		$17,118	$49,723	0%	53%	53%	$0	$26,533	$26,533
1	19080	*	441	21		$72.00	$31,769		$16,679	$48,448	0%	53%	53%	$0	$25,852	$25,852
1	19082	*	481	21		$72.00	$34,650		$18,191	$52,841	0%	53%	53%	$0	$28,196	$28,196
1	19084	*	182	21		$72.00	$13,087		$6,871	$19,958	0%	53%	53%	$0	$10,650	$10,650
1	19086	*	204	21		$72.00	$14,689		$7,712	$22,401	0%	53%	53%	$0	$11,953	$11,953
1	19088	*	157	21		$72.00	$11,276		$5,920	$17,196	0%	53%	53%	$0	$9,176	$9,176
1	19090	*	347	21		$72.00	$24,950		$13,099	$38,049	0%	53%	53%	$0	$20,303	$20,303
1	19092	*	383	18		$48.00	$18,374		$9,647	$28,021	0%	53%	53%	$0	$14,952	$14,952
1	19094	*	138	18		$48.00	$6,615		$3,473	$10,088	0%	53%	53%	$0	$5,383	$5,383
1	19096	*	113	18		$48.00	$5,417		$2,844	$8,261	0%	53%	53%	$0	$4,408	$4,408
1	19098	*	326	18		$48.00	$15,652		$8,218	$23,870	0%	53%	53%	$0	$12,737	$12,737
1	19102	*	389	18		$48.00	$18,682		$9,808	$28,490	0%	40%	40%	$0	$11,290	$11,290
1	19104	*	230	18		$48.00	$11,051		$5,802	$16,853	0%	40%	40%	$0	$6,679	$6,679
1	19106	*	179	18		$48.00	$8,598		$4,514	$13,112	0%	40%	40%	$0	$5,196	$5,196
1	19108	*	421	15		$24.00	$10,099		$5,302	$15,401	0%	40%	40%	$0	$6,103	$6,103
1	19110	*	229	15		$24.00	$5,495		$2,885	$8,380	0%	40%	40%	$0	$3,321	$3,321
1	19112	*	195	15		$24.00	$4,679		$2,456	$7,135	0%	40%	40%	$0	$2,827	$2,827
1	19114	*	234	15		$24.00	$5,619		$2,950	$8,569	0%	40%	40%	$0	$3,396	$3,396
1	19116	*	111	15		$24.00	$2,667		$1,400	$4,067	0%	40%	40%	$0	$1,612	$1,612
1	19118	*	236	15		$24.00	$5,654		$2,968	$8,622	0%	0%	0%	$0	$0	$0
1	19120	*	156	15		$24.00	$3,742		$1,965	$5,707	0%	87%	87%	$0	$4,961	$4,961
1	19122	*	194	15		$24.00	$4,656		$2,444	$7,100	0%	87%	87%	$0	$6,172	$6,172
1	19124	*	116	15		$24.00	$2,789		$1,464	$4,253	0%	87%	87%	$0	$3,697	$3,697
1	19126	*	59	15		$24.00	$1,415		$743	$2,158	0%	87%	87%	$0	$1,876	$1,876
1	19128	*	109	15		$24.00	$2,610		$1,370	$3,980	0%	87%	87%	$0	$3,460	$3,460
1	19130	*	149	15		$24.00	$3,586		$1,882	$5,468	0%	87%	87%	$0	$4,753	$4,753
1	19132	*	177	15		$24.00	$4,256		$2,235	$6,491	0%	87%	87%	$0	$5,643	$5,643
1	19134	*	358	12		$0.00	$0		$0	$0	0%	87%	87%	$0	$0	$0
1	19136	*	61	12		$0.00	$0		$0	$0	0%	87%	87%	$0	$0	$0
1	19138	*	448	12		$0.00	$0		$0	$0	0%	87%	87%	$0	$0	$0
1	19140	*	328	12		$0.00	$0		$0	$0	0%	87%	87%	$0	$0	$0
1	19142	*	248	12		$0.00	$0		$0	$0	0%	87%	87%	$0	$0	$0
1	FM19008	*	742	20		$48.00	$35,636		$18,709	$54,345	0%	44%	44%	$0	$23,689	$23,689
1	FM19010	*	1,422	18		$48.00	$68,242		$35,827	$104,069	0%	44%	44%	$0	$45,363	$45,363
	Subtotal:		**13,344**		**2013**		**$628,692**	**5%**	**$330,063**	**$958,755**				**$0**	**$581,317**	**$581,317**

TABLE NO. 17

Proposed Impact Fee Wastewater Lines

	Pipe Number		Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.) *	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
Trinity Falls Offsite Wastewater Line																
1	25000	*	19	36		$180.00	$3,442		$1,807	$5,249	0%	54%	54%	$0	$2,817	$2,817
1	25002	*	597	36		$180.00	$107,504		$56,440	$163,944	0%	53%	53%	$0	$87,229	$87,229
1	25004	*	87	36		$180.00	$15,595		$8,187	$23,782	0%	53%	53%	$0	$12,651	$12,651
1	25006	*	79	36		$180.00	$14,310		$7,513	$21,823	0%	53%	53%	$0	$11,575	$11,575
1	25008	*	265	36		$180.00	$47,725		$25,056	$72,781	0%	53%	53%	$0	$38,598	$38,598
1	25010	*	609	36		$180.00	$109,675		$57,579	$167,254	0%	53%	53%	$0	$88,699	$88,699
1	25012	*	573	36		$180.00	$103,115		$54,135	$157,250	0%	53%	53%	$0	$83,403	$83,403
1	25014	*	577	36		$180.00	$103,888		$54,541	$158,429	0%	53%	53%	$0	$84,019	$84,019
1	25016	*	570	36		$180.00	$102,597		$53,863	$156,460	0%	53%	53%	$0	$82,946	$82,946
1	25018	*	531	36		$180.00	$95,666		$50,225	$145,891	0%	54%	54%	$0	$78,912	$78,912
1	25020	*	798	36		$180.00	$143,717		$75,451	$219,168	0%	54%	54%	$0	$118,988	$118,988
1	25022	*	278	36		$180.00	$50,121		$26,314	$76,435	0%	54%	54%	$0	$41,486	$41,486
1	25024	*	317	36		$180.00	$57,128		$29,992	$87,120	0%	55%	55%	$0	$48,331	$48,331
1	25026	*	521	36		$180.00	$93,692		$49,188	$142,880	0%	55%	55%	$0	$79,253	$79,253
1	25028	*	410	36		$180.00	$73,748		$38,718	$112,466	0%	55%	55%	$0	$62,366	$62,366
1	25030	*	674	36		$180.00	$121,367		$63,718	$185,085	0%	55%	55%	$0	$102,620	$102,620
1	25032	*	856	36		$180.00	$154,124		$80,915	$235,039	0%	55%	55%	$0	$130,280	$130,280
1	25034	*	789	36		$180.00	$141,990		$74,545	$216,535	0%	55%	55%	$0	$119,989	$119,989
1	25036	*	717	36		$180.00	$129,108		$67,782	$196,890	0%	61%	61%	$0	$120,114	$120,114
1	25038	*	279	36		$180.00	$50,235		$26,374	$76,609	0%	61%	61%	$0	$46,736	$46,736
1	25040	*	607	36		$180.00	$109,349		$57,408	$166,757	0%	61%	61%	$0	$101,731	$101,731
1	25042	*	638	36		$180.00	$114,875		$60,309	$175,184	0%	61%	61%	$0	$106,903	$106,903
1	25044	*	812	36		$180.00	$146,223		$76,767	$222,990	0%	61%	61%	$0	$136,076	$136,076
1	25046	*	840	36		$180.00	$151,128		$79,342	$230,470	0%	61%	61%	$0	$140,640	$140,640
1	25048	*	586	36		$180.00	$105,568		$55,423	$160,991	0%	63%	63%	$0	$102,163	$102,163
1	25050	*	877	36		$180.00	$157,885		$82,890	$240,775	0%	63%	63%	$0	$152,794	$152,794
	Subtotal:		**13,910**		**2013**		**$2,503,778**	**5%**	**$1,314,482**	**$3,818,260**				**$0**	**$2,181,319**	**$2,181,319**

TABLE NO. 17

Proposed Impact Fee Wastewater Lines

	Pipe Number		Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.) *	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
Clemons Creek Trunk Sewer																
1	CC100	*	1,423	27		$120.00	$170,789		$89,664	$260,453	0%	13%	13%	$0	$33,526	$33,526
1	CC102	*	3,869	24		$96.00	$371,457		$195,015	$566,472	0%	6%	6%	$0	$34,950	$34,950
1	CC103	*	1,196	24		$96.00	$114,803		$60,272	$175,075	0%	4%	4%	$0	$6,548	$6,548
1	CC104	*	2,458	21		$72.00	$176,990		$92,920	$269,910	0%	0%	0%	$0	$0	$0
	Subtotal:		**8,947**		**2014**		**$834,039**	**5%**	**$437,871**	**$1,271,910**				**$0**	**$75,024**	**$75,024**
Honey Creek Trunk Sewer																
1	HC122A	*	19	36		$180.00	$3,330		$1,748	$5,078	0%	55%	55%	$0	$2,790	$2,790
1	HC123	*	1,848	42		$240.00	$443,402		$232,786	$676,188	0%	6%	6%	$0	$37,931	$37,931
1	HC123A	*	2,752	36		$180.00	$495,432		$260,102	$755,534	0%	2%	2%	$0	$16,012	$16,012
1	HC124	*	2,129	36		$180.00	$383,287		$201,226	$584,513	0%	2%	2%	$0	$12,635	$12,635
1	HC157	*	876	18		$48.00	$42,041		$22,071	$64,112	0%	34%	34%	$0	$21,513	$21,513
	Subtotal:		**19**		**2015**		**$1,367,493**	**5%**	**$717,933**	**$2,085,426**				**$0**	**$90,881**	**$90,881**
Big Branch Trunk Sewer																
1	BB100	*	4,878	24		$96.00	$468,264		$245,839	$714,103	0%	2%	2%	$0	$17,333	$17,333
	Subtotal:		**4,878**		**2016**		**$468,264**	**5%**	**$245,839**	**$714,103**				**$0**	**$17,333**	**$17,333**
Upper East Fork Trunk Sewer																
1	UE106	*	1,870	30		$144.00	$269,222		$141,342	$410,564	0%	63%	63%	$0	$260,540	$260,540
1	UE108	*	3,475	21		$72.00	$250,178		$131,343	$381,521	0%	68%	68%	$0	$260,157	$260,157
1	UE110	*	2,593	21		$72.00	$186,673		$98,003	$284,676	0%	65%	65%	$0	$184,386	$184,386
1	UE112	*	2,747	15		$24.00	$65,920		$34,608	$100,528	0%	58%	58%	$0	$58,304	$58,304
1	UE116	*	3,474	15		$24.00	$83,371		$43,770	$127,141	0%	65%	65%	$0	$82,349	$82,349
	Subtotal:		**14,157**		**2018**		**$855,365**	**5%**	**$449,066**	**$1,304,431**				**$0**	**$845,736**	**$845,736**
Franklin Branch Trunk Sewer																
1	FB100	*	883	18		$48.00	$42,361		$22,239	$64,600	0%	40%	40%	$0	$25,678	$25,678
1	FB102	*	5,010	18		$48.00	$240,470		$126,247	$366,717	0%	36%	36%	$0	$132,061	$132,061
1	FB104	*	5,603	15		$24.00	$134,471		$70,597	$205,068	0%	29%	29%	$0	$60,403	$60,403
	Subtotal:		**883**		**2018**		**$417,301**	**5%**	**$219,083**	**$636,384**				**$0**	**$218,142**	**$218,142**

TABLE NO. 17

Proposed Impact Fee Wastewater Lines

	Pipe Number		Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost ($/Ft.) *	Total Capital Cost ($)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost ($)	(%) Utilized Capacity			($) Utilized Capacity		
											2012	2022	During Fee Period	2012	2022	During Fee Period
Stonebridge Lift Station No. 1 Abandonment Sanitary Sewer																
1	UW105B	*	3,000	24		$96.00	$288,000		$151,200	$439,200	0%	90%	90%	$0	$393,421	$393,421
2	UW105A		2,550	24		$288.00	$734,400		$385,560	$1,119,960	0%	90%	90%	$0	$1,003,223	$1,003,223
	Subtotal:		**5,550**		**2020**		**$1,022,400**	**5%**	**$536,760**	**$1,559,160**				**$0**	**$1,396,644**	**$1,396,644**
Stover Creek Trunk Sewer																
1	SC100	*	2,585	30		$144.00	$372,181		$195,395	$567,576	0%	18%	18%	$0	$100,752	$100,752
1	SC101	*	2,917	27		$120.00	$350,083		$183,793	$533,876	0%	15%	15%	$0	$80,257	$80,257
1	SC102	*	5,461	27		$120.00	$655,338		$344,053	$999,391	0%	13%	13%	$0	$129,901	$129,901
	Subtotal:		**10,963**		**2022**		**$1,377,601**	**5%**	**$723,241**	**$2,100,842**				**$0**	**$310,910**	**$310,910**
Upper Wilson Creek Trunk Sewer																
1	UW108	*	6,581	15		$24.00	$157,933		$82,915	$240,848	0%	24%	24%	$0	$57,161	$57,161
	Subtotal:		**6,581**		**2022**		**$157,933**	**5%**	**$82,915**	**$240,848**				**$0**	**$57,161**	**$57,161**
NTMWD Prosper/McKinney Parallel Interceptor																
1	WC284	*	269	36		$180.00	$48,342		$25,379	$73,721	0%	68%	68%	$0	$49,885	$49,885
1	WC286	*	341	36		$180.00	$61,357		$32,212	$93,569	0%	68%	68%	$0	$63,356	$63,356
1	WC288	*	404	36		$180.00	$72,788		$38,214	$111,002	0%	68%	68%	$0	$75,192	$75,192
1	WC290	*	267	30		$144.00	$38,429		$20,175	$58,604	0%	68%	68%	$0	$39,742	$39,742
1	WC292	*	417	30		$144.00	$60,036		$31,519	$91,555	0%	68%	68%	$0	$62,117	$62,117
1	WC294	*	693	30		$144.00	$99,824		$52,408	$152,232	0%	68%	68%	$0	$103,367	$103,367
1	WC294A	*	14	42		$240.00	$3,397		$1,784	$5,181	0%	12%	12%	$0	$604	$604
1	WC296	*	788	42		$240.00	$189,232		$99,347	$288,579	0%	46%	46%	$0	$132,204	$132,204
1	WC298	*	589	42		$240.00	$141,417		$74,244	$215,661	0%	46%	46%	$0	$99,178	$99,178
1	WC300	*	252	42		$240.00	$60,470		$31,747	$92,217	0%	46%	46%	$0	$42,168	$42,168
1	WC302	*	352	42		$240.00	$84,475		$44,349	$128,824	0%	46%	46%	$0	$59,034	$59,034
1	WC304	*	650	42		$240.00	$156,075		$81,939	$238,014	0%	46%	46%	$0	$109,131	$109,131
1	WC306	*	617	42		$240.00	$148,169		$77,788	$225,957	0%	46%	46%	$0	$103,703	$103,703
1	WC308	*	520	42		$240.00	$124,880		$65,562	$190,442	0%	46%	46%	$0	$87,547	$87,547
1	WC310	*	775	36		$180.00	$139,541		$73,259	$212,800	0%	38%	38%	$0	$81,515	$81,515
1	WC312	*	343	36		$180.00	$61,778		$32,433	$94,211	0%	38%	38%	$0	$36,089	$36,089
1	WC314	*	368	36		$180.00	$66,208		$34,759	$100,967	0%	38%	38%	$0	$38,676	$38,676
1	WC316	*	586	36		$180.00	$105,467		$55,370	$160,837	0%	38%	38%	$0	$60,513	$60,513
1	WC317	*	14	36		$180.00	$2,552		$1,340	$3,892	0%	43%	43%	$0	$1,673	$1,673
1	WC318	*	298	36		$180.00	$53,713		$28,200	$81,913	0%	38%	38%	$0	$30,772	$30,772
1	WC320	*	450	36		$180.00	$80,959		$42,504	$123,463	0%	38%	38%	$0	$46,379	$46,379
	Subtotal:		**9,009**		**2017**		**$1,799,107**	**5%**	**$944,532**	**$2,743,639**				**$0**	**$1,322,845**	**$1,322,845**
Sewer Line CIP Total			**88,240**				**$11,431,973**		**$6,001,785**	**$17,433,758**				**$0**	**$7,097,312**	**$7,097,312**

Notes: 1 - City Participate in Cost Oversize
2 - City Initiated and Funded

** Average Unit costs are based in 2012 dollars unless otherwise indicated and includes 20% for engineering, surveying & QA testing*

TABLE NO. 18
Proposed Wastewater Lift Station Facilities

Pump Station Improvements	Year Const.	Projected Capacity (MGD)	Pump Station Cost ($)				Capacity Utilized (%)			Capacity Utilized ($)		
			Const.	* Engineering & Testing	20 Year Debt Service @ 5% Simple Interest	Total 20 Yr. Project Cost $	2012	2022	In The CRF Period	2012	2022	In The CRF Period
Westerra Stonebridge - Lift Stations (On U.S. 380, West of Custer Rd. & East of Independence Pkwy.)												
Stonebridge Lift Station No. 2	2013	4.9	$ 314,249	$ 31,425	$ 181,479	$ 527,153	0.0%	60.0%	60.0%	$ -	$ 316,292	$ 316,292
Stonebridge Lift Station No. 3	2013	4.4	$ 345,544	$ 34,554	$ 199,551	$ 579,649	0.0%	50.0%	50.0%	$ -	$ 289,824	$ 289,824
Total			**$ 659,793**	**$ 65,979**	**$ 381,030**	**$ 1,106,802**				**$ -**	**$ 606,116**	**$ 606,116**

* 10% of Construction Assumed for Engineering and Testing
(1) Estimated Cost Based on Actual Bid Price

F. CALCULATION OF MAXIMUM IMPACT FEES - WATER & WASTEWATER

Chapter 395, of the Local Government Code allows the maximum impact fee to be charged if revenues from Future Ad Valorem Taxes and water and sewer bills are included as a credit in the analysis. If not, the Act allows the maximum assessable fee to be set at 50% of the calculated maximum fee. The maximum impact fees for the water and wastewater systems are calculated separately by dividing the cost of the capital improvements or facility expansions necessitated and attributable to new development in the Service Area within the ten year period by the number of living units anticipated to be added to City within the ten year period. To simplify collection, we recommend the fee remain fixed throughout the 5-year period, unless changed by Council.

The **Water System** impact fee for a ¾" meter is calculated as follows:

Maximum Impact Fee = (Eligible Existing Facility Cost + Eligible Proposed Facility Cost) / (Number of New Living Unit Equivalent over the Next 10-Years)

= ($30,599,144.35 + $65,017,104.77) / 36,926.2 = $95,616,249.12 / 36,926.2

Calculated Water Maximum Impact Fee = $2,589.39 *

* Maximum Allowable Water Impact Fee is 50% of the Calculated Water Maximum Impact Fee

Maximum Assessable Water Impact Fee = $2,589.39 X 50% = $1,294.70

The **Wastewater System** impact fee is calculated as follows:

Maximum Impact Fee = (Eligible Existing Facility Cost + Eligible Proposed Facility Cost) / (Number of New Living Unit Equivalent over the Next 10-Years)

= ($2,133,385.00 + $8,049,363.22) / 31,401.5 = $10,182,748.22 / 31,401.5

Calculated Water Maximum Impact Fee = $324.28 *

* Maximum Allowable Water Impact Fee is 50% of the Calculated Water Maximum Impact Fee

Maximum Assessable Wastewater Impact Fee = $324.28 X 50% = $162.14

Table No. 19 summarizes the per service unit equivalent maximum assessable impact fee that can be charged based on the calculated 50% credit above.

TABLE NO. 19

Maximum Assessable Water & Wastewater Impact Fee

Maximum Assessable Water Impact Fee per Living Unit Equivalent: **$1,294.70**

Maximum Assessable Wastewater Impact Fee per Living Unit Equivalent: **$162.14**

Meter Type	Meter Size	Living Unit Equivalent	Max. Assessable Impact Fee		
			Water	Wastewater	Total
Multijet	3/4"	1.0	$ 1,294.70	$ 162.14	$ 1,456.84
Multijet	1"	1.7	$ 2,200.99	$ 275.64	$ 2,476.63
Ultrasonic	2"	8.3	$ 10,746.01	$ 1,345.76	$ 12,091.77
Ultrasonic	3"	16.7	$ 21,621.49	$ 2,707.74	$ 24,329.23
Ultrasonic	4"	33.3	$ 43,113.51	$ 5,399.26	$ 48,512.77
Ultrasonic	6"	53.3	$ 69,007.51	$ 8,642.06	$ 77,649.57
Ultrasonic	8"	93.3	$ 120,795.51	$ 15,127.66	$ 135,923.17
Ultrasonic	10" to 12"	183.3	$ 237,318.51	$ 29,720.26	$ 267,038.77

UPDATED 2012 -2022 WATER & WASTEWATER IMPACT FEE UPDATE

BIRKHOFF, HENDRICKS & CARTER, L.L.P.

AUGUST 2013
AMENDED DECEMBER 2016

EXHIBIT B

SCHEDULE 1

Maximum assessable utility fee based on date of final plat recordation.

TABLE A.

Maximum assessable utility impact fee if date of final plat recordation is prior to September 1, 2003 for which no replatting is necessary.

Meter Size (*inches*)	WATER		WASTEWATER	
	Maximum Fee (pre-credit)	Maximum Fee (post-credit)	Maximum Fee (pre-credit)	Maximum Fee (post-credit)
3/4	$ 640.00	$ 320.00	$ 725.00	$ 362.50
1	$ 1,120.00	$ 560.00	$ 1,268.75	$ 634.38
1 1/2	$ 2,560.00	$ 1,280.00	$ 2,900.00	$ 1,450.00
2	$ 4,480.00	$ 2,240.00	$ 5,075.00	$ 2,537.50
3	$ 10,240.00	$ 5,120.00	$ 11,600.00	$ 5,800.00
4	$ 17,920.00	$ 8,960.00	$ 20,300.00	$ 10,150.00
6	$ 40,960.00	$ 20,480.00	$ 46,400.00	$ 23,200.00
8	$ 64,000.00	$ 32,000.00	$ 72,500.00	$ 36,250.00
10	$ 96,000.00	$ 48,000.00	$ 108,750.00	$ 54,375.00

Maximum Assessable Fee (post-credit) is 50% of the Maximum Fee (pre-credit).

TABLE B.

Maximum assessable utility impact fee if date of final plat recordation is between September 1, 2003 and November 9, 2008 for which no replatting is necessary.

Meter Size (*inches*)	WATER		WASTEWATER	
	Maximum Fee (pre-credit)	Maximum Fee (post-credit)	Maximum Fee (pre-credit)	Maximum Fee (post-credit)
3/4	$ 2,832.97	$ 1,416.49	$ 1,412.18	$ 706.09
1	$ 4,816.04	$ 2,408.02	$ 2,400.70	$ 1,200.35
1 1/2	$ 9,348.76	$ 4,674.38	$ 4,660.16	$ 2,330.08
2	$ 15,014.68	$ 7,507.34	$ 7,484.40	$ 3,742.20
3	$ 30,312.68	$ 15,156.34	$ 15,110.24	$ 7,555.12
4	$ 47,310.44	$ 23,655.22	$ 23,512.65	$ 11,756.33
6	$ 94,337.56	$ 47,168.78	$ 47,025.30	$ 23,512.65
8	$ 151,087.76	$ 75,543.88	$ 75,268.72	$ 37,634.36
10	$ 434,292.76	$ 217,146.38	$ 216,485.84	$ 108,242.92

Maximum Assessable Fee (post-credit) is 50% of the Maximum Fee (pre-credit).

TABLE C.

Maximum assessable utility impact fee if date of final plat recordation is between November 10, 2008 and November 19, 2013 for which no replatting is necessary.

Meter Size (*inches*)	Meter Type	WATER		WASTEWATER	
		Maximum Fee (pre-credit)	Maximum Fee (post-credit)	Maximum Fee (pre-credit)	Maximum Fee (post-credit)
3/4	Simple	$ 3,255.36	$ 1,627.68	$ 411.04	$ 205.52
1	Simple	$ 5,534.12	$ 2,767.06	$ 698.76	$ 349.38
1 1/2	Simple	$ 10,742.68	$ 5,371.34	$ 1,356.44	$ 678.22
2	Simple	$ 17,253.40	$ 8,626.70	$ 2,178.52	$ 1,089.26
2	Compound	$ 17,253.40	$ 8,626.70	$ 2,178.52	$ 1,089.26
2	Turbine	$ 21,810.92	$ 10,905.46	$ 2,753.96	$ 1,376.98
3	Compound	$ 34,832.36	$ 17,416.18	$ 4,398.12	$ 2,199.06
3	Turbine	$ 52,085.76	$ 26,042.88	$ 6,576.64	$ 3,288.32
4	Compound	$ 54,364.52	$ 27,182.26	$ 6,864.36	$ 3,432.18
4	Turbine	$ 91,150.08	$ 45,575.04	$ 11,509.12	$ 5,754.56
6	Compound	$ 108,403.48	$ 54,201.74	$ 13,687.64	$ 6,843.82
6	Turbine	$ 199,553.56	$ 99,776.78	$ 25,196.76	$ 12,598.38
8	Compound	$ 173,510.68	$ 86,755.34	$ 21,908.44	$ 10,954.22
8	Turbine	$ 347,346.92	$ 173,673.46	$ 43,857.96	$ 21,928.98
10	Compound	$ 499,046.68	$ 249,523.34	$ 63,012.44	$ 31,506.22
10	Turbine	$ 542,668.52	$ 271,334.26	$ 68,520.36	$ 34,260.18
12	Turbine	$ 716,179.20	$ 358,089.60	$ 90,428.80	$ 45,214.40

Maximum Assessable Fee (post-credit) is 50% of the Maximum Fee (pre-credit).

TABLE D.

Maximum assessable utility impact fee if date of final plat recordation is on or after November 20, 2013 for which no replatting is necessary.

Meter Size (*inches*)	Meter Type	WATER		WASTEWATER	
		Maximum Fee (pre-credit)	Maximum Fee (post-credit)	Maximum Fee (pre-credit)	Maximum Fee (post-credit)
3/4	Multi-Jet (Simple)	$ 2,589.39	$ 1,294.70	$ 324.28	$ 162.14
1	Multi-Jet (Simple)	$ 4,401.96	$ 2,200.99	$ 551.28	$ 275.64
2	Ultrasonic	$ 21,491.94	$ 10,746.01	$ 2,691.52	$ 1,345.76
3	Ultrasonic	$ 43,242.81	$ 21,621.49	$ 5,415.48	$ 2,707.74
4	Ultrasonic	$ 86,226.69	$ 43,113.51	$ 10,798.52	$ 5,399.26
6	Ultrasonic	$ 138,014.49	$ 69,007.51	$ 17,284.12	$ 8,642.06
8	Ultrasonic	$ 241,590.09	$ 120,795.51	$ 30,255.32	$ 15,127.66
10-12	Ultrasonic	$ 474,635.19	$ 237,318.51	$ 59,440.52	$ 29,720.26

Maximum Assessable Fee (post-credit) is 50% of the Maximum Fee (pre-credit).

EXHIBIT B

SCHEDULE 2

Actual water and wastewater impact fees charged based on date of final plat recordation.

TABLE A.

Actual water and wastewater impact fees charged if date of final plat recordation is prior to September 1, 2003 for which no replatting is necessary.

Meter Size (*inches*)	WATER	WASTEWATER
3/4	$ 320.00	$ 174.03
1	$ 560.00	$ 290.04
1 1/2	$ 1,280.00	$ 580.09
2	$ 2,240.00	$ 928.14
3	$ 5,120.00	$ 1,856.28
4	$ 8,960.00	$ 2,900.44
6	$ 20,480.00	$ 5,800.88
8	$ 32,000.00	$ 9,281.40
10	$ 48,000.00	$ 31,506.22

TABLE B.

Actual water and wastewater impact fees charged if date of final plat recordation is between September 1, 2003 and November 9, 2008 for which no replatting is necessary.

Meter Size (*inches*)	WATER	WASTEWATER
3/4	$ 1,416.49	$ 174.03
1	$ 2,363.61	$ 290.04
1 1/2	$ 4,674.38	$ 580.09
2	$ 7,507.34	$ 928.14
3	$ 15,127.10	$ 1,856.28
4	$ 23,636.09	$ 2,900.44
6	$ 47,168.78	$ 5,800.88
8	$ 75,543.88	$ 9,281.40
10	$ 217,146.38	$ 31,506.22

TABLE C.

Actual water and wastewater impact fees charged if date of final plat recordation is between November 9, 2008 and November 19, 2013 for which no replatting is necessary.

Meter Size (*inches*)	Meter Type	WATER	WASTEWATER
3/4	Simple	$ 1,418.17	$ 174.03
1	Simple	$ 2,363.61	$ 290.04
1 1/2	Simple	$ 4,727.22	$ 580.09
2	Simple	$ 7,563.55	$ 928.14
2	Compound	$ 7,563.55	$ 928.14
2	Turbine	$ 10,905.46	$ 1,376.98
3	Compound	$ 15,127.10	$ 1,856.28
3	Turbine	$ 26,042.88	$ 3,288.32
4	Compound	$ 23,636.09	$ 2,900.44
4	Turbine	$ 45,575.04	$ 5,754.56
6	Compound	$ 47,272.18	$ 5,800.88
6	Turbine	$ 99,776.78	$ 12,598.38
8	Compound	$ 75,635.48	$ 9,281.40
8	Turbine	$ 173,673.46	$ 21,928.98
10	Compound	$ 249,523.34	$ 31,506.22
10	Turbine	$ 271,334.26	$ 34,260.18
12	Turbine	$ 358,089.60	$ 45,214.40

TABLE D.

Actual water and wastewater impact fees charged if date of final plat recordation is on or after November 20, 2013 for which no replatting is necessary.

Meter Size (*inches*)	Meter Type	WATER	WASTEWATER
3/4	Multi-Jet (Simple)	$ 1,294.70	$ 162.14
1	Multi-Jet (Simple)	$ 2,200.99	$ 275.64
2	Ultrasonic	$ 10,746.01	$ 1,345.76
3	Ultrasonic	$ 21,621.49	$ 2,707.74
4	Ultrasonic	$ 43,113.51	$ 5,399.26
6	Ultrasonic	$ 69,007.51	$ 8,642.06
8	Ultrasonic	$ 120,795.51	$ 15,127.66
10-12	Ultrasonic	$ 237,318.51	$ 29,720.26

18-036

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Birkhoff, Hendricks, & Carter, LLP to Provide Consulting Engineering Services for the WA1625 - University Pump Station - 920 PP Pump Project and Authorizing Any Supplemental Agreements

COUNCIL GOAL: Operational Excellence

MEETING DATE: January 16, 2018

DEPARTMENT: Development Services/Engineering

CONTACT: Nick Ataie, PE, Engineering CIP Manager
Paul Tucker, PE, Senior Utility Engineer

RECOMMENDED CITY COUNCIL ACTION:

- Approval of Resolution.

ITEM SUMMARY:

- This Resolution authorizes the City Manager to execute a contract in the amount of $108,715 as well as all required supplemental agreements thereto, with Birkhoff, Hendricks, & Carter, LLP for professional consulting engineering services for the WA1625 - University Pump Station - 920 Pressure Plane (PP) Pump Project, for a total aggregate contract amount, inclusive of any supplemental agreements, not to exceed $120,000.

BACKGROUND INFORMATION:

- Per the 2012-2013 Water Master Plan, a new 920 Pressure Plane (PP) 15 Million Gallons per Day (MGD) pump is needed to provide additional pumping capacity for the growing City population and businesses.
- The Public Works Department has requested to add the new pump to assist in meeting the peak summer demands and to provide supplemental pumping redundancy due to the age of the existing pumps that serve the 920 PP.
- A new 15-MGD pump with an 800-HP motor will be installed in the vacant Pump Slot No. 7. The addition of the pump will require the design of the piping, valves

and gauges from the existing pump base to the flanged plug at the pump station wall. The work will include the addition of a medium voltage Variable Frequency Drive (VFD) for proposed Pump No. 7 and the replacement of an existing medium voltage VFD for existing Pump No. 2 along with all the electrical connections and Supervisory Control and Data Acquisition (SCADA) controls.

- Review of the existing HVAC system will be conducted to evaluate the heat loads of the new VFDs in the electrical room. If needed, improvements to the Heating, Ventilation and Air Conditioning (HVAC) system will be provided.
- Upgrade and modification to existing electrical equipment include:
    - Specification of a spare pad mounted switch gear.
    - Specification of an upgraded computer and spare hard drive for the Caterpillar Human Machine Interface (HMI).
    - Specification for service or replacement of the battery system for the switchgear.
    - Upgrade of the motor protection relays on the soft-starters.
    - Upgrade the metering on the switchgear and motor control centers.
    - Replacement of the power factor correction capacitors on the soft starters.
- Power System Study - Provide an update to the existing overall Power System Study to include the new pump and variable frequency drives.
- Birkhoff, Hendricks, & Carter, LLP submitted a response to 15-36RFQ for Utility Design. They were one of five firms shortlisted by City Council on October 20, 2015.
- Birkhoff, Hendricks, & Carter, LLP has extensive knowledge of University Pump Station and has provided all of the site planning and design efforts for the facility.
- Construction of this project is estimated to cost a total of approximately $1,413,500.
- Birkhoff, Hendricks, & Carter, LLP submitted a proposal for this project in the amount of $108,715 (7.69% of the overall estimated construction cost) to perform the engineering services. The proposed fee is separated into basic services of $70,575 (4.99% of construction cost) and $38,140 (2.70% of construction cost) in special services. Special services will be provided on an hourly basis, as needed during the design and construction.
- Upon approval of the engineering services contract, Birkhoff, Hendricks, & Carter, LLP will prepare the design, and provide bid phase and construction administration services during construction.

FINANCIAL SUMMARY:

- This Resolution authorizes a contract with Birkhoff, Hendricks, & Carter, LLP for an amount not to exceed $120,000.

- Funds are available in the Capital Improvements Program WA1625.
- With the approval of this item $895,000 will remain in WA1625.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

Resolution
Location Map

RESOLUTION NO. 2018-01-___ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF $108,715 WITH BIRKHOFF, HENDRICKS & CARTER, L.L.P. FOR CONSULTING ENGINEERING SERVICES FOR THE UNIVERSITY PUMP STATION – 920 PP PUMP PROJECT AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO AN AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED $120,000

WHEREAS, the City Council of the City of McKinney, Texas, desires to construct the University Pump Station – 920 PP Pump Project; and

WHEREAS, the City has prepared a contract with Birkhoff, Hendricks & Carter, L.L.P. to provide consulting engineering services for the University Pump Station – 920 PP Pump Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The City Manager is hereby authorized to execute a contract in the amount of $108,715 with Birkhoff, Hendricks & Carter, L.L.P. to provide consulting engineering services for the University Pump Station – 920 PP Pump Project and authorizing all necessary change orders under said contract up to an aggregate contract amount, inclusive of any change orders, not to exceed $120,000.

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, ON THE 16th DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

_____

GEORGE C. FULLER
Mayor

ATTEST:

_____

SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

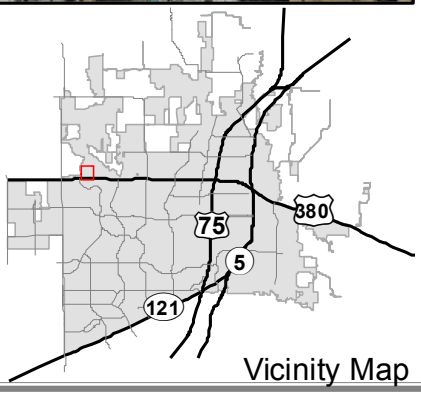
APPROVED AS TO FORM:

_____

MARK S. HOUSER
City Attorney

0 200 400 Feet

University Pump Station
Improvements



Vicinity Map

Path: C:\Users\jcarmona\Desktop\Engineering\Maps Paul Tucker\WA1625.mxd

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

18-037

TITLE:	Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Professional Engineering Services for Traffic Engineering

MEETING DATE: January 16, 2018

DEPARTMENT: Development Services / Engineering
Purchasing

CONTACT: Matt Tilke, P.E., Transportation Engineering Manager
Gary Graham, P.E., PTOE, Director of Engineering

RECOMMENDED CITY COUNCIL ACTION:

- Approval of Resolution.

ITEM SUMMARY:

- This Resolution approves a list of qualified firms to provide professional engineering services for traffic engineering.

BACKGROUND INFORMATION:

- The City of McKinney utilizes consultants to provide professional engineering services for traffic engineering design and analysis.
- These services typically include design and/or analysis for traffic signals, traffic signal timing, roundabouts, roadway illumination, intelligent transportation systems, and various traffic studies.
- The City of McKinney issued a request for qualifications (RFQ 18-02) for professional engineering services for traffic engineering in October 2017.
- Seventeen (17) professional engineering firms submitted statements of qualification in response to the RFQ.
- A committee of three staff members from the Engineering department reviewed and ranked the statements of qualifications based on the following criteria:
    - Firm and Project Team Qualifications
    - Project Approach

    - Similar Project Experience
    - Client Satisfaction
    - Submittal Quality

- Of the 17 firms that submitted statements of qualification, eleven (11) firms were determined to be the most qualified by the review committee for the following work categories:

    - Traffic Signal Timing
        - Kimley-Horn & Associates, Inc.
        - Lee Engineering, LLC
        - Stantec Consulting Services, Inc.
    - Traffic Signal Design
        - Kimley-Horn & Associates, Inc.
        - Halff Associates, Inc.
        - Othon, Inc.
    - Roundabout Design Services
        - MSA Professional Services, Inc.
        - Kimley-Horn & Associates, Inc.
        - Halff Associates, Inc.
    - Intelligent Transportation Systems (ITS) Design
        - Kimley-Horn & Associates
        - Walter P. Moore and Associates, Inc.
        - Stantec Consulting Services, Inc.
    - Traffic Studies
        - Kimley-Horn & Associates, Inc.
        - Moldanado-Burkett Intelligent Transportation Systems, LLP
        - Dunaway Associates, L.P.
        - Alliance Transportation Group, Inc.
        - Binkley & Barfield, Inc.
        - Lee Engineering, LLC

- When professional engineering services are required for a specific project, staff members from the Engineering department will interview one or more firms from this list to determine the most qualified firm for that specific project.
- A fee proposal will be negotiated with the most qualified firm in accordance with the professional services procedures provided by the approved City of McKinney Purchasing Policy.
- The firms listed herein will remain pre-qualified for traffic engineering services for a period of three years.

FINANCIAL SUMMARY:

- Funding for individual contracts will be allocated through the City's operating budget or the Capital Improvement Program budget.

- Contacts for traffic engineering services will be prepared and executed in accordance with the City of McKinney Purchasing Policy.
- Contracts in excess of $50,000 will be authorized by City Council.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

Resolution
Consultant Score Sheets

RESOLUTION NO. 2018-01-___ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, APPROVING QUALIFIED FIRMS TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR TRAFFIC ENGINEERING

WHEREAS, the City Council of the City of McKinney, Texas, approved a process to choose professional service providers; and

WHEREAS, the City of McKinney utilizes consultants to provide professional engineering services for traffic engineering; and

WHEREAS, a request for qualifications was issued and a pool of firms has been qualified based on the submitted statements of qualification.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. Eleven firms are determined to be the most qualified to provide professional engineering services for traffic engineering and will remain pre-qualified for a period of three years for the following work categories:

- Traffic Signal Timing
  - Kimley-Horn & Associates, Inc.
  - Lee Engineering, LLC
  - Stantec Consulting Services, Inc.
- Traffic Signal Design
  - Kimley-Horn & Associates, Inc.
  - Halff Associates, Inc.
  - Othon, Inc.
- Roundabout Design Services
  - MSA Professional Services, Inc.
  - Kimley-Horn & Associates, Inc.
  - Halff Associates, Inc.
- Intelligent Transportation Systems (ITS) Design
  - Kimley-Horn & Associates
  - Walter P. Moore and Associates, Inc.
  - Stantec Consulting Services, Inc.
- Traffic Studies
  - Kimley-Horn & Associates, Inc.
  - Moldanado-Burkett Intelligent Transportation Systems, LLP
  - Dunaway Associates, L.P.
  - Alliance Transportation Group, Inc.
  - Binkley & Barfield, Inc.
  - Lee Engineering, LLC

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, ON THE 16th DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

_____

GEORGE C. FULLER
Mayor

ATTEST:

_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

18-02RFQ - Traffic Engineering Services for Various Projects

Scoring Summary - Category 1 - Traffic Signal Timing

Active Submissions

Supplier	Total / 100 pts	a.PROJECT TEAM / 25 pts	b.PROJECT APPROACH / 25 pts	c.SIMILAR PROJECT EXPERIENCE / 25 pts	d.CLIENT SATISFACTION / 15 pts	e.SUBMITTAL QUALITY / 10 pts
Kimley Horn	94.66 pts	24.33 pts	23 pts	24 pts	14.33 pts	9 pts
Lee Engineering	91 pts	23 pts	22 pts	23 pts	13.67 pts	9.333 pts
Stantec	89.33 pts	21.33 pts	22 pts	23.33 pts	13.67 pts	9 pts
Othron Inc	84.67 pts	20 pts	22 pts	21.67 pts	13 pts	8 pts
HDR	78.337 pts	18.67 pts	19 pts	19 pts	13 pts	8.667 pts
Walter P Moore	73.66 pts	19.33 pts	19 pts	14 pts	13 pts	8.333 pts
LJA Engineering	70.68 pts	17.67 pts	17.67 pts	15.67 pts	11.67 pts	8 pts
Garver LLC	64 pts	16.33 pts	17.33 pts	12.67 pts	10.67 pts	7 pts
CobbFendley	45 pts	12 pts	10.67 pts	9.667 pts	8 pts	4.667 pts
Alliance	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts
Halff Associates	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts
Maldonado Burkett	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts
Dunaway	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts
Pacheco Koch	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts
MSA Professional Services	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts
Binkley & Barfield	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts
UEG (Urban Engineers Group)	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts

18-02RFQ - Traffic Engineering Services for Various Projects
Scoring Summary - Category 2 - Traffic Signal Design

Active Submissions

	Total	a.PROJECT TEAM	b.PROJECT APPROACH	c.SIMILAR PROJECT EXPERIENCE	d.CLIENT SATISFACTION	e.SUBMITTAL QUALITY
Supplier	/ 100 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 15 pts	/ 10 pts
Kimley Horn	93.34 pts	23.67 pts	23 pts	23.67 pts	14 pts	9 pts
Halff Associates	88.34 pts	21.67 pts	21.67 pts	24 pts	12 pts	9 pts
Othron Inc	87.333 pts	21 pts	22 pts	22.67 pts	13.33 pts	8.333 pts
Lee Engineering	84.333 pts	22 pts	20.33 pts	21 pts	11.67 pts	9.333 pts
Stantec	84 pts	20 pts	21 pts	21.67 pts	12.67 pts	8.667 pts
Binkley & Barfield	84 pts	21 pts	20.33 pts	22 pts	12.67 pts	8 pts
HDR	81 pts	18.67 pts	19.33 pts	22 pts	12.33 pts	8.667 pts
Walter P Moore	78.667 pts	19.33 pts	19 pts	19 pts	12.67 pts	8.667 pts
UEG (Urban Engineers Group)	78.33 pts	18.33 pts	18 pts	23 pts	11.67 pts	7.333 pts
Maldonado Burkett	77 pts	19.33 pts	19 pts	18 pts	12.67 pts	8 pts
LJA Engineering	76.34 pts	17.67 pts	19.33 pts	19.67 pts	11.67 pts	8 pts
Dunaway	73.67 pts	18.33 pts	18 pts	18.67 pts	10.67 pts	8 pts
Alliance	73.34 pts	19 pts	17.67 pts	17 pts	11.67 pts	8 pts
Garver LLC	70.33 pts	16.67 pts	19 pts	17.33 pts	10.33 pts	7 pts
CobbFendley	66.657 pts	17 pts	18.33 pts	14.33 pts	10.33 pts	6.667 pts
Pacheco Koch	63.667 pts	15 pts	16.67 pts	13 pts	11.33 pts	7.667 pts
MSA Professional Services	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts

18-02RFQ - Traffic Engineering Services for Various Projects

Scoring Summary - Category 3 - Roundabout Design

Active Submissions

Supplier	Total / 100 pts	a.PROJECT TEAM / 25 pts	b.PROJECT APPROACH / 25 pts	c.SIMILAR PROJECT EXPERIENCE / 25 pts	d.CLIENT SATISFACTION / 15 pts	e.SUBMITTAL QUALITY / 10 pts
MSA Professional Services	92.67 pts	23.33 pts	23 pts	23.67 pts	13.67 pts	9 pts
Kimley Horn	88.34 pts	22.67 pts	21.67 pts	22 pts	13 pts	9 pts
Halff Associates	85.67 pts	19.33 pts	22.67 pts	21 pts	13.67 pts	9 pts
Stantec	77.343 pts	19 pts	19.67 pts	17.67 pts	12.67 pts	8.333 pts
Walter P Moore	75.327 pts	19 pts	19.33 pts	16 pts	12.33 pts	8.667 pts
Dunaway	75 pts	19 pts	18.33 pts	18.67 pts	11 pts	8 pts
Alliance	67.667 pts	18 pts	18 pts	13 pts	11 pts	7.667 pts
Garver LLC	64.667 pts	17 pts	17.33 pts	13.67 pts	10 pts	6.667 pts
LJA Engineering	64 pts	16 pts	15.67 pts	13.67 pts	10.67 pts	8 pts
Pacheco Koch	61.667 pts	15 pts	14.33 pts	14 pts	10.67 pts	7.667 pts
CobbFendley	60.33 pts	16.33 pts	17.33 pts	10.67 pts	9.667 pts	6.333 pts
Lee Engineering	53.99 pts	13.33 pts	13.33 pts	13.33 pts	8.333 pts	5.667 pts
Othron Inc	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts
HDR	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts
Maldonado Burkett	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts
Binkley & Barfield	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts
UEG (Urban Engineers Group)	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts

18-02RFQ - Traffic Engineering Services for Various Projects
Scoring Summary - Category 4 - ITS Design

Active Submissions

	Total	a.PROJECT TEAM	b.PROJECT APPROACH	c.SIMILAR PROJECT EXPERIENCE	d.CLIENT SATISFACTION	e.SUBMITTAL QUALITY
Supplier	/ 100 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 15 pts	/ 10 pts
Kimley Horn	94.33 pts	24 pts	23.33 pts	23.67 pts	14.33 pts	9 pts
Walter P Moore	86.667 pts	21 pts	21 pts	22 pts	14 pts	8.667 pts
Stantec	85.327 pts	20.33 pts	21 pts	22.33 pts	13 pts	8.667 pts
Lee Engineering	83 pts	21.67 pts	20.67 pts	19.33 pts	12.33 pts	9 pts
Othron Inc	79.67 pts	20 pts	20.67 pts	17.67 pts	13.33 pts	8 pts
HDR	74.673 pts	18.67 pts	18.67 pts	16.33 pts	12.67 pts	8.333 pts
Maldonado Burkett	74.32 pts	19.33 pts	19.33 pts	16.33 pts	11.33 pts	8 pts
LJA Engineering	71.34 pts	17.67 pts	18.67 pts	15.33 pts	11.67 pts	8 pts
Alliance	69.997 pts	18.33 pts	17 pts	15 pts	12 pts	7.667 pts
Garver LLC	68.677 pts	17.67 pts	18 pts	15.67 pts	10.67 pts	6.667 pts
CobbFendley	66.663 pts	17 pts	17 pts	16.33 pts	10 pts	6.333 pts
Halff Associates	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts
Dunaway	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts
Pacheco Koch	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts
MSA Professional Services	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts
Binkley & Barfield	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts
UEG (Urban Engineers Group)	0 pts	0 pts	0 pts	0 pts	0 pts	0 pts

18-02RFQ - Traffic Engineering Services for Various Projects

Scoring Summary - Category 5 - Traffic Engineering Studies

Active Submissions

	Total	a.PROJECT TEAM	b.PROJECT APPROACH	c.SIMILAR PROJECT EXPERIENCE	d.CLIENT SATISFACTION	e.SUBMITTAL QUALITY
Supplier	/ 100 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 15 pts	/ 10 pts
Kimley Horn	89 pts	22 pts	22 pts	23.33 pts	12.67 pts	9 pts
Maldonado Burkett	87 pts	20 pts	21.67 pts	23.67 pts	13 pts	8.667 pts
Binkley & Barfield	85.33 pts	20.67 pts	20.33 pts	23.33 pts	13 pts	8 pts
Lee Engineering	85 pts	21.67 pts	20.33 pts	21.33 pts	12.67 pts	9 pts
Dunaway	82.66 pts	19 pts	20.33 pts	23.33 pts	12 pts	8 pts
Alliance	81.33 pts	19.33 pts	18.67 pts	23.33 pts	12 pts	8 pts
Othron Inc	78.34 pts	20.67 pts	20.67 pts	16 pts	13 pts	8 pts
MSA Professional Services	78 pts	20 pts	20.67 pts	16 pts	12.67 pts	8.667 pts
Stantec	77.677 pts	19.67 pts	20.67 pts	16 pts	12.67 pts	8.667 pts
Halff Associates	77.667 pts	20 pts	20 pts	16.33 pts	12.67 pts	8.667 pts
Walter P Moore	77 pts	20.67 pts	20 pts	14.67 pts	13 pts	8.667 pts
HDR	75.667 pts	19 pts	19 pts	16.33 pts	12.67 pts	8.667 pts
UEG (Urban Engineers Group)	75 pts	18.67 pts	19 pts	17.67 pts	12 pts	7.667 pts
Pacheco Koch	71.667 pts	17 pts	18.33 pts	17 pts	11.67 pts	7.667 pts
LJA Engineering	70.67 pts	18.33 pts	19 pts	13.67 pts	11.67 pts	8 pts
CobbFendley	67.337 pts	17.33 pts	18.67 pts	14 pts	10.67 pts	6.667 pts
Garver LLC	67 pts	17.67 pts	18.33 pts	13.33 pts	10.67 pts	7 pts

17-0008Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located on the Northeast Corner of Alma Road and Eldorado Parkway, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: January 16, 2018

DEPARTMENT: Planning

CONTACT: Brian Lockley, AICP, CPM, Director of Planning
Samantha Pickett, AICP, Planning Manager
Danielle Quintanilla, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: November 2, 2017 (Original Application)
November 22, 2017 (Revised Submittal)
December 1, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 2.42 acres of land from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, generally for low intensity commercial uses.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	"PD" - Planned Development District Ordinance No. 2003-02-015 (Office Uses)	Undeveloped Land
North	"PD" - Planned Development District Ordinance No. 2008-11-109 (Office Uses) and "SUP" - Specific Use Permit Ordinance No. 2009-01-005 (Assisted Living Facility Uses)	Stonefield Assisted Living Facility

South	“PD” - Planned Development District Ordinance No. 97-06-36 (Community Park)	Apex Centre
East	“PD” - Planned Development District Ordinance No. 2003-02-015 (Office Uses)	McKinney Medical Village
West	“PD” - Planned Development District Ordinance No. 2001-02-014 (Single Family Residential Uses) and “PD” - Planned Development District Ordinance No. 2002-03-015 (Commercial Uses)	Parkview Estates Phase 1 and Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone approximately 2.42 acres of land from “PD” - Planned Development District to “C1” - Neighborhood Commercial District, generally for low intensity commercial uses.

The subject property is currently zoned for office uses; however, the applicant has indicated their intent to rezone to the “C1” - Neighborhood Commercial District in order to develop for commercial uses that will serve to supplement the surrounding uses. The subject property is located at the northeast intersection of Alma Road and Eldorado Parkway and is surrounded by a mixture of uses, including but not limited to, general and medical offices, single family residential, and senior living facilities.

Given the location at a major intersection and the adjacency to a variety of uses, Staff is of the professional opinion that the rezoning request to “C1” District will complement the adjacent existing and future land uses. As such, Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for office uses. The FLUP modules diagram designates the subject property as Suburban Mix within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- Comprehensive Plan Goals and Objectives: The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of “Economic Development Vitality for a Sustainable and Affordable Community” through the stated objective of the Comprehensive Plan, “a balanced development pattern.” Additionally, the proposed zoning change would help the community attain the goal of “Land Use and Compatibility Mix” through the stated objective of “land use patterns that complement each other.”

- Impact on Infrastructure: The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area.

- Impact on Public Facilities/Services: The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.

- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned and/or used for office, commercial and residential uses, and as such the rezoning request should be compatible with the existing and planned surrounding development.

- Land Use and Tax Base Summary: Module 36 is currently comprised of approximately 53% residential uses and 47% non-residential uses (including institutional uses). The proposed rezoning request will have no impact on the anticipated land uses in this module as the uses will remain non-residential in nature. Estimated tax revenues in Module 36 are comprised of approximately 86% from residential uses and 14% from non-residential uses. Estimated tax revenues by type in Module 36 are comprised of approximately 94.5% ad valorem taxes and 5.5% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial land uses in the area.

BOARD OR COMMISSION RECOMMENDATION: On December 12, 2017, the Planning and Zoning Commission voted 6-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

PZ Minutes 12.12.pdf
Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Land Use and Tax Base Summary Map
Land Use Comparison Table
Ex. PD Ord. No. 1621
Ex. PD Ord. No. 2003-02-015
Proposed Ordinance
Proposed Exhibits A-B
PowerPoint Presentation

Planning and Zoning Commission Meeting Minutes of December 12, 2017:

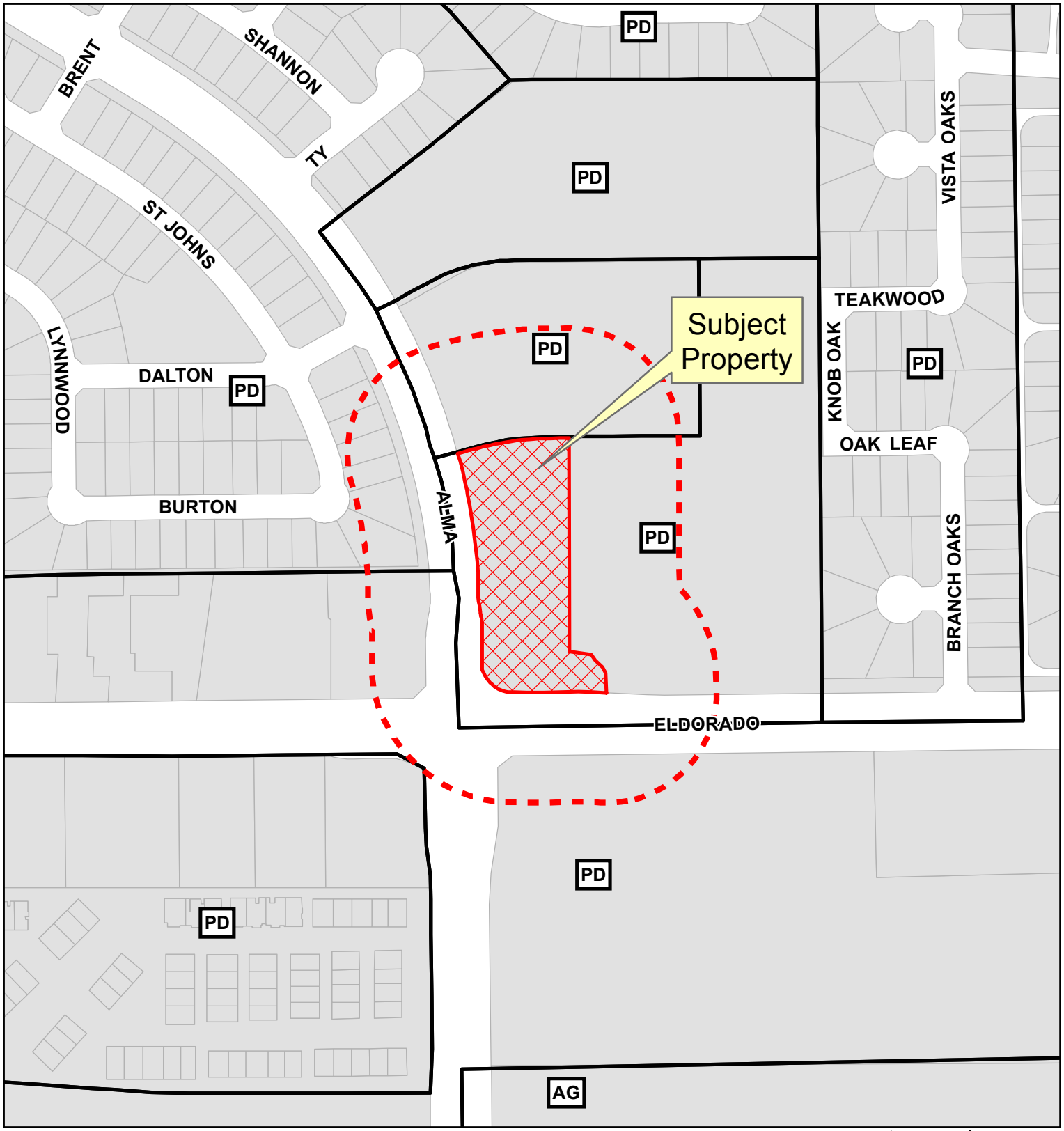
17-0008Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located on the Northeast Corner of Alma Road and Eldorado Parkway

Ms. Danielle Quintanilla, Planner I for the City of McKinney, explained the proposed rezoning request. She stated that the applicant is requesting to rezone an approximately 2.42 acre tract of land from “PD” – Planned Development District to “C1” – Neighborhood Commercial District, generally to allow for low intensity commercial uses. Ms. Quintanilla stated that currently the property is zoned for office uses; however, the applicant has stated their intent to develop with the “C1” – Neighborhood Commercial District to allow for low intensity commercial uses that will supplement the existing, surrounding uses. She stated that to the west of the subject property there is single family residential and existing office uses. Ms. Quintanilla stated that to the north of the subject property there is an assisted senior living facility. She stated that to the east is a large medical office complex. Ms. Quintanilla stated that the recently built APEX Center is located to the south of the subject property on Eldorado Parkway. She stated that given that the property is at the intersection of Alma Road and Eldorado Parkway and the existing surrounding land uses, Staff was of the professional opinion that the rezoning request will be compatible for this area. Ms. Quintanilla stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. There were none.

Mr. Thomas (Tom) Dudney, 1600 N. Collins Boulevard, Richardson, TX, explained the proposed rezoning request. He stated that he was representing HHD McKinney MV, LLLP commonly known as Herrod Healthcare Development. Mr. Dudney stated that they developed and own the adjacent medical office facility to the east, on Eldorado Parkway. He stated that they originally acquired the entire site as part of their medical office development. Mr. Dudney stated that they purchased more land than what was needed for this site. He stated that they withheld development of the subject property due to the traffic counts and the arterial nature of the site. Mr. Dudney stated that they were currently marketing the parcel for sale. He stated that based upon interest from the market, they believe that the highest and best use for the site would be a similar, small office development or a neighborhood-serving retail development. Mr. Dudney stated that the rezoning of the property as requested would allow for a low intensity retail use, which they believe would be beneficial for the surrounding community. He offered to answer questions. There were none.

Chairman Cox opened the public hearing and called for comments. There being none, on a motion by Commission Member Zepp, seconded by Commission Member McCall, the Commission unanimously voted to close the public hearing and recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 6-0-0.

Chairman Cox stated that the recommendation of the Planning and Zoning Commission will be forwarded to the City Council meeting on January 16, 2018.

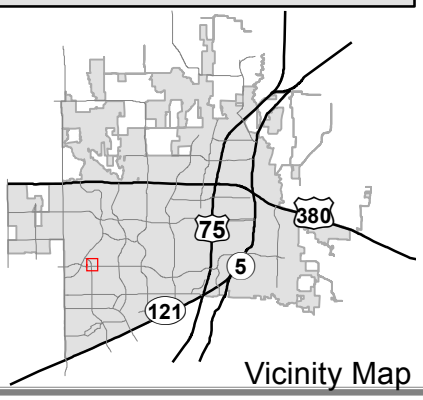


0 160 320 Feet

Notification Map

Case: 17-0008Z

200' Buffer



Vicinity Map

McKINNEY TEXAS
Unique by nature.SM

Path: X:\Development Services\Planning\2017LocationMaps\17-0008Z.mxd

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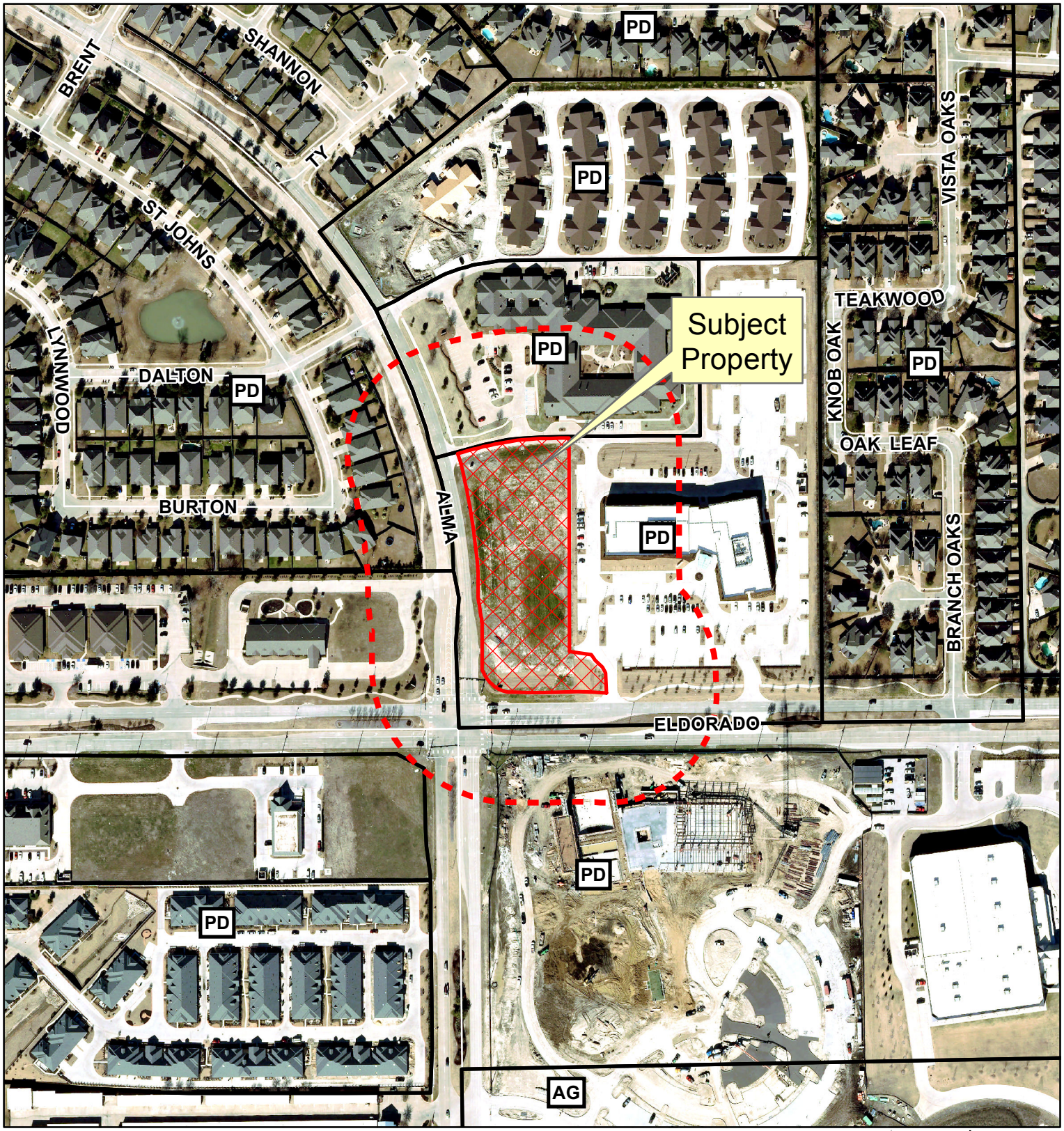
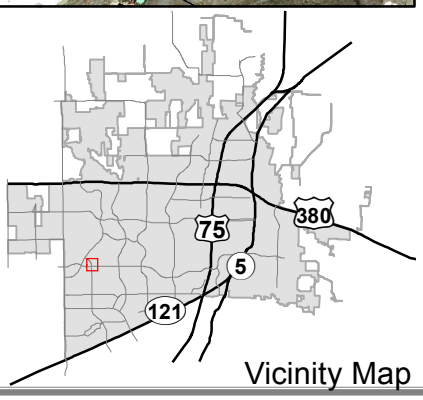


0 160 320 Feet

Notification Map

Case: 17-0008Z

200' Buffer



Vicinity Map

McKINNEY TEXAS
Unique by nature.SM

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STRAIGHT (RE)ZONING REQUEST
HHD MCKINNEY MV, LLLP

- Being **105,415 square feet or approximately 2.42 acres**

In regards to the property with the following attributes:

- Located at the Northeast corner of Eldorado Parkway and Alma Road
- Being **Lot 1R2, Block A, of the Minor Plat of Parcel 905 Addition, an addition to the city of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2016, Page 10, Official Public Records, Collin County, Texas.**
- Collin County property ID: **2730538**
- Collin County geographic ID: **R-9023-00A-01R2-1**
- General location: Northeast corner of Eldorado Pkwy and Alma Road in McKinney, TX

Specify the existing zoning district:

- PD Planned Development District Ordinance No. 97-06-36 with a base zoning of "O-1" – Office District

Specify the requested zoning district:

- C1 - Neighborhood Commercial district
- Due to the size of the parcel and its location at the intersection of two arterial roads (Eldorado Pkwy and Alma Rd), we believe that the highest and best use for this parcel would be for the uses outlined in the C1 category. We are currently marketing the parcel for sale for future development and the pool of potential buyers have generally expressed interest in uses that fall into the C1 category of permitted uses. We are generally looking for neighborhood services-oriented retail (including restaurant) and non-medical office -- uses that would be an amenity to both our office building and the surrounding properties (we have turned down offers from gas station and car wash users). We originally purchased the subject parcel as part of our larger adjacent office development project (a medical office building at 7300 Eldorado Pkwy). While we are currently pursuing a divesture of the parcel in question, we have a vested interest in the future use of a quality development that is accretive to our property and the surrounding neighborhood as it is in our best interest as an adjacent property owner. As such, we are thoroughly scrutinizing potential buyers of the subject parcel in terms of track record of success and intended use.

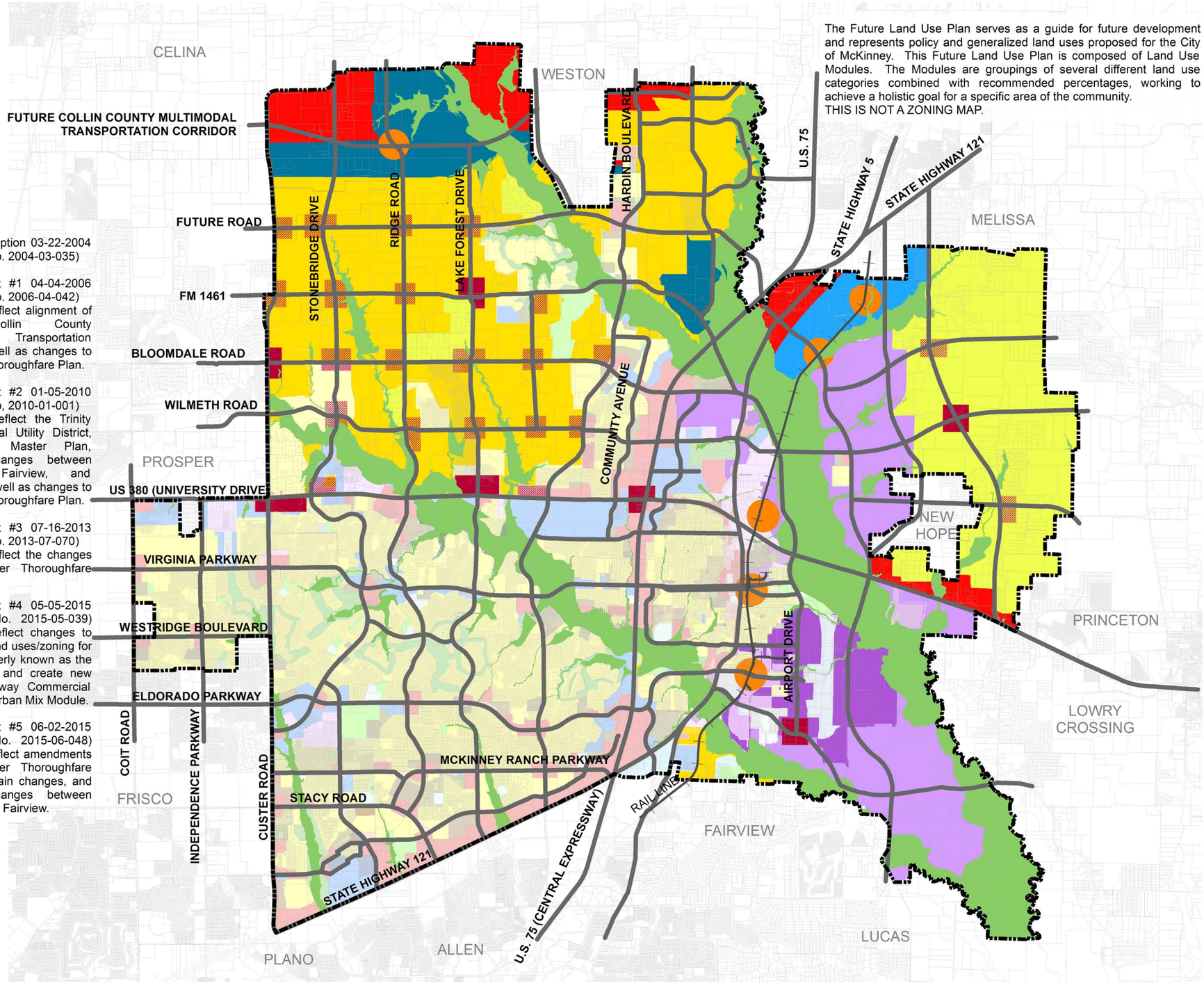
HHD MCKINNEY MV, LLLP,
a Florida limited liability limited partnership

By: Harrod Development, Inc., a Florida corporation, its general partner

By: _____
Name: Chadwick W. Harrod
Title: President of General Partner
Phone: 813-229-1500
Email: Charrod@harrodproperties.com

CITY OF MCKINNEY
COMPREHENSIVE PLAN
FUTURE LAND USE PLAN

The Future Land Use Plan serves as a guide for future development and represents policy and generalized land uses proposed for the City of McKinney. This Future Land Use Plan is composed of Land Use Modules. The Modules are groupings of several different land use categories combined with recommended percentages, working to achieve a holistic goal for a specific area of the community.
THIS IS NOT A ZONING MAP.



Legend

- Existing and Future Thoroughfares
- Extraterritorial Jurisdiction (ETJ)
- Rail Line
- Floodplain

FUTURE LAND USE MODULES

- Estate Mix
- Suburban Mix
- Urban Mix
- Town Center
- Transit Village (1/4 mile radius)
- Community Village
- Regional Commercial
- Tollway Commercial
- Regional Employment
- Office Park
- Industrial
- Airport Industrial
- Potential Commercial within the Residential Module (Based on Locational Criteria)

ANTICIPATED LAND USES / ZONING

- Floodplain
- Golf Course
- Parks/Open Space
- Government/Schools
- Airport
- Heavy Manufacturing
- Light Manufacturing
- Commercial Historic
- Commercial
- Neighborhood Business
- Mixed Use
- Office
- Residential/Low Density
- Residential/Medium Density
- Residential/High Density
- Residential/Urban High Density

Source: City of McKinney Planning Department Data

02 June 2015
FIGURE 7.4

0 1 2 Miles

100 Acres

1 Square Mile

* Original Adoption 03-22-2004 (Ordinance No. 2004-03-035)

* Amendment #1 04-04-2006 (Ordinance No. 2006-04-042) Revised to reflect alignment of Future Collin County Multimodal Transportation Corridor as well as changes to the Master Thoroughfare Plan.

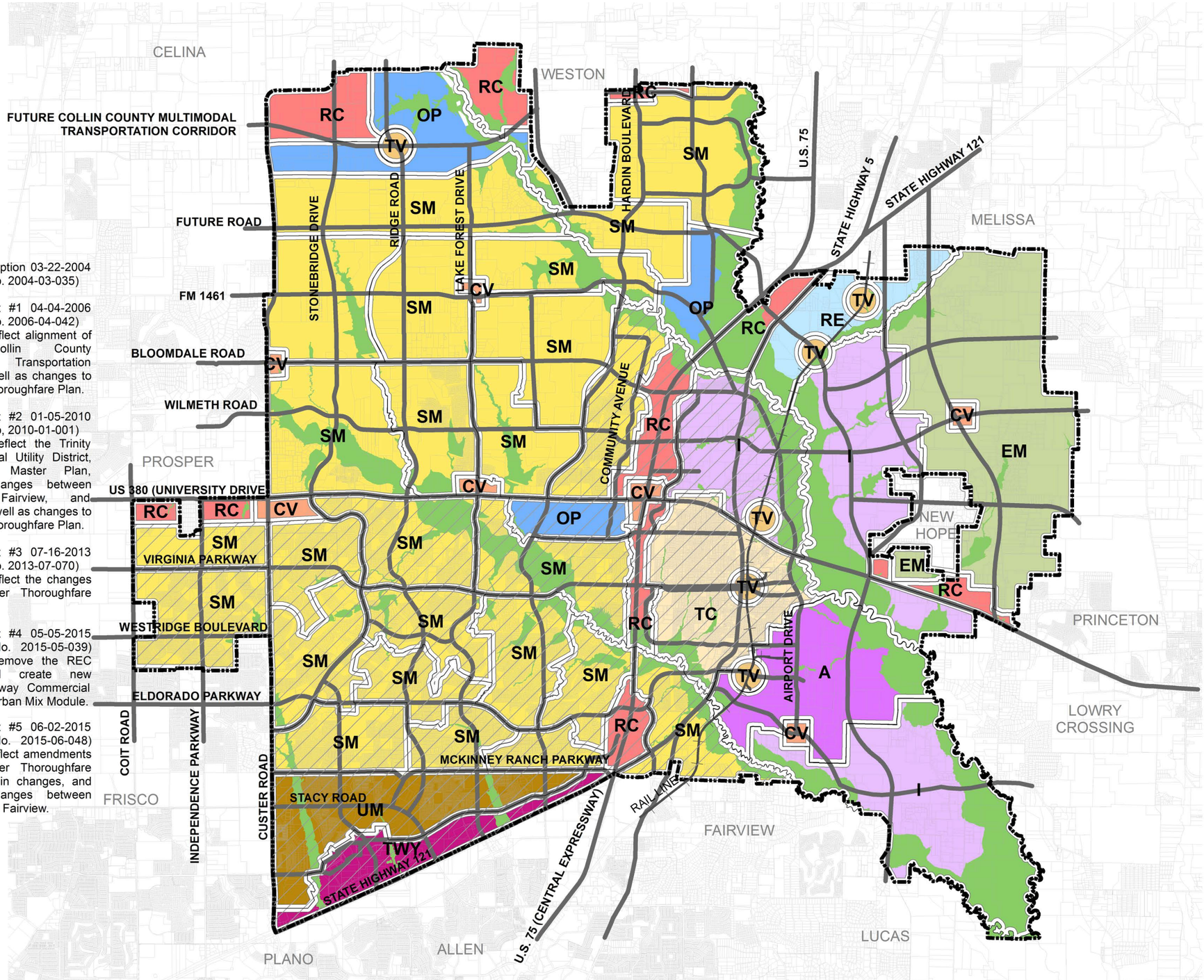
* Amendment #2 01-05-2010 (Ordinance No, 2010-01-001) Revised to reflect the Trinity Falls Municipal Utility District, the Airport Master Plan, boundary changes between McKinney, Fairview, and Princeton as well as changes to the Master Thoroughfare Plan.

* Amendment #3 07-16-2013 (Ordinance No. 2013-07-070) Revised to reflect the changes to the Master Thoroughfare Plan.

* Amendment #4 05-05-2015 (Ordinance No. 2015-05-039) Revised to reflect changes to anticipated land uses/zoning for the area formerly known as the REC Module and create new modules: Tollway Commercial Module and Urban Mix Module.

* Amendment #5 06-02-2015 (Ordinance No. 2015-06-048) Revised to reflect amendments to the Master Thoroughfare Plan , floodplain changes, and boundary changes between McKinney and Fairview.

CITY OF MCKINNEY
COMPREHENSIVE PLAN
FUTURE LAND USE PLAN MODULE DIAGRAM



* Original Adoption 03-22-2004 (Ordinance No. 2004-03-035)

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* Amendment #2 01-05-2010 (Ordinance No, 2010-01-001) Revised to reflect the Trinity Falls Municipal Utility District, the Airport Master Plan, boundary changes between McKinney, Fairview, and Princeton as well as changes to the Master Thoroughfare Plan.

* Amendment #3 07-16-2013 (Ordinance No. 2013-07-070) Revised to reflect the changes to the Master Thoroughfare Plan.

* Amendment #4 05-05-2015 (Ordinance No. 2015-05-039) Revised to remove the REC Module and create new modules: Tollway Commercial Module and Urban Mix Module.

* Amendment #5 06-02-2015 (Ordinance No. 2015-06-048) Revised to reflect amendments to the Master Thoroughfare Plan, floodplain changes, and boundary changes between McKinney and Fairview.

Legend

- Rail Line
- Existing and Future Thoroughfares
- Floodplain
- Extraterritorial Jurisdiction (ETJ)

FUTURE LAND USE MODULES

- EM — Estate Mix
- SM — Suburban Mix
- UM — Urban Mix
- TC — Town Center
- TV — Transit Village
- CV — Community Village
- RC — Regional Commercial
- TWY — Tollway Commercial
- RE — Regional Employment
- OP — Office Park
- I — Industrial
- AI — Airport Industrial

MODULE TYPE

- Existing Modules
- Future Modules

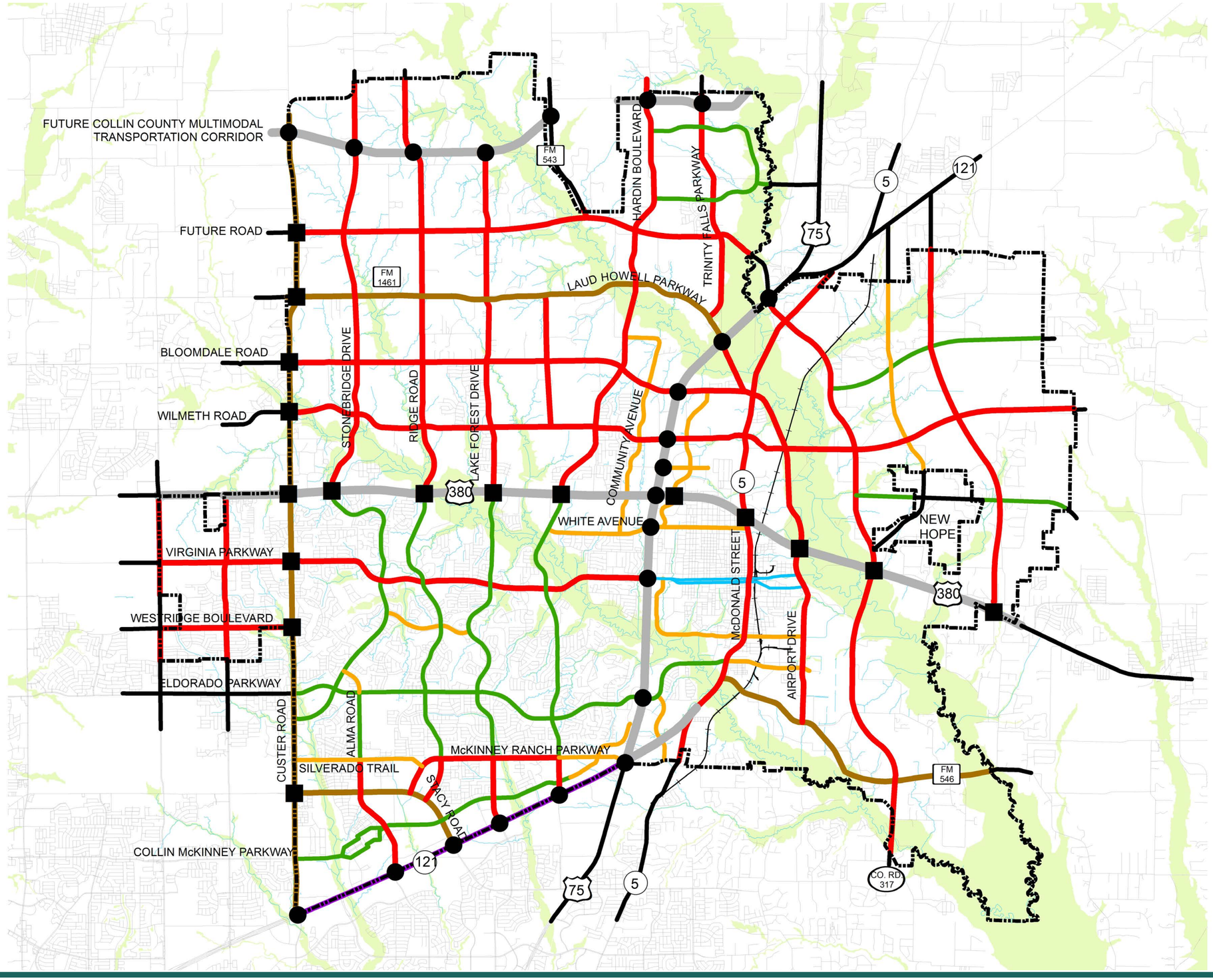
Source: City of McKinney Planning Department Data

02 June 2015
FIGURE 7.5

0 1 2 Miles

100 Acres

1 Square Mile



CITY OF MCKINNEY

COMPREHENSIVE PLAN

MASTER THOROUGHFARE PLAN

- High Capacity at Grade Intersections
- Grade Separated Intersections
- Extraterritorial Jurisdiction (ETJ)
- Rail Line
- Floodplain

Roadway Classifications

- Major Regional Highway / Multi-Modal
- Tollway
- Principal Arterial: (P6D - 130'-150' ROW, 6 lanes)
- Major Arterial: (M6D - 120' ROW, 6 lanes)
- Minor Arterial: (M4D,M5U,M4U,M3U)
- Greenway Arterial: (G4D - 120' ROW, 4 lanes)
- Town Thoroughfare
- Road By Others

* Original Adoption (Ordinance No. 2004-03-035)
* Amendment #1 (Ordinance No. 2005-10-133) Revised to reflect changes to Ridge Road and Stonebridge Drive north of Bloomdale Road.
* Amendment #2 (Ordinance No. 2010-01-001) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, assorted roadway classification changes, and boundary changes between McKinney, Fairview and Princeton.
* Amendment #3 (Ordinance No. 2012-11-160) Revised to reflect new Custer Rd. /Wilmeth Rd. Alignment.
* Amendment #4 (Ordinance No. 2013-07-070) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, Custer Rd. north of U.S. 380, Stonebridge Dr. north of U.S. 380, Hardin Blvd. north of U.S. 380, FM 546, and assorted roadway classification changes.
* Amendment #5 (Ordinance No. 2015-06-048) Revised to reflect actual alignment of recently built roads, changes to the Ridge Rd., Lake Forest Dr. and Laud Howell Pkwy. alignments, assorted roadway classification changes, boundary changes between McKinney and Fairview, and floodplain changes.

Source: City of McKinney GIS Department Data

2 June 2015

FIGURE 8.3

0 1 2 Miles

100 Acres

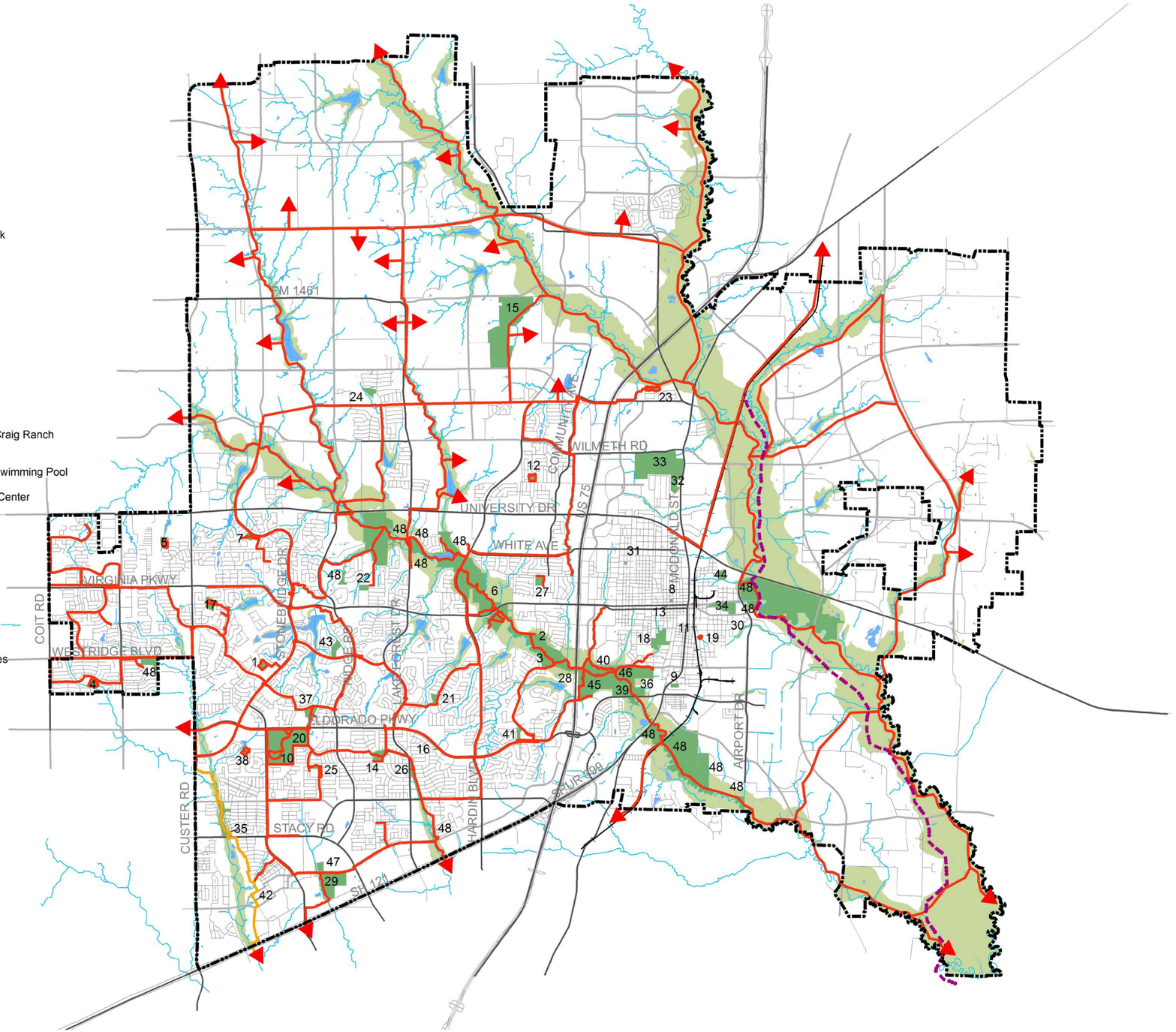
1 Square Mile

Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignments may shift as roads are engineered and designed to accomodate floodplain areas and to meet sound engineering and urban planning principles. The roadway lines shown on the plan are not precise (site specific) locations of future thoroughfares.

CITY OF MCKINNEY
COMPREHENSIVE PLAN
HIKE AND BIKE TRAILS MASTER PLAN

PARKS AND FACILITIES

1. A. Hardy Eubanks, Jr. Park
2. Al Ruschhaupt Soccer Complex
3. Alex Clark Disc Golf Course
4. Ash Woods Park
5. Aviator Park
6. Bonnie Wenk Park
7. Carey Cox Memorial Park
8. Central Park
9. Cottonwood Park
10. The Courts at Gabe Nesbitt
11. Day Labor Plaza
12. Dr. Charles B. McKissick Park
13. Dr. Glenn Mitchell Memorial Park
14. E.A. Randles Park
15. Erwin Park
16. Ezra Lee (Tinker) Taylor Park
17. Falcon Creek Park
18. Finch Park
19. Fitzhugh Park
20. Gabe Nesbitt Community Park
21. Hill Top Park
22. Horizon Park
23. Inspiration Park
24. Jim Ledbetter Park
25. John M. Whisenant Park
26. Katherine B. Winniford Park
27. Mary Will Craig Park
28. McKinney Community Center
29. McKinney Soccer Complex @ Craig Ranch
30. Mouzon Ball Fields
31. Murphy Park
32. North Park & Juanita Maxfield Swimming Pool
33. Oak Hollow Golf Course
34. Old Settlers Park & Recreation Center
35. Rowlett Creek Park
36. Senior Recreation Center
37. Serenity Park
38. Tom Allen Jr. Park
39. Towne Lake Disc Golf
40. Towne Lake Park
41. Valley Creek Park
42. Veterans Memorial Park
43. W.B. Finney Park
44. Wattley Park
45. Wilson Creek Nature Trail
46. Wilson Creek Softball Complex
47. World Collection of Crape Myrtles
48. Undeveloped/Open Space



Extraterritorial Jurisdiction (ETJ)
Hike and Bike Trail
Six City Trail
Equestrian Trail
Roads
Proposed Thoroughfares
Rail Line
Creeks
Lakes
Park Property
Flood Plain

The arrows represent potential connections to future school sites with the intent of connecting all school sites with the main trails along major creeks.

Original Adoption 03-22-04 (Ordinance No. 2004-03-035)
*Amendment #1: 10-18-05 (Ordinance No.05-10-133) Revised sections of Ridge Road and Stonebridge Drive north of Bloomdale Road.
*Amendment #2: 04-04-06 (Ordinance No. 2006-04-042) Realigned the trail in the vicinity of the intersection of the Irving Water Distribution Line Easement and the East Fork of the Trinity River
*Amendment #3: 06-03-08 (Ordinance No. 2008-06-055) Adding, relocating, and eliminating various hike and bike sections.
*Amendment #4: 06-02-15 (Ordinance No. 2015-06-048) Adding, relocating and eliminating various hike and bike sections, updating floodplain changes, removing Bridge/Grade crossings designations, boundary changes between McKinney and Fairview, and updating the Master Thoroughfare Plan.

Source: City of McKinney Planning Department Data

2 June 2015
FIGURE 9.2

Miles
0 1 2

1 Square Mile
100 Acres

Land Use and Tax Base Summary for Module 36

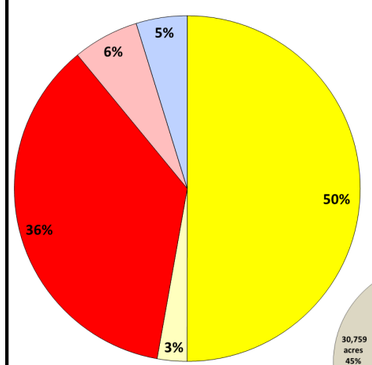
17-008Z Rezoning Request

Land Use Summary

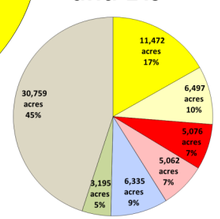
Below is a summary of existing and anticipated land uses for this module as of January 2016 based on information obtained from the Collin Central Appraisal District's certified tax roll in conjunction with approved zoning requests (for parcels currently undeveloped).

	Acres
Residential	610.7
Vacant Residential	34.0
Total Residential	**644.7 (52.7%)**
Non-Residential	442.8
Vacant Non-Residential	75.4
Total Non-Residential	**518.1 (42.4%)**
Mixed-Use	0.0
Vacant Mixed-Use	0.0
Total Mixed-Use [1]	**0 (0%)**
Institutional (non-taxable)	58.3
Total Institutional (non-taxable)	**58.2 (4.7%)**
Agricultural/Undetermined	0.0
Total Agricultural/Undetermined [2]	**0.0 (0%)**
Total Acres (city limits only)	**1,221.1 (100%)**
Extraterritorial Jurisdiction (ETJ)	0.0
Total Extraterritorial Jurisdiction [3]	**0.0 (0%)**
Total Acres	**1,221.1**

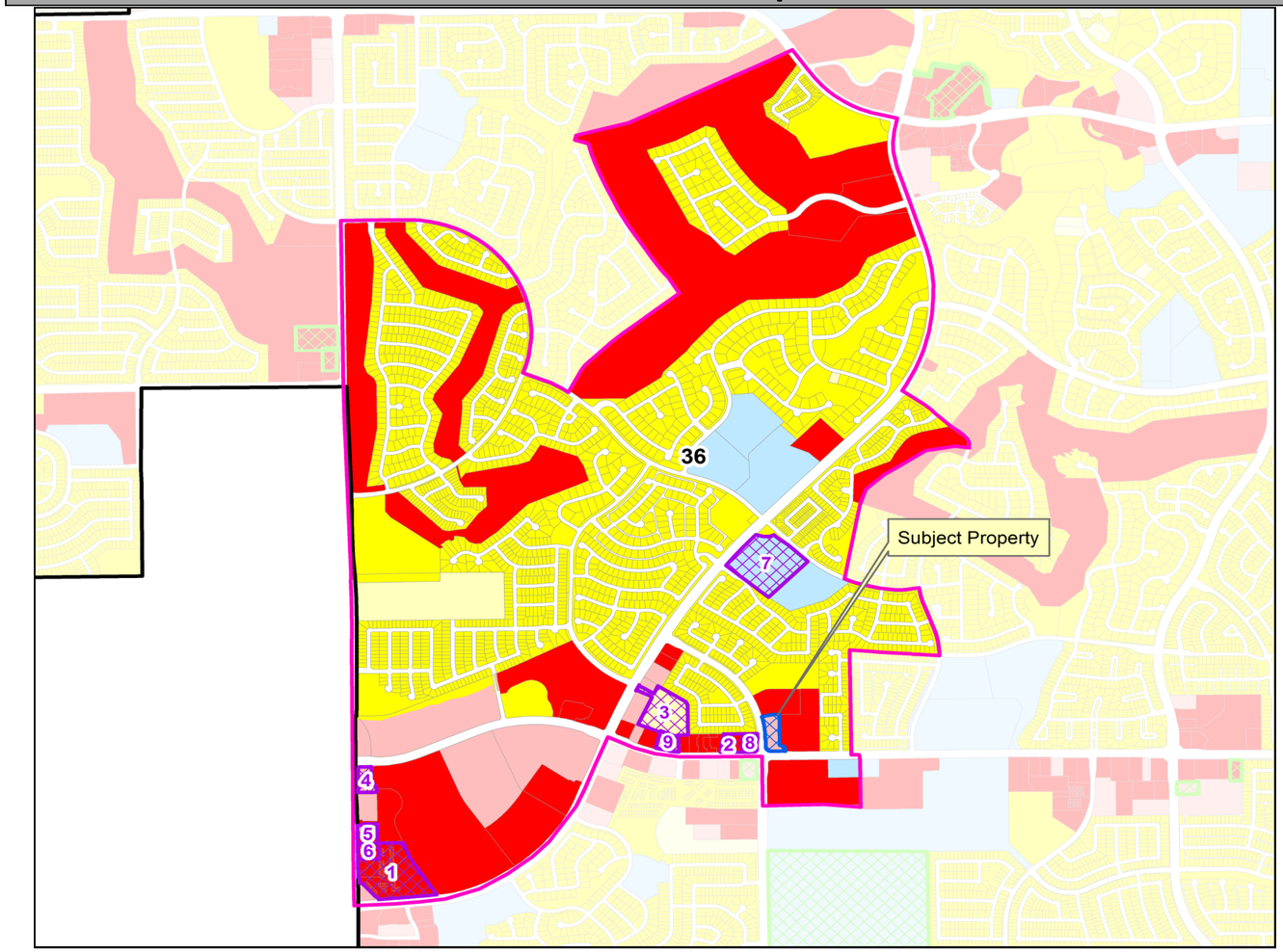
Module 36



Citywide and ETJ

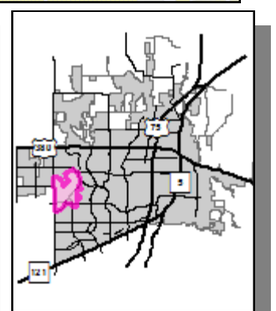


Module 36 Map



Approved Projects Impacting Land Use or Tax Base (2016, 2017) [4]

Map ID	Case Number	Project	Project Description	Acres
1	16-012SP	Stonebridge Office Park	Site plan for office buildings	0.075
2	16-027RP	Stonebridge Parcel 903 Addition	Record plat for Lots 2R2 & 2R3, Block A	0.369
3	16-032RP	Sorrento Addition	Record plat for 34 single family residential lots 1 common area	0.139
4	16-051SP	Eldorado Custer Restaurant Center	Site plan for a restaurants	0.616
5	16-163SP	Eldorado Custer Retail Restaurant	Site plan for retail and restaurant	0.619
6	16-225SP	Hat Creek Burger	Site plan for a restaurant with drive-through window	0.721
7	16-338SP	Crosspoint Church	Site plan for a church	0.084
8	16-352SP	Serene Dentistry	Site plan for a dentist office	0.909
9	17-062SP	Stonebridge Eldorado Retail Lot 3	Site plan for a retail development	0.679

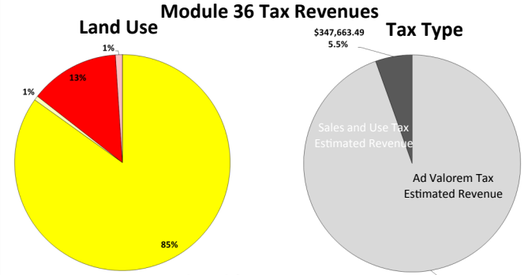


Tax Base Summary [5]

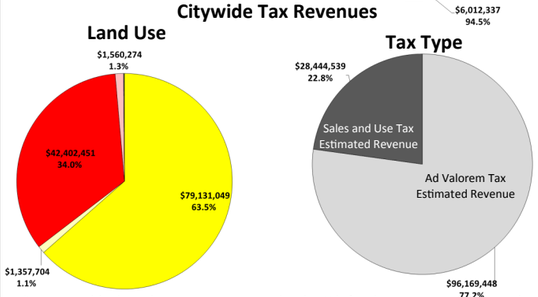
Based on the existing land uses in this module, below is a summary of the estimated tax revenues as of January 2016. These revenues are aggregated from Collin Central Appraisal District (for Ad Valorem taxes) and from the Texas Comptroller of Public Accounts (for Sales and Use taxes).

Land Use	Ad Valorem	Sales Tax	Total
Residential	$ 5,102,801	$ -	$ 5,102,801
Non-Residential	$ 807,543	$ -	$ 807,543
Mixed-Use	$ -	$ -	$ -
Tax Revenue from Developed Land	**$ 5,910,345**	**$ -**	**$ 5,910,345**
Vacant Residential	$ 39,559	$ -	$ 39,559
Vacant Non-Residential	$ 62,433	$ -	$ 62,433
Vacant Mixed-Use	$ -	$ -	$ -
Agricultural/ Undetermined	$ -	$ -	$ -
Tax Revenue from Undeveloped Land	**$ 101,992**	**$ -**	**$ 101,992**
Grand Total (city limits only)	**$ 6,012,336**	**$ -**	**$ 6,012,336**

Module 36 Tax Revenues



Citywide Tax Revenues



NOTE: In general, land uses that generate tax revenues less than 1% of total revenues are not shown on chart.

1. Mixed-Use land uses reflect those parcels for which zoning allows for residential and/or non-residential horizontal or vertically-integrated uses .
2. Agricultural/Undetermined land uses reflect those parcels with agricultural zoning for which no future use is currently defined.
3. Properties located in the ETJ are not included in the Land Use Summary and the Tax Base Summary because they fall outside of the city's land use and taxing jurisdiction.
4. Zoning, site plan and record plat cases approved after the certified tax roll of January 1, 2016 and change land use and/or vacancy status. These cases are not included in the Land Use Summary or the Tax Base Summary.
5. Institutional (non-taxable) properties are not included in the Tax Base Summary because these properties do not generate taxes. Estimated tax revenues do not include any property exemptions, delinquencies, etc. and; therefore, may not reflect actual collection amounts.

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McKINNEY TEXAS
Unique by nature.
Planning Department

LAND USE COMPARISON TABLE
ZONE2017-0008 – Parcel 905 Addition Rezone

Type Use	(Existing) O-1 (PD 1621)	(Proposed) C1
Residential Uses		
Bed and breakfast (subject to Ch. 138, Art. IV)		
Boardinghouse or roominghouse (17)		
Dormitories		
Independent Living Facility (retirement community) (56)		S
Mobile home dwelling (68)		
Mobile home park (subject to Ch 138, Art. III) (69)		
Multiple family dwelling (apartment) (71)		
Multiple family dwelling, senior (senior apartment) (72)		
Single family dwelling (attached) (104)		
Single family dwelling (detached) (105)		
Two-family dwelling (duplex) (119)		
Watchman or caretaker quarters		
Educational and Institutional Uses		
Assisted living facility, nursing home, or rest home (10)		P
Cemetery		
Church or rectory, including church-operated day-care facilities and pre-schools (25)	P	P
Clinic (28)	P	P
College or university	P	
Day-care (34)		S
Fraternal organization, lodge, civic club (47)		S
Halfway house		
Hospital (53)		S
Museum, library, art gallery (public) (73)		P
School, business or trade (99)	P	S
School, public, private or parochial (100)	P	P
Accessory, Utility and Incidental Uses		
Accessory building or use (1)	P	P
Electrical generating plant		
Home occupation (See 146-133) (52)		
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)		P
Public building (shop or yard) (90)		
Servant's quarters (102)		
Sewage treatment plant		
Utility business office		
Utility shop or yard		

LAND USE COMPARISON TABLE
ZONE2017-0008 – Parcel 905 Addition Rezone

Type Use	(Existing) O-1 (PD 1621)	(Proposed) C1
Utility substation or regulating station		P
Water storage tank		P
Water treatment plant		
Recreational & Entertainment Uses		
Amusement, commercial (indoor) (4)		S
Amusement, commercial (outdoor) (5)		
Carnival or circus (temporary)		
Country club (31)		S
Fitness club, gymnasium, exercise area or similar use		P
Golf course (public)		S
Golf course (private)		S
Park or playground (public) (81)		P
Playfield or stadium (public) (88)		P
Private club (subject to Ch. 138, Art. II, Sec. 146-41) (89)	S	S
Recreation area (private) (91)		P
Recreation center (public) (92)		P
Sexually oriented business (subject to Ch. 138, Art. V)		
Swim or tennis club (112)		P
Swimming pool (public)		P
Swimming pool (private) (113)		P
Theater (indoor)		
Theater (outdoor)		
Transportation, Automobile, and Related Uses		
Airport or landing field, and aircraft hangar		
Auto painting or body shop		
Auto parts sales (indoor)		S
Automobile, trailer, light truck, tool rental		
Automobile, motorcycle, boat (sales, repair, or storage)		
Bus station		
Car Wash (See Sec 146-41(11a)) (23)		S
Garage, auto repair (50)		
Garage or lot, parking (private)		P
Garage or lot, parking (commercial)		S
Heliport or helistop		
Motor freight terminal		
Parking, incidental to main use		P
Parking lot (truck) (83)		

LAND USE COMPARISON TABLE
ZONE2017-0008 – Parcel 905 Addition Rezone

Type Use	(Existing) O-1 (PD 1621)	(Proposed) C1
Private street development (See Ch. 142, Art. VII)		
Railroad freight station		
Railroad team truck		
Railroad track or right-of-way		P
Recreational vehicle sales		
Service station or motor vehicle fuel sales (subject to section 146-84 (103)		
Taxi or shuttle service		
Tire recapping		
Truck Fueling Station (117)		
Truck sales, storage, or repair		
Truck Stop (118)		
Commercial Type, Retail, and Service Uses		
Bait shop		
Bakery or confectionery (retail)		P
Bakeries (wholesale)		
Banks and financial institutions	P	S
Barber or beauty shops		P
Building materials sales or monument sales		
Carpentry or sign shop		
Cleaning Plant (laundry)		
Cleaning and pressing (small shop and pickup) (27)		S
Department or discount store		S
Drug-store or pharmacy		S
Exterminator		
Farmers market (40)		S
Florist or garden shop		P
Field office (43) or real estate sales office		T
Food stores, groceries		S
Frozen food lockers		
Funeral homes and mortuaries		
Furniture sales		
Greenhouse or plant nursery		
Hardware store (paint, plumbing, and related sales)		S
Heavy machinery sales and storage		
Hotel or motel (54)		
Household appliance sales (55)		
Laboratories (medical, dental, science)	P	

LAND USE COMPARISON TABLE
ZONE2017-0008 – Parcel 905 Addition Rezone

Type Use	(Existing) O-1 (PD 1621)	(Proposed) C1
Mimeograph or letter shop		
Mobile home display and sales		
Office building	P	P
Offices with showrooms		
Office use	P	P
Office supplies		P
Paint and related sales		
Pawnshops		
Personal service (86)		P
Pet store, kennel, animal boarding (no outside runs)		P
Pet store, kennel, animal boarding (outside runs)		
Psychic/paranormal readings		
Radio or TV broadcast studio		S
Retail store (indoor)		P
Restaurant or cafeteria (carry-out only) (95)		P
Restaurant or cafeteria (indoor service) (96)		P
Restaurant or cafeteria (including drive-through window) (97a)		S
Restaurant or cafeteria (drive-in service) (97b)		
Studios, photo, music, art, health, etc.		P
Tattoo Parlor		
Travel agent	P	P
Upholstery shop		
Veterinarian (no outside runs)		P
Veterinarian (with outside runs)		
Wholesale establishments		
Industrial and Manufacturing Uses		
Concrete or asphalt batch plant		
Contractor's yard		
Dirt or topsoil extraction; sand and gravel mining or storage		
Fat rendering, animal reduction		
Food processing		
Forestry, mining and oil/gas drilling uses		
Forge plant		
Indoor Gun Range (57)		
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)		

LAND USE COMPARISON TABLE
ZONE2017-0008 – Parcel 905 Addition Rezone

Type Use	(Existing) O-1 (PD 1621)	(Proposed) C1
Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture)		
Junk or salvage yard (58)		
Machine shop or welding		
Metal fabrication		
Mini-warehouse (See Sec. 146-41)		
Open storage (79)		
Paper or pulp manufacture		
Printing plant		
Refining or storage (petroleum products, gas, butane, propane)		
Sanitary landfill		
Smelting of ores or metals		
Soft drink bottling plant		
Warehousing		
Agricultural and Related Uses		
Agricultural and ranching uses		P
Community Garden (29)		P
Creamery (dairy products)		
Fairgrounds or rodeo		
Farm implement sales and service		
Farm, orchard or truck garden (40)		P
Hatchery (poultry), egg farm, feed lot		
Livestock auction (62)		
Stable, commercial (106)		
Stable, private		
Stockyards or slaughterhouse		

The following is the legend for interpreting Schedule of Uses (Appendix F, Sec. F-4):

P	Use is permitted by right
	Use is prohibited
S	Use is permitted with a Specific Use Permit under Sec. 146-41
T	Use is permitted with a Temporary Use Permit

ORDINANCE NO. 1621

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 SO THAT APPROXIMATELY 6162.132 ACRES OF LAND IN THE MEREDAY ASHLOCK, G.S. BACCUS, GEORGE CRUTCHFIELD, E. T. BERRY, JOHN W. COX, J. FIZER, G.A. FOOTE, J.M. FELAND, J.R. GRAY, GEORGE HERNDON, HENRY JOHNSON, GEORGE McGARRAH, J.M. McREYNOLDS, JERRY MAGNER, J.J. NAUGLE, T.H. SEARCH, S.B. SEARCH, LEONARD SEARCY, CHRISTOPHER SEARCH, GALLITON SEARCY, S.W. SULLIVAN, HENRY SLACK, GEORGE WHITE, I.C. WILLIAMS, E. WHITLEY, B.P. WORLEY AND A.S. YOUNG SURVEYS, LOCATED GENERALLY BETWEEN U.S. HWY. 380, COIT ROAD, COUNTY ROAD 117 (ELDORADO PARKWAY) AND HERNDON BRANCH ARE ZONED PLANNED DEVELOPMENT; ADOPTING PLANNED DEVELOPMENT REGULATIONS FOR THE DEVELOPMENT OF SUCH TRACT; ADOPTING THE PLANNED DEVELOPMENT ZONING/THOROUGHFARE PLAN AND THE USES SHOWN THEREON; PROVIDING FOR NO VESTED INTEREST IN THE PLANNED DEVELOPMENT REGULATIONS OR ZONING/THOROUGHFARE PLAN; PROVIDING FOR AMENDMENT OF THE PLANNED DEVELOPMENT REGULATIONS AND ZONING/THOROUGHFARE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the owners of approximately 6162.132 acres of land located in the Mereday Ashlock, G.S. Baccus, George Crutchfield, E. T. Berry, John W. Cox, J. Fizer, G.A. Foote, J.M. Feland, J.R. Gray, George Herndon, Henry Johnson, George McGarrah, J.M. McReynolds, Jerry Magner, J.J. Naugle, T.H. Search, S.B. Search, Leonard Search, Christopher Search, Galliton Search, S.W. Sullivan, Henry Slack, George White, I.C. Williams, E. Whitley, B.P. Worley and A.S. Young Surveys, located generally between U.S. Hwy. 380, Coit Road, County Road 117 (Eldorado Parkway) and Herndon Branch, in the City of McKinney, Collin County, Texas, have petitioned the City of McKinney to zone such parcel of land "Planned Development" as provided for in Ordinance No. 1270 of the City of McKinney, a complete legal description of such property being attached hereto and marked Exhibit "A", and made a part hereof for all purposes; and

WHEREAS, at the time of the filing for such rezoning, such owners also prepared a Planned Development Zoning and Thoroughfare Plan showing the proposed Planning Areas for such tract and the proposed Planned Development Regulations as provided for in Ordinance No. 1270 attached hereto and marked Exhibit "B" with said Zoning and Thoroughfare incorporated therein.

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that such zoning change should be made and that the hereinafter referenced Zoning and Thoroughfare Plan and Planned Development Regulations should be adopted.

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

SECTION I: That the real estate more fully described in the attached Exhibit "A" is hereby zoned Planned Development.

SECTION II: That the Zoning and Thoroughfare Plan incorporated in the Regulations attached hereto as Exhibit "B", showing the approximate land uses for said Planned Development, is hereby adopted for the following Principal Permitted Uses, as defined in the Planned Development Regulations, and shown on the Zoning and Thoroughfare Plan.

A. Low Density Residential

SF-1

SF-2

SF-3

B. Medium Density Residential

C. High Density Residential

D. Retail

E. Office

F. Light Manufacturing

G. Schools

H. Parks

I. Lakes

J. Golf Course

K. Open Space

SECTION III: That the Planned Development Regulations, attached hereto and marked Exhibit "C", are hereby adopted as the regulations covering the development, and all development within this Planned Development shall be according to these Planned Development Regulations and the Planned Development Zoning and Thoroughfare Plan including, but not limited to all permitted uses, accessory uses, conditional and excluded uses, shown in the Regulations.

SECTION IV: That no developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development Regulations, the Zoning and Thoroughfare Plan, or any Ordinance appended to or referenced in the Planned Development Regulations. This Ordinance, the Zoning and Thoroughfare Plan, the Planned Development Regulations and any and all ordinances referenced therein may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

SECTION V: If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance or declared to be severable.

SECTION VI: It shall be unlawful for any person, firm or corporation to develop this tract, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefor, shall be fined any sum not exceeding $200.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any

violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

SECTION VII: The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED by the City Council of the City of McKinney, Texas, on this the 21st day of January, 1986.

CORRECTLY ENROLLED:

Jennifer G. Cravens

Jennifer G. Cravens
City Secretary

DESCRIPTION 4223.39 Acres of Land

SITUATED in Collin County, Texas, in the Mereday Ashlock Survey, Abstract No. 20, the Mereday Ashlock Survey, Abstract No. 21, the G.S. Baccus Survey, Abstract No. 119, the George Crutchfield Survey, Abstract No. 204, the J. Fizer Survey, Abstract No. 302, the G.A. Foote Survey, Abstract No. 311, the J.M. Feland Survey, Abstract No. 322, the J. R. Gray Survey, Abstract No. 343, the J. A. Gray Survey, Abstract No. 344, the Henry Johnson Survey, Abstract No. 482, the George McGarrah Survey, Abstract No. 573, the J.M. McReynolds Survey, Abstract No. 578, the Jerry Magner Survey, Abstract No. 623, the Jerry Magner Survey, Abstract No. 624, the J.J. Naugle Survey, Abstract No. 662, the T.H. Searcy Survey, Abstract No. 817, the S.B. Searcy Survey, Abstract No. 818, the Leonard Searcy Survey, Abstract No. 829, the Christopher Searcy Survey, Abstract No. 830, the Galliton Searcy Survey, Abstract No. 831, the I.C. Williamson Survey, Abstract No. 946, the E. Whitley Survey, Abstract No. 989, the B.P. Worley Survey, Abstract No. 995, and the A.S. Young Survey, Abstract No. 1037, being a resurvey of several tracts of land listed as follows:

the 1376.00 acres of land described in a deed from United States Trust Company of New York, Trustee, to Gulf-Bruton Venture No. 1, dated January 16, 1973, recorded in Volume 850, Page 619, hereinafter referred to as TRACT .01;

the 168.607 acres of land described in a deed from Irene T. Gafney, et al, to Gulf National Land Corporation, dated December 6, 1979, recorded in Volume 1212, Page 262, hereinafter referred to as TRACT .12;

the 45.269 acres of land described in a deed from Willard Horn to Gulf National Land Corporation, dated April 21, 1980, recorded in Volume 1257, Page 177, hereinafter referred to as TRACT .17;

the 160.138 acres of land described in a deed from Collin County National Bank, McKinney, Texas, Executor, to Gulf National Land Corporation, dated May 30, 1980, recorded in Volume 1268, Page 311, hereinafter referred to as TRACT .18;

the 242.478 acres of land described in a deed from Nancie E. Sneed, et al to Gulf National Land Corporation, dated August 21, 1980, recorded in Volume 1296, Page 579, hereinafter referred to as TRACT .20;

the 288.181 acres of land described in a deed from Charles Patterson Dowell, et al, to Gulf National Land Corporation, dated January 7, 1982, recorded in Volume 1464, Page 615, hereinafter referred to as TRACT .22-1;

the 60.00 acres of land described in a deed from Charles Patterson Dowell, et al, to Gulf National Land Corporation, dated December 4, 1981, recorded in Volume 1454, Page 872, hereinafter referred to as TRACT .22-2;

the 324.268 acres of land described in a deed from Patrick F. Deprez, Trustee and Ben B. West, Trustee, to Gulf National Land Corporation, dated April 22, 1981, recorded in Volume 1382, Page 256, hereinafter referred to as TRACT .23;

the 108.681 acres of land described in a deed from Paula Stringer, et al, to Gulf National Land Corporation, dated January 6, 1982, recorded in Volume 1464, Page 610, hereinafter referred to as TRACT .25;

the 141.548 acres of land described in a deed from William Dayton Bass and wife, Mildred Fay Bass, to Gulf National Land Corporation, dated June 3, 1982, recorded in Volume 1516, Page 610, hereinafter referred to as TRACT .26;

the 82.172 acres of land described in a deed from Palm Harbor Homes, Inc., Trustee, to Gulf National Land Corporation, dated April 29, 1983, recorded in Volume 1646, Page 148, hereinafter referred to as TRACT .31;

the 88.356 acres of land described in a deed from Fred McKinney, Guardian of the Estate of Morgan Brian Aynesworth, III, a minor, to Gulf National Land Corporation, dated June 10, 1983, recorded in Volume 1671, Page 191, hereinafter referred to as TRACT .32;

the 119.229 acres of land described in a deed from Charles Bass McKissick, Trustee for Tri-Collin Joint Venture, to Gulf National Land Corporation, dated July 1, 1983, recorded in Volume 1687, Page 151; hereinafter referred to as TRACT .35;

the 109.017 acres of land described in a deed from Jack Walter Jones, et al, to

Gulf National Land Corporation, dated August 9, 1983, recorded in Volume 1711, Page 571, hereinafter referred to as TRACT .37;

the 102.142 acres of land described in a deed from Wallace E. Horn and wife, Edith E. Horn, to Gulf National Land Corporation, dated September 1, 1983, recorded in Volume 1727, Page 704, hereinafter referred to as TRACT .38;

the 46.708 acres of land described in a deed from Martha P. Meaders, Trustee of the Hester Trust, to Gulf National Land Corporation, dated September 23, 198[illegible] recorded in Volume 1742, Page 555, hereinafter referred to as TRACT .39;

the 91.2727 acres of land described in a deed from B.J. Sharp to Gulf National Land Corporation, dated February 8, 1984, recorded in Volume 1825, Page 510, hereinafter referred to as TRACT .40;

the 269.26 acres of land described in a deed from Robert S. Folsom to Gulf National Land Corporation, dated May 29, 1984, recorded in Volume 1903, Page 400, hereinafter referred to as TRACT .41;

the 77.006 acres of land described in a deed from Patrick F. Deprez and John K. Yorston, Co-Trustees, to Gulf National Land Corporation, dated June 25, 1984, recorded in Volume 1922, Page 399, hereinafter referred to as TRACT .42;

the 53.509 acres of land described in a deed from Dabney Joint Venture No. XIII to Gulf National Land Corporation, dated July 9, 1984, recorded in Volume 1934, Page 780, hereinafter referred to as TRACT .43;

the 84.396 acres of land described in a deed from Aaron Booker and wife, Mary Ann Booker, to Gulf National Land Corporation, dated October 22, 1984, recorded in Volume 2004, Page 359, hereinafter referred to as TRACT .44;

and, a part of the 178.4354 acres of land described in a deed from Germany Investment Company to Gulf National Land Corporation, dated April 18, 1983, recorded in Volume 1640, Page 920, hereinafter referred to as TRACT .30;

all deeds of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at a 3/4 inch square iron bar found beside a bois d'arc stake, at the northeast corner of said Henry Johnson Survey, the northwest corner of said J. R. Gray Survey, in the south line of said S.B. Searcy Survey, at the southeast corner of said 178.4354 acre TRACT .30, in the north line of said 1376.00 acre TRACT .01, at the southwest corner of a 36 acre tract (reference Volume 218, Page 245);

THENCE South 89° 28' 17" East with the north line of said 1376.00 acre TRACT .01, the south line of said 36 acre tract, and approximately with an old fence, passing a north-south rock road (County Road No. 158) at 1470 feet and continuing, passing a 5/8" diameter concrete reinforcing steel rod driven flush with the ground surface and capped with a red plastic cap stamped on the top with GEER SURV. (hereinafter referred to as a "5/8 rod") set at 2077.19 feet and continuing in all 2127.19 feet to a point in the center of Grays branch at the southeast corner of said 36 acre tract and an ell corner of said 1376.00 acre TRACT .01; said old fence being on the center line of an old east-west abandoned lane;

THENCE generally in a Northerly and an Easterly direction with the center of said Grays branch, an east line of said 36 acre tract, and a west line and north line of said 1376.00 acre TRACT .01, as follows:

North 8° 33' 43" East, 116.13 feet; North 20° 29' 45" East, 62.20 feet;
North 3° 25' 19" East, 36.03 feet; North 53° 39' 05" East, 76.96 feet;
North 67° 34' 24" East, 87.77 feet; North 52° 48' 30" East, 203.39 feet;
North 28° 25' 28" East, 43.81 feet; North 15° 42' 57" West, 129.59 feet;
North 32° 05' 28" West, 63.77 feet; North 12° 22' 07" West, 57.07 feet;
North 0° 27' 44" East, 65.34 feet; North 19° 49' 16" East, 30.74 feet;
North 38° 05' 02" East, 55.32 feet; North 68° 30' 43" East, 42.26 feet;
North 17° 35' 21" East, 19.12 feet; North 15° 59' 20" East, 65.78 feet;
North 28° 24' 15" East, 102.18 feet; North 49° 25' 45" East, 139.52 feet;
North 68° 36' 44" East, 55.04 feet; South 88° 59' 45" East, 11.20 feet;
South 80° 02' 04" East, 52.91 feet; South 88° 37' 43" East, 23.42 feet;
South 59° 47' 52" East, 20.18 feet; North 82° 44' 08" East, 159.95 feet;
South 78° 17' 54" East, 55.77 feet; South 56° 15' 49" East, 68.33 feet;
South 50° 36' 36" East, 148.13 feet to a point in said branch at the extension of an old fence to the southwest;

THENCE generally in a Southerly direction with an east line of said 1376.00 acre TRACT .01 and with an old fence and hedge row as follows:

South 15° 14' 29" West, passing a "5/8 rod" by a post at 22.14 feet and continuing in all 79.76 feet to a "5/8 rod" at a bend in said fence;
South 1° 16' 07" West, 89.67 feet to a nail set on the east side of a 12 inch Hackberry tree;
South 7° 58' 38" East, 126.06 feet; South 0° 25' 06" West, 94.01 feet;
South 3° 18' 11" West, 81.82 feet; South 20° 54' 57" West, 92.09 feet;
South 37° 04' 43" West, 451.95 feet; South 30° 48' 59" West, 20.65 feet;
South 19° 22' 32" West, 18.27 feet; South 0° 40' 21" East, 20.55 feet;
South 22° 13' 33" East, 10.20 feet to a "5/8 rod" on the west side of a double 12 inch Elm tree, at an ell corner of said 1376.00 acre TRACT .01;

THENCE North 89° 58' 38" East with the north line of said 1376.00 acre TRACT .01 and approximately with an old fence, 786.70 feet to a "5/8 rod" set on the north side of a large corner post at the east, northeast corner of said 1376.00 acre TRACT .01, at the northwest corner of a 90 acre tract (reference Volume 201, Page 614) for a corner;

THENCE South 1° 33' 32" West with the east line of said 1376.00 acre TRACT .01, the west line of said 90 acre tract, and approximately with an old fence, passing an east-west rock road (County Road No. 120) (Rock Hill Road) at approximately 1690 feet and continuing in all 2664.32 feet to a "5/8 rod" set beside a corner post at the east, southeast corner of said 1376.00 acre TRACT .01, the southwest corner of said 90 acre tract, and in the north line of said 108.681 acre TRACT .25 for a corner;

THENCE North 89° 47' 19" East, 812.73 feet with a north line of said 108.681 acre TRACT .25, the south line of said 90 acre tract, and with an established fence and hedge row to a "5/8 rod" set beside a corner post at the north, northeast corner of said 108.681 acre TRACT .25, at the northwest corner of a 36.04 acre tract (reference Volume 332, Page 432), in the south line of said 90 acre tract for a corner;

THENCE South 0° 01' 51" West, 1322.67 feet with an east line of said 108.681 acre TRACT .25, the west line of said 36.04 acre tract, and with an established fence and hedge row to a "5/8 rod" set in the north side of a 24" Hackberry tree at an ell corner of said 108.681 acre TRACT .25, at the southwest corner of said 36.04 acre tract for a corner;

THENCE South 88° 47' 42" East, 212.56 feet with a north line of said 108.681 acre TRACT .25, the south line of said 36.04 acre tract, and with an established fence and hedge row to a "5/8 rod" set at a northeast corner of said 108.681 acre TRACT .25, in the south line of said 36.04 acre tract, at the northwest corner of said 109.017 acre TRACT .37 for a corner;

THENCE North 89° 38' 06" East, 3409.29 feet with the north line of said 109.017 acre TRACT .37 and approximately with a fence and hedge row to a "5/8 rod" set in the center of a north-south rock road (County Road No. 156), at the northeast corner of said 109.017 acre TRACT .37 and the southeast corner of a 31.05 acre tract (reference Volume 1791, Page 65), in the west line of a 221.674 acre tract (reference Volume 1845, Page 464) for a corner;

THENCE South 0° 05' West, 1386.25 feet with the east line of said 109.017 acre TRACT .37, the west line of said 221.674 acre tract, the east line of said 53.509 acre TRACT .43 and with said County Road No. 156 to a "5/8 rod" set in the center of said road, in the east line of said 53.509 acre TRACT .43, at the northwest corner of said 141.548 acre TRACT .26 and the southwest corner of said 221.674 acre tract for a corner;

THENCE North 89° 09' 51" East, 1315.40 feet with the north line of said 141.548 acre TRACT .26, the south line of said 221.674 acre tract and with an established fence and hedge row to a "5/8 rod" set beside a corner post at the northeast corner of said 141.548 acre TRACT .26, in the south line of said 221.674 acre tract, at the northwest corner of a 334.97 acre THIRD TRACT (reference Volume 607, Page 271) for a corner;

THENCE Southerly with the east line of said 141.548 acre TRACT .26 and with an established fence and hedge row as follows:

South 00° 02' 10" West, 1440.35 feet;
South 00° 13' 26" East, 451.96 feet;
South 00° 37' East, 425.14 feet;

THENCE South 0° 41' 29" East, 1605.02 feet, crisscrossing the meanders of Herndon Branch and through a wooded area, with the west line of said 334.97 acre tract to a "5/8 rod" set at the north corner of a 21.071 acre tract (reference Volume 1783, Page 305), on the east bank of Herndon Branch for a corner;

THENCE generally in a Southwesterly direction with the south line of said 141.548 acre TRACT .26, a north line of said 21.071 acre tract and with the center of said branch as follows:

South 14° 41' 40" West, 12.22 feet; South 50° 41' 44" West, 67.35 feet;
South 4° 12' 02" West, 71.49 feet; South 39° 40' 32" West, 92.41 feet;

South 22° 19' 54" West, 62.10 feet; South 86° 48' 42" West, 85.38 feet; South 8° 34' 15" East, 69.73 feet; North 71° 20' 07" West, 41.14 feet; South 26° 31' 14" West, 52.69 feet; South 10° 13' 51" West, 50.88 feet; South 8° 53' 30" West, 69.28 feet; South 45° 46' 07" West, 24.81 feet; North 80° 02' 47" West, 50.03 feet; South 75° 34' 08" West, 44.87 feet; South 44° 26' 50" West, 28.08 feet; South 76° 29' 39" West, 41.15 feet; North 87° 01' 06" West, 46.67 feet; South 50° 42' 21" West, 20.16 feet; South 18° 19' 53" West, 35.51 feet; South 88° 11' 38" West, 25.51 feet; North 77° 49' 42" West, 27.06 feet; South 52° 38' 42" West, 41.32 feet; South 5° 39' 37" West, 35.58 feet; South 40° 48' 33" East, 66.99 feet; South 1° 06' 21" East, 37.26 feet; South 67° 05' 06" West, 15.54 feet; North 60° 47' 59" West, 65.10 feet; North 84° 10' 42" West, 14.29 feet; South 55° 26' 24" West, 40.87 feet; South 32° 18' 42" East, 20.34 feet; South 54° 56' 18" East, 38.35 feet; South 31° 08' 45" East, 24.88 feet; South 46° 55' 41" West, 27.62 feet; South 81° 42' 25" West, 56.92 feet; South 41° 21' 32" West, 26.56 feet; South 25° 13' 56" West, 36.47 feet; South 15° 43' 18" West, 30.10 feet; South 6° 16' 46" East, 31.90 feet; South 78° 03' 13" West, 26.88 feet; North 56° 28' 34" West, 30.41 feet; South 75° 41' 28" West, 63.89 feet; South 28° 20' 27" West, 16.53 feet; South 38° 42' East, 29.25 feet; South 47° 22' 54" East, 52.94 feet; South 16° 42' 49" West, 18.70 feet; South 58° 46' 29" West, 19.98 feet; South 74° 34' 12" West, 26.49 feet; South 68° 00' 49" West, 56.97 feet; South 12° 45' 51" West, 12.00 feet; South 23° 53' 06" East, 15.48 feet; South 56° 26' 52" East, 40.41 feet; South 19° 16' East, 31.00 feet; South 21° 01' 45" West, 19.31 feet; South 73° 08' 41" West, 131.07 feet; South 37° 57' 54" West, 49.44 feet; South 28° 14' 33" East, 90.92 feet; South 73° 42' 47" West, 48.71 feet; North 77° 59' 42" West, 69.31 feet; South 22° 19' 08" West, 49.18 feet; South 1° 39' 58" West, 32.41 feet; South 76° 42' 56" West, 30.22 feet; North 65° 58' 09" West, 68.63 feet; North 87° 47' 25" West, 48.21 feet; South 17° 45' 24" West, 26.62 feet; South 41° 13" 39" East, 18.12 feet; South 0° 13' 32" West, 45.67 to a point in the center of said branch for a corner;

THENCE West, 42.00 feet with the south line of said 141.548 acre TRACT .26 and a north line of said 21.071 acre tract to a steel fence post set beside an existing iron pin at the southwest corner of said 141.548 acre TRACT .26, the west, northwest corner of said 21.071 acre tract, in the east line of said 91.2727 acre TRACT .40 for a corner;

THENCE South 0° 09' 05" West, 127.99 feet with the east line of said 91.2727 acre TRACT .40 and the west line of said 21.071 acre tract to a "5/8 rod" set at the southeast corner of said 91.2727 acre TRACT .40, the southwest corner of said 21.071 acre tract, in the center of an east-west rock road (County Road No. 117) (Foncine Road) for a corner;

THENCE Westerly with the south line of said 91.2727 acre TRACT .40, and the center of said Foncine Road as follows:

North 78° 52' 07" West, 511.56 feet; North 81° 10' 55" West, 143.49 feet; North 87° 34' 07" West, 198.51 feet; North 89° 34' 39" West, 606.60 feet to a "5/8 rod" set at the southwest corner of said 91.2727 acre TRACT .40, the southeast corner of a 55.333 acre SECOND TRACT (reference Volume 480, Page 468), in the center of said Foncine Road for a corner;

THENCE Northerly with the west line of said 91.2727 acre TRACT .40, the east line of said 55.333 acre SECOND TRACT, and with an established fence as follows:

North 0° 39' 07" West, 522.02 feet; North 0° 47' 07" West, 458.13 feet; North 0° 57' 07" West, 572.12 feet; North 0° 47' 07" West, 568.51 feet; North 0° 39' 07" West, 579.68 feet to a "5/8 rod" set beside a corner post at the northwest corner of said 91.2727 acre TRACT .40, the northeast corner of said 55.333 acre SECOND TRACT, in the south line of said 46.708 acre TRACT .39 for a corner;

THENCE Westerly with the north line of said 55.333 acre SECOND TRACT, the north line of a 60.537 acre FIRST TRACT (reference Volume 480, Page 468), the south line of said 46.708 acre TRACT .39, the south line of said 60.00 acre TRACT .22-2, a south line of said 288.181 acre TRACT .22-1 and with an established fence and hedge row as follows:

North 89° 36' 07" West, 118.26 feet; North 89° 20' 40" West, 64.88 feet; North 89° 33' 37" West, 327.86 feet; North 89° 42' 37" West, 899.38 feet; South 89° 39' 53" West, 455.10 feet to a "5/8 rod" set beside a corner post at the ell corner of said 288.181 acre TRACT .22-1, at the northwest corner of said 60.537 acre FIRST TRACT for a corner;

THENCE Southerly with an east line of said 288.181 acre TRACT .22-1, the west line of said 60.537 acre FIRST TRACT and with an established fence as follows:

South 0° 00' 07" East, 291.42 feet; South 0° 18' 37" East, 381.41 feet;

South 0° 02' 37" East, 1058.10 feet; South 0° 10' 07" East, 968.42 feet to a "5/8 rod" set at the south, southeast corner of said 60.537 acre FIRST TRACT in the north line of a 102.048 acre tract (reference Volume 1804, Page 734), in the center of said Foncine Road for a corner;

THENCE North 88° 58' 28" West, 2019.03 feet with a south line of said 288.181 acre TRACT .22-1, the north line of said 102.048 acre tract, the north line of an 80 acre tract (reference Volume 46, Page 588) and with the center of said Foncine Road to a "5/8 rod" set at the southwest corner of said 288.181 acre TRACT .22-1, the southeast corner of a 238.96 acre tract (reference PARCEL V, Volume 526, Page 512), in the center of said Foncine Road for a corner;

THENCE North 0° 09' 29" West, 3901.45 feet with the west line of said 288.181 acre TRACT .22-1 and the east line of said 238.96 acre tract to a "5/8 rod" set in the west line of said 288.181 acre TRACT .22-1, at the northeast corner of said 238.96 acre tract and the southeast corner of said 84.396 acre TRACT .44 for a corner;

THENCE Westerly with the south line of said 84.396 acre TRACT .44, the north line of said 238.96 acre tract and with an established fence and hedge row as follows:

North 89° 14' West, 243.49 feet; North 88° 37' West, 363.94 feet;
North 89° 56' West, 381.27 feet; North 88° 55' West, 333.65 feet;
North 83° 23' West, 122.86 feet; North 84° 59' West, 120.46 feet;
North 89° 31' West, 311.78 feet; North 89° 59' West, 768.26 feet to a "5/8 rod" set beside a corner post at the southwest corner of said 84.396 acre TRACT .44, the northwest corner of said 238.96 acre tract, in an east line of said 1376.00 acre TRACT .01 for a corner;

THENCE South 0° 14' 50" East, 1271.35 feet with the west line of said 238.96 acre tract and an east line of said 1376.00 acre TRACT .01 to a "5/8 rod" set beside a corner post at the south, southeast corner of said 1376.00 acre TRACT .01, in the west line of said 238.96 acre tract, at the northeast corner of said 102.142 acre TRACT .38;

THENCE South 0° 11' 47" East, 2654.72 feet with the west line of said 238.96 acre tract, the east line of said 102.142 acre TRACT .38 and with an established fence and hedge row to a "5/8 rod" set at the southwest corner of said 238.96 acre tract, the southeast corner of said 102.142 acre TRACT .38, in the center of said Foncine Road for a corner;

THENCE South 89° 51' 48" West, 1513.34 feet with the south line of said 102.142 acre TRACT .38 and with the center of said Foncine Road to a "5/8 rod" set at the south, southwest corner of said 102.142 acre TRACT .38, in the center of said Foncine Road for a corner;

THENCE North 0° 11' 14" West, passing an iron pin set beside a corner post at 30.5 feet, continuing with a fence to a second iron pin set beside a corner post at 387.6 feet, leaving said fence and continuing in all 1618.60 feet to a "5/8 rod" set at the ell corner of said 102.142 acre TRACT .38 for a corner;

THENCE South 89° 51' 48" West, 401.00 feet to a "5/8 rod" set at the west, southwest corner of said 102.142 acre TRACT .38 for a corner;

THENCE South 0° 00' 12" West, passing an existing iron pin at 1593.3 feet and continuing in all 1618.60 feet to a "5/8 rod" set in the center of said Foncine Road and in the north line of a 20.555 acre tract (reference Volume 1962, Page 420) for a corner;

THENCE South 89° 51' 48" West, 744.67 feet with the center of said Foncine Road and with the north line of said 20.555 acre tract to a "5/8 rod" set at the northwest corner of said 20.555 acre tract, in the center of said Foncine Road, at the junction of a rock road (County Road No. 154) from the south for a corner;

THENCE South 0° 01' 46" West, 2720.15 feet with the east line of said 324.268 acre TRACT .23 and with the center of said County Road No. 154 to a "5/8 rod" set at the southeast corner of said 324.268 acre TRACT .23, at the northeast corner of a 49.836 acre tract (reference Volume 1826, Page 437), in the center of said County Road No. 154 for a corner;

THENCE Westerly with the south line of said 324.268 acre TRACT .23 as follows:

South 89° 46' 46" West, with an established fence and hedge row for 278 feet, passing an existing iron pin at the northwest corner of said 49.836 acre tract at 2952.80 feet and continuing approximately with an established fence and hedge row in all 3734.33 feet to a "5/8 rod" set beside a post for an angle point;
North 89° 37' 24" West, 1515.65 feet approximately with said established fence and hedge row to a "5/8 rod" set at the southwest corner of said 324.268 acre TRACT .23, in the east Right-of-Way line of Farm Road No. 2478 for a corner;

THENCE Northerly with a west line of said 324.268 acre TRACT .23 and with said east Right-of-Way line as follows:

North 0° 12' 41" East, 1360.60 feet to a "5/8 rod" set for an angle point;
North 0° 33' 42" West, 939.15 feet to a "5/8 rod" set at a northwest corner of said 324.268 acre TRACT .23, the southwest corner of a 1.96 acre tract

(reference Volume 785, Page 378), in said east Right-of-Way line for a corner;

THENCE North 88° 55' 01" East, 281.81 feet with a north line of said 324.268 acre TRACT .23 and the south line of said 1.96 acre tract and approximately with an established fence to a "5/8 rod" set near a corner post at the ell corner of said 324.268 acre TRACT .23, at the southeast corner of said 1.96 acre tract for a corner;

THENCE Northerly with the east line of said 1.96 acre tract and a west line of said 324.268 acre TRACT .23 and approximately with an established fence as follows:

North 28° 24' 18" West, 136.71 feet to a "5/8 rod" set;

North 2° 26' 19" West, 266.05 feet to a "5/8 rod" set at the northeast corn of said 1.96 acre tract, in the south line of said 119.229 acre TRACT .3 at the north, northwest corner of said 324.268 acre TRACT .23, in the cent of said Foncine Road for a corner;

THENCE South 89° 50' 14" West, 176.33 feet with the north line of said 1.96 acre tract, the south line of said 119.229 acre TRACT .35 and with the center of said Foncine Road to a "5/8 rod" set at the north, northwest corner of said 1.96 acre tract, the south, southwest corner of said 119.229 acre TRACT .35, in the center of said Foncine Road, in the east Right-of-Way line of said Farm Road No. 2478 for a corner;

THENCE Northerly with the west line of said 119.229 acre TRACT .35 and with said east Right-of-Way line as follows:

North 0° 44' 36" East, 30.00 feet to a "5/8 rod" set;

North 44° 44' 54" West, 42.06 feet to a "5/8 rod" set;

North 0° 44' 37" East, 1943.25 feet to a "5/8 rod" set at the northwest corner of said 119.229 acre TRACT .35, in said east Right-of-Way line, at the southwest corner of a 3.029 acre tract (reference Volume 655, Page 574) for a corner;

THENCE North 89° 48' 20" East, 1926.24 feet with the north line of said 119.229 acre TRACT .35, with the south line of said 3.029 acre tract, the south line of a 26.201 acre tract (reference Volume 741, Page 666), and approximately with a fence to a "5/8 rod" set beside a corner post at the southeast corner of said 26.201 acre tract, in the north line of said 119.229 acre TRACT .35, at the south, southwest corner of said 82.172 acre TRACT .31 for a corner;

THENCE North 0° 12' 51" West, 661.72 feet with a west line of said 82.172 acre TRACT .31, the east line of said 26.201 acre tract, and with a fence to a "5/8 rod" set beside a corner post at the ell corner of said 82.172 acre TRACT .31 and t northeast corner of said 26.201 acre tract for a corner;

THENCE South 89° 44' 08" West, 1926.34 feet with a south line of said 82.172 ac TRACT .31, the north line of said 26.201 acre tract, and with a fence to a "5/8 rod" set at the west, southwest corner of said 82.172 acre TRACT .31, the northwest corner of said 26.201 acre tract, in the east Right-of-Way line of said Farm Road No. 2478 for a corner;

THENCE North 1° 40' 23" West, 2636.04 feet with a west line of said 82.172 acre TRACT .31, the west line of said 88.356 acre TRACT .32, and with said east Right-of-Way line to a "5/8 rod" set at the west, northwest corner of said 88.356 acre TRACT .32, in said east Right-of-Way line;

THENCE North 44° 08' 36" East, 41.82 feet with a west line of said 88.356 acre TRACT .32 and with said east Right-of-Way line to a "5/8 rod" set by a wooden Right-of-Way marker in said east Right-of-Way line;

THENCE North 1° 40' 23" West, 17.50 feet with a west line of said 88.356 acre TRACT .32 and with said east Right-of-Way line to a "5/8 rod" set in said east Right-of-Way line, in the center of an east-west dirt road (County Road No. 119) (Ashlock Lane), at the north, northwest corner of said 88.356 acre TRACT .32 and the south, southwest corner of said 242.478 acre TRACT .20;

THENCE Northerly with the west line of said 242.478 acre TRACT .20 and with said east Right-of-Way line as follows:

North 0° 21' 35" West, 17.50 feet to a "5/8 rod" set;

North 45° 11' 12" West, 42.56 feet to a "5/8 rod" set for reference 3.0 feet east of the property corner occupied by telephone cable junction box;

North 0° 21' 35" West, 3912.48 feet to a "5/8 rod" set at a northwest corne of said 242.478 acre TRACT .20, the southwest corner of a 74.759 acre trac (reference Volume 1065, Page 200), in said east Right-of-Way line for a corner;

THENCE Easterly with the north line of said 242.478 acre TRACT .20, the south line of said 74.759 acre tract and with an established fence and hedge row as follows:

North 89° 38' 43" East, 1299.85 feet to a "5/8 rod" set beside a corner post at the ell corner of said 242.478 acre TRACT .20, at the south, southeast corner of said 74.759 acre tract for a corner;

North 0° 22' 36" West, 51.88 feet to a "5/8 rod" set beside a corner post at the north, northwest corner of said 242.478 acre TRACT .20, at an ell corner of said 74.759 acre tract for a corner;

North 89° 10' 33" East, 1343.79 feet to a "5/8 rod" set at the northeast corner of said 242.478 acre TRACT .20, at a southeast corner of said 74.759 acre

tract, in the west line of said 1376.00 acre TRACT .01, in the center of a north-south dirt road (County Road No. 118) (Foote Lane) for a corner;

THENCE North 0° 20' 39" West, 1299.22 feet with the east line of said 74.759 acre tract, the west line of said 1376.00 acre TRACT .01 and with the center of said County Road No. 118 to a "5/8 rod" set at the northwest corner of said 1376.00 acre TRACT .01, the northeast corner of said 74.759 acre tract, in the south line of a 110.149 acre tract (reference Volume 1142, Page 602), at the junction of said County Road No. 118 with an east-west rock road (County Road No. 120) (Rock Hill Road) for a corner;

THENCE North 89° 44' 13" East, 1797.38 feet with the north line of said 1376.00 acre TRACT .01, the south line of said 110.149 acre tract, and approximately with the center of said Rock Hill Road to a "5/8 rod" set at the northwest corner of the Foote Baptist Church Tract (reference Volume 156, Page 4) and a northeast corner of said 1376.00 acre TRACT .01, in the center of said Rock Hill Road, in the south line of said 110.149 acre tract for a corner;

THENCE South 2° 58' 40" West with the west line of said Church Tract, an east line of said 1376.00 acre TRACT .01, and with a fence, passing a "5/8 rod" on the north side of a corner post at 29.33 feet and continuing in all 239.31 feet to a "5/8 rod" set on the south side of a cross-tie corner post at the southwest corner of said Church Tract and an ell corner of said 1376.00 acre TRACT .01 for a corner;

THENCE South 87° 39' 22" East, 329.60 feet with the south line of said Church Tract, a north line of said 1376.00 acre TRACT .01, and with a fence to a "5/8 rod" set by a nail found on the east side of a cross-tie corner post at the southeast corner of said Church Tract and an ell corner of said 1376.00 acre TRACT .01 for a corner;

THENCE North 3° 42' 52" East with the east line of said Church Tract, a west line of said 1376.00 acre TRACT .01, and approximately 1 foot west of a chain link fence, passing a "5/8 rod" on the north side of a cross-tie corner post at 204.43 feet and continuing in all 254.53 feet to a "5/8 rod" set at the northeast corner of said Church Tract, a northwest corner of said 1376.00 acre TRACT .01, in the south line of said 110.149 acre tract, in the center of said Rock Hill Road for a corner;

THENCE North 89° 44' 46" East, 555.23 feet with the north line of said 1376.00 acre TRACT .01, the south line of said 110.149 acre tract, and with the center of said Rock Hill Road to a "5/8 rod" found by an 1/2 inch rebar found at the southeast corner of said 110.149 acre tract, in the north line of said 1376.00 acre TRACT .01, at the southwest corner of said 77.006 acre TRACT .42, in the center of said Rock Hill Road, at the extension of a rock road (County Road No. 157) from the north for a corner;

THENCE North 0° 59' 22" West, 1330.81 feet with the west line of said 77.006 acre TRACT .42, the east line of said 110.149 acre tract, and with the center of said County Road No. 157 to a "5/8 rod" set at the northeast corner of said 110.149 acre tract, in the west line of said 77.006 acre TRACT .42, in the center of said County Road No. 157;

THENCE North 0° 12' 38" West, 1324.36 feet with the west line of said 77.006 acre TRACT .42, a west line of said 178.4354 acre TRACT .30, the east line of a 104.199 acre tract (reference Volume 862, Page 338), and with the center of said County Road No. 157 to a "5/8 rod" set at the northeast corner of said 104.199 acre tract, the west, northwest corner of said 178.4354 acre TRACT .30, in the south line of said 269.26 acre TRACT .41, at the junction of said County Road No. 120 with an east-west dirt road (County Road No. 121) for a corner;

THENCE South 89° 55' 25" West, 2643.09 feet with the north line of said 104.199 acre tract, the south line of said 269.26 acre TRACT .41 and the center of said County Road No. 121 to a "5/8 rod" set at the southwest corner of said 269.26 acre TRACT .41, in the north line of said 104.199 acre tract, at the southeast corner of said 168.607 acre TRACT .12 and at the extension of said County Road No. 121 from the east and west for an angle point;

THENCE South 89° 22' 33" West, 2631.56 feet with the south line of said 168.607 acre TRACT .12 and with the center of said County Road No. 121 to a "5/8 rod" set at the south, southwest corner of said 168.607 acre TRACT .12, in the center of said County Road No. 121, in the east Right-of-Way line of said Farm Road No. 2478 for a corner;

THENCE Northerly with the west line of said 168.607 acre TRACT .12 and with said east Right-of-Way line as follows:

North 0° 00' 07" West, 18.71 feet to a "5/8 rod" set;

North 44° 34' 11" West, 42.25 feet to a "5/8 rod" set;

North 0° 00' 06" West, 2587.64 feet to a "5/8 rod" set at a northwest corner of said 168.607 acre TRACT .12, in said east Right-of-Way line, in the south Right-of-Way line of State Highway No. 380 for an angle point;

THENCE North 47° 19' 05" East, 162.58 feet to a hole star drilled in top of a concrete Right-of-Way marker at the north, northwest corner of said 168.607 acre TRACT .12, in said south Right-of-Way line for a corner;

THENCE North 86° 34' East, 2299.43 feet with a north line of said 168.607 acre TRACT .12 and with said south Right-of-Way line to a "5/8 rod" set by a wooden Right-of-Way marker in said south Right-of-Way line for an angle point;

THENCE South 79° 21' 16" East, 103.08 feet with a north line of said 168.607 acre TRACT .12 and said south Right-of-Way line to a "5/8 rod" set by a wooden Right-of-Way marker in a north line of said 168.607 acre TRACT .12, in said south Right-of-Way line for an angle point;

THENCE North 86° 34' 01" East, 27.20 feet with a north line of said 168.607 acre TRACT .12 and said south Right-of-Way line to a "5/8 rod" set at a northeast corner of said 168.607 acre TRACT .12, at the northwest corner of a 1.0 acre tract (reference Volume 415, Page 61) for a corner;

THENCE South 0° 29' 33" East, 513.84 feet with an east line of said 168.607 acre TRACT .12, the west line of said 1.0 acre tract and with a fence to a "5/8 rod" set beside a corner post at an ell corner of said 168.607 acre TRACT .12, at the southwest corner of said 1.0 acre tract for a corner;

THENCE North 86° 58' 17" East, 87.69 feet with a north line of said 168.607 acre TRACT .12, the south line of said 1.0 acre tract and with a fence to a "5/8 rod" set near a corner post at a northeast corner of said 168.607 acre TRACT .12, the southeast corner of said 1.0 acre tract, in the west line of said 269.26 acre TRACT .41 for a corner;

THENCE North 0° 19' 18" West, 514.55 feet with the east line of said 1.0 acre tract, the west line of said 269.26 acre TRACT .41, and with an established fence to a "5/8 rod" set at the northeast corner of said 1.0 acre tract, the northwest corner of said 269.26 acre TRACT .41, in the south Right-of-Way line of said State Highway No. 380 for a corner;

THENCE Easterly with the north line of said 269.26 acre TRACT .41 and with said south Right-of-Way line as follows:

North 86° 34' East, 741.66 feet to a concrete Right-of-Way marker at the beginning of a curve to the right, from which the radius center bears South 3° 26' East, 5644.58 feet;

With said curve to the right, an arc of 277.49 feet around a central angle of 2° 49' to a "5/8 rod" set at the point of tangency of said curve;

North 89° 23' East, 2257.09 feet to a "5/8 rod" set by a wooden Right-of-Way marker for an angle point;

North 86° 47' 27" East, 100.12 feet to a "5/8 rod" set for an angle point;

North 89° 23' East, 673.11 feet to an "x" chiseled in top of a concrete Right-of-Way marker for an angle point;

South 46° 27' 06" East, 144.04 feet to a "5/8 rod" set at a northeast corner of said 269.26 acre TRACT .41, at a northwest corner of said 178.4354 acre TRACT .30, in said south Right-of-Way line, in the center of said County Road No. 121 from the south for a corner; same being hereby designated as POINT "A";

THENCE Easterly with the north line of said 178.4354 acre TRACT .30 and with said south Right-of-Way line as follows:

North 44° 04' 22" East, 137.91 feet to an "x" chiseled in top of a concrete Right-of-Way marker at a point on a curve to the right, from which the radius center bears South 1° 00' 49" West, 5649.58 feet;

With said curve to the right, an arc of 637.93 feet around a central angle of 6° 28' 11" to a "5/8 rod" set at the point of tangency of said curve;

South 82° 31' East, 276.51 feet to a nail set in top of a wooden Right-of-Way marker for an angle point;

North 86° 39' 29" East, 102.24 feet to a nail set in top of a wooden Right-of-Way marker for an angle point;

South 82° 31' East, 665.66 feet to a 1/2" steel rod protruding from a broken concrete Right-of-Way marker at a northeast corner of said 178.4354 acre TRACT .30, in said south Right-of-Way line, at the northwest corner of a 0.27 acre 2nd Tract of TRACT NO. 2 conveyed to the State of Texas (reference Volume 313, Page 295) for a corner;

THENCE South 23° 51' West, 379.72 feet with an east line of said 178.4354 acre TRACT .30 and with the west line of said 0.27 acre 2nd Tract to a "5/8 rod" set at the southwest corner of said 0.27 acre 2nd Tract, in the north line of a 1.43 acre 1st Tract of said TRACT NO. 2 (reference Volume 313, Page 295);

THENCE around said 1.43 acre tract as follows:

North 44° 39' West, 67.63 feet to a concrete Right-of-Way marker;

South 45° 21' West, 250.00 feet to a concrete Right-of-Way marker;

South 44° 39' East, 250.00 feet to a concrete Right-of-Way marker;

North 45° 21' East, 250.00 feet to a concrete Right-of-Way marker;

North 44° 39' West, 150.20 feet to a "5/8 rod" set at the southeast corner of said 0.27 acre 2nd Tract;

THENCE North 23° 51' 02" East, 400.30 feet with the east line of said 0.27 acre

2nd Tract to a "5/8 rod" set by a broken concrete Right-of-Way marker at the northeast corner of said 0.27 acre 2nd Tract, in the south Right-of-Way line of U.S. Highway No. 380, at a northwest corner of said 178.4354 acre TRACT .30;

THENCE Easterly with the north line of said 178.4354 acre TRACT .30 and with the south Right-of-Way line of U.S. Highway No. 380 as follows:

South 82° 31' East, 201.87 feet to a nail set in top of a wooden Right-of-Way marker;

South 69° 02' 47" East, 158.43 feet to a "5/8 rod" set in the south Right-of-Way line of U.S. Highway No. 380 and the north line of said 178.4354 acre TRACT .30, at the northeast corner of a 0.19 acre TRACT NO. 1 (reference Volume 313, Page 295);

THENCE North 89° 47' 35" West, 160.40 feet with the north line of said 0.19 acre tract to a "5/8 rod" set at the northwest corner of said 0.19 acre tract for a corner;

THENCE South 0° 12' 25" West, 40.00 feet with the west line of said 0.19 acre tract to a "5/8 rod" set at the southwest corner of said 0.19 acre tract for a corner;

THENCE South 89° 47' 35" East, 266.00 feet with the south line of said 0.19 acre tract to a "5/8 rod" set on the east side of a concrete Right-of-Way marker at the southeast corner of said 0.19 acre tract, the northeast corner of said 178.4354 acre TRACT .30, at the northwest corner of a 60.781 acre tract (reference Volume 1119, Page 61) for a corner;

THENCE South 0° 14' 51" East, 878.88 feet with the east line of said 178.4354 acre TRACT .30, the west line of said 60.781 acre tract, and approximately with an established fence and hedge row to a "5/8 rod" set at the east, southeast corner of said 178.4354 acre TRACT .30 for a corner;

THENCE North 89° 40' 27" West, 1266.02 feet with a south line of said 178.4354 acre TRACT .30 and approximately with an established fence and hedge row to a "5/8 rod" set on the north side of a stub post on the south bank of a small branch, at an ell corner of said 178.4354 acre TRACT .30 for a corner;

THENCE South 0° 03' 35" West, 1786.23 feet with an east line of said 178.4354 acre TRACT .30 and approximately with an established fence and hedge row to a "5/8 rod" set beside a corner post at an ell corner of said 178.4354 acre TRACT .30 for a corner;

THENCE South 89° 47' 52" East, 184.53 feet with a north line of said 178.4354 acre TRACT .30 to a "5/8 rod" set beside a post at a northeast corner of said 178.4354 acre TRACT .30 for a corner;

THENCE Southerly with an east line of said 178.4354 acre TRACT .30 as follows:

South 1° 06' 22" East, 398.43 feet to a "5/8 rod" set on the north side of a small branch for an angle point;

South 1° 01' 37" East, 466.80 feet approximately with the evidence of a fence and hedge row to a one inch square iron found for an angle point;

South 0° 30' 13" West, 1779.29 feet approximately with an established fence to the PLACE OF BEGINNING and containing 4229.588 acres of land;

LESS AND EXCEPT 6.048 acres of land described as follows:

COMMENCING at POINT "A" so designated hereinbefore; THENCE South, 184.16 feet with the east line of said 269.26 acre TRACT .41, the west line of said 178.4354 acre TRACT .30 and with the center of a rock road (County Road No. 121) to a "5/8 rod" set in said line and road, at the northeast corner of the 6.048 acres of land described in a deed from James Monroe Wolf, Jr., to Melvin Leon Honea and wife, Maudie Lea Honea, dated July 6, 1978, recorded in Volume 1120, Page 118 of the Collin County Land Records for a PLACE OF BEGINNING;

THENCE South 0° 06' 57" West, 930.99 feet with the east line of said 6.048 acre tract and approximately with the center line of said road to a "5/8 rod" set by an iron pin found at the southeast corner of said 6.048 acre tract, in the center of said road for a corner;

THENCE North 87° 56' 17" West, 285.59 feet with the south line of said 6.048 acre tract and approximately with a fence to a "5/8 rod" set by an iron pin found at the southwest corner of said 6.048 acre tract for a corner;

THENCE North 0° 09' 40" East, 917.42 feet with the west line of said 6.048 acre tract and approximately with a fence to a "5/8 rod" set beside a corner post at the northwest corner of said 6.048 acre tract for a corner;

THENCE North 89° 20' 09" East with an old fence and hedge row and with the north line of said 6.048 acre tract, 284.72 feet to the PLACE OF BEGINNING and containing 6.048 acres of land;

AND, LESS AND EXCEPT 0.15 acre of land out of said 168.607 acre TRACT .12 conveyed to the State of Texas in TRACT NO. 2 of Volume 313, Page 301 of the Collin County Land Records;

leaving an acreage of 4223.39 acres of land.

DESCRIPTION 1297.235 Acres of Land

SITUATED in Collin County, Texas, in the F.M. Ashlock Survey, Abstract No. 6, the E.T. Berry Survey, Abstract No. 43, the G.S. Baccus Survey, Abstract No. 119, the John W. Cox Survey, Abstract No. 160, the S.W. Sullivan Survey, Abstract No. 809, the Henry Slack Survey, Abstract No. 840, the George White Survey, Abstract No. 1034, and the A.S. Young Survey, Abstract No. 1037, being a resurvey of several tracts of land listed as follows:

the 229.994 acres of land described in a deed from Lucy Field Belknap to Gulf National Land Corporation, dated August 9, 1978, recorded in Volume 1126, Page 507, hereinafter referred to as TRACT .03;

the 58.546 acres of land described in a deed from Tidal Transmission Company to Gulf National Land Corporation, dated March 15, 1979, recorded in Volume 1328, Page 420, hereinafter referred to as TRACT .05;

the 112.320 acres of land described in a deed from Wanda Louise Sanders, Executrix, to Gulf National Land Corporation, dated July 16, 1979, recorded in Volume 1184, Page 505, hereinafter referred to as TRACT .07;

the 50.2260 acres of land described in a deed from Sam Chesney, Jr. and wife, Lucille Chesney, to Gulf National Land Corporation, dated October 18, 1979, recorded in Volume 1202, Page 547, hereinafter referred to as TRACT .08;

the 60.587 acres of land described in a deed from Eisenhower Medical Center to Gulf National Land Corporation, dated July 31, 1979, recorded in Volume 1207, Page 53, hereinafter referred to as TRACT .09;

the 59.686 acres of land described in a deed from Jesuit College Preparatory School of Dallas, Inc. to Gulf National Land Corporation, dated November 6, 1979, recorded in Volume 1207, Page 56, hereinafter referred to as TRACT .10;

the 92.6730 acres of land described in a deed from Mary Blanche Smith to Gulf National Land Corporation, dated November 20, 1979, recorded in Volume 1210, Page 39, hereinafter referred to as TRACT .13;

the 191.612 acres of land described in a deed from Coit North Joint Venture to Gulf National Land Corporation, dated August 21, 1980, recorded in Volume 1294, Page 728, hereinafter referred to as TRACT .19;

the 75.3411 acres of land described in a deed from Donald R. Polan, Trustee, to Gulf National Land Corporation, dated September 22, 1981, recorded in Volume 1433, Page 474, hereinafter referred to as TRACT .24;

the 15.756 acres of land described in a deed from Stuart Ronald Stone to Gulf National Land Corporation, dated August 25, 1982, recorded in Volume 1546, Page 182, hereinafter referred to as TRACT .27-1;

the 15.756 acres of land described in a deed from Lawrence E. Sayah to Gulf National Land Corporation, dated August 25, 1982, recorded in Volume 1546, Page 523, hereinafter referred to as TRACT .27-2;

the 15.756 acres of land described in a deed from Frederic Fischer to Gulf National Land Corporation, dated August 25, 1982, recorded in Volume 1546, Page 190, hereinafter referred to as TRACT .27-3;

the 15.756 acres of land described in a deed from Elwyn Lee Donovitz to Gulf National Land Corporation, dated August 25, 1982, recorded in Volume 1546, Page 174, hereinafter referred to as TRACT .27-4;

the 40 acres of land described in a deed from Daniel (Bud) Moore, et al, to Gulf National Land Corporation, dated March 17, 1983, recorded in Volume 1624, Page 368, hereinafter referred to as TRACT .28;

the 9.919 acres of land described in a deed from George A. Field, et al, to Gulf National Land Corporation, dated April 15, 1983, recorded in Volume 1639, Page 730, hereinafter referred to as TRACT .29;

the 38.632 acres of land described in a deed from Danny D. Christie to Gulf National Land Corporation, dated June 17, 1983, recorded in Volume 1678, Page 807, hereinafter referred to as TRACT .33;

the 38.632 acres of land described in a deed from John Sandlin Christie to Gulf National Land Corporation, dated June 17, 1983, recorded in Volume 1678, Page 740, hereinafter referred to as TRACT .34;

the 159.566 acres of land described in a deed from Leonard Ford and wife, Lucille Ford, to Gulf National Land Corporation, dated July 8, 1983, recorded in Volume 1690, Page 351, hereinafter referred to as TRACT .36;

the 15.991 acres of land described in a deed from Scotty Mack Day, et al, to Gulf National Land Corporation, dated November 12, 1984, recorded in Volume 2015, Page 491, hereinafter referred to as TRACT .45;

all deeds of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at a 5/8" diameter concrete reinforcing steel rod driven flush with the ground surface and capped with a red plastic cap stamped on the top with GEER SURV. (hereinafter referred to as a "5/8 rod") set at the northwest corner of said 60.587 acre TRACT .09, the southwest corner of a 305.25 acre tract (reference Volume 1021, Page 737), at the intersection of a dirt road from the south (County Road No. 71) and a rock road from the north (County Road No. 72) with an east-west rock road (County Road No. 25) (Rock Hill Road); same being the northwest corner of said Henry Slack Survey, the northeast corner of the J.H. Collins Survey, Abstract No. 219, the southeast corner of the W.G. Barnes Survey, Abstract No. 59, and the southwest corner of the William McCarty Survey, Abstract No. 575;

THENCE South 89° 19' 11" East, 1223.78 feet with the north line of said 60.587 acre TRACT .09, the north line of said 59.686 acre TRACT .10, the south line of said 305.25 acre tract and with the center of said Rock Hill Road to a "5/8 rod" set in the north line of said 59.686 acre TRACT .10, in the south line of said 305.25 acre tract, in the center of said Rock Hill Road;

THENCE North 89° 45' 21" East, 776.58 feet with the north line of said 59.686 acre TRACT .10, the south line of said 305.25 acre tract and the center of said Rock Hill Road to a "5/8 rod" set at the northeast corner of said 59.686 acre TRACT .10, in the south line of said 305.25 acre tract, at the northwest corner of a 38.632 acre tract (reference Volume 1678, Page 813), in the center of said Rock Hill Road for a corner;

THENCE South 0° 05' 37" West, 1778.80 feet with the east line of said 59.686 acre TRACT .10 and the west line of said 38.632 acre tract (reference Volume 1678, Page 813) to a "5/8 rod" set in said east line, at the southwest corner of said 38.632 acre tract (reference Volume 1678, Page 813) and the north, northwest corner of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807) for a corner;

THENCE North 89° 45' 36" East, 945.78 feet with the south line of said 38.632 acre tract (reference Volume 1678, Page 813) and the north line of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807) to a "5/8 rod" set at the southeast corner of said 38.632 acre tract (reference Volume 1678, Page 813), the north, northeast corner of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807), in the west line of said 92.6730 acre TRACT .13;

THENCE North 0° 06' 44" East, 1778.87 feet with the east line of said 38.632 acre tract (reference Volume 1678, Page 813), the west line of said 92.6730 acre TRACT .13 to a "5/8 rod" set at the northeast corner of said 38.632 acre tract (reference Volume 1678, Page 813), the northwest corner of said 92.6730 acre TRACT .13, in the south line of said 305.25 acre tract, in the center of said Rock Hill Road for a corner;

THENCE North 89° 45' 21" East, 2346.28 feet with the north line of said 92.6730 acre TRACT .13, the north line of said 50.2260 acre TRACT .08, the south line of said 305.25 acre tract, and with the center of said Rock Hill Road to a "5/8 rod" set at the northeast corner of said 50.2260 acre TRACT .08, the northwest corner of ROSE GARDEN ESTATES as recorded in Cabinet B, Sheet 143 of the Collin County Map & Plat Records, in the center of said Rock Hill Road for a corner;

THENCE South 0° 05' 50" East, 2653.25 with the east line of said 50.2260 acre TRACT .08 and the west line of said ROSE GARDEN ESTATES to a 3/4" star drill driven in solid rock at the southeast corner of said 50.2260 acre TRACT .08, the southwest corner of said ROSE GARDEN ESTATES, in the north line of

a 164.073 acre TRACT ONE (reference Volume 1503, Page 39) for a corner;

THENCE Westerly with the south line of said 50.2260 acre TRACT .08, the south line of said 92.6730 acre TRACT .13 and the north line of said 164.073 acre TRACT ONE and approximately with an old hedge row as follows:

South 89° 53' 41" West, 842.58 feet to an existing iron pin;

North 89° 54' 45" West, 1513.36 feet to a "5/8 rod" set by an existing iron pin near a corner post at the southwest corner of said 92.6730 acre TRACT .13, in the north line of said 164.073 acre TRACT ONE, at the southeast corner of a 3 acre tract (reference Volume 1010, Page 789) for a corner;

THENCE North 0° 06' 47" East, 361.50 feet with the west line of said 92.6730 acre TRACT .13, the east line of said 3 acre tract, and with a fence to a "5/8 rod" set near a fence post at the northeast corner of said 3 acre tract, in said west line, at the east, southeast corner of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807) for a corner;

THENCE North 89° 59' 58" West, 361.51 feet with the north line of said 3 acre tract, a south line of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807) and with a fence to a "5/8 rod" set near a corner post at the northwest corner of said 3 acre tract and an ell corner of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807) for a corner;

THENCE South 0° 06' 44" West, 361.50 feet with the west line of said 3 acre tract, an east line of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807) and with a fence to a "5/8 rod" set by a corner post at the southwest corner of said 3 acre tract and an ell corner of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807) for a corner;

THENCE South 89° 00' 38" East, 63.76 feet with the south line of said 3 acre tract, a north line of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807) and with a fence to a "5/8 rod" set under said fence at the west, northeast corner of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807), in the south line of said 3 acre tract, at the northwest corner of said 164.073 acre TRACT ONE for a corner;

THENCE South 0° 26' 19" West, 2659.08 feet with an east line of said 38.632 acre TRACT .33 (reference Volume 1678, Page 807), the east line of said 38.632 acre TRACT .34 (reference Volume 1678, Page 740) and the west line of said 164.073 acre TRACT ONE to a "5/8 rod" set at the southeast corner of said 38.632 acre TRACT .34 (reference Volume 1678, Page 740), the southwest corner of said 164.073 acre TRACT ONE, in the north line of said 191.612 acre TRACT .19, in an east-west hedge row for a corner;

THENCE South 89° 36' 25" East, 569.25 feet with the north line of said 191.612 acre TRACT .19, the south line of said 164.073 acre TRACT ONE and with the evidence of an old established fence to an existing iron pin set by a stub corner post at the northeast corner of said 191.612 acre TRACT .19, the northwest corner of said 40 acre TRACT .28, in the south line of said 164.073 acre TRACT ONE;

THENCE North 89° 52' 53" East, 2134.85 feet with the north line of said 40 acre TRACT .28, the south line of said 164.073 acre TRACT ONE and with a hedge row to a "5/8 rod" set at the southwest corner of said 58.546 acre TRACT .05, the southeast corner of said 164.073 acre TRACT ONE, in the north line of said 40 acre TRACT .28, at the extension of a rock road from the east (County Road No. 115) for a corner;

THENCE Northerly with the east line of said 164.073 acre TRACT ONE and the west line of said 58.546 acre TRACT .05 as follows:

North 0° 09' 55" West, with a turn row for about 808 feet and continuing approximately with an established fence and hedge row, 1603.19 feet;

North 1° 18' 10" West, 1055.92 feet with a turn row to an existing 1-1/2" steel rod at the northeast corner of said 164.073 acre TRACT ONE, the northwest corner of said 58.546 acre TRACT .05, in the south line of said ROSE GARDEN ESTATES for a corner;

THENCE North 89° 24' 34" East, 1185.04 feet with the south line of said ROSE GARDEN ESTATES and the north line of said 58.546 acre TRACT .05 and said 15.991 acre TRACT .45 to a "5/8 rod" set by an existing nail and close to a steel fence post at the southeast corner of said ROSE GARDEN ESTATES, the southwest corner of said 229.994 acre TRACT .03, in the north line of said 15.991 acre TRACT .45 for a corner;

THENCE Northerly with the east line of said ROSE GARDEN ESTATES, the west line of said 229.994 acre TRACT .03, and with a hedge row and the evidence of an old fence as follows:

North 1° 00' 48" West, 190.80 feet to a point in said fence and hedge row;

North 0° 02' 33" West, 2457.20 feet to a "5/8 rod" set at the northeast corner of said ROSE GARDEN ESTATES, the northwest corner of said 229.994 acre TRACT .03, in the center of said Rock Hill Road for a corner;

THENCE North 89° 42' 29" East, 4076.78 feet with the north line of said 229.994 acre TRACT .03 and the center of said Rock Hill Road to a "5/8 rod" set at the north, northeast corner of said 229.994 acre TRACT .03, in the west Right-of-Way line of Farm Road No. 2478 for a corner;

THENCE Southerly with said west Right-of-Way line and with the east line of said 229.994 acre TRACT .03 as follows:

South 0° 21' 35" East, 25.41 feet to a "5/8 rod" set for an angle point;

South 45° 20' 05" East, 42.44 feet to a "5/8 rod" set at a northeast corner of said 229.994 acre TRACT .03, in said west Right-of-Way line for a corner;

THENCE Southerly with the east line of said 229.994 acre TRACT .03, the east line of said 159.566 acre TRACT .36, and with said west Right-of-Way line as follows:

South 0° 21' 35" East, 5217.09 feet to a "5/8 rod" set for an angle point;

South 44° 49' West, 42.29 feet to a "5/8 rod" set for an angle point;

South 0° 21' 35" East, 13.30 feet to a "5/8 rod" set at a southeast corner of said 159.566 acre TRACT .36, in said west Right-of-Way line, in the center of an east-west rock road (County Road No. 115) for a corner;

THENCE South 89° 51' 58" West, 2058.17 feet with the south line of said 159.566 acre TRACT .36 and with the center of said County Road No. 115 to a "5/8 rod" set at the east, southwest corner of said 159.566 acre TRACT .36, in the center of said County Road No. 115 for a corner;

THENCE North 0° 36' 14" West, 208.71 feet with a west line of said 159.566 acre TRACT .36 to a "5/8 rod" set at the ell corner of said 159.566 acre TRACT .36 for a corner;

THENCE South 89° 51' 57" West, 208.71 feet with a south line of said 159.566 acre TRACT .36 to a "5/8 rod" set at the west, southwest corner of said 159.566 acre TRACT .36, in the east line of said 15.756 acre TRACT .27-3 (reference Volume 1546, Page 190) for a corner;

THENCE South 0° 36' 24" East, 208.71 feet with the east line of said 15.756 acre TRACT .27-3 (reference Volume 1546, Page 190) to a "5/8 rod" set at the west, southeast corner of said 15.756 acre TRACT .27-3 (reference Volume 1546, Page 190), in the center of said County Road No. 115 for a corner;

THENCE Westerly with the south line of said 15.756 acre TRACT .27-3 (reference Volume 1546, Page 190), said 15.756 acre TRACT .27-1 (reference Volume 1546, Page 182), said 15.756 acre TRACT .27-4 (reference Volume 1546, Page 174), said 15.756 acre TRACT .27-2 (reference Volume 1546, Page 523), and with the center of said County Road No. 115 as follows:

South 89° 51' 57" West, 273.64 feet a "5/8 rod" set by an existing iron pin at the northeast corner of a 50.01 acre tract (reference Volume 1734, Page 19);

South 89° 43' West, 756.18 feet with the north line of said 50.01 acre tract to a "5/8 rod" set at the southwest corner of said 15.756 acre TRACT .27-2 (reference Volume 1546, Page 523), the southeast corner of a 45.360 acre tract (reference Volume 1012, Page 216), in the north line of said 50.01 acre tract, in the center of said County Road No. 115 for a corner;

THENCE North 0° 34' 48" West, 2665.85 feet with the west line of said 15.756 acre TRACT .27-2 (reference Volume 1546, Page 523) and the east line of said 45.360 acre tract to a "5/8 rod" set 2 feet south of an east-west fence at the northwest corner of said 15.756 acre TRACT .27-2 (reference Volume 1546, Page 523), the northeast corner of said 45.360 acre tract, in the south line of said 229.994 acre TRACT .03 for a corner;

THENCE South 89° 21' 50" West, 745.47 feet with the north line of said 45.360 acre tract, a south line of said 229.994 acre TRACT .03 and approximately with a fence to a "5/8 rod" set in said fence at the northwest corner of said 45.360 acre tract, the northeast corner of said 15.991 acre TRACT .45, in a south line of said 229.994 acre TRACT .03 for a corner;

THENCE South 0° 42' 17" East, 2661.30 feet with the east line of said 15.991 acre TRACT .45 and the west line of said 45.360 acre tract to a "5/8 rod" set by an existing iron pin at the southeast corner of said 15.991 acre TRACT .45, the southwest corner of said 45.360 acre tract, in the north line of said 50.01 acre tract, in the center of said County Road No. 115 for a corner;

THENCE South 89° 43' West, 154.04 feet with a south line of said 15.991 acre TRACT .45, a north line of said 50.01 acre tract and with the center of said County Road No. 115 to a "5/8 rod" set in said south line, at the northwest corner of said 50.01 acre tract, the north, northeast corner of said 112.320 acre TRACT .07, in the center of said County Road No. 115 for a corner;

THENCE South 0° 02' 21" West, 1320.27 feet with a turn row, with an east line of said 112.320 acre TRACT .07 and the west line of said 50.01 acre tract to a "5/8 rod" set by an existing iron pin at the ell corner of said 112.320 acre TRACT .07 and the southwest corner of said 50.01 acre tract for a corner;

THENCE North 89° 42' 48" East, 1649.79 feet with a turn row, with the south line of said 50.01 acre tract and a north line of said 112.320 acre TRACT .07 to a "5/8 rod" set by an existing iron pin at the southeast corner of said 50.01 acre tract, the east, northeast corner of said 112.320 acre TRACT .07, in the west line of RUSSWOOD ACRES as recorded in Cabinet A, Sheet 88 of the Collin County Map & Plat Records, in a north-south established fence and hedge row for a corner;

THENCE South 0° 14' 32" East, 19.19 feet with an east line of said 112.320 acre TRACT .07, the west line of said RUSSWOOD ACRES and with said established fence and hedge row to an existing iron pin at the southwest corner of said RUSSWOOD ACRES, the northwest corner of a 39.605 acre tract (reference Volume 704, Page 724), in said east line and established fence and hedge row for an angle point;

THENCE South 0° 03' 49" East, 658.08 feet with the west line of said 39.605 acre tract and with said east line and established fence and hedge row to an existing iron pin at the southwest corner of said 39.605 acre tract, the northwest corner of a 41.007 acre tract (reference Volume 708, Page 263), in said east line and established fence and hedge row for an angle point;

THENCE South 0° 03' 32" East, 680.52 feet with the west line of said 41.007 acre tract and with said east line and established fence and hedge row to a "5/8 rod" set by an existing iron pin at the southeast corner of said 112.320 acre TRACT .07, the southwest corner of said 41.007 acre tract, and the northeast corner of a 62.262 acre tract (reference Volume 1750, Page 834) for a corner;

THENCE South 89° 47' 01" West, 2643.41 feet with the south line of said 112.320 acre TRACT .07 to a "5/8 rod" set at the southwest corner of said 112.320 acre TRACT .07, in the east line of a 144.960 acre tract (reference Volume 585, Page 425), in the center of said County Road No. 115 for a corner;

THENCE North 0° 06' 04" East, 191.60 feet with the west line of said TRACT .37, the east line of said 144.960 acre tract and the center of said County Road No. 115 to a "5/8 rod" set by an existing iron pin at the northeast corner of said 144.960 acre tract, the southeast corner of said 75.3411 acre TRACT .24, in the west line of said 112.320 acre TRACT .07, in the center of said County Road No. 115 for a corner;

THENCE North 89° 34' 32" West with the south line of said 75.3411 acre TRACT .24, the north line of said 144.960 acre tract and with a turn row for about 1135 feet and continuing with an established fence and hedge row in all 2216.47 feet to a "5/8 rod" set 8.5 feet north of an old corner post at the southwest corner of said 75.3411 acre TRACT .24, the northwest corner of said 144.960 acre tract, in the east line of said 191.612 acre TRACT .19 for a corner;

THENCE South 0° 36' 32" West, 154.15 feet with an established fence and hedge row, with the east line of said 191.612 acre TRACT .19 and the west line of said 144.960 acre tract to a "5/8 rod" set on the west side of a tree at the southeast corner of said 191.612 acre TRACT .19, the northeast corner of a 191.168 acre tract (reference Volume 1804, Page 191), in the west line of said 144.960 acre tract for a corner;

THENCE North 89° 34' 50" West, 3200.54 feet with the south line of said 191.612 acre TRACT .19 and the north line of said 191.168 acre tract and across an open field to a "5/8 rod" set at the southwest corner of said 191.612 acre TRACT .19, the northwest corner of said 191.168 acre tract, in the center of said County Road No. 71 for a corner;

THENCE North 0° 02' 14" West, 2603.06 feet with the west line of said 191.612 acre TRACT .19 and the center of said County Road No. 71 to a "5/8 rod" set at the northwest corner of said 191.612 acre TRACT .19, the southwest corner of a 100.427 acre tract (reference Volume 1595, Page 242), in the center of said County Road No. 71 for a corner;

THENCE South 89° 46' 02" East, 1636.91 feet with the north line of said 191.612 acre TRACT .19, the south line of said 100.427 acre tract and with the evidence of an established fence and hedge row to a "5/8 rod" set in said established fence and hedge row at the southeast corner of said 100.427 acre tract, the southwest corner of said 38.632 acre TRACT .34, in the north line

of said 191.612 acre TRACT .19 for a corner:

THENCE North 0° 07' 25" East, 2669.50 feet with a turn row, with the east line of said 100.427 acre tract, the west line of said 38.632 acre TRACT .34 (reference Volume 1678, Page 740) and a west line of said 38.632 acres TRACT .33 (reference Volume 1678, Page 807) to an existing iron pin by a steel fence post at the northeast corner of said 100.427 acre tract, the west, northwest corner of said 38.632 acres TRACT .33 (reference Volume 1678, Page 807) and in the south line of said 59.686 acre TRACT .10 for a corner;

THENCE North 89° 07' 24" West, 1639.36 feet with a turn row, with the north line of said 100.427 acre tract, the south line of said 59.686 acre TRACT .10 and the south line of said 60.587 acre TRACT .09 to a "5/8 rod" set at the northwest corner of said 100.427 acre tract, the southwest corner of said 60.587 acre TRACT .09, in the center of said County Road No. 71 for a corner;

THENCE North 0° 14' 39" East, 2610.63 feet with the west line of said 60.587 acre TRACT .09 and the center of said County Road No. 71 to the PLACE OF BEGINNING and containing 1297.235 acres of land.

DESCRIPTION 87.856 Acres of Land

SITUATED in Collin County, Texas, in the Charles Carter Survey, Abstract No. 220 and the E.T. Berry Survey, Abstract No. 43, being a resurvey of the 87.886 acre tract described in a deed from Warren W. Sanders, et al to Gulf National Land Corporation, dated April 4, 1980, recorded in Volume 1251, Page 497 of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at a 5/8" diameter concrete reinforcing steel rod driven flush with the ground surface and capped with a red plastic cap stamped on the top with GEER SURV. (hereinafter referred to as a "5/8 rod") set at the southwest corner of said 87.886 acre tract, in the center of an east-west rock road (County Road No. 25) (Rock Hill Road);

THENCE North 0° 19' 27" West, 2585.93 feet with a fence and with the west line of said 87.886 acre tract to a "5/8 rod" set beside a corner post at the southeast corner of RED BUD ESTATES as recorded in Cabinet C, Sheet 189 of the Collin County Map & Plat Records, in the west line of said 87.886 acre tract for an angle point;

THENCE North 0° 26' 14" West, 494.96 feet with the east line of said RED BUD ESTATES, the west line of said 87.886 acre tract and with an established fence and hedge row to an existing "5/8 rod" set beside a corner post at the northwest corner of said 87.886 acre tract, in the east line of said RED BUD ESTATES for a corner;

THENCE Easterly with the north line of said 87.886 acre tract and with an established fence and hedge row as follows:

South 89° 31' 58" East, 395.40 feet to an existing iron pin for an angle point;

North 89° 46' 49" East, 177.93 feet to an existing iron pin for an angle point;

South 89° 54' 22" East, 205.61 feet to an existing iron pin for an angle point;

South 89° 25' 07" East, 353.64 feet to a "5/8 rod" on the north side of a large corner post at the northeast corner of said 87.886 acre tract for a corner;

THENCE Southerly with an east line of said 87.886 acre tract and with an established fence and hedge row as follows:

South 1° 26' 54" East, 229.94 feet to an existing iron pin for an angle point;

South 1° 32' 20" East, 264.41 feet to a "5/8 rod" set beside a corner post at an ell corner of said 87.886 acre tract for a corner;

THENCE South 88° 59' 31" East, 258.87 feet with an established fence and with a north line of said 87.886 acre tract to a "5/8 rod" set beside a corner post at the east, northeast corner of said 87.886 acre tract for a corner;

THENCE South 1° 00' 48" West, 1413.52 feet with the east line of said 87.886 acre tract and approximately with a fence to a "5/8 rod" set beside a corner post at the east, southeast corner of said 87.886 acre tract for a corner;

THENCE North 89° 17' 13" West, 206.08 feet with a south line of said 87.886 acre tract and with a fence to a "5/8 rod" set beside a corner post at an ell corner of said 87.886 acre tract for a corner;

THENCE South 0° 04' 48" East, 950.73 feet with an east line of said 87.886 acre tract and with a fence to a "5/8 rod" set beside a corner post at a southeast corner of said 87.886 acre tract for a corner;

THENCE North 89° 58' 51" West, 208.72 feet with a south line of said 87.886 acre tract and approximately with a fence to a "5/8 rod" set beside a corner post at an ell corner of said 87.886 acre tract for a corner;

THENCE South 0° 03' West, 208.71 feet with an east line of said 87.886 acre tract and approximately with a fence to a "5/8 rod" set at the south, southeast corner of said 87.886 acre tract, in the center of said Rock Hill Road for a corner;

THENCE South 89° 39' 55" West with the south line of said 87.886 acre tract and with the center of said Rock Hill Road, 947.26 feet to the PLACE OF BEGINNING and containing 87.856 acres of land.

DESCRIPTION 141.548 Acres of Land

SITUATED in Collin County, Texas, in the E. Whitely Survey, Abstract No. 989, and being a resurvey of the 80 acre FIRST TRACT and the 57 acre SECOND TRACT described in a deed from High Bass, et al to William Dayton Bass, dated March 15, 1962 and recorded in Volume 595, Page 596 of the Collin County Deed Records, being described by metes and bounds as follows:

BEGINNING at an iron pin set in the center of a North-South gravel road at the extension of an established fence from the east, same being the Northwest corner of said 80 acre tract SECOND TRACT, the Northwest corner of said Whitely Survey;

THENCE Easterly with the North line of said 80 acre tract and said survey and with said established fence as follows:

North 89° 41' East 153.7 feet; North 89° 56' East 277.98 feet; South 89° 59' East 660.02 feet; North 88° 13' East 225.02 feet to an iron pin set beside a corner post at the northeast corner of said 80 acre tract for a corner;

THENCE Southerly with an established fence and with the East line of said 80 acre tract as follows:

South 0° 33' 36" West 1440.35 feet; South 0° 18' West 451.96 feet; South 0° 06' East 353.36 feet to an iron pin set; South 0° 07' West 196.54 feet to the center of a branch;

THENCE up the center of said branch with its meanders and with the east and south line of said 57 acre tract as follows:

South 64° 05' West 92.7 feet; South 4° 49' East 91.27 feet; South 32° 26' East 42.7 feet; South 54° 57' East 91.87 feet; South 3° 10' West 42.32 feet; South 21° 57' West 107.59 feet; South 19° 24' East 58.52 feet; South 57° 32' West 67.95 feet; South 34° 02' East 65.14 feet; South 11° 48' West 24.63 feet; South 49° 31' West 55.08 feet; South 40° 24' East 38.32 feet; South 61° 57' East 65.97 feet; South 24° 14' East 25.74 feet; South 74° 27' West 41.15 feet; South 10° 12' West 28.94 feet; South 44° 36' East 51.10 feet; South 4° 09' West 106.13 feet; South 12° 58' East 31.96 feet; South 34° 36' East 39.45 feet; South 35° 34' West 38.80 feet; South 82° 24' West 22.25 feet; South 49° 02' West 126.03 feet; South 69° 01' East 49.29 feet; South 24° 53' West 57.25 feet; South 20° 59' East 33.80 feet; South 0° 25' West 51.12 feet; South 2° 08' East 37.00 feet; South 34° 48' East 41.57 feet; South 88° 27' East 15.28 feet; South 82° 17' East 25.51 feet; South 36° 27' East 54.18 feet; South 13° 25' West 46.32 feet; South 33° 01' West 34.20 feet; South 14° 28' West 37.55 feet; South 60° 52' West 48.49 feet; South 22° 07' West 63.20 feet; South 53° 00' East 20.74 feet; North 85° 46' East 56.74 feet; South 11° 13' West 27.67 feet; South 66° 11' West 39.63 feet; South 22° 32' West 35.62 feet; South 4° 16' East 37.58 feet; South 23° 05' West 101.18 feet; South 51° 22' West 60.42 feet; South 87° 23' West 74.95 feet; South 19° 59' West 27.0 feet; South 16° 06' East 48.54 feet; North 69° 24' West 43.91 feet; South 27° 30' West 57.17 feet; South 10° 24' West 129.63 feet; South 71° 49' West 27.51 feet; North 72° 16' West 36.88 feet; South 77° 09' West 42.91 feet; South 44° 50' West 43.17 feet; North 89° 51' West 84.44 feet; South 35° 12' West 25.81 feet; South 15° 56' West 30.47 feet; North 80° 41' West 53.21 feet; South 45° 57' West 53.8 feet; South 10° 08' East 26.52 feet; South 42° 11' East 59.87 feet; South 0° 36' East 35.16 feet; South 49° 40' West 13.20 feet; North 62° 44' West 64.74 feet; South 89° 43' West 26.89 feet; South 47° 58' West 32.01 feet; south 32° 56' East 28.65 feet; South 64° 10' East 38.58 feet; South 1° 45' East 25.84 feet; South 62° 09' West 27.29 feet; South 84° 15' West 44.26 feet; South 47° 22' West 29.31 feet; South 23° 06' West 47.82 feet; South 9° 28' West 29.23 feet; South 28° 34' East 16.33 feet; South 52° 48' West 16.39 feet; South 83° 24' West 24.16 feet; North 45° 15' West 24.0 feet; South 76° 12' West 67.63 feet; South 28° 04' West 18.37 feet; South 45° 11' East 85.62 feet; South 31° 10' West 22.45 feet; South 69° 56' West 102.0 feet; South 7° 22' East 18.31 feet; South 46° 08' East 66.36 feet; South 7° 20' West 28.35 feet; South 78° 38' 33" West 78.66 feet; South 67° 15' West 57.31 feet; South 26° 01' West 25.09 feet; South 83° 53' West 17.64 feet; South 8° 16' West 24.24 feet; South 42° 45' East 62.15 feet; South 2° 34' East 31.42 feet;

South 80° 27' West 24.38 feet; South 89° 40' West 28.13 feet;
North 74° 20' West 58.85 feet; South 43° 01' West 12.39 feet;
South 18° 17' West 42.06 feet; South 2° 34' West 35.07 feet;
South 73° 00' West 15.0 feet; North 67° 35' West 68.83 feet;
North 86° 04' West 55.93 feet; South 30° 53' West 17.8 feet;
South 30° 24' East 46.0 feet; South 64° 54' West 68.0 feet leaving said branch and going to an existing iron pin set at the intersection of the projection of the center of a gravel road from the North; same being the Southwest corner of siad Whitely survey, and the Southwest corner of said 57 acre tract;

THENCE Northerly with the West line of said 57 acre tract, the 80 acre tract and the said Whitely survey and, with the center of a gravel road as follows:

North 0° 35' 30" East 297.6 feet; North 0° 36' 30" West 911.6 feet;
North 0° 06' 30" East 1495.5 feet to an existing iron pin set;
North 0° 37' 30" East 687.53 feet; North 0° 03' East 1300.0 feet;
North 1° 33' East 652.05 feet to the PLACE OF BEGINNING and continaing 141.548 acres of land.

SURVEYED AND CERTIFIED CORRECT ON THIS THE 16TH DAY OF MAY, 1982 A.D.

G. M. GREER, REGISTERED PUBLIC SURVEYOR, NO. 3258

TRACT 1:

Situated in Collin County, Texas in the George Herndon Survey Abstract No. 390 and being a resurvey and consolidation of a 52.237 acre tract described in a deed from Foncine Joint Venture No. 2 to Foncine Thirty Venture Limited recorded in Volume 1826 Page 420 of the Collin County Land Records and all of a 40.15 acre tract described in a deed from Foncine Joint Venture No. 2 to Foncine Thirty Joint Venture Limited recorded in Volume 1826 Page 434 of the Collin County Land Records and all of a 20.555 acre tract described in a deed from William Wallace Cashon Jr. to Foncine Frontage Joint Venture recorded in Volume 1962 Page 593 of the Collin County Land Records and being more fully described by metes and bounds as follows:

BEGINNING at an iron stake in the Northeast corner of the said 52.237 acre tract in the center line of Foncine Road and County Road #117.

THENCE North 89 deg 25 min 00 sec West, with North line of tract in center line of road 826.21 ft. to an iron stake at the Northwest corner of said tract. Same being the Northeast corner of the 20.55 acre tract.

THENCE North 89 deg 49 min 14 sec West, with the North line of the 20.555 acre tract and center line of Foncine Raod a distance of 1275.02 ft. to an iron stake at the Northwest corner thereof. Said stake being at the intersection of Foncine Raod and County Road #154.

THENCE South 0 deg 14 min 47 sec West, with the West line of the said 20.555 acre tract and center line of said road 698.63 ft. to an iron stake at the Southwest corner of the said tract.

THENCE South 89 deg 35 min 19 sec East, with South line of said tract 1278.86 ft. to an iron stake at the Southeast corner thereof. Same being the West line of the 52.237 acre tract.

THENCE South 0 deg 06 min 00 sec West, with West line of the 52.237 acre tract along and near an established fence a distance of 683.13 ft. to an iron stake. Said stake being the Northeast corner of the 40.15 acre tract.

THENCE North 89 deg 30 min 06 sec West, along the North line of the 40.15 acre tract 1282.55 ft. to an iron stake at the Northwest corner thereof. Said stake being in the center line of County Road #154.

THENCE South 0 deg 12 min 39 sec West, with West line of said tract and center line of road 1339.82 ft. to an iron stake.

THENCE South 0 deg 09 min 44 sec East, with West line of tract 20.47 ft. to an iron stake at the Southwest corner thereof.

THENCE South 89 deg 27 min 27 sec East, with the South line of said tract along and near a fence a distance of 1288.15 ft. to an iron stake at the Southeast corner thereof. Said stake also being the Southwest corner of the 52.237 acre tract.

THENCE South 89 deg 38 min 23 sec East, with the South line of said 52.237 acre tract along and near an established fence 830.19 ft. to an iron stake at the Southeast corner thereof.

THENCE North 0 deg 05 min 26 sec West, with the East line of said tract a distance of 2745.07 ft. to the place of beginning containing 112.931 acres of land, of which 2.369 acres lie within a public roadway, leaving a net acres of 110.562 acres of land.

TRACT 2:

Situated in Collin County, Texas in the J.J. Naugle Survey Abstract No. 662 and being a resurvey of all of a 49.836 acre tract as described in a deed from Foncine Joint Venture No. 2 to Foncine Thirty Limited recorded in Volume 1826 Page 437 of the Collin County Land Records and being more fully described as follows:

BEGINNING at an iron stake in the Northeast corner of the said tract in the center line of a County Road #154.

THENCE South 0 deg 09 min 44 sec East, with East line of tract 20.47 ft. to an iron stake.

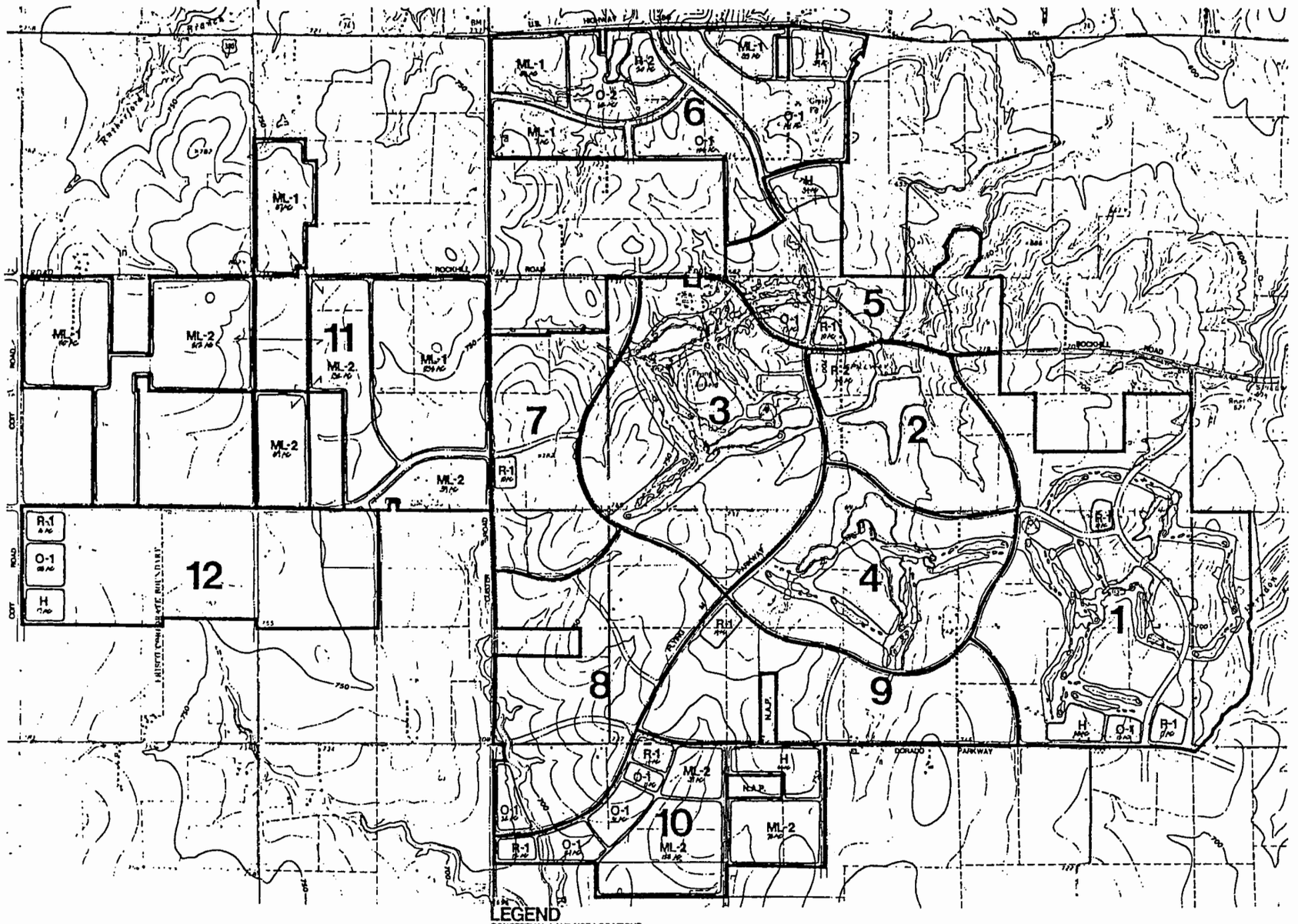
THENCE South 0 deg 08 min 47 sec West, with East line of tract and center line of road 713.06 ft. to an iron stake found at the Southeast corner of said tract.

THENCE North 89 deg 56 min 15 sec West, with an established fence along South line of tract a distance of 2959.24 ft. to an iron stake at the Southwest corner thereof.

THENCE North 0 deg 26 min 27 sec East, with established fence line and hedge row along the West line of tract 734.70 ft. to an iron stake at the Northwest corner thereof.

THENCE South 89 deg 54 min 55 sec East, with an established tree line along North line of tract a distance of 2955.35 ft. to the place of beginning containing 49.839 acres of land, of which 0.336 acres lie with roadway, leaving a net acres of 49.503 acres of land.

EXHIBIT B



LEGEND

CONCEPTUAL LAND USE LOCATIONS

- PLANNING AREA BOUNDARY
- PLANNING AREA NUMBER
- GOLF COURSE
- THOROUGHFARES
- COUNTRY CLUB
- H HIGH DENSITY RESIDENTIAL
- O-1 OFFICE
- ML-1 ML-2 LIGHT MANUFACTURING
- R-1 RETAIL

ZONING AND THOROUGHFARE PLAN

FLYING M RANCH

RCS INVESTMENTS / GIBRALTAR SAVINGS ASSOCIATION

HUITT-ZOLLARS, INC.

pbr

EXHIBIT C

1-21-86

FLYING M RANCH PLANNED DEVELOPMENT REGULATIONS

ORDINANCE NUMBER 1621

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SECTION I

PURPOSE AND INTENT

The purpose of this ordinance is to provide for the development of the Flying M Ranch Planned Development as a coordinated, comprehensive project in order to take advantage of the superior environment which results from large scale urban planning. This ordinance assures compliance with the spirit and intent of the Planned Development (PD) Ordinance, Section 3.20 of the City of McKinney Zoning Ordinance 1270, as amended. An objective of this ordinance is to be responsive to changing community needs and desires in order to function without the need for unnecessary time-consuming and costly amendments.

This ordinance combines provisions for the opportunity to propose innovative community design concepts and site planning, consistent with orderly development and protection of sensitive and natural resources, with provisions for a logical and timely sequence of community and governmental review and input.

This ordinance provides for a "multiple use concept". Provisions are made for the submittal and review of projects which may contain a mix of residential, commercial, industrial, recreational and open space uses in new and creative spatial relationships.

The objective of providing maximum opportunity for creative community design and site planning is accommodated by using the maximum number and type of dwelling units in each Planning Area as the primary control factor for residential development within the community. A diversity of uses, relationships, building heights, building masses, building quality, landscape, architecture, and open spaces is provided. Consistency with the provisions and intent of the City of McKinney Zoning Ordinance is ensured through the review process contained in the Implementation & Development Processing Procedures Section contained herein.

This ordinance is designed to encourage the effective use of the natural topography and open space by preserving many of the most prominent and distinctive features while blending the urban development into the natural topography through the use of sensitive site design and grading techniques.

This ordinance has as an objective the creation of a document which will result in the development of a balanced living environment, responsive to the social, economic and physical needs of the inhabitants of the Flying M Ranch Planned Development, City of McKinney, and surrounding areas. This document is also designed to implement the goals, policies and guidelines of the City.

SECTION II

IMPLEMENTATION & DEVELOPMENT PROCESSING PROCEDURES

A. INTRODUCTION

The Flying M Ranch Planned Development shall be implemented through subdivision and site plan review procedures.

These review procedures are used to accomplish the objective of providing a logical and timely sequence of community and governmental review and input. The purpose of the plat and site plan are to provide a method and procedure to analyze and evaluate the significant features within the Flying M Ranch Planned Development, to assure compliance with the provisions contained within these regulations, and to provide further policies, guidelines and standards for their development or preservations not included in this ordinance.

B. GENERAL DEVELOPMENT PLAN

Contemporaneously with the platting of the first tract within a Planning Area, a General Development Plan designating the specific locality of all land uses within said Planning Area will be submitted to the City for approval. Said General Development plan shall conform to the land uses and densities shown on the Zoning/Thoroughfare Plan and contained in the Statistical Summary. The General Development Plan shall delineate the proposed characteristics of the Planning Area in terms of specific zoning. In addition to the specific land uses, said Plan shall generally address the following:

1. Maximum number of dwelling units
2. Projected population
3. Maximum floor area ratio
4. Building height in non-residential districts
5. General layout of collector or secondary streets
6. Drainage ways
7. Water supply and wastewater trunk lines
8. Public and private open spaces and/or common areas

The General Development Plan shall serve as both a guide for future platting within the Planning Area and as a detailed zoning plan. If there is to be a property owners association governing the entire Planning Area, the covenants for this property owners association must be submitted to the City for review with the General Development Plan.

City approval shall include approval of the sequence of development and construction of phases of the Planning Area as can be reasonably determined. It may include such stipulations or conditions as the City deems necessary in order to accomplish the purposes of this ordinance and to protect the health, safety, and welfare of the community. An approved

General Development Plan may be amended by submitting to the City for approval a Revised General Development Plan in accordance with the provisions set forth in the preceding paragraph. The General Development Plan shall be submitted for review by the Planning Commission which shall forward its recommendation to the City Council for approval consideration.

C. CONCEPT PLAN

The purpose of a concept plan is to set forth the development objectives allowed under zoning criteria in a graphic or specific written manner. A Concept Plan shall act as a preliminary site plan for a Zoning Area. A Zoning Area shall be a tract of land or contiguous tracts of land under the same zoning district, such as a neighborhood of a particular housing type, a complex of apartments, a shopping center tract, a complex of office buildings, and an industrial or business park. The Concept Plan shall be submitted for review by the Planning Commission which shall forward its recommendation to the City Council for approval consideration. The Concept Plan shall address the following:

1. For zero lot line, duplex, fourplex, clusterhome or townhome
    a. Setbacks (justification for reduction of setbacks)
    b. Common area (indicating use and purpose)
    c. Landscape character or concept in written or graphic format
    d. Streetscape character
    e. Location of parking
    f. Vehicular and Pedestrian System (public or private)
2. For Multi-Family and Non-Residential
    a. Location of points for ingress/egress
    b. Vehicular and Pedestrian System (public or private)
    c. Landscape and character or concept in written or graphic format
    d. Common areas (indicating use and purpose)
    e. Streetscape character
    f. Building envelopes
    g. Screening
    h. Signage

i. Parking

j. Specific locations of all buildings over three stories in height

k. In districts where mixed land uses are allowed, distribution, identification, and location of land uses.

D. SITE PLAN

An accurate drawing of one or more building sites or lots as set forth in Section 2.09 of the City of McKinney Zoning Ordinance or as such may be amended. Notice shall be given in accordance with Section II, Paragraph 8 of this ordinance.

E. LANDSCAPE PLAN

A landscape plan shall be submitted to the City staff for approval, detailing the name, quantity, spacing, size and caliper at time of planting as required by City Landscape Ordinance or Landscape Manual, but no less intensive than proposed on Concept Plan.

F. PLATTING

1. Preliminary Platting

A Preliminary Plat, as prescribed in Article III, Section 3.03, Sub-Sections (2)-(9) of the City's Subdivision Code (Ordinance 1290), may be submitted for any portion of a Planning Area if a General Development Plan for the Planning Area has been submitted. The project data to be submitted in conjunction within a tentative plat application shall be as specified in the Subdivision Ordinance, except where it is in variance with the space limits and regulations specifically set forth herein. Notwithstanding anything in the Subdivision Ordinance to the contrary, lot frontage on a dedicated alley shall be deemed to satisfy street frontage requirements. Flag or key shaped lots are recognized with lot width to be measured at the building line. Greenbelt noted on the General Development Plan will be dedicated to the City of McKinney as Open Space during platting subject to acceptance by the City Council and will carry a flood plain designation, if applicable.

2. Final Plat

Final Plats shall be submitted for all, or any portion of an approved preliminary plat as prescribed in Article III, Section 3.04 of the City's Subdivision Code (Ordinance 1290), unless otherwise herein stated.

3. Preliminary-Final Plats

A combination Preliminary-Final Plat may be submitted in accordance with Article III, Section 3.03, Sub-Section (10) of the City's Subdivision Code (Ordinance 1290).

G. MISCELLANEOUS PROVISIONS

It is provided that the two (2) westerly most ML-1 tracts in Planning Area 6, comprising one hundred twenty-nine (129) acres, may be totally developed in R-1 uses. It is further agreed and understood that fifty-eight (58) additional acres of ML uses may be developed in R-1 uses at a floor area ratio of one to one (1:1), which are customarily considered to be of a service nature to office and manufacturing uses. These uses may occur on sites not greater than five (5) acres and shall be specified at time of General Development Plan, Concept Plan or Site Plan as may be appropriate.

SECTION III

GENERAL PROVISIONS

1. A Zoning/Thoroughfare Plan for purposes of this ordinance shall show conceptual alignments of thoroughfares and general locations and delineations of Planning Areas within the Flying M Ranch Planned Development. This Zoning/Thoroughfare Plan shall be accompanied by a Statistical Summary (Zoning Plan Matrix A) which identifies Planning Areas and establishes land uses (in acres) and the maximum permitted number of dwelling units within each Planning Area.

2. Existing land uses within the Flying M Ranch Planned Development are considered as permitted uses within these PD regulations.

3. Terms used in this ordinance shall have the same definitions as given in the McKinney Zoning Ordinance unless otherwise defined herein. Parking structures shall not be included in calculating coverage or floor area in non-residential zoning districts.

4. Any details or issues not specifically covered by this ordinance shall be subject to the provisions of the McKinney Zoning Ordinance. Where conflicts between this ordinance and other ordinances occur, this ordinance shall control. Where conflicts within this ordinance occur, if any, the more restrictive provision shall control.

5. All Planning Areas which allow for residential uses shall be developed so as to not exceed the maximum number of dwelling units indicated for the Planning Area in the Statistical Summary.

6. This ordinance is adopted pursuant to the regulations contained in Section 3.20 of the McKinney Zoning Ordinance, as amended. It is specifically intended by such adoption that the development standards contained herein shall regulate all development within the Flying M Ranch Planned Development.

7. Planning Area Boundaries:

   a. Except as otherwise indicated, dimensions are measured from center lines of streets.

   b. Minor adjustments in the Planning Area boundaries resulting from final road alignments geotechnical or engineering refinements to the plats shall not require amendment of the Zoning/ Thoroughfare Plan when such adjustments are consistent with the intent of these regulations, the City Zoning Ordinance, and the maximum number of dwelling units per Planning Area as shown on Matrix A and are generally proportional to the Planning Areas as

proposed at the time of ordinance approval. Such determinations shall be made in a manner consistent with provisions of the Implementation & Development Processing Procedures Section contained herein.

8. If an Application is made to amend this ordinance or a site plan approved pursuant to this ordinance for a specific tract of property located within the Flying M Ranch Planned Development, notice of said application shall be delivered only to owners of land located within two hundred (200) feet of said property.

SECTION IV

RESIDENTIAL USE REGULATIONS

A. PURPOSE AND INTENT

The purpose of this ordinance is to regulate the planning and development of the residential uses in the Flying M Ranch Planned Development.

This ordinance provides for a wide variety of residential uses, and allows for community facilities, community services facilities and uses, and structures accessory to the main uses.

The ultimate control for residential development is the maximum number of dwelling units permitted in each residential category and subtotal as indicated on the Statistical Summary. All Planning Areas shall be developed consistent with the total dwelling units indicated in the Statistical Summary. The total dwelling unit maximum for the land use category within the Statistical Summary shall be as specified therein.

Space limits for residential and other projects shall be as described herein, and subject to the review procedures as specified in Implementation Section contained herein. After first occupancy of an individual dwelling unit, the space limits contained in this ordinance and any applicable plat or site plan shall apply to that dwelling unit and shall only be modified subject to the variance or rezoning procedures contained in the City of McKinney Zoning Ordinance.

B. LOW DENSITY RESIDENTIAL

1. Purpose and Intent

This classification of residential uses is designed for development of single-family detached residences and other residential projects consistent with the permitted density of this classification. The low density classification provides for a maximum density of seven (7) dwelling units per acre.

2. Districts

a. "SF-1" Single-family Residence District regulations.

(1) Purpose: This zone is designed to stabilize and protect the residential characteristics of the district and to encourage a suitable family life.

(2) Principal permitted uses:

(a) Single-family detached dwellings.

(b) Public, parochial and private schools and colleges offering courses of general instruction when located on sites of at least five (5) acres, and including convents, monasteries, dormitories and other related living structures when located on the same site as the school or college.

(c) Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature when located in a substantial structure and on a site of at least two (2) acres.

(d) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(e) Public and quasi-public buildings for cultural use.

(f) Country clubs.

(g) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation.

(h) Parks and recreation areas.

(3) Permitted accessory uses:

(a) Home occupations.

(b) Private garage and parking areas.

(c) Private swimming pools exclusively for the use of residents of the premises and their

nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.

(d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

(4) Specific use permits: No specific use permits.

(5) Space limits:

(a) Minimum lot area: Seven thousand two hundred (7,200) square feet.

(b) Minimum width of lot: Sixty (60) feet.

(c) Minimum depth of lot: One Hundred (100) feet.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard. Twenty (20) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

(f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) unless adjacent to lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Ten percent (10%) of lot width.

(h) Minimum side yard on corner: Fifteen (15) feet.

(i) Maximum lot coverage: Sixty percent (60%).

(j) Maximum density: Four (4) dwelling units per acre.

(6) Miscellaneous provision:

Two (2) enclosed parking spaces shall be provided on each lot for each dwelling unit.

b. "SF-2" Single-family Residence District regulations.

(1) Purpose: This zone is designed to encourage a suitable family life.

(2) Principal permitted uses:

(a) Single-family detached dwellings.

(b) Public, parochial and private schools and colleges offering courses of general instruction when located on sites of at least five (5) acres, and including convents, monasteries, dormitories, and other related living structures when located on the same site as the school or college.

(c) Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature when located in a substantial structure and on a site of at least two (2) acres.

(d) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(e) Public and quasi-public buildings for cultural use.

(f) Country clubs.

(g) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation.

(h) Parks and recreation areas.

(3) Permitted accessory uses:

(a) Home occupations.

(b) Private garages and parking areas.

(c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.

(d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

(4) Specific use permits: No specific use permits.

(5) Space limits:

(a) Minimum lot area: Six thousand (6,000) square feet.

(b) Minimum width of lot: Fifty (50) feet.

(c) Minimum depth of lot: Ninety (90) feet.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard: Twenty (20) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

(f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to ten (10) feet if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Ten percent (10%) of lot width.

(h) Minimum side yard on corner: Fifteen (15) feet.

(i) Maximum lot coverage: Sixty percent (60%).

(j) Maximum density: Four and one-half (4.5) dwelling units per acre.

(6) Miscellaneous provision:

Two (2) enclosed parking spaces shall be provided on each lot for each dwelling unit.

c. "SF-3" Single-Family Residence District regulations--Zero lot line homes.

(1) Purpose: To provide single family homes on lots of moderate size. Any development in this category which proposes common amenities, common grounds, or common cluster parking (privately owned) shall furnish to the City of McKinney, at the time of platting, evidence of establishment of a homeowners' association to ensure that the common grounds of the property are properly maintained. The City shall have the right to approve the provision of said homeowners' association before filing of either the plat or the association covenants. The City will have the right, but not the obligation, to enforce the terms of said homeowners' association.

(2) Principal permitted uses:

(a) Single-family detached dwellings.

(b) Public, parochial and private schools and colleges offering courses of general instruction when located on sites of at least five (5) acres, and including convents, monasteries, dormitories, and other related living structures when located on the same site as the school or college.

(c) Churches, synagogues, chapels and similar places or religious worship and instruction of a quiet nature when located in a substantial structure and on a site of at least two (2) acres.

(d) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(e) Public and quasi-public buildings for cultural use.

(f) Country clubs.

(g) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation.

(h) Parks and recreation areas.

(3) Permitted accessory uses:

(a) Home occupations.

(b) Private garages and parking areas.

(c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.

(d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

(4) Specific use permits: No specific use permits.

(5) Space limits:

(a) Minimum lot area: Four thousand (4,000) square feet.

(b) Minimum width of lot: Thirty-five (35) feet.

(c) Minimum depth of lot: Eighty (80) feet.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard: Twenty (20) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

(f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding

accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to ten (10) feet if adjacent to private recreational open space unless adjacent to lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Zero one side with ten (10) feet separation between buildings.

(h) Minimum side yard at corner: Fifteen (15) feet.

(i) Maximum lot coverage: Sixty percent (60%).

(j) Maximum density: Seven (7) dwelling units per acre.

(6) Miscellaneous provision:

Minimum of two and one-half (2.5) parking spaces shall be provided per unit with a minimum of two (2) parking spaces on each lot, one of which must be enclosed, and a minimum of one-half (.5) parking spaces off the lot. The off lot parking spaces may be provided in cluster parking areas or on the street if said street has a minimum paving width of thirty-six (36) feet and is approved by the City during concept plan or plat review and a minimum separation between driveway radius returns of twenty (20) feet.

(7) Concept Plan: A concept plan shall be submitted for approval prior to platting. No concept plan is required for development of tracts in accordance with SF-1 or SF-2 space limits.

C. MEDIUM DENSITY RESIDENTIAL

1. Purpose and Intent

This density classification is intended to permit development of a range of residential uses including attached and/or detached single-family and multiple family residences. The medium density classification permits a maximum density of eighteen (18) dwelling units per acre. No more than two hundred seventy-eight and one-half (278.5) acres will be developed in excess of fourteen (14) dwelling units per acre. Any development which contemplates the sale of medium density, single family dwelling units shall furnish to the City of McKinney at the time of platting evidence of establishment of a homeowners' association to insure that the common grounds of the property are properly maintained. Any

development in this category which proposes common amenities, common grounds, or common cluster parking (privately owned) shall furnish to the City of McKinney, at the time of platting, evidence of establishment of a homeowners' association to ensure that the common grounds of the property are properly maintained. The City shall have the right to approve the provision of said homeowners' association before filing of either the plat or the association covenants. The City will have the right, but not the obligation, to enforce the terms of said homeowners' association.

2. Districts

a. "SF-4" Single-Family Residence District regulations--Zero lot line homes.

(1) Purpose: To provide single family homes on lots of moderate size.

(2) Principal permitted uses:

(a) Single-family detached dwellings.

(b) Public, parochial and private schools and colleges offering courses of general instruction when located on sites of at least five (5) acres, and including convents, monasteries, dormitories, and other related living structures when located on the same site as the school or college.

(c) Churches, synagogues, chapels and similar places or religious worship and instruction of a quiet nature when located in a substantial structure and on a site of at least two (2) acres.

(d) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(e) Public and quasi-public buildings for cultural use.

(f) Country clubs.

(g) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation.

(h) Parks and recreation areas.

(3) Permitted accessory uses:

(a) Home occupations.

(b) Private garages and parking areas.

(c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.

(d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

(4) Specific use permits: No specific use permits.

(5) Space limits:

(a) Minimum lot area: Two Thousand Eight Hundred (2,800) square feet.

(b) Minimum width of lot: Thirty (30) feet.

(c) Minimum depth of lot: Sixty-five (65) feet.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard: Twenty (20) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

(f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to ten (10) feet if adjacent to private recreation or open space unless adjacent to

lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Zero one side with ten (10) feet separation between buildings.

(h) Minimum side yard at corner: Fifteen (15) feet.

(i) Maximum lot coverage : Eighty percent (80%).

(j) Maximum density: Eleven (11) units per acre.

(6) Miscellaneous provision:

Minimum of two and one-half (2.5) parking spaces shall be provided per unit with a minimum of two (2) parking spaces on each lot, one of which must be enclosed, and a minimum of one-half (.5) parking spaces off the lot. The off lot parking spaces may be provided in cluster parking areas or on the street if said street has a minimum paving width of thirty-six (36) feet and is approved by the City during concept plan or plat review and a minimum separation between driveway radius returns of twenty (20) feet.

(7) Concept Plan: A concept plan shall be submitted for approval prior to platting. No concept plan is required for development of tracts in accordance with SF-1 and SF-2 space limits.

b. "SFA-1" Duplex Residence District regulations.

(1) Purpose: This zone is designed to provide suitable family life for one- and two-family dwelling areas on lots of moderate size.

(2) Principal permitted uses:

(a) Residential buildings containing not more than two (2) dwelling units.

(b) Single-family detached dwellings.

(c) Public, parochial and private schools and colleges offering courses of general instruction, and children's homes, any and each of which shall be located on sites of at least three (3) acres, and including convents, monasteries, dormitories and other related living structures when located on the same site as the school or college.

(d) Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature when located in a permanent structure.

(e) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities, and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(f) Public and quasi-public buildings for cultural use.

(g) Country clubs.

(h) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation.

(i) Parks and recreation areas.

(j) Other uses allowed in the SF-4 zone.

(3) Permitted Accessory uses:

(a) Home occupations.

(b) Private garages and parking areas.

(c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.

(d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

(e) Uses allowed in the SF-4 zone.

(4) Specific use permits:

(a) Fraternity and sorority houses when directly associated with a college or university.

(b) Nonprofit community buildings and social welfare establishments other than those providing living accommodations.

(5) Space limits:

(a) Minimum lot area: Six thousand (6,000) square feet for a duplex.

(b) Minimum width of lot: Fifty (50) feet.

(c) Minimum depth of lot: Ninety (90) feet.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard: Twenty (20) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

(f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to ten (10) feet if adjacent to private recreation or open space unless adjacent to lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Ten percent (10%) of lot width.

(h) Minimum side yard at corner. Fifteen (15) feet.

(i) Maximum lot coverage: Sixty percent (60%).

(j) Maximum density: Ten (10) units per acre.

(6) Miscellaneous provisions:

(a) Minimum of two and one-half (2.5) parking spaces shall be provided per unit with a minimum of two (2) parking spaces on each lot, one of which must be enclosed, and a minimum of one-half (.5) parking spaces off the lot. The off lot parking spaces may be

provided in cluster parking areas or on the street if said street has a minimum paving width of thirty-six (36) feet and is approved by the City during concept plan or plat review and a minimum separation between driveway radius returns of twenty (20) feet.

(b) A duplex lot may be platted or replatted into two (2) fee simple tracts subject to all requirements of the City of McKinney relating to access, parking, and compliance with applicable building codes.

(c) Single-family detached residences shall be subject to the space limit provisions set forth in the "SF-3" district.

(7) Concept Plan: A concept plan shall be submitted for approval prior to platting. No concept plan is required for development of tracts in accordance with SF-1 or SF-2 space limits.

c. "SFA-2" General Residence District regulations.

(1) Purpose: This zone is designed to provide for a medium density residential environment allowing some latitude to the designers as to form but limiting the overall intensity of use of the land. Lot area requirements are modified to meet existing lot situations in a large part of the city.

(2) Principal permitted uses:

(a) Residential buildings containing not more than four (4) dwelling units.

(b) Single-family detached dwellings.

(c) Public, parochial and private schools and colleges offering courses of general instruction and children's homes any and each of which shall be located on sites of at least three (3) acres, and including convents, monasteries, dormitories and related living structures when located on the same site as the school or college.

(d) Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature when located in a permanent structure.

(e) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(f) Public and quasi-public buildings for cultural use.

(g) Country clubs.

(h) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises except as provided for as a permitted home occupation.

(i) Parks and recreation areas.

(j) Other uses allowed in the SFA-1 zone, in accordance with SFA-1 development standards.

(3) Permitted accessory uses:

(a) Home occupations.

(b) Private garages and parking areas.

(c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.

(d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

(e) Uses allowed in the SFA-1 zone.

(4) Specific use permits:

(a) Fraternity and sorority houses when directly associated with a college or university.

(b) Buildings of nonprofit community organizations and social welfare establishments other than those providing living accommodations.

(5) Space limits:

(a) Minimum lot area: Four thousand (4,000) square feet for one unit; six thousand (6,000) square feet for two (2) units; two thousand five hundred (2,500) square feet per unit for three (3) or four (4) units.

(b) Minimum width of lot: Thirty-five (35) feet.

(c) Minimum depth of lot: Eighty (80) feet.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard: Twenty (20) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality considerations.

(f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to ten (10) feet if adjacent to private recreation or open space unless adjacent to lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Ten percent (10%) of lot width, unless adjacent to lake or other water body which would permit zero (0) setback.

(h) Minimum side yard at corner: Fifteen (15) feet.

(i) Maximum lot coverage: Eighty percent (80%).

(j) Maximum density: Thirteen (13) units per acre.

(6) Miscellaneous provisions:

(a) Minimum of two and one-half (2.5) parking spaces shall be provided per unit with a minimum of two (2) parking spaces on each lot, one of which must be enclosed, and a

minimum of one-half (.5) parking spaces off the lot. The off lot parking spaces may be provided in cluster parking areas or on the street if said street has a minimum paving width of thirty-six (36) feet and is approved by the City during concept plan or plat review and a minimum separation between driveway radius returns of twenty (20) feet.

(b) Single family detached residences shall be subject to space limit provisions set forth in the "SF-3" district.

(c) An SFA-2 lot may be platted or replatted, for purpose of ownership, into fee simple tracts subject to all requirements of the City of McKinney relating to access, parking and compliance with applicable building codes.

(7) Concept Plan: A concept plan shall be submitted for approval prior to platting. No concept plan is required for development of tracts in accordance with SF-1 or SF-2 space limits.

d. "SFA-3" General Residence Townhome regulations.

(1) Purpose: This zone is designed to provide for a medium density residential environment of attached townhome units.

(2) Principal permitted uses:

(a) Residential buildings containing townhome units.

(b) Residential dwellings containing not more than four (4) dwelling units.

(c) Single-family detached dwellings.

(d) Public, parochial and private schools and colleges offering courses of general instruction when located on sites of at least five (5) acres, and including convents, monasteries, dormitories, and other related living structures when located on the same site as the school or college.

(e) Churches, synagogues, chapels and similar places or religious worship and instruction of a quiet nature when located in a substantial

structure and on a site of at least two (2) acres.

(f) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section VIII herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(g) Public and quasi-public buildings for cultural use.

(h) Country clubs.

(i) Crop and tree farming but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises, except as provided for as a permitted home occupation.

(j) Parks and recreation areas.

(3) Permitted accessory uses:

(a) Home occupations.

(b) Private garages and parking areas.

(c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.

(d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

(4) Specific use permit:

(a) Fraternity and sorority houses when directly associated with a college or university.

(b) Buildings of nonprofit community organizations and social welfare establishments other than those providing living accommodations.

(5) Space limits:

(a) Minimum lot area: Two thousand (2,000) square feet.

(b) Minimum width of lot: Twenty (20) feet.

(c) Minimum depth of lot: Eighty (80) feet.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard: Twenty (20) feet; may be reduced to ten (10) feet with site plan approval at the planning and zoning commission which adequately addresses the streetscape.

(f) Minimum rear yard: Twenty (20) feet from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to ten (10) feet if adjacent to private recreation or open space unless adjacent to lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Fourteen (14) feet between ends of buildings, unless adjacent to open space, lake, golf course, or other amenity which would permit zero (0) setback.

(h) Minimum side yard at corner: Fifteen (15) feet.

(i) Maximum lot coverage: Eighty percent (80%).

(j) Maximum density: Fourteen (14) units per acre.

(6) Miscellaneous provisions:

(a) Site plan approval at the planning and zoning commission shall be required prior to development.

(b) Single-family detached residences shall be subject to the space limit provisions set forth in the "SF-3" district.

(c) Minimum of two and one-half (2.5) parking spaces shall be provided per unit with a minimum of two (2) parking spaces on each lot, one of which must be enclosed, and a minimum of one-half (.5) parking spaces off the lot. The off lot parking spaces may be provided in cluster parking areas or on the street if said street has a minimum paving width of thirty-six (36) feet and a minimum separation between driveway radius returns of twenty (20) feet.

(d) No structure containing attached townhome units shall exceed two hundred (200) feet in length.

e. "MF-1" General Residence District regulations.

(1) Purpose: This zone is designed to provide for moderately high density apartment development and other uses which have characteristics similar to those found in the operation of apartment houses.

(2) Principal permitted uses:

(a) Any principal permitted use allowed in the "SFA-3" zone, conforming to the rules and regulations of the "SFA-3" zone.

(b) Multiple dwellings conforming to the space limits of this zone.

(c) Hospitals and rest homes, nursing homes.

(d) Rooming houses and boardinghouses.

(e) Apartment hotels.

(f) Fraternity houses, sorority houses, lodges and similar establishments, but specifically excluding those establishments which have a name or legal basis as the aforesaid, but are in fact operated as a business enterprise, and also excluding concessions associated with the aforesaid which are operated as a business enterprise.

(g) Buildings of nonprofit community organizations and social welfare establishments.

(3) Permitted accessory uses: Any permitted accessory use allowed in the "SFA-3" zone when established according to the rules and regulations of the "SFA-3" zone.

(4) Space limits:

(a) Minimum lot area: One thousand eight hundred (1,800) square feet per dwelling unit.

(b) Minimum zoning lot: Five thousand (5,000) square feet.

(c) Minimum width of lot: Fifty (50) feet.

(d) Minimum depth of lot: One hundred (100) feet.

(e) Maximum height of building: Fifty (50) feet.

(f) Minimum front yard: Twenty (20) feet.

(g) Minimum rear yard: Ten (10) feet except when adjacent to residential districts with a greater rear yard. In such case, the greater rear yard shall be required.

(h) Minimum side yard: Seven (7) feet.

(i) Minimum side yard at corner: Fifteen (15) feet.

(j) Maximum lot coverage: Eighty percent (80%).

(k) Maximum density: Eighteen (18) dwelling units per acre.

(l) Minimum building separation (measured to the main building excluding protrusions for fireplaces, stairwells, etc.) shall be defined on the site plan but shall not be less than:

(i) Ten (10) feet if one building has no opening in the closest adjacent wall.

(ii) Twenty (20) feet if both buildings have openings in the closest adjacent walls.

(m) Minimum separation between parking and building - ten (10) feet.

(5) Miscellaneous provisions:

(a) Site plan approval at the planning and zoning commission shall be required prior to development.

(b) One (1) parking space for each dwelling unit, plus one-half (.5) space for each bedroom in all dwelling units.

(c) Single family detached residences shall be subject to the space limit provisions set forth in the "SF-3" district.

C. HIGH DENSITY RESIDENTIAL

1. Purpose and Intent

This residential classification is intended to permit development of townhouse and multiple family residences, and permits a maximum density of twenty-four (24) dwelling units per acre.

2. District - "MF-2" General Residence District. regulations.

(1) Purpose: This zone is designed to provide for moderately high density apartment development and other uses which have characteristics similar to those found in the operation of apartment houses.

(2) Principal permitted uses:

(a) Any principal permitted use allowed in the "MF-1" zone, conforming to the rules and regulations of the "MF-1" zone.

(b) Multiple dwellings conforming to the space limits of this zone.

(c) Hospitals and rest homes, nursing homes.

(d) Rooming houses and boardinghouses.

(e) Apartment hotels.

(f) Fraternity houses, sorority houses, lodges and similar establishments, but specifically excluding those establishments which have a name or legal basis as the aforesaid, but are in fact operated as a business enterprise, and also excluding

concessions associated with the aforesaid which are operated as a business enterprise.

(g) Buildings of nonprofit community organizations and social welfare establishments.

(3) Permitted accessory uses: Any permitted accessory use allowed in the "SFA-3" zone when established according to the rules and regulations of the "SFA-3" zone.

(4) Space limits:

(a) Minimum lot area: One thousand five hundred (1,500) square feet per dwelling unit.

(b) Minimum zoning lot: Five thousand (5,000) square feet.

(c) Minimum width of lot: Fifty (50) feet.

(d) Minimum depth of lot: One hundred (100) feet.

(e) Maximum height of building: Fifty (50) feet.

(f) Minimum front yard: Twenty (20) feet.

(g) Minimum rear yard: Ten (10) feet except when adjacent to residential districts with a greater rear yard. In such case the greater rear yard shall be required.

(h) Minimum side yard: Seven (7) feet.

(i) Minimum side yard at corner: Fifteen (15) feet.

(j) Maximum lot coverage: Eighty percent (80%).

(k) Maximum density: Twenty-four (24) dwelling units per acre.

(l) Minimum building separation (measured to the main building excluding protrusions for fireplaces, stairwells, etc.) shall be as defined on the site plan but not less than:

(i) Ten (10) feet if one building has no opening in the closest adjacent wall.

(ii) Twenty (20) feet if both buildings have openings in the closest adjacent walls.

(m) Minimum separation between parking and building - ten (10) feet.

(5) Miscellaneous provisions:

(a) Site plan approval at the planning and zoning commission shall be required prior to development.

(b) One (1) parking space for each dwelling unit, plus one-half (.5) space for each bedroom in all dwelling units.

(c) Single family detached residences shall be subject to the space limit provisions set forth in the "SF-4" district.

SECTION V

NON-RESIDENTIAL USE REGULATIONS

A. PURPOSE AND INTENT

The purpose of these provisions is to regulate the planning, design and development of all non-residential classifications within the Flying M Ranch Planned Development.

Uses in the Office Districts are intended to provide for office buildings with attendant retail and service uses intended primarily for occupants of such office buildings.

Uses in the Retail Districts are intended to provide a wide range of retail, office and service establishments.

Uses in the Light Manufacturing Districts are intended to provide a wide range of commercial and industrial uses, all of which shall be comparatively nuisance-free.

B. "O-1" OFFICE DISTRICT REGULATIONS

(1) Purpose: This district provides for office buildings with attendant retail and service uses intended primarily for occupants of such office buildings.

(2) Principal permitted uses:

(a) Professional and administrative offices where services are provided only and no chattels or goods are offered for sale on the premises, including but not limited to doctors, dentists, attorneys, architects, engineers, insurance, real estate, travel agents, and similar offices.

(b) Business or commercial school, institutions of education, Government, and religious buildings.

(c) Clinics, medical and dental.

(d) Banks and other financial institutions.

(e) Research or scientific laboratories of primarily office nature.

(3) Permitted accessory uses:

(a) The incidental retail sale of food, beverages and other convenience items or services is permitted to the occupants, employees and guests, as long as the area dedicated to these accessory uses does not exceed five (5) percent of the

authorized floor area of the building in which the use is located.

(b) Drive-in facilities for banks or financial institutions.

(c) Accessory buildings and uses customarily incident to any of the above uses, provided that such be not objectionable because of odor, smoke, dust, noise, vibration, or similar nuisance.

(4) Specific use permits: Private Clubs.

(5) Space limits:

(a) Minimum lot area: None.

(b) Minimum width of lot: None.

(c) Minimum depth of lot: None.

(d) Maximum height of building: Thirty-five (35) feet, except that the height may be increased by one (1) foot for each one (1) foot that required yards are increased; no building will exceed eight (8) stories, with a maximum height of one hundred twenty (120) feet, plus a reasonable additional height for penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc.

(e) Minimum front yard: Twenty-five (25) feet

(f) Minimum rear yard: None, except twenty-five (25) feet required where abutting any district requiring a rear yard or where abutting golf course.

(g) Minimum side yard: None, except twenty-five (25) feet required where abutting any district requiring a side yard or where abutting golf course.

(h) Minimum side yard at corner: Twenty-five (25) feet.

(i) Maximum lot coverage: Fifty (50) percent.

(j) Maximum floor area ratio: One to one (1:1).

(6) Miscellaneous provisions:

(a) Concept plan approval at the planning and zoning commission and city council shall be required for tracts zoned O-1 if development is to be such that it would not be detailed on a single site plan.

(b) Site plan approval at the planning and zoning commission and/or as provided in the city zoning ordinance, as amended, shall be required prior to development of any individual site within an O-1 District.

(c) Parking:

(i) Business or professional offices, studios or bank: One (1) parking space for each three hundred thirty-three (333) square feet of floor area or fraction thereof with a maximum of twenty-five (25) percent small cars.

(ii) Other uses: As required by McKinney Zoning Ordinance, as amended.

(d) The exterior visible reflectance percentage of glass used for exterior building material must not exceed twenty-seven (27) percent unless otherwise approved on the site plan.

C. "O-2" OFFICE DISTRICT REGULATIONS

(1) Purpose: This district provides for office buildings with attendant retail and service uses intended primarily for occupants of such office buildings.

(2) Principal permitted uses:

(a) Professional and administrative offices where services are provided only and no chattels or goods are offered for sale on the premises, including but not limited to doctors, dentists, attorneys, architects, engineers, insurance, real estate, travel agents, and similar offices.

(b) Business or commercial school, institutions of education, Government, and religious buildings.

(c) Clinics, medical and dental.

(d) Banks and other financial institutions.

(e) Research or scientific laboratories of primarily office nature.

(3) Permitted accessory uses:

(a) The incidental retail sale of food, beverages and other convenience items or services is permitted to the occupants, employees and guests, as long as the area dedicated to these accessory uses does not exceed five (5) percent of the authorized floor area.

(b) Drive-in facilities for banks or financial institutions.

(c) Accessory buildings and uses customarily incident to any of the above uses, provided that such be not objectionable because of odor, smoke, dust, noise, vibration, or similar nuisance.

(4) Specific use permits: Private Clubs.

(5) Space limits:

(a) Minimum lot area: None.

(b) Minimum width of lot: None.

(c) Minimum depth of lot: None.

(d) Maximum height of building: Thirty-five (35) feet, except that the height may be increased by one (1) foot for each one (1) foot that required yards are increased; no building will exceed twenty (20) stories, with a maximum height of two hundred sixty (260) feet, plus a reasonable additional height for penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc.

(e) Minimum front yard: Twenty-five (25) feet

(f) Minimum rear yard: None, except twenty-five (25) feet required where abutting any district requiring a rear yard.

(g) Minimum side yard: None, except fifteen (15) feet required where abutting any district requiring a side yard.

(h) Minimum side yard at corner: Twenty-five (25) feet.

(i) Maximum lot coverage: Fifty (50) percent.

(j) Maximum floor area ratio: One to one (1:1).

(6) Miscellaneous provisions:

(a) Concept plan approval at the planning and zoning commission and city council shall be required as set forth in this ordinance.

(b) Site plan approval at the planning and zoning commission shall be required prior to development of any individual site within an O-2 District.

(c) Parking:

(i) Business or professional offices, studios or bank: One (1) parking space for each three hundred thirty-three (333) square feet of floor area or fraction thereof with a maximum of twenty-five (25) percent small cars.

(ii) Other uses: As required by McKinney Zoning Ordinance, as amended.

(d) The exterior visible reflectance percentage of glass used for exterior building material must not exceed twenty-seven (27) percent unless otherwise approved on the site plan.

D. "R-1" RETAIL DISTRICT REGULATIONS

(1) Purpose: This district provides for medium-intensity concentrations of shopping and related commercial activities.

(2) Principal permitted uses:

(a) Any use permitted in district "BN."

(b) Banks and financial institutions.

(c) Funeral homes and mortuaries.

(d) Food stores.

(e) Business or commercial schools.

(f) Theater, indoor.

(g) Household appliance sales and repair.

(h) Automotive parts and tires sales, including indoor installations and minor repair, but not including repair garages, muffler or transmission shops, seat cover shops, or body repair shops.

(i) Greenhouses or plant nurseries with outside storage or display.

(j) Restaurants, drive-in type with outside sales window.

(k) Commercial amusements, indoor.

(l) Clothing, shoe, and department stores.

(m) Tennis or swim club.

(n) Animal hospital or veterinary clinic for small animals, without outside runs.

(o) Offices

(p) Uses similar to the above mentioned permitted uses, provided activities conducted observe the requirements of all city ordinances.

(3) Permitted accessory uses: Any permitted accessory use allowed in the "BN" zone under the conditions specified for that zone.

(4) Specific use permits:

(a) A specific use permit is required for the construction of a multifamily dwelling in the R-1 District.

(b) Private Clubs.

(5) Space limits:

(a) Minimum lot area: None.

(b) Minimum width of lot: None.

(c) Minimum depth of lot: None.

(d) Maximum height of building: Thirty-five (35) feet.

(e) Minimum front yard: Twenty-five (25) feet.

(f) Minimum rear yard: Twenty-five (25) feet when abutting any zone requiring a rear yard; none abutting business.

(g) Minimum side yard: Fifteen (15) feet when abutting any zone requiring a side yard; none abutting business.

(h) Minimum side yard at corner: Fifteen (15) feet.

(i) Maximum lot coverage: Fifty (50) percent.

(j) Maximum floor area ratio: Eight-tenths to one (.8:1).

(6) Special provisions:

(a) Concept plan approval shall be required at the planning and zoning commission and city council for tracts zoned R-1 if development is to be such that it would not be detailed on a single site plan.

(b) Site plan approval at the planning and zoning commission and/or as provided in the city zoning ordinance, as amended, shall be required prior to development of any individual site within a R-1 District.

(c) Office uses may not exceed fifty (50) percent of total floor area of an individual site within an R-1 District.

(d) Parking:

(i) Business or professional office, studio or bank: One (1) parking space for each three hundred thirty-three (333) square feet of floor area or fraction thereof with a maximum of twenty-five (25) percent small cars.

(ii) Retail store or professional service establishment: One (1) parking space for each two hundred (200) square feet of floor area or fraction thereof.

(iii) Multifamily dwelling: One (1) parking space for each dwelling unit, plus one-half (.5) space for each bedroom in all dwelling units.

(iv) Other uses: As required by McKinney Zoning Ordinance, as amended.

E. "R-2" RETAIL DISTRICT REGULATIONS.

(1) Purpose: This district provides for medium-intensity concentrations of shopping and related commercial activities.

(2) Principal permitted uses:

(a) Any use permitted in district "BN."

(b) Banks and financial institutions.

(c) Funeral homes and mortuaries.

(d) Food stores.

(e) Business or commercial schools.

(f) Theater, indoor.

(g) Household appliance sales and repair.

(h) Automotive parts and tires sales, including indoor installations and minor repair, but not including repair garages, muffler

or transmission shops, seat cover shops, or body repair shops.

(i) Greenhouses or plant nurseries with outside storage or display.

(j) Restaurants, drive-in type with outside sales window.

(k) Commercial amusements, indoor.

(l) Clothing, shoe, and department stores.

(m) Tennis or swim club.

(n) Animal hospital or veterinary clinic for small animals, without outside runs.

(o) Offices

(p) Uses similar to the above mentioned permitted uses, provided activities conducted observe the requirements of all city ordinances.

(3) Permitted accessory uses: Any permitted accessory use allowed in the "BN" zone under the conditions specified for that zone.

(4) Specific use permits:

(a) A specific use permit is required for the construction of a multifamily dwelling in the R-2 District.

(b) Private Clubs.

(5) Space limits:

(a) Minimum lot area: None.

(b) Minimum width of lot: None.

(c) Minimum depth of lot: None.

(d) Maximum height of building: Thirty-five (35) feet, except for office, hotel and/or high-rise multiple family uses which shall not exceed twenty (20) stories up to a maximum height of two hundred sixty (260) feet, plus a reasonable additional height for penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc. An enclosed mall may exceed thirty-five (35) feet with site plan approval. No more than two (2) buildings in an R-2 District may exceed eight (8) stories.

(e) Minimum front yard: Twenty-five (25) feet.

(f) Minimum rear yard: Twenty-five (25) feet when abutting any zone requiring a rear yard; none abutting business unless adjacent to lake or other water body which would permit zero (0) setback.

(g) Minimum side yard: Fifteen (15) feet when abutting any zone requiring a side yard; none abutting business.

(h) Minimum side yard at corner: Fifteen (15) feet.

(i) Maximum lot coverage: Fifty (50) percent.

(j) Maximum floor area ratio: Four to one (4:1) of which no more than three tenths to one (.3:1) is retail.

(6) Special provisions:

(a) Concept plan approval shall be required at the planning and zoning commission and the city council if the development is to be such as the entire zoning area is not detailed on a single site plan.

(b) Site plan approval at the planning and zoning commission shall be required prior to development of any individual site within a R-2 District. When the first concept or site plan in a R-2 District is submitted to the City, the applicant must designate areas on the balance of the R-2 District that may be developed in excess of one hundred twenty (120) feet.

F. "ML-1" LIGHT MANUFACTURING DISTRICT REGULATIONS.

(1) Purpose: This zone provides for a wide range of commercial and industrial uses, all of which shall be comparatively nuisance-free. The zone specifically excludes residences on the theory that the mixture of residential uses, and public services and facilities for residences with those for industry is contrary to the purposes of these regulations irrespective of whether the industry is encroaching on a living area or a living area is encroaching on an industrial area.

(2) Principal permitted uses:

(a) Any use allowed in the "BG" zone, except that all dwellings and other types of living accommodations shall be prohibited save that one quarters for a watchman or caretaker shall be permitted as an accessory use for any permitted use occupying more than twenty thousand (20,000) square feet of lot area.

(b) Agriculture, including the raising of field crops, horticulture and animal husbandry.

(c) See schedule of uses in ML District in McKinney Zoning Ordinance.

(d) Any uses allowed in O-1 District or R-1 District.

(e) Clinic.

(f) College or University.

(g) Hospital.

(h) Hotel or motel.

(i) Research, testing and development facility.

(j) Helistop, in accordance with the McKinney Zoning Ordinance, but in no instance located nearer than three hundred (300) feet to the closest single-family zoning district.

(3) Specifically excluded uses:

The following uses are hereby declared incompatible with the purpose of the "ML" zone and are hereby expressly excluded;

(a) Dwellings except caretakers' and watchmen's quarters as set forth herein.

(b) Public, parochial and private schools, except trade schools and colleges.

(c) Rest homes and other institutions for the housing or care of human beings.

(d) Mobile home parks.

(e) Any use not enumerated as permitted in this zone but which is specifically provided for in another zone or zones.

(f) Water treatment plant.

(g) Electrical generation plant.

(h) Theater (outdoor).

(i) Railroad freight station.

(j) Railroad train truck.

(k) Creamery, dairy products.

(l) Sanitary landfill.

(m) Feed lots.

(n) Hatchery, poultry, egg farm.

(o) Livestock auction.

(p) Flashing sign.

(4) Permitted accessory uses:

(a) Any accessory use normally appurtenant to a permitted use shall be allowed.

(b) Recreational uses which are temporary in nature and do not involve any appreciable amount of fixed construction and which will not interfere with the efficient functioning of the zone for its primary purpose of providing for manufacturing and heavy commercial establishments, may be allowed.

(5) Space limits:

(a) Minimum lot area for business or industry: Ten thousand (10,000) square feet.

(b) Minimum width of lot: Fifty (50) feet.

(c) Minimum depth of lot: None.

(d) Maximum building height: Thirty-five (35) feet, except that the height may be increased by one (1) foot for each one (1) foot that required yards are increased; no building will exceed eight (8) stories, with a maximum height of one hundred twenty (120) feet plus a reasonable additional height for penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc.

(e) Minimum front yard: Twenty-five (25) feet (at least 25% of the minimum front yard must be reserved for landscaping).

(f) Minimum rear yard: None.

(g) Minimum side yard: None.

(h) Minimum side yard at corner: Twenty (20) feet.

(i) Maximum lot coverage: Seventy-five (75) percent.

(j) Maximum floor area ratio: One to one (1:1).

(6) Specific Use Permit: Private Clubs.

(7) Miscellaneous provisions:

(a) Concept plan approval shall be required at the planning and zoning commission and city council prior to platting.

(b) Site plan approval at the planning and zoning commission shall be required prior to development of any individual site within an ML-1 District.

(c) Parking:

(i) Business or professional offices, studios or bank: One (1) parking space for each three hundred thirty-three (333) square feet of floor area or fraction thereof with a maximum of twenty-five (25) percent small cars.

(ii) Other uses: As required by McKinney Zoning Ordinance, as amended.

(d) The exterior visible reflectance percentage of glass used for exterior building material must not exceed twenty-seven (27) percent unless otherwise approved on the site plan.

G. "ML-2" LIGHT MANUFACTURING DISTRICT REGULATIONS.

(1) Purpose: This zone provides for a wide range of commercial and industrial uses, all of which shall be comparatively nuisance-free. The zone specifically excludes residences on the theory that the mixture of residential uses, and public services and facilities for residences with those for industry is contrary to the purposes of these regulations irrespective of whether the industry is encroaching on a living area or a living area is encroaching on an industrial area.

(2) Principal permitted uses:

(a) Any use allowed in the "BG" zone, except that all dwellings and other types of living accommodations shall be prohibited save that one quarters for a watchman or caretaker shall be permitted as an accessory use for any permitted use occupying more than twenty thousand (20,000) square feet of lot area.

(b) Agriculture, including the raising of field crops, horticulture and animal husbandry.

(c) See schedule of uses in ML District in McKinney Zoning Ordinance.

(d) Any uses allowed in O-1 District or R-1 District.

(e) Clinic.

(f) College or University.

(g) Hospital.

(h) Hotel or motel.

(i) Research, testing or development facility.

(j) Helistop, in accordance with the McKinney Zoning Ordinance, but in no instance located nearer than three hundred (300) feet to the closest single-family zoning district.

(3) Specifically excluded uses: The following uses are hereby declared incompatible with the purpose of the "ML" zone and are hereby expressly excluded;

(a) Dwellings except caretakers' and watchmen's quarters as set forth herein.

(b) Public, parochial and private schools, except trade schools and colleges.

(c) Rest homes and other institutions for the housing or care of human beings.

(d) Mobile home parks.

(e) Any use not enumerated as permitted in this zone but which is specifically provided for in another zone or zones.

(f) Water treatment plant.

(g) Electrical generation plant.

(h) Theater (outdoor).

(i) Railroad freight station.

(j) Railroad train track.

(k) Creamery, dairy products.

(l) Sanitary landfill.

(m) Feed lots.

(n) Hatchery, poultry, egg farm.

(o) Livestock auction.

(p) Flashing sign.

(4) Permitted accessory uses:

(a) Any accessory use normally appurtenant to a permitted use shall be allowed.

(b) Recreational uses which are temporary in nature and do not involve any appreciable amount of fixed construction and which will not interfere with the efficient functioning of the zone for its primary purpose of providing for manufacturing and heavy commercial establishments, may be allowed.

(5) Space limits:

(a) Minimum lot area for business or industry: Three (3) acres.

(b) Minimum width of lot: One hundred fifty (150) feet.

(c) Minimum depth of lot: None.

(d) Maximum building height: Thirty-five (35) feet, except that the height may be increased by one (1) foot for each one (1) foot that required yards are increased; no building will exceed eight (8) stories with a maximum height of one hundred twenty (120) feet plus a reasonable height for penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc.

(e) Minimum front yard: Twenty-five (25) feet, (of the minimum front yard must be reserved for at least 25% landscaping).

(f) Minimum rear yard: Ten (10) feet.

(g) Minimum side yard: Ten (10) feet.

(h) Minimum side yard at corner: Twenty (20) feet.

(i) Maximum lot coverage: Seventy-five (75) percent.

(j) Maximum floor area ratio: One to one (1:1).

(6) Specific Use Permit: Private Clubs.

(7) Miscellaneous provisions:

(a) Concept plan approval shall be required at the planning and zoning commission and city council prior to platting.

(b) Site plan approval at the planning and zoning commission shall be required prior to development of any individual site within an ML-2 District.

(c) Parking:

(i) Business or professional offices, studios or bank: One (1) parking space for each three hundred thirty-three (333) square feet of floor area or fraction thereof with a maximum of twenty-five (25) percent small cars.

(ii) Other uses: As required by McKinney Zoning Ordinance, as amended.

(d) The exterior visible reflectance percentage of glass used for exterior building material must not exceed twenty-seven (27) percent unless otherwise approved on the site plan.

SECTION VI

SIGN REGULATIONS

A. PURPOSE AND INTENT

The purpose of this section is to establish standards for the uniform regulation of signs throughout the Flying M Ranch Planned Development. In addition to the following guidelines, all signs located within the Flying M Ranch Planned Development must comply with the requirements of and be approved by the Master Developer of the Flying M Ranch, Flying M Ranch Architectural Control Committee, or its designee. Evidence of approval of said sign by the Master Developer of the Flying M Ranch, by the Flying M Ranch Architectural Control Committee, or by its designee, must be submitted to the City of McKinney at the time of application for any sign permit. Applications for all outside signs shall be accompanied by scale drawings indicating the size, sign copy, colors, method and intensity of illumination, height, sign area, general location of all signs on the building site, and the approval of the Master Developer of the Flying M Ranch, the Flying M Ranch Architectural Control Committee, or its designee.

The intent of this section is to permit adequate signing for those uses which need them and to prevent unnecessary and unsightly signs which mar the beauty and disrupt the function of the community. Accordingly, portable, neon, flashing, moving character or inappropriately colored signs will not be permitted. The following regulations shall apply to all residential and nonresidential uses in the Flying M Ranch Planned Development unless the City of McKinney Sign Ordinance as subsequently adopted or amended is more restrictive, in which case the general City Ordinance shall govern.

B. USES PERMITTED

1. Freestanding signs.

   a. One (1) identification ground sign may be permitted in a nonresidential zoning district as accessory to a main use for each building site with a street frontage in excess of ninety-nine (99) feet. Where the building site abuts more than one (1) street, one (1) additional such identification sign is permitted on each additional street frontage that is in excess of ninety-nine (99) feet in length. In no case shall there be more than one (1) such sign on each street frontage for each building site. Freestanding signs shall not exceed a vertical height of twenty-five (25) feet, a horizontal length of twenty (20) feet, nor a total size of one hundred fifty (150) square feet.

b. Temporary signs advising the sale, lease or rental of the property upon which the sign is located. Such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of ten (10) feet, nor a total area of thirty-two (32) square feet.

c. Temporary signs denoting the architect, engineer or contractor placed on the premises where construction, repair or renovation is in progress. Such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of eight (8) feet, nor a total area of thirty-two (32) square feet.

d. Signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs or societies, cemeteries and other public or nonprofit institutions. Such signs shall not be erected in the public safety area nor exceed a height of ten (10) feet, width of eight (8) feet, nor a total area of twenty-four (24) square feet.

e. Temporary signs advising of future construction on the site upon which the sign is located. Such signs shall not exceed a vertical height of eight (8) feet, a horizontal length of eight (8) feet, nor a total area of thirty-two (32) square feet.

f. Community travel direction signs. Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total of fifty (50) square feet.

g. Temporary onsite and offsite signs in connection with temporary sales offices and/or model homes sales offices. Such signs shall not exceed a vertical height of sixteen (16) feet, a horizontal length of eight (8) feet, nor a total area of one hundred (100) square feet.

h. Community facility signs. Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total area of one hundred (100) square feet.

i. Community identification signs. Such signs shall not exceed a vertical height of sixteen (16) feet, nor a total area of one hundred (100) square feet.

j. Community event bulletin board. Such signs shall not exceed a vertical height of ten (10) feet, nor a total area of fifty (50) square feet.

k. Advertising signs. Billboards and other advertising signs, not specifically referenced herein, must comply with the McKinney Sign Ordinance, as amended.

2. Wall Signs.

   a. Business or identification wall signs shall be permitted for each business (multiple dealerships do not constitute separate business for purposes of applying this section), industrial or nonresidential use and shall not exceed one (1) square foot of sign area for each linear foot of frontage of the building, or portion thereof. The total aggregate sign area for such signs shall not exceed one hundred (100) square feet for each such use. If the building frontage of any such use is less than twenty-five (25) feet, only one sign, having a maximum area of twenty-five (25) square feet, shall be permitted for each such use.

   b. In multi-tenant buildings within light manufacturing parcels, each individual industry may have a wall sign over the entrance to identify the tenant. Said signs will be oriented toward the street, and shall not exceed one (1) square foot of sign area for each lineal foot of building frontage up to a maximum of twenty (20) square feet.

3. Automobile service station signs.

   Signs for automobile service station sites must comply with the McKinney Sign Ordinance, as amended.

4. Inside Signs.

   Signs located within malls, courts, arcades or other enclosed areas, where such signs are not visible from any point on the boundary of the premises, are permitted without limitation to size and number provided each has approval by the Master Developer of the Flying M Ranch, the Flying M Ranch Architectural Control Committee, or its designee.

SECTION VII

LANDSCAPING REGULATIONS

A. PURPOSE AND INTENT:

The purpose of this section is to establish standards for the uniform regulation of landscaping within the public rights-of-way and the nonresidential and multiple family zoning districts of the Flying M Ranch Planned Development.

The intent of this section is to provide a unique identity to the development with roadways having naturally graded slopes and berms with planting of groundcover, shrubs, and trees in an informal nature, as shown in the accompanying Landscape Design Standards. A meandering hike and bike trail will occur in certain parkways.

B. LANDSCAPE PLAN:

1. Plan Considerations. Landscape plans will be prepared in accordance with the following guidelines:

   (a) Automatic underground irrigation systems.

   (b) Sightlines at driveway or street intersections.

   (c) Preservation of existing trees to the extent possible.

   (d) Access to public and private utility lines and easements.

   (e) Recommended plant list.

   (f) Any subsequently adopted Landscape Ordinance or Landscape Manual.

2. Rights-of-Way Landscaping Standards. In addition to the plan considerations previously discussed, the landscape plans for the Public Rights-of-Way will consider the following guidelines

   (a) Roadway Medians. The landscape plan will provide a minimum of one (1) tree for each one hundred (100) linear feet of median with no more than one-half of the trees being ornamental in nature.

   (b) Parkways. The landscape plan will provide a minimum of one (1) tree for each one hundred (100) linear feet of parkway with no more than one-half of the trees being ornamental in nature.

(c) Entryways and intersections. The landscape plan will establish a sense of hierarchy through intensity of design elements and will establish design themes. The plan will include groundcover, shrubs, trees, special plantings, lighting, signage and special paving treatments.

3. Nonresidential and multiple family zoning district Landscaping Standards. In addition to the plan considerations previously discussed, the landscape plans for the nonresidential and multiple family zoning district will consider the following guidelines:

(a) Screening. See Section VIII herein.

(b) Loading Docks and Areas. See Section VIII herein.

(c) Trees. At least one (1) tree will be planted for each one thousand (1000) square feet of area between the building line and the street right of way.

(d) Yards. Except for parking areas, driveways and walkways, all yards and rights-of-way between the curb and property line shall be landscaped with ground covers, trees, shrubs or other landscaping materials.

(e) Parking Lots - As depicted on illustration of concept.

4. Plan Submittal:

(a) Public Rights-of-Way. A landscape plan will be submitted to the City for approval with the plat dedicating said rights-of-way for 4-lane and 6-lane divided thoroughfares. Median landscaping and construction of the hike and bike trail, where applicable, as developer responsibility, will be installed during roadway construction. Parkway landscaping will be installed prior to the issuance of Certificates of Occupancy for development on adjacent tracts.

(b) Nonresidential and multiple family zoning districts. A landscape plan, previously approved by the Master Developer of the Flying M Ranch, the Flying M Ranch Architectural Control Committee, on its designee, will be submitted to the City with the required site plans. Said landscaping will be installed prior to the issuance of Certificates of Occupancy for said developments.

5. Landscape Maintenance. All landscaping shall be maintained in accordance with approved landscape plans in a healthy condition per generally accepted standards or a City Landscape Manual. Such landscaping shall be maintained free of litter and vegetation not illustrated on the approved landscape plan.

6. Single Family Detached Acres. A typical subdivision streetscape supplemented by a typical front yard planting plan shall be submitted and approved for each subdivision at the time of concept plan or preliminary plat submittal, as appropriate.

SECTION VIII

SCREENING AND BUFFERING REGULATIONS

A. PURPOSE AND INTENT:

The purpose of this section is to establish standards for the uniform regulation of screening and buffering of land uses throughout the Flying M Ranch Planned Development.

The intent of this section is to encourage the most appropriate use of land and to conserve and protect the privacy and value of adjacent permitted uses. Regulations are prescribed for the location and type of various screening devises to be used in the various zoning districts.

B. SCREENING STANDARDS

Storage areas, incinerators, storage tanks, trucks based on the premises, loading docks, loading areas, roof objects (including fans, vents, cooling towers, skylights and all roof mounted equipment which rises above the roof line), trash containers and maintenance facilities, shall either be housed in closed buildings or otherwise screened from public view, considering such things as location (street side, rear or golf course side) and views from adjacent and nearby properties.

Where the side, rear or service side of a multiple family or non-residential zoning district is adjacent to any other residential district, screening not less than six (6) feet in height shall be erected separating the use from the adjacent residential district, said screening may be in accordance with any of the alternatives as set forth herein. No screening is required adjacent to a street except that screening six (6) feet in height shall be provided where the rear or service side of a non-residential use is adjacent to a public thoroughfare.

C. SCREENING ALTERNATIVES:

(1) Screening Alternate A

Screening Alternate A shall consist of a masonry or concrete wall to a minimum height of six (6) feet, unless otherwise specified in this ordinance, measured from the average grade of the nearest property line of the property adjacent to that on which the screening is required.

(2) Screening Alternate B

Screening Alternate B shall consist of a hedge row of evergreen shrubs of a variety which will normally grow to a height of the screening as specified in this ordinance. All plants shall have a minimum height at the time of planting of one-half (1/2) of the required screening height.

(3) Screening Alternate C

Screening Alternate C shall consist of a concrete or masonry wall as specified in Alternate A to a minimum height, as specified in this ordinance (measured from the average grade of the nearest property line of the property adjacent to that on which screening is required) and in trees. Such trees shall be a minimum of two (2) inches trunk diameter and shall be planted not more than thirty (30) feet on center.

(4) Screening Alternate D

Screening Alternate D shall consist of landscaped earthen berms to a minimum height as specified in this ordinance. Side slopes of berm shall have a minimum of three (3) feet of horizontal distance for each one (1) foot of height. Berms shall contain necessary drainage provisions as required by the City.

(5) Screening Alternate E

Screening Alternate E shall consist of any combination of Alternates A, B, C or D so as to provide screening to the required height.

D. BUFFERING:

(1) External

Where light manufacturing or office uses are adjacent to residential, agricultural or unzoned tracts at time of platting and are not separated by major thoroughfares, no building may be constructed within one hundred (100) feet of said residential, agricultural or unzoned tracts. No outside storage is allowed within the one hundred (100) foot setback and the first twenty-five (25) feet of said setback shall be a landscaped area with a screening six (6) feet in height. The thirty-five (35) foot building height limitation may be increased by one (1) foot for each one (1) foot the required setback is increased.

(2) Internal

In addition to the required screening described herein, the non-residential setback must be no less than that required on the adjacent tract. Notwithstanding anything contained herein to the contrary, there shall be a minimum setback of twenty (20) feet between different zoning classifications.

FLYING M RANCH

SITE DEVELOPMENT STANDARDS MATRIX B

ZONING CLASSIFICATION	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD	MINIMUM CORNER-SIDE YARD	MAXIMUM LOT COVERAGE	MAXIMUM BUILDING HEIGHT	MAXIMUM DENSITY/ FLOOR AREA RATIO
SF-1	7200 SF	60'	100'	20'	20' (j)	10% of lot width	15'	60%	35'	4.0 DU/AC
SF-2	6000 SF	50'	90'	20'	20' (a)	10% of lot width	15'	60%	35'	4.5 DU/AC
SF-3	4000 SF	35'	80'	20'	20' (a)	0' one side, 10' between buildings	15'	60%	35'	7.0 DU/AC
SF-4	2800 SF	30'	65'	20'	20' (a)	0' one side, 10' between buildings	15'	80%	35'	11.0 DU/AC
SFA-1	6000 SF for duplex	50'	90'	20'	20' (a)	10% of lot width	15'	60%	35'	10.0 DU/AC
SFA-2	4000 SF - 1 unit 6000 SF - 2 units 2500 SF/Unit - 3 or 4 units	35'	80'	20'	20' (a)	10% of lot width (j)	15'	80%	35'	13.0 DU/AC
SFA-3	2000 SF	20'	80'	20'	20' (a)	14' between ends of buildings (b)	15'	80%	35'	14.0 DU/AC
MF-1	1800 SF (c)	50'	100'	20'	10' (d)	7'	15'	80%	50'	18.0 DU/AC
MF-2	1500 SF (c)	50'	100'	20'	10' (d)	7'	15'	80%	50'	24.0 DU/AC
O-1	NONE	NONE	NONE	25'	0' (e)	0' (e)	25'	50%	120' (i)	1:1
O-2	NONE	NONE	NONE	25'	0' (e)	0' (f)	25'	50%	260' (i)	1:1
R-1	NONE	NONE	NONE	25'	0' (e)	0' (f)	15'	50%	35'	0.8:1
R-2	NONE	NONE	NONE	25'	0' (g)	0' (f)	15'	50%	35'(h)	4:1 (0.3:1 - Retail)
ML-1	10,000 SF	50'	NONE	25'	0'	0'	20'	75%	120' (i)	1:1
ML-2	3 AC	150'	NONE	25'	10'	10'	20'	75%	120' (i)	1:1

(a) Setback may be 10' when adjacent to private recreation open space or 0' when adjacent to lake or water body.
(b) Setback may be 0' when adjacent to open space, lake, golf course or other amenity.
(c) Minimum zoning lot is 5000 SF.
(d) When adjacent to residential district, the greater rear yard requirement of the two will prevail.
(e) 25 feet required when abutting any district requiring a rear (side) yard, or where abutting a golf course.
(f) 15 feet required when abutting any zone requiring a side yard; none abutting business.
(g) 25 feet required when abutting any zone reqiring a rear yard, none abutting business; 0 feet when adjacent to lake or water body.
(h) Except office, hotel or high-rise multiple family may not exceed 260'; enclosed mall may exceed 35' with site plan approval; no more than two buildings in an R-2 District may exceed eight stories.
(i) Building height may not exceed 35' unless required yards are increased by one foot for each one foot of additional building height.
(j) Setback may be 0' when adjacent to lake or water body.

ORDINANCE NO. 2003-02-015

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1621 OF THE CITY OF MCKINNEY, TEXAS AND AMENDING THE STONEBRIDGE RANCH MASTER GENERAL DEVELOPMENT PLAN FOR PLANNING AREAS 6, 8, AND 10; ADDING A NEW ZONING DISTRICT TO SECTION V OF ORDINANCE NO. 1621 FOR OFFICE USES AND CONTINUING CARE RETIREMENT COMMUNITY; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the City of McKinney has considered the comprehensive rezoning of the Stonebridge Ranch Master General Development Plan for Planning Areas 6, 8, and 10; and

WHEREAS, the City of McKinney has determined that a necessity exists for the amendment of the Office District Regulations of Planned Development District Ordinance No. 1621 to add an additional office category of "O-1S"; and,

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the change in zoning district should be made.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The Master General Development Plan attached as Exhibit "A" shall replace and be substituted for the previous Master General Development Plan as the approved zoning of the depicted tracts until such tracts are rezoned by further action of the City Council under provisions of Ordinance No. 1621. The adoption of the Master General Development Plan shall hereby rezone any tract previously zoned through the original approval of Ordinance No. 1621 or any subsequent approval of a General Development Plan for any Planning Area. Any boundaries and uses in any Planning Area previously approved shall be further amended by the Master General Development Plan to be in conformity therewith. The Planning Area tables, attached hereto as Exhibit "B" and made a part hereof, shall be a component of the rezoning and further define the permitted uses on the tracts. If a conflict exists between the use categories described in Ordinance No. 1621 and this ordinance, and in particular in the Planning Area Tables, this ordinance and said tables shall govern. The development of the property in all Planning Areas shall further be governed by the General Provisions contained in Ordinance No. 1621, by the Table of Maximum Height and Floor Area Ratio (FAR) for Commercial Use Categories, attached hereto as Exhibit "C". If a conflict exists between the provisions of Exhibit "C" hereto and Ordinance No. 1621, the provisions of Exhibit "C" shall govern. The Master General Development Plan and Planning Area Tables (Exhibits "A" and "B") are hereby approved as the General Development Plan for each Planning Area required by Section II of the development regulations.

Section 2. That Section V concerning Non-Residential Use Regulations is hereby supplemented to include a new Subsection H, "O-1S" – Office District Regulations, which shall read as follows:

H. "O-1S" – Office District Regulations

(a) The "O-1S" district shall be developed in accordance wit the "O-1" district with the exception that a continuing care retirement community be allowed with approval of a specific use permit.

Section 3. This ordinance shall not repeal any of the provisions of Ordinance No. 1621 except in those instances where provisions of Ordinance No. 1621 are in direct conflict with the provisions of the this ordinance.

Section 4. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 5. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding $2000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 6. That no developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development, or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

Section 7. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, ON THIS 20th DAY OF FEBRUARY, 2003.

DON DOZIER, Mayor

ATTEST:

JENNIFER SPROULL, City Secretary
BEVERLY COVINGTON, Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER, City Attorney

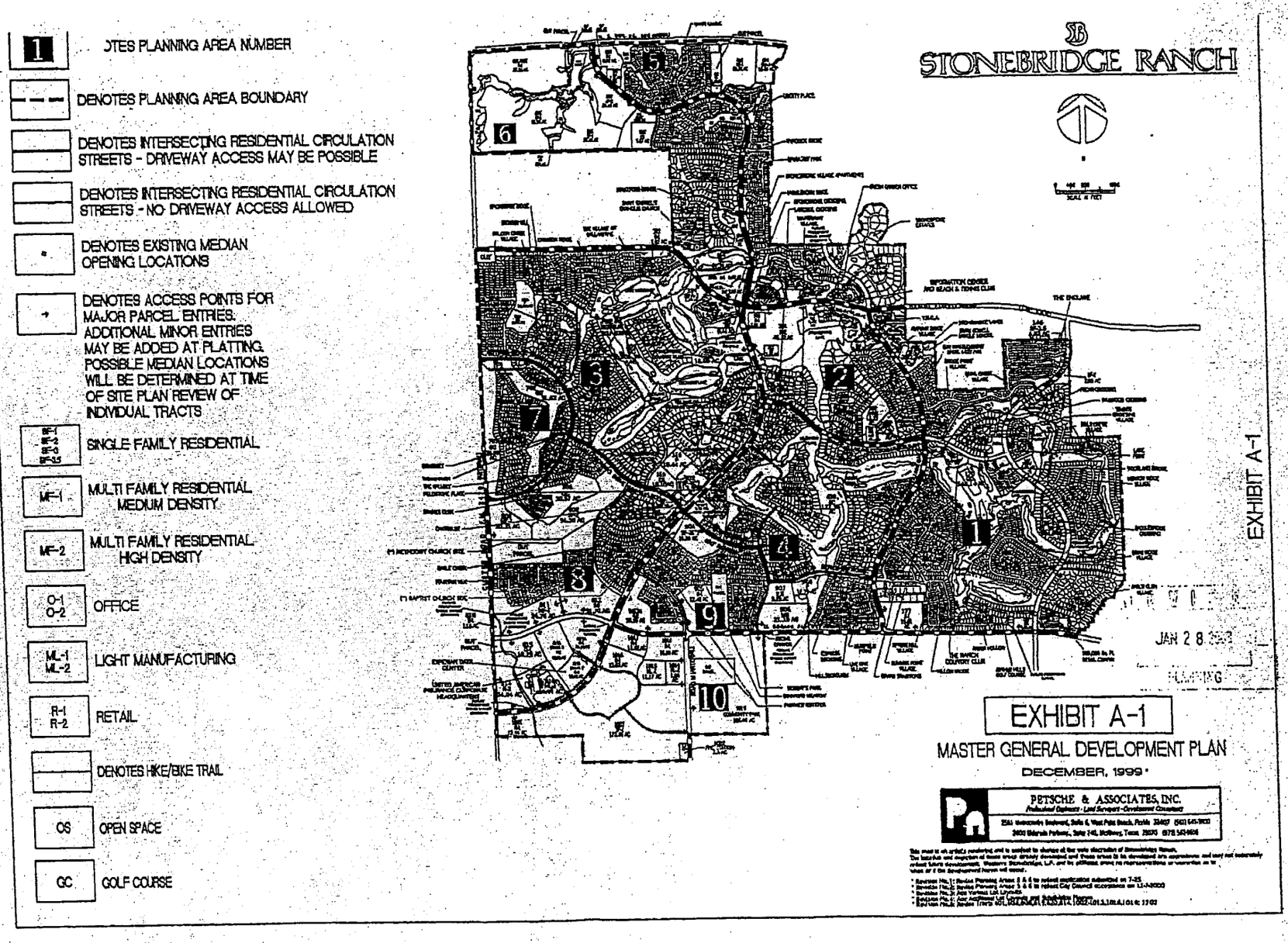

1 DTES PLANNING AREA NUMBER
DENOTES PLANNING AREA BOUNDARY
DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - DRIVEWAY ACCESS MAY BE POSSIBLE
DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - NO DRIVEWAY ACCESS ALLOWED
DENOTES EXISTING MEDIAN OPENING LOCATIONS
DENOTES ACCESS POINTS FOR MAJOR PARCEL ENTRIES. ADDITIONAL MINOR ENTRIES MAY BE ADDED AT PLATTING. POSSIBLE MEDIAN LOCATIONS WILL BE DETERMINED AT TIME OF SITE PLAN REVIEW OF INDIVIDUAL TRACTS
SF-1 SF-2 SF-3 SF-3.5 SINGLE FAMILY RESIDENTIAL
MF-1 MULTI FAMILY RESIDENTIAL MEDIUM DENSITY
MF-2 MULTI FAMILY RESIDENTIAL HIGH DENSITY
O-1 O-2 OFFICE
ML-1 ML-2 LIGHT MANUFACTURING
R-1 R-2 RETAIL
DENOTES HIKE/BIKE TRAIL
OS OPEN SPACE
GC GOLF COURSE
STONEBRIDGE RANCH
EXHIBIT A-1
JAN 2 8
EXHIBIT A-1
MASTER GENERAL DEVELOPMENT PLAN
DECEMBER, 1999
PETSCHE & ASSOCIATES, INC.

EXHIBIT "A"

EXHIBIT "A"

1 DENOTES PLANNING AREA NUMBER

DENOTES PLANNING AREA BOUNDARY

DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - DRIVEWAY ACCESS MAY BE POSSIBLE

DENOTES INTERSECTING RESIDENTIAL CIRCULATION STREETS - NO DRIVEWAY ACCESS ALLOWED

DENOTES EXISTING MEDIAN OPENING LOCATIONS

DENOTES ACCESS POINTS FOR MAJOR PARCEL ENTRIES. ADDITIONAL MINOR ENTRIES MAY BE ADDED AT PLATTING. POSSIBLE MEDIAN LOCATIONS WILL BE DETERMINED AT TIME OF SITE PLAN REVIEW OF INDIVIDUAL TRACTS

SINGLE FAMILY RESIDENTIAL

MULTI FAMILY RESIDENTIAL MEDIUM DENSITY

MULTI FAMILY RESIDENTIAL HIGH DENSITY

OFFICE

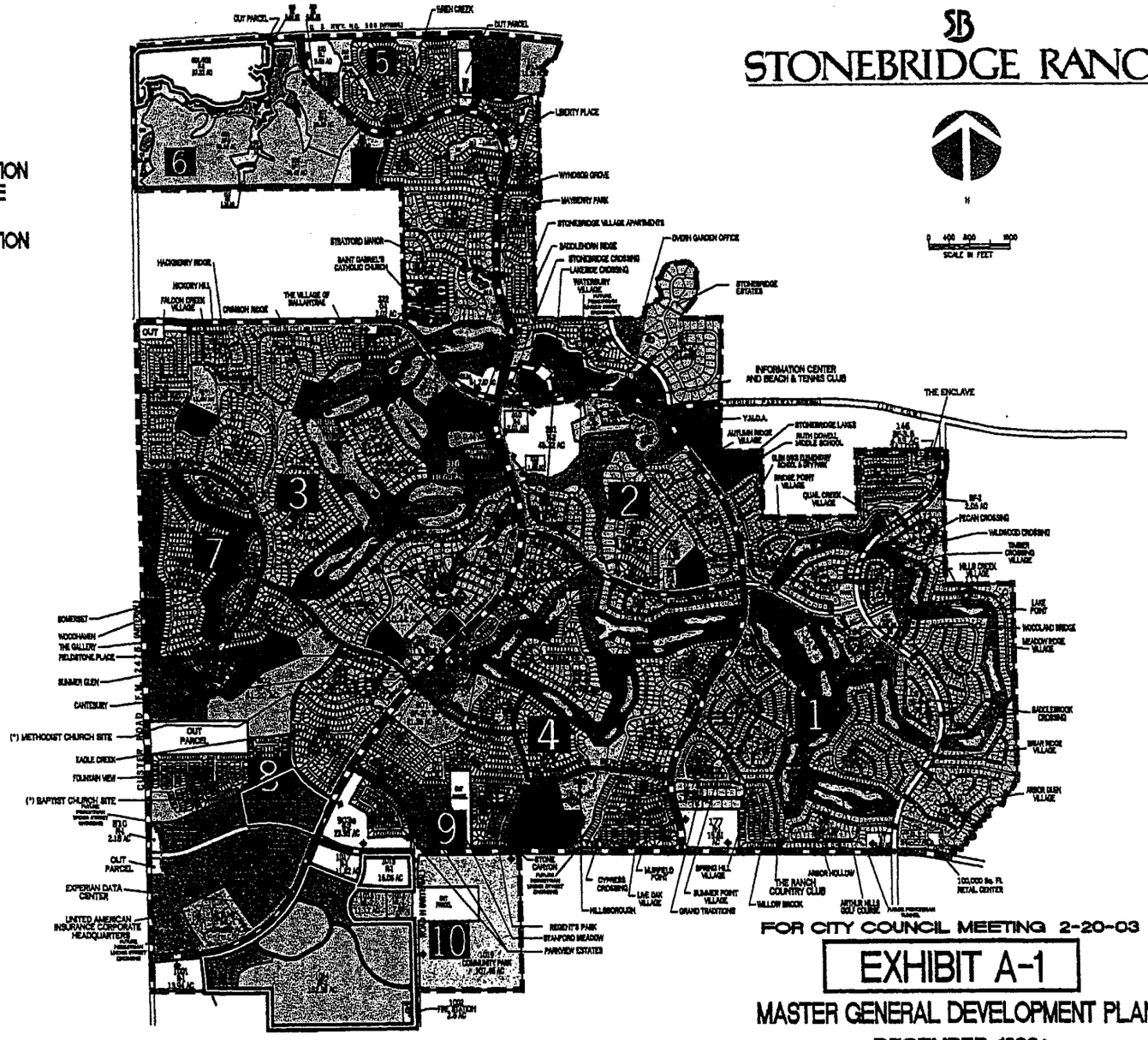
LIGHT MANUFACTURING

RETAIL

DENOTES HIKE/BIKE TRAIL

OS OPEN SPACE

GOLF COURSE



SB
STONEBRIDGE RANCH

EXHIBIT A-1

FOR CITY COUNCIL MEETING 2-20-03

EXHIBIT A-1

MASTER GENERAL DEVELOPMENT PLAN

DECEMBER, 1999*

PETSCHE & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants
2581 Metrocentre Boulevard, Suite 6, West Palm Beach, Florida 33407 (561) 640-3800
2500 Eldorado Parkway., Suite 240, McKinney, Texas 75070 (972) 562-9606

This map is an artist's rendering and is subject to change at the sole discretion of Stonebridge Ranch. The location and decision of those areas already developed and those areas to be developed are approximate and may not accurately reflect future development. Westerra Stonebridge, L.P. and its affiliates make no representations or warranties as to when or if the development herein will occur.

* Revision No. 1: Revise Planning Areas 5 & 6 to reflect application submitted on 7-25
* Revision No. 2: Revise Planning Areas 5 & 6 to reflect City Council acceptance on 11-7-2000
* Revision No. 3: Add Various Lot Layouts
* Revision No. 4: Add Additional Lot Layouts and Subdivision Names

COMPUTED MASTER PLAN
PLANNING AREA 1

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
105	57.47	1.22	56.25	5.99	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
106	18.24	1.90	16.34	1.90	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btn blds	60%	15'	3.8	62	3.0	186
107	64.07	2.67	61.40	6.68	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	3.4	207	3.0	621
109	14.31	2.54	11.77	1.49	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	0.8:1	N/A	N/A	N/A
110	54.06	1.66	52.40	5.63	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.5	129	3.0	387
111	53.38	0.47	52.91	5.56	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	2.9	151	3.0	453
112	26.71	1.64	25.07	2.78	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	1.8	46	3.0	138
136	17.11	1.76	15.35	1.78	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
137	5.76	0.88	4.88	0.60	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
138	34.67	2.00	32.67	3.61	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	2.1	67	3.0	201
139	10.10	1.91	8.19	1.05	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
140	25.22	1.95	23.27	2.63	MS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
141	78.12	3.46	74.66	8.14	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.1	382	3.0	1,146
142	17.13	1.50	15.63	1.79	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.6	72	3.0	216
146	5.31	0.48	4.83	0.55	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Blds	60%	0'	7.0	34	3.0	102
165	5.36	1.13	4.23	0.56	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
166	11.67	0.84	10.83	1.22	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	2.8	30	3.0	90
167	21.86	0.47	21.39	2.28	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.3	50	3.0	150
168	63.51	1.67	61.84	6.62	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	4.3	268	3.0	804
170	144.67	1.53	143.14	15.08	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
170A	13.26	2.22	11.04	1.38	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
171	14.08	0.93	13.15	1.47	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.2	69	3.0	207
172	50.08	2.23	47.85	5.22	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	4.1	197	3.0	591
173	15.87	0.77	15.10	1.65	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Blds	60%	0'	7.0	106	3.0	318
174	35.59	2.75	32.84	3.71	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.9	97	3.0	291
175	5.07	1.27	3.80	0.53	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
176	53.26	2.94	50.32	5.55	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.8	239	3.0	717
177	22.45	2.64	19.81	2.34	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
178	21.19	0.00	21.19	2.21	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	4.1	88	3.0	264
TOTAL:	959.58	47.43	912.15	100.00												2,294		6,882

PLANNING AREA 2

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
201	49.66	4.34	45.32	17.55	R-2	N/A	N/A	N/A	35'(f)	25'(h)	0'(b)	0'(d)	50%	15'	1.0 FAR	N/A	N/A	N/A
202	15.02	0.77	14.25	5.31	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
203	7.63	1.67	5.96	2.70	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
204	10.60	0.92	9.68	3.75	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	EXISTING	N/A	N/A	N/A
205	58.28	4.82	53.46	20.60	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	3.3	175	3.0	525
206	57.89	0.20	57.69	20.46	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.0	114	3.0	343
207	38.35	3.20	35.15	13.55	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	1.9	68	3.0	204
208	13.77	0.44	13.33	4.87	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
209	10.02	0.74	9.28	3.54	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
~~210~~	2.04	0.36	1.68	0.72	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	N/A	N/A	N/A	N/A
211	6.46	0.69	5.77	2.28	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.0	11	3.0	33
~~212~~	2.49	0.80	1.69	0.88	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
213	8.80	0.40	8.40	3.11	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
~~214~~	1.96	0.56	1.40	0.69	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	282.97	19.91	263.06	100.00												368		1,105

EXHIBIT "B"

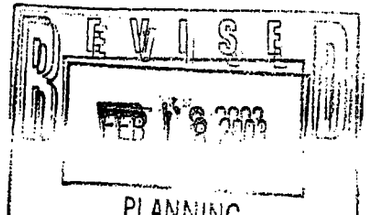
PLANNING
FEB 1 8 2005

PLANNING AREA 3

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
301	37.45	0.00	37.45	4.51	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.2	195	3.0	585
302	15.40	1.41	13.99	1.85	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	N/A	N/A	N/A	N/A
303	30.00	0.37	29.63	3.61	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	2.5	75	3.0	225
304	17.39	2.04	15.35	2.09	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	1.8	27	3.0	81
305	30.94	2.47	28.47	3.72	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	3.7	105	3.0	315
306	88.16	0.00	88.16	10.61	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	3.9	339	3.0	1,017
307	92.89	1.76	91.13	11.18	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	3.1	283	3.0	849
308	16.83	1.19	15.64	2.03	MF-1	1800 SF	50'	100'	50'	20'	10'(c)	7'	80%	15'	18.0	282	1.8	508
309	208.33	1.97	206.36	25.08	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
310	19.42	0.82	18.60	2.34	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
311	12.80	1.26	11.54	1.54	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
312	64.10	2.72	61.38	7.72	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.0	246	3.0	738
313	46.18	1.75	44.43	5.56	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	3.4	152	3.0	456
314	50.57	0.00	50.57	6.09	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.8	141	3.0	423
315	10.10	0.00	10.10	1.22	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
316	10.54	0.10	10.44	1.27	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
317	26.50	1.66	24.84	3.19	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	3.9	97	3.0	291
318	4.39	0.00	4.39	0.53	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.8	21	3.0	63
319	11.66	0.00	11.66	1.40	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
320	8.00	0.00	8.00	0.96	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
321	9.11	0.00	9.11	1.10	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
322	3.20	1.18	2.02	0.39	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
323	5.55	0.72	4.83	0.67	MF-1	1800 SF	50'	100'	50'	20'	10'(c)	7'	80%	15'	18.0	87	1.8	157
324	8.69	0.72	7.97	1.05	SFA-3	4000 SF	35'	60'	35'	20'(e)	20' (a)(e)	0' One Side/10' btwn bldgs	60%	15%	12.0	96	3.0	288
325	1.10	0.66	0.44	0.13	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
326	1.41	0.34	1.07	0.17	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	830.71	23.14	807.57	100.00												2,146		5,995

PLANNING AREA 4

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
401	39.20	0.00	39.20	8.99	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.1	200	3.0	600
402	21.71	0.00	21.71	4.98	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	3.3	72	3.0	216
403	34.04	3.87	30.17	7.80	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	2.4	73	3.0	219
404	19.67	1.68	17.99	4.51	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.2	75	3.0	225
405	67.38	2.77	64.61	15.45	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	2.0	131	3.0	393
406	42.76	0.00	42.76	9.80	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	3.3	141	3.0	423
407	35.01	3.21	31.80	8.03	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.0	159	3.0	477
408	9.06	0.00	9.06	2.08	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.3	39	3.0	117
409	33.84	3.58	30.26	7.76	SF-1	7200SF	60'	100'	35'	20'(e)	20'(h)	10 % of Lot Width	60%	15'	2.9	88	3.0	264
410	126.25	1.46	124.79	28.94	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
411	7.28	1.00	6.28	1.67	MF-1	1800 SF	50'	100'	50'	20'	10'(c)	7'	80%	15'	18.0	113	1.8	203
TOTAL:	436.20	17.57	418.63	100.00												1,091		3,137



PLANNING AREA 5

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
501	52.45	4.17	48.28	12.81	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.5	266	3.0	798
502	23.33	2.27	21.06	5.70	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.5	116	3.0	348
503	17.40	1.38	16.02	4.25	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	56	3.0	168
504	12.71	0.00	12.71	3.10	MF-1	1800 SF	50'	100'	50'	20'(e)	10'(c)	7'	80%	15'	18.0	250	1.8	450
505	15.44	1.59	13.85	3.77	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
506	18.13	3.30	14.83	4.43	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
507	2.74	0.63	2.11	0.67	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	N/A	N.I.C.	N/A	N/A
510	2.62	0.61	2.01	0.64	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	N/A	N.I.C.	N/A	N/A
511	8.29	1.32	6.97	2.02	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
512	73.36	3.15	70.21	17.91	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	0.9	60	3.0	180
513	6.99	0.44	6.55	1.71	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
514	13.39	0.00	13.39	3.27	SFA-3	4000 SF	35'	60'	35'	20'(e)	20' (a)(e)	0' One Side/10' btwn bldgs	60%	15%	12.0	161	3.0	483
515	13.14	1.26	11.88	3.21	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
516	26.03	0.11	25.92	6.36	MF-1	1800 SF	50'	100'	50'	20'	10'(c)	7'	80%	15'	18.0	467	1.8	841
517	32.02	1.30	30.72	7.82	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.5	169	3.0	507
518	13.78	0.20	13.58	3.36	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
519	50.20	2.36	47.84	12.26	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.0	191	3.0	573
520	9.91	0.82	9.09	2.42	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
521	3.97	0.60	3.37	0.97	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
522	1.50	0.31	1.19	0.37	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
523	1.39	0.53	0.86	0.34	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
524	10.72	1.16	9.56	2.62	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)(e)	0' One Side/10' btwn bldgs	60%	15'	5.50	53	3.0	159
TOTAL:	409.51	27.51	382.00	100.00												1,789		4,507

PLANNING AREA 6

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
601\603	57.52	0.00	57.52	11.28	R-2	N/A	N/A	N/A	35'(f)	25'	0'(b)	0'(d)	50%	15'	1.0 FAR	N/A	N/A	N/A
602	15.36	0.07	15.29	3.01	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
604	40.13	0.81	39.32	7.87	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
605	66.29	0.77	65.52	13.00	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	229	3.0	687
606	39.14	0.72	38.42	7.68	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	134	3.0	402
607	27.79	2.20	25.59	5.45	SF-2	6000 SF	50'	90'	35'	20'	20'(a)	5'	60%	15'	4.0	102	3.0	306
608	0.65	0.00	0.65	0.13	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
609	22.17	1.78	20.39	4.35	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.50	112	3.0	336
610	40.64	3.33	37.31	7.97	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	131	3.0	393
611	6.45	0.46	5.99	1.26	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
612	21.09	1.09	20.00	4.14	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	4.0	80	3.0	240
613	11.44	1.76	9.68	2.24	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
614	22.85	1.46	21.39	4.48	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
615A	10.21	2.34	7.87	2.00	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
615B	9.67	1.15	8.52	1.90	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
616	58.10	3.09	55.01	11.39	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	193	3.0	579
617	37.55	0.91	36.64	7.36	SF-1	7200SF	60'	100'	35'	20'	20'(a)	10 % of Lot Width	60%	15'	3.50	128	3.0	384
618	1.40	0.04	1.36	0.27	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
621	11.12	1.12	10.00	2.18	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
622	10.32	0.65	9.67	2.02	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	509.89	23.75	486.14	100.00												1,109		3,327

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PLANNING AREA 7

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
701	32.97	3.99	28.98	19.15	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
702	31.63	0.00	31.63	18.38	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
703	73.03	0.00	73.03	42.43	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	3.9	285	3.0	855
704	14.16	0.00	14.16	8.23	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.0	71	3.0	213
705	20.34	0.00	20.34	11.82	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.0	102	3.0	306
TOTAL:	172.13	3.99	168.14	100.00												458		1,374

PLANNING AREA 8

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
801	31.60	2.06	29.54	6.06	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	3.1	92	3.0	276
802	51.64	0.44	51.20	9.91	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.9	148	3.0	444
803	13.49	0.57	12.92	2.59	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	5.7	73	3.0	219
804	44.33	1.97	42.36	8.51	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	2.1	88	1.8	158
805	21.76	1.45	20.31	4.18	MF-1	1800 SF	50'	100'	50'	20'	10'(c)	7'	80%	15'	18.0	366	1.8	659
806	30.71	0.14	30.57	5.89	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
807	0.92	0.43	0.49	0.18	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
808	66.69	1.39	65.30	12.80	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.5	292	3.0	876
809	56.91	3.47	53.44	10.92	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Blds	60%	0'	3.09	165	3.0	495
810	3.14	0.96	2.18	0.60	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
811	27.26	2.50	24.76	5.23	MF-1	1800 SF	50'	100'	50'	20'	10'(c)	7'	80%	15'	18.0	446	1.8	803
812	34.79	3.09	31.70	6.68	O-1 S	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
813A	34.43	2.61	31.82	6.61	O-2	N/A	N/A	N/A	260'(g)	25'	0'(b)	0'(d)	50%	25'	.75 FAR	N/A	N/A	N/A
813B	29.33	4.03	25.30	5.63	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
814	27.77	3.73	24.04	5.33	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
815	19.54	1.25	18.29	3.75	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
816	26.77	1.78	24.99	5.14	ML-1	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	N/A	N.I.C.	N/A	N/A
TOTAL:	521.08	31.87	489.21	100.00												1,670		3,930

PLANNING AREA 9

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
901	23.27	2.01	21.26	7.42	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(a)	5'	60%	15'	N/A	N/A	N/A	N/A
902	14.88	2.18	12.70	4.74	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.3	54	3.0	162
903a	30.02	6.07	23.95	9.57	R-2	N/A	N/A	N/A	35'(f)	25'	0'(b)	0'(d)	50%	15'	1.0 FAR	N/A	N/A	N/A
903b	21.55	1.86	19.69	6.87	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.8	95	3.0	285
904	57.38	2.53	54.85	18.28	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.1	224	3.0	672
905	24.68	2.26	22.42	7.86	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
906	23.35	2.16	21.19	7.44	MS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
907	10.05	0.76	9.29	3.20	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
908	17.75	0.96	16.79	5.66	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
909	31.53	1.90	29.63	10.05	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.6	135	3.0	405
910	57.62	5.62	52.00	18.36	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(a)(e)	0' One Side/10' btwn bldgs	60%	15'	4.0	209	3.0	627
911	0.94	0.45	0.49	0.30	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
912	0.79	0.50	0.29	0.25	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	313.81	29.26	284.55	100.00												717		2,151

PLANNING AREA 10

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zonning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot cover	Min Corner Side Yard	DU/AC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
1001	16.35	2.41	13.94	4.32	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.4 FAR	N/A	N/A	N/A
1002	3.15	0.65	2.50	0.83	FIRE STATION	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
1003	18.47	1.67	16.80	4.88	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
1004	156.61	4.23	152.38	41.37	SF-2	6000 SF	50'	90'	35'	20'(e)	20'(e)	5'	60%	15'	3.7	550	3.0	1,650
1014	8.74	0.88	7.86	2.31	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1015	11.17	0.00	11.17	2.95	ML-2	10000 SF	50'	N/A	120'(g)	25'	0'(b)	0'(b)	75%	20'	.50 FAR	N/A	N/A	N/A
1016	18.35	1.03	17.32	4.85	O-1	N/A	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	60%	25'	.75 FAR	N/A	N/A	N/A
1017	13.99	2.17	11.82	3.70	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
1018	18.50	2.44	16.06	4.89	R-1	N/A	N/A	N/A	35'	25'	0'(b)	0'(d)	50%	15'	.40 FAR	N/A	N/A	N/A
1019	113.22	5.76	107.46	29.91	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL:	378.55	21.24	357.31	100.00												550		1,650

Footnotes:

(a) Setback may be 10' when adjacent to private recreation open space or 0' when adjacent to lake or water body.
(b) 25 feet required when abutting any District requiring a rear (side) yard, or where abutting a Golf Course.
(c) When adjacent to Residential District, the greater rear yard requirement of the two will prevail.
(d) 15 feet required when abutting any zone requiring a side yard.
(e) May be reduced to 10' with site plan approval.
(f) Office, Hotel, & Multi-Family up to 260' are permitted.
(g) Building height may not exceed 35' unless required yards are increased by one foot for each one foot of additional building height.
(h) Applies to non-residential development only. Residential setback will be 10'

Table of Maximum Height and Floor Area Ratio (FAR)
for Commercial Use Categories

Zoning Designation (Tract)	Acres	Maximum Height (Ft.)	Maximum FAR	Maximum Resulting Floor Area (SF)
R-1	209.48	35	0.40	3,649,980
R-2*	150.83	65	0.75	4,927,616
O-1	95.95	35	0.50	2,089,791
O-2*	31.82	65	0.75	1,039,559
O-3	54.12	35	0.50	1,178,734
ML-1 (816)	24.99	65	1.00	1,088,564
ML-2	19.03	65	0.50	414,473
R-1 (109/510)	13.78	35	N/A	N/A
O-1 (204/507)	11.79	35	N/A	N/A
Total	611.79	N/A	N/A	14,388,717

*O-1 Tracts not exceeding the number of acres shown may be designated O-2 through the usual process of rezoning property, according to the McKinney Zoning Ordinance. With approval of Specific Use Permits, tracts not exceeding 20% of the total land area of the R-2 and O-2 tracts maybe developed with a Floor-Area Ratio (FAR) not exceeding one to one (1:1) and a height not exceeding eight (8) stories, with a maximum height of one hundred twenty (120) feet. A specific use permit is also required for the development of a multiple family dwelling in an R-2 District.

EXHIBIT "C"

H:\SHEETS\95200-01\FAR Exhibit C.wpd

ORDINANCE NO. 2018-01-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF McKINNEY, TEXAS; SO THAT AN APPROXIMATELY 2.42 ACRE PROPERTY, LOCATED ON THE NORTHEAST CORNER OF ALMA ROAD AND ELDORADO PARKWAY, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "C1" – NEIGHBORHOOD COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City of McKinney has considered the rezoning of an approximately 2.42 acre property, located on the Northeast Corner of Alma Road and Eldorado Parkway, which is more fully depicted on Exhibits "A" and "B" attached hereto, from "PD" – Planned Development District to "C1" – Neighborhood Commercial District; and,

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the change in zoning district should be made.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The zoning map is hereby amended so that an approximately 2.42 acre property, located on the Northeast Corner of Alma Road and Eldorado Parkway, which is more fully depicted on Exhibits "A" and "B" attached hereto, is rezoned from "PD" – Planned Development District to "C1" – Neighborhood Commercial District.

Section 2. The subject property shall develop in accordance with Section 146-111 ("C1" – Neighborhood Commercial District) of the Zoning Ordinance, and as amended.

Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding $2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The Ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 16th DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

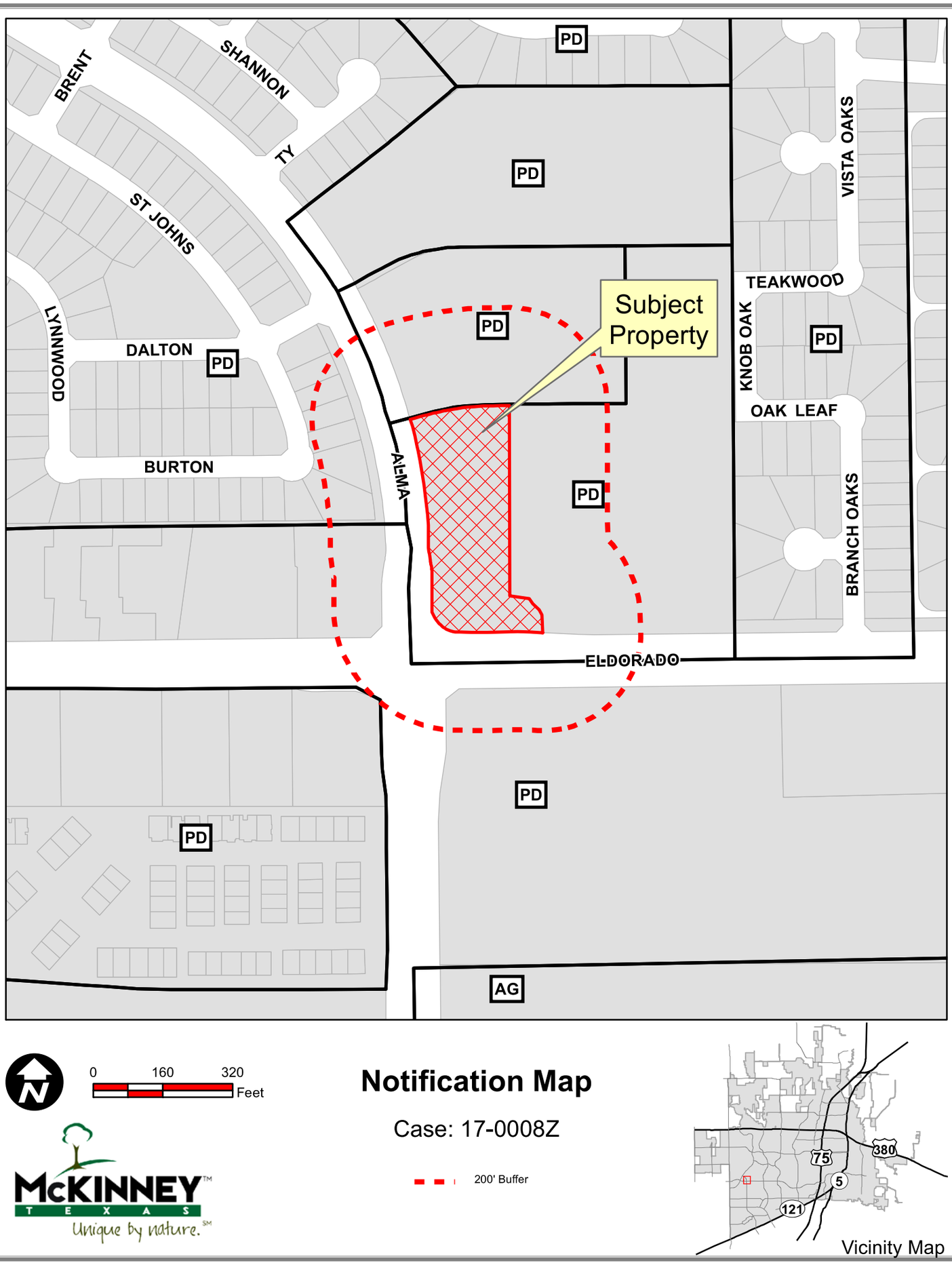
_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

DATE: _____

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

Exhibit A



0 160 320 Feet

Notification Map

Case: 17-0008Z

200' Buffer

Vicinity Map

McKINNEY TEXAS
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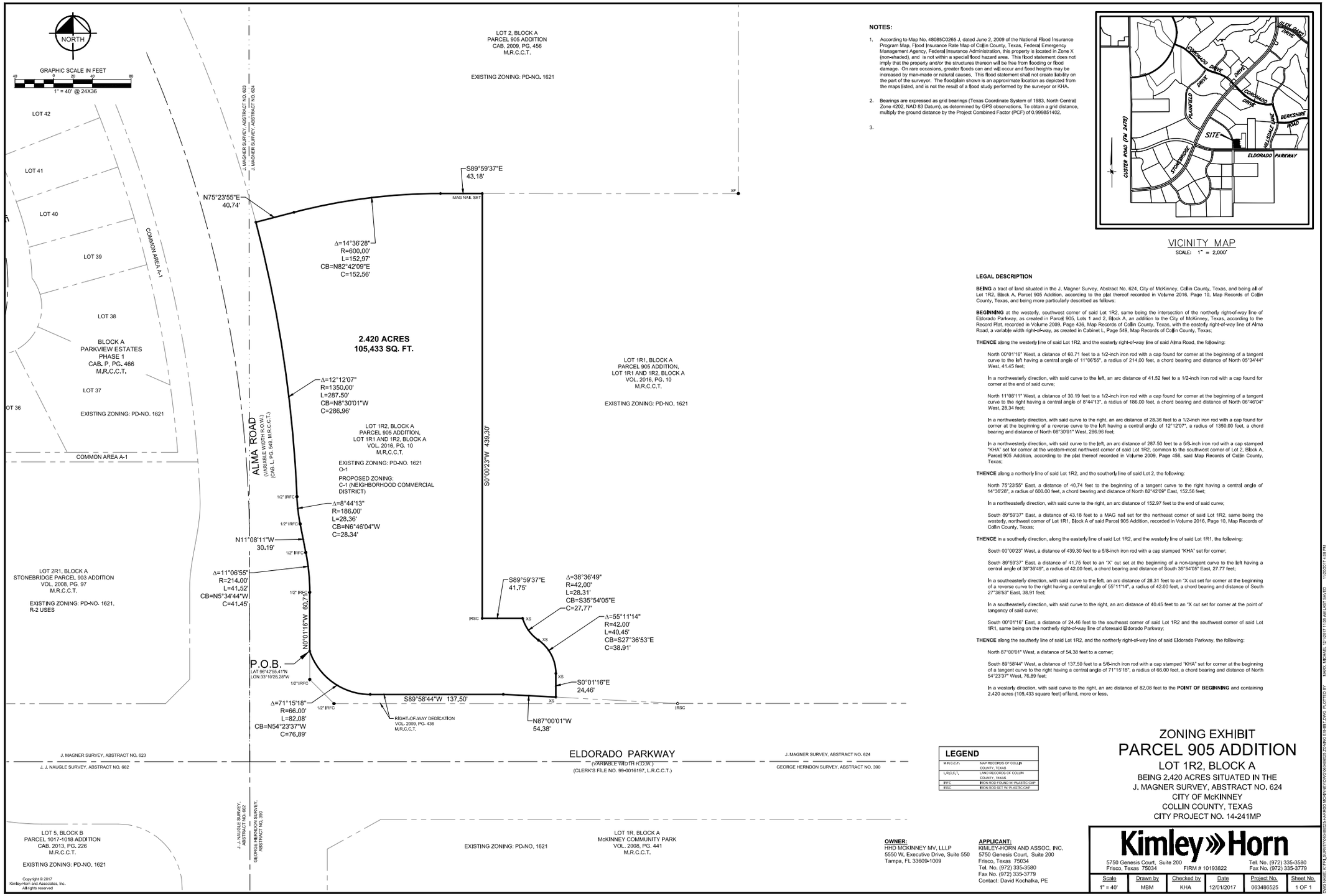
Path: X:\Development Services\Planning\2017LocationMaps\17-0008Z.mxd

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

Exhibit B



NOTES:

1. According to Map No. 48085C0265 J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (non-shaded), and is not within a special flood hazard area. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. The floodplain shown is an approximate location as depicted from the maps listed, and is not the result of a flood study performed by the surveyor or KHA.
2. Bearings are expressed as grid bearings (Texas Coordinate System of 1983, North Central Zone 4202, NAD 83 Datum), as determined by GPS observations. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999851402.
3.

VICINITY MAP
SCALE: 1" = 2,000'

LEGAL DESCRIPTION

BEING a tract of land situated in the J. Magner Survey, Abstract No. 624, City of McKinney, Collin County, Texas, and being all of Lot 1R2, Block A, Parcel 905 Addition, according to the plat thereof recorded in Volume 2016, Page 10, Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the westerly, southwest corner of said Lot 1R2, same being the intersection of the northerly right-of-way line of Eldorado Parkway, as created in Parcel 905, Lots 1 and 2, Block A, an addition to the City of McKinney, Texas, according to the Record Plat, recorded in Volume 2009, Page 436, Map Records of Collin County, Texas, with the easterly right-of-way line of Alma Road, a variable width right-of-way, as created in Cabinet L, Page 549, Map Records of Collin County, Texas;

THENCE along the westerly line of said Lot 1R2, and the easterly right-of-way line of said Alma Road, the following:

North 00°01'16" West, a distance of 60.71 feet to a 1/2-inch iron rod with a cap found for corner at the beginning of a tangent curve to the left having a central angle of 11°06'55", a radius of 214.00 feet, a chord bearing and distance of North 05°34'44" West, 41.45 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 41.52 feet to a 1/2-inch iron rod with a cap found for corner at the end of said curve;

North 11°08'11" West, a distance of 30.19 feet to a 1/2-inch iron rod with a cap found for corner at the beginning of a tangent curve to the right having a central angle of 8°44'13", a radius of 186.00 feet, a chord bearing and distance of North 06°46'04" West, 28.34 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 28.36 feet to a 1/2-inch iron rod with a cap found for corner at the beginning of a reverse curve to the left having a central angle of 12°12'07", a radius of 1350.00 feet, a chord bearing and distance of North 08°30'01" West, 286.96 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 287.50 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the western-most northwest corner of said Lot 1R2, common to the southwest corner of Lot 2, Block A, Parcel 905 Addition, according to the plat thereof recorded in Volume 2009, Page 456, said Map Records of Collin County, Texas;

THENCE along a northerly line of said Lot 1R2, and the southerly line of said Lot 2, the following:

North 75°23'55" East, a distance of 40.74 feet to the beginning of a tangent curve to the right having a central angle of 14°36'28", a radius of 600.00 feet, a chord bearing and distance of North 82°42'09" East, 152.56 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 152.97 feet to the end of said curve;

South 89°59'37" East, a distance of 43.18 feet to a MAG nail set for the northeast corner of said Lot 1R2, same being the westerly, northwest corner of Lot 1R1, Block A of said Parcel 905 Addition, recorded in Volume 2016, Page 10, Map Records of Collin County, Texas;

THENCE in a southerly direction, along the easterly line of said Lot 1R2, and the westerly line of said Lot 1R1, the following:

South 00°00'23" West, a distance of 439.30 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner;

South 89°59'37" East, a distance of 41.75 feet to an "X" cut set at the beginning of a non-tangent curve to the left having a central angle of 38°36'49", a radius of 42.00 feet, a chord bearing and distance of South 35°54'05" East, 27.77 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 28.31 feet to an "X cut set for corner at the beginning of a reverse curve to the right having a central angle of 55°11'14", a radius of 42.00 feet, a chord bearing and distance of South 27°36'53" East, 38.91 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 40.45 feet to an "X cut set for corner at the point of tangency of said curve;

South 00°01'16" East, a distance of 24.46 feet to the southeast corner of said Lot 1R2 and the southwest corner of said Lot 1R1, same being on the northerly right-of-way line of aforesaid Eldorado Parkway;

THENCE along the southerly line of said Lot 1R2, and the northerly right-of-way line of said Eldorado Parkway, the following:

North 87°00'01" West, a distance of 54.38 feet to a corner;

South 89°58'44" West, a distance of 137.50 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 71°15'18", a radius of 66.00 feet, a chord bearing and distance of North 54°23'37" West, 76.89 feet;

In a westerly direction, with said curve to the right, an arc distance of 82.08 feet to the **POINT OF BEGINNING** and containing 2.420 acres (105,433 square feet) of land, more or less.

LEGEND

M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
IRFC	IRON ROD FOUND W/ PLASTIC CAP
IRSC	IRON ROD SET W/ PLASTIC CAP

OWNER:
HHD MCKINNEY MV, LLLP
5550 W, Executive Drive, Suite 550
Tampa, FL 33609-1009

APPLICANT:
KIMLEY-HORN AND ASSOC. INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Contact: David Kochalka, PE

ZONING EXHIBIT
PARCEL 905 ADDITION
LOT 1R2, BLOCK A
BEING 2.420 ACRES SITUATED IN THE
J. MAGNER SURVEY, ABSTRACT NO. 624
CITY OF McKINNEY
COLLIN COUNTY, TEXAS
CITY PROJECT NO. 14-241MP

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MBM	KHA	12/01/2017	063486525	1 OF 1

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I:\063486525\CAD\EXHIBITS\ZONING EXHIBIT\ZONING EXHIBIT.DWG PLOTTED BY: MARK MICHAEL 12/1/2017 11:08 AM LAST SAVED: 12/5/2017 1:28 PM

Parcel 905 Addition Rezone

17-0008Z

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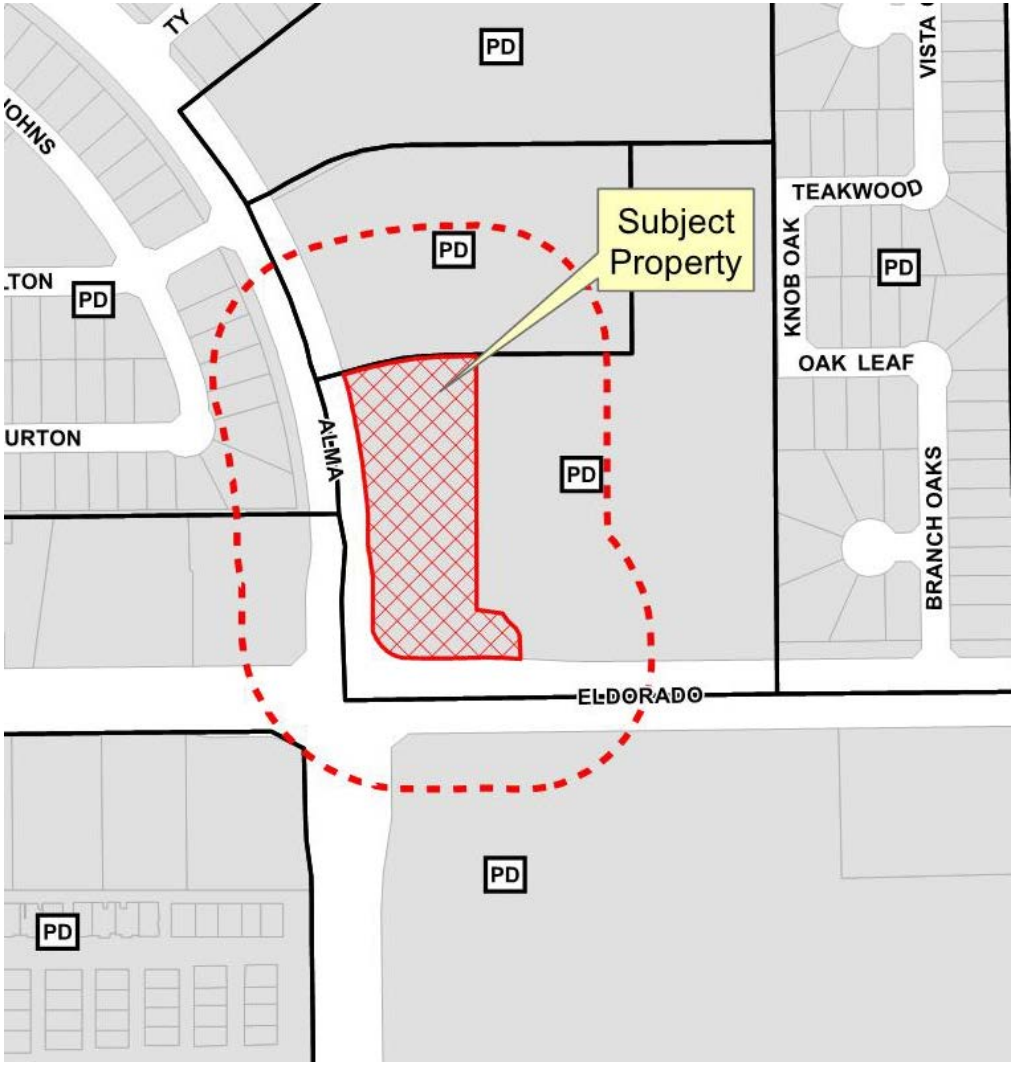
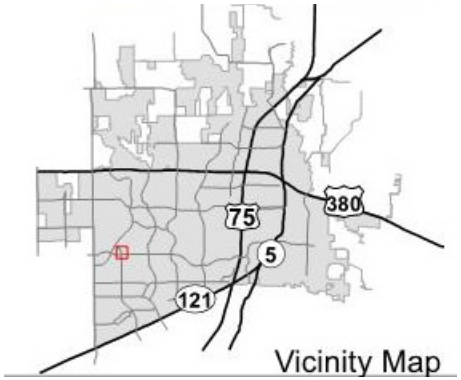
Location Map





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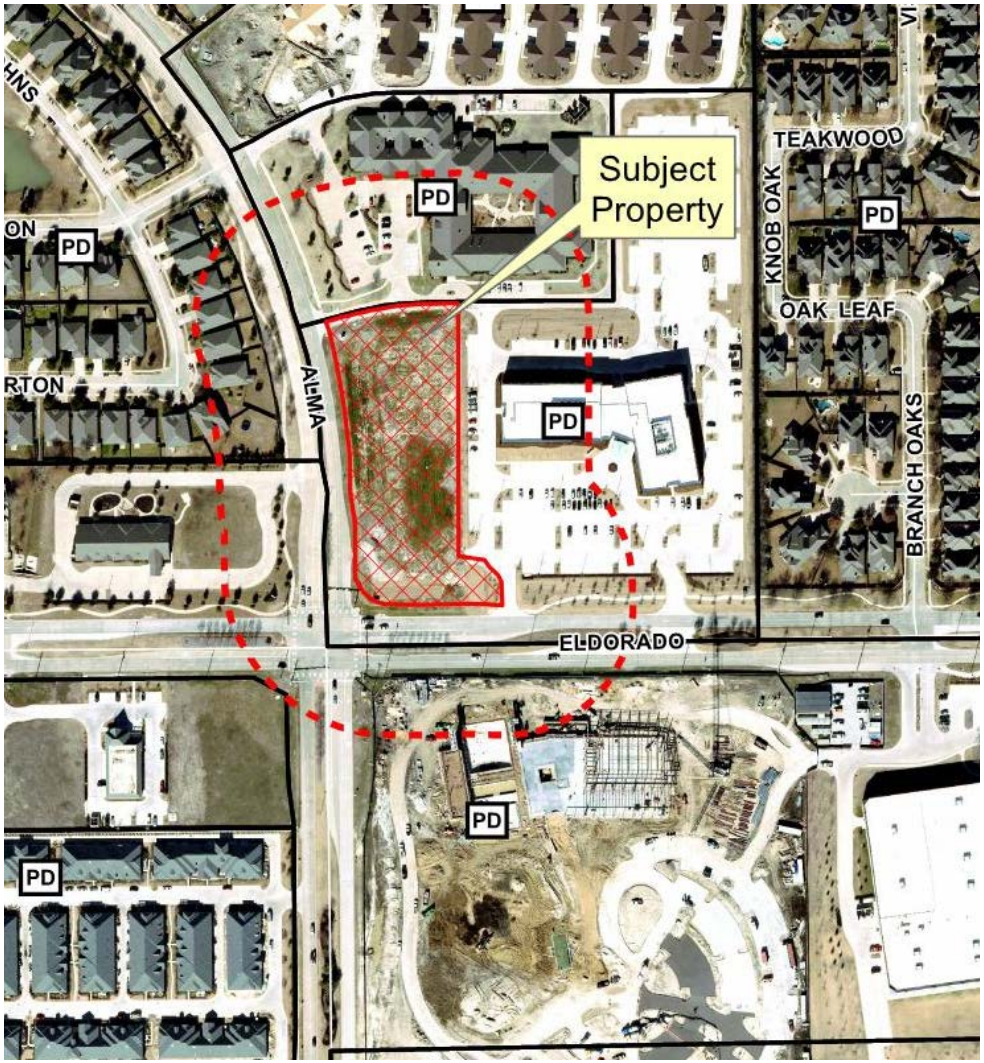
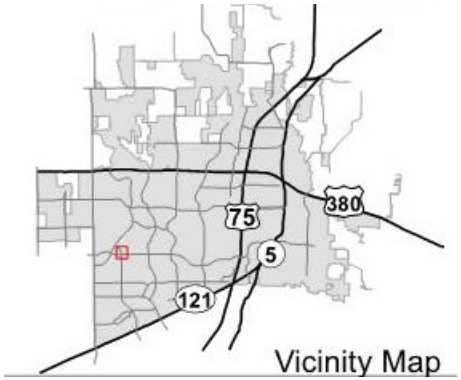
Aerial Map





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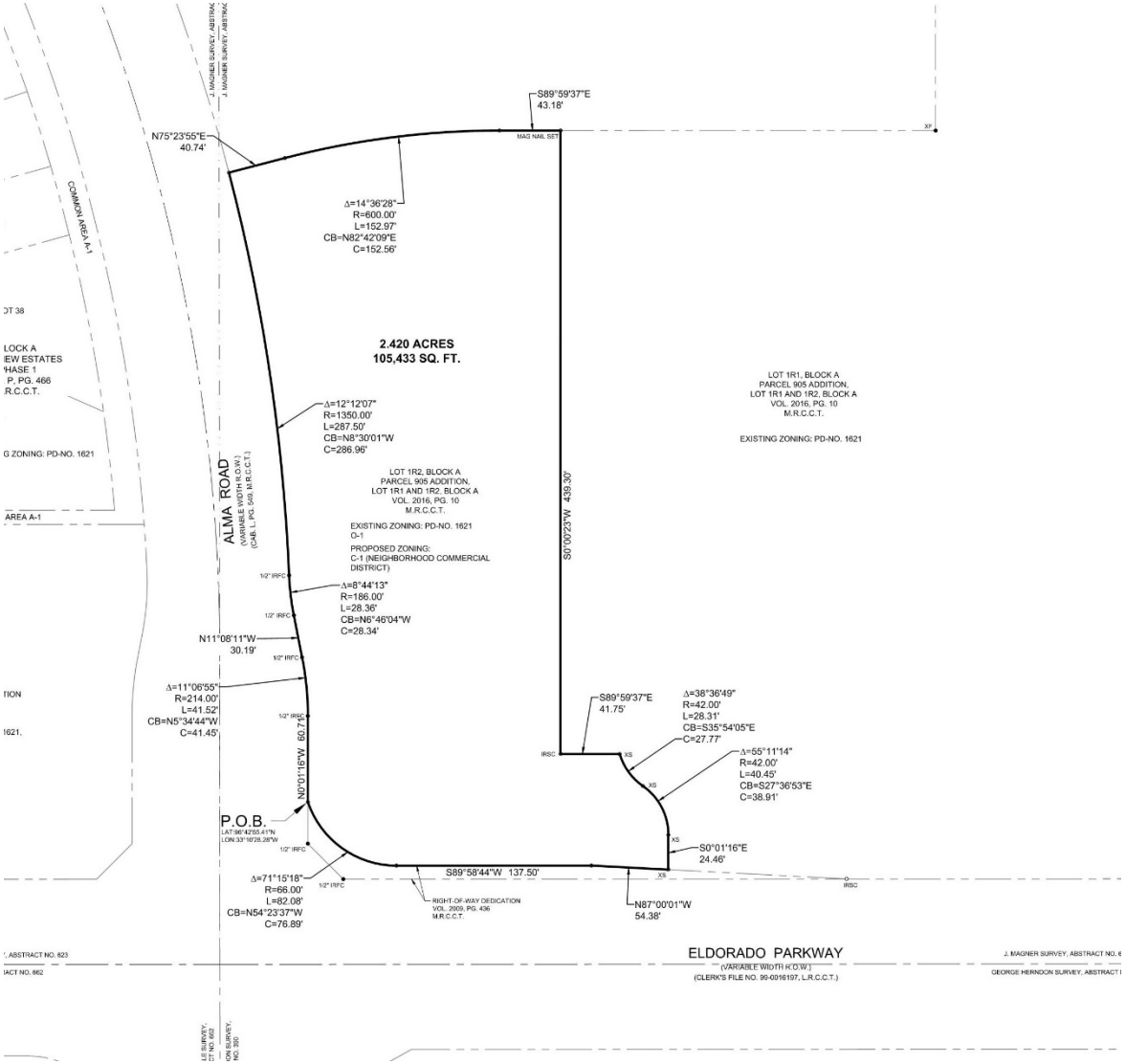
Proposed Zoning Exhibit



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18-038

TITLE: Presentations on Requests for Resolutions of Support for 2018 9% Low Income Housing Tax Credits (LIHTC) from Affordable Housing Developers

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: January 16, 2018

DEPARTMENT: Housing and Community Development

CONTACT: Janay Tieken, Housing and Community Development

RECOMMENDED CITY COUNCIL ACTION:

- Presentations on Requests for Resolutions of Support for 9% Low Income Housing Tax Credits (LIHTC) from Affordable Housing Developers.

ITEM SUMMARY:

- The following developments are requesting Resolutions of Support for Low Income Housing Tax Credits (LIHTC):
  - Maddox Square/Saigebrook Developers - Magen Lasch
  - Circle F Ranch Seniors/Ground Floor Holdings - Brandon Bolin
  - Circle F Ranch Lofts/Ground Floor Holdings - Brandon Bolin
- Developments receive seventeen (17) points for Resolutions of Support, fourteen (14) points for Resolutions of No Objection and no points for Resolutions of Objection from the municipality in which the development is to be located.

BACKGROUND INFORMATION:

- Based on the revisions made to the tax credit Qualified Allocation Plan made by the Governor's office in late December 2017, an Application may receive ten (10) points if at the time of Application submission or at any time within the two-year period preceding the date of submission, the Development Site is located in an area declared to be a disaster area under the Texas Gov't Code, §418.014. Collin County is one of these counties. **If a development wishes to receive the 10 points and is located in one of these counties, a complete Application must be received to TDHCA prior to January 26, 2018 at 5:00 p.m. (see**

attachment).

- 9% competitive LIHTC funds provide investor equity into an affordable housing development.
- The LIHTC program's structure as part of the IRS tax code ensures that private investors have an interest in the success of the development during the compliance period - a minimum of fifteen years.
- Approval of a Resolution of Support or No Objection does not guarantee that TDHCA will award tax credits to the development. If tax credits are not awarded, the project will not move forward.

FINANCIAL SUMMARY:

- Developments may ask for a minimal City contribution ($500 or less) in order to maximize TDHCA tax credit application scoring.
- Developments will not be asking for any additional City support or fee waivers.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

Declared Disaster Counties
2018 LIHTC Council District HOA
Spreadsheet Comparisons
Existing and Proposed Tax Credit Properties
2018 LIHTC Presentation

INFORMATION APPLICABLE TO PROCLAMATIONS
TO BE USED IN SCORING DISASTER POINTS

LIMITATIONS ON THE TYPE OF DISASTER DECLARATION

Tex. Gov't Code §2306.6710(b)(1)(H) requires that the area be declared a disaster by the Governor under Tex. Gov't Code §418.014 related to Declaration of State of Disaster in order for the Application to receive points. Any other declarations, including presidential and FEMA declarations for areas that don't meet this requirement will not qualify for points under this scoring item.

Tex. Gov't Code §2306.6710(b)(1)(H):

> (b) If an application satisfies the threshold criteria, the department shall score and rank the application using a point system that:
> (1) prioritizes in descending order criteria regarding:
> (H) whether, at the time the complete application is submitted or at any time within the two-year period preceding the date of submission, the proposed development site is located in an area declared to be a disaster under Section 418.014;

APPLICABLE TIME LIMITS

Based on the revisions made to the QAP by the Governor's office, certain counties that were not previously identified will be eligible for scoring purposes, although with a different time-frame. Pursuant to the revised 10 TAC §11.9(d)(3) of the 2018 QAP, an Application may receive ten (10) points if at the time of Application submission or at any time within the two-year period preceding the date of submission, the Development Site is located in an area declared to be a disaster area under the Tex Gov't Code, §418.014. **Page two of this document includes a list of counties for whom eligibility will expire on January 26, 2018. For Applicants wishing to score points under 10 TAC §11.9(d)(3) of the 2018 QAP for a Development to be located in one of these counties, a complete Application must be received prior to January 26, 2018 at 5:00 p.m., Austin local time.**

Page three of this document includes a list of counties for whom eligibility will expire after the March 1, 2018 Full Application Delivery Date. For Applicants wishing to score points under 10 TAC §11.9(d)(3) of the 2018 QAP for a Development to be located in one of these counties, a complete Application for a Development to be located in one of these counties must be received prior to March 1, 2018 at 5:00 p.m., Austin local time.

Page four of this document includes the counties that are eligible for five points under 10 TAC §11.9(c)(8) related to readiness to proceed in disaster impacted counties.

If additional counties are declared prior to March 1, 2018, the list will be updated.

WEB ADDRESSES FOR RESEARCHING DISASTER PROCLAMATIONS MADE BY THE TEXAS GOVERNOR

The most recent proclamations are best obtained at the following web address:
http://gov.texas.gov/news/proclamation

Older proclamations are best obtained at the following web address:
http://www.lrl.state.tx.us/legeLeaders/governors/searchDisaster.cfm

If you believe a county has been omitted from the list, please submit evidence to Sharon Gamble, Competitive Housing Tax Credit Administrator, at:
sharon.gamble@tdhca.state.tx.us

2018 Declared Disaster Areas

Counties Expiring January 26, 2018

Eligible under §11.9(d)(3) of the 2018 QAP

Bailey	Deaf Smith	Hockley	Navarro
Castro	Dickens	Hopkins	Parmer
Childress	Ellis	Kaufman	Red River
Cochran	Franklin	Kent	Rockwall
Collin	Hall	King	Terry
Dallas	Hardeman	Lamb	Titus
			Wichita

2018 Declared Disaster Areas

Counties Expiring after March 1, 2018

Eligible under §11.9(d)(3) of the 2018 QAP

Angelina	Eastland	Karnes	Roberts
Aransas	Erath	Kerr	Robertson
Atascosa	Falls	Kleberg	Sabine
Austin	Fayette	Lavaca	San Augustine
Bandera	Fort Bend	Lee	San Jacinto
Bastrop	Galveston	Leon	San Patricio
Bee	Goliad	Liberty	Shelby
Bexar	Gonzales	Lipscomb	Smith
Bosque	Gray	Live Oak	Somervell
Brazoria	Gregg	Lubbock	Stephens
Brazos	Grimes	Madison	Travis
Brown	Guadalupe	Marion	Trinity
Burleson	Hardin	Matagorda	Tyler
Caldwell	Harris	Milam	Van Zandt
Calhoun	Harrison	Montgomery	Victoria
Callahan	Hemphill	Newton	Walker
Cameron	Henderson	Nueces	Waller
Chambers	Hidalgo	Ochiltree	Washington
Clay	Hood	Orange	Wharton
Coleman	Houston	Palo Pinto	Wheeler
Colorado	Jackson	Parker	Willacy
Comal	Jasper	Polk	Wilson
Comanche	Jefferson	Rains	
DeWitt	Jim Wells	Refugio	

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

221 E. 11th St., Austin, TX 78701 Main Number: 512-475-3800 Email: Info@tdhca.state.tx.us
P.O. Box 13941, Austin, TX 78711 Toll Free: 800-525-0657 Web: www.tdhca.state.tx.us

Equal Opportunity Employer/Program. Auxiliary aids and services are available upon request to individuals with disabilities.
Relay Texas: 800-735-2989 (TTY) and 711 (Voice).

EQUAL HOUSING OPPORTUNITY

2018 Declared Disaster Areas

Counties Eligible under

§11.9(d)(8) of the 2018 QAP

Readindess to Proceed in Disaster Impacted Counties

Aransas	Fayette	Jefferson	Orange
Austin	Fort Bend	Karnes	Polk
Bastrop	Galveston	Kleberg	Refugio
Bee	Goliad	Lavaca	Sabine
Brazoria	Gonzales	Lee	San Jacinto
Caldwell	Grimes	Liberty	San Patricio
Calhoun	Hardin	Matagorda	Tyler
Chambers	Harris	Montgomery	Victoria
Colorado	Jackson	Newton	Walker
DeWitt	Jasper	Nueces	Waller
			Wharton

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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P.O. Box 13941, Austin, TX 78711 Toll Free: 800-525-0657 Web: www.tdhca.state.tx.us

Equal Opportunity Employer/Program. Auxiliary aids and services are available upon request to individuals with disabilities.
Relay Texas: 800-735-2989 (TTY) and 711 (Voice).

EQUAL HOUSING OPPORTUNITY

2018 LIHTC Resolution Request Information

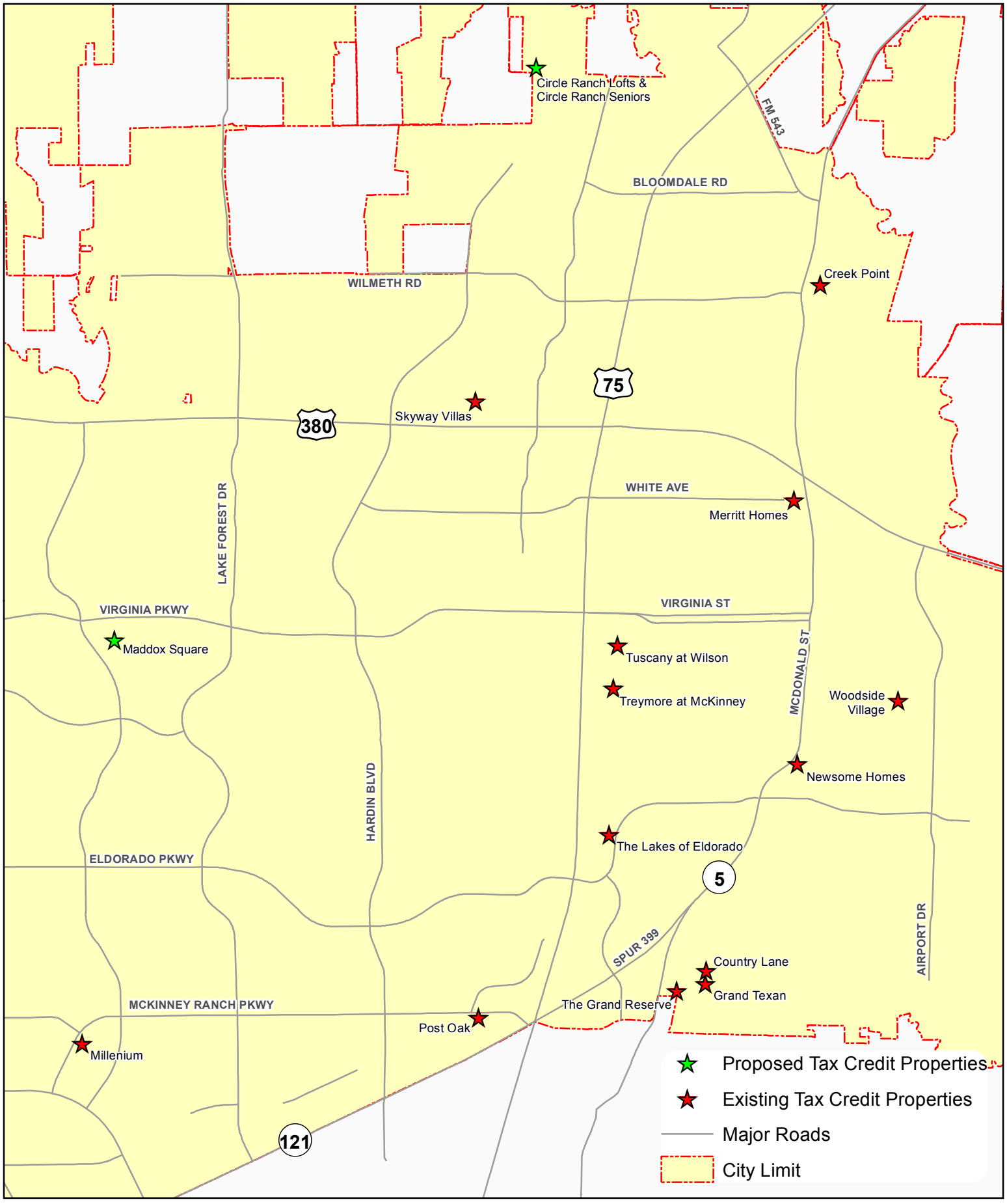
Project	Location	Council District	Neighboring HOAs
GFD Circle F Ranch Lofts	NE corner Hardin & Community	District #1 - Shemwell	Timbercreek 2 & 3; Creek Hollow 1 & 2
GFD Circle F Ranch Seniors	NE corner Hardin & Community	District #1 - Shemwell	Timbercreek 2 & 3; Creek Hollow 1 & 2
Saigebrook Maddox Square	SE corner Ridge & Virginia	District #3 - Elliott	Cambridge; Brookview; Stone Brook Crossing; Stonebridge Ranch

Name	Location	Council District	Total # of units	#30% AMI	#50% AMI	#60% AMI	MR units	Total Development Cost	Development cost per unit	Net Rentable SF	Developer Fee	Deferred Developer Fee	Special Needs	Senior
Maddox Square	SE Corner of Ridge Rd and Virginia Parkway	3	84	8	34	34	8	$18,986,204	$226,026	82,250	$1,979,000	$537,569	≥ 7	N
Circle F Ranch Lofts	NE Corner of future Hardin and Community - Tract A	1	180	11	44	55	70	$27,646,262	$153,590	173,000	$3,081,642	$897,112	≥ 10	N
Circle F Ranch Seniors	NE Corner of future Hardin and Community - Tract C	1	180	12	47	56	65	$23,718,399	$131,769	143,000	$2,599,384	$328,579	≥ 10	Y

Maddox Square	**1/1**	**2/2**	**3/2**
Square Feet	650 sf	850 sf	1100 sf
30% rents	$356	$422	$484
50% rents	$631	$753	$866
60% rents	$769	$918	$1,057
Market Rate	$826	$991	$1,145

Circle F Lofts	**1/1**	**2/2**	**3/2**
Square Feet	750	950	1,350
30% rents	$336	$396	$467
50% rents	$611	$727	$849
60% rents	$749	$892	$1,040
Market Rate	$899	$1,040	$1,248

Circle F Seniors	**1/1**	**2/2**
Square Feet	750	950
30% rents	$336	$396
50% rents	$611	$727
60% rents	$749	$892
Market Rate	$899	$1,070



N

0 2,250 4,500 Feet

1 in = 4,500 ft

EXISTING AND PROPOSED TAX CREDIT PROPERTIES

Source: City of McKinney GIS
Date: 1/8/2018

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McKINNEY TEXAS
Unique by nature.

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2018 LIHTC Applications for Resolutions of Support

Housing and Community Development Department

January 16, 2018

PURPOSE

The purpose of this presentation is to give an overview of requests for Resolution of Support for 2018 Low Income Housing Tax Credit (LIHTC) Applications

WHAT ARE LIHTC's?

- The Low Income Housing Tax Credit (LIHTC) program was created by the Tax Reform Act of 1986. Section 42 of the Internal Revenue Code of 1986, as amended (the Code), is the federal law that governs the HTC program
- The Texas Department of Housing and Community Affairs (TDHCA) administers the program

HOW DO LIHTC'S WORK?

- The LIHTC program is one of the primary means of directing private capital toward the creation of affordable rental housing.
- The LIHTC program provides investors in affordable housing with a tax credit that is used to offset a portion of their federal tax liability in exchange for the production of affordable, rental housing.
- The equity provided allows qualified families to lease the apartments at below market rates.
- LIHTC developments are overseen by the investors for the duration of the tax credits (10yrs). The investors have an interest in the management and success of the development so that they keep their tax credits.
- TDHCA oversees the development for the period of affordability (a minimum of 15 yrs)

LIHTC Scoring

- LIHTC funding through TDHCA is very competitive
- Developments receive an additional
  - 17 points for Resolution of Support
  - 14 points for Resolution of No Objection
  - 0 points for Resolution of Opposition
- Without a Resolution of Support a development will likely not receive funding from TDHCA

2018 LIHTC Application Cycle

- January 26, 2018 – LIHTC applications desiring ten (10) additional points for inclusion in disaster county (includes Collin County) are due
- March 1, 2018 – standard LIHTC application date
- Mid-July 2018 – TDHCA decision on developments receiving tax credits

LIHTC's in McKinney

TDHCA #	Program Type	Original TDHCA#	Year	Board Approval	Development Name	Project Address	Project City	Project County	Zip Code	LIHTC Amt Awarded	Total Units	LIHTC Units	Population Served	Apt. Phone #
97121	9% HTC		1997	1997	Treymore at McKinney	901 Wilson Creek Blvd.	McKinney	Collin	75069	$705,748	192	144	General	(888) 989-9084
98-06T	4% HTC		1998	1998	Tuscany at Wilson Creek	451 Wilson Creek Blvd.	McKinney	Collin	75069	$388,213	215	161	General	(877) 617-7845
99004T	4% HTC		1999	1999	Country Lane Seniors Community	2401 Country View Lane	McKinney	Collin	75069	$615,459	230	207	Elderly	(512) 646-6700
00015T	4% HTC		2000	2000	Creek Point Apartments	3300 N. McDonald St.	McKinney	Collin	75069	$552,338	200	200	General	(972) 547-0200
01007	9% HTC		2001	07/31/01	Grand Texas Seniors Community, The	2491 Country View Lane	McKinney	Collin	75069	$357,087	230	54	Elderly	(972) 569-9199
01425	4% HTC		2001	06/12/01	Skyway Villas	2000 Skyline Drive	McKinney	Collin	75070	$659,403	240	240	General	(888) 818-3412
01463	4% HTC		2001	04/11/02	The Grand Reserve Seniors Community	150 Enterprise Dr.	McKinney	Collin	75069	$516,835	180	180	Elderly	(817) 249-6886
11203	9% HTC		2011	07/28/11	Woodside Village Apts	703 Bumpas St.	McKinney	Collin	75069	$968,227	100	100	General	(334) 954-4458
13259	9% HTC		2013	07/25/13	The Millennium - McKinney	NEQ of McKinney Ranch Parkway and Stacy Road	McKinney	Collin	75070	$1,500,000	164	130	General	(214) 991-8331
14295	9% HTC		2014	07/31/14	Post Oak (M2 Apartments)	SEQ of McKinney Ranch Parkway and Collin McKinney Parkway	McKinney	Collin	75070	$1,500,000	182	130	General	(972) 529-6600
93153	9% HTC		1993	1993	The Lakes Of Eldorado	1400 El Dorado Pkwy	McKinney	Collin	75070	$816,830	220	220	General	(972) 547-3000
14409	4%HTC	93153	2014	09/04/14	Lakes of El Dorado (Rehab)	1400 Eldorado Parkway	McKinney	Collin	75069	$544,346	0	0	General	(972) 547-3000
15401	4%HTC		2015	04/16/15	Newsome Homes	231 Amscott	McKinney	Collin	75069	$844,140	180	180	Elderly	(972) 980-9910
17036	9% HTC		2017	07/27/17	Merrritt McGowan Manor	1200 N. Tennessee	Mckinney	Collin	75069	$1,500,000	136	136	General	(972) 542-5641
						McKinney Count	13				2469	2082		
	Sec 202				Towne Creek							46	Elderly	
												2128		

McKinney - affordable units	2128
McKinney - population as of 1/1/17	168,358
LIHTC units as a % of population	1.26%

LIHTCs in Collin County

	EST. 2017 POPULATION (NCTCOG 1/1/17)	# of LIHTC UNITS (TDHCA 10/12/17)	LIHTC as a % of population	TAX CREDIT UNITS PER CAPITA RANKING
MELISSA	8,850	176	1.98%	1
MCKINNEY	168,358	2128	1.26%	2
ANNA	12,390	108	0.87%	3
FARMERSVILLE	3,330	24	0.72%	4
PLANO	277,720	1174	0.42%	5
PRINCETON	9,460	24	0.253%	6
FRISCO	161,400	404	0.250%	7
ALLEN	95,350	94	0.09%	8
		4,132		
comparison completed 1/2/18				

2018 McKinney LIHTC applications

Name	Location	Council District	Total # of units	MR units	Total Development Cost	Development cost per unit	Net Rentable SF	Developer Fee	Deferred Developer Fee	Special Needs	Senior
Maddox Square	SE Corner of Ridge Rd and Virginia Parkway	3	84	8	$18,986,204	$226,026	82,250	$1,979,000	$537,569	≥ 7	N
Circle F Ranch Lofts	NE Corner of future Hardin and Community - Tract A	1	180	70	$27,646,262	$153,590	173,000	$3,081,642	$897,112	≥ 10	N
Circle F Ranch Seniors	NE Corner of future Hardin and Community - Tract C	1	180	65	$23,718,399	$131,769	143,000	$2,599,384	$328,579	≥ 10	Y

Maddox Square	**1/1**	**2/2**	**3/2**
Square Feet	650 sf	850 sf	1100 sf
30% rents	$356	$422	$484
50% rents	$631	$753	$866
60% rents	$769	$918	$1,057
Market Rate	$826	$991	$1,145

Circle F Lofts	**1/1**	**2/2**	**3/2**
Square Feet	750	950	1,350
30% rents	$336	$396	$467
50% rents	$611	$727	$849
60% rents	$749	$892	$1,040
Market Rate	$899	$1,040	$1,248

Circle F Seniors	**1/1**	**2/2**
Square Feet	750	950
30% rents	$336	$396
50% rents	$611	$727
60% rents	$749	$892
Market Rate	$899	$1,070

18-039

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Regarding the Application of Maddox Square LLC (Saigebrook Development) to the Texas Department of Housing and Community Affairs (TDHCA), for 9% Tax Credits for the Construction of Maddox Square

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: January 16, 2018

DEPARTMENT: Housing & Community Development Department

CONTACT: Janay Tieken, Housing and Community Development
Cristel Todd, Affordable Housing Administrator

RECOMMENDED CITY COUNCIL ACTION:

- Approve one of the Resolutions

ITEM SUMMARY:

- Maddox Square LLC, will be applying to TDHCA for 9% tax credits for the construction of Maddox Square
- Maddox Square LLC, is requesting a **Resolution of Support** from the City Council in order to increase the chances of the development receiving funding from TDHCA

BACKGROUND INFORMATION:

- Saigebrook Development has been in existence since 2011. Maddox Square will be the fourth development in the Metroplex with this team.
- **Please note that the developer's application shows 93 units and the staff evaluation show 84. The number of units and development mix is still TBD in order to comply with zoning requirements and required minimum unit sizes.**
- Development site is located at the SE corner of Ridge Road and Virginia Parkway
- Zoning Analysis Attached. A "Hold Harmless Agreement" has been signed by the

developer.

FINANCIAL SUMMARY:

- The estimated total cost of the project is approximately $18.9 million. Tax credits make up approximately $13.6 million, a deferred developer fee of $537,569 with private debt making up the remaining $4.8 million
- The developer will be asking the City for a minimal contribution of $10 to assist with scoring of the application
- The developer is not asking for any additional contribution or fee waivers from the City.

BOARD OR COMMISSION RECOMMENDATION: N/A

SUPPORTING MATERIALS:

Resolution of No Objection
Resolution of Opposition
Resolution of Support
Developer Submittal
Letter of Support
Maddox Square Presentation
Staff Evaluation

RESOLUTION NO. 2018-01- ____ (R)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, OF NO OBJECTION TO THE APPLICATION BY MADDOX SQUARE LLC. TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR TAX CREDITS FOR MADDOX SQUARE LOCATED AT THE SE CORNER OF RIDGE ROAD AND VIRGINIA PARKWAY; MAKING FINDINGS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Maddox Square LLC. is proposing to construct Maddox Square, an affordable, multifamily development, consisting of 76 affordable units and 8 market rate units, located at the SE Corner of Ridge Road and Virginia Parkway (the "Project") in the City of McKinney, Collin County, Texas (the "City"); and

WHEREAS, Maddox Square LLC. has provided notice to the City in accordance with Chapter 2306 of the Texas Government Code of its intent to file its application with the Texas Department of Housing and Community Affairs (the "TDHCA") for 9% tax credits for the development of the Project and has requested from the City issuance of a Resolution of Support for the Project as part of Maddox Square, LLC.'s application to TDHCA; and

WHEREAS, City staff has reviewed the Project in accordance with the City of McKinney Low Income Housing Tax Credits Resolution Policy; and

WHEREAS, the City has had sufficient opportunity to obtain a response from Maddox Square, LLC, regarding any questions or concerns about the Project; and

WHEREAS, the City conducted a public hearing in accordance with Chapter 2306 of the Texas Government Code so that public comment may be made on the Project; and

WHEREAS, the City of McKinney understands the importance of the low income housing tax credits program and the ability of developers to invest in and construct affordable housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, THAT:

Section 1. The foregoing premises are incorporated herein by reference.

Section 2. After due consideration of the information provided by Maddox Square LLC, and public comment, the City of McKinney, acting through its governing body, does not object to the application submitted to the TDHCA for the Project and its proposed location within the City of McKinney.

Section 3. The City of McKinney's non-objection to the Project is based on the following legislative findings: _____.

Section 4. The City Manager or his designee is hereby authorized to forward a copy of this Resolution to Maddox Square LLC and the TDHCA.

Section 5. This Resolution shall take effect from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ON THIS THE 16th DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

RESOLUTION NO. 2018-01_____ (R)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, IN OPPOSITION TO THE APPLICATION BY MADDOX SQUARE LLC TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR TAX CREDITS FOR MADDOX SQUARE, LOCATED AT THE SE CORNER OF RIDGE ROAD AND VIRGINIA PARKWAY; MAKING FINDINGS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Maddox Square LLC is proposing to construct Maddox Square, an affordable, multifamily development, consisting of 76 affordable units and 8 market rate units, located at the SE Corner of Ridge Road and Virginia Parkway (the "Project") in the City of McKinney, Collin County, Texas (the "City"); and

WHEREAS, Maddox Square LLC has provided notice to the City in accordance with Chapter 2306 of the Texas Government Code of its intent to file its application with the Texas Department of Housing and Community Affairs (the "TDHCA") for 9% tax credits for the development of the Project and has requested from the City issuance of a Resolution of Support for the Project as part of Maddox Square LLC application to TDHCA; and

WHEREAS, City staff has reviewed the Project in accordance with the City of McKinney Low Income Housing Tax Credits Resolution Policy; and

WHEREAS, the City has had sufficient opportunity to obtain a response from Maddox Square LLC regarding any questions or concerns about the Project; and

WHEREAS, the City conducted a public hearing in accordance with Chapter 2306 of the Texas Government Code so that public comment may be made on the Project; and

WHEREAS, the City of McKinney understands the importance of the low income housing tax credits program and the ability of developers to invest in and construct affordable housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, THAT:

Section 1. The foregoing premises are incorporated herein by reference.

Section 2. After due consideration of the information provided by Maddox Square LLC., and public comment, the City of McKinney, acting through its governing body, is opposed to the application submitted to the TDHCA for the Project and its proposed location within the City of McKinney.

Section 3. The City of McKinney's objection to the Project is based on the following legislative finding: that the project does not sufficiently satisfy the City

Council's evaluation criteria for low income housing tax credits.

Section 4. The City Manager or his designee is hereby authorized to forward a copy of this Resolution to Maddox Square LLC and the TDHCA.

Section 5. This Resolution shall take effect from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ON THIS THE 16th DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

RESOLUTION NO. 2018-01-_____ (R)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, IN SUPPORT OF THE APPLICATION BY MADDOX SQUARE LLC TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR TAX CREDITS FOR MADDOX SQUARE, LOCATED AT THE SE CORNER OF RIDGE ROAD AND VIRGINIA PARKWAY; MAKING FINDINGS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Maddox Square LLC is proposing to construct Maddox Square, an affordable, multifamily development, consisting of 84 affordable units and 9 market rate units, located at the SE Corner of Ridge Road and Virginia Parkway (the "Project") in the City of McKinney, Collin County, Texas (the "City"); and

WHEREAS, Maddox Square LLC has provided notice to the City in accordance with Chapter 2306 of the Texas Government Code of its intent to file its application with the Texas Department of Housing and Community Affairs (the "TDHCA") for 9% tax credits for the development of the Project and has requested from the City issuance of a Resolution of Support in support of the Project as part of Maddox Square, LLC's, application to TDHCA; and

WHEREAS, City staff has reviewed the Project in accordance with the City of McKinney Low Income Housing Tax Credits Resolution Policy; and

WHEREAS, the City has had sufficient opportunity to obtain a response from Maddox Square LLC regarding any questions or concerns about the Project; and

WHEREAS, the City conducted a public hearing in accordance with Chapter 2306 of the Texas Government Code so that public comment may be made on the Project; and

WHEREAS, the City of McKinney understands the importance of the low income housing tax credits program and the ability of developers to invest in and construct affordable housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, THAT:

Section 1. The foregoing premises are incorporated herein by reference.

Section 2. After due consideration of the information provided by Maddox Square LLC and public comment, the City of McKinney, acting through its governing body, supports the application submitted to the TDHCA for the Project and its proposed location within the City of McKinney.

Section 3. The City of McKinney's support of the Project is based on the following legislative finding: that the project sufficiently satisfies the City Council's

evaluation criteria for low income housing tax credits.

Section 4. The City Manager or his designee is hereby authorized to forward a copy of this Resolution to Maddox Square, LLC, and the TDHCA.

Section 5. This Resolution shall take effect from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ON THIS THE 16th DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

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GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

Request for City of McKinney Resolution
2017 9% Competitive Low-Income Housing Tax Credits
Maddox Square

Southeast Corner Ridge Road and Virginia Parkway
McKinney, Texas

SUBMITTED BY:
Saigebrook Development, LLC
Contact: Megan Lasch
421 West 3rd Street, Suite 1504
Austin, Texas 78701
830.330.0762

Submitted: December 22, 2017

Saigebrook Development

December 22, 2017

Janay Tieken
Manager
Housing & Community Development
McKinney, Texas

Re: Council Resolution of Support Request- Maddox Square

Dear Ms. Tieken,

We are most pleased on behalf of our development team and Saigebrook Development, LLC ("Saigebrook") to submit this request for a **Resolution of Support for the proposed Maddox Square** development. We are excited about the possibility of working with the City of McKinney on the proposed development.

Saigebrook Development, solely owned by Lisa Stephens, has specialized in providing first-class affordable and workforce housing communities in urban core and suburban areas since 1996. The Saigebrook team has secured 18 allocations of Housing Tax Credits in the last 8 application cycles in Texas and has financed and closed approximately 5,000 units in the southeastern United States.

Saigebrook specializes in providing affordable housing for the workforce, including mixed-income and seniors. The Saigebrook team is proficient in creating outdoor amenities that encourage connectivity and walkability throughout the development site and surrounding community as well as creating recreational and community living spaces in both garden-style and podium style development. Through strategic design of the proposed development project, the goal is to create urban style housing that is affordable to the local workforce and seniors while also providing options for market rate rental units within the community.

Saigebrook will apply for 9% Housing Tax Credits from the Texas Department of Housing and Community Affairs to finance Maddox Square. A ***Resolution of Support from the City of McKinney by January 25th*** is requested in order to be successful in the application process.

A project description and site location for Maddox Square is included behind this cover as well as a draft resolution of support for council consideration.

Thank you for the opportunity to submit this request. We look forward to answering any questions you may have. Please contact Megan Lasch at megan@o-sda.com or at (830) 330-0762 concerning this Response.

Sincerely,

Megan Lasch
Saigebrook Development, LLC
421 West 3rd Street Ste. 1504
Austin, TX 78701

DEVELOPER - City of McKinney 2018
Low Income Housing Tax Credit (LIHTC) Checklist

1. Is the project one linear mile or less from another LIHTC development?

   No, Maddox Square will be more than 2.6 miles from the nearest LIHTC development. Refer to Exhibit B

2. Does this development serve the same population?

   The closest LIHTC development is more than 2.6 miles and it does serve the same general population. Refer to Exhibit B

3. Project characteristics:

   Program and Owner Data:

   Project Name: **Maddox Square**

   Location: **Near the southeast corner of Ridge Road and Virginia Parkway**
   Collin County Appraisal District Property ID: 2581334
   Legal Description: Joplin Acres, Blk A, Lot 6

   Finance Structure: **9% Competitive HTC**

   Program Year: **2018**

   Partnership Name: **Maddox Square, LLC**

   General Partner Name: **TBD**

   General Partner Owner: **Saigebrook Development, LLC**

   Project and Site Data:

   Census Tract: **48085030530**

   Site Acreage: **3.973**

   Density (units/acre): **23.62 units/acre**

   Allowable Density per Zoning: **24 units/acre**

   Max Units per Zoning: **93 remaining of the 300 allowed**

   Building Data:

   Total Net Rentable Square Footage: **82,250**

   Total Overall Square Footage: **99,800**

   Refer to Exhibit A for additional project details.

4. Sponsor and Developer Information:

   a. Development Owner:

      Saigebrook Development, LLC.
      Lisa Stephens
      421 W. 3rd St. Ste. 1504
      Austin, TX 78701
      512.383.5470

      Refer to Exhibit C for additional team information and a full project list.

b. Architect:

Miller Slayton Architects
Paul Miller
2114 NW 40th Terrace, Suite B-3
Gainesville, FL 32605
352.377.0505

c. Attorney:

Shutts & Bowen, LLP
Robert Cheng
200 South Biscayne Boulevard, Suite 4100
Miami, FL 33131
305.415.9083

d. Tax Professional:

TBD

e. Property Management Company:

Accolade Property Management
621 Cowboys Pkwy Ste 200
Irving, TX 75063
214.496.0600

Refer to Exhibit D for additional information on the property management company.

f. Consultant:

S. Anderson Consulting
Sarah Anderson
1305 E 6th, Unit #12
Austin, TX 78702
512.554.4721

g. Market Analyst:

TBD

h. Tenant Services Provider:

TBD

i. Syndicator:

TBD

j. Real Estate Broker or Agent:

Davidson & Bogel Real Estate, LLC
Staton Standridge
2929 Carlisle Street, Suite 250
Dallas, TX 75204
214.526.3626

k. Owners of the Property:

Zerga Investments I, Ltd.
Jerry Green
1117 Constitution Dr.
McKinney, TX 75071
214.458.9198

l. Developer:

Saigebrook Development, LLC.
Lisa Stephens
421 W. 3rd St. Ste. 1504
Austin, TX 78701
512.383.5470

Refer to Exhibit C for additional team information and a full project list.

m. Builder or General Contractor:

TBD

5. Demographics of Tenant Population:

Maddox Square will serve the General Population

6. Persons with Special Needs:

All units at Maddox Square will be adaptable. In addition, at least 5% of the units will be fully accessible for those that may be mobility impaired and at least 2 % of the units will be for hearing and visually impaired.

7. Individuals with Children:

Maddox Square will not be an age-restricted property and will serve families with a mix of one, two and three bedroom units.

8. Eventual Tenant Ownership:

Through our onsite Resident Services programs, we will partner with local resources to offer onsite Homebuyer Workshops.

9. Energy Efficiency of the Project:

Saigebrook Development will commit to build the project to a National Green Building Standard Bronze Level Certification. ***Please refer to Exhibit A for additional information.***

10. Historic Impact: areas, sites, building or other structures:

NA

11. **At the time of application, the City does not have more than twice the state average of units per capita supported by housing tax credits or private activity bonds.**

12. Notification of Interested Parties:

Notifications will be sent to the following parties by December 28, 2017:

(a) any neighborhood organizations on record with the State or Collin County

(b) the superintendent and the presiding officer of the board of trustees of the applicable independent school district;

(c) the Mayor and City Council members of the City Council;

(d) the Collin County Commissioner's Court and County Judge; and

(e) the State senator and State representative of the district containing the development

13. Does current zoning of property constitute and approve land use?

Yes, please *refer to the Exhibit E for Zoning Verification Letter* confirming multifamily is an approved land use for said property.

14. If not, is applicant in process of seeking appropriate zoning?

NA

15. Is the development financed through a private activity bond program?

No.

16. Will the development comply with accessibility standards?

Yes, this Development will be designed to meet or exceed the accessibility requirements of the Federal Fair Housing Act as implemented by HUD. All common spaces will be designed to allow for accessibility to persons with limited mobility. Additionally, a minimum of 5% of all units and all of the community amenity space will be designed and constructed to allow for accessibility to persons with limited mobility. An additional 2% of the units will be also designed for hearing and visual disabilities. *See Exhibit A for additional information.*

17. What is the anticipated impact the development will have on City services and related infrastructure?

Please refer to Exhibit F.

18. Will the development comply with City health and safety codes?

Yes, Saigebrook Development will work with staff to ensure we understand the City health and safety codes and will bring on any specialists as necessary. In addition, Saigebrook will attend a pre-development meeting for the project in the coming weeks.

Attachments:

Site plan: **Refer to Exhibit G**
Elevations: **Refer to Exhibit H**
15 -Year Operating Proforma: **Refer to Exhibit I**
Sources and Uses: **Refer to Exhibit J**
Executed Hold Harmless Agreement: **NA**

APPENDIX

Exhibit A ..... **Project Characteristics**

Exhibit B ..... **Aerial Map**

Exhibit C ..... **Sponsor/Developer Information**

Exhibit D ..... **Property Management Company Information**

Exhibit E ..... **Zoning Verification Letter**

Exhibit F ..... **Anticipated Infrastructure Impact Letter**

Exhibit G ..... **Concept Site Plan**

Exhibit H ..... **Concept Elevations**

Exhibit I ..... **15 Year Operating Proforma**

Exhibit J ..... **Sources and Uses**

EXHIBIT A
PROJECT CHARACTERISTICS

PROJECT CHARACTERISTICS

Maddox Square is a proposed new construction, mixed-income, family community to be located near the southeast corner of Ridge Road and Virginia Parkway in McKinney. The proposed project will be more than 2½ miles from the nearest LIHTC development, which is consistent with the 2018 QAP and the efforts for deconcentration. This ±3.9-acre multi-family development will consist of 93 units of which, 80-90% will be targeted as workforce housing and 10-20% for market rate housing.

The proposed development plan is comprised of 4 3-story buildings with surface parking and a clubhouse and amenity center. The property will have a mix of one, two and three bedroom units.

Proposed Unit Mix

***subject to change based on final site analysis**

14 - 1bed/1bath units at 650 square feet
55 - 2bed/2bath units at 850 square feet
24 - 3bed/2bath units at 1,100 square feet

30% AMI	50% AMI	60% AMI	Market Rate
9 units	33 units	42 units	9 units

The rent and income limits for housing tax credit units are based on the household income level and the number of bedrooms in the unit. These limits are generated by the U.S. Department of Housing and Urban Development each year and generally released in the first quarter of the year. The 2017 program rent limits for each area median income are shown in the table below. These are gross rents before deduction of any allowance for tenant paid utilities. Estimates of utility costs (known as utility allowances) will be deducted from these gross rents to determine net tenant paid rents. Utility allowances are either provided by an engineer in accordance with a HUD approved model or by the local housing authority and they are also updated annually.

	1 Bedroom	2 Bedroom	3 Bedroom
30% AMI	$413	$495	$572
50% AMI	$688	$826	$954
60% AMI	$826	$991	$1,145

Saigebrook Development will apply 9% housing tax credits from Texas Department of Housing and Community Affairs (TDHCA) in the 2018 application cycle to finance Maddox Square. Therefore, Maddox Square will meet the Multi-Family Rules and Guidelines of the Qualified Allocation Plan (QAP) and the Tax Credit Program, including the Equal Opportunity Housing regulations, Fair Housing, ADA and UFAS standards.

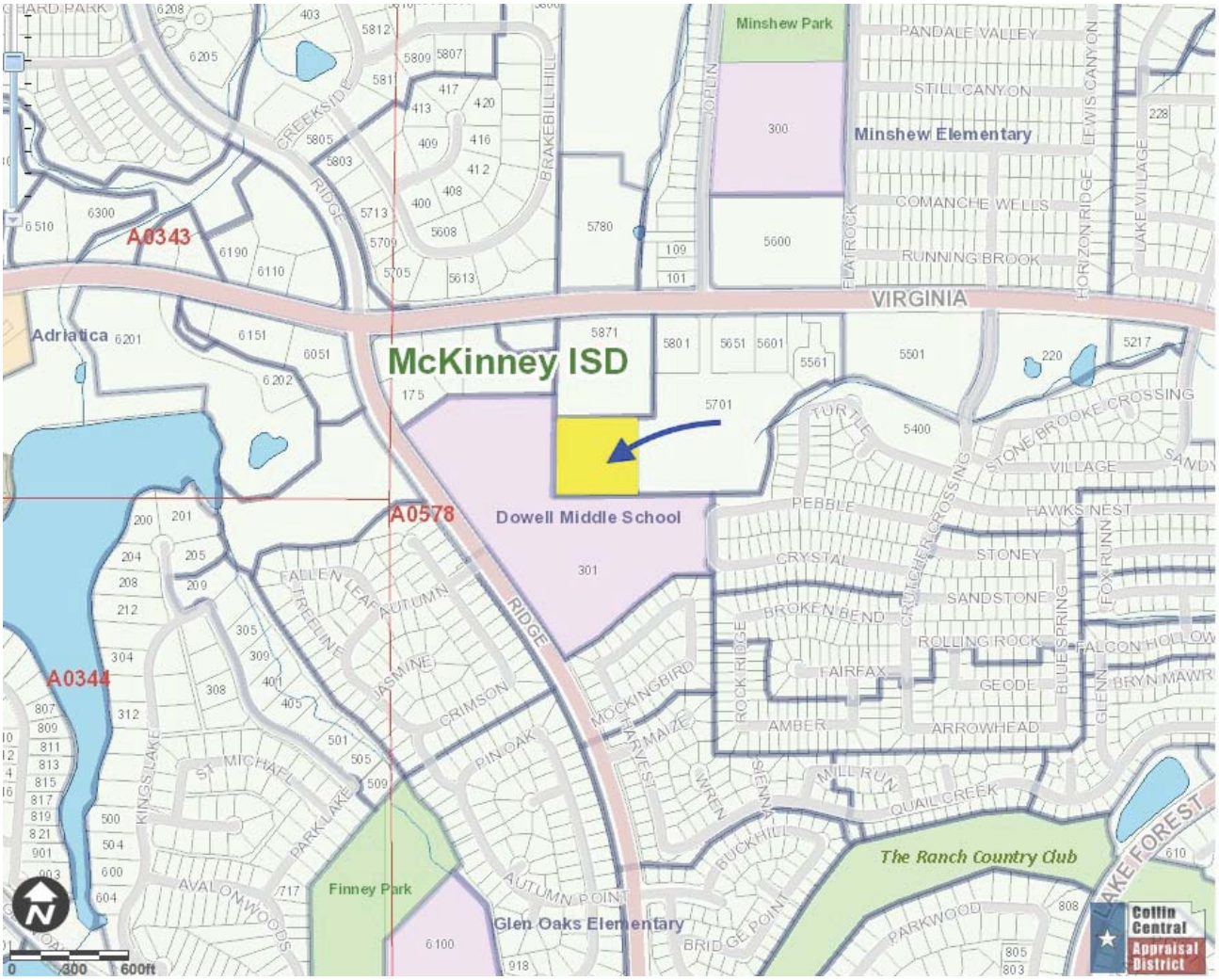
Securing Housing Tax Credits (HTCs) has been and continues to be the linchpin to financing development opportunities in affordable rental housing. Saigebrook Development is unparalleled in preparing and executing this type of funding mechanism. Our reputation is based upon our ability to positively implement a development initiative with the lowest possible financial exposure. Such efforts have been a hallmark of our ventures and have led to a consistent positive working relationship with financial institutions and public entities.

Site Location

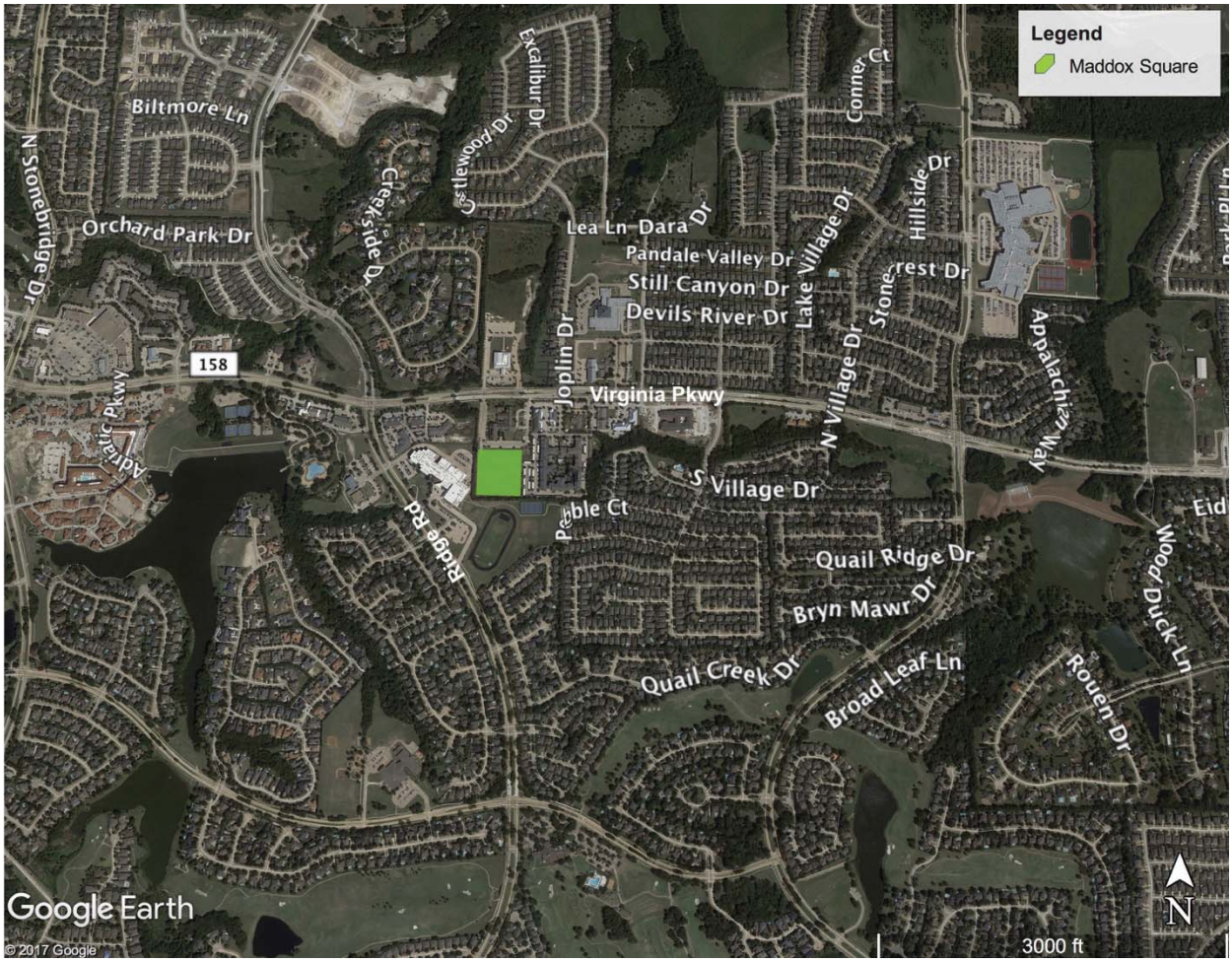
The ±3.9-acre site proposed for Maddox Square is located at the southeast corner of Ridge Road and Virginia Parkway of McKinney, Collin County, Texas. The site is located within Census Tract Number: 48085030530 and the tax parcel property identification number is: 2581334**.**

The Average Household Income for this census tract is $73,400 with a poverty rate of 4.2%, according to the 2010-2014 5-year American Community Survey (ACS); **making this a High Opportunity site per the 2018 QAP.**

The map below shows the precise lot location and boundaries for the Maddox Square development site as depicted on the Collin County Property Appraiser's website:



The maps below identify the ±3.9 acre site for the proposed location of Maddox Square.

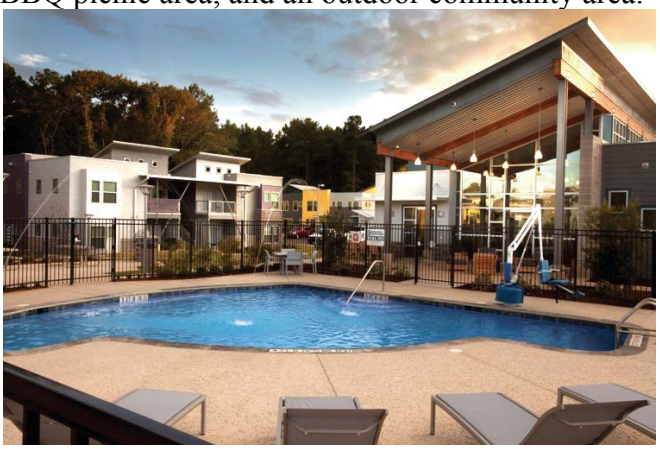


The community surrounding Maddox Square offers accessibility to social, recreation, commercial and healthcare services. The proposed Maddox Square project is accessed from Virginia Parkway and within walking distance of Ridge Road, two significant McKinney thoroughfares. Maddox Square is in close proximity to three highways. The site is less than a 1½ miles from Highway 380, just over three miles to Highway 75 and slightly over 3½ miles to Highway 121 and is approximately eight miles from McKinney National Airport. Maddox Square is only 3.7 miles from Torchmark Corporation, 4.2 miles from Traxxas, 4.3 miles from Raytheon and 6.3 miles from Emerson Process Management, RMCN Energy, Brandon Industries. These companies provide a significant employment base for the residents of Maddox Square. Baylor Scott and White Medical Center of McKinney and Methodist McKinney Hospital is within roughly three miles of the property, adding to that employment base and providing premiere healthcare. The development will be within the McKinney ISD, and all schools in this attendance zone are MET Standard.

On-site Amenities

Amenities will likely include a fully furnished clubhouse with a kitchen, fitness center, cyber lounge, children's play area, pool, community room, covered BBQ picnic area, and an outdoor community area.

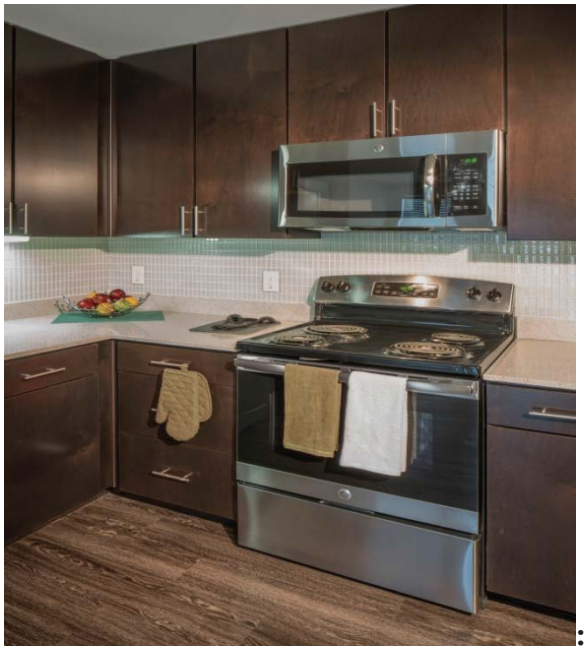
Completed Theater at Summit Parque – Dallas



Pool Court at Saige Meadows – Longview

Unit amenities

Units furnishings will include a dishwasher, solid surface countertops in kitchen and bathrooms, high efficiency appliances and lighting, hard surface flooring, kitchen tile backsplash, and tile tub surrounds.



Completed unit interiors at Art @ Bratton's Edge - Austin, Texas

Accessibility

To the best of our knowledge and ability, all of Saigebrook's developments comply with the Equal Opportunity Housing regulations as well as Fair Housing, ADA and UFAS standards. This Development will be designed to meet or exceed the accessibility requirements of the Federal Fair Housing Act as implemented by HUD. **All common spaces will be designed to allow for accessibility to persons with limited mobility**. Additionally, a minimum of 5% of all units and all of the community amenity space will be designed and constructed to allow for accessibility to persons with limited mobility. An additional 2% of the units will be also designed for hearing and visual disabilities.

EQUAL HOUSING OPPORTUNITY

ADA features for the units will include but are not limited to:

- All passage doors to be 36" wide
- Knee space in both bathrooms (if applicable) for wheelchair access
- Under counter knee space in kitchen for wheelchair access
- 34" height countertop in bathroom and kitchen work area
- All individual rooms are made fully accessible by providing adequate turn radius
- Fully accessible bathtub/shower combination
- Strobe light alarms and doorbells for HV units
- Temperature controlled water valves
- Accessible light switches and outlets

An accessible route will connect the accessible parking spaces to the accessible and adaptable first floor units, as well as, the common areas of the development. As a further measure to ensure compliance, Saigebrook Development retains an Accessibility and Compliance Consultant to provide plan review and inspection services for compliance with the Texas Accessibility Standards (TAS), the Uniform Federal Accessibility Standards (UFAS), Fair Housing Act (FHA), and the International Building Code (IBC) Chapter 11.

Green Building

Home Innovation NGBS GREEN CERTIFIED™

Even before the current emphasis on Green methods and their employment in affordable housing, the Saigebrook team strived to promote energy and natural resource conservation in its communities. These efforts have had a significant positive impact in the cost of operations, and the out of pocket costs of our residents. **Saigebrook will commit to National Green Building Standard Bronze level certification.** Such efforts might include, but are not limited to:

- Low or no VOC paint
- Use of Xeriscape landscape plantings to reduce use of water resources;
- Attic insulation of R-30 or greater;
- Windows with a shading coefficient of .67 or greater;
- Energy conserving lighting;

- Low-flow fixtures and water conserving faucets, shower heads, etc;
- High efficiency (1.28 gpf) toilets
- Energy efficient appliances such as dishwashers and refrigerators
- Use of fluorescent interior lighting and ceiling fans;
- Installation of formaldehyde free insulation;
- Healthy flooring materials.

Art in Public Places

The principals of Saigebrook recognize the importance of art education. In each one of our communities we commission a local artist to create an original sculpture, mosaic, or other form of art work. Our continued commitment to Art in Public Places aims to provide a sense of community to each property and, quite often, local children are provided the opportunity to participate in the artist's creation, thereby creating a sense of pride and achievement within their neighborhood.

Resident Services

Resident services at the property will be determined as dictated by resident needs and desires. Saigebrook will work in concert with Accolade Property Management and local provider agencies to tailor onsite services that best fit Maddox Square's residential needs. During the TDHCA Application process, Saigebrook will obtain several letters of support from local non-profits and potential service providers to help jump-start the identification process. Saigebrook will partner with several community and non-profit organizations to provide services and skills training to all residents. Resident supportive services might include: scholastic tutoring with Boys & Girls Club, annual health fair & health screen services, health and nutrition courses with Texas W.I.C. program and/or the Sustainable Food Center, financial planning assistance & credit counseling, seminars and counseling services with Wounded Warriors Project, annual income tax preparation, job training & computer proficiency classes, and after school programs such as tutoring, visual and performing arts activities

EXHIBIT B
AERIAL MAP

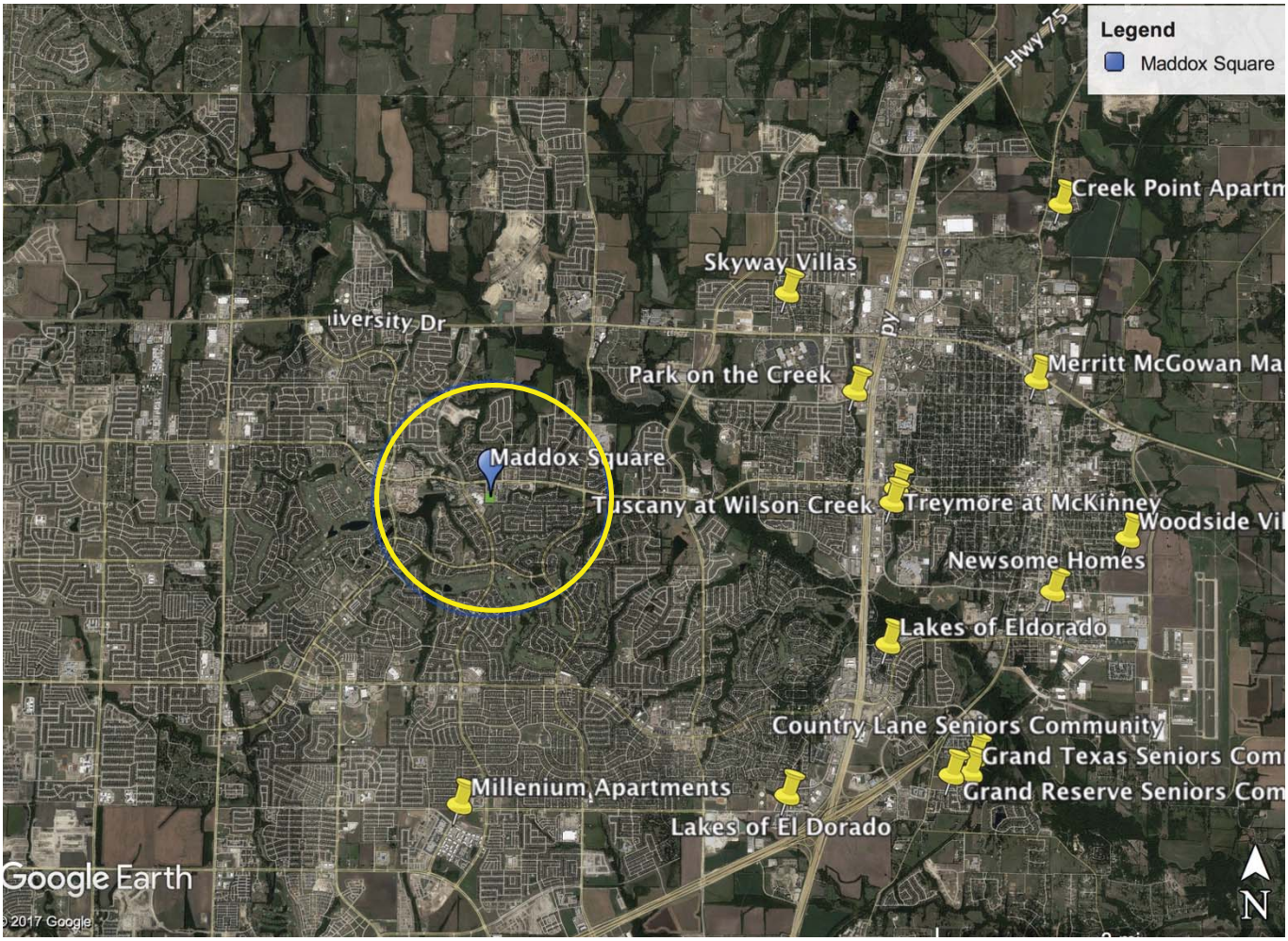

Legend
Maddox Square
Hwy 75
Creek Point Apartm
Skyway Villas
iversity Dr
Park on the Creek
Merritt McGowan Ma
Maddox Square
Tuscany at Wilson Creek
Treymore at McKinney
Woodside Vi
Newsome Homes
Lakes of Eldorado
Country Lane Seniors Community
Grand Texas Seniors Com
Grand Reserve Seniors Com
Millenium Apartments
Lakes of El Dorado
Google Earth
2017 Google
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EXHIBIT C
SPONSOR AND DEVELOPER INFORMATION

Development Team and Capacity

Saigebrook Development and its Principal, Lisa Stephens, have specialized in providing first-class affordable and workforce housing communities in urban core and suburban areas since 1996. Ms. Stephens and team have secured **18 allocations of Housing Tax Credits in the last 8 application cycles in Texas and have financed and closed approximately 5,000 units in the southeastern United States.**

Profile of Principals and Staff

The key team members for Saigebrook Development, LLC are Lisa Stephens (Principal and Team Leader), Megan Lasch (Project Manager) and Nathan Henry (Development Associate).

The Principal and Team Leader for Maddox Square, **LISA STEPHENS**, has more than 15 years of experience in developing, financing and operating affordable housing. She has secured eighteen allocations of 9% Housing Tax Credits in the last eight application cycles in Texas and has financed and closed approximately 5,000 units in the southeastern United States. Ms. Stephens is the Owner and President of Saigebrook Development, LLC, a WBE/Texas HUB certified real estate development firm. Ms. Stephens was named by Affordable Housing Finance magazine as one of twelve 2009 "Young Leaders," a prestigious award honoring individuals under the age of 40 who have been nominated by their peers and colleagues as the next generation of affordable housing and community development leaders. Ms. Stephens received her BA in Accounting and Finance from the University of Florida and is certified by the U.S. Green Building Council as a LEED Green Associate. She currently serves on the National Green Building Standards' Green Advisory Council.

MEGAN LASCH - Originally from Grove, Oklahoma, Ms. Lasch has ten years of experience in the project management/consulting industry. Having received her Bachelor's degree in Biosystems Engineering from Oklahoma State University, Ms. Lasch began her career as an engineering consultant where she helped design a variety of public and private development projects. Ms. Lasch is the Owner and President of O-SDA Industries, LLC, a City of Austin MBE/WBE/Texas HUB certified real estate development firm. Ms. Lasch is based in Austin, Texas and serves as the project manager/developer for all Saigebrook Developments. Ms. Lasch helps to manage all aspects of the project life cycle from site identification, TDHCA application, to managing third party consultants throughout the design process and ultimately to project completion. Ms. Lasch serves as the Board Chair for Skillpoint Alliance, a non-profit providing technology based workforce training, and is a member of the Real Estate Council of Austin.

NATHAN HENRY, a Texas native has more than ten years designing and developing multifamily projects including more than 10,000 residences across the country. A professional degree in Architecture allowed Nathan's career to begin with award winning architecture firms across Dallas and to be recognized as a critical team member in the arduous entitlement process for a $300M five-star mixed-use urban development. Nathan focuses on aligning teams to turn an initial concept into a final certificate of occupancy. Clients and colleagues not only recognize Nathan as an exceptional communicator with an innate ability to get the most of those he works with, but also as great leader and an asset to any development team.

Maddox Square will be Saigebrook Development's first community in the McKinney community. However, it will be the 4th property for this team in the Dallas Metroplex Area. Most notably, Summit Parque was developed in 2014**,** located in North Dallas near the intersection of LBJ and U.S. 75. Summit is a mid-rise, family-oriented community consisting of 100 units. With 25% market rate units, **Summit Parque is a true mixed-income community**. This seven-story residential development was designed with energy efficiency in mind and offers its residents unparalleled living with all the conveniences of an urban location. Summit Parque is located near the Medical City Hospital, which provides a significant employment base as well as health care services. Medical City's facilities consist of several hospitals including Medical City Children's Hospital, Green Oaks Hospital, and Texas Institute for Robotic Surgery. Summit Parque is also a SILVER National Green Building Certified property.

Summit Parque

Summit Parque - Clubhouse Lobby

This development team has also collaborated with numerous other municipalities for the purpose of building and rehabilitating housing. Most notably, in 2011, Saigebrook was selected to spearhead the redevelopment of the former Parkside Village Apartments in Waco, Texas. The City envisioned the revitalization of the surrounding neighborhood through the reconstruction of a previously failed HUD apartment community. The property, now known as Barron's Branch, consists of two phases totaling 168 units that serves residents making between 30% and 120% of Area Median Income along with 12 unrestricted market rate units. The Saigebrook team worked hand in hand with the City of Waco ensure a successful development was created that is true asset to the surrounding neighborhood.

Collectively, the Saigebrook team has extensive experience in all aspects of housing development including market analysis, site selection and control, planning, design, construction, financing, management and compliance. **Saigebrook Development is solely owned by Lisa Stephens and has not had any changes in its company name nor has it undergone reorganization since incorporating in 2011.** Contact information on each individual is included below.

Contact Information

Lisa M. Stephens (Principal & Team Leader)
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352.213.8700
Lisa@saigebrook.com

Nathan Henry
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Austin, TX 78701
512.779.6652
Nathan@saigebrook.com

**A full project list is located behind this tab*

Megan Lasch (Project Manager & Primary Contact)
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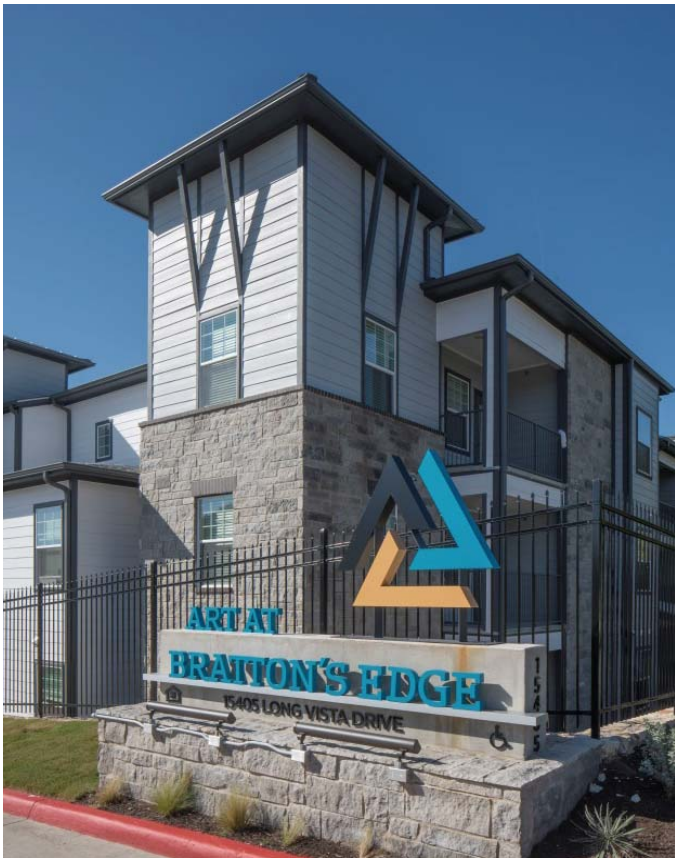
830.330.0762
Megan@o-sda.com



Art at Bratton's Edge - Austin, Texas

Saige Meadows Community Room – Tyler, Texas

Saige Meadows – Tyler, Texas

Liberty Pass Fitness Center- Selma, TX

	PROPERTY	TYPE , STYLE & TENANT MIX	UNIT TYPE	UNIT TYPE/ SIZE (SF)	FINANCING SOURCES	GREEN CERTIFICATION
PRE-DEVELOPMENT						
	Alton Plaza 202 Whaley Street Longview, TX 75607	New Construction Adaptive Reuse Family Affordable & Market Rate 30%. 50% & 60% AMI	6 - 0BR 17 - 1BR 26 - 2 BR **Total: 49**	0BR - 550 SF 1BR - 650 SF 2BR - 850 SF	LIHTC - 9% (TDHCA)	
	Aria Grand IH35 & Woodland Drive Austin, TX 78704	New Construction Podium Family Affordable & Market Rate 30%. 50% & 60% AMI	12 - 1 BR 30 - 2 BR 28 - 3 BR **Total: 70**	1BR - 693 SF 2BR - 873 SF 3BR - 1050 SF	LIHTC - 9% (TDHCA)	
	Edgewood Place 617 Clinic Drive Longview, TX 75605	New Construction Garden Style Family Affordable & Market Rate 30%. 50% & 60% AMI	18 - 1BR 36 - 2BR 20 - 3BR **Total: 74**	1BR - 700 SF 2BR - 855 SF 3BR - 1144 SF	LIHTC - 9% (TDHCA)	
	Elysium Grand 3300 Oak Creek Drive Austin, Texas	New Construction Podium Family Affordable & Market Rate 30%. 50% & 60% AMI	8 - 0BR 15 - 1 BR 41 - 2 BR 16 - 3 BR **Total: 80**	0BR - 500 SF 1BR - 700 SF 2BR - 855 SF 3BR - 1140 SF	LIHTC - 4% (TDHCA)	
	Mistletoe Station 1916 Mistletoe Blvd. Fort Worth, TX 76104	New Construction Garden Style & Podium Style Family Affordable & Market Rate 30%, 50% & 60% AMI	21 - 1 BR 51 - 2BR 28 - 3BR **Total: 100**	1 BR - 700 Sft 2 BR - 850 SF 3 BR - 1150 SF	LIHTC - 9% (TDHCA)	
DEVELOPMENTS UNDERCONSTRUCTION						
	Kaia Pointe 104 Bettie Mae Way Georgetown TX 78633	New Construction Garden Style Family Affordable & Market Rate 30%, 50% & 60% AMI	28 - 1 BR 56 - 2 BR 18 - 3 BR **Total: 102**	1 BR - 705 SF 2 BR - 948 SF 3 BR - 1139 SF	LIHTC - 9% (TDHCA) $13,530,000	
	Stillhouse Flats 2926 Cedar Knob Road Harker Heights, TX 76548	New Construction Garden Style & Townhomes Family Affordable & Market Rate 30%, 50% & 60% AMI	22 - 1 BR 50 - 2 BR 24 - 3 BR **Total: 96**	1 BR - 737/762 SF 2 BR - 93/958 SF 3 BR - 1159 SF	LIHTC - 9% (TDHCA) $14,180,000 Local Government Contribution	NGBS
	LaMadrid Apartments 11320 Manchaca Road Austin, TX 78748	New Construction Garden Style & Townhomes Family Affordable & Market Rate 30%, 50% & 60% AMI	18 - 1 BR 53 - 2 BR 24 - 3 BR **Total: 95**	1 BR - 750 SF 2 BR - 950 SF 3 BR - 1150 SF	LIHTC - 9% (TDHCA) $13,380,000 City of Austin RHDA	NGBS

	PROPERTY	TYPE , STYLE & TENANT MIX	UNIT TYPE	UNIT TYPE/ SIZE (SF)	FINANCING SOURCES	GREEN CERTIFICATION
DEVELOPMENTS COMPLETED						
	Barron's Branch 817 Colcord Ave Waco, TX 76707	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	30- 1 BR 86 - 2 BR 48 - 3 BR 4 - 4 BR **Total: 168**	1 BR - 750 SF 2 BR - 975 SF 3 BR - 1175 SF 4 BR - 1298 SF	LIHTC - 9% (TDHCA) $20,331,756	NGBS Silver
	Art at Bratton's Edge 15405 Long Vista Dr Austin, TX 78727	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	16 - 1 BR 46 - 2 BR 16 - 3 BR **Total: 78**	1 BR - 750 SF 2 BR - 975 SF 3 BR - 1175SF	LIHTC - 9% (TDHCA)	NGBS Bronze
	Liberty Pass 17321 Lookout Road Selma, TX 78154	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	12 - 1 BR 62 - 2 BR 26 - 3 BR 4 - 4 BR **Total: 104**	1 BR - 750 SF 2 BR - 975 SF 3 BR - 1175SF 4 BR - 1298 SF	LIHTC - 9% (TDHCA)	NGBS Silver
	Summit Parque 12777 Merit Drive Dallas, TX 75251	New Construction Mid-Rise Family Affordable and Market Rate 30%, 50%, 60% AMI	31 - 1 BR 49 - 2 BR 20 - 3 BR **Total: 100**	1 BR - 750 SF 2 BR - 950 SF 3 BR - 1150 SF	LIHTC - 9% (TDHCA) $14,870,000	NGBS Silver
	Tupelo Vue 525 Avenue G NW Winter Haven, FL 33881	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	16- 1 BR 38 - 2 BR 16 - 3 BR 4 - 4 BR **Total: 70**	1 BR - 651 SF 2 BR - 938/985 SF 3 BR - 1115 SF	LIHTC - 9% (FHFC) $12,200,380	NGBS Bronze
	Saige Meadows 13488 Hwy 69N Tyler, TX 75706	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	Flats: 22 - 1 BR 44 - 2 BR 4 - 3 BR Townhomes: 6 - 2 BR 16 - 3 BR **Total: 92**	1 BR - 706/760 SF 2 BR - 919 SF 2 BR TH - 1156 SF 3 BR - 1085 SF 3 BR TH - 1440 SF	LIHTC - 9% (TDHCA) $11,870,348	NGBS Bronze
	La Ventana 2109 Texas 351 Abilene, TX 79601	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	16 - 1BR 36 - 2 BR 28 - 3 BR 4 - 4 BR **Total: 84**	1 BR - 849 SF 2 BR - 1102 SF 3 BR - 1303 SF 4 BR - 1561 SF	LIHTC - 9% (TDHCA) $6,462,643	N/A
	Amberwood Place 411 W Hawkins Pkwy Longview, TX 75604	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	12 - 1 BR 32 - 2 BR 32 - 3 BR 2 - 4 BR **Total Unit 78**	1 BR - 849 SF 2 BR - 1102 SF 3 BR - 1303 SF 4 BR - 1561 SF	LIHTC - 9% (TDHCA) $8,740,526	N/A
	Tylor Grand 3702 Rolling Green Dr. Abilene, TX 79606	New Construction Garden Style Family Affordable 30%, 50%, 60% AMI	32 - 1 BR 64 - 2 BR 20 - 3 BR 4 - 4 BR **Total Unit 120**	1 BR - 849 SFt 2 BR - 1102 SFt 3 BR - 1303 SFt 4 BR - 1561 SFt	LIHTC - 9% (TDHCA) $13,914,133	N/A

	PROPERTY	TYPE , STYLE & TENANT MIX	UNIT TYPE	UNIT TYPE/ SIZE (SF)	FINANCING SOURCES	GREEN CERTIFICATION
DEVELOPMENTS COMPLETED						
	The Roxton 307 N. Loop 288 Denton, TX 76209	Rehab Garden Style Family Affordable & Market Rate 30%, 50% & 60% AMI	16 - 1 BR 86 - 2 BR 24 - 3 BR **Total: 126**	1 BR - 613 SF 2 BR - 803 SF 3 BR - 1004 SF	LIHTC - 9% (TDHCA) $14,500,717	NGBS Emerald
	Pinnacle at North Chase 3851 N. Broadway Avenue Tyler, TX 75702	New Construction Garden Style Family Affordable 30%, 50% & 60% AMI	32 -1 BR 64 - 2 BR 20 - 3 BR 4 - 4 BR **Total: 120**	1 BR - 883 SF 2 BR - 1188 SF 3 BR - 1314 SF 4 BR - 1552 SF	LIHTC - 9% (TDHCA) $12,596,114	N/A
	Villages at Tarpon Walton Village Lemon Village Pine Village North Ring Village	Rehabilitation Garden Style Elderly	26 - 0 BR 69 - 1 BR **Total = 95**	0 BR - 396/435 SF 1 BR - 544/560/580 SF	LIHTC - 9% (FHFC)	N/A

EXHIBIT D
PROPERTY MANAGEMENT COMPANY

Accolade Property Management , Inc.

CORPORATE OVERVIEW

Accolade Property Management, Inc. is a real estate management firm headquartered in Irving, Texas with extensive property management experience across all product types. Accolade Property Management's Principals believe that local market expertise and knowledge coupled with our proven management practices will result in the maximization of the returns on the investment. Founded in 2002, Accolade Property Management was formed to provide third party clients with superior, results oriented management. Accolade's clients include developers, partnerships, individual investors, and financial institutions.

Accolade Property Management specializes in the management of multifamily assets. The team of professionals at Accolade has produced superior results on all asset types. Whether a Class A+ in lease up or a Class C distressed asset, Accolade understands the dynamics of the marketplace and the factors that effect the correct positioning of an asset. Accolade embraces every asset individually and designs a business plan to maximize the value of the asset.

Accolade Property Management

CORPORATE BACKGROUND

Formed in 2002 by one its Principals, Accolade Property Management is a joint venture to take advantage of an ever changing real estate market. Accolade Property Management became a firm dedicated to its success by ensuring the success of its clients' investments. Ms. Stephanie Baker, managing partner, knew that her breadth of knowledge, marketing savvy and hands on experience with assets primarily in Florida, Texas and New Mexico could create an organization strictly focused on superior property management services. The genesis of the firm commenced by Ms. Baker hand picking Accolade's Key Management. Accolade's success is lead by professionals with extensive experience in Real Estate Management with over 150 years combined management expertise. The joint venture became registered in Florida to conduct business in 2007 as the demand for their superior services continued to grow.

Over the years the management team at Accolade has been effective in the management of low income/affordable assets with bond programs and other land use restrictions, assets that required significant physical rehabilitation and new Class A+ developments with construction management and specialized marketing needs.

Accolade Property Management

KEY MANAGEMENT

Accolade Property Management's Key Management Team is a highly experienced team of professionals who have significant expertise in the components of property management. Our team culminates years of experience in multifamily operational management, financial management and accounting, and physical maintenance. Our Management Team understands the intricacies of the market and importance of highly specialized personnel to implement the business plan. Accolade believes that its Management Team has endless capabilities to achieve the objectives and goals of its clients.

Accolade Property Management, Inc.

CURRENT PORTFOLIO OF ASSETS

Asset	Location	Years Managed	# Units	Year Built	Type	Occupancy
Alta Westgate	Orlando, FL	1	240	2007	LIHTC-40/60, Bond	95%
Amberwood Place	Longview,TX	1	78	2014	LIHTC	99%
Ash Lane	Euless,TX	13	250	1997	LIHTC-40/60	98%
Barron's Branch	Waco, TX	1	92	2015	LIHTC-40/60	35%
Casa Bandera	LasCruces, NM	3	232	2002	Market Rate	95%
Colonial Commons	Ft. Myers, FL	1	332	2015	Market Rate	60%
East Pointe Place	Ft.Myers, FL	1	86	2014	LIHTC-40/60 PBV Sec.8	100%
Fountains of Rosemead	Dallas, TX	13	382	1997	LIHTC-40/60	95%
Garland Meadows	Garland, TX	3	152	1996	LIHTC-40/60	98%
Gulf Breeze	PuntaGorda,FL	8	171	2008	ACC/LIHTC-SHIP, BOND, RRLP	99%
High Range Village	LasCruces,NM	17	144	1985	Market Rate-Rehab	94%
Landings at East Pointe	Ft.Myers, FL	1	126	2014	LIHTC/Proj Based Section 8	98%
Lakes at Collier Commons	Land O' Lakes, FL	7	252	2003	Conventional-Hud 221 (d) 4	98%
Lakes of Eldorado	McKinney, TX	13	220	1997	LIHTC-40/60	95%
Landings at Cross Bayou	St. Petersburg,FL	1	182	2014	LIHTC-40/60 PBV Sec.8- Lease up	40%
La Ventana	Abilene, TX	1	84	2014	LIHTC -40/60	99%
Liberty Pass	Selma, TX	1	104	2015	LIHTC -40/60	0%
Norstar at Bear Creek	Euless, TX	13	256	1998	Market Rate	95%
Oakridge Estates	Tarpon Springs,FL	1	62	2011	ACC/LIHTC-Lease Up	100%
Park Place	Las Cruces, NM	8	292	1986	Market Rate-Rehab	94%
Parkridge Place	Abilene, TX	22	170	1982	AHDP-Rehab	96%
Pinellas Heights	Largo, FL	1	153	2014	LIHTC/ PBV Sec. 8 Lease Up	100%
Pinnacle at North Chase	Tyler, TX	1	120	2012	LIHTC-40/60	98%
Renaissance Preserve Senior	Ft.Myers, FL	5	120	2009	ACC/LIHTC-SHIP, BOND	98%
Renaissance Preserve Homes	Ft.Myers, FL	4	96	2011	ACC/LIHTC- PBV Sec.8 Lease Up	99%
Renaissance Preserve III	Ft.Myers, FL	4	88	2011	ACC/LIHTC- PBV Sec.8 Lease Up	99%
Renaissance Preserve IV	Ft.Myers, FL	3	16	2012	ACC Lease Up	100%
Roxton	Denton, TX	1	126	2013	LIHTC -40/60	92%
Saige Meadows	Tyler, TX	1	92	2015	LIHTC -30/50/60/Market	100%
Silver Creek I	N.RichlandHills, TX	14	216	1999	Market Rate 221(d)4	95%
Silver Creek II	N.RichlandHills, TX	14	208	2001	Mkt Rate 221(d)4	94%
Summit	Irving, TX	13	267	2001	Market Rate	92%
Summit Parque	Dallas, TX	1	100	2015	LIHTC-40/60	20%
Sunrise Park	Lake Wales, FL	3	72	2011	ACC/LIHTC Lease Up	100%
Tylor Grand	Abilene, TX	1	120	2012	LIHTC-40/60	100%
Venetian Walk	Venice, FL	3	61	2014	ACC/ LIHTC Lease Up	100%
Villages at Tarpon Springs	Tarpon Springs,FL	1	95	2015	Acq.Rehab LIHTC, RAD conversion	0%
Westchester I & II	Grand Prairie, TX	13	316	2001-15	Market Rate	98%
TOTAL			**6173**			

PREVIOUS SIGNIFICANT EXPERIENCE OF PRINCIPALS

Asset	Location	# Units	Years Managed	Supervisor	Year Built	Type
Candletree Apartments	Ft. Worth, Texas	216	3	SBAKER	1985	AHDP
Clover on the Ridge	Benbrook, Texas	156	2	SBAKER	2003	MktRate-Lease Up
Collins Park at Bear Creek	Euless, Texas	216	4	SBAKER	1997	MktRate-Lease Up
LaSalle Apartments	Dallas, Texas	224	2	SBAKER	1998	Market Rate
Lincoln Terrace	Ft. Worth, Texas	72	3	SBAKER	1972	Project Based Sec.8
South Side on Lamar	Dallas, Texas	457	3	SBAKER	2000	Historic Bldg, Market
Summit Ridge	Ft. Worth, Texas	164	2	SBAKER	1985	Mkt Rate
Wildwood Village	Allen, Texas	202	23	SBAKER	1986	Mkt Rate; FNMA Bond

Accolade Property Management

MANAGEMENT PHILOSOPHY

Accolade Property Management manages through a proactive approach. We believe after a careful analysis of the asset complimented by our knowledge of the marketplace, we can initiate a comprehensive business plan that will encompass:

- Highly Specialized Personnel
- Asset Specific Marketing Plan
- Physical Maintenance Plan
- Financial Reporting and Accounting

Highly Specialized Personnel:

Our Management Teams recruit and train personnel which exceeds the client's expectations. Accolade constantly recruits personnel through real time experiences on sites in the marketplace and through networking. Once recruited, our personnel are trained in the most effective techniques for completing their tasks and in Fair Housing Laws. Accolade conducts regular shops of their marketing teams and uses these to hone the leasing skills of our staffs and to assure continuity in operations. Our Maintenance Team attends "hands-on" training with a Senior Maintenance Director. The onsite management, marketing, and maintenance teams play a critical role in our success. We believe firmly that with their intimate vantage of the asset and market, we can be most effective. Our organization recognizes that in our competitive marketplace, well trained personnel are critical to attain the highest accolades.

Asset Specific Marketing Plan:

Mass Marketing has become a way of life in today's competitive economy. However, Accolade believes that niche marketing is the key to success for multifamily assets. Accolade begins the process by becoming students of the marketplace, the comparables, and the asset. Knowledge of the product, identification of an effective pricing structure, identification of the Target Market is the foundation for the Marketing Plan. Once these are identified, Accolade designs a marketing plan. Accolade initializes the plan to include product preparation which includes the readiness of show units, presentation of product which includes the collateral material, and demonstration of product which includes our specialized leasing teams. Additionally, if the asset is existing, a thorough review of the lease files will result in a resident profile to understand the current Target Market and the retention factor. The signage and onsite graphics are coordinated to support the marketing plan. Once the product and pricing strategies are identified, external advertising and marketing outreach strategies are designed. Our marketing teams will be armed with concise marketing strategies to reach opinion leaders in their market. Accolade's Key Management is experienced in targeting the audience for the asset.
With weekly review of the marketing results and quick adaptation to changing market indicators, Accolade has been very successful in the marketing of their assets managed.

Physical Maintenance Plan:

Upon engagement, Accolade will thoroughly inspect the property. A unit by unit inspection will commence, as well as, an exterior inspection, an amenity and common area inspection, and a review of governmental records to determine improvements needed or code deficiencies. Accolade's management team are well versed in Building Codes, State Statutes, and ADA Act. Through this intensive physical inspection, Accolade develops a maintenance plan and a capital plan for the asset. Once the needs are identified, a scope of work is developed and bids are obtained to complete the scope. The maintenance plan, capital plan, and the budget for implementation are presented to the client.

On an ongoing basis, service orders are reviewed for continuity and to identify any trends in the repairs. Accolade uses this data to value engineer and re-evaluate the maintenance plan if required. Accolade's Key Management recognizes that the Physical Plant is the foundation of the asset and its integrity is fundamental to the maximization of the investment.

Financial Reporting and Accounting:

Accolade effectively monitors the performance of their business plan through timely and accurate financial reporting. Daily reporting generated by the onsite property management software to the Corporate Headquarters, allows proficient results. Our full service accounting department is supervised closely by our Controller which is essential for accounting controls. Budgets are prepared based on the business plan and the budgets are used as benchmarks of our success. Accolade recognizes that our clients' needs are different and provides flexibility in reporting through customization of financial reports. Utilizing YARDI property management software, upper management and owners can monitor real time operations through the World Wide Web. Monitoring and accounting for some of our specialized assets requires specialty software to assist with monitoring and maintaining compliance. Our systems are very effective in meeting our exceeding the quality assurance standards of our clients.

EXHIBIT E
ZONING VERIFICATION LETTER

McKINNEY™
TEXAS
Unique by nature.SM

December 21, 2017

Saigebrook Development
c/o Nathan Henry
421 W. 3rd Street, Suite 1504
Austin, TX 78701

RE: Zoning Verification Letter, for the Subject Property Located Approximately 500 Feet South of Virginia Parkway and Approximately 520 Feet East of Ridge Road, Lot 6, Block A, of Joplin Acres, Property ID Number 2581334, City of McKinney, Collin County, Texas.

Dear Mr. Henry:

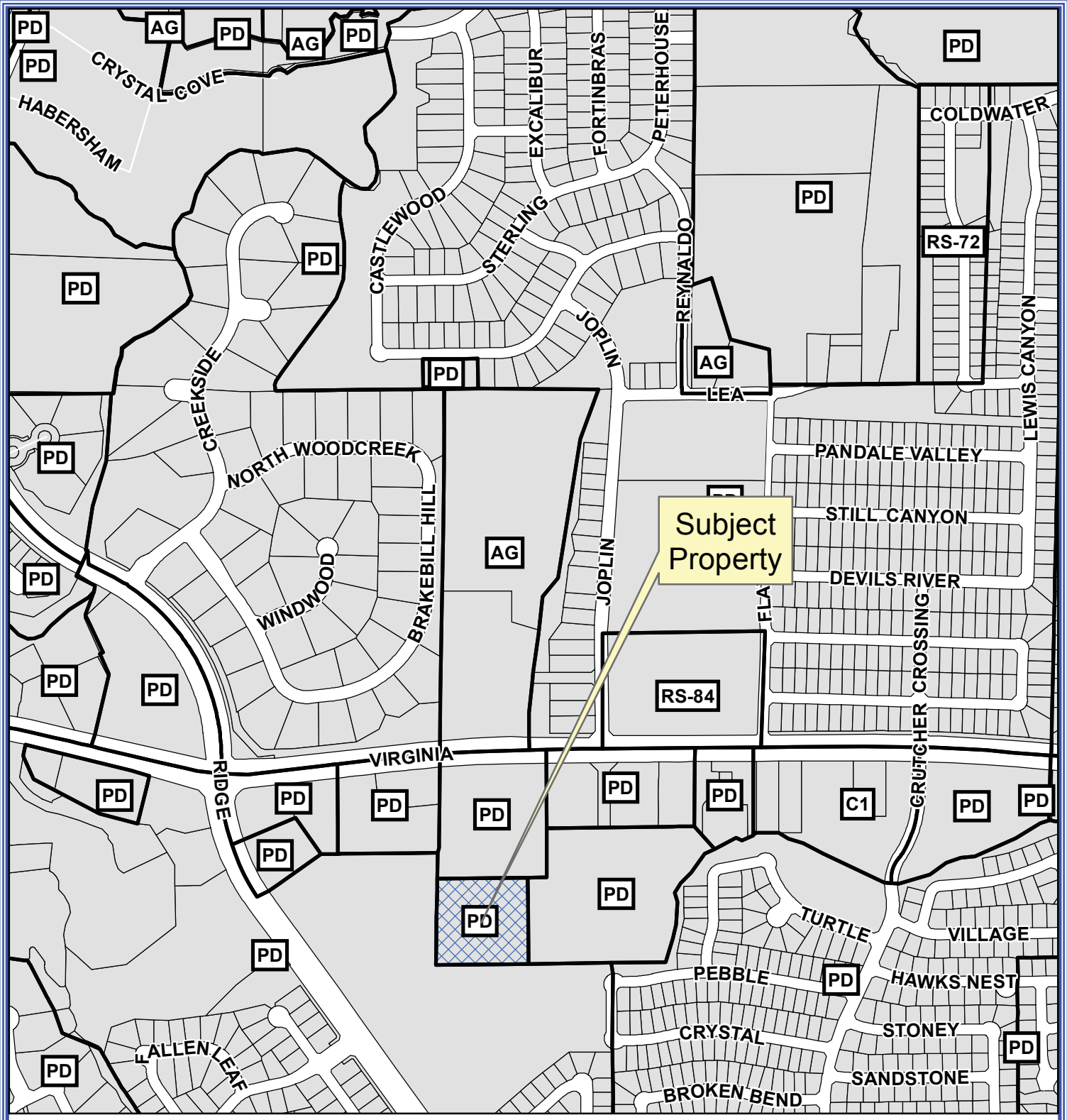
The property located approximately 500 feet south of Virginia Parkway and approximately 520 east of Ridge Road, Lot 6, Block A, of Joplin Acres, Property ID number 2581334, as shown on the enclosed locator map, in the City of McKinney, is zoned in accordance with "PD" – Planned Development Ordinance number 1997-05-33, and as amended. Tract TR-2 shall conform to "RG 18" – General Residence District and develop according to "PD" – Planned Development Ordinance number 1997-05-33, in the City of McKinney Zoning Ordinance, and as amended. Multiple-Family residential use is allowed on the subject property.

Enclosed, please find the locator map, aerial map, Ordinance numbers 97-05-33, Sec. 146-78 - "RG 18" – General Residence District and Sec. 146-79 "MF 1" – Multiple Family Residential District, of the City of McKinney Zoning Ordinance. The zoning of adjacent properties is available via the interactive map on the City of McKinney's website, www.mckinneytexas.org. From the home page, go to Departments>Development Services>Planning>Interactive Planning Map.

This letter has been prepared for the property shown on the enclosed locator map. If this is not the property you requested, please let us know. If you should have any questions regarding this letter, please contact the City of McKinney Planning Department at (972) 547-7409.

Sincerely,

Katherine Wright
Planning Technician



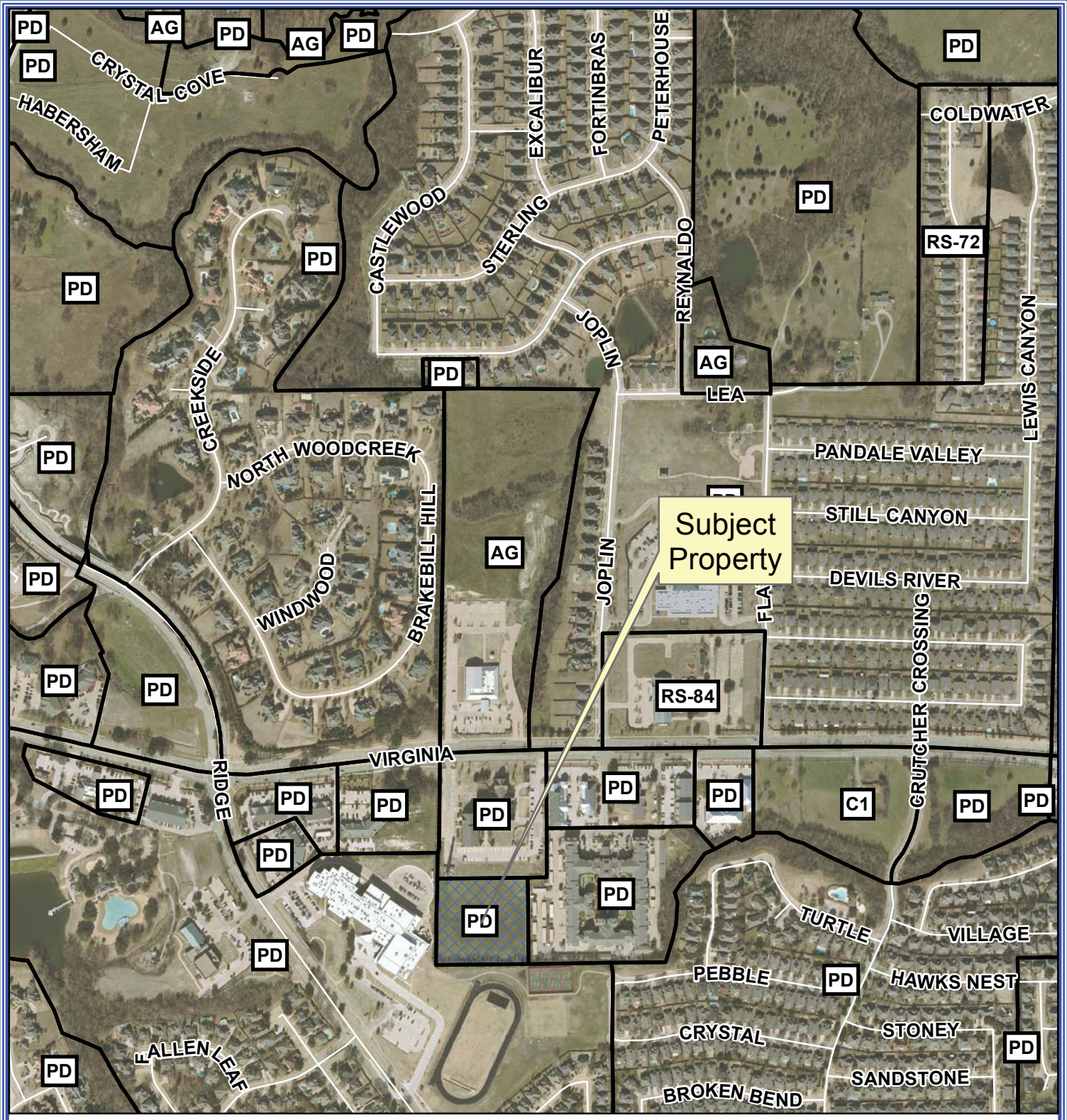
Location Map

Property ID Number 2581334
Lot 6, Block A, Joplin Acres

McKINNEY TEXAS
Unique by nature.℠

Path: X:\Development Services\Planning\2017LocationMaps\Property ID 2581334.mxd

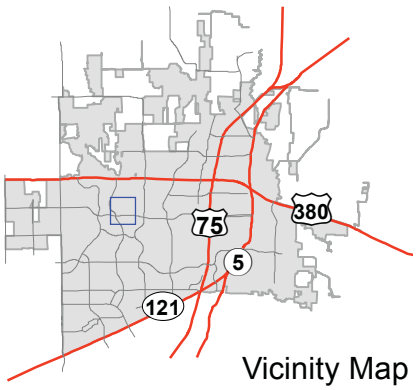
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



0 375 750 Feet

Location Map

Property ID Number 2581334
Lot 6, Block A, Joplin Acres



Vicinity Map

McKINNEY TEXAS
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Path: X:\Development Services\Planning\2017LocationMaps\Property ID 2581334.mxd

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

ORDINANCE NO. 97-05-33

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 OF THE CODE OF ORDINANCES OF THE CITY OF McKINNEY, TEXAS; TO CHANGE THE ZONING OF A 49.49 ACRE TRACT LOCATED ON THE SOUTH SIDE OF VIRGINIA PARKWAY, WEST OF LAKE FOREST DRIVE, FROM "AG" - AGRICULTURAL DISTRICT TO "PD" - PLANNED DEVELOPMENT DISTRICT, PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the owner(s) of a 49.49 acre tract located on the south side of Virginia Parkway, west of Lake Forest Drive, in the City of McKinney, Collin County, Texas, 1.06 acres of which will be in public streets, resulting in a net development area of 48.43 acres, have petitioned the City of McKinney to rezone such parcel of land from "AG" - Agricultural District to "PD" Planned Development District, a complete legal description of such property being attached hereto and marked Exhibit "A", and made a part hereof for all purposes; and,

WHEREAS, after due notice of the requested zoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, and the City Council is of the opinion that said zoning should be made.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. A 49.49 acre tract located on the south side of Virginia Parkway, west of Lake Forest Drive, in the City of McKinney, Collin County, Texas, which is more fully depicted on Exhibit "B" attached hereto, is hereby rezoned from "AG" - Agriculture District to Planned Development District.

Section 2. Exhibit "B" shall govern the locations and areas of the tracts referenced herein. The final boundaries between tracts when platted may differ a small amount as a result of the boundaries of the final plat or plats approved by the City of McKinney.

Section 3. Tracts TR-1 through TR-7 inclusive as shown on Exhibit "B" shall be developed according to the respective regulations specified by Exhibit "C", PROPOSED DEVELOPMENT STANDARDS FOR THE 48.43 ACRE CRUTCHER TRACT, THE CITY OF McKINNEY, TEXAS. The zoning map shall be amended accordingly and shall serve as an attachment to this zoning.

Section 4. Prior to development of any tract within the Planned Development District, a site plan shall be reviewed by the Planning and Zoning Commission and the City Council, and approved according to procedures specified for such site plan review by Ordinance 1270, as may be amended.

Section 5. Prior to the construction or modification of any pond along the creek which traverses the property, the City Engineer shall review and approve the plans for such construction or modification for conformance with appropriate or applicable drainage and erosion control standards.

Section 6. No pedestrian access shall be allowed within the south 410 feet or the west 510 feet of Tract 2 through the perimeter fence required around that tract (Tract TR-2, Section 6-J of the Development Standards).

Section 7. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 8. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefor, shall be fined any sum not exceeding $200.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 9. No developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development, or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

Section 10. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, ON FIRST READING ON THE 20th DAY OF May, 1997.

JOHN E. GAY, Mayor

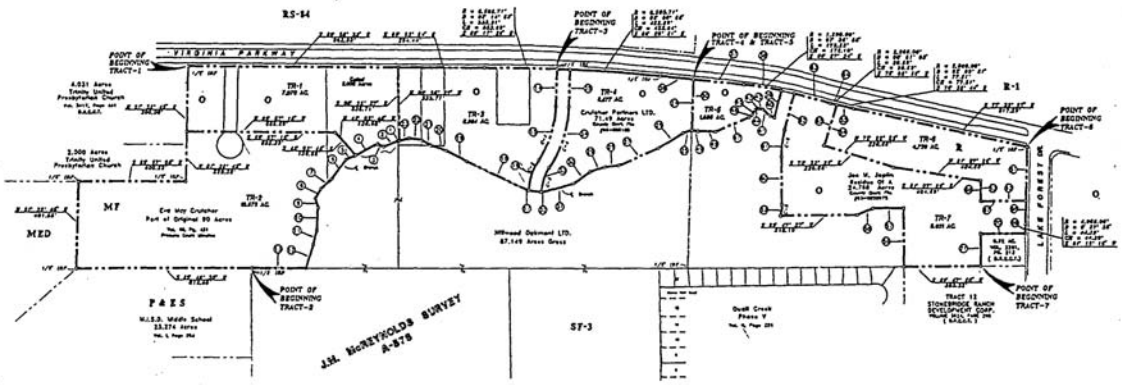
ATTEST:

JENNIFER G. SMITH, City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER, City Attorney

EXHIBIT "B"



CURVE DATA

DELTA	RADIUS	ARC LENGTH	CH. BEARING	CH. DISTANCE
C-1	52° 49' 09"	1709.86'	S 15° 54' 39" E	1520.69'
C-2	34° 45' 27"	2345.86'	S 13° 49' 18" E	1402.50'
C-3	37° 35' 17"	2234.86'	S 13° 49' 18" E	1440.24'
C-4	37° 35' 17"	2234.86'	S 13° 49' 18" E	1440.24'
C-5	14° 59' 09"	2234.86'	S 13° 49' 18" E	1440.24'
C-6	14° 59' 09"	2234.86'	S 13° 49' 18" E	1440.24'
C-7	14° 59' 09"	1709.86'	S 13° 49' 18" E	1440.24'

BEARING TABLE - TRACT 1

TANGENT NUMBER	BEARING	LENGTH
1	S 74° 49' 39" E	8.84'
2	S 74° 49' 39" E	72.66'
3	S 74° 49' 39" E	99.82'
4	S 74° 49' 39" E	110.89'

BEARING TABLE - TRACT 2

TANGENT NUMBER	BEARING	LENGTH
5	S 74° 49' 39" E	49.74'
6	S 74° 49' 39" E	109.47'
7	S 74° 49' 39" E	69.96'
8	S 74° 49' 39" E	44.00'
9	S 74° 49' 39" E	44.00'
10	S 74° 49' 39" E	44.00'
11	S 74° 49' 39" E	44.00'
12	S 74° 49' 39" E	44.00'
13	S 74° 49' 39" E	267.28'

BEARING TABLE - TRACT 3

TANGENT NUMBER	BEARING	LENGTH
14	S 74° 49' 39" E	278.28'
15	S 74° 49' 39" E	219.28' - CP592
16	S 74° 49' 39" E	219.28' - CP592
17	S 74° 49' 39" E	8.16'
18	S 74° 49' 39" E	249.12'
19	S 74° 49' 39" E	198.22'
20	S 74° 49' 39" E	78.11'
21	S 74° 49' 39" E	69.96'
22	S 74° 49' 39" E	69.96'
23	S 74° 49' 39" E	68.16'

BEARING TABLE - TRACT 3

TANGENT NUMBER	BEARING	LENGTH
24	S 74° 49' 39" E	223.28'
25	S 74° 49' 39" E	69.96'
26	S 74° 49' 39" E	172.14'
27	S 74° 49' 39" E	69.96'
28	S 74° 49' 39" E	69.96'
29	S 74° 49' 39" E	69.96'

PROPOSED DEVELOPMENT STANDARDS
FOR
THE 48.43 ACRE CRUTCHER TRACT
THE CITY OF McKINNEY, TEXAS

Prepared for and by:
Joplin Partners, Ltd.
Crutcher Partners, Ltd.
101 E. Davis
McKinney, Texas 75069

EXHIBIT "C"

TABLE OF CONTENTS

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TRACTS 1,3,4 AND 5	PD-O OFFICE DISTRICT REGULATIONS	5-6
TRACT 2	PD-MU MIXED USE DISTRICT REGULATIONS	7-9
TRACT 6	PD-R RETAIL DISTRICT REGULATIONS	2-4

GENERAL REGULATIONS

1. SPECIAL AMENITIES: The 48.43 Acre Crutcher Tract will incorporate a number of unique amenities and aesthetic improvements, such as landscaping, berming, and irrigation systems and accessory facilities. The Developer or Builder agrees to preserve the existing creek area west of the most easterly 300 feet of Tr-7, as a private or public park and/or greenbelt. This greenbelt area could provide a pedestrian connection to the Ruth Dowell Middle School. The Developer or Builder agrees to accept responsibility for the construction and maintenance of such aesthetic or specialty items until the responsibility is turned over to a mandatory landowners association or the City. The City at its sole discretion may agree to accept maintenance of theses facilities in the future.

2. SPECIAL SCREENING/LANDSCAPED AREAS: To address the unique natural amenity provided by the existing tree line between the single family residential uses adjacent to the property and the non-single family residential uses in this Planned Development District the following screening provisions shall apply in each tract:

   a. A six foot (6') fence constructed of wrought iron and/or masonry shall be installed inside of the property lines of Tr-2. Along the southern boundary of Tracts Tr-5, Tr-4, Tr-3, and Tr-2 to the northwest corner of a 87.149 acre tract of land owned by Hillwood/Oakmont, Ltd. shall exist or be installed large trees (minimum 3" caliber at the time of planting) on thirty (30) foot centers within this landscape buffer area. Along the boundary of Tr-2 and TR-1 adjacent to the Trinity Presbyterian Church shall exist or be installed a row of large trees (minimum 3" caliber at the time of planting) existing or installed thirty (30) feet on center.

3. OFFICE AND RETAIL AREAS: The intent of the non-residential development standards is to allow for the development of office and neighborhood serving retail which is low density, village style to be compatible with the residential scale of the general area.

PD-MU
MIXED USES DISTRICT REGULATIONS
TR-1, TR-2

1. PURPOSE: The purpose of this district is to provide for an appropriate mixture of land uses to provide for a transition from the existing church to the west of Tr-1 and the office and retail uses planned for Tr-3, Tr-4, Tr-5, Tr-6 and Tr-7. The development of multi-family units has been deemed appropriate for some of this land, along with a mixture of office and limited retail uses, and potentially some special uses. However, the precise location of some of the uses has not been determined. In no event, however, shall the maximum number of multi-family units exceed 300.

2. PRINCIPAL USES PERMITTED:

Tr-1 a. Office use as defined in Tr-7, Tr-5, Tr-4, and Tr-3 of the Planned Development, plus

i. day care center
ii. nursing home
iii. medical office building
iv. professional office building
v. business or commercial schools (classroom and office instruction only, no trade schools).

and/or

b. Any principal permitted uses allowed in the "RG 27" General Residential District Regulations, when developed according to the regulations applicable to that District, except as specified in paragraph 4 below.

Tr-2 a. Any principal permitted uses allowed in the "RG 18" General Residential District Regulations, when developed according to the regulations applicable to that District, except as specified in paragraph 4 below.

3. PERMITTED ACCESSORY USES:

Any permitted accessory use allowed in the "RG 25" zone when established according to the rules and regulations of the "RG 25" zone.

4. SPACE LIMITS:

A. Tract TR-2 shall conform to RG-18 Regulation except the following:

(i) Minimum lot area: One thousand nine hundred forty (1,940) square feet of land area per dwelling unit within Tract 2.

(ii) Maximum Height: 35 Feet.

(iii) Minimum building separation between buildings on the same lot or parcel (measured to the main building excluding protrusions for fireplaces, stairwells, etc.) Shall be as defined on the site plan but not less than:

a) Ten (10) feet if one building has no opening in the closest adjacent wall.

b) Twenty (20) feet if both buildings have openings in the closest adjacent walls.

(iv) Minimum separation between parking and building - ten (10) feet.

B. Tract TR-1 shall conform to the Regulations specified in RG-27 District if developed in residential use. Otherwise, it shall conform to the PD-0 District Regulations.

5. MISCELLANEOUS PROVISIONS:

A. Mutual Access Easement: At the time of platting Tr-1, a mutual access easement shall be provided for the benefit of the Trinity Presbyterian Church located to the west of Tr-1. The purpose of this easement and the resultant landscaped open space is to provide access to the Trinity United Church site to a proposed median cut in Virginia Parkway approximately 200 feet east of the east boundary of Trinity Presbyterian Church.

6. MISCELLANEOUS PROVISIONS - MULTIFAMILY:

A. Landscaping and Open Spaces: A minimum of 30% of the site shall be devoted to site landscaping, open areas, pools and similar recreational activity areas. All landscaped areas shall be provided with a permanent automatic irrigation system. Within the landscaped open spaces, areas shall be created for both passive and active outdoor recreation activities such as sand volleyball, tennis courts, playgrounds and picnic area.

B. Minimum Unit Size: The minimum average square footage of the units will be 900 square feet. There will not be any efficiency apartments within this development and the three bedroom apartments represent less than 10% of the units.

C. Minimum Dwelling Unit Volume: A minimum of one (1) vaulted ceiling with a minimum eleven (11) foot peak shall be provided for each dwelling unit on the upper floor of any building.

D. Exterior Lighting: Exterior lighting fixtures, whether attached to buildings or free-standing, shall be of a harmonious design. In no event shall "area" lighting other than "cut off" type fixtures for general area illumination and decorative fixtures for architectural accent mounted 12' or less above grade, be allowed to be mounted on a exterior building wall.

E. Off-street Parking: Two (2) parking spaces shall be provided per unit. A minimum of 50% of these parking spaces shall be within an enclosed garage. Other covered parking shall be designed and constructed to compliment the residential structures in relation to form, colors and materials, and to function unobtrusively.

F. Storage: An enclosed storage facility will be available for each dwelling unit.

G. Rooftop Equipment: Rooftop mounted air conditioning equipment shall be prohibited.

H. Satellite Dishes and Antennas: Satellite dishes and antennas shall be placed unobtrusively and screened from the perimeter of the project.

I. Signs: All signage shall be architecturally compatible with the main buildings.

J. Security/Screening: All property lines and access points to this residential development shall have 6 foot perimeter fence, which shall be constructed of wrought iron, with masonry columns at 30' on center when adjacent to any public street. All points of entry shall have an automatic limited access gate system. Points of exit may have domestic exit devices only.

K. Roof Pitch: Minimum roof pitch shall be 5:12.

L. Washer/Dryer Connections: all units shall have washer and dryer connections.

M. Clubhouse: A minimum of one Clubhouse, shall be provided for this property. This facility shall contain a fitness/weight room, business center, community room with a kitchen, bar and audio/visual theater. This community facility shall also include a pool side deck/cabana area. This facility shall be available to all residents of this development.

Sec. 146-78. - RG 18 - General Residence district.

(a) *Purpose.* The "RG 18" - General Residence zone was originally designed to provide for moderately high density apartment development and other uses, which have characteristics similar to those found in the operation of apartment houses. Densities in this district are higher than presently considered acceptable in the city. Rezoning to this classification will not generally be considered after January 1, 2000.

(b) *Permitted uses.* Those uses indicated as being permitted in the "RG 18" - General Residence zone in the schedule of uses shall be allowed.

(c) *Space limits.* The following space limits shall apply to the "RG 18" - General Residence zone:

(1) Non-residential uses:

a. Minimum lot area: 5,000 square feet
b. Minimum width of lot: 50 feet.
c. Minimum depth of lot: 100 feet.
d. Maximum height of building: 50 feet.
e. Minimum front yard: 15 feet
f. Minimum rear yard: ten feet.
g. Minimum side yard: seven feet.
h. Minimum side yard at corner: 25 feet.
i. Maximum lot coverage: 80 percent.
j. Maximum floor area ratio: one to 1.67 (0.6:1.0).

(2) Multiple family residential uses:

a. Multi-family residential construction in this district shall, except as herein described, shall comply with the space limitations of the "MF-1" - Multi-Family Residential-Low Density District.
b. A maximum density of 24 dwelling units per acre shall be allowed.

(3) Duplex residential uses:

a. Two family residential construction in this district shall comply with the space limitations of the "RD 30" - Duplex Residence District.

(4) Single-family residential uses:

a. Single family residential construction in this district shall comply with the space limitations of the "RS 60" - Single Family Residence District.

(d) *Miscellaneous provisions.*

(1) Off-street parking shall be provided for all uses established in this zone.
(2) Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.

(Code 1982, § 41-73; Ord. No. 1270, § 3.10, 12-15-1981; Ord. No. 1512, § 1, 1-5-1985; Ord. No. 94-08-26, § 3(C), 8-16-1994; Ord. No. 2000-01-03, § 1W, 1-4-2000; Ord. No. 2002-08-084, § I.26, 8-20-2002; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2010-05-011, § 2, 5-17-2010; Ord. No. 2010-12-053, § 14, 12-7-2010; Ord. No. 2012-11-056, § 29, 11-5-2012; Ord. No. 2013-04-033, § 3, 4-2-2013)

- **Sec. 146-79. - MF-1 - Multiple Family Residential-Low Density district.**

(a) Purpose. The "MF-1" - Multiple Family Residential-Low Density zone is designed to provide for low density multiple family residential development characterized by smaller scale buildings and extensive open space and landscaping. This district should not be located with frontage or direct access on major thoroughfares or with principal access to local residential streets. This district permits two story apartments, fourplexes, and duplexes.

(b) *Permitted uses*. The following uses are permitted in the "MF-1" - Multiple Family Residential-Low Density zone: uses as permitted in the schedule of uses.

(c) *Space limits*. The following space limits shall apply to the "MF-1" - Multiple Family Residential-Low Density zone:

(1) Minimum rear yard: 25 feet; 45 feet where adjacent to single family or duplex residential zones or uses.

(2) Minimum side yard: 20 feet; 45 feet where adjacent to single family or duplex residential zones or uses.

(3) Maximum lot coverage: 50 percent, including accessory buildings other than covered parking.

(4) Single family construction in this district shall comply with the "RS 60" - Single Family Residence zone space limit requirements. Duplex construction in this district shall comply with the "RD 30" - Duplex Residence zone space limit requirements.

(5) All other space limits identified as being applicable to the "MF-1" - Multiple Family Residential-Low Density zone in Appendix F of the Zoning Ordinance.

(d)*Miscellaneous provisions*.

(1) The minimum separation of buildings shall conform to the distance requirements as specified in section 146-129(4)c.

(2) The keeping of dogs, cats and other household pets is limited to two animals over six months old.

(Code 1982, § 41-74; Ord. No. 2000-01-03, § 1B, 1-4-2000; Ord. No. 2002-08-084, § I.35, 8-20-2002; Ord. No. 2003-07-064, § I, 7-15-2003; Ord. No. 2004-12-124, § I, 12-15-2004; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2010-12-053, § 14, 12-7-2010; Ord. No. 2012-11-056, § 29, 11-5-2012; Ord. No. 2013-04-033, § 3, 4-2-2013)

EXHIBIT F
INFRASTRUCTURE IMPACT LETTER

December 21, 2017

Mr. Nathan Henry
Maddox Square, LLC
421 West 3rd Street #1504
Austin, TX 78701

RE: Proposed 93-Unit Multi-Family Development
Lot 6 / Block A – Joplin Acres Subdivision
McKinney, Texas

Dear Mr. Henry:

Kimley-Horn and Associates, Inc. has performed a preliminary review of the proposed 93-unit multi-family project on Lot 6 / Block A of the Joplin Acres Subdivision. Per our initial review, there appears to be no significant impact to the public infrastructure. Utilities were provided to the tract through the adjacent Lot 5R, and detention will be required to mitigate the increased drainage run-off.

Please do not hesitate to call me at (512) 418-1771 should you have any additional questions regarding this matter.

Sincerely,

Brian J. Parker, P.E.
Project Manager
TBPE F-928

Cc: Ms. Megan Lasch, Maddox Square LLC

EXHIBIT G
CONCEPT SITE PLAN

ARCHITECTURAL SITE PLAN

NORTH

SCALE: NTS

EXHIBIT H
CONCEPT ELEVATIONS

EXHIBIT I
15 YEAR OPERATING PROFORMA

DEVELOPMENT COST SCHEDULE

Dec 21, 2017 **Square - McKinney**

This Development Cost Schedule must be consistent with the Summary Sources and Uses of Funds Statement. All Applications must complete the total development cost column and the Tax Payer Identification column. Only HTC applications must complete the Eligible Basis columns and the Requested Credit calculation below:

	Total Development Summary		
	Total Cost	Eligible Basis	
ACQUISITION:		Acquisition	New/Rehab.
Site acquisition cost	2,600,000		
Existing building acquisition cost			
Closing costs & acq. legal fees			
Other (specify)			
Other (specify)			
Subtotal Acquisition Cost	$2,600,000	$0	$0
OFF-SITES:[2]			
Off-site concrete	0		
Storm drains & devices	0		
Water & fire hydrants	0		
Off-site utilities	0		
Sewer lateral(s)	0		
Off-site paving	0		
Off-site electrical	0		
Other (specify)	0		
Other (specify)	0		
Subtotal Off-Sites Cost	$0	$0	$0
SITE WORK:[3]			
Demolition	1,952		
Asbestos Abatement (Demo Only)	0		
Detention	0		
Rough grading	157,536		142,536
Fine grading	135,224		135,224
On-site concrete	133,235		133,235
On-site electrical	79,645		79,645
On-site paving	423,239		423,239
On-site utilities	273,331		258,331
Decorative masonry	0		0
Bumper stops, striping & signs	22,921		22,921
Other (mobilization)	167,917		167,917
Subtotal Site Work Cost	$1,395,000	$0	$1,363,048

SITE AMENITIES:			
Landscaping	152,500		152,500
Pool and decking	0		0
Athletic court(s), playground(s)	65,000		65,000
Fencing	80,000		80,000
Other (picnic tables/benches/grills)	38,000		38,000
Subtotal Site Amenities Cost	$335,500	$0	$335,500
BUILDING COSTS*:			
Concrete	659,827		659,827
Masonry	531,750		531,750
Metals	301,645		301,645
Woods and Plastics	1,276,543		501,543
Thermal and Moisture Protection	202,216		202,216
Roof Covering	149,015		149,015
Doors and Windows	335,391		335,391
Finishes	1,231,854		1,231,854
Specialties	96,145		96,145
Equipment	205,129		205,129
Furnishings	212,423		212,423
Special Construction	170,068		170,068
Conveying Systems (Elevators)	110,000		110,000
Mechanical (HVAC; Plumbing)	1,010,646		1,010,646
Electrical	696,908		696,908
Detached Comm Facilities/Bldg	0		0
Carports and/or Garages			
Lead-Based Paint Abatement			
Asbestos Abatement (Rehab only)			
Structured Parking	0		0
Commercial Space Costs			
Other (specify)	0		0
Subtotal Building Costs	$7,189,560	$0	$6,414,560
TOTAL BUILDING COSTS & SITE WORK (including site amenities)	*$8,920,060*	*$0*	*$8,113,108*
Contingency 5.70%	508,443		508,443
TOTAL HARD COSTS	*$9,428,503*	*$0*	*$8,621,551*

OTHER CONSTRUCTION COSTS:

General requirements (<6%)	5.68%	535,204		486,786	5.65%
Field supervision (within GR limit)					
Contractor overhead (<2%)	1.89%	178,401		162,262	1.88%
G & A Field (within overhead limit)					
Contractor profit (<6%)	5.68%	535,204		486,786	5.65%
Total Contractor Fees		1,248,808		1,135,835	
TOTAL CONSTRUCTION CONTRACT		*$10,677,312*	*$0*	*$9,757,386*	

SOFT COSTS[3]

Architectural - Design fees	176,000		176,000
Architectural - Supervision fees	44,000		44,000
Engineering fees	285,000		285,000
Real estate attorney/other legal fees	200,000		160,000
Accounting fees	65,000		65,000
Impact Fees	0		0
Building permits & related costs	259,875		259,875
Appraisal	7,500		7,500
Market analysis	7,500		7,500
Environmental assessment	21,450		21,450
Soils report	21,450		21,450
Survey	22,100		22,100
Marketing	100,000		
Hazard & liability insurance	31,620		0
Real property taxes	162,984		86,975
Personal property taxes			
Other (specify)			
Other (Bldr's Risk, GL, Comp Ops Ins)	146,267		146,267
Other (Int Des, NGBS Cert, FFE)	150,000		150,000
Subtotal Soft Cost	$1,700,745	$0	$1,453,117

FINANCING:

CONSTRUCTION LOAN[3]

Interest	744,119		595,295
Loan origination fees	114,000		114,000
Title & recording fees	125,000		125,000
Closing costs & legal fees	190,000		129,472
Inspection fees	85,000		85,000
Credit Report			
Discount Points			
Other - Letter of Credit	0		0
Other (specify)			

PERMANENT LOAN					
Loan origination fees		48,000			
Title & recording fees					
Closing costs & legal		15,000			
Bond premium					
Credit report					
Discount points					
Credit enhancement fees					
Prepaid MIP					
Other (specify)					
Other (specify)					
BRIDGE LOAN					
Interest					
Loan origination fees					
Title & recording fees					
Closing costs & legal fees					
Other (specify)					
Other (specify)					
OTHER FINANCING COSTS[3]					
Tax credit fees		70,550			
Tax and/or bond counsel					
Payment bonds					
Performance bonds		127,111		127,111	
Credit enhancement fees					
Mortgage insurance premiums					
Cost of underwriting & issuance					
Syndication organizational cost					
Tax opinion					
Other (specify)					
Other (specify)					
Other (specify)					
Other (specify)					
Subtotal Financing Cost		$1,518,780	$0	$1,175,878	
DEVELOPER FEES:[3]					
Housing consultant fees[4]		200,000		200,000	
General & administrative					
Profit or fee		1,779,000		1,657,957	
Subtotal Developer's Fees	15.00%	$1,979,000	$0	$1,857,957	15.00%
RESERVES:					
Rent-up		116,270			
Operating		394,097			
Replacement					
Escrows		0			
Subtotal Reserves		$510,367	$0	$0	
TOTAL HOUSING DEVELOPMENT COSTS		$18,986,204	$0	$14,244,339	

RENT SCHEDULE

Dec 21, 2017

Maddox Square - McKinney

HTC Units	HOME Units (Rent/Inc)	HTF Units	MRB Units	Other/Subsidy	# of Units	# of Bedrooms	# of Baths	Unit Size (Net Rentable Sq. Ft.)	Total Net Rentable Sq. Ft.	Program Rent Limit	Tenant Paid Utility Allow.	Rent Collected/Unit	Total Monthly Rent
					(A)			(B)	(A) x (B)			(E)	(A) x (E)
TC30%					2	1	1.0	650	1,300	$ 413	$ (57)	$ 356	712
TC50%					5	1	1.0	650	3,250	$ 688	$ (57)	$ 631	3,155
TC60%					5	1	1.0	650	3,250	$ 826	$ (57)	$ 769	3,845
MR					2	1	1.0	650	1,300	$ -	$ -	$ 826	1,652
TC30%					5	2	2.0	850	4,250	$ 495	$ (73)	$ 422	2,110
TC50%					20	2	2.0	850	17,000	$ 826	$ (73)	$ 753	15,060
TC60%					25	2	2.0	850	21,250	$ 991	$ (73)	$ 918	22,950
MR					5	2	2.0	850	4,250	$ -	$ -	$ 991	4,955
TC30%					2	3	2.0	1100	2,200	$ 572	$ (88)	$ 484	968
TC50%					8	3	2.0	1100	8,800	$ 954	$ (88)	$ 866	6,928
TC60%					12	3	2.0	1100	13,200	$ 1,145	$ (88)	$ 1,057	12,684
MR					2	3	2.0	1100	2,200	$ -	$ -	$ 1,145	2,290
									0				
									0				
									0

ANNUAL OPERATING EXPENSES

Dec 21, 2017 **Maddox Square - McKinney**

General & Administrative Expenses					
Accounting		$	12,000.00		
Advertising		$	13,950.00		
Legal fees		$	8,718.75		
Leased equipment		$			
Postage & office supplies		$	6,975.00		
Telephone		$	5,231.25		
Other		$			
Other	*Total General & Administrative*	$			
Total General & Administrative Expenses:				$	46,875.00
Management Fee:	Percent of Effective Gross Income:		5.00%	$	43,680.72
Payroll, Payroll Tax & Employee Benefits					
Management		$	38,000.00		
Maintenance		$	38,000.00		
Other	*Benefits/Payroll Taxes*	$	21,280.00		
Other	*Total Payroll*				
Total Payroll, Payroll Tax & Employee Benefits:				$	97,280.00
Repairs & Maintenance					
Elevator		$	0.00		
Exterminating		$	1,674.00		
Grounds		$	15,000.00		
Make-ready		$	13,020.00		
Repairs		$	19,530.00		
Pool		$	0.00		
Other		$			
Other	*Total Repairs & Maintenance*	$			
Total Repairs & Maintenance:				$	49,224.00
Utilities (Enter Development Owner expense)					
Electric		$	16,275.00		
Natural gas		$	0.00		
Trash		$	6,000.00		
Water & sewer		$	32,550.00		
Other	*Elevator*	$			
Other		$			
Total Utilities:				$	54,825.00
Annual Property Insurance:	Rate per net rentable square foot:	$	0.38		31,620
Property Taxes:					*Estimated Taxes*
Published Capitalization Rate: 8.75% Source: Travis County				$	-
Annual Property Taxes:		$	0.00		
Payments in Lieu of Taxes:		$			
Other Taxes		$			
Other Taxes	*Total Property Taxes*	$	105,000.00		
Total Property Taxes:				$	105,000.00
Reserve for Replacements:	Annual reserves per unit:	$	300.00	$	27,900.00
Other Expenses					
Cable TV		$			
Supportive service contract fees		$	0.00		
TDHCA Compliance fees		$	3,360		
TDHCA Bond Administration Fees (TDHCA as Bond Issuer Only)		$			
Security		$			
Other		$			
Other		$			
Total Other Expenses:				$	3,360.00
TOTAL ANNUAL EXPENSES	Expense per unit:	$	4943.71	$	459,764.72
	Expense to Income Ratio:		**52.63%**		
NET OPERATING INCOME (before debt service)				$	413,849.68
Annual Debt Service					
1st Mortgage		$	328,429.27		
		$	0.00		
		$	0.00		
		$			
TOTAL ANNUAL DEBT SERVICE	Debt Coverage Ratio:		1.26	$	328,429.27
NET CASH FLOW				$	85,420.41

15 Year Rental Housing Operating Pro Forma

Maddox Square - McKinney **Dec 21, 2017**

All Programs Must Complete the following:

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	$927,708	$946,262	$965,187	$984,491	$1,004,181	$1,108,697	$1,224,091
Secondary Income	$ 16,740	$ 17,075	$ 17,416	$ 17,765	$ 18,120	$ 20,006	$ 22,088
POTENTIAL GROSS ANNUAL INCOME	$944,448	$963,337	$982,604	$1,002,256	$1,022,301	$1,128,703	$1,246,179
Provision for Vacancy & Collection Loss	($70,834)	($72,250)	($73,695)	($75,169)	($76,673)	($84,653)	($93,463)
Rental Concessions	$0						
EFFECTIVE GROSS ANNUAL INCOME	$873,614	$891,087	$908,908	$927,087	$945,628	$1,044,050	$1,152,716
EXPENSES							
General & Administrative Expenses	$ 46,875.00	$48,281	$49,730	$51,222	$52,758	$61,161	$70,903
Management Fee	$ 43,681	$ 44,554	$ 45,445	$ 46,354	$ 47,281	$ 52,203	$ 57,636
Payroll, Payroll Tax & Employee Benefits	$ 97,280	$ 100,198	$ 103,204	$ 106,300	$ 109,489	$ 126,928	$ 147,145
Repairs & Maintenance	$ 49,224	$ 50,701	$ 52,222	$ 53,788	$ 55,402	$ 64,226	$ 74,456
Electric & Gas Utilities	$ 16,275	$ 16,763	$ 17,266	$ 17,784	$ 18,318	$ 21,235	$ 24,617
Water, Sewer & Trash Utilities	$ 38,550	$ 39,707	$ 40,898	$ 42,125	$ 43,388	$ 50,299	$ 58,310
Annual Property Insurance Premiums	$ 31,620	$ 32,569	$ 33,546	$ 34,552	$ 35,589	$ 41,257	$ 47,828
Property Tax	$ 105,000	$ 108,150	$ 111,395	$ 114,736	$ 118,178	$ 137,001	$ 158,822
Reserve for Replacements	$ 27,900	$ 28,737	$ 29,599	$ 30,487	$ 31,402	$ 36,403	$ 42,201
Other Expenses	$ 3,360	$ 3,461	$ 3,565	$ 3,672	$ 3,782	$ 4,384	$ 5,082
TOTAL ANNUAL EXPENSES	$459,765	$473,121	$486,869	$501,021	$515,588	$595,098	$687,000
NET OPERATING INCOME	$413,850	$417,966	$422,039	$426,066	$430,041	$448,952	$465,715
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	$328,429	$328,429	$328,429	$328,429	$328,429	$328,429	$328,429
Second Deed of Trust Annual Loan Payment	0	0	0	0	0	0	0
Third Deed of Trust Annual Loan Payment							
Other Annual Required Payment	0	0	0	0	0	0	0
Other Annual Required Payment							
NET CASH FLOW	$85,420	$89,537	$93,610	$97,637	$101,611	$120,523	$137,286
CUMULATIVE NET CASH FLOW	$85,420	$174,957	$268,567	$366,204	$467,815	$1,033,313	$1,687,240
Debt Coverage Ratio	1.26	1.27	1.29	1.30	1.31	1.37	1.42

EXHIBIT J
SOURCES AND USES

SOURCES AND USES

Dec 21, 2017 — Maddox Square -

Financing Participants	Funding Description	Construction Period		Lien Position	Permanent Period					Lien Position
		Loan/Equity Amount	Interest Rate (%)		Loan/Equity Amount	Interest Rate (%)	Amort - ization	Term (Yrs)	Syndication Rate	
Debt										
TDHCA	Multifamily Direct Loan									
TDHCA	Mortgage Revenue Bond									
Construction Loan	Conventional Loan	$11,400,000	5.75%	1st						
	Local Government Loan	$0	1.00%	2nd	$ -	1.00%	n/a	40		2nd
Perm Loan	Conventional Loan				$ 4,800,000	6.00%	35	18		1st
Third Party Equity										
Equity	HTC $ 1,500,000.00	$ 9,554,045			$ 13,648,635				0.910	
Grant										
Deferred Developer Fee										
Developer Fee		$ -			$ 537,569					
Other										
		$ -			$ -					
	Total Sources of Funds	$ 20,954,045			$ 18,986,204					
	Total Uses of Funds				$ 18,986,204					

- END -

RELEASE AND HOLD HARMLESS AGREEMENT

STATE OF TEXAS)
)
COUNTY OF COLLIN)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, this Release and Hold Harmless Agreement ("Agreement") is hereby entered into by and between Maddox Square, LLC ("Releasor"), and the City of McKinney, Texas, a Texas municipal corporation (the "City"); and

WHEREAS, Releasor will be submitting an application for 4% or 9% low income housing tax credits ("LIHTC") to the Texas Department of Housing and Community Affairs ("TDHCA") for a housing development generally described as: Maddox Square (the "Project"), generally located on property located in the City of McKinney, TX the "Property"); and

WHEREAS, Releasor has also submitted a request to the City for passage of a Resolution by the City Council of the City of McKinney, Texas ("City Council"), supporting the Project; and

WHEREAS, Releasor has also submitted or intends to submit an application to the City requesting a zoning amendment on the Property to: _____, as necessary to develop the Project, an affordable multifamily development; and

N/A

WHEREAS, Texas law, at Texas Government Code, § 2306.6705(5), provides for Releasor to execute this Agreement to release and hold the City harmless in the event that Releasor's zoning amendment application on the Property is denied; and

WHEREAS, Releasor's providing this Agreement to the City is consistent with the City's LIHTC Resolution Policy.

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt of which is hereby acknowledged, Releasor, and its successors, assigns and grantees, does hereby completely release the City from and waive any and all claims, whether known or unknown, which arise or may arise, from Releasor's zoning amendment application, including but not limited to, its denial of appropriate zoning.

Furthermore, Releasor agrees to indemnify and hold harmless the City, its officers employees, agents, and representatives, from any and all claims, counterclaims, demands, actions, and causes of action of any kind or character, whether known or unknown, present or future, asserted by Releasor its successors, assigns and grantees, or any third party, with regard to any damages to the Property or Project, as identified above, that may be or have been brought against the City, its officers, employees, agents and representatives, as the result of the City's consideration of Releasor's zoning amendment application, including but not limited to, its denial of appropriate zoning.

EXECUTED on the dates acknowledged below, and effective as of the last date signed.

RELEASOR:

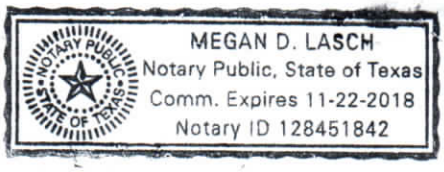
_____ Date signed: 1-5-18

Partner, Agent, Maddox Square, LLC

THE STATE OF TEXAS §
§
COUNTY OF Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Lisa Stephens, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said instrument was executed and intended as a release for the purposes and consideration therein described and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on this 5 day of Jan, 2018, to certify which witness my hand and seal of office.



Notary Public in and for
the State of Texas

My Commission Expires: 11-22-18

CITY OF McKINNEY, TEXAS

By _____ Date signed: _____
Paul Grimes
City Manager

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Paul Grimes, City of McKinney City Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said instrument was executed and intended as a release for the purposes and consideration therein described and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on this _____ day of _____, 2018, to certify which witness my hand and seal of office.

_____
Notary Public in and for
the State of Texas

My Commission Expires: _____

HOPE'S DOOR NEW BEGINNING CENTER
Building Lives without Violence

January 02, 2018

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Maddox Square

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Applications for a proposed work force housing development;

- "Maddox Square," TDHCA Application #TBD, to be located at the Southeast corner of Ridge Road and Virginia Parkway, Collin County.

Hopes Door – New Beginning Center is a tax exempt 501(c)3 not-for-profit organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. Our mission is serving those in need in Collin County, TX. We believe that there is a need for housing that is affordable to citizens of modest means in McKinney, TX and these developments will help meet that need.

Sincerely,

James Malatich
CEO

Saigebrook Development

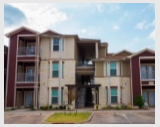
Contact:
Lisa Stephens
352-213-8700
lisa@saigebrook.com

Contact:
Megan Lasch
830-330-0762
megan@o-sda.com

Saigebrook Development – Developer and Owner

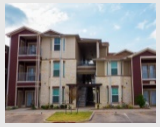
- 15+ years experience in multi-family development
- Developer of approx. 5,000 units, more than 1,200 units in Texas
- Innovative, neighborhood appropriate development with proven track record
- Ownership 15 years +
- Art in Public Places
- Texas owned
- Green Development Practices
- Onsite Management
  - At minimum two full time staff

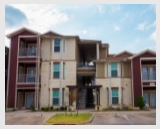
  one maintenance and one manager



What sets us apart

- Proven track record - secured 18 competitive Housing Tax Credit projects in the last 8 application cycles
- Art in Public Places
  - Use of local artisans, fosters community pride
- Green Development Practices
  - Energy efficient, promote water conservation, reduce resident burden
- Long Term Ownership and Texas Owned
  - Instill pride in community through careful resident selection, programming, and customer service
- Resident programs, career counseling & job training





Texas Portfolio

11 Communities in Operation:

- Amberwood Place – Longview
- La Ventana – Abilene
- Pinnacle at North Chase – Tyler
- Saige Meadows – Tyler
- The Roxton – Denton
- Tylor Grand – Abilene
- Barron's Branch I – Waco
- Summit Parque – Dallas
- Liberty Pass – Selma
- Barron's Branch II – Waco
- Art at Bratton's Edge – Austin

3 Communities Under Construction:

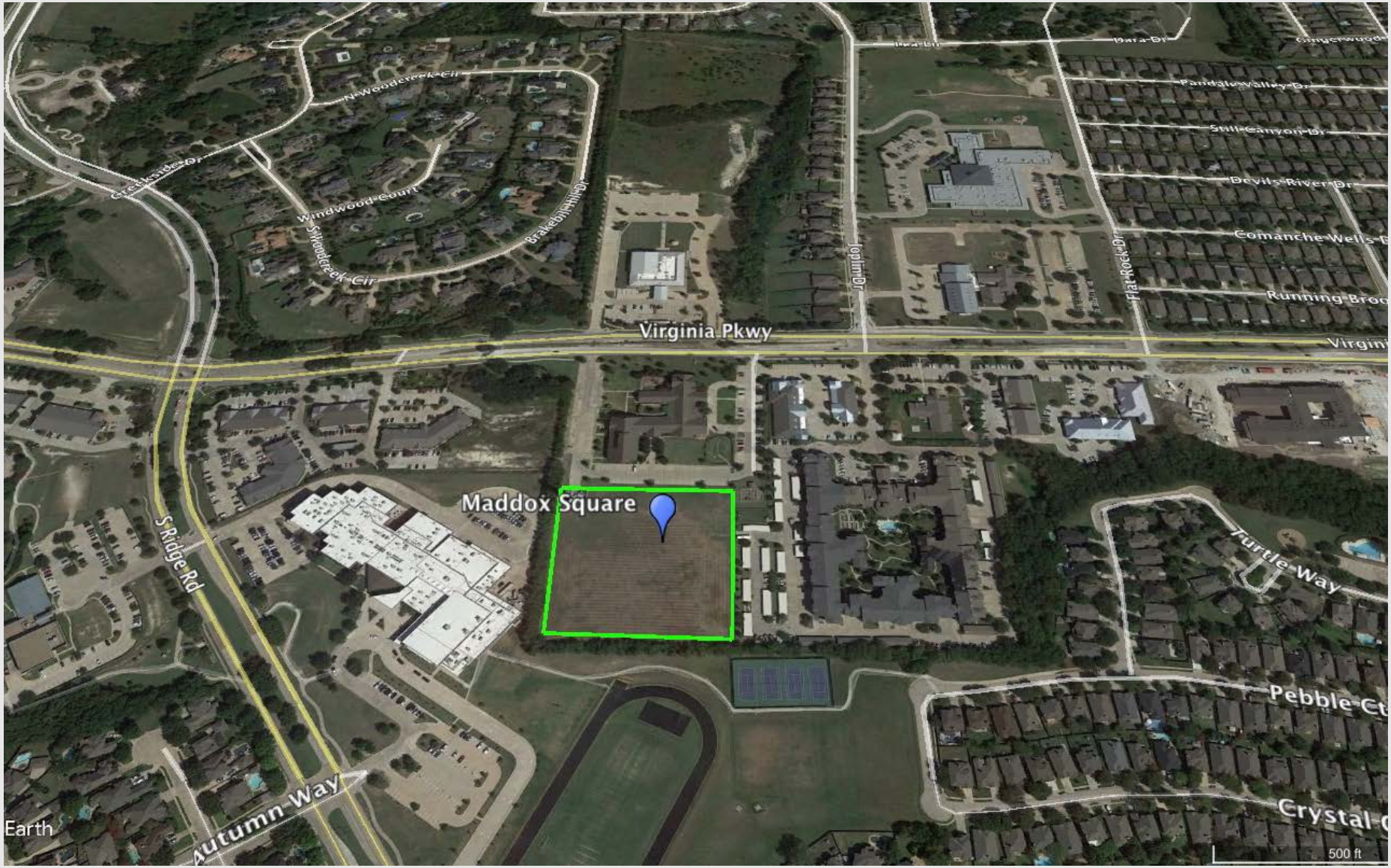
- Stillhouse Flats – Harker Heights
- LaMadrid Apartments – Austin
- Kaia Pointe – Georgetown

4 Communities in Development

- Aria Grand – Austin
- Mistletoe Station– Fort Worth
- Edgewood Place – Longview
- Alton Plaza- Longview

Site Location

Southeast of Corner Ridge Road and Virginia Parkway



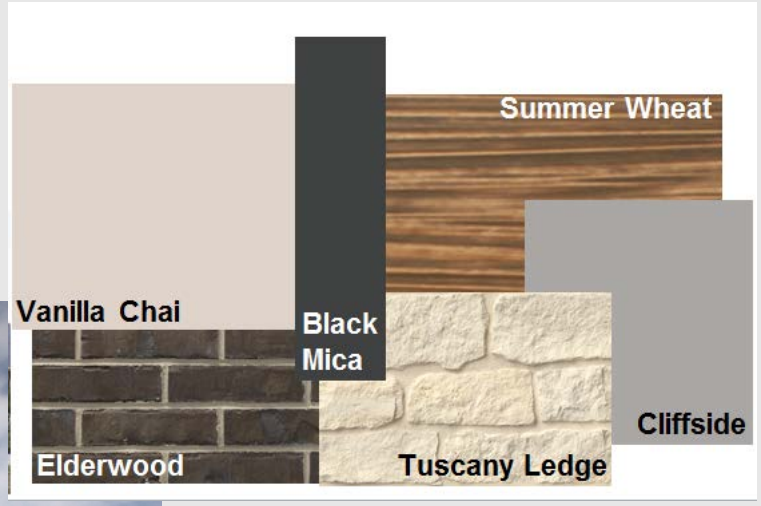
Key Points to the Development

- Mixed-Income Community with Units Set Aside for Area Workforce
- 84-93 Residences
- 30-60% AMI units and unrestricted, market rate
- Mix of 1, 2, and 3 bedrooms
- Onsite Clubhouse and Amenity Center
- Excellent Access and Close Proximity to Many Services
- Luxury Interior Finishes
- Onsite Maintenance and Management
- Garages as required per PD
- Unit mix will conform with PD Requirements: 900 SF min

Maddox Square Concepts

**Concept Elevations – subject to change based on community input and constructability*

Maddox Square Concepts



**Concept Elevations – subject to change based on community input and constructability*

Proposed Unit Mix

Unit mix will conform with PD Requirements: 900 SF min

1 BR; Workforce $413 - $826/month Market $1,200

2 BR; Workforce $495 - $991/month Market $1,300

3 BR; Workforce $572 - $1,145/month Market $1,450

Unit type	30% AMI	50% AMI	60% AMI	Market Rate
Number of units	10% of units	40% of units	30-40% of units	10-20% of units

Market studies show our Primary Market demand is 677 units for 1BR, 384 for 2BR and 156 for 3BR.

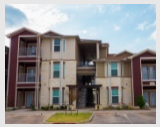
** Rents are based on AMI of $73,400*

Maddox Square Concepts

**Concept Site Plan – subject to change based on community input and constructability*

Clubhouse Amenities

- Business center
- Children's playground
- 24 hr. Fitness Center
- Multi-purpose room with kitchen
- Indoor/Outdoor entertainment options
- Swimming pool or splash pad
- BBQ grills and picnic tables



EXIT
EXIT

Unit Interior Examples

- Resilient flooring (no carpet)
- Kitchen tile backsplash

- Tile tub surrounds
- Granite or quartz kitchen countertops and bathroom vanities

Who are the residents?

- Medical District Staff
- ISD Support Staff and Classroom Aides
- First Year Emergency Service Providers
- Hospitality Service Providers
- Single Parents
- Retirees/Seniors
- Returning Veterans
- Retail Service Providers

Selection Criteria & Safety

- Background checks completed on all adults on lease
  - No felony convictions or felony adjudicated sentences
  - No misdemeanor convictions or adjudicated sentences that were violent or sexual in nature
- Renters' monthly income must be 2.5x the monthly rent payment
- Credit check by 3rd-party vendor
- Good rental history
- Strong lease rules and regulations

Resident Programs

- Partner with several community and non-profit organizations to provide services that fit the resident needs.

- Supportive services might include
  - Annual health fair & health screen services
  - Blood pressure testing/ wellness checks
  - Heathy eating on a fixed budget
  - Cooking classes
  - Annual income tax preparation
  - Transportation/ shuttle services
  - Senior prom
  - Onsite rehab or fitness classes

Development Examples

Development Examples

360
STUDIOS
Business Center

Meeting space

Fitness Center

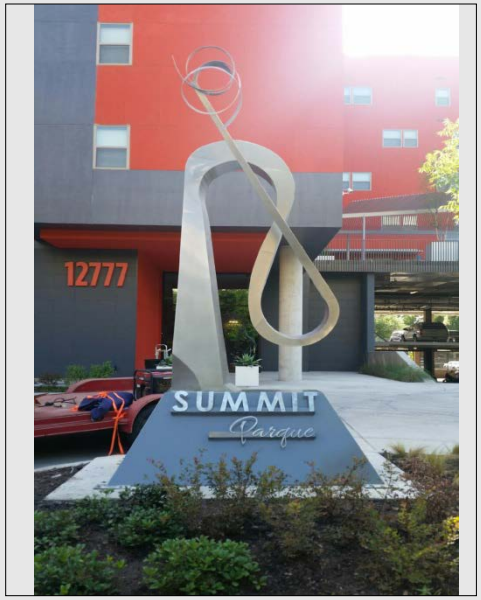
Entertainment Space

Art in Public Places

Tylor Grand

The Roxton

Barron's Branch



Summit Parque

Amberwood Place

Liberty Pass

New and Upcoming

Edgewood Place – Longview Texas

For more information please visit:
www.saigebrook.com or
www.facebook.com/SaigebrookDevelopment

Saigebrook Maddox Square
Housing & Community Development

TO: Paul Grimes, City Manager

FROM: Janay Tieken, Housing & Community Development Manager

DATE: 16 January 2018

SUBJECT: Saigebrook Maddox Square

1. *Project location, including whether the project is located one linear mile or less from a development that serves the same type of household as the new development;*
   Saigebrook Maddox Square 84 unit, affordable, multifamily development, to be located directly behind Trinity Presbyterian Church, 5871 Virginia Pkwy, near the SE Corner of Ridge Road and Virginia Parkway. The site is located in Council District #3. The project is not located one linear mile or less from an existing tax credit development serving the same type of household. See attached map for location with respect to other tax credit properties.

2. *Housing needs characteristics;*
   With a 2017 estimated population of 168,358, there are currently 2128 multifamily, tax credit units in McKinney. Based on a 2020 projected population of 180,300, to maintain number of tax credit units as 1.25% of population (or one unit for every 80 people), 2,253 units of affordable housing will be needed. This is an additional 125 units of affordable housing needed by 2020. (McKinney Planning Department; American FactFinder)

3. *Project characteristics, including whether the project includes the use of existing housing as part of a community revitalization plan;*
   Amenities will likely include a fully furnished clubhouse with a kitchen, fitness center, cyber lounge, children's play area, pool, community room, covered BBQ picnic area and an outdoor community area. The proposed development will have 8 units at 30% of the AMI ($24,600 family of 4) and 34 units at 50% of AMI ($36,700 family of 4) and 34 units at 60% of AMI ($49,200 family of 4). The remaining 8 units will be market rate.

   The project is not part of a Concerted Revitalization Plan.

4. *Sponsor/developer characteristics and experience, and list the name, including company name, of the contact person, with address and telephone number, and the identification of those persons providing developmental or operational services to the development, including: (a) development owner (b) architect (c) attorney (d) tax professional (e) property management consultant (f) consultant (g) market analyst (h) tenant services*

provider (i) syndicator (j) real estate broker or agent or a person receiving a fee in connection with services usually provided by a real estate broker or agent (k) the owners of the property on which the development is located (l) developer (m) the builder or general contractor;

a. Development Owner:
Saigebrook Development, LLC.
Lisa Stephens
421 W. 3rd St. Ste. 1504
Austin, TX 78701
512.383.5470
Has more than 15 years of experience in developing, financing and operating affordable housing. Ms. Stephens has secured eighteen allocations of 9% Housing Tax Credits in the last eight application cycles in Texas. The direct result of 18 LIHTC properties have been built with a total of 1680 units. Saigebrook Development, LLC, has never default on a loan or been sued by a City or related housing entity.

b. Architect:
Miller Slayton Architects
Paul Miller
2114 NW 40th Terrace, Suite B-3
Gainesville, FL 32605
352.377.0505

c. Attorney:
Shutts & Bowen, LLP
Robert Cheng
200 South Biscayne Boulevard, Suite 4100
Miami, FL 33131
305.415.9083

d. Tax Professional:
TBD

e. Property Management Company:
Accolade Property Management
621 Cowboys Pkwy Ste 200
Irving, TX 75063
214.496.0600

f. **S. Anderson Consulting, Sarah Anderson, 1305 E 6th, Unit #12, Austin, TX , 7 78702, 512.554.4721**

g.TBD
h.TBD
i. TBD
j. **Davidson & Bogel Real Estate, LLC, Staton Standridge, 2929 Carlisle Street, Suite #250, Dallas, TX 75204, 214.526.3626**
k. **Zerga Investments I, Ltd. , Jerry Green, 1117 Constitution Dr., McKinney, TX 75071 214.458.9198**
l. Maddox Square LLC
m.TBD

5. *Whether the anticipated tenant population includes individuals with special housing needs;* **The anticipated tenant population creates the need for at least 7 units**

for persons with special housing needs.

6. *McKinney Housing Authority ("MHA") waiting lists, and whether the development is supported by MHA;*
   As of 1/4/18, per Roslyn Miller, Executive Director, the McKinney Housing Authority has approximately 750 people on the waiting list. The MHA Board meets 1/23/18 so it has not had an opportunity to comment on the 2018 LIHTC applications for Resolutions of Support.

7. *Whether the anticipated tenant population includes individuals with children;*
   Yes, as the proposed development includes (52) 2-bd units and (32) 3-bd units and is open to the general population.

8. *Whether the project is intended for eventual tenant ownership;*
   No, the proposed development is not intended for eventual tenant ownership.

9. *The energy efficiency of the project;*
   Saigebrook will commit to National Green Building Standard Bronze level certification. Such efforts might include, but are not limited to:
   - Low or no VOC paint
   - Use of Xeriscape landscape plantings to reduce use of water resources;
   - Attic insulation of R-30 or greater;
   - Windows with a shading coefficient of .67 or greater;
   - Energy conserving lighting;
   - Low-flow fixtures and water conserving faucets, shower heads, etc;
   - High efficiency (1.28 gpf) toilets
   - Energy efficient appliances such as dishwashers and refrigerators
   - Use of fluorescent interior lighting and ceiling fans;
   - Installation of formaldehyde free insulation;
   - Healthy flooring materials.

10. *The historic nature of the project, including an evaluation of anticipated impact of the development on City historical areas, sites, buildings, or other structures;*
    The site is not a historic site and is not adjacent to any historic sites, buildings or structures.

11. *Whether at the time of application the City has more than twice the State average of units per capita supported by housing tax credits or private activity bonds, unless the applicant: (a) has obtained prior approval of the development from City Council, and (b) has included with the development application a written statement of support from the City Council referencing Texas Government Code §2306.6703 and authorizing an allocation of housing tax credits forthe development;*
    The City does not have more than twice (2.0 x) the state average of units per capita supported by housing tax credits and private activity bonds. With an estimated 2017 population of 168,358, there are 2128 tax credit units for a total of .01264 units per capita. This is 1.4 x the state average of .00875 units per capita.

12. *Whether the applicant has notified the following entities about the filing of the application: (a) any neighborhood organizations on the record with the State or Collin County; (b) the*

superintendent and the presiding officer of the board of trustees of the applicable independent school district (c) the Mayor and City Councilmembers of the City Council (d) the Collin County Commissioner's Court and County Judge; and (e) the State senator and State representative of the district containing the development, including whether the City has received any input from such persons or entities;

In the application submitted on December 22, 2017, Saigebrook Development, LLC, stated notifications would be sent to all the above listed parities by December 28, 2017. All prospective 9% LIHTC developments must meet TDHCA notification requirements above.

13. *Whether the development at the proposed location constitutes an approved land use under the City' s zoning ordinance provisions and whether the development's proposed land use change, if applicable, at the proposed location is consistent with the City' s Comprehensive Plan and housing priorities;*

Maddox Square
The subject property is zoned "PD" – Planned Development District Ordinance 97-05-33, and generally follows the uses and regulations of "RG-18" – General Residence District. This zoning allows multi-family residential uses, however, has several provisions that must be met per the terms of the PD Zoning including:

- No efficiency (studio) units
- The minimum average square footage of the units will be 900 square feet
- No more than 10% of the units may be 3-bedroom units
- A minimum of 1,940 square feet of lot area per unit, which caps the number of units at approximately 89 units
- A clubhouse with a fitness center, business center, and community room, as well as a pool with a deck and cabana
- A perimeter fence with automatic limited access gates at all points of entry
- 2 parking spaces per unit, with at least half of these spaces enclosed

Although the exhibits provided are general in nature, the site plan provided exceeds the maximum allowed number of units and the maximum allowed number of 3-bedroom units. Furthermore, no perimeter fencing or associated gates have been shown, the required number of parking spaces have not been provided, and no enclosed parking is shown. Based on the level of detail shown on the site plan, Staff is unable to verify the size of the units, or what type of amenities are provided in the clubhouse.

In addition to the PD Zoning requirements, the development is required to meet the provisions of the Zoning Ordinance as well. In this respect, the site plan does not show the required 20' landscape buffer and trees around the perimeter of the property. Additionally, the architectural standards require at least 50% masonry on each elevation (brick, stone, synthetic stone), and no more than 10% of each elevation may feature wood accents. The renderings provided do not appear to the meet the minimum amount of masonry required, and appear to exceed the maximum amount of wood permitted.

While the use is permitted on the property, it should be noted that all submittals will be required to meet the Zoning and/or Subdivision Ordinance regulations, as applicable.

14. *Whether the applicant is in the process of seeking the appropriate zoning from the City and has signed and provided to the City a release agreeing to hold the City and all other parties harmless in the event that the appropriate zoning is denied;*

Yes, the Hold Harmless agreement signed by the applicant is attached.

15. *Whether the development is financed through a private activity bond program, including private activity bonds issued by the TDHCA, the Texas State Affordable Housing Corporation, or a local issuer, such as the McKinney Housing Finance Corporation ("MHFC"), and if so, review of any staff or City Council requested financial analysis provided by an issuer related to the applicant's financing;*
    No, the development is not financed through private activity bonds.

16. *Whether the development complies with accessibility standards required under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); 24 C.F.R. Part 8, Subpart C; and related authorities concerning accessibility standards;*
    The development will comply with accessibility standards required under Section 504 of the Rehabilitation Act of 1973.

17. *An evaluation of the anticipated impact of the development on City services and related infrastructure, including but not limited to, police and fire services; water, sanitary sewer, and stormwater capacities and facilities; traffic patterns; and any environmental issues;*
    Police: The proposed development is in line with the anticipated growth of the City. The McKinney Police Department has a multi-year plan to meet the demands of future City growth. The McKinney Police Department has sufficient current capacity to absorb the new development's anticipated service demands.

    Fire: These developments typically increase demand for EMS. New buildings are built within existing codes and standards including active fire protection features. The overall impact to fire suppression should be minimal under normal circumstances. An additional inspection(s) requirement is created for the Fire Marshal Office.

    An evaluation of existing infrastructure, as well as a traffic analysis are attached.

18. *An evaluation of compliance with City health and safety codes.*
    Yes, the development will comply with health and safety codes.

Attachments: (1) Hold Harmless Agreement
(2) Zoning Analysis
(3) Elevations
(4) Site Plan
(5) Infrastructure Analysis
(6) Traffic Analysis

ATTACHMENT #1
HOLD HARMLESS AGREEMENT

Attachment #1

RELEASE AND HOLD HARMLESS AGREEMENT

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN)

WHEREAS, this Release and Hold Harmless Agreement ("Agreement") is hereby entered into by and between Maddox Square, LLC ("Releasor"), and the City of McKinney, Texas, a Texas municipal corporation (the "City"); and

WHEREAS, Releasor will be submitting an application for 4% or 9% low income housing tax credits ("LIHTC") to the Texas Department of Housing and Community Affairs ("TDHCA") for a housing development generally described as: Maddox Square (the "Project"), generally located on property located in the City of McKinney, TX the "Property"); and

WHEREAS, Releasor has also submitted a request to the City for passage of a Resolution by the City Council of the City of McKinney, Texas ("City Council"), supporting the Project; and

WHEREAS, ~~Releasor~~ has also submitted or intends to submit an application to the City requesting a zoning amendment on the Property to: _____, ~~as necessary to develop the Project,~~ an affo~~rdable multifamily development; and~~ N/A

WHEREAS, Texas law, at Texas Government Code, § 2306.6705(5), provides for Releasor to execute this Agreement to release and hold the City harmless in the event that Releasor's zoning amendment application on the Property is denied; and

WHEREAS, Releasor's providing this Agreement to the City is consistent with the City's LIHTC Resolution Policy.

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt of which is hereby acknowledged, Releasor, and its successors, assigns and grantees, does hereby completely release the City from and waive any and all claims, whether known or unknown, which arise or may arise, from Releasor's zoning amendment application, including but not limited to, its denial of appropriate zoning.

Furthermore, Releasor agrees to indemnify and hold harmless the City, its officers employees, agents, and representatives, from any and all claims, counterclaims, demands, actions, and causes of action of any kind or character, whether known or unknown, present or future, asserted by Releasor its successors, assigns and grantees, or any third party, with regard to any damages to the Property or Project, as identified above, that may be or have been brought against the City, its officers, employees, agents and representatives, as the result of the City's consideration of Releasor's zoning amendment application, including but not limited to, its denial of appropriate zoning.

EXECUTED on the dates acknowledged below, and effective as of the last date signed.

RELEASOR:

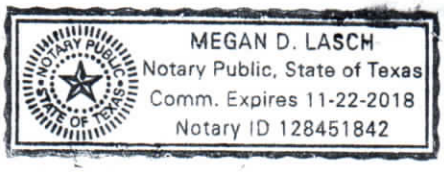
_____ Date signed: 1-5-18

Partner, Agent, Maddox Square, LLC

THE STATE OF TEXAS §
§
COUNTY OF Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Lisa Stephens, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said instrument was executed and intended as a release for the purposes and consideration therein described and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on this 5 day of Jan, 2018, to certify which witness my hand and seal of office.



Notary Public in and for
the State of Texas

My Commission Expires: 11-22-18

CITY OF McKINNEY, TEXAS

By _____ Date signed: _____
Paul Grimes
City Manager

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Paul Grimes, City of McKinney City Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said instrument was executed and intended as a release for the purposes and consideration therein described and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on this _____ day of _____, 2018, to certify which witness my hand and seal of office.

_____
Notary Public in and for
the State of Texas

My Commission Expires: _____

ATTACHMENT #2
ZONING VERIFICATION LETTER

McKINNEY™
TEXAS
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December 21, 2017

Saigebrook Development
c/o Nathan Henry
421 W. 3rd Street, Suite 1504
Austin, TX 78701

RE: Zoning Verification Letter, for the Subject Property Located Approximately 500 Feet South of Virginia Parkway and Approximately 520 Feet East of Ridge Road, Lot 6, Block A, of Joplin Acres, Property ID Number 2581334, City of McKinney, Collin County, Texas.

Dear Mr. Henry:

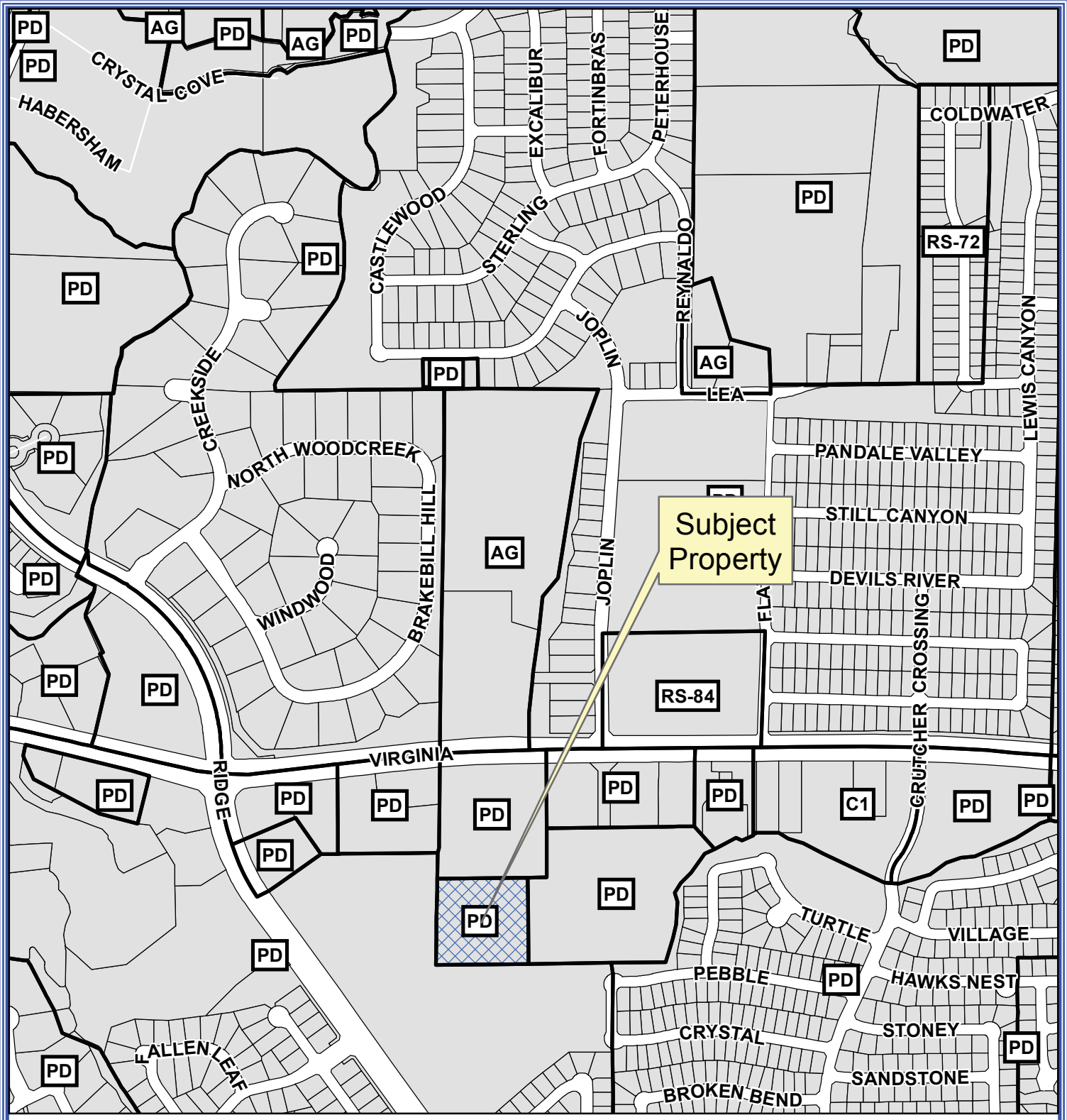
The property located approximately 500 feet south of Virginia Parkway and approximately 520 east of Ridge Road, Lot 6, Block A, of Joplin Acres, Property ID number 2581334, as shown on the enclosed locator map, in the City of McKinney, is zoned in accordance with "PD" – Planned Development Ordinance number 1997-05-33, and as amended. Tract TR-2 shall conform to "RG 18" – General Residence District and develop according to "PD" – Planned Development Ordinance number 1997-05-33, in the City of McKinney Zoning Ordinance, and as amended. Multiple-Family residential use is allowed on the subject property.

Enclosed, please find the locator map, aerial map, Ordinance numbers 97-05-33, Sec. 146-78 - "RG 18" – General Residence District and Sec. 146-79 "MF 1" – Multiple Family Residential District, of the City of McKinney Zoning Ordinance. The zoning of adjacent properties is available via the interactive map on the City of McKinney's website, www.mckinneytexas.org. From the home page, go to Departments>Development Services>Planning>Interactive Planning Map.

This letter has been prepared for the property shown on the enclosed locator map. If this is not the property you requested, please let us know. If you should have any questions regarding this letter, please contact the City of McKinney Planning Department at (972) 547-7409.

Sincerely,

Katherine Wright
Planning Technician



Location Map

Property ID Number 2581334
Lot 6, Block A, Joplin Acres

McKINNEY TEXAS
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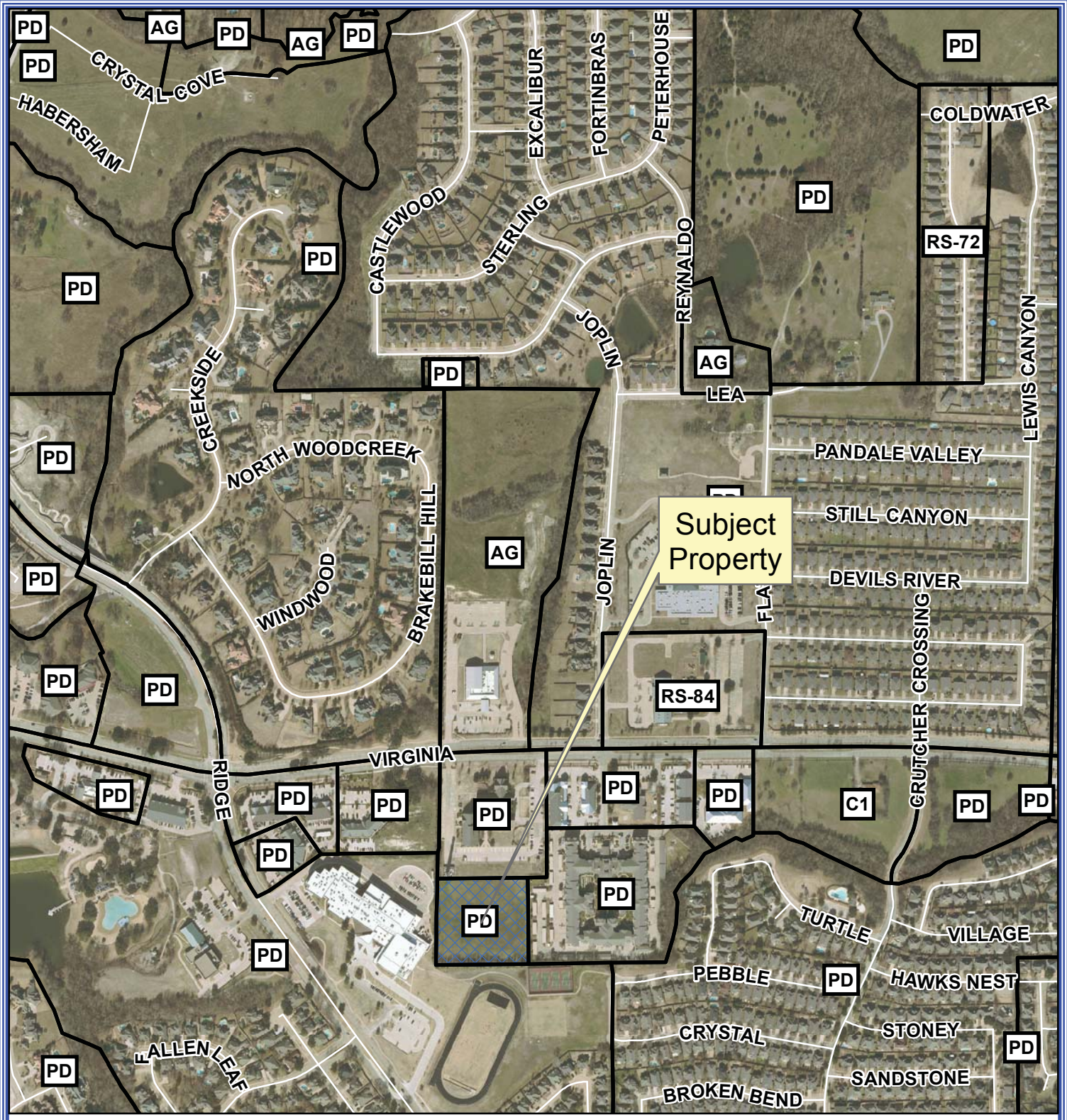
Path: X:\Development Services\Planning\2017LocationMaps\Property ID 2581334.mxd

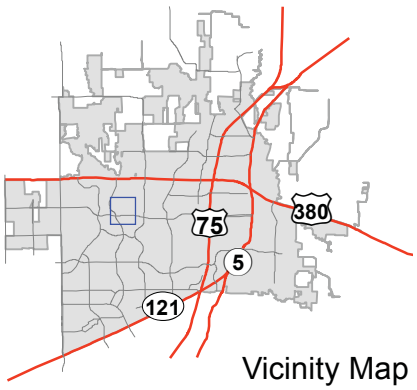
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



0 375 750 Feet

Location Map

Property ID Number 2581334
Lot 6, Block A, Joplin Acres



Vicinity Map

McKINNEY TEXAS
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Path: X:\Development Services\Planning\2017LocationMaps\Property ID 2581334.mxd

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ATTACHMENT #3
CONCEPT ELEVATIONS

ATTACHMENT #4
CONCEPT SITE PLAN

ARCHITECTURAL SITE PLAN

NORTH

SCALE: NTS

ATTACHMENT #5
INFRASTRUCTURE ANALYSIS

December 21, 2017

Mr. Nathan Henry
Maddox Square, LLC
421 West 3rd Street #1504
Austin, TX 78701

RE: Proposed 93-Unit Multi-Family Development
Lot 6 / Block A – Joplin Acres Subdivision
McKinney, Texas

Dear Mr. Henry:

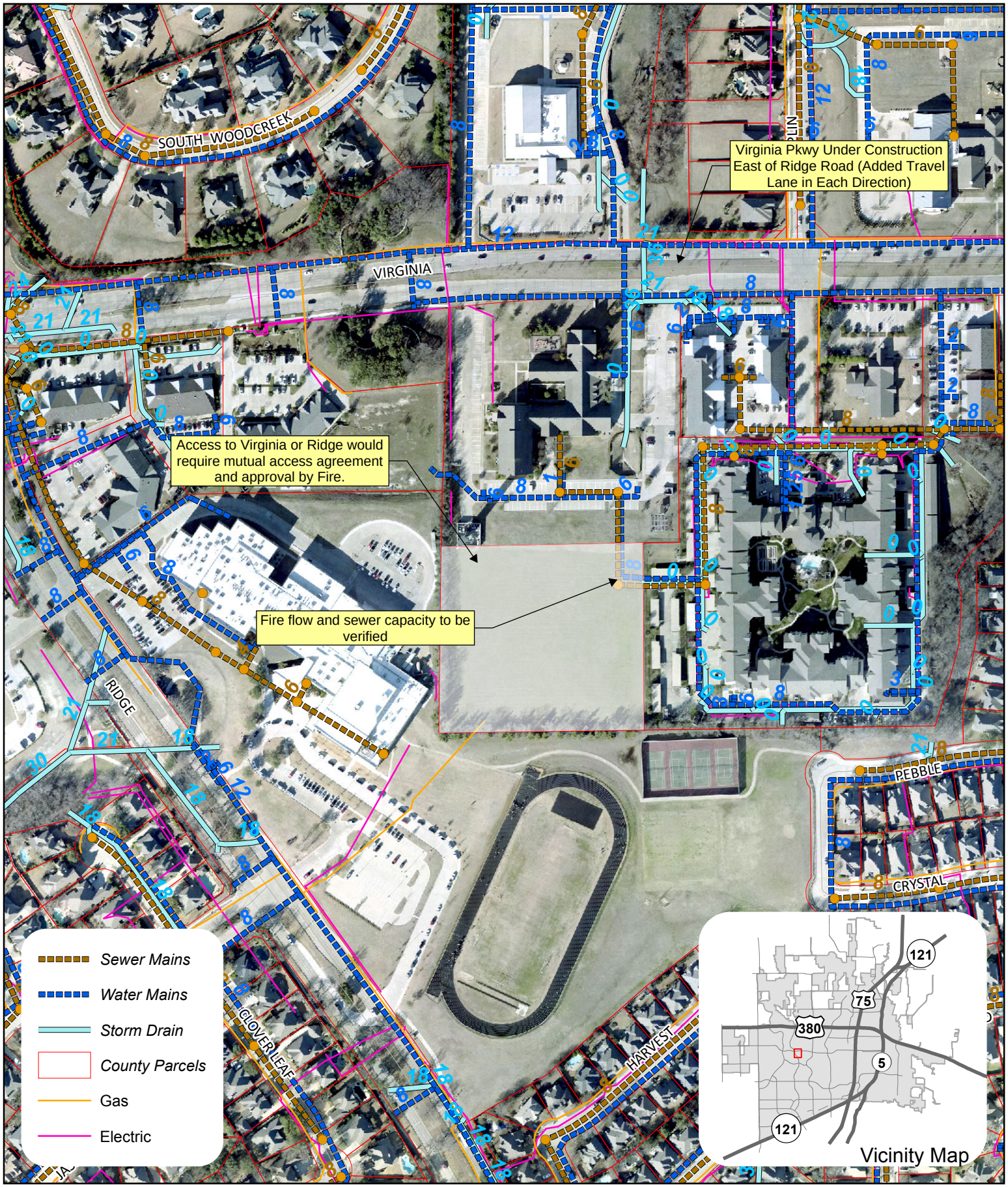
Kimley-Horn and Associates, Inc. has performed a preliminary review of the proposed 93-unit multi-family project on Lot 6 / Block A of the Joplin Acres Subdivision. Per our initial review, there appears to be no significant impact to the public infrastructure. Utilities were provided to the tract through the adjacent Lot 5R, and detention will be required to mitigate the increased drainage run-off.

Please do not hesitate to call me at (512) 418-1771 should you have any additional questions regarding this matter.

Sincerely,

Brian J. Parker, P.E.
Project Manager
TBPE F-928

Cc: Ms. Megan Lasch, Maddox Square LLC



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N

0 150 300 Feet

EXISTING INFRASTRUCTRE OVERVIEW

Source: City of McKinney GIS
Date: 1/5/2018

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ATTACHMENT #6
TRAFFIC ANALYSIS

EXHIBIT #6 TRAFFIC ANALYSIS

ITE TRIP GENERATION (10th Edition) FOR LIHTC DEVELOPMENTS (MCKINNEY, TEXAS)

LIHTC Development	Location	Land Use	Number of Units	Daily	AM PEAK			PM PEAK			Comments/Note
					Total	Enter	Exit	Total	Enter	Exit	
						23%	77%		63%	37%	
GF HOLDINGS - CIRCLE RANCH LOFTS	Hardin Blvd @ Community Ave (NEC)	220 - Multifamily Housing (low-rise)	185	1358	86	20	66	102	64	38	Hardin Blvd and Community Ave currently do not exist. Improvement/construction of both roadway infrastructurals are needed with development. Auxiliary lanes (left/right turn lane) may be required with development depending on site layout.
GF HOLDINGS - CIRCLE RANCH SENIORS	Hardin Blvd @ Community Ave (NEC)	220 - Multifamily Housing (low-rise)	222	1637	102	23	79	120	76	44	
Total			407	2995	188	43	145	222	140	82	
Saigebrook - Maddox Square	Virginia Parkway, south of Virginia and east of Ridge	220 - Multifamily Housing (low-rise)	93	662	45	10	35	55	35	20	Auxiliary lanes (right turn lane) may be required with development depending on site layout.

18-040

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Regarding the Application of the Groundfloor Holdings LLC to the Texas Department of Housing and Community Affairs (TDHCA), for 9% Tax Credits for the Construction of Circle F Ranch Lofts

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: January 16, 2018

DEPARTMENT: Housing & Community Development Department

CONTACT: Janay Tieken, Housing and Community Development
Cristel Todd, Affordable Housing Administrator

RECOMMENDED CITY COUNCIL ACTION:

- Approve one of the Resolutions

ITEM SUMMARY:

- GFH Circle F Ranch Lofts, LP will be applying to TDHCA for 9% tax credits for the construction of Circle F Ranch Lofts.
- GFH Circle F Ranch Lofts, LP is requesting a **Resolution of Support** from the City Council in order to increase the chances of the development receiving funding from TDHCA.

BACKGROUND INFORMATION:

- GroundFloor Holdings (GFH) specializes in and focuses on building well-conceived urban multifamily housing communities to serve and accommodate the growing demand for affordable metropolitan living. Since 2011, GroundFloor Holdings has completed and operates four LIHTC multifamily development projects - two of which are located in McKinney (Millennium and Post Oak) totaling 636 units to date. GroundFloor Holdings' fifth project is a 121-unit project for seniors and is scheduled to open in summer 2018.
- The proposed mixed income development consists of 180 units, 110 of which will be affordable and 70 of which will be market-rate. The development is not

age-restricted

- Development site is located at the Northeast Corner of future Hardin Boulevard and Community Avenue.
- A zoning analysis for the development is attached. A “Hold Harmless Agreement” has been signed by the developer.

FINANCIAL SUMMARY:

- The estimated total cost of the project is approximately $27.6 million. Tax credits make up approximately $13.4 million, a deferred developer fee of $897,112 with private debt making up the remaining $13.2 million.
- The developer will be asking the City for a minimal contribution of $500 to assist with scoring of the application.
- The developer is not asking for any additional contribution or fee waivers from the City.

BOARD OR COMMISSION RECOMMENDATION: N/A

SUPPORTING MATERIALS:

Resolution of No Objection
Resolution of Opposition
Resolution of Support
Developer Submission
Circle F Ranch Presentation
Staff Evaluation

RESOLUTION NO. 2018-01- ____ (R)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, OF NO OBJECTION TO THE APPLICATION BY GROUNDFLOOR HOLDINGS LLC TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR TAX CREDITS FOR CIRCLE F RANCH LOFTS LOCATED AT THE NORTHEAST CORNER OF FUTURE HARDIN BLVD AND COMMUNITY AVE; MAKING FINDINGS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, GFH Circle F Ranch Lofts, LP, is proposing to construct Circle F Ranch Lofts, a multifamily development, consisting of 110 affordable units and 70 market rate units, located at the Northeast Corner of future Hardin Blvd and Community Ave (the "Project") in the City of McKinney, Collin County, Texas (the "City"); and

WHEREAS, GFH Circle F Ranch Lofts, LP, has provided notice to the City in accordance with Chapter 2306 of the Texas Government Code of its intent to file its application with the Texas Department of Housing and Community Affairs (the "TDHCA") for 9% tax credits for the development of the Project and has requested from the City issuance of a Resolution of Support for the Project as part of GFH Circle F Ranch Lofts, LP, application to TDHCA; and

WHEREAS, City staff has reviewed the Project in accordance with the City of McKinney Low Income Housing Tax Credits Resolution Policy; and

WHEREAS, the City has had sufficient opportunity to obtain a response from GFH Circle F Ranch Lofts, LP regarding any questions or concerns about the Project; and

WHEREAS, the City conducted a public hearing in accordance with Chapter 2306 of the Texas Government Code so that public comment may be made on the Project; and

WHEREAS, the City of McKinney understands the importance of the low income housing tax credits program and the ability of developers to invest in and construct affordable housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, THAT:

Section 1. The foregoing premises are incorporated herein by reference.

Section 2. After due consideration of the information provided by GFH Circle F Ranch Lofts, LP, and public comment, the City of McKinney, acting through its governing body, does not object to the application submitted to the TDHCA for the Project and its proposed location within the City of

McKinney.

Section 3. The City of McKinney's non-objection to the Project is based on the following legislative findings: _____.

Section 4. The City Manager or his designee is hereby authorized to forward a copy of this Resolution to GFH Circle F Ranch Lofts, LP, and the TDHCA.

Section 5. This Resolution shall take effect from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ON THIS THE 16th DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

RESOLUTION NO. 2018-01 ____ (R)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, IN OPPOSITION TO THE APPLICATION BY GROUNDFLOOR HOLDINGS LLC, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR TAX CREDITS FOR CIRCLE F RANCH LOFTS, LOCATED AT THE NORTHEAST CORNER OF FUTURE HARDIN BLVD AND COMMUNITY AVE; MAKING FINDINGS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, GFH Circle F Ranch Lofts, LP, is proposing to construct Circle F Ranch Lofts, a multifamily development, consisting of 110 affordable units and 70 market rate units, located at the Northeast Corner of future Hardin Blvd and Community Ave (the "Project") in the City of McKinney, Collin County, Texas (the "City"); and

WHEREAS, GFH Circle F Ranch Lofts, LP, has provided notice to the City in accordance with Chapter 2306 of the Texas Government Code of its intent to file its application with the Texas Department of Housing and Community Affairs (the "TDHCA") for 9% tax credits for the development of the Project and has requested from the City issuance of a Resolution of Support for the Project as part of GFH Circle F Ranch Lofts, LP application to TDHCA; and

WHEREAS, City staff has reviewed the Project in accordance with the City of McKinney Low Income Housing Tax Credits Resolution Policy; and

WHEREAS, the City has had sufficient opportunity to obtain a response from GFH Circle F Ranch Lofts, LP, regarding any questions or concerns about the Project; and

WHEREAS, the City conducted a public hearing in accordance with Chapter 2306 of the Texas Government Code so that public comment may be made on the Project; and

WHEREAS, the City of McKinney understands the importance of the low income housing tax credits program and the ability of developers to invest in and construct affordable housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, THAT:

Section 1. The foregoing premises are incorporated herein by reference.

Section 2. After due consideration of the information provided by GFH Circle F Ranch Lofts, LP, and public comment, the City of McKinney, acting through its governing body, is opposed to the application submitted to the TDHCA for the Project and its proposed location within the City of McKinney.

Section 3. The City of McKinney's objection to the Project is based on the following legislative finding: that the project does not sufficiently satisfy the City Council's evaluation criteria for low income housing tax credits.

Section 4. The City Manager or his designee is hereby authorized to forward a copy of this Resolution to GFH Circle F Ranch Lofts, LP, and the TDHCA.

Section 5. This Resolution shall take effect from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ON THIS THE 16th DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

RESOLUTION NO. 2018-01-_____ (R)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, IN SUPPORT OF THE APPLICATION BY GROUNDFLOOR HOLDINGS LLC, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR TAX CREDITS FOR THE CIRCLE F RANCH LOFTS, LOCATED AT THE NORTHEAST CORNER OF FUTURE HARDIN BLVD AND COMMUNITY AVE; MAKING FINDINGS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, GFH Circle F Ranch Lofts, LP, is proposing to construct Circle F Ranch Lofts, a multifamily development, consisting of 110 affordable units and 70 market rate units, located at the Northeast Corner of future Hardin Blvd and Community Ave (the "Project") in the City of McKinney, Collin County, Texas (the "City"); and

WHEREAS, GFH Circle F Ranch Lofts, LP, has provided notice to the City in accordance with Chapter 2306 of the Texas Government Code of its intent to file its application with the Texas Department of Housing and Community Affairs (the "TDHCA") for 9% tax credits for the development of the Project and has requested from the City issuance of a Resolution of Support in support of the Project as part of GFH Circle F Ranch Lofts, LP application to TDHCA; and

WHEREAS, City staff has reviewed the Project in accordance with the City of McKinney Low Income Housing Tax Credits Resolution Policy; and

WHEREAS, the City has had sufficient opportunity to obtain a response from GFH Circle F Ranch Lofts, LP, regarding any questions or concerns about the Project; and

WHEREAS, the City conducted a public hearing in accordance with Chapter 2306 of the Texas Government Code so that public comment may be made on the Project; and

WHEREAS, the City of McKinney understands the importance of the low income housing tax credits program and the ability of developers to invest in and construct affordable housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, THAT:

Section 1. The foregoing premises are incorporated herein by reference.

Section 2. After due consideration of the information provided by GFH Circle F Ranch Lofts, LP, and public comment, the City of McKinney, acting through its governing body, supports the application submitted to the TDHCA for the Project and its proposed location within the City of McKinney.

Section 3. The City of McKinney's support to the Project is based on the following legislative finding: that the project sufficiently satisfies the City Council's evaluation criteria for low income housing tax credits.

Section 4. The City Manager or his designee is hereby authorized to forward a copy of this Resolution to GFH Circle F Ranch Lofts, LP, and the TDHCA.

Section 5. This Resolution shall take effect from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ON THIS THE 16th DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

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GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

GROUNDFLOOR

December 27, 2017

Ms. Janay Tieken
City of McKinney, Housing and Community Development
Post Office Box 517
406 North Tennessee
McKinney, Texas 75070

RE: 2018 LIHTC DEVELOPER CHECKLIST – PROPOSED CIRCLE F RANCH LOFTS

Dear Ms. Janay Tieken:

GroundFloor is pleased to provide this submittal in response to the City of McKinney 2018 Low Income Housing Tax Credit Checklist. The development to be considered by this submittal is proposed as a +/- 180-unit, non-age-restricted multifamily property for families located on approximately 10 acres at the northeast corner of Hardin Boulevard and Community Avenue. Following this letter, you will find responses to the items on the checklist and supporting information as attachments. Please do not hesitate to contact me if there is any additional information that you may need. We look forward to working with the City of McKinney.

Respectfully Submitted,

Brandon Bolin
bbolin@gfholdings.co
(214) 991-8331

[RESPONSES STARTING ON FOLLOWING PAGE]

1. **Is the Project one linear mile or less from another LIHTC development?**

   Response: No, unless developed in simultaneously with Circle F Ranch Seniors as planned, in which case the two developments will serve different populations.

   Does this development serve the same population?

   Response: N/A – See #1

2. **Project Characteristics**
   a. **Program and Owner Data**
      i. **Project Name**

         Response: Circle F Ranch Lofts

      ii. **Project Location**

         Response: Northeast Corner of Hardin Boulevard and Community Avenue

      iii. **Project Financing Structure**

         Response: HUD 221(d)(4) Insured Senior Debt, 40-Year Amortization at approximately 5% Interest coupled with Equity provided through sale of 9% Competitive Housing Tax Credits

      iv. **Program Year**

         Response: 2018

      v. **Partnership Name**

         Response: GFH Circle F Ranch Lofts, Ltd. (To be formed entity)

      vi. **General Partner Name**

         Response: GFH Circle F Ranch Lofts GP, LLC (To be formed entity)

      vii. **General Partner Owner**

         Response: GF Holdings 2.0, LLC

   b. **Project and Site Data**
      i. **Census Tract**

         Response: 303.05

      ii. **Site Acreage**

         Response: Approximately 10 Acres

      iii. **Density (units/acre)**

         Response: Approximately 18 Units per Acre

      iv. **Allowable Density per Zoning**

         Response: Up to 24 Units per Acre per PD

      v. **Maximum Units per Zoning**

         Response: Up to 3,700 Residential Units in Zone 3 with zero Units Developed to Date

c. Building Data

i. Unit Mix & Rents

Response: Preliminary data provided in table below:

Type	# of Units	30% AMI	50% AMI	60% AMI	Market
1 Bed / 1 Ba	50	$336	$611	$749	$899
2 Bed / 2 Ba	100	$396	$727	$892	$1,070
3 Bed / 2 Ba	30	$467	$849	$1,040	$1,248
	180				

ii. Total Net Rentable Square Footage

Response: 173,000 SF (Preliminary)

iii. Total Overall Square Footage

Response: 185,650 SF (Preliminary)

3. Sponsor and Developer Information

Response: Led by Brandon Bolin, GroundFloor will serve as the Developer of the proposed project and will manage all aspects of the project from concept, to making application for LIHTCs and securing an award, to securing debt financing for the project, through permitting and construction, lease-up and post-construction asset management. GroundFloor specializes in and focuses on building well-conceived urban multifamily housing communities to serve and accommodate the growing demand for affordable metropolitan living. The company possesses extensive experience, and over time has formed unmatched working relationships with industry-leading professionals and local government officials critical to the success of each project. GroundFloor has developed a fined-tuned and proven approach to successful project execution that includes strategic site selection, progressive design and construction, access to multiple project-finance sources and the harvesting of strong community and municipal support. Since 2011, GroundFloor has completed and operates four LIHTC multifamily development projects -- two of which are located in McKinney -- totaling 636 units to date. GroundFloor's fifth project is a 121-unit project for seniors and is scheduled to open in summer of 2018.

Brandon Bolin is the founder of GroundFloor and serves as its CEO and President. Mr. Bolin formed GroundFloor in 2009 to develop specialized infill multifamily housing in the DFW Metroplex and other emerging communities in Texas. Prior to forming GroundFloor, Mr. Bolin practiced law at Jackson Walker L.L.P. as a Land Use Associate. While there, Mr. Bolin worked with some of the top development companies in Dallas-Fort Worth on land development, zoning and public incentive matters. During law school, Mr. Bolin worked with the in-house counsel of Hillwood Capital on the $2 billion Victory Park Project, and with Harvest Partners on the $750 million Park Lane Project. After law school, Mr. Bolin took a position in acquisitions with INCAP Fund assisting with the River District land assembly in the North Oak Cliff area of Dallas. Mr. Bolin is a graduate of the Dedman School of Law at Southern Methodist University where he was inducted as a Barrister and received the John F. Kennedy award given annually to two of the top

graduating law students. Mr. Bolin is a graduate of The City College of New York, graduating Summa Cum Laude, Phi Beta Kappa, with a Bachelor's degree in Political Science.

Please see Attachment F for GroundFloor's representative projects to date.

4. **Demographics of Tenant Population**

   Response: As proposed, the property will have 110 affordable (rent-restricted) units and 70 market rate units. Of the 110 affordable units, 11 units will have rents restricted to tenants earning 30% or less area median income (AMI), 44 units for tenants earning equal to or less than 50% AMI, and 55 units for tenants earning equal to or less than 60% AMI. Units will be available to families (not age-restricted).

5. **Persons with Special Needs**

   Response: Yes – Minimum 10 Units

6. **Individuals with Children**

   Response: Yes

7. **Eventual Tenant Ownership**

   Response: N/A

8. **Energy Efficiency of the Project**

   Response: GroundFloor has a track record of building its properties with energy efficiency in mind. Hillside West Seniors, GroundFloor's second development, achieved a LEED Silver Certification. All of GroundFloor's projects to date have incorporated a high-efficiency centralized hot water boiler system and incorporate energy-saving features such as energy star appliances, lighting, and fans; low-flow plumbing fixtures; water conserving native plants and landscaping.

9. **Historical Impact**

   a. **Areas**

      Response: N/A

   b. **Sites**

      Response: N/A

   c. **Building or Other Structures**

      Response: N/A

10. **Notification of Interested Parties**

    Response: Initial discussions with Councilmember have taken place. Required formal notifications forthcoming as the TDHCA tax credit application process progresses.

11. **Does current zoning of property constitute and approve land use?**

    Response: Yes

12. **If not, is applicant on process of seeking appropriate zoning?**

    Response: N/A – See #11

Required Attachments:

- ☑ **Preliminary Site Plan and Zoning Information** (ATTACHMENT A)
- ☑ **Representative Elevations** (ATTCHMENT B)
- ☑ **Preliminary 15-Year Operating Proforma** (ATTACHMENT C)
- ☑ **Preliminary Sources and Uses** (ATTACHMENT D)
- ☑ **Executed Hold Harmless Agreement** (ATTACHMENT E)

ATTACHMENT “A”

PRELIMINARY SITE PLAN AND ZONING INFORMATION

SITE DATA

TOTAL ACRES	9.92 ACRES

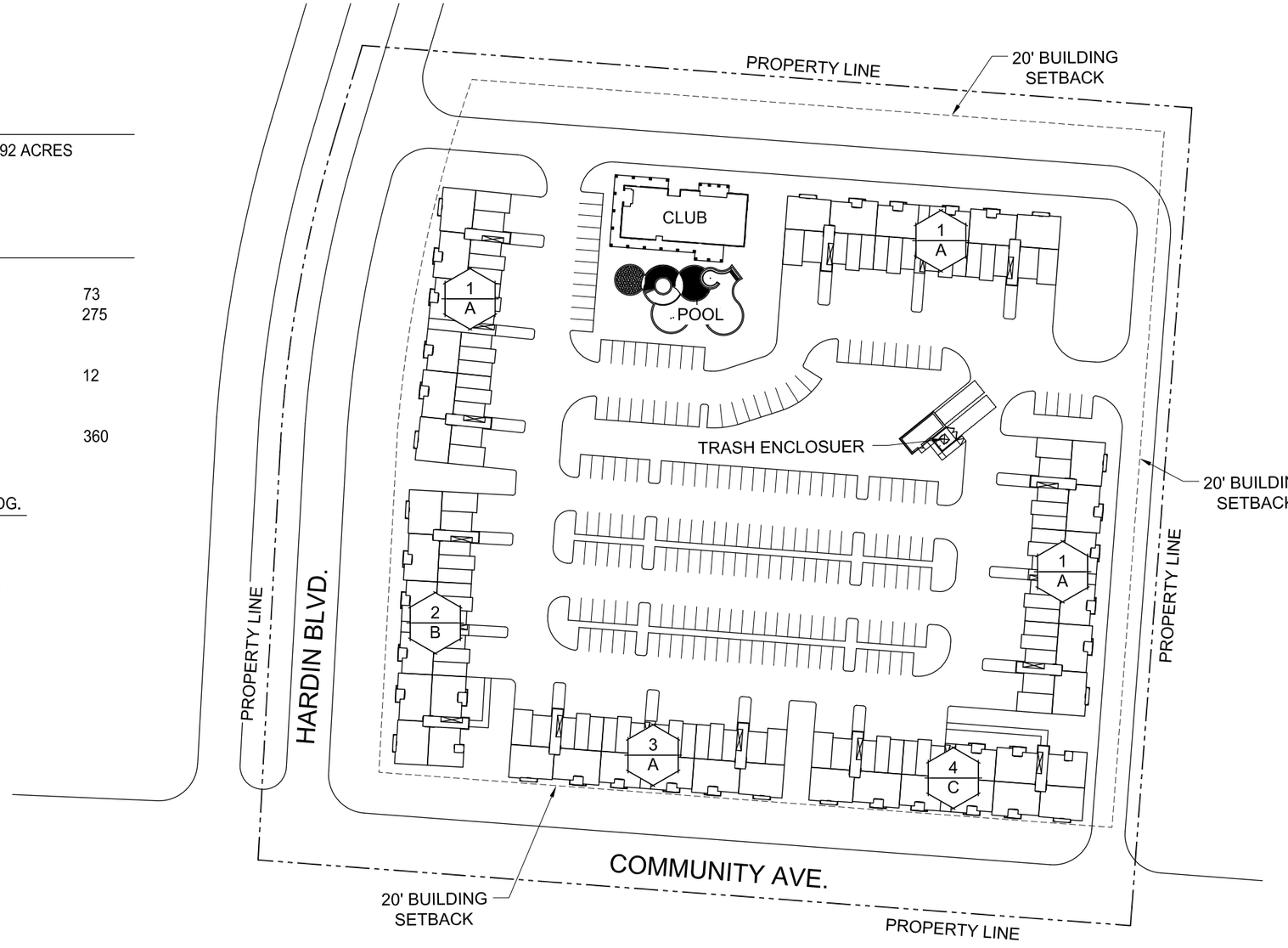
185 UNITS
18.14 UNITS/ACRE

PARKING DATA

PARKING PROVIDED:	
GARAGE	73
UNCOVERED	275
HC (7)	
VAN (2)	
CLUB	12
VAN (1)	
TOTAL PROVIDED	360

BUILDING TABULATION

TYPE	# BLDGS.	UNITS/BLDG.
A - 3 STORY	4	30
B - 3 STORY	1	32
C - 3 STORY	1	33
TOTAL	6	185



GRAPHIC SCALE
0 100' 200'
(IN FEET)
1 inch = 100 ft.

N

SITE PLAN
SCALE 1" = 100'

Cross architects

GF HOLDINGS
McKINNEY, TEXAS

A1.0
SITE PLAN
TRACT A
Copyright © 2017

Cross architects

December 27, 2017

To: Brandon Bolin
GroundFloor
P: 214.991.8331

Re: Proposed Circle F Ranch Lofts
NE Corner of Harden Blvd (FM 164) and Community Drive (FM 201)
McKinney, Texas

Dear Mr. Bolin,

In regards to the proposed Circle F Ranch Lofts project located in McKinney, Texas, Cross Architects has reviewed the PD #1703 and the attached (Exhibit 'A') Site Plan meets the requirements.

Please contact our office with any questions or comments.

Best Regards,

Brian Rumsey, NCARB
Cross Architects, PLLC

CROSS ARCHITECTS, PLLC
1255 W. 15th Street, #125 • Plano, Texas 75075 • 972.398.6644 • 972.312.8666 Fax

ORDINANCE NO. 1703

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 SO THAT APPROXIMATELY 2113.636 ACRES OF LAND IN THE TALTON CUNNIUS, L.D. DAVIDSON, JOHN EMBERSON, MEREDITH HART, EMPSON HAMILTON, WILLIAM JOHNSON, P. NEWSOME, WILLIAM RICE, WILLIAM TUCKER, W.H. HORN, AND LARKIN ADAMSON SURVEYS, LOCATED GENERALLY NORTH AND EAST OF ERWIN PARK, AND ALONG EITHER SIDE OF HONEY CREEK ARE ZONED FROM AGRICULTURE TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY, MULTI-FAMILY, OFFICE AND RETAIL USES; ADOPTING PLANNED DEVELOPMENT REGULATIONS FOR THE DEVELOPMENT OF SUCH TRACT; ADOPTING THE PLANNED DEVELOPMENT ZONING/THOROUGHFARE PLAN AND THE USES SHOWN THEREON; PROVIDING FOR NO VESTED INTEREST IN THE PLANNED DEVELOPMENT REGULATIONS OR ZONING/THOROUGHFARE PLAN; PROVIDING FOR AMENDMENT OF THE PLANNED DEVELOPMENT REGULATIONS AND ZONING/THOROUGHFARE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the owners of approximately 2113.636 Acres in the Talton Cunnius, L.D. Davidson, John Emberson, Meredith Hart, Empson Hamilton, William Johnson, P. Newsome, William Rice, William Tucker, W.H. Horn, and Larkin Adamson Surveys, located generally north and east of Erwin Park, and along either side of Honey Creek, in the City of McKinney, Collin County, Texas, have petitioned the City of McKinney to zone such parcel of land "Planned Development for Single-Family, Multi-Family, Office and Retail Use" as provided for in Ordinance No. 1270 of the City of McKinney, a complete legal description of such property being attached hereto and marked Exhibit "A", and made a part hereof for all purposes; and

WHEREAS, at the time of the filing for such rezoning, such owners also prepared a Planned Development Zoning and Thoroughfare Plan showing the proposed Planning Areas for such tract and the proposed Planned Development Regulations as provided for in Ordinance No. 1270 attached hereto and marked Exhibit "B" with said Zoning and Thoroughfare incorporated therein.

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City

of McKinney, Texas, the City Council is of the opinion that such zoning change should be made and that the hereinafter referenced Zoning and Thoroughfare Plan and Planned Development Regulations should be adopted.

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

SECTION I: That the real estate more fully described in the attached Exhibit "A" is hereby zoned Planned Development for Single-Family, Multi-Family, Office and Retail Use.

SECTION II: That the Zoning and Thoroughfare Plan incorporated in the Regulations attached hereto as Exhibit "B", showing the approximate land uses for said Planned Development, is hereby adopted for the Principal Permitted Uses, as defined in the Planned Development Regulations, and shown on the Zoning and Thoroughfare Plan.

SECTION III: Special Ordinance Provision. No platting or development shall occur on any portion of the tract described in Exhibit A before the execution of a Development Agreement between the Developer and the City of McKinney.

SECTION IV: That the Planned Development Regulations, attached hereto and marked Exhibit "C", are hereby adopted as the regulations covering the development, and all development within this Planned Development shall be according to these Planned Development Regulations and the Planned Development Zoning and Thoroughfare Plan including, but not limited to all permitted uses, accessory uses, conditional and excluded uses, shown in the Regulations.

SECTION V: That no developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development Regulations, the Zoning and Thoroughfare Plan, or any Ordinance appended to or referenced in the Planned Development Regulations. This Ordinance, the Zoning and Thoroughfare Plan, the Planned Development Regulations and any and all ordinances referenced therein may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

SECTION VI: If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall not affect the remaining portions of this ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance or declared to be severable.

SECTION VII: It shall be unlawful for any person, firm or corporation to develop this tract, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding $200.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

SECTION VIII: The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED by the City Council of the City of McKinney, Texas, on this the 3rd day of March, 1987.

CORRECTLY ENROLLED:

Jennifer C. Cravens
City Secretary

EXHIBIT "A"

FIELD NOTE DESCRIPTION

BEING a 2113.636 acre tract of situated in Collin County, Texas; and being in all or part of the following Surveys;

TALTON CUNNIUS SURVEY Abstract No. 211
L. D. DAVIDSON SURVEY Abstract No. 285
JOHN EMBERSON SURVEY Abstract No. 294
MEREDITH HART SURVEY Abstract No. 371
EMPSON HAMILTON SURVEY Abstract No. 372
WILLIAM JOHNSON SURVEY Abstract No. 493
P. NEWSOME SURVEY Abstract No. 666
WILLIAM RICE SURVEY Abstract No. 770
WILLIAM D. TUCKER SURVEY Abstract No. 911
W. H. HORN SURVEY Abstract No. 1070
LARKIN ADAMSON SURVEY Abstract No. 1088

and being a composite of the following individual tracts:

313.2 acre tract as recorded in Volume 1198, Page 28;
254.3 acre tract as recorded in Volume 1118, Page 294;
81.43 acre tract as recorded in Volume 294, Page 623;
167.8 acre tract as recorded in Volume 509, Page 350 and Volume 588, Page 171;
77.5 acre tract as recorded in Volume 664, Page 27;
201.0 acre tract as recorded in Volume 1006 Page 704;
91.8 acre tract as recorded in Volume 1320, Page 106;
43 acre tract as recorded in Volume 381, Page 164;
34.2 acre tract as recorded in Volume 99, Page 162;
29.59 acre tract as recorded in Volume 104, Page 455;
31.5 acre tract as recorded in Volume 286, Page 60;

Deed Records of Collin County, Texas (DRCCT) and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of the William Rice Survey, Abstract 769, Collin County, Texas;

THENCE South 89°26'44" West with the north line of said William Rice Survey Abstract No. 769 and the center of a public road and the south line of a 428.98 acre tract (reference Volume 723, Page 567) a distance of 5216.98 feet to point for corner, said point being the northeast corner of a 2.4 acre tract (reference Exhibit C Volume 723, Page 567);

THENCE with the East line of the said 3.4 acre tract and the center line of said public road as follows:

South 11°15'37" West a distance of 434.89 feet to a point for corner;
South 13°46'34" West a distance of 203.74 feet to a point for corner;
South 24°17'46" West a distance of 316.10 feet to a point for corner in the east line of a 140 acre tract (reference Volume 723, Page 567), said point being in the center line of said public road;

THENCE with the east line of said 140 acre tract and the center line of the said public road as follows:

South 03°11'58" West a distance of 290.50 feet to a point for corner;
South 01°06'10" East for a distance of 1113.85 feet to a point for corner;

THENCE South 89°34'03" West with the said 140 acre tract a distance of 2,673.24 feet to a point for corner;

THENCE North 00°49'10" West with the west line of the said 140 acre tract a distance of 2,295.38 feet to a point for corner;

THENCE North 89°20'17" East with the north line of the said 140 acre tract a distance of 1,746.25 feet to a point for corner;

THENCE North 00°22'00" West with the west line of said 428.92 acre tract a distance of 2,003.15 feet to a point for corner in the middle of a creek.

South 33°50'15" West a distance of 237.72 feet to a point for corner;
South 08°52'02" West a distance of 363.29 feet to a point for corner;
North 88°17'44" East a distance of 310.77 feet to a point for corner;
South 58°50'44" East a distance of 493.53 feet to a point for corner;
North 81°47'40" East a distance of 463.94 feet to a point for corner;
South 64°38'40" East a distance of 384.16 feet to a point for corner;
South 31°43'12" East a distance of 109.98 feet to a point for corner;
South 51°16'12" West a distance of 187.99 feet to a point for corner;
South 22°08'42" East a distance of 302.86 feet to a point for corner;
South 76°02'24" East a distance of 154.44 feet to a point for corner;
South 33°23'52" East a distance of 505.34 feet to a point for corner;
South 48°00'07" East a distance of 90.54 feet to a point for corner;
South 30°32'41" West a distance of 98.99 feet to a point for corner;

THENCE South 89°58'47" East with the north line of a 7.5 acre tract recorded in Volume 723, Page 567, of the Deed Records Collin County and being described as the Kate Stibbens Land in Exhibit C a distance of 992.45 feet to a point for corner in center line of County Road No. 202;

THENCE in a Northerly direction approximately with the center of said County Road No. 202 the following:

North 01°00'52" East with the east line of said 40.64 acre tract, a distance 538.78 feet to a point for corner;

North 00°15'58" West a distance 671.18 feet to a point for corner at the northeast corner of said 40.64 acre tract and the southeast corner of a 38.283 acre tract (Reference Volume 1118, Page 294, DRCCT);

North 00°07'32" West with the east line of said 38.283 acre tract a distance of 576.64 feet to a point for corner at the northwest corner of said Meredith Hart Survey, Abstract No. 371;

THENCE South 89°07'49" East and a distance of 155.17 feet to a point south right-of-way line of Farm Road No. 543 (80' right of way), said point being in a curve to the left from which the radius point bears North 28°09'02" East a distance of 359.62 feet;

THENCE Easterly along said curve to the left with the south right-of-way line of said Farm Road No. 543 through a central angle of 27°16'51", an arc distance of 171.23 feet to a the point of tangency;

THENCE South 89°07'49" East 287.08 to a point for corner;

THENCE North 00°18'53" East a distance of 2284.75 feet to a point for corner in the center of rock road;

THENCE North 00°14'28" East a distance 2295.70 feet to a point for corner at the northwest corner of a 132.263 acre tract (Reference Volume 1198, Page 28) and the northeast corner of a 102.83 (Reference Volume 422, Page 483) acre tract;

THENCE South 88°27'01" East with the north line of said 132.253 acre tract a distance of 944.50 feet to a point for corner in the north line of said 132.253 acre tract;

THENCE North 02°22'03" East, a distance 1129.47 feet to a point for corner at the northeast corner of a 19.96 acre tract (Reference Volume 1198, Page 28);

THENCE South 89°49'43" West with the north line of said 19.96 acre tract a distance of 772.13 feet to a point for corner in the west line of County Road No. 203;

THENCE North 06°21'18" East the west line of said County Road a distance of 1097.08 feet to a point for corner in County Road No. 204;

THENCE easterly with the line center of said County Road 204 the following:

North 89°24'27" East 549.49 feet to point for corner;
North 89°48'12" East 1138.24 feet to a point for corner;

THENCE South 00°02'35" East with the east line of a 71.395 acre tract (Reference Volume 1198, Page 28) DRCCT a distance of 426.46 feet to point for corner, said point being the northwest corner of said Emberson Hamilton Survey,No. 372;

THENCE with the meanders of said creek the following:

South 61°17'46" West a distance of 213.37 feet to a point for corner;
South 40°54'42" West a distance of 227.50 feet to a point for corner;
South 72°19'11" West a distance of 214.64 feet to a point for corner;
South 34°50'05" West a distance of 161.47 feet to a point for corner;
South 73°51'17" West a distance of 102.40 feet to a point for corner;
North 77°30'10" West a distance of 217.75 feet to a point for corner;
North 80°39'53" West a distance of 76.86 feet to a point for corner;
South 49°53'02" West a distance of 59.77 feet to a point for corner;
North 58°59'53" West a distance of 64.54 feet to a point for corner;
North 84°03'37" West a distance of 284.02 feet to a point for corner;
North 01°32'05" East a distance of 30.00 feet to a point for corner in the west
North 45°27'19" West a distance of 245.76 feet to a point for corner;
North 55°08'05" West a distance of 228.83 feet to a point for corner in the west line of the 119 acre tract of land (Reference Volume 723, Page 567, Deed Records Collin County, Texas.

THENCE North 00°44'40" West with the west line of the said 119 acre tract a distance of 708.68 feet to a point for corner, said being in the south line of a 43 acre tract of land described as the Third Tract in Exhibit B, Volume 723, Page 567, DRCCT;

THENCE South 89°20'46" West with the south line of the said 43 acre tract a distance of 714.24 feet to a point for corner;

THENCE North 00°26'40" West with the west line of the said 43 acre tract a distance of 1,358.31 feet to a point for corner, said point being in the south line of 43.65 acre tract recorded in Volume 723, Page 567, Deed Records, Collin County, Texas.

THENCE South 89°53'37" West with the south line of the said 43.65 acre tract a distance of 467.83 feet to a point for corner in the middle of a creek;

THENCE with the meanders of said creek as the following:

North 55°38'52" East a distance of 251.67 feet to a point for corner;
North 08°11'09" West a distance of 190.67 feet to a point for corner;
South 86°32'17" East a distance of 100.00 feet to a point for corner;
North 08°00'36" East a distance of 198.47 feet to a point for corner;
South 78°45'13" East a distance of 195.08 feet to a point for corner;
North 06°17'40" West a distance of 155.36 feet to a point for corner in a fence line in the west line of the before mentioned 43.65 acre tract.

THENCE North 00°23'17" West with the west line of the said 43.65 acre tract a distance of 631.97 feet to point for corner in the middle of a public road;

THENCE North 89°58'54" East with the middle of the said public road a distance 3,768.64 feet to a point for corner, said point being located in the west line of a 40 acre tract described as Lot 12 in a Partition Deed recorded in Volume L, Page 189 of the Commissioners Court Minutes of Collin County, Texas.

THENCE North 00°12'49" West with the west line of the said 40 acre tract a distance of 1,051.69 feet to a point for corner in the middle of a public road;

THENCE South 88°19'16" East with the middle of the before mentioned public road and the north line of the said 40 acre tract and the north line of a 39 acre tract of land described as the second tract of the Jackson R. Ryan land in Exhibit C, Volume 723, Page 567 Deed Records, Collin County, Texas a distance of 1,594.12 feet to a point for corner in the middle of Honey Creek;

THENCE with the meanders of said Honey Creek the following:

South 16°51'36" West a distance of 155.18 feet to a point for corner;
South 41°58'55" East a distance of 295.63 feet to a point for corner;
South 66°28'38" East a distance of 309.82 feet to a point for corner;
South 18°41'18" East a distance of 307.03 feet to a point for corner;
South 58°55'12" East a distance of 333.00 feet to a point for corner;
South 01°09'24" West a distance of 147.16 feet to a point for corner;

THENCE Southerly with the east line of said 71.395 acre tract and approximately with the center of said dirt road the following:

South 00°16'28" West a distance of 700.25 feet to a point for corner found at the southwest corner of a 36.145 acre tract (Reference Volume 1971, Page 497 DRCCT);

South 01°01'13" West and a 43.3 acre tract (reference Volume 316, Page 305) a distance of 1006.49 feet to a point for corner in the east line of said 71.395 acre tract, and the southwest corner of said 43.3 acre tract the north;

THENCE South 89°40'30" East with the south line of said 43.3 acre tract a distance 445.59 feet to a point for corner in the south line of said 43.3 acre tract;

THENCE South 01°18'58" East a distance of 2428.73 feet to a point for corner at the southeast corner of said 132.253 acre tract (Reference Volume 1198, Page 28 DRCCT);

THENCE North 88°28'25" West with the south line of said 132.253 acre tract, a distance of 399.72 feet to point for corner at the west northwest corner of said 30.048 acre tract (reference Volume 735, Page 591 DRCCT) and in the south line of said 132.253 acre tract;

THENCE South 01°17'44" East with the west line of said 30.048 acre tract a distance of 816.07 feet to a point for corner at the southwest corner of said 30.048 acre tract and the northwest corner of a 70 3/4 acre tract (reference Volume 852, Page 43 DRCCT);

THENCE South 01°18'55" East with the west line of said 70 3/4 acre tract a distance 1455.52 feet to a point for corner in the west line of said 70 3/4 acre tract and in the north right-of-way line said Farm Road 543;

THENCE Westerly with the north right-of-way line of Farm Road 543 the following:

North 85°13'49" West a distance of 612.26 feet to a point for corner;
North 84°35'49" West a distance of 495.98 feet to point of curvature of a curve to the left whose radius bears South 05°24'11" West a distance of 2905.21 feet;

THENCE along said curve to the left, through a central angle of 01°52'09" an arc distance of 94.78 feet to a point for non-tangent corner;

THENCE South 01°24'17" West with an east line of a 254.149 acre tract (reference Volume 1118, Page 294 DRCCT) and the west line of a 23.78 acre tract (reference Volume 935, Page 605 DRCCT) a distance of 1227.85 feet to at the southwest corner of said 23.78 acre tract and an inside corner of said 254.19 acre tract;

THENCE South 87°49'16" East with a north line of said 254.149 acre tract and the south line of said 23.78 acre tract a distance of 1177.22 feet to a point for corner at a northeast corner of said 254.149 acre tract and in the south line of said 23.78 acre tract;

THENCE South 00°46'17" West, a distance of 1783.55 feet to a point for corner in the northwest corner of an 18.000 acre tract (reference Volume 853, Page 164 DRCCT);

THENCE South 00°43'14" West with the west line of said 18.000 acre tract (reference Volume 853, Page 164) a distance of 1062.76 feet to a point for corner in County Road No. 202 at the southwest corner of said 18.000 acre tract (reference Volume 853, Page 164 DRCCT), in the north line of a 30.6 acre first tract (reference Volume 573, Page 105);

THENCE South 88°57'30" West with the north line of said 30.6 acre tract and with the centerline of said County Road No. 202 a distance of 457.45 feet to a point for corner at the northwest corner of said 30.6 acre tract;

THENCE South 00°53'39" West with the west line of said 30.6 acre tract a distance of 468.49 feet to a point for corner in the west line of said 30.6 acre tract and the northeast corner of a 4.50 acre tract (reference Volume 573, Page 105 DRCCT);

THENCE North 87°32'57" West with the north line of said 4.50 acre tract a distance of 245.09 feet to a point for corner at the north west corner of said 4.50 acre tract;

THENCE South 01°19'25" West with the west line of said 4.50 acre tract a distance of 829.40 feet to a point for corner at the southwest corner of said 4.50 acre tract in the north line of a 4.00 acre (reference Volume 573, Page 105 DRCCT);

THENCE North 84°51'47" West with the north line of said 4.00 acre tract a distance of 132.39 feet to a point for corner;

THENCE South 35°14'21" West a distance of 335.86 feet to a point for corner in the center line of Honey Creek;

THENCE Southeasterly with the meanders of Honey Creek the following:

South 43°12'54" East a distance of 251.87 feet to a point for corner;
North 70°29'14" East a distance of 303.55 feet to a point for corner;
South 24°56'23" East a distance of 228.86 feet to a point for corner;
North 69°18'29" East a distance of 349.31 feet to a point for corner;
South 12°39'32" East a distance of 154.01 feet to a point for corner;
North 85°58'03" East a distance of 294.84 feet to a point for corner;
North 53°04'21" East a distance of 199.91 feet to a point for corner;

THENCE Sputh 00°18'51" West with the east line of a 81.43 acre tract (reference Volume 294, Page 623 DRCCT) for a distance of 558.09 feet to a point for corner;

THENCE North 87°00'25" West with the south line of the said 81.43 acre tract a distance of 260.77 feet to a place corner at the northeast corner of a 29.59 acre tract, (reference Volume 104, Page 455 DRCCT);

THENCE South 00°57'33" West with the east line of the said 29.59 acre tract and the east line of a 31.56 acre tract (reference Volume 286, Page 60) a distance of 2014.73 feet to a point for corner at the southeast corner of the said 31.56 acre tract said point being in center line of public road;

THENCE South 88°44'00" East a distance of 636.65 feet with the center of said public road to point for corner;

THENCE South 86°24'00" East a distance of 305.70 feet to a point for corner at the northeast corner of a 43 acre tract (reference Volume 381, Page 494 DRCCT);

THENCE South 17°51'00" West a distance of 248.90 feet to a point for corner in the center line of Spring Branch Creek;

THENCE North 61°54'00" West a distance of 6.00 feet to a point for corner;

THENCE South 04°40'51" East a distance of 15.11 feet to point for corner in the center of a public road;

THENCE South 37°43'34" East with center of said road a distance of 73.89 feet to a point for corner at the northeast corner of a 21 acre tract (reference Volume 664, Page 27 DRCCT);

THENCE South 15°47'55" West with East line of said 21 acre tract and the center of a public road a distance of 1026.57 feet to a point for corner;

THENCE South 13°33'48" West with the center line of said public road a distance of 3128.26 feet to a point for corner at southeast corner of a 54.85 acre tract (reference Volume 664, Page 27 DRCCT):

THENCE South 89°20'31" West with south line of said 54.85 acre tract a distance of 2184.68 feet to a point for corner in center line of a creek;

THENCE North 85°01'31" West a distance of 75.62 feet to a point in center line of drainage creek;

THENCE Westerly, upstream with the meanders in said drainage creek the following:

South 87°05'24" West a distance of 112.15 feet to a point for corner;
South 47°11'28" West a distance of 78.54 feet to a point for corner;
South 60°21'46" West a distance of 64.81 feet to a point for corner;

THENCE South 88°24'57" West a distance of 240.17 feet to a point for corner;

THENCE departing said centerline North 00°56'18" East with an existing fence a distance of 2653.92 feet to a point for corner in the center line of county road;

THENCE North 88°12'12" East with center of said county road a distance of 889.94 feet to a point for corner in the center line of a public road;

THENCE North 00°05'10" East with center of North/South Public Road a distance of 1873.51 feet to a point for corner in public road for corner;

THENCE North 87°54'58" West with the south line of a 34.19 acre tract (Reference Volume 99, Page 162 DRCCT) a distance of 387.78 feet to point for corner in the north line of a public road and being the southwest corner of the sad 34.19 acre tract;

THENCE North 00°11'37" East with the west line of the said 34.19 acre tract, the west line of a 10 acre tract (Reference Volume 99, Page 164 DRCCT) for a distance of 1969.81 feet to point for corner, said point being the northwest corner of said 10 acre tract being the south line of a 81.43 acre tract (reference Volume 294, Page 623 DRCCT);

THENCE North 89°09'43" West with the south line of said 81.43 acre tract for a distance of 506.85 feet to point for corner in the west line of a public road said point being the southwest corner of said 81.43 acre tract;

THENCE North 00°21'07" East with the west line of said 81.43 acre tract for a distance of 1,469.34 feet to the POINT OF BEGINNING said tract containing 2113.636 acres or 92,070,000 square feet of land more of less.

MASTER PLANNING & DESIGN FOR 2,000 ACRES

MC KINNEY/COLLIN COUNTY/TEXAS

MASTER LAND - USE PLAN

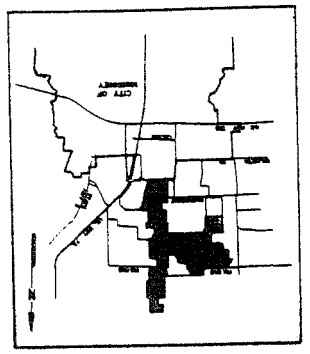
SHEET: 1 OF: 1

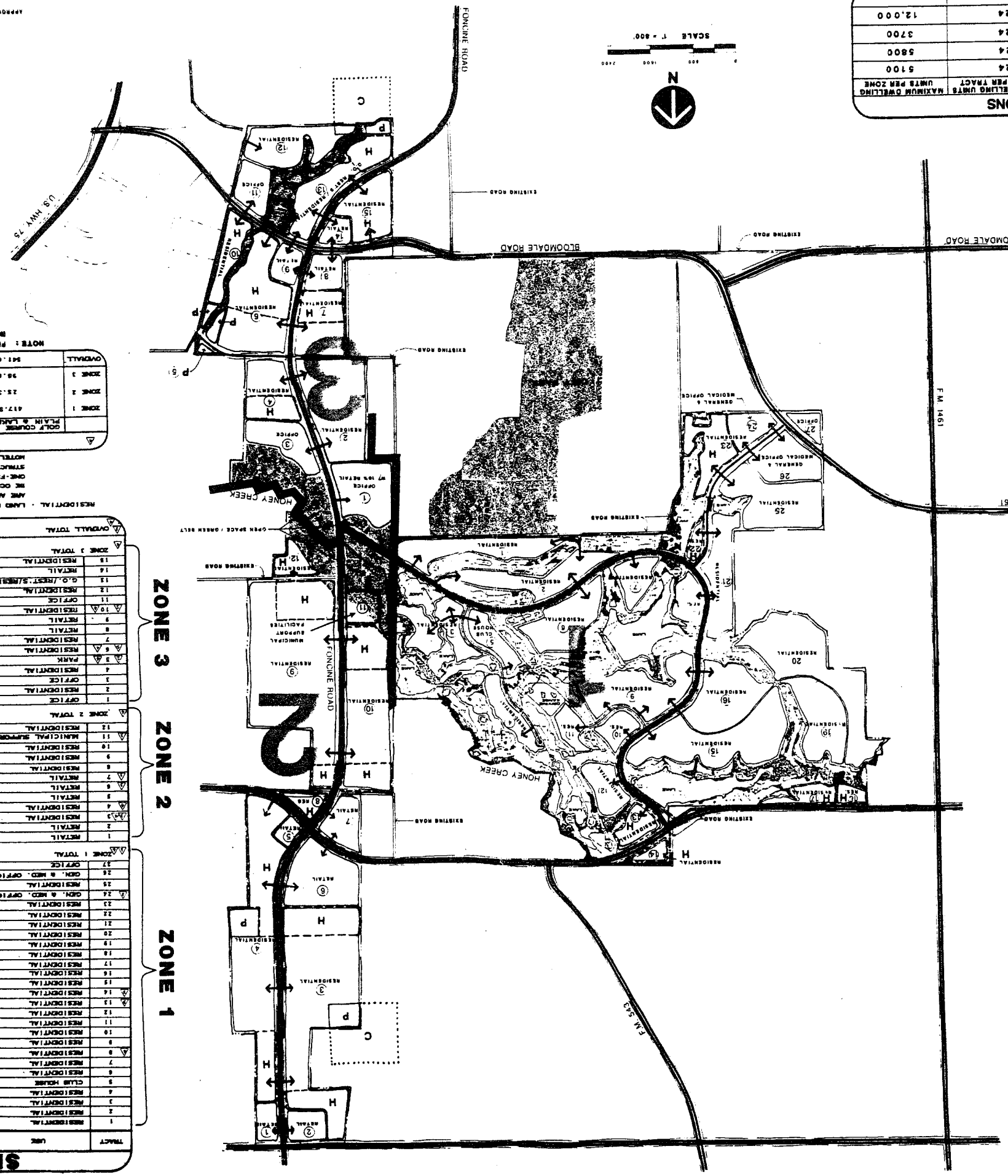
DATE: 7-11-88
1. REV 9-26-88
2. REV 11-28-88
3. REV 12-19-88

APPROVED: _____ DATE _____
(Chairman, Planning & Zoning)

APPROVED: _____ DATE _____
(Mayor, City of McKinney)

LOCATION MAP
(NTS)





SCALE 1" = 800'

N

DENSITY CALCULATIONS

ZONE	AREA	AVERAGE DWELLING UNITS PER ZONE	MAXIMUM DWELLING UNITS PER ACRE PER TRACT	MAXIMUM DWELLING UNITS PER ZONE
1	1064.2 AC	4.8	24	5100
2	580.7 AC	10.0	24	5800
3	468.7 AC	7.9	24	3700
OVERALL	2113.6 AC	5.8	24	12,000

NOTE: FLOOD PLAIN WITHIN PUBLIC PARKS IS INCLUDED IN PARKS TOTAL

	GOLF COURSE/ FLOOD PLAIN & LAKES	PUBLIC PARK	TOTAL	RATIO
ZONE 1	417.5	—	417.5	39.2%
ZONE 2	23.3	39.4	64.7	11.1%
ZONE 3	98.6	39.4	138.0	29.4%
OVERALL	541.6	39.4	681.0	32.2%

△ OPEN SPACE (ACRES)

RESIDENTIAL - LAND DESIGNATED FOR BUILDINGS WHICH ARE ARRANGED, OCCUPIED OR INTENDED TO BE OCCUPIED AS LIVING QUARTERS INCLUDING ONE-FAMILY BUILDINGS AND MULTI-FAMILY STRUCTURES BUT NOT INCLUDING HOTELS, MOTELS OR LODGING HOUSES.

SITE DATA

TRACT	USE	GROSS ACRES	ROW	OPEN SPACE	NET ACRES
1	RESIDENTIAL	49.9	1.1	14.4	34.4
2	RESIDENTIAL	83.0	2.8	35.7	31.2
3	RESIDENTIAL	67.0	2.8	35.5	28.7
4	RESIDENTIAL	67.4	1.5	36.4	19.9
5	CLUB HOUSE	23.1	0.9	13.3	8.9
6	RESIDENTIAL	62.3	2.9	16.1	13.3
7	RESIDENTIAL	29.9	1.7	16.7	11.5
8	RETAIL	16.7	3.1	-	13.6
9	RETAIL	18.3	1.3	8.8	8.2
10 △	RESIDENTIAL	28.3	1.3	8.8	18.2
11	OFFICE	16.4	-	13.4	23.0
12	RESIDENTIAL	59.1	4.1	23.9	24.1
13	RESIDENTIAL	26.4	-	-	27.8
14	RETAIL	9.2	2.2	-	7.0
15 △	G.O./REST.S/RESID.	39.1	4.1	23.9	24.1
16	RESIDENTIAL	39.9	1.3	8.8	18.5
17	RESIDENTIAL	19.9	9.7	7.4	12.6
18	RESIDENTIAL	41.8	-	8.8	32.7
19	RESIDENTIAL	108.7	-	35.1	53.6
20 △	RESIDENTIAL	11.2	2.7	-	5.5
21	RESIDENTIAL	21.1	2.7	8.8	10.4
22	RESIDENTIAL	49.9	1.8	32.7	16.2
23	RESIDENTIAL	23.1	0.9	17.6	10.6
24	RESIDENTIAL	15.5	1.1	3.7	10.7
25	RESIDENTIAL	71.8	2.7	28.4	40.6
26	RESIDENTIAL	31.3	2.4	16.7	12.2
27	RESIDENTIAL	29.9	2.9	16.1	13.8
28	RESIDENTIAL	62.3	2.9	27.3	32.1
29	CLUB HOUSE	23.1	0.9	13.3	8.9
30	RESIDENTIAL	67.4	1.5	36.4	19.9
31	RESIDENTIAL	67.0	2.8	35.5	28.7
32	RESIDENTIAL	83.0	2.8	35.7	31.2
33 △	RESIDENTIAL	49.9	1.1	14.4	34.4
ZONE 3 TOTAL		468.7 ±	34.3	118.0 ±	315.6
1	OFFICE	28.7	3.1	7.3	28.3
2	RESIDENTIAL	53.1	3.7	-	96.4
3	OFFICE	26.8	2.0	6.6	18.2
4	RESIDENTIAL	3.1	0.9	2.2	-
5 △	RESIDENTIAL	60.6	4.6	18.6	45.8
6 △	PARK	3.1	0.9	2.2	-
7	RESIDENTIAL	29.1	1.7	-	27.4
8	RETAIL	16.7	3.1	-	13.6
9	RETAIL	18.3	1.3	8.8	8.2
10 △	RESIDENTIAL	28.3	1.3	8.8	18.2
11	OFFICE	16.4	-	13.4	23.0
12	RESIDENTIAL	59.1	4.1	23.9	24.1
13	RESIDENTIAL	26.4	-	-	27.8
14	RETAIL	9.2	2.2	-	7.0
15 △	G.O./REST.S/RESID.	39.1	4.1	23.9	24.1
16	RESIDENTIAL	39.9	1.3	8.8	18.5
17	RESIDENTIAL	19.9	9.7	7.4	12.6
18	RESIDENTIAL	41.8	-	8.8	32.7
19	RESIDENTIAL	108.7	-	35.1	53.6
20 △	RESIDENTIAL	11.2	2.7	-	5.5
21	RESIDENTIAL	21.1	2.7	8.8	10.4
22	RESIDENTIAL	49.9	1.8	32.7	16.2
23	RESIDENTIAL	23.1	0.9	17.6	10.6
24	RESIDENTIAL	15.5	1.1	3.7	10.7
25	RESIDENTIAL	71.8	2.7	28.4	40.6
26	RESIDENTIAL	31.3	2.4	16.7	12.2
27	RESIDENTIAL	29.9	2.9	16.1	13.8
28	RESIDENTIAL	62.3	2.9	27.3	32.1
29	CLUB HOUSE	23.1	0.9	13.3	8.9
30	RESIDENTIAL	67.4	1.5	36.4	19.9
31	RESIDENTIAL	67.0	2.8	35.5	28.7
32	RESIDENTIAL	83.0	2.8	35.7	31.2
33 △	RESIDENTIAL	49.9	1.1	14.4	34.4
ZONE 2 TOTAL		880.7 ±	43.7	66.7 ±	493.3
1	RESIDENTIAL	9.6	1.6	-	8.0
2	RETAIL	16.1	3.6	-	12.5
3 △	RESIDENTIAL	199.7	5.7	10.0	94.0
4	RESIDENTIAL	106.3	7.6	10.0	88.7
5	RETAIL	6.9	1.4	-	5.5
6	RETAIL	63.3	3.5	-	49.8
7	RETAIL	18.6	3.7	-	15.9
8	RESIDENTIAL	9.8	2.6	-	7.2
9	RESIDENTIAL	138.7	9.7	0.7	124.3
10	RESIDENTIAL	98.6	8.6	26.0	63.9
11	MUNICIPAL SUPPORT	26.6	9.9	9.0	5.9
12	RESIDENTIAL	23.2	1.6	13.0	9.2
ZONE 1 TOTAL		1866.2 ±	82.6	417.5 ±	666.1
26	OFFICE	7.3	1.6	-	5.7
27	CLUB, & REC. OFFICE	25.9	1.6	-	24.0
25	RESIDENTIAL	42.7	0.6	3.6	38.1
24	CLUB, & REC. OFFICE	11.7	1.2	-	10.5
23	RESIDENTIAL	38.7	0.6	11.3	26.8
22	RESIDENTIAL	23.6	2.7	15.6	5.4
21	RESIDENTIAL	36.6	2.9	8.3	26.8
20	RESIDENTIAL	68.2	-	10.3	58.2
19	RESIDENTIAL	68.1	-	9.7	34.4
18	RESIDENTIAL	9.6	-	3.9	5.1
17	RESIDENTIAL	19.9	-	9.7	10.2
16	RESIDENTIAL	41.8	-	8.8	32.7
15	RESIDENTIAL	108.7	-	35.1	53.6
14 △	RESIDENTIAL	11.2	2.7	-	5.5
13	RESIDENTIAL	21.1	2.7	8.8	10.4
12	RESIDENTIAL	49.9	1.8	32.7	16.2
11	RESIDENTIAL	23.1	0.9	17.6	10.6
10	RESIDENTIAL	15.5	1.1	3.7	10.7
9	RESIDENTIAL	71.8	2.7	28.4	40.6
8	RESIDENTIAL	31.3	2.4	16.7	12.2
7	RESIDENTIAL	29.9	2.9	16.1	13.8
6	RESIDENTIAL	62.3	2.9	27.3	32.1
5	CLUB HOUSE	23.1	0.9	13.3	8.9
4	RESIDENTIAL	67.4	1.5	36.4	19.9
3	RESIDENTIAL	67.0	2.8	35.5	28.7
2	RESIDENTIAL	83.0	2.8	35.7	31.2
1 △	RESIDENTIAL	49.9	1.1	14.4	34.4
OVERALL TOTAL		2113.6 ±	119.6	601.0 ±	1393.0

ZONE 3 **ZONE 2** **ZONE 1**

FRANKLIN RANCH
A RECREATIONAL/RESIDENTIAL COMMUNITY IN CROSS T

ARNOLD PALMER BOSLEY DEVELOPMENT CO. OF TEXAS, CLEVELAND, OHIO
PROJECT COORDINATION & MANAGEMENT

JOPLIN, FRYAR & JOUETTE,
ATTORNEYS
MC KINNEY, TEXAS

RICHARD FERRARA ARCHITECT, INC.
PLANNERS & ARCHITECTS
RICHARDSON, TEXAS

EDWARD B. STONE, JR. & ASSOCIATES
PLANNER & LANDSCAPE ARCHITECTS
FORT LAUDERDALE, FLORIDA

PALMER COURSE DESIGN COMPANY
GOLF COURSE DESIGN
PONTE VEDRA, FLORIDA

PARA-WINKELMANN & ASSOCIATES, INC.
CIVIL & TRAFFIC ENGINEERS
DALLAS, TEXAS

Note to file:
Mylars at this size
& full scale
available in
engineering dept.
Drafting file files

FIELD NOTE DESCRIPTION

BEING a 2113.636 acre tract of situated in Collin County, Texas; and being in all or part of the following Surveys;

TALTON CUNNIUS SURVEY Abstract No. 211
L. D. DAVIDSON SURVEY Abstract No. 285
JOHN EMBERSON SURVEY Abstract No. 294
MEREDITH HART SURVEY Abstract No. 371
EMPSON HAMILTON SURVEY Abstract No. 372
WILLIAM JOHNSON SURVEY Abstract No. 493
P. NEWSOME SURVEY Abstract No. 666
WILLIAM RICE SURVEY Abstract No. 770
WILLIAM D. TUCKER SURVEY Abstract No. 911
W. H. HORN SURVEY Abstract No. 1070
LARKIN ADAMSON SURVEY Abstract No. 1088

and being a composite of the following individual tracts:

313.2 acre tract as recorded in Volume 1198, Page 28;
254.3 acre tract as recorded in Volume 1118, Page 294;
81.43 acre tract as recorded in Volume 294, Page 623;
167.8 acre tract as recorded in Volume 509, Page 350 and Volume 588, Page 171;
77.5 acre tract as recorded in Volume 664, Page 27;
201.0 acre tract as recorded in Volume 1006 Page 704;
91.8 acre tract as recorded in Volume 1320, Page 106;
43 acre tract as recorded in Volume 381, Page 164;
34.2 acre tract as recorded in Volume 99, Page 162;
29.59 acre tract as recorded in Volume 104, Page 455;
31.5 acre tract as recorded in Volume 286, Page 60;

Deed Records of Collin County, Texas (DRCCT) and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of the William Rice Survey, Abstract 769, Collin County, Texas;

THENCE South 89°26'44" West with the north line of said William Rice Survey Abstract No. 769 and the center of a public road and the south line of a 428.98 acre tract (reference Volume 723, Page 567) a distance of 5216.98 feet to point for corner, said point being the northeast corner of a 2.4 acre tract (reference Exhibit C Volume 723, Page 567);

THENCE with the East line of the said 3.4 acre tract and the center line of said public road as follows:

South 11°15'37" West a distance of 434.89 feet to a point for corner;
South 13°46'34" West a distance of 203.74 feet to a point for corner;
South 24°17'46" West a distance of 316.10 feet to a point for corner in the east line of a 140 acre tract (reference Volume 723, Page 567), said point being in the center line of said public road;

THENCE with the east line of said 140 acre tract and the center line of the said public road as follows:

South 03°11'58" West a distance of 290.50 feet to a point for corner;
South 01°06'10" East for a distance of 1113.85 feet to a point for corner;

THENCE South 89°34'03" West with the said 140 acre tract a distance of 2,673.24 feet to a point for corner;

THENCE North 00°49'10" West with the west line of the said 140 acre tract a distance of 2,295.38 feet to a point for corner;

THENCE North 89°20'17" East with the north line of the said 140 acre tract a distance of 1,746.25 feet to a point for corner;

THENCE North 00°22'00" West with the west line of said 428.92 acre tract a distance of 2,003.15 feet to a point for corner in the middle of a creek.

3-24-86

South 33°50'15" West a distance of 237.72 feet to a point for corner;
South 08°52'02" West a distance of 363.29 feet to a point for corner;
North 88°17'44" East a distance of 310.77 feet to a point for corner;
South 58°50'44" East a distance of 493.53 feet to a point for corner;
North 81°47'40" East a distance of 463.94 feet to a point for corner;
South 64°38'40" East a distance of 384.16 feet to a point for corner;
South 31°43'12" East a distance of 109.98 feet to a point for corner;
South 51°16'12" West a distance of 187.99 feet to a point for corner;
South 22°08'42" East a distance of 302.86 feet to a point for corner;
South 76°02'24" East a distance of 154.44 feet to a point for corner;
South 33°23'52" East a distance of 505.34 feet to a point for corner;
South 48°00'07" East a distance of 90.54 feet to a point for corner;
South 30°32'41" West a distance of 98.99 feet to a point for corner;

THENCE South 89°58'47" East with the north line of a 7.5 acre tract recorded in Volume 723, Page 567, of the Deed Records Collin County and being described as the Kate Stibbens Land in Exhibit C a distance of 992.45 feet to a point for corner in center line of County Road No. 202;

THENCE in a Northerly direction approximately with the center of said County Road No. 202 the following:

North 01°00'52" East with the east line of said 40.64 acre tract, a distance 538.78 feet to a point for corner;

North 00°15'58" West a distance 671.18 feet to a point for corner at the northeast corner of said 40.64 acre tract and the southeast corner of a 38.283 acre tract (Reference Volume 1118, Page 294, DRCCT);

North 00°07'32" West with the east line of said 38.283 acre tract a distance of 576.64 feet to a point for corner at the northwest corner of said Meredith Hart Survey, Abstract No. 371;

THENCE South 89°07'49" East and a distance of 155.17 feet to a point south right-of-way line of Farm Road No. 543 (80' right of way), said point being in a curve to the left from which the radius point bears North 28°09'02" East a distance of 359.62 feet;

THENCE Easterly along said curve to the left with the south right-of-way line of said Farm Road No. 543 through a central angle of 27°16'51", an arc distance of 171.23 feet to a the point of tangency;

THENCE South 89°07'49" East 287.08 to a point for corner;

THENCE North 00°18'53" East a distance of 2284.75 feet to a point for corner in the center of rock road;

THENCE North 00°14'28" East a distance 2295.70 feet to a point for corner at the northwest corner of a 132.263 acre tract (Reference Volume 1198, Page 28) and the northeast corner of a 102.83 (Reference Volume 422, Page 483) acre tract;

THENCE South 88°27'01" East with the north line of said 132.253 acre tract a distance of 944.50 feet to a point for corner in the north line of said 132.253 acre tract;

THENCE North 02°22'03" East, a distance 1129.47 feet to a point for corner at the northeast corner of a 19.96 acre tract (Reference Volume 1198, Page 28);

THENCE South 89°49'43" West with the north line of said 19.96 acre tract a distance of 772.13 feet to a point for corner in the west line of County Road No. 203;

THENCE North 06°21'18" East the west line of said County Road a distance of 1097.08 feet to a point for corner in County Road No. 204;

THENCE easterly with the line center of said County Road 204 the following:

North 89°24'27" East 549.49 feet to point for corner;
North 89°48'12" East 1138.24 feet to a point for corner;

THENCE South 00°02'35" East with the east line of a 71.395 acre tract (Reference Volume 1198, Page 28) DRCCT a distance of 426.46 feet to point for corner, said point being the northwest corner of said Emberson Hamilton Survey,No. 372;

THENCE with the meanders of said creek the following:

South 61°17'46" West a distance of 213.37 feet to a point for corner;
South 40°54'42" West a distance of 227.50 feet to a point for corner;
South 72°19'11" West a distance of 214.64 feet to a point for corner;
South 34°50'05" West a distance of 161.47 feet to a point for corner;
South 73°51'17" West a distance of 102.40 feet to a point for corner;
North 77°30'10" West a distance of 217.75 feet to a point for corner;
North 80°39'53" West a distance of 76.86 feet to a point for corner;
South 49°53'02" West a distance of 59.77 feet to a point for corner;
North 58°59'53" West a distance of 64.54 feet to a point for corner;
North 84°03'37" West a distance of 284.02 feet to a point for corner;
North 01°32'05" East a distance of 30.00 feet to a point for corner in the west
North 45°27'19" West a distance of 245.76 feet to a point for corner;
North 55°08'05" West a distance of 228.83 feet to a point for corner in the west line of the 119 acre tract of land (Reference Volume 723, Page 567, Deed Records Collin County, Texas.

THENCE North 00°44'40" West with the west line of the said 119 acre tract a distance of 708.68 feet to a point for corner, said being in the south line of a 43 acre tract of land described as the Third Tract in Exhibit B, Volume 723, Page 567, DRCCT;

THENCE South 89°20'46" West with the south line of the said 43 acre tract a distance of 714.24 feet to a point for corner;

THENCE North 00°26'40" West with the west line of the said 43 acre tract a distance of 1,358.31 feet to a point for corner, said point being in the south line of 43.65 acre tract recorded in Volume 723, Page 567, Deed Records, Collin County, Texas.

THENCE South 89°53'37" West with the south line of the said 43.65 acre tract a distance of 467.83 feet to a point for corner in the middle of a creek;

THENCE with the meanders of said creek as the following:

North 55°38'52" East a distance of 251.67 feet to a point for corner;
North 08°11'09" West a distance of 190.67 feet to a point for corner;
South 86°32'17" East a distance of 100.00 feet to a point for corner;
North 08°00'36" East a distance of 198.47 feet to a point for corner;
South 78°45'13" East a distance of 195.08 feet to a point for corner;
North 06°17'40" West a distance of 155.36 feet to a point for corner in a fence line in the west line of the before mentioned 43.65 acre tract.

THENCE North 00°23'17" West with the west line of the said 43.65 acre tract a distance of 631.97 feet to point for corner in the middle of a public road;

THENCE North 89°58'54" East with the middle of the said public road a distance 3,768.64 feet to a point for corner, said point being located in the west line of a 40 acre tract described as Lot 12 in a Partition Deed recorded in Volume L, Page 189 of the Commissioners Court Minutes of Collin County, Texas.

THENCE North 00°12'49" West with the west line of the said 40 acre tract a distance of 1,051.69 feet to a point for corner in the middle of a public road;

THENCE South 88°19'16" East with the middle of the before mentioned public road and the north line of the said 40 acre tract and the north line of a 39 acre tract of land described as the second tract of the Jackson R. Ryan land in Exhibit C, Volume 723, Page 567 Deed Records, Collin County, Texas a distance of 1,594.12 feet to a point for corner in the middle of Honey Creek;

THENCE with the meanders of said Honey Creek the following:

South 16°51'36" West a distance of 155.18 feet to a point for corner;
South 41°58'55" East a distance of 295.63 feet to a point for corner;
South 66°28'38" East a distance of 309.82 feet to a point for corner;
South 18°41'18" East a distance of 307.03 feet to a point for corner;
South 58°55'12" East a distance of 333.00 feet to a point for corner;
South 01°09'24" West a distance of 147.16 feet to a point for corner;

THENCE Southerly with the east line of said 71.395 acre tract and approximately with the center of said dirt road the following:

South 00°16'28" West a distance of 700.25 feet to a point for corner found at the southwest corner of a 36.145 acre tract (Reference Volume 1971, Page 497 DRCCT);

South 01°01'13" West and a 43.3 acre tract (reference Volume 316, Page 305) a distance of 1006.49 feet to a point for corner in the east line of said 71.395 acre tract, and the southwest corner of said 43.3 acre tract the north;

THENCE South 89°40'30" East with the south line of said 43.3 acre tract a distance 445.59 feet to a point for corner in the south line of said 43.3 acre tract;

THENCE South 01°18'58" East a distance of 2428.73 feet to a point for corner at the southeast corner of said 132.253 acre tract (Reference Volume 1198, Page 28 DRCCT);

THENCE North 88°28'25" West with the south line of said 132.253 acre tract, a distance of 399.72 feet to point for corner at the west northwest corner of said 30.048 acre tract (reference Volume 735, Page 591 DRCCT) and in the south line of said 132.253 acre tract;

THENCE South 01°17'44" East with the west line of said 30.048 acre tract a distance of 816.07 feet to a point for corner at the southwest corner of said 30.048 acre tract and the northwest corner of a 70 3/4 acre tract (reference Volume 852, Page 43 DRCCT);

THENCE South 01°18'55" East with the west line of said 70 3/4 acre tract a distance 1455.52 feet to a point for corner in the west line of said 70 3/4 acre tract and in the north right-of-way line said Farm Road 543;

THENCE Westerly with the north right-of-way line of Farm Road 543 the following:

North 85°13'49" West a distance of 612.26 feet to a point for corner;
North 84°35'49" West a distance of 495.98 feet to point of curvature of a curve to the left whose radius bears South 05°24'11" West a distance of 2905.21 feet;

THENCE along said curve to the left, through a central angle of 01°52'09" an arc distance of 94.78 feet to a point for non-tangent corner;

THENCE South 01°24'17" West with an east line of a 254.149 acre tract (reference Volume 1118, Page 294 DRCCT) and the west line of a 23.78 acre tract (reference Volume 935, Page 605 DRCCT) a distance of 1227.85 feet to at the southwest corner of said 23.78 acre tract and an inside corner of said 254.19 acre tract;

THENCE South 87°49'16" East with a north line of said 254.149 acre tract and the south line of said 23.78 acre tract a distance of 1177.22 feet to a point for corner at a northeast corner of said 254.149 acre tract and in the south line of said 23.78 acre tract;

THENCE South 00°46'17" West, a distance of 1783.55 feet to a point for corner in the northwest corner of an 18.000 acre tract (reference Volume 853, Page 164 DRCCT);

THENCE South 00°43'14" West with the west line of said 18.000 acre tract (reference Volume 853, Page 164) a distance of 1062.76 feet to a point for corner in County Road No. 202 at the southwest corner of said 18.000 acre tract (reference Volume 853, Page 164 DRCCT), in the north line of a 30.6 acre first tract (reference Volume 573, Page 105);

THENCE South 88°57'30" West with the north line of said 30.6 acre tract and with the centerline of said County Road No. 202 a distance of 457.45 feet to a point for corner at the northwest corner of said 30.6 acre tract;

THENCE South 00°53'39" West with the west line of said 30.6 acre tract a distance of 468.49 feet to a point for corner in the west line of said 30.6 acre tract and the northeast corner of a 4.50 acre tract (reference Volume 573, Page 105 DRCCT);

THENCE North 87°32'57" West with the north line of said 4.50 acre tract a distance of 245.09 feet to a point for corner at the north west corner of said 4.50 acre tract;

THENCE South 01°19'25" West with the west line of said 4.50 acre tract a distance of 829.40 feet to a point for corner at the southwest corner of said 4.50 acre tract in the north line of a 4.00 acre (reference Volume 573, Page 105 DRCCT);

THENCE North 84°51'47" West with the north line of said 4.00 acre tract a distance of 132.39 feet to a point for corner;

THENCE South 35°14'21" West a distance of 335.86 feet to a point for corner in the center line of Honey Creek;

THENCE Southeasterly with the meanders of Honey Creek the following:

South 43°12'54" East a distance of 251.87 feet to a point for corner;
North 70°29'14" East a distance of 303.55 feet to a point for corner;
South 24°56'23" East a distance of 228.86 feet to a point for corner;
North 69°18'29" East a distance of 349.31 feet to a point for corner;
South 12°39'32" East a distance of 154.01 feet to a point for corner;
North 85°58'03" East a distance of 294.84 feet to a point for corner;
North 53°04'21" East a distance of 199.91 feet to a point for corner;

THENCE South 00°18'51" West with the east line of a 81.43 acre tract (reference Volume 294, Page 623 DRCCT) for a distance of 558.09 feet to a point for corner;

THENCE North 87°00'25" West with the south line of the said 81.43 acre tract a distance of 260.77 feet to a place corner at the northeast corner of a 29.59 acre tract, (reference Volume 104, Page 455 DRCCT);

THENCE South 00°57'33" West with the east line of the said 29.59 acre tract and the east line of a 31.56 acre tract (reference Volume 286, Page 60) a distance of 2014.73 feet to a point for corner at the southeast corner of the said 31.56 acre tract said point being in center line of public road;

THENCE South 88°44'00" East a distance of 636.65 feet with the center of said public road to point for corner;

THENCE South 86°24'00" East a distance of 305.70 feet to a point for corner at the northeast corner of a 43 acre tract (reference Volume 381, Page 494 DRCCT);

THENCE South 17°51'00" West a distance of 248.90 feet to a point for corner in the center line of Spring Branch Creek;

THENCE North 61°54'00" West a distance of 6.00 feet to a point for corner;

THENCE South 04°40'51" East a distance of 15.11 feet to point for corner in the center of a public road;

THENCE South 37°43'34" East with center of said road a distance of 73.89 feet to a point for corner at the northeast corner of a 21 acre tract (reference Volume 664, Page 27 DRCCT);

THENCE South 15°47'55" West with East line of said 21 acre tract and the center of a public road a distance of 1026.57 feet to a point for corner;

THENCE South 13°33'48" West with the center line of said public road a distance of 3128.26 feet to a point for corner at southeast corner of a 54.85 acre tract (reference Volume 664, Page 27 DRCCT):

THENCE South 89°20'31" West with south line of said 54.85 acre tract a distance of 2184.68 feet to a point for corner in center line of a creek;

THENCE North 85°01'31" West a distance of 75.62 feet to a point in center line of drainage creek;

THENCE Westerly, upstream with the meanders in said drainage creek the following:

South 87°05'24" West a distance of 112.15 feet to a point for corner;
South 47°11'28" West a distance of 78.54 feet to a point for corner;
South 60°21'46" West a distance of 64.81 feet to a point for corner;

THENCE South 88°24'57" West a distance of 240.17 feet to a point for corner;

THENCE departing said centerline North 00°56'18" East with an existing fence a distance of 2653.92 feet to a point for corner in the center line of county road;

THENCE North 88°12'12" East with center of said county road a distance of 889.94 feet to a point for corner in the center line of a public road;

THENCE North 00°05'10" East with center of North/South Public Road a distance of 1873.51 feet to a point for corner in public road for corner;

THENCE North 87°54'58" West with the south line of a 34.19 acre tract (Reference Volume 99, Page 162 DRCCT) a distance of 387.78 feet to point for corner in the north line of a public road and being the southwest corner of the sad 34.19 acre tract;

THENCE North 00°11'37" East with the west line of the said 34.19 acre tract, the west line of a 10 acre tract (Reference Volume 99, Page 164 DRCCT) for a distance of 1969.81 feet to point for corner, said point being the northwest corner of said 10 acre tract being the south line of a 81.43 acre tract (reference Volume 294, Page 623 DRCCT);

THENCE North 89°09'43" West with the south line of said 81.43 acre tract for a distance of 506.85 feet to point for corner in the west line of a public road said point being the southwest corner of said 81.43 acre tract;

THENCE North 00°21'07" East with the west line of said 81.43 acre tract for a distance of 1,469.34 feet to the POINT OF BEGINNING said tract containing 2113.636 acres or 92,070,000 square feet of land more of less.

3-24-86

SECTION I

PURPOSE & INTENT

The purpose of this ordinance is to provide for the development of the Cross F Planned Development as a coordinated, comprehensive project in order to take advantage of the Honey Creek environment and the local relief which aids in creative large scale urban planning. This ordinance assures compliance with the spirit and intent of the Planned Development (PD) Ordinance, Section 3.20 of the City of McKinney Zoning Ordinance #1270, as amended. An objective of this ordinance is to be responsive to changing community needs and desires while establishing the specific location of all non-residential uses and additionally providing flexibility in the final design of residential uses that will be established based on the current and future market demands.

This ordinance combines provisions for the opportunity to propose innovative community design concepts and site planning, consistent with orderly development and protection of sensitive and natural resources, with provisions for the submittal and review of projects which consist of residential, commercial, recreational, community service, and open space uses in creative spatial relationships.

The objective of providing maximum opportunity for creative community design and site planning is accommodated by using the stated maximum number of dwelling units as the primary control factor for residential development within the community. A diversity of uses, relationships, building heights, building masses, building quality, landscape, architecture, and open spaces are provided. Consistency with the provisions and intent of the City of McKinney Zoning Ordinance is ensured through the review process contained in the Implementation & Development Processing Procedures Section contained herein.

This ordinance is designed to encourage the effective use of the natural topography and open space by preserving many of the most prominent and distinctive features while blending the urban development into the natural topography through the use of sensitive site design and grading techniques.

This ordinance has as an objective the creation of a document which will result in the development of a balanced living environment, responsive to the social, economic, and physical needs of the inhabitants of the Cross F Planned Development, City of McKinney, and surrounding areas. This document is also designed to implement the goals, policies, and guidelines of the City.

SECTION II

IMPLEMENTATION & DEVELOPMENT PROCESSING PROCEDURES

I. INTRODUCTION

The Cross F Planned Development shall be implemented through the adopted master plan package (sheets 1-7), general development plan, concept plan, site plan, and subdivision review procedures.

These review procedures are used to accomplish the objective of providing a logical and timely sequence of community and governmental review and input. The purpose of the general development plan, concept and site plan are to provide a method and procedure to analyze and evaluate the significant features within the Cross F Planned Development, to assure compliance with the provisions contained within these regulations, and to provide further policies, guidelines and standards for their development or preservations not included in this ordinance.

II. GENERAL DEVELOPMENT PLAN

Contemporaneously with the platting of the first phase of a tract(s), a General Development Plan designating the specific locality of all land uses within said tract(s) will be submitted to the City for approval. Said General Development Plan shall conform to the land uses and densities shown on the Master Land Use Plan. The General Development Plan shall delineate the proposed characteristics of the tract(s) in terms of specific zoning. In addition to the specific land uses, said Plan shall generally address the following:

1. Maximum number of dwelling units
2. Projected population
3. Maximum floor area ratio
4. Building height in non-residential districts
5. General layout of collector or secondary streets
6. Drainage ways
7. Water supply and wastewater trunk lines
8. Public and private open spaces and/or common areas

The General Development Plan shall serve as both a guide for future platting within the tract(s) and as a detailed zoning plan. If there is to be a property owners association governing the entire tract, the covenants for this property owners association must be submitted to the City for review with the General Development Plan.

City approval shall include approval of the sequence of development and construction of the phases of the tract as can be reasonably determined. It may include such stipulations or conditions as the City deems necessary in order to accomplish the purposes of this ordinance and to protect the health, safety and welfare of the community. An approved

General Development Plan may be amended by submitting to the City for approval a Revised General Development Plan in accordance with the provisions set forth in the preceding paragraph. The General Development Plan shall be submitted for review by the Planning Commission which shall forward its recommendation to the City Council for approval consideration.

III. CONCEPT PLAN

The purpose of a concept plan is to set forth the development objectives allowed under zoning criteria in a graphic and specific written manner. A Concept Plan shall act as a preliminary site plan for a Development Area. A Development Area shall be a tract of land or contiguous tracts of land under the same zoning district, such as a neighborhood of a particular housing type , a complex of apartments, a shoppping center tract, and a complex of office buildings or a multi-use development. The Concept Plan shall be submitted for review by the Planning Commission which shall forward its recommendation to the City Council for approval consideration. The Concept Plan shall be required for all uses/tracts except conventional single family residential and shall address the following:

A. For zero lot line, duplex, fourplex, cluster-homes or townhome-

1. Density
2. Setbacks along all streets
3. Common area (indicating use and purpose)
4. Landscape plan in written and graphic format
5. Streetscape concept
6. Location of parking
7. Vehicular and Pedestrian System (public or private)

B. For multi-family and non-residential

1. All requirements set forth in II A above.
2. General locations and heights of all buildings.
3. Screening and buffering.
4. Signage shall be in compliance with Ordinance No. 1677.

IV. SITE PLAN

An accurate drawing of one or more building sites or lots as set forth in Section 2.09 of the City of McKinney Zoning Ordinance or as such may be amended. Notice shall be given in accordance with Section III, Paragraph 6 of this ordinance.

V. LANDSCAPE PLAN

A landscape plan shall be submitted to the City staff for approval, detailing the name, quantity, spacing, size and caliper at time of planting as required by City Landscape Ordinance or Landscape Manual, but no less intensive than proposed on Concept Plan.

VI. PLATTING

A. Preliminary Platting

A Preliminary Plat, as prescribed in Article III, Section 3.03, Sub-Sections (2)-(9) of the City's Subdivision Code (Ordinance 1290), may be submitted for any portion of a Development Area. The project data to be submitted in conjunction within a preliminary plat application shall be as specified in the Subdivision Ordinance, except where it is in variance with the space limits and regulations specifically set forth herein. Notwithstanding anything in the Subdivision Ordinance to the contrary, lot frontage on a dedicated alley or access easement may be deemed to satisy street frontage requirements. Flag, key, or other irregularly shaped lots are recognized with lot width to be measured at the established building line. These building lines shall be established on the preliminary plat.

B. Final Plat

Final Plats shall be submitted for all, or any portion of an approved preliminary plat as prescribed in Article III, Section 3.04 of the City's Subdivision Code (Ordinance 1290), unless otherwise herein stated.

C. Preliminary-Final Plats

A combination Preliminary-Final Plat may be submitted in accordance with Article III, Section 3.03, Sub-Section (10) of the City's Subdivision Code (Ordinance 1290).

SECTION III

GENERAL PROVISIONS

1. A Zoning/Thoroughfare Plan for purposes of this ordinance shall show conceptual alignments of thoroughfares and general locations and delineations of Zoning Areas within the Cross F Planned Development. This Zoning/Thoroughfare Plan shall be accompanied by a Land Use Plan which identifies Planning Zones and establishes land uses (in acres) and the maximum permitted number of dwelling units within each Planning Zone as well as for the entire Cross F.

2. Existing land uses within the Cross F Planned Development are considered as permitted uses within these PD regulations.

3. Terms used in this ordinance shall have the same definitions as given in the McKinney Zoning Ordinance unless otherwise defined herein. Parking structures shall not be included in calculating coverage or floor area in non-residential zoning districts.

4. Any details, issues, or residential zoning districts not specifically covered by this ordinance shall be subject to the provisions of the McKinney Zoning Ordinance. Where conflicts between this ordinance and other ordinances occur, this ordinance shall control. Where conflicts within this ordinance occur, if any, the more restrictive provision shall control.

5. This ordinance is adopted pursuant to the regulations contained in Section 3.20 of the McKinney Zoning Ordinance, as amended. It is specifically intended by such adoption that the development standards contained herein shall regulate development within the Cross F Planned Development.

6. If an Application is made to amend this ordinance or a site plan approved pursuant to this ordinance for a specific tract of property located within the Cross F Planned Development, notice of said application shall be delivered only to owners of land located within two hundred (200) feet of said property or current City of McKinney notification requirements which are in effect at the time of application for amendment.

SECTION IV

RESIDENTIAL USE REGULATIONS

I. PURPOSE & INTENT

The purpose of this ordinance is to regulate the planning and development of the residential uses in the Cross F Planned Development.

This ordinance provides for a wide variety of residential uses, and allows for community facilities, community service facilities and uses, and structures accessory to the main uses.

This ordinance provides for a mix of residential uses ranging from estate (one acre) lots to innovative medium density single family to well planned higher density apartment developments.

This wide range of unit types is being proposed due to the demonstrated market demand for varied living styles demonstrated in other developing areas of the metroplex.

The higher density residential areas (exceeding 16 dwelling units per acre) have been carefully located to insure their compatibility with surrounding land uses. The high density areas were sited based on the following criteria:

(1) to buffer lower density residential uses from proposed retail and/or office areas;
(2) to allow for the preservation of flood plain areas by limiting the developable areas to outside of the flood plain;
(3) to be located on major thoroughfares which provide adequate access to support higher density residential development; and finally
(4) several of the high density residential areas have been deemed appropriate due to their relative isolation from other land uses.

The ultimate control for residential development is the maximum number of dwelling units established in the entire Cross F Planned Development. The total dwelling unit maximum for the Cross F Planned Development is 12,000 dwelling units.

Space limits for residential and other projects shall be as described herein (See Residential Classifications Table 1, Page 7 -A), and subject to the review procedures as specified in Implementation Section contained herein. Master Land Use Plan shall delineate the maximum number of dwelling units permitted in each Planning Zones.

The Cross F Planned Development District has been subdivided into three (3) distinct sub-areas which are called "Planning Zones". These Planning Zones are geographically and functionally distinct.

ZONE 1 (Franklin Ranch) is influenced by the proposed private golf course and its inherent open space characteristics. Therefore, to enhance this green space amenity, an Overlay District has been established (See Section VII of this ordinance). This Overlay District encourages the development of larger dwelling units which enjoy the proximity and views provided by the golf course setting. The maximum number of dwelling units permitted in Zone 1 shall not exceed 5,100.

ZONE 2 is physically separated from Zones 1 and 3 by the Honey Creek flood plain area. This zone is influenced by the proposed extension of Forcine Road, the proposed realignment of F.M. 543, and an unnamed thoroughfare proposed to transverse this zone to the north. All three of these thoroughfares are proposed to be major, 6 lane divided thoroughfares. All of the tracts within Zone 2 front on one or more of these major proposed thoroughfares which will provide for excellent access and visibility. Therefore, Zone 2 will support higher density developments. The maximum number of dwelling units permitted in Zone 2 shall be 5,800.

ZONE 3 is similar to Zone 2 in that it enjoys substantial frontage on major thoroughfares, but more significant is that this tract is the critical link between U.S. Highway 75 and Zones 1 and 2 of this development. Bloomdale Road which is also proposed to be a major, 6 lane thoroughfare provides access to U. S. Highway 75 and bisects Zone 3 in an east/west direction. The intersection of Bloomdale and Forcine Road will therefore be the gateway to the entire Cross F Development. The maximum number of residential dwelling units permitted in this tract shall be 3,700.

An integral part of any planned community is the provision of open space and part areas for the use and enjoyment of its residents. As part of this development, three (3) types of recreational opportunities will be provided. First, as stated earlier, a 27 hole golf course will be an integral factor in the development of Zone 1 (Franklin Ranch). Secondly, within the golf course, as well as throughout the entire Cross F Development, substantial areas will be devoted to passive recreational opportunities provided by the extensive lake and flood plain system.

Finally, to provide more defined park areas, several tracts have been targeted for park use only. These tracts abut residential zoning and have been initially targeted for neighborhood scale parks. Several of the tracts abut undeveloped and unplanned areas which could eventually provide for a substantial enlargement to support a community scale park.

The location and size of the proposed neighborhood parks was based on the City of McKinney standards, but as the residential development occurs, the size and location of these neighborhood parks may vary to more adequately serve the residential development.

II. DEFINITION - RESIDENTIAL

Land designated for buildings which are arranged, occupied or intended to be occupied as living quarters including single family buildings and multi-family structures, but not including hotels, motels, or lodging houses.

III. RESIDENTIAL USES OTHER THAN LISTED

Residential uses other than established herein, but specified in the McKinney Zoning Ordinance may be permitted within the Cross F Planned Development.

TABLE 1

RESIDENTIAL ZONING CLASSIFICATIONS

DISTRICT TITLE	BASE ZONING	MIN. LOT AREA	MIN. WIDTH OF LOT	MIN. DEPTH OF LOT	MAX HEIGHT OF BLDG.	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD (CORNER)	MAX LOT COVERAGE	MAX F.A.R.
SFA	"RED-1"	35,000	100'	120'	35'	30	(2)	10'	15'	25%	1:1.6
SFB	"RS-84"	7,200	60'	100'	35'	(1)	(2)	5'	15'	60%	1:1.6
SFC	"RS-60"	6,000	50'	90'	35'	(1)	(2)	5'	15'	60%	1:1.6
ZLLA	"RS-45"	4,000	35'	80'	35'	(1)	(2)	0' (3)	15'	60%	1:1.25
ZLLB	"RS-45"	2,800	30'	65'	35'	(1)	(2)	0' (3)	15'	80%	1:1.25
THA	"RG-27"	2,700	25'	80'	35'	(1)	(2)	0' (7)	15'	80%	1:1.25
THB	"RG-27"	2,000	20'	80'	35'	(1)	(2)	0' (7)	15'	80%	1:1.25
CH	"RS-25"	1,800	40'	40'	35'	(1)	(2)	0' (3)	15'	80%	1:1.25
MF (6)	-	1,800	50'	100'	50'	15'	10'	7'	15'	80%	1:1.67

1. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

2. Minimum rear yard: 15' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

3. Minimum side yard: Zero one side with ten (10) feet separation between buildings.

4. F.A.R.: Shall be defined as the ratio between the total square feet of floor area to the total square feet of land.

5. See Section VII Overlay District for maximum F.A.R.s permited in the Development Areas 1 through 21, known as the Franklin Ranch.

6. See Section IV, I for special regulations for this district.

7. Minimum side yard: Zero one side with fourteen (14) feet separation between structures.

IV. RESIDENTIAL DISTRICT REGULATIONS

A. SF-A Single Family, Detached

1. General Regulations: All regulations of the RED-1 District (Residential Estate District) set forth in Section 3.03 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations

   a. Minimum lot area: 35,000 sq. ft.

   b. Minimum width of lot: 100'.

   c. Minimum depth of lot: 120'.

   d. Maximum height of building: 35'.

   e. Minimum front yard: 30'.

   f. Minimum rear yard: 30' from rear of lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

   g. Minimum side yard: 10% of lot width, not to exceed 20'.

   h. Minimum side yard at corner: 15'.

   i. Maximum lot coverage: 25%.

   j. Maximum floor area ratio : 1:1.6.

B. SF-B Single Family, Detached

1. General Regulations: All regulations of the RS-84 District (Single Family Residence) set forth in Section 3.06 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations

   a. Minimum lot area: 7,200 sq. ft.

   b. Minimum lot width: 60'.

   c. Minimum lot depth: 100'.

   d. Maximum height of building: 35'.

e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the Planning and Zoning Commission which adequately addresses the streetscape and design quality.

f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open spaces unless adjacent to lake or other water body which would permit zero (0) setback.

g. Minimum side yard: 10% of lot width, not to exceed 10'.

h. Minimun side yard at corner: 15'.

i. Maximum lot coverage: 60%.

j. Maximum floor area ratio: 1:1.6.

C. SF-C Single Family, Detached

1. General Regulations: All regulations of the RS-60 District (Single Family Residence) set forth in Section 3.07 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein shall apply.

2. Specific Regulations:

a. Minimum lot area: 6,000 sq. ft.

b. Minimum width of lot: 50'.

c. Minimum depth of lot: 90'.

d. Maximum height of building: 35'.

e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the Planning & Zoning Commission which adequately addresses the streetscape and design quality.

f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open spaces unless adjacent to lake or other water body which permit zero (0) setback.

g. Minimum side yard: 5'.

h. Minimum side yard at corner: 15'.

i. Maximum lot coverage: 60%.

j. Maximum floor area ratio: 1:1.6.

D. ZLL-A Zero Lot Line

1. General Regulations: All regulations of the RS-45 District (Zero Lot Line) set forth in Section 3.07.5 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein shall apply.

2. Specific Regulations:

   a. Minimum lot area: 4,000 sq. ft.

   b. Minimum width of lot: 35'.

   c. Minimum depth of lot: 80'.

   d. Maximum height of building: 35'.

   e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

   f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

   g. Minimum side yard: 0', with 10' separation between buildings.

   h. Minimum side yard at corner: 15'.

   i. Maximum lot coverage: 60%.

   j. Maximum floor area ratio: 1:1.25.

E. ZZL-B Zero Lot Line

1. General Regulations: All regulations of the RS-45 District (Zero Lot Line) set forth in Section 3.07.5 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations:

   a. Minimum lot area: 2,800 sq. ft.

   b. Minimum width of lot: 30'.

c. Minimum depth of lot: 65'.

d. Maximum height of building: 35'.

e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

g. Minimum side yard: 0', with 10' separation between buildings.

h. Minimum side yard at corner: 15'.

i. Maximum lot coverage: 80%.

j. Maximum floor area ratio: 1:1.25.

F. TH-A Townhouse

1. General Regulations: All regulations of the RG-27 District (General Residence Townhome) set forth in Section 3.08.5 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations

a. Minimum lot area: 2,700 sq. ft.

b. Minimum width of lot: 25'.

c. Minimum depth of lot: 80'.

d. Maximum height of building: 35'.

e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

g. Minimum side yard: 0' with 14' between ends of structures.

h. Minimum side yard at corner: 15'.

i. Maximum lot coverage: 80%.

j. Maximum floor area ratio: 1:1.25.

k. Maximum length of structure: No structure containing attached townhome units shall exceed 200' in length.

G. TH-B Townhouse

1. General Requirements: All regulations of the RG-27 District (General Residence Townhome) set forth in Section 3.08.5 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations

a. Minimum lot area: 2,000 sq. ft.

b. Minimum width of lot: 20'.

c. Minimum depth of lot: 80'.

d. Maximum height of building: 35'.

e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to lake or other water body which would permit zero (0) setback.

g. Minimum side yard: 0' with 14' between ends of structures.

h. Minimum side yard at corner: 15'.

i. Maximum lot coverage: 80%.

j. Maximum floor area ratio: 1:1.25.

k. Maximum length of structure: No structure containing attached townhome units shall exceed 200' in length.

H. CH Cluster Homes

1. General Regulations: All regulations of the RS-25 District (General Residence) setforth in Section 3.09 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Statement of Purpose: The concept of this Cluster Home development provides for a greenbelt separating each "cluster" of homes. Each cluster is to have attached and detached houses arranged around a motor court. The greenbelts and motor courts are to be owned and maintained by a Homeowners' Association. Each lot shall have its vehicular access only from a motor court or an alley. The dwelling units are to have enclosed private "patios" of varying sizes and landscaped 5' setbacks around the motor court to provide each owner the opportunity to personalize their individual homes. Greenbelts are to function as the open space rather than having larger, private yards, and setbacks. Therefore, the individual lots are only large enough to give the owner private and individuality while maximizing the area of the greenbelts.

3. Specific Regulations

   a. Minimum lot area: 1,800 sq. ft.

   b. Minimum width of lot: 40'.

   c. Minimum depth of lot: 40'.

   d. Maximum height of building: 35'.

   e. Minimum front yard: 5'; may be reduced to 0' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

   f. Minimum rear yard: 5' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 0' if adjacent to private residential open space unless adjacent to lake or other water body which would permit zero (0) setback.

   g. Minimum side yard: 0' except where structures are detached there shall be a minimum separation of 10'.

   h. Minimum side yard at corner: 10'.

   i. Maximum lot coverage: 80%.

   j. Maximum floor area ratio: 1:1.25.

4. Miscellaneous provision: Minimum of 2.5 parking spaces shall be provided per unit with a minimum of 2 parking spaces on each lot, one of which must be enclosed and a minimum of .5 parking spaces off the lot. The off lot parking spaces may be provided in cluster parking areas.

I. MF Multi-Family

1. General Regulations: All regulations of the "RG 18" District (General Residence) setforth in Section 3.10 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Statement of Purpose: To encourage quality multi-family development, the following bonus system is designed to award minimal increases in density for providing aesthetic amenities in the design of the buildings. The base density shall be 16 dwelling units per acre. By providing a combination of the amenities detailed herein, the density may be increased to a maximum density of 24 dwelling units per acre.

3. Amenity/Bonus System (See Exhibits A & B):

   a. Staggered Wall Line: If a minimum four (4) foot offset between the relative front walls (exclusive of exterior balconies) of two adjacent units in the same building for every four (4) (or less) unit footprints, and the setback or staggered area is a minimum width of two units, then a 1.0 unit/acre increase in the total number of dwelling units will be awarded.

   b. Roof Slope: For every 1:12 increase in the roof slope over a minimum of 4:12, for a minimum of 80% of the footprint projection of the total unit roof areas, a 0.75 unit/acre increase in the total number of dwelling units per acre will be awarded.

   c. Brick Column Along Front Facade: If one two-story tall brick column is provided per every four (4) unit footprints, with a minimum of two (2) columns per building, then a 0.75 unit/acre increase in the total number of dwelling units per acre will be awarded.

   d. Balcony Under Main Roof of Structure: If each unit is provided with a balcony which is a minimum of 32 sq.ft. in size and if all three balconies are under the main roof of the structure, a 1.0 unit/acre increase in the total number of dwelling units per acre will be awarded.

   e. Solarium/Greenhouse: If 60% of the units contain a solarium/greenhouse constructed of materials which have smooth translucent tinted glazing (i.e., glass or plexiglass) an increase of 1.25 dwelling units/acre will be awarded.

f. Chimney: If one (1) exterior full height chimney is provided for every four (4) footprint units (minimum two (2) per building) which are covered with field applied masonry without wood trim over prefabricated or field erected flues, a 1.0 unit/acre increase in the total number of dwelling units per acre will be awarded. No other chimney construction shall be permitted if this bonus is to be awarded.

g. Masonry Requirements: For every five (5) percent increase in percentage of masonry exterior over 75% of the overall site average other than the areas designated to be glass and architectural accent materials, a 0.5 unit/acre increase in the total number of dwelling units per acre will be awarded. Masonry shall be defined as brick and stone. No more than 10% of the masonry requirement shall be stucco.

h. Landscape Requirements: For every five (5) percent increase in percentage of landscape over the required 10% landscape area, other than areas in floodways, a 0.5 unit/acre increase in the total number of dwelling units per acre will be awarded.

4. Building Placement: Where three (3) or more buildings are within 100' of street right-of-way and have a footprint greater than four (4) units, 1/3 of these buildings must be turned such that their lengths are a minimum of 45° to the street right-of-way. The remainder may be parallel to the right-of-way.

5. Exterior Lighting: Exterior lighting fixtures, whether attached to buildings or free-standing, shall be of a harmonious design. If security lights are over ten (10) feet above grade and abut residential uses, lights shall be placed along the rear property line and shall be of a down-light type to minimize the glare onto adjoining properties.

EXHIBIT A

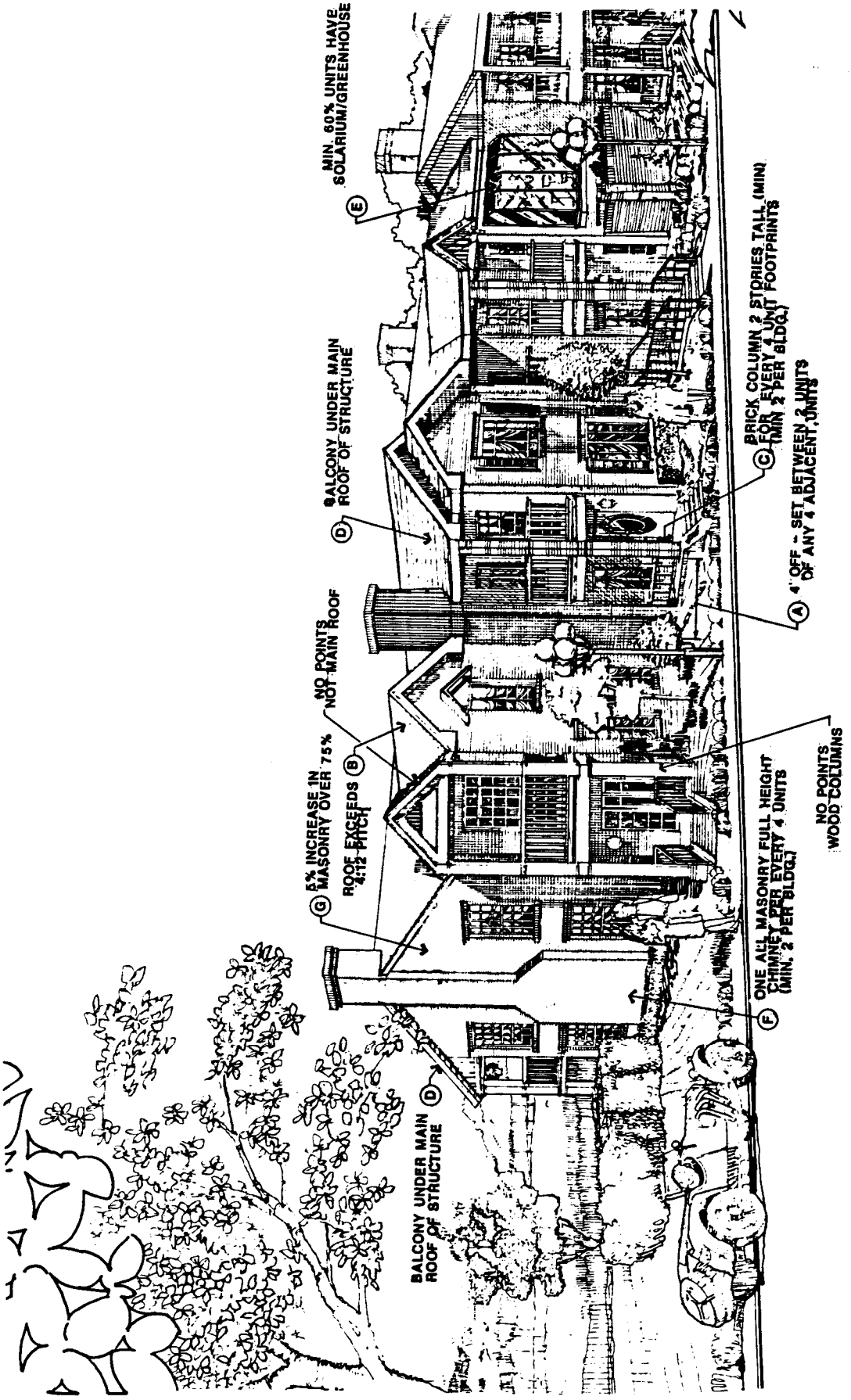
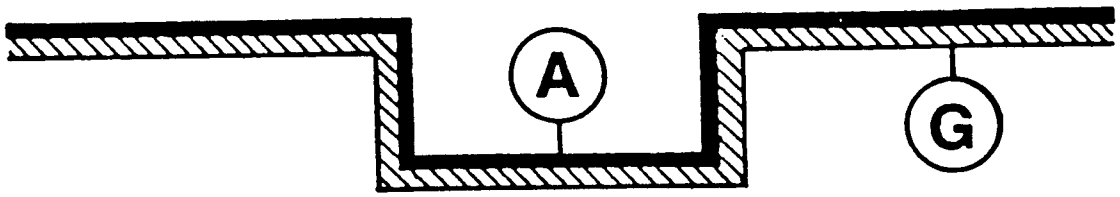
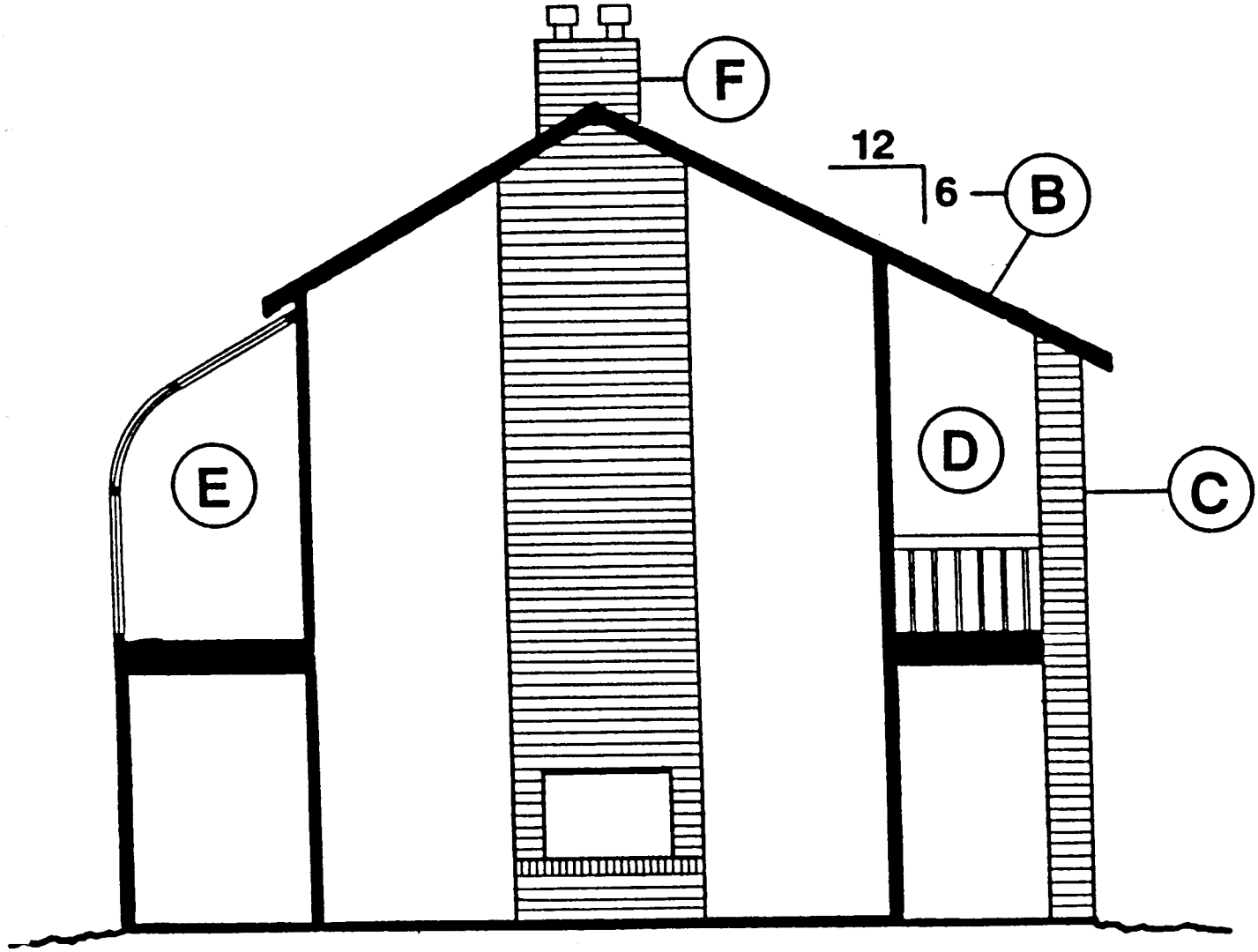

MIN. 60% UNITS HAVE SOLARIUM/GREENHOUSE
(E)
BALCONY UNDER MAIN ROOF OF STRUCTURE
(D)
BRICK COLUMN 2 STORIES TALL (MIN.) FOR EVERY 4 UNIT FOOTPRINTS (MIN. 2 PER BLDG.)
(C)
4" OFF - SET BETWEEN 2 UNITS OF ANY 4 ADJACENT UNITS
(A)
NO POINTS NOT MAIN ROOF
(B)
5% INCREASE IN MASONRY OVER 75% ROOF EXCEEDS 4:12 PITCH
(G)
ONE ALL MASONRY FULL HEIGHT CHIMNEY PER EVERY 4 UNITS (MIN. 2 PER BLDG.)
(F)
NO POINTS WOOD COLUMNS
BALCONY UNDER MAIN ROOF OF STRUCTURE
(D)

EXHIBIT B



PLAN



SECTION

ARCHITECTURAL AMENITIES

SECTION V

NON-RESIDENTIAL USE REGULATIONS

I. PURPOSE & INTENT

The purpose of the development standards contained herein is to assure that all non-residential development will be of high quality and will be compatible with the residential development proposed which it will serve.

The uses in the office district are intended to provide for quality office building environments with incidental retail and service uses intended primarily for occupants of said office buildings.

The uses in the retail district are intended to provide a wide range of retail, office and service establishments to serve the proposed residential development in this area. The retail areas have been appropriately located at the intersections of major streets.

In addition to the office and retail districts, two mixed use districts are hereby established to provide for flexibility in determining appropriate land uses to take advantage of the unique physical characteristics of two specific tracts within Zone 3.

Given the shape, abutting greenbelt area, and its frontage on a major thoroughfares, it has been deemed appropriate that Tract 1 in Zone 3 be zoned for a special office district which permits that a maximum of 10% of the total land may be devoted to retail uses.

The second mixed use district is Tract 13 in Zone 3. This tract is unique in that it is an irregular shape, abuts a lake to the east and has direct access to two major thoroughfares on the west and north. The uses permitted on this tract are general offices, restaurants, and residential development or any combination of these uses which maximizes the lake frontage.

Finally, a unique aspect of the Cross F Planned Development will be its relationship with the proposed golf course and its ancillerary club house use. The club house will primarily serve the needs of the golf course users (i.e., pro shop and restaurant), but there is also the potential for expanding this facility to also serve as an over night executive conference center. The center will be marketed off of the tranquil recreational environment offered by the golf course setting. This facility is envisioned to include a small scale hotel and meeting conference rooms. This type of facility would be most appropriate within Zone 1 and in the tracts which are clustered in close proximity to the golf course. Therefore, this facility may be located in Tracts 2, 5, 6, 9, and/or 11 of Zone 1.

II. NON-RESIDENTIAL DISTRICTS REGULATIONS

A. "O" Office District

1. General Regulations: All regulations of the O District (Office) District set forth in Section 3.15 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations:

   a. Specific Use Permit: Private Clubs.

   b. Maximum height of building: 35', except that the height may be increased one (1) foot for each one (1) foot that required yards are increased. No building will exceed 8 stories, with a maximum overall height of 125' including penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc.

   c. Minimum front yard: 25'.

   d. Minimum side yard at corner: 25'.

   e. Maximum lot coverage: 50%.

   f. Maximum floor area ratio: 1:1.

   g. Exterior Lighting: Exterior lighting fixtures, whether attached to building and/or free-standing, shall be a harmonious design on all buildings either jointly or individually owned.

   h. Rooftop Mechanical Equipment: All rooftop mechanical equipment shall be screened on all sides with a visual barrier to be installed and maintained at a minimum height above finished grade equal to the height above grade of the highest point on any of the mechanical equipment in each grouping of mechanical equipment being screened, e.g., appropriate parapet or individual equipment screening. Architectural elements such as parapet walls, "Mansard" type screen enclosures or architectural design techniques are acceptable for screening rooftop equipment.

B. "C" - Retail

1. Permitted uses:

   a. Any use permitted in district "BN."

   b. Banks and finanical institutions.

   c. Funeral homes and mortuaries.

d. Food stores.

e. Business or commercial schools.

f. Theater, indoor.

g. Household appliance sales or repair.

h. Automotive parts and tire sales, including indoor installations and minor repair, but not including repair garages, muffler or transmission shops, seat cover shops, or body repair shops.

i. Greenhouses or plant nurseries with outside storage or display.

j. Restaurants, drive-in types with sales window.

k. Commercial amusements, indoor.

l. Clothing, shoe, and department stores.

m. Tennis or swim club.

n. Animal hospital or veterinary clinic for small animals, without outside runs.

o. Offices.

p. Uses similar to the above mentioned permitted uses, provided activities conducted observe the requirements of all city ordinances.

2. Permitted accessory uses: Any permitted accessory use allowed in the "BN" zone under the conditions specified for that zone.

3. Specific Use Permit: Private Clubs.

4. Specific Regulations:

a. Minimum lot area: None.

b. Minimum width of lot: None.

c. Minimum depth of lot: None.

d. Maximum height of building: 35.

e. Minimum front yard: 25'.

f. Minimum rear yard: 15' when abutting any zone requiring a rear yard; none abutting business.

g. Minimum side yard: 15' when abutting any zone requiring a side yard; none abutting business.

h. Minimum side yard at corner: 15'.

i. Maximum lot coverage: 50%.

j. Maximum floor area ratio: 0.8:1.

4. Rooftop mechanical equipment; All rooftop mechanical equipment shall be screened on all sides with a visual barrier to be installed and maintained at a minimum height above finished grade equal to the height above grade of the highest point on any of the mechanical equipment in each grouping of mechanical equipment being screened, e.g., appropriate parapet or individual equipment screening. Architectural elements such as parapet walls, "Mansard" type screen enclosures or architectural design techniques are acceptable for screening rooftop equipment.

5. Exterior lighting: Exterior lighting fixtures, whether attached to building and/or free-standing, shall be generally located as shown on the Detail Plan and shall be a harmonious design on all buildings either jointly or individually owned.

6. Utilities: All utilities and utility connections shall be located underground, including electrical, telephone and television cables and wires, except where overhead service is specifically approved by the City. Transformers or other apparatus shall be adequately screened within the guidelines of the effected utility company.

7. Architectural Design Elements: To assure that the retail tracts will be designed and constructed in a quality manner with an aesthetic appearance sensitive to residential scale materials, colors and design, the final architectural design shall comply with the following criteria:

   a. All buildings within any given retail tract shall be of harmonious design utilizing similar styles, materials, colors, and lighting.

   b. When the retail at (1) Foncine at Bloomdale, (2) Foncine at F.M. 543, and (3) Foncine at northern edge of Zone 2 are developed, they shall be planned in a cohesive manner, taking into account harmonious building design, complementary landscape design. and coordination in traffic patterns (i.e., driveway locations) to insure that the development of the intersection will be both aesthetically pleasing and functionally compatible.

   c. The maximum height shall be one standard story not to exceed 26 feet except that office uses shall be governed by the "O" office district.

   d. Clustered and linear buildings shall have internal or external landscaped, covered walkway systems to encourage pedestrian movement through these areas.

e. The buildings shall have multi-offset facades and roof profiles to enhance the character of individual as well as groups of buildings.

f. All exterior walls of all buildings shall have a minimum masonry exterior of 75% on all outside wall surfaces, excluding doors and windows.

8. Signage: Signage shall be in compliance with Ordinance 1677.

9. Service Facilities & Trash Containers: Service facilities and trash containers shall be screened from the remainder of the retail area, adjacent land uses, and publicly dedicated streets.

C. MU-1: Mixed Use - 1

1. Permitted Uses:

a. All uses permitted in the "O" District.

b. A maximum of 10% of the land area may be developed with the uses permitted in the "C" District as defined herein.

2. Specific Regulations

a. Shall be as defined in the "O" District described herein.

3. This "MU" District shall be permitted in Tract 1, Zone 3 only.

D. MU-2: Mixed Use - 2

1. Permitted Uses:

a. All uses permitted in Section IV, Residential Uses, and Section V, a (office) and restaurant uses.

2. Specific Regulations:

a. All permitted uses in this district shall be governed by the most restrictive district in which the use is permitted.

E. CC-H-C District: Country Club/Hotel/Conference Center

1. Permitted uses:

a. Country Club

b. Hotel

c. Conference Center

d. Restaurants

e. Retail Uses: Maximum of 15% of tract.

f. Specific Use Permit: Private club.

2. Space limits

a. Maximum height: 5 stories, not to exceed 85' including mechanical rooms, penthouses, cooling towers, elevator bulk heads, architectural amenities, etc.

b. Minimum front yard: 25'.

c. Minimum rear and side yards: 15' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open spaces unless adjacent to lake or other water body which would permit zero (0) setback.

d. Minimum side yard at corner: 15'.

e. Maximum lot coverage: 60%.

f. Minimum floor area ratio: 1:1.

F. "GC" District: Governmental Complex

1. General Regulations: All regulations of the "GC" District (Governmental Complex District) set forth in Section 3.19 of Ordinance 1270 of the City of McKinney, as amended December 17, 1985, shall apply.

SECTION VI

LANDSCAPING REGULATIONS

I. PURPOSE & INTENT

The purpose of this section is to establish standards for the provision of adequate landscaping within the public rights-of-way and the non-residential and multiple family zoning districts of the Cross F Planned Development.

The intent of this section is to provide a unique identity to the development with roadways having naturally graded slopes and berms with planting of groundcover, shrubs, and trees in an informal nature.

II. LANDSCAPING REGULATIONS

A. A minimum of 10% of each non-residential building site shall be landscape with ground cover, grass, shrubs, trees, flowers, or other such landscape materials.

B. The minimum depth of the landscaped area between parking areas and front property line shall be 20' along all six and four lane thoroughfares, and a minimum of 10' along all other street frontages when abutting non-residential zoning districts.

C. Within the required 20' landscape area on the west side of Foncine Road between F.M. 543 and Honeycreek, a six foot meandering jogging path shall be required.

D. Prior to the issuance of a building permit, a landscape plan of all greenbelts, open spaces, whether jointly or individually owned, indicating all of the various plant materials by species, size, and quantitites, shall be sealed by a registered landscape architect and submitted to the Building Inspection Department.

E. Landscaping shall be installed in accord with the required landscape plan prior to issuance of a Certificate of Occupancy. All landscaping shall be maintained in a healthy and growing condition at all times.

F. An automatic underground sprinkler system shall be installed and provide complete coverage of all landscaped areas in commercial and multi-family districts.

G. Existing trees on the site will be preserved to the extent practical on all tracts of land.

H. The average spacing of trees along the frontage of all six and four lane thoroughfares abutting multi-family and commercial districts and any public street shall be between 35'-50' on center depending upon the rate of growth of the trees. However, trees may be clustered in groves instead of equal dispersal as long as the minimum number of trees is provided. Average spacing may be increased if the minimum

landscape area adjacent to the front property line is greater than 20' in which case the spacing may be increased 1' for each additional 1' of increase in the depth of the landscape area. Trees shall be an appropriate mixture of fast and slow growing shade and ornamental trees based on the landscape architect's design. Shade trees shall be a minimum 2 1/2" caliper measured at 3' above grade.

I. The developer shall install shade and/or ornamental trees in the medians of all four and six lane divided thoroughfares. These trees shall be planted 35'-50' on center depending on the species of trees selected. The medians shall be landscaped with ground cover materials, with a maximum of 15% being enhanced hard surfaces. The developer shall install an automatic underground irrigation system. The City shall be responsible for maintenance and operation of this system after the initial installation. The developer shall be responsible for replacement of plant material if necessary for the first two growing seasons after the initial planting.

J. All landscaping shall also be in accordance with any subsequent landscape ordinance or landscape manual adopted by the City of McKinney.

SECTION VII

OVERLAY DISTRICT

I. PURPOSE & INTENT

Given that the Zoning Areas 1 through 21 of the Cross F Planned Development (known as the Franklin Ranch) has been designed to accommodate a proposed private golf course which gives it a unique character, an overlay district has been established to provide for a distinct identity, encourage larger dwelling units, and to supplement the implementation and development procedures with an additional step in the approval process.

II. STREETS

The distinct identity may be best achieved through requiring that the local street system throughout this development be physically different than standard street design. As illustrated in Exhibit A-1, the streets may be designed with an alternative to standard curb and gutter system.

III. FLOOR AREA RATIOS (F.A.R.)

To encourage larger dwelling units to be developed on all types of residential lotting arrangements proposed to be in close proximity to the golf course, the maximum floor area ratios have been increased over the standard to allow for a maximum flexibility in housing design. The F.A.R.s in this Overlay District shall be as follows:

District Title	Maximum F.A.R.
SFA	1:1.3
SFB	1:0.9
SFC	1:1.2
ZLLA	1:1.0
ZLLB	1:0.93
THA	1:0.9
THB	1:0.66
CH	1:0.6

All other space limits are as defined in Section IV Residential Use Regulations, and on Table 1 - Residential Classifications, Page 5A of this ordinance.

IV. ARCHITECTURAL CONTROL COMMITTEE

Well planned protective covenants are the most viable method of assuring that high standards of quality are achieved and the development of the Franklin Ranch is compatible with the golf course. Therefore, to implement and assure proper maintenance of this type of development, an Architectural Control Committee may be established for Zoning Areas 1 through 21 of this P.D.

A. The Architectural Control of the Franklin Ranch will be assigned the responsibility for review and approval of all plans and specifications for initial construction or alteration of existing improvements, including landscaping, prior to City approval.

B. The Committee will also be responsible for making sure that all properties within Franklin Ranch are continually maintained as prescribed in the covenants.

C. Improvements may be termed to mean all buildings, roofed structures, parking or loading areas, fences, walls, hedges, mass plantings, poles, driveways, ponds, lakes, swimming pools, tennis courts or signs, but not necessarily limited to these examples.

D. Passive open space areas not dedicated to the City shall be maintained by the Golf Course Association or by a Homeowners' Association.

ATTACHMENT “B”
REPRESENTATIVE ELEVATIONS

ATTACHMENT "C"

PRELIMINARY 15-YEAR OPERATING PROFORMA

Cash Flow Pro Forma
Circle F Ranch
5764 Co. Rd. 201
McKinney 75071
12/27/2017

Total Units: 180

Income	***Per Unit***	***Year 1***	***Year 2***	***Year 3***	***Year 4***	***Year 5***	***Year 6***	***Year 7***	***Year 8***	***Year 9***	***Year 10***	***Year 15***	***Total***
Rent Revenue (1)	$ 10,504	$ 1,890,684	$1,928,498	$1,967,068	$2,006,409	$2,046,537	$2,087,468	$2,129,217	$2,171,802	$2,215,238	$2,259,542	$2,494,717	$ 32,696,387
Other Income	$ 20	$ 43,200	$ 44,064	$ 44,945	$ 45,844	$ 46,761	$ 47,696	$ 48,650	$ 49,623	$ 50,616	$ 51,628	$ 57,001	$ 747,076
Less: Vacancy Loss (2)	$ (789)	$ (145,041)	$ (147,942)	$ (150,901)	$ (153,919)	$ (156,997)	$ (160,137)	$ (163,340)	$ (166,607)	$ (169,939)	$ (173,338)	$ (191,379)	$ (2,508,260)
Total Income	$ 9,735	$ 1,788,843	$1,824,620	$1,861,112	$1,898,334	$1,936,301	$1,975,027	$2,014,527	$2,054,818	$2,095,914	$2,137,833	$2,360,340	$ 30,935,203
Avg rent per unit per month	$ 875	$875	$893	$911	$929	$947	$966	$986	$1,005	$1,026	$1,046	$1,155	

Operating Expenses	***Per Unit***	***Year 1***	***Year 2***	***Year 3***	***Year 4***	***Year 5***	***Year 6***	***Year 7***	***Year 8***	***Year 9***	***Year 10***	***Year 15***	***Total***
General Administrative	$ 411	$ 73,980	$ 76,199	$ 78,485	$ 80,840	$ 83,265	$ 85,763	$ 88,336	$ 90,986	$ 93,716	$ 96,527	$ 111,901	$ 1,375,948
Management	$ 584	$ 105,133	$ 108,287	$ 111,536	$ 114,882	$ 118,328	$ 121,878	$ 125,534	$ 129,300	$ 133,179	$ 137,175	$ 159,023	$ 1,955,360
On-Site Payroll	$ 1,191	$ 214,380	$ 220,811	$ 227,436	$ 234,259	$ 241,287	$ 248,525	$ 255,981	$ 263,660	$ 271,570	$ 279,717	$ 324,269	$ 3,987,235
Repairs and Maintenance	$ 652	$ 117,360	$ 120,881	$ 124,507	$ 128,242	$ 132,090	$ 136,052	$ 140,134	$ 144,338	$ 148,668	$ 153,128	$ 177,518	$ 2,182,769
Utilities	$ 251	$ 45,180	$ 46,535	$ 47,931	$ 49,369	$ 50,850	$ 52,376	$ 53,947	$ 55,566	$ 57,233	$ 58,950	$ 68,339	$ 840,299
Water, Sewer & Trash (3)	$ 656	$ 118,080	$ 121,622	$ 125,271	$ 129,029	$ 132,900	$ 136,887	$ 140,994	$ 145,224	$ 149,580	$ 154,068	$ 178,607	$ 2,196,160
Insurance	$ 278	$ 50,040	$ 51,541	$ 53,087	$ 54,680	$ 56,320	$ 58,010	$ 59,750	$ 61,543	$ 63,389	$ 65,291	$ 75,690	$ 930,690
Property Tax	$ 711	$ 127,980	$ 131,819	$ 135,774	$ 139,847	$ 144,043	$ 148,364	$ 152,815	$ 157,399	$ 162,121	$ 166,985	$ 193,581	$ 2,380,289
Compliance Monitoring	$ 40	$ 7,200	$ 7,416	$ 7,638	$ 7,868	$ 8,104	$ 8,347	$ 8,597	$ 8,855	$ 9,121	$ 9,394	$ 10,891	$ 11,217
Subtotal	**$ 4,774**	$ 859,333	$ 885,113	$ 911,666	$ 939,016	$ 967,187	$ 996,202	$1,026,089	$1,056,871	$1,088,577	$1,121,235	$1,299,818	$ 15,859,966
Reserves for Replacement	$ 250	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 675,000
Operating Expenses	**$ 5,024**	$ 904,333	$ 930,113	$ 956,666	$ 984,016	$1,012,187	$1,041,202	$1,071,089	$1,101,871	$1,133,577	$1,166,235	$1,344,818	$ 16,534,966
Debt Service - First Mortgage	$ 4,259	$ 766,693	$ 766,693	$ 766,693	$ 766,693	$ 766,693	$ 766,693	$ 766,693	$ 766,693	$ 766,693	$ 766,693	$ 766,693	$ 11,500,389
Net Income After Debt Service	$ 451	$ 117,817	$ 127,814	$ 137,753	$ 147,625	$ 157,421	$ 167,132	$ 176,746	$ 186,254	$ 195,644	$ 204,905	$ 248,829	$ 2,899,848

ATTACHMENT “D”

PRELIMINARY
SOURCES & USES

Permanent Sources & Uses Summary

Circle F Ranch
5764 Co. Rd. 201
McKinney 75071
12/27/2017

Uses	*Total Cost*	*Per Unit*	*%*
Acquisition/Land	$2,243,340	$12,463	8.11%
Construction	$18,064,280	$100,357	65.34%
Permits & Fees	$593,000	$3,294	2.14%
Interest/Interim Costs	$1,404,300	$7,802	5.08%
Financing Costs	$358,337	$1,991	1.30%
Development Soft Costs	$1,065,850	$5,921	3.86%
Subtotal	$23,729,107	$131,828	85.83%
Developer Fees	$3,081,642	$17,120	11.15%
Project Reserves	$835,513	$4,642	3.02%
Total	$27,646,262	$153,590	100.00%

Sources	*Total Funds*	*Per Unit*	*%*
Tax Credit Equity	$13,498,650	$74,993	48.83%
1st Mortgage Loan / TE Bonds	$13,250,000	$73,611	47.93%
2nd Mortgage Loan	$0	$0	0.00%
Other (City funds)	$500	$3	0.00%
Deferred Developer Fees	$897,112	$4,984	3.24%
Total	$27,646,262	$153,590	100.00%

ATTACHMENT “E”
HOLD HARMLESS AGREEMENT

RELEASE AND HOLD HARMLESS AGREEMENT

STATE OF TEXAS)
)
COUNTY OF COLLIN)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, this Release and Hold Harmless Agreement ("Agreement") is hereby entered into by and between Brandon Bolin + Ground Floor Holdings ("Releasor"), and the City of McKinney, Texas, a Texas municipal corporation (the "City"); and

WHEREAS, Releasor will be submitting an application for 4% or 9% low income housing tax credits ("LIHTC") to the Texas Department of Housing and Community Affairs ("TDHCA") for a housing development generally described as: Circle F Ranch Lofts (the "Project"), generally located on property located in the City McKinney, TX (the "Property"); and

WHEREAS, Releasor has also submitted a request to the City for passage of a Resolution by the City Council of the City of McKinney, Texas ("City Council"), supporting the Project; and

WHEREAS, Releasor has also submitted or intends to submit an application to the City requesting a zoning amendment on the Property to: N/A, as necessary to develop the Project, an affordable multifamily development; and

WHEREAS, Texas law, at Texas Government Code, § 2306.6705(5), provides for Releasor to execute this Agreement to release and hold the City harmless in the event that Releasor's zoning amendment application on the Property is denied; and

WHEREAS, Releasor's providing this Agreement to the City is consistent with the City's LIHTC Resolution Policy.

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt of which is hereby acknowledged, Releasor, and its successors, assigns and grantees, does hereby completely release the City from and waive any and all claims, whether known or unknown, which arise or may arise, from Releasor's zoning amendment application, including but not limited to, its denial of appropriate zoning.

Furthermore, Releasor agrees to indemnify and hold harmless the City, its officers employees, agents, and representatives, from any and all claims, counterclaims, demands, actions, and causes of action of any kind or character, whether known or unknown, present or future, asserted by Releasor its successors, assigns and grantees, or any third party, with regard to any damages to the Property or Project, as identified above, that may be or have been brought against the City, its officers, employees, agents and representatives, as the result of the City's consideration of Releasor's zoning amendment application, including but not limited to, its denial of appropriate zoning.

EXECUTED on the dates acknowledged below, and effective as of the last date signed.

RELEASOR: Brandon Bolin

_____ Date signed: 12.26.17

Partner, Ground Floor Holdings

THE STATE OF ~~TEXAS~~ Oklahoma §

COUNTY OF ~~COLLIN~~ Stephens § §

BEFORE ME, the undersigned authority, on this day personally appeared Brandon Bolin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said instrument was executed and intended as a release for the purposes and consideration therein described and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on this 26th day of December, 2017, to certify which witness my hand and seal of office.

Billie A White

Notary Public in and for
the State of ~~Texas~~ Oklahoma

My Commission Expires: 11-8-2020 # 01018298

CITY OF McKINNEY, TEXAS

By _____ Date signed: _____
Paul Grimes
City Manager

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Paul Grimes, City of McKinney City Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said instrument was executed and intended as a release for the purposes and consideration therein described and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on this _____ day of _____, 2018, to certify which witness my hand and seal of office.

_____
Notary Public in and for
the State of Texas

My Commission Expires: _____

RESOLUTION NO. 2017-03-071 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AMENDING THE POLICY FOR THE REVIEW AND CONSIDERATION OF REQUESTS FOR RESOLUTIONS IN SUPPORT OF HOUSING DEVELOPMENTS SEEKING OR UTILIZING LOW INCOME HOUSING TAX CREDITS AND PROVIDING FOR AN EFFECTIVE DATE UPON PASSAGE

WHEREAS, the Texas Legislature has designated the Texas Department of Housing and Community Affairs ("TDHCA") to administer the state's low income housing tax credit ("LIHTC") program, pursuant to a Qualified Allocation Plan ("QAP"); and

WHEREAS, the City acknowledges low income tax credits as a viable method of financing affordable housing developments for those developments which satisfy the housing ordinances and policies of the City as well as the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The foregoing premises are hereby incorporated by reference.

Section 2. The City Council does hereby amend the City of McKinney Low Income Housing Tax Credits Resolution Policy, attached hereto as Exhibit A.

Section 3. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, ON THE 21st DAY OF MARCH, 2017.

CITY OF McKINNEY, TEXAS

BRIAN LOUGHMILLER
Mayor

ATTEST:

SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

CITY OF MCKINNEY
LOW INCOME HOUSING TAX CREDITS RESOLUTION POLICY

Purpose

To provide administrative procedures by which the City will review and process requests for resolutions to be considered by the City Council of the City of McKinney ("City Council") on housing development projects utilizing low income housing tax credits as a component of project financing, consistent with the City of McKinney Affordable Housing Policy, City ordinances, and applicable law.

Authority

The Federal Government makes available federal income tax credits to stimulate private developers to invest in and construct low-income housing 26 U.S.C. § 42 (2011). Those federal tax credits are allocated between the states and awarded at the state level by a designated housing credit agency. The Texas Legislature has designated the Texas Department of Housing and Community Affairs ("TDHCA") to administer the state's low income housing tax credit ("LIHTC") program. TEXAS GOVERNMENT CODE, Chapter 2306 (Vernon 2016); 10 T.A.C. Chapter 11. Federal law requires the TDHCA to allocate tax credits pursuant to a Qualified Allocation Plan ("QAP"), which must include certain selection criteria. The TDHCA is also required by State law to biennially adopt the QAP and corresponding manual.

In evaluating an application filed with the TDHCA requesting an allocation of low income housing tax credits, the TDHCA is required to determine whether the application satisfies specified threshold criteria required by the QAP, and shall score and rank the application using a point system that prioritizes ten (10) additional criteria. One specific criterion evaluates the application based upon "quantifiable community participation with respect to the development, evaluated on the basis of a resolution concerning the development that is voted on and adopted by ... the governing body of a municipality in which the proposed development site is to be located." That criterion applies if the proposed development is located within the municipality's jurisdiction, and also it applies if the proposed development is located in the extraterritorial jurisdiction of a municipality.

This statutory requirement for a resolution from the governing body of a municipality applies to each development application submitted to the TDHCA, which applications are reviewed on an individual basis. There are no specific guidelines provided in Federal or State law that inform or direct a municipality's evaluation of an application in order to comply with the requirement to consider a resolution concerning the proposed development. The City is nonetheless required to follow applicable Federal and State fair housing statutes and regulations, cases interpreting and applying those laws, and the City's own housing ordinances and policies.

Low Income Housing Tax Credit Resolution Process

A. Receive LIHTC Application/Request for Resolution

Upon the City's receipt of a development application containing LIHTC financing being considered by the TDHCA, or a request from an applicant for a City Council resolution concerning a development containing LIHTC financing, immediately log the matter noting the application, applicant contact information, date of receipt, and anticipated City Council meeting schedule. Immediately distribute the application and review forms (containing the criteria listed in this policy) to appropriate City departments for consideration of the evaluation criteria and factors listed in the next section.

B. Evaluate LIHTC Application/Request for Resolution

The following evaluation criteria and factors shall be considered for each application:

1. Project location, including whether the project is located one linear mile or less from a development that serves the same type of household as the new development;

2. Housing needs characteristics;

3. Project characteristics, including whether the project includes the use of existing housing as part of a community revitalization plan;

4. Sponsor/developer characteristics and experience, and list the name, including company name, of the contact person, with address and telephone number, and the identification of those persons providing developmental or operational services to the development, including: (a) the development owner; (b) architect; (c) attorney; (d) tax professional; (e) property management company; (f) consultant; (g) market analyst; (h) tenant services provider; (i) syndicator; (j) real estate broker or agent or a person receiving a fee in connection with services usually provided by a real estate broker or agent; (k) the owners of the property on which the development is located; (l) developer; and (m) builder or general contractor;

5. Whether the anticipated tenant population includes persons with special housing needs;

6. McKinney Housing Authority ("MHA") waiting lists, and whether the development is supported by MHA;

7. Whether the anticipated tenant population includes individuals with children;

8. Whether the project is intended for eventual tenant ownership;

9. The energy efficiency of the project;

10. The historic nature of the project, including an evaluation of anticipated impact of the development on City historical areas, sites, building or other structures;

11. Whether at the time of application the City has more than twice the state average of units per capita supported by housing tax credits or private activity bonds, unless the applicant: (a) has obtained prior approval of the development from the City Council, and (b) has included with the development application a written statement of support from the City Council referencing Texas Government Code § 2306.6703 and authorizing an allocation of housing tax credits for the development;

12. Whether the applicant has notified the following entities about the filing of the application: (a) any neighborhood organizations on record with the State or Collin County; (b) the superintendent and the presiding officer of the board of trustees of the applicable independent school district; (c) the Mayor and City Councilmembers of the City Council; (d) the Collin County Commissioner's Court and County Judge; and (e) the State senator and State representative of the district containing the development, including whether the City has received any input from such persons or entities;

13. Whether the development at the proposed location constitutes an approved land use under the City's zoning ordinance provisions and whether the development's proposed land use change, if applicable, at the proposed location is consistent with the City's Comprehensive Plan and housing priorities;

14. Whether the applicant is in the process of seeking the appropriate zoning from the City and has signed and provided to the City a release agreeing to hold the City and all other parties harmless in the event that the appropriate zoning is denied;

15. Whether the development is financed through a private activity bond program, including private activity bonds issued by the TDHCA, the Texas State Affordable Housing Corporation, or a local issuer, such as the McKinney Housing Finance Corporation ("MHFC"), and if so, review of any staff or City Council requested financial analysis provided by an issuer related to the applicant's financing;

16. Whether the development complies with accessibility standards required under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); 24 C.F.R. Part 8, Subpart C; and related authorities concerning accessibility standards;

17. An evaluation of anticipated impact of the development on City services and related infrastructure, including but not limited to, police and fire services; water, sanitary sewer, and stormwater capacities and facilities; traffic patterns; and any environmental issues; and

18. An evaluation of compliance with City health and safety codes.

C. Forward to City Council for Public Hearing and Consideration of Resolution

Prepare a City staff report that analyzes each of the above-listed evaluation criteria and factors in regards to the application, taking into account the City's ordinances, policies and priorities, and the application's ability to promote McKinney housing. An evaluation by the City Attorney's Office may accompany the staff report if necessary regarding legal issues. The information provided in the staff report can then be used by the City Council to evaluate the development, allowing the City Council to exercise its discretion regarding passage of a resolution regarding the development. The ultimate decision on any factor(s) and the weight to give any of the above criteria lies with the City Council. The City staff report will not offer a recommended course of action to the City Council. Attach three draft resolutions for consideration and action by the City Council, as follows: (1) Resolution in support of the development; (2) Resolution of no objection to the development; and (3) Resolution opposed to the development. *See* form resolutions, attached. Forward the staff report, application, agenda item and related materials through usual City procedures for the matter to be included on the next available City Council meeting agenda for public hearing and action on the resolution.

Definitions

In addition to definitions provided in the City of McKinney Affordable Housing Policy, the following additional definitions are provided which are specific to this policy:

1. "Applicant" means any person or affiliate of a person who files an application with the TDHCA requesting a housing tax credit allocation, and files an application for a development with the City.

2. "Application" or "development application" means an application filed with the TDHCA and the City by an applicant and includes any exhibits or other supporting materials.

3. "Development" means a proposed qualified low income housing project, as defined by 26 U.S.C. § 42(g), that consists of one or more buildings containing multiple units, that is financed under a common plan, and that is owned by the same person for federal tax purposes, including a project consisting of multiple buildings that: (a) are located on scattered sites; and (b) contain only rent-restricted units.

See also terms defined in Internal Revenue Code, 26 U.S.C. § 42; Texas Government Code, Chapter 2306; and TDHCA Rules published in the Texas Administrative Code.

ATTACHMENT “F”

GROUNDFLOOR’S REPRESENTATIVE PROJECTS

GROUNDFLOOR

GroundFloor Projects—

Since 2011, GroundFloor has completed and operates four multifamily development projects. A fifth project by GroundFloor is currently under construction and anticipated to open in the Summer of 2018. Combined, the five properties represent a total of 757 residential units.

Taylors Farm Apartments, Dallas TX—Completed 2011

Taylors Farm Apartments is a 160-unit multifamily community for families located within the emerging "Canyon in Oak Cliff" community just 4 miles west of downtown Dallas. Construction of Taylors Farm Apartments commenced in November of 2010 and was completed in October 2011. The property achieved full lease-up and stabilized operations in May 2012. Taylors Farm Apartment consists of seven four-story buildings, a one-story clubhouse with leasing office, surface parking with optional enclosed for-lease garages. Community amenities consist of a swimming pool, a children's' playground, an exercise room and access to the Canyon's hike and bike paths. All residents of Taylors Farm have access to a variety of tenant services provided by Portfolio Resident Services. GroundFloor utilized 9% competitive LIHTCs and secured a HUD FHA 221(d)(4) loan to finance the project. Since stabilization the property has maintained a nearly a 100% lease rate.

Hillside West Seniors, Dallas TX—Completed 2013

Hillside West Seniors is an age-restricted, seniors living community also located within the emerging "Canyon in Oak Cliff" community just 4 miles west of downtown Dallas. Construction of the Hillside West Seniors community commenced in March 2012 and was completed in June 2013. The community features 130-units featuring amenities such as a swimming pool with sundeck and seating area, a clubhouse with a wellness center, an herb-planting garden, a dog run and access to the Canyon's hike and bike paths. All residents of Hillside West Seniors have access to a variety of tenant services provided by Portfolio Resident Services. The project obtained a LEED Silver certification for the Hillside West project upon completion. GroundFloor utilized 9% competitive LIHTCs and secured a HUD FHA 221(d)(4) loan to finance the project. Since stabilization the property has maintained a nearly a 100% lease rate.

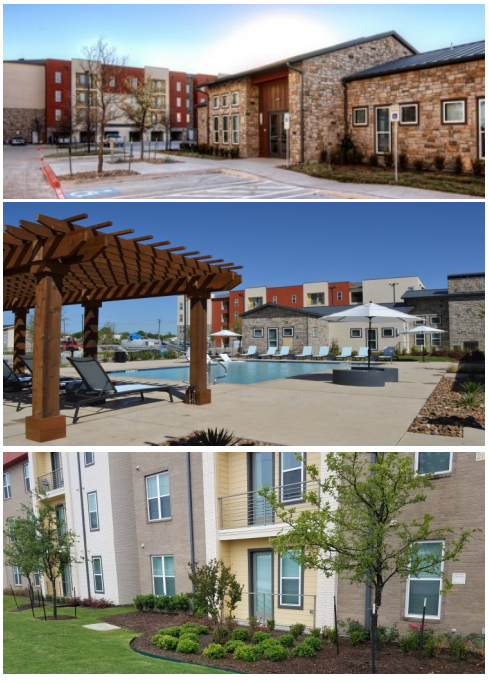
GROUNDFLOOR

The Millennium, McKinney TX—Completed 2015

The Millennium is a modernly-designed 164-unit, multifamily property for families developed on approximately 6.3 acres in McKinney, Texas. Construction of The Millennium commenced in April 2014 and was completed in August 2015. The property features an upscale community center with a swimming pool, a business center, a community library and a fitness room. Children living at Millennium attend schools in the highly esteemed Frisco Independent School District. All residents of Millennium have access to a variety of tenant services provided by Portfolio Resident Services. GroundFloor utilized 9% competitive LIHTCs and secured a HUD FHA 221 (d)(4) loan to finance the project. Since stabilization the property has maintained a nearly a 100% lease rate.

Post Oak Apartments, McKinney TX—Completed 2016

Post Oak Apartments is a 182-unit, multifamily property for families developed on approximately 6.9 acres in McKinney, Texas. Construction on the Post Oak Apartments project commenced in summer 2015 and was completed in Fall 2016. The property features an upscale community center with a swimming pool, a business center, a community library and a fitness room. Children living at Post Oak Apartments attend schools in the exceptional McKinney Independent School District. All residents have access to a wide variety of tenant services provided by Portfolio Resident Services. GroundFloor utilized 9% competitive LIHTCs and secured a HUD FHA 221 (d)(4) loan to finance the project.



CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

LOFTS

180 – Unit Apartment Community
Serving Families of the City of McKinney

Proposed Tax Credit Development
by Circle F Ranch Lofts, Ltd.
dba GroundFloor

SENIORS

180 – Unit Apartment Community
Serving Seniors of the City of McKinney

Proposed Tax Credit Development
by Circle F Ranch Seniors, Ltd.
dba GroundFloor

DISCLAIMER: all photos, design, amenities and contents of this PPT are representative in nature and are subject to change

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

Development Summary

Circle F Ranch Lofts and Circle F Ranch Seniors are two unique developments proposed by GroundFloor to be situated at the corner of future Hardin Boulevard at Community Avenue – in the Honey Creek Entertainment District near the border of the Scenic District according to its ONE McKinney 2040 Comprehensive Plan. There exists convenient access to Interstate Highway 75 in both directions, and public libraries, city parks, shopping and dining, and the public school campuses serving the communities are just minutes away. As a high opportunity area for tax credit housing, the proposed developments scores increasingly well for the 9% LIHTC allocation cycle in 2018.

Circle F Ranch Lofts is a proposed three story development for families and comprised of 180 total units, of which 110 will be limited by income compliance. These units are 1 BR, 2 BR and 3 BR dwellings serving 30%, 50% and 60% AMI; however, there are 70 market rate units in the development making this a true mixed income community.

Circle F Ranch Seniors is also a proposed three story development for seniors and comprised of 180 total units, of which 115 will be limited by income compliance. These units are 1 BR and 2 BR dwellings serving 30%, 50% and 60% AMI; however, there are also 65 market rate units in the development, making it a true mixed income community as well.

Development Team

DEVELOPER
GroundFloor – Dallas, TX

GENERAL CONTRACTOR
Maker Bros, Inc. - Dallas, TX

ARCHITECT
Cross Architects , PLLC - Plano, TX

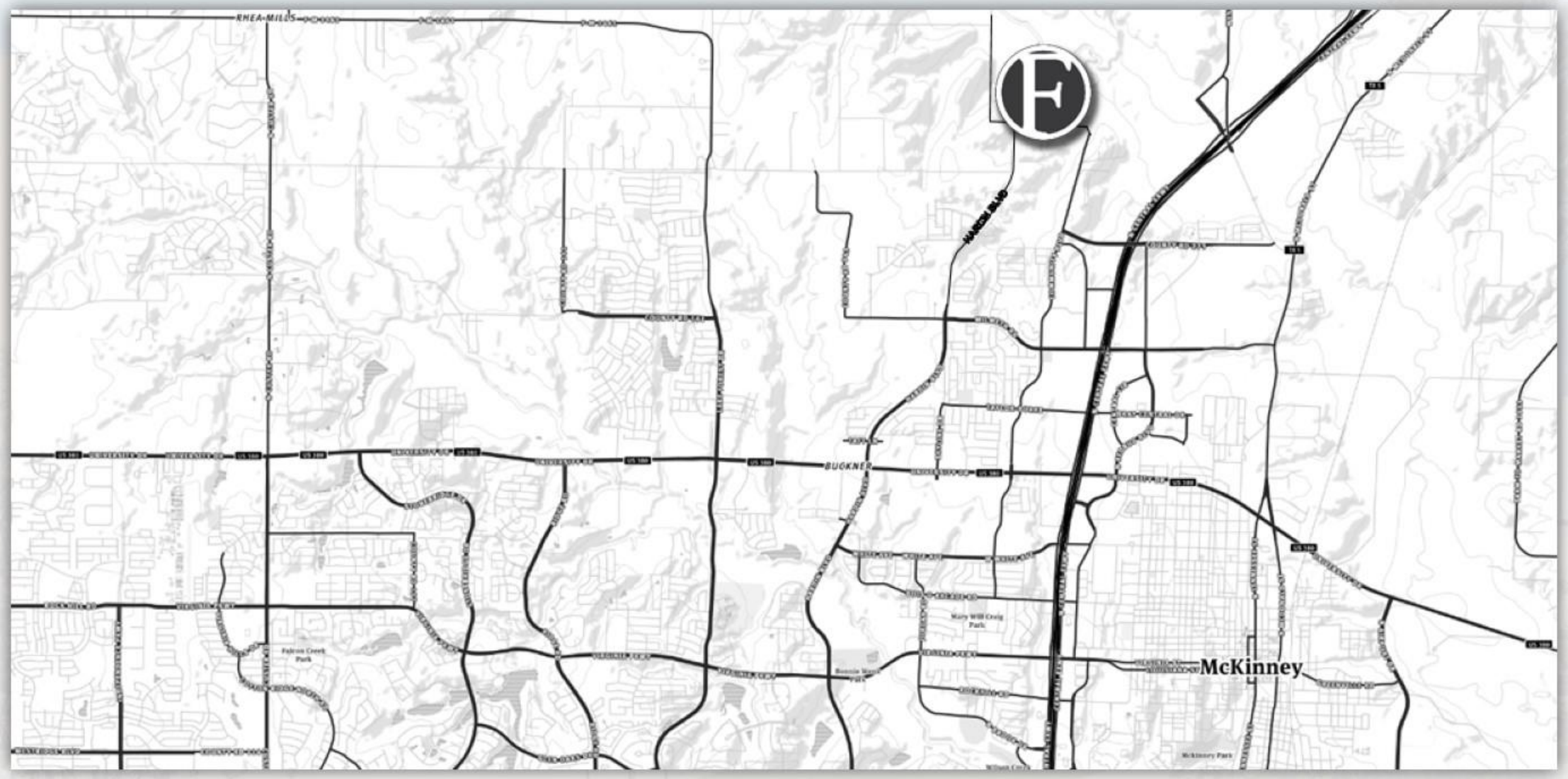
CIVIL ENGINEERING
Sanchez & Associates, LLC - McKinney, TX

MANAGEMENT
Texas Inter-Faith Management Corporation - Houston, TX

RESIDENT SERVICES
Portfolio Resident Services, Inc. - Houston, TX

CIRCLE F RANCH

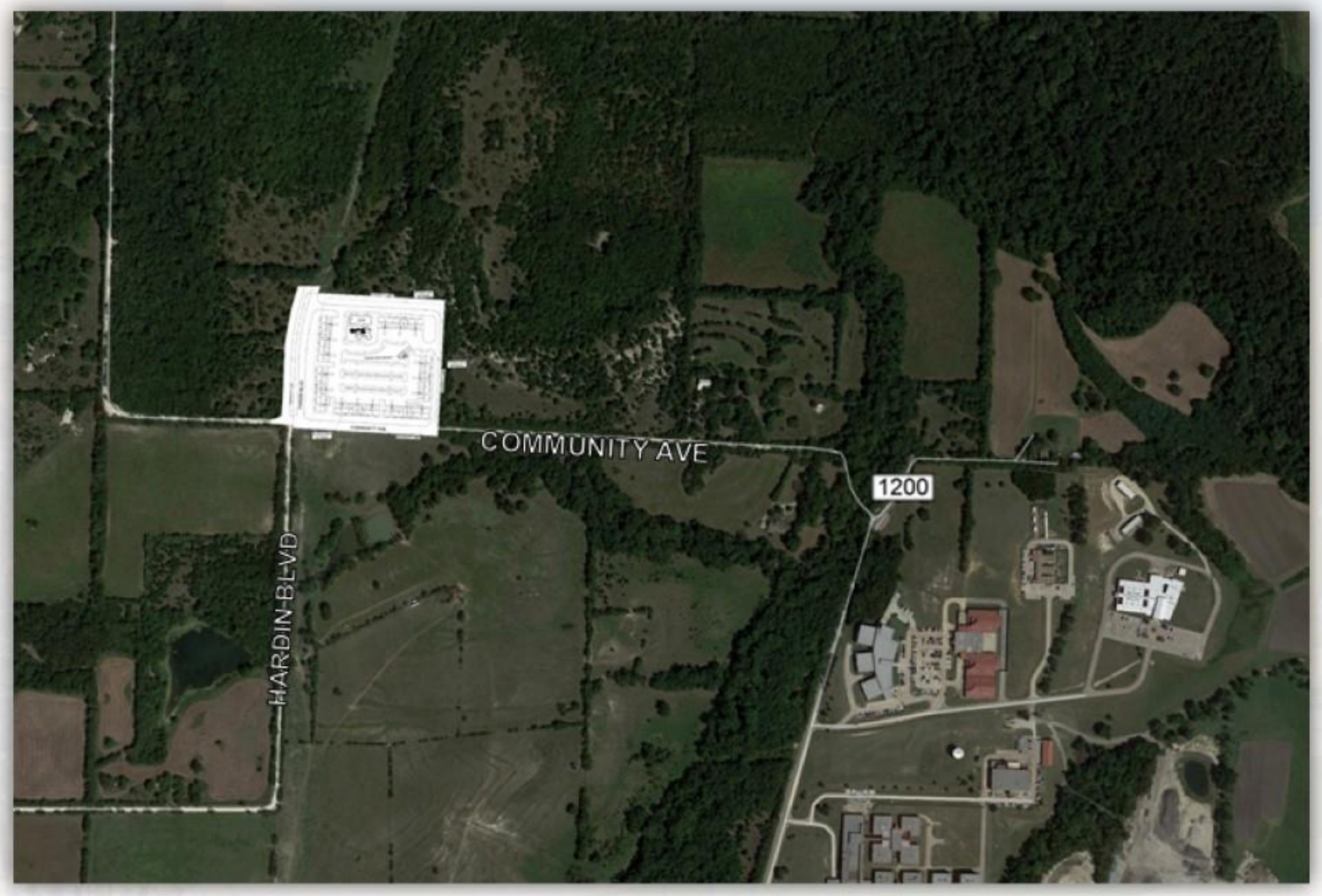
Hardin Boulevard at Community Avenue – McKinney, Texas



CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

LOFTS – Site Layout



Cross architects

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

SENIORS – Site Layout

Cross architects

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

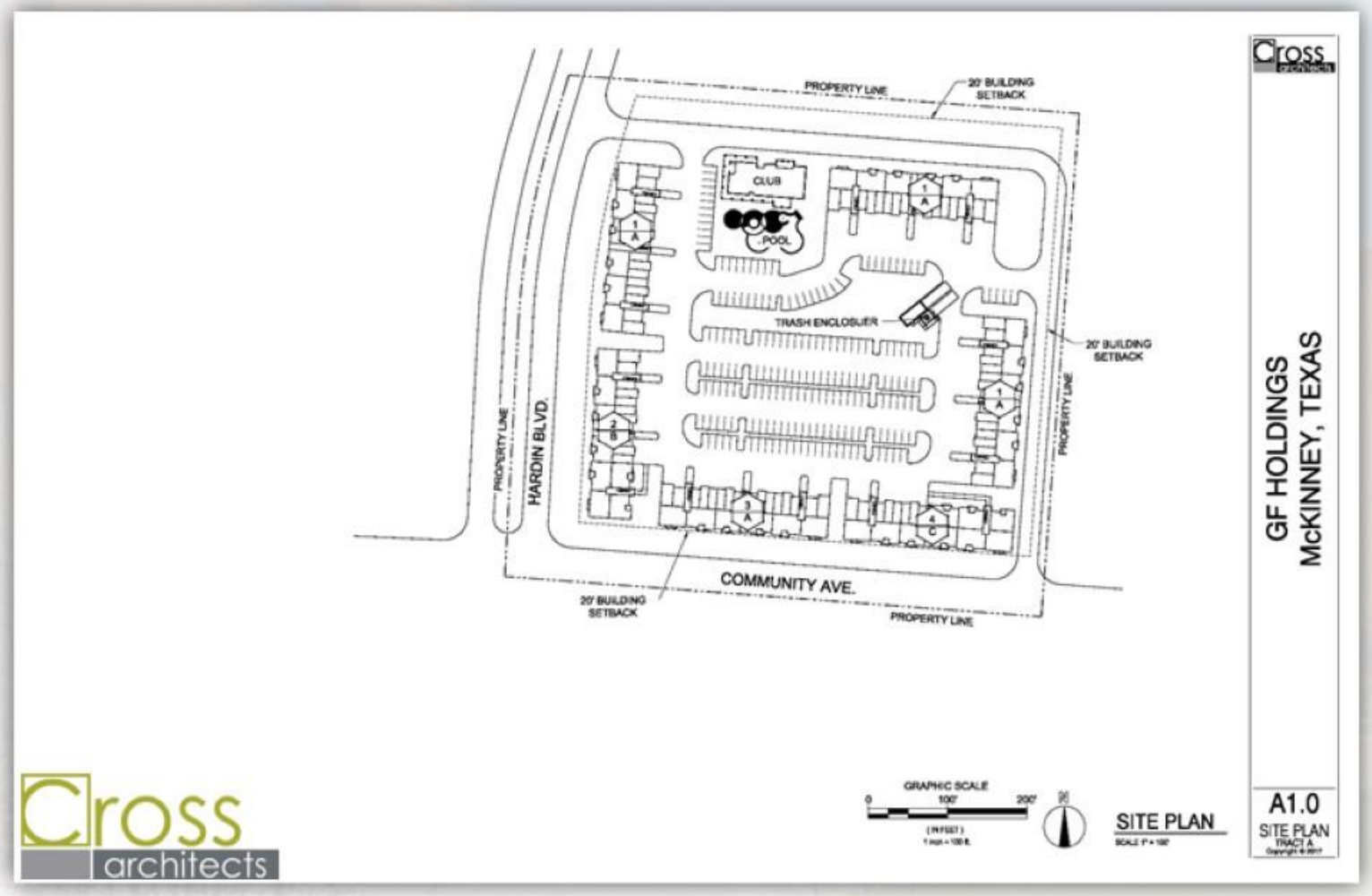
LOFTS AND SENIORS – Site Layout

Cross architects

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

LOFTS – Preliminary Site Plan & Project Data



Preliminary Unit Mix – All 3-Story Buildings

Unit Type	Unit Sq Ft	# of Units	Total Net Unit Sq Ft
1 Bed/ 1 Bath	750 SF	50 Units	37,500 SF
2 Bed/ 2 Bath	950 SF	100 Units	95,000 SF
3 Bed/ 2 Bath	1,350 SF	30 Units	40,500 SF
	Totals	180 Units	173,000 SF

Typical Property Amenities

- Controlled Access Gates
- Microwave
- Dishwasher
- Washer/Dryer Hook-ups
- Balconies
- Patios
- Exterior Storage
- Ceiling Fans
- Refrigerator w/icemaker
- Spacious Closets
- Library
- Fitness Center
- Pool / Covered Arbor Spa
- Theater/Media Center
- Common Area Wi-Fi
- Business Center
- Barbeque and Picnic Areas
- Walking Trails

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

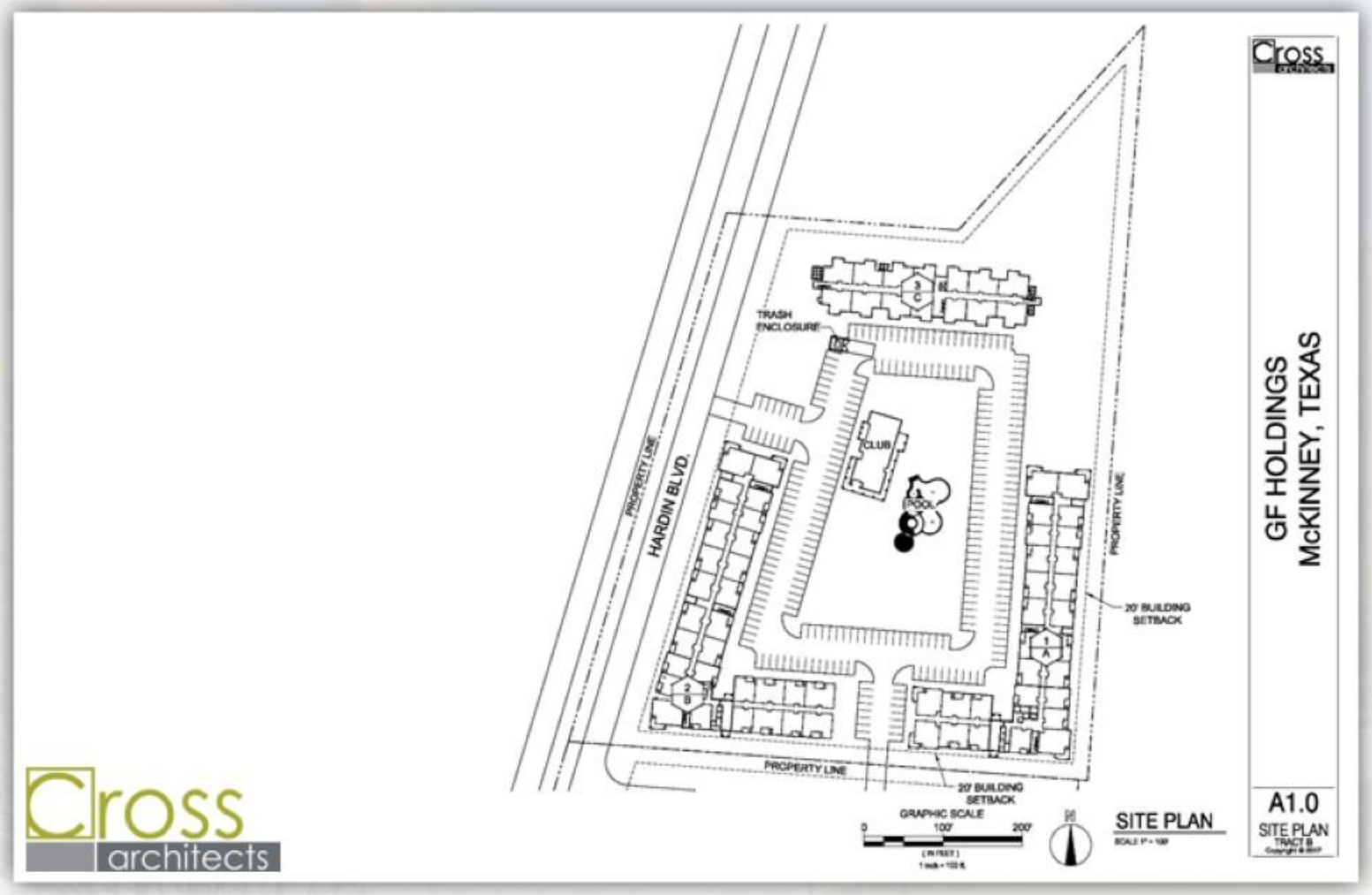
LOFTS – Representative Architecture

Cross architects

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

SENIORS – Preliminary Site Plan & Project Data



Preliminary Unit Mix – All 3-Story Buildings

Unit Type	Unit Sq Ft	# of Units	Total Net Unit Sq Ft
1 Bed/ 1 Bath	750 SF	140 Units	105,000 SF
2 Bed/ 2 Bath	950 SF	40 Units	38,000 SF
	Totals	180 Units	143,000 SF

Typical Property Amenities

- Controlled Access Gates
- Microwave
- Dishwasher
- Washer/Dryer Hook-ups
- Balconies
- Patios
- Exterior Storage
- Ceiling Fans
- Refrigerator w/icemaker
- Spacious Closets
- Library
- Fitness Center
- Pool / Covered Arbor
- Spa
- Theater/Media Center
- Common Area Wife
- Business Center
- Barbeque and Picnic Areas
- Walking Trails

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

SENIORS – Representative Architecture

Cross architects

CIRCLE F RANCH

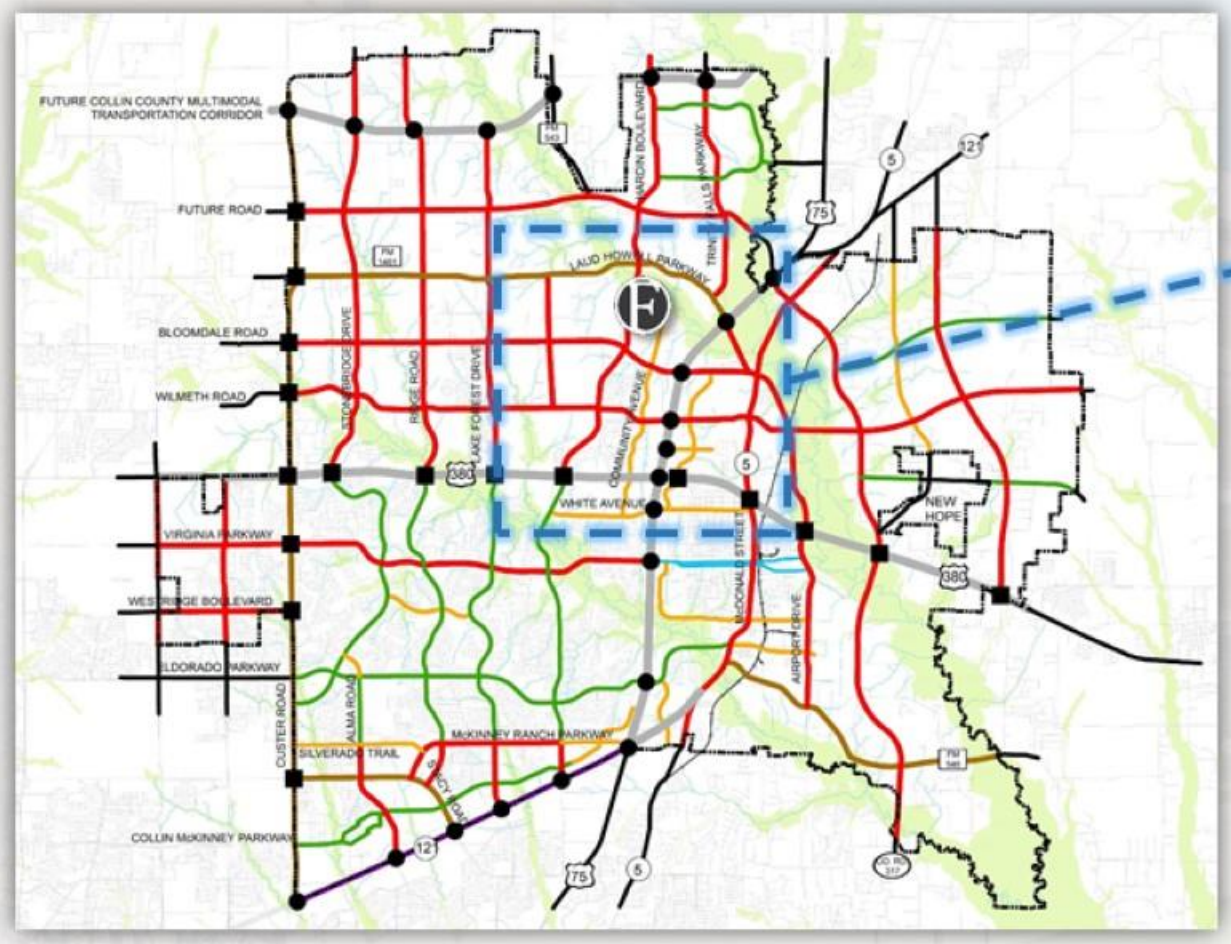
Hardin Boulevard at Community Avenue – McKinney, Texas

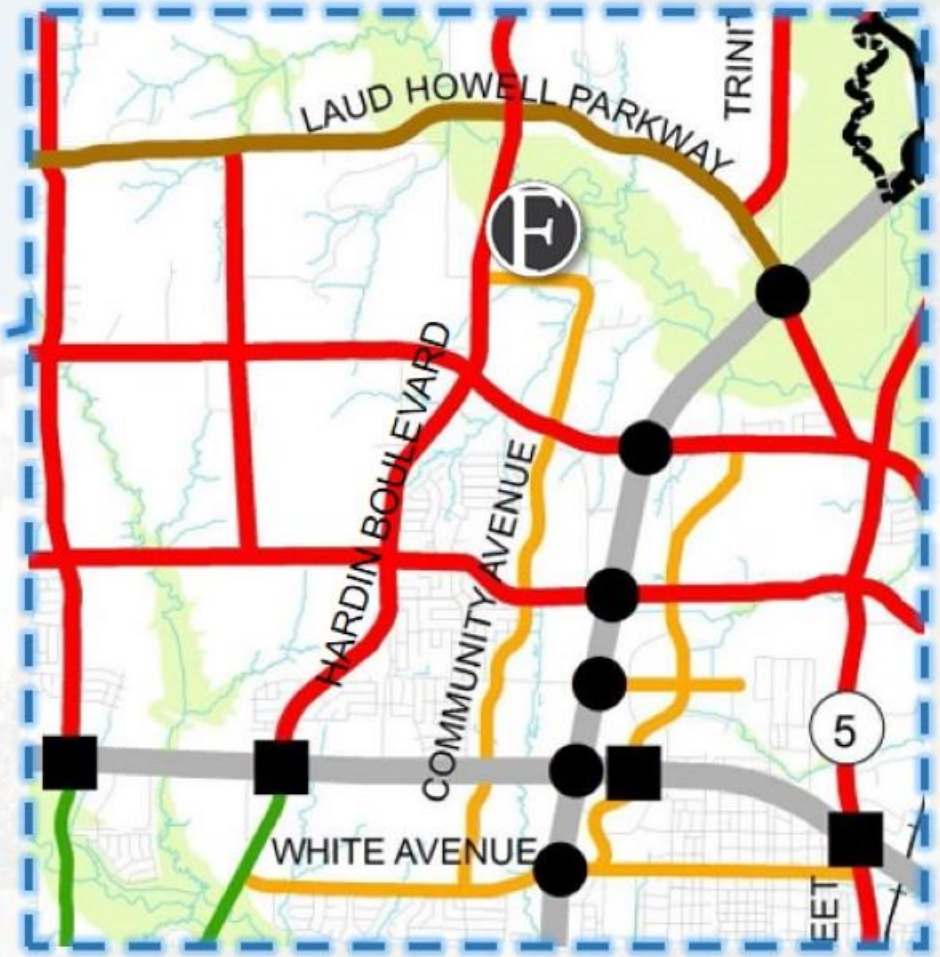
Surrounding Area

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

City of McKinney Master Thoroughfare Plan

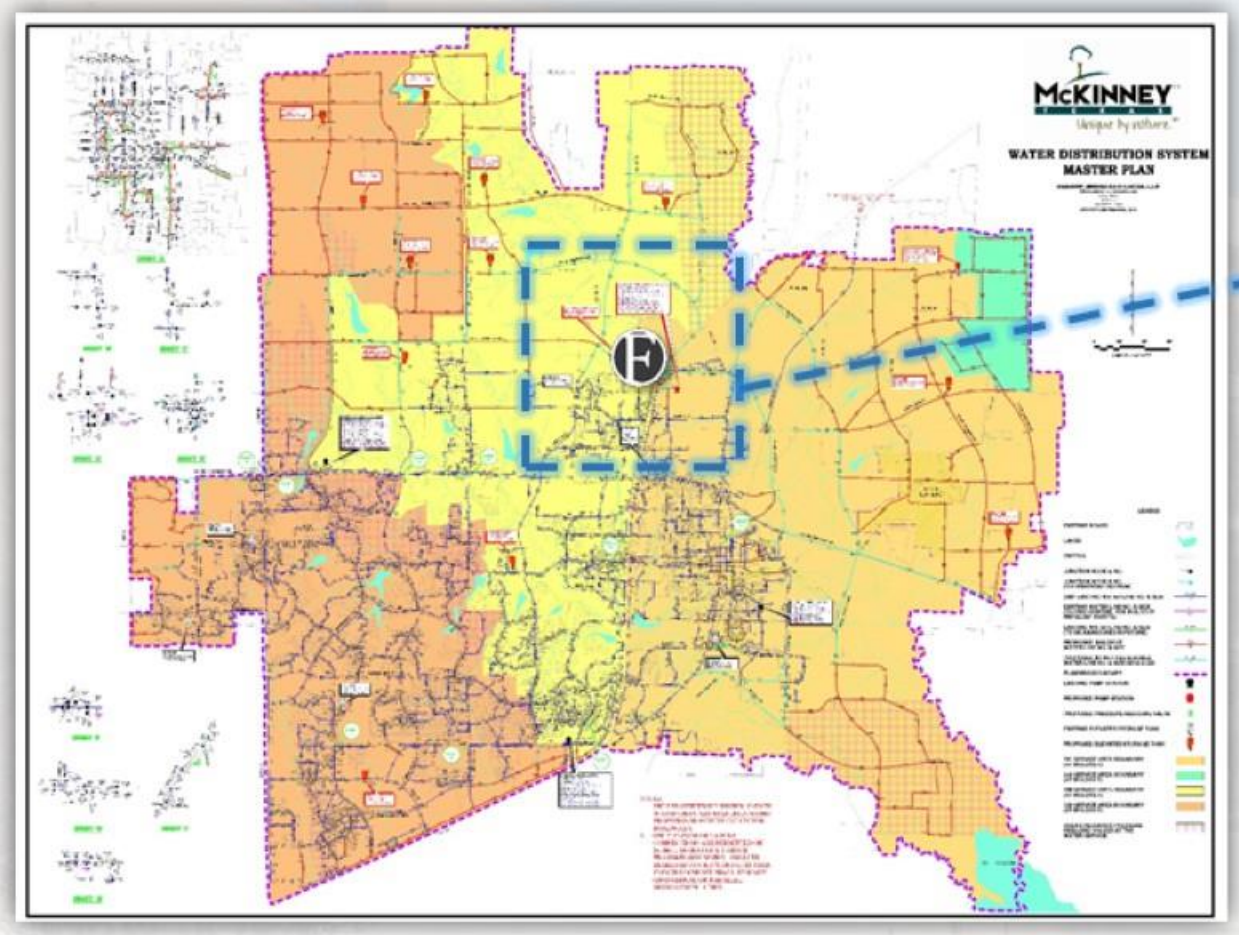




CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

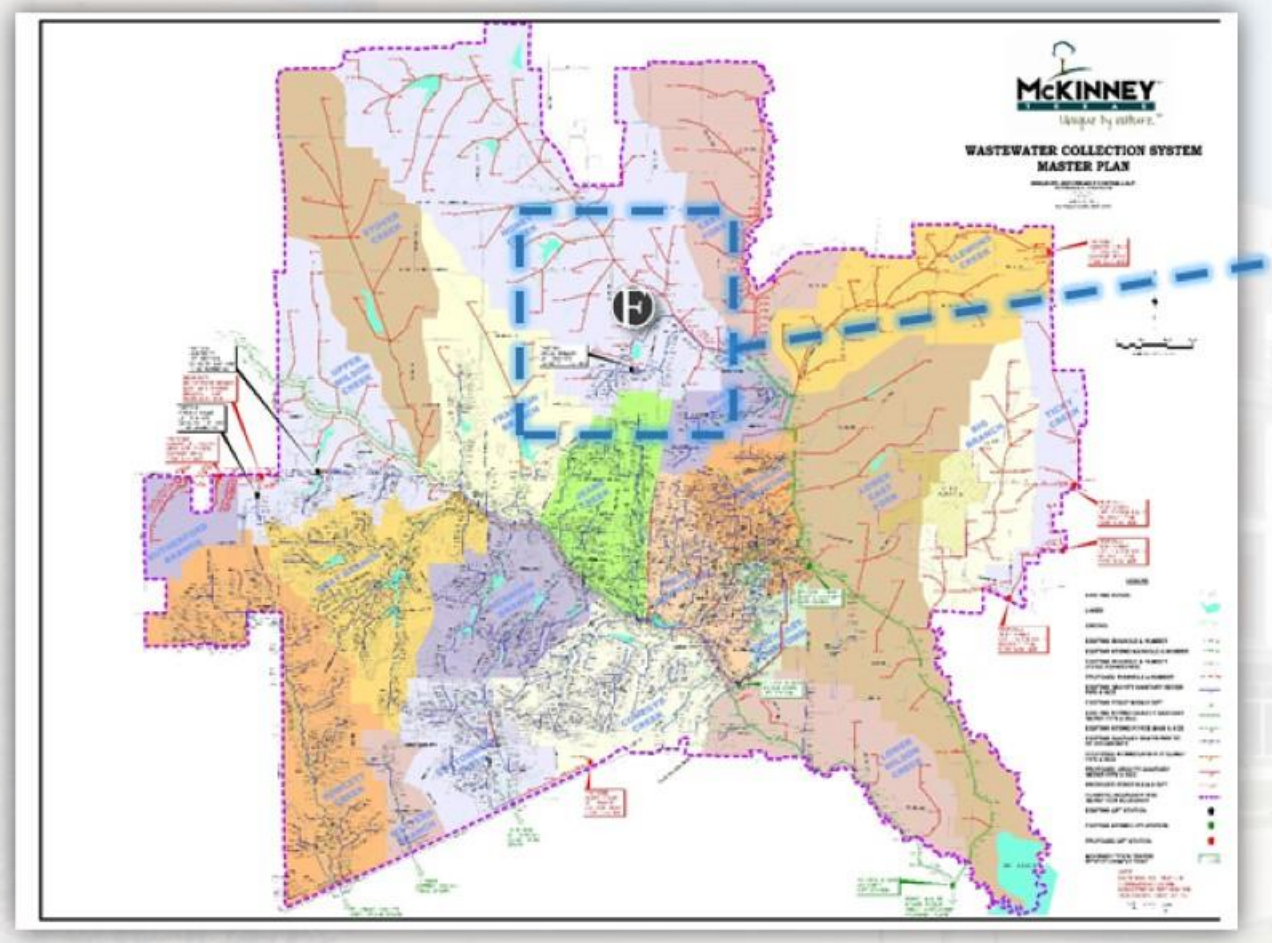
City of McKinney Master Water Distribution Plan



CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

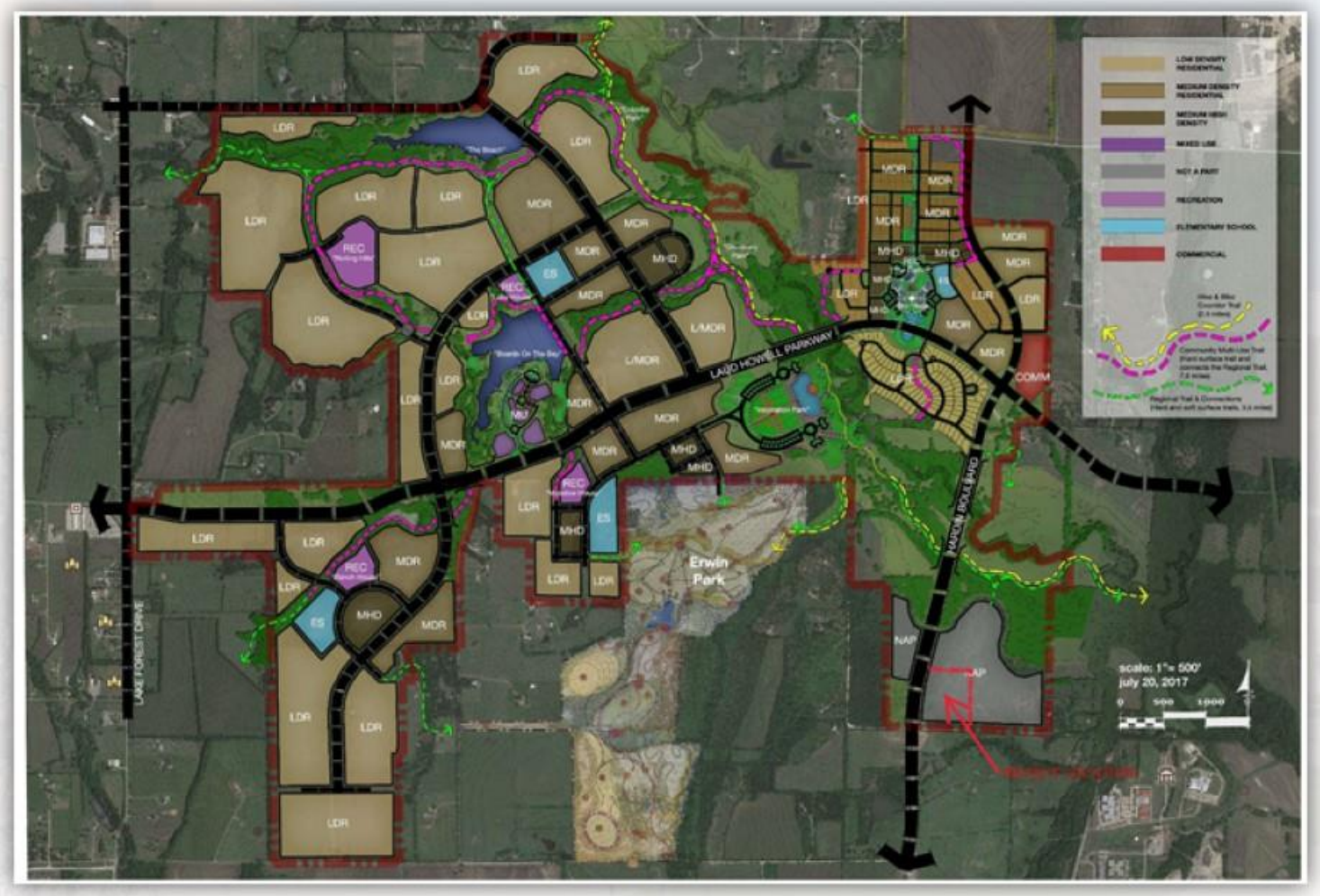
City of McKinney Master Wastewater Collection Plan



CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

City of McKinney Honey Creek Master Plan



CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

GroundFloor Overview

Brandon Bolin is a co-founder, Chief Executive Officer and President of GroundFloor. Prior to forming GroundFloor in 2009, Mr. Bolin practiced law at Jackson Walker L.L.P. as a Land Use Associate. While there, Mr. Bolin worked with some of the top development companies in Dallas-Fort Worth on land development, zoning and public incentive matters. During law school, Mr. Bolin worked with the in-house counsel of Hillwood Capital on the $2 billion Victory Park Project, and with Harvest Parterns on the $750 million Park Lane Project. After law school, Brandon took a position in acquisitions with INCAP Fund assisting with the River District land assembly in the North Oak Cliff area of Dallas.

Mr. Bolin is a graduate of the Dedman School of Law at Southern Methodist University where he was inducted as a Barrister and received the John F. Kennedy award given annually to two of the top graduating law students. Mr. Bolin is a graduate of The City College of New York, graduating Summa Cum Laude, Phi Beta Kappa, with a Bachelor's degree in Political Science.

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

Design Architect - Cross Architects, PLLC

Firm Profile

Cross Architects is a forty two person architectural firm that was founded in 2003. The firm specializes in the design and planning of multi-family apartments, commercial office buildings, retail shopping centers, retail shops, restaurants and hotels. We have designed thirty four 221d4 HUD projects, twenty seven senior living projects, and over one hundred sixty multi-family apartment projects.

The firm's goal is to establish a long-term partnership with its clients. We earn our client's respect with integrity, honesty and high moral standards. Cross Architects has worked with many types of developers and clients. This has enabled our company to build a firm foundation for all types of developments. Cross Architects is a HUB (Historically Underutilized Business) certified business.

Brian W. Rumsey, founding partner, obtained his Architectural Degree from Texas Tech University in 1998 and is principal in charge of the residential/multi-family/hospitality design studio. He is a member of the National Council of Architectural Registration Boards (NCARB).

Bret Flory, partner, received his Architectural Degree from the University of Arkansas in 1998. He is principal in charge of the commercial design studio.

Cross Architects is currently working on projects with: Accent Development, Cadence Capital, Cadence Diversified, Caliber Collision, Carleton Residential Construction, Cayetano Development, Cross Development, Duval Construction, Gardner Capital, Hamilton Valley Management, Hunt Properties, JCI Residential, NE Construction, Northpoint Properties, Salem Clark, Stoneleaf Companies, Stonehawk Capital Partners, Strategic Construction, SWBC Real Estate Development, St. Ives Realty, Trinity Partners, Trepex Construction, Palladium USA International, Roundstone Development, Thompson Realty, Right Quest, Piller, Mathew Southwest, and Western Securities Limited.

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

General Contractor - Maker Bros, Inc.

Maker Bros. ("Maker") is a privately held real estate development and construction company based in Dallas, Texas. Our team is dedicated to providing an exceptional experience and value to its investors, customers and residents. The partners have spent their careers sourcing, underwriting, zoning, acquiring, building and capitalizing multifamily and other commercial real estate assets in suburban and infill locations throughout Texas. Having built or developed in excess of 18,000 multifamily units, each partner's expertise plays an important role within Maker's fully integrated team. You can expect our highly qualified team to execute and deliver quality projects on-time and on-budget.

Maker was founded on a principle that is now rarely found in our industry – provide an exceptional client and investor experience. We accomplish this by partnering with project stakeholders that share in our core values and character. Maker only develops and constructs sustainable communities that provide a sense of place for our residents, while simultaneously exceeding the goals set by our investors and partners.

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

Texas Inter-Faith Management Corporation

Inter-Faith™ TEXAS

Texas Inter-Faith Management Corporation

Texas Inter-Faith Management Corporation (TIFMC) was formed in 1998 and is a non-profit organization that was specifically formed to improve the life of economically disadvantaged people through the advocacy and management of decent affordable housing that supports mutual aid programs.

Stable asset performance is a key ingredient towards ensuring content, satisfied residents. Recurring maintenance repairs including the unit interiors, exterior, common areas, capital improvements, and preventative maintenance programs promote a high quality, clean, healthy environment for residents, their guests, and for the TIFMC staff. Building and grounds maintenance promotes leasing activity and resident longevity. Through the TIFMC trained management professionals, contractors are required to submit competitive bids and all work is coordinated and inspected by experienced in-house staff for quality. A Policy and Procedures Manual for all on-site and Corporate Office personnel is distributed to ensure quality service is uniformly administered.

TIFMC is the liaison between the Property Owner and all other outside sources, to include governmental compliance authorities, residents, contractors, etc. Although a proactive approach to management is TIFMC's preferred methodology, an immediate action is occasionally required; therefore, an experienced team is crucial when executing decisions on high priority issues that may have short deadlines.

Apart from the operational aspects, the Accounting Systems are in place to include auditors, software systems, banking relationships, annual budgets, and customized reports that provide a clear, accurate accounting trail of costs, revenues, delinquencies, along with Balance Sheets, Rent Rolls, and other reports that maintain and monitor financial activity. This data is archived and accessible at all times.

This organization is ready to assume management or assist with special operational requests twenty-four/seven, or at a moment's notice.

Inter-Faith™ TEXAS

Current Assets Managed by Texas Inter-Faith Management Corporation

800 Heights (Sr) Occupancy 97% 60 Units
800 Heights Bldv.
Houston, Texas 77007

Brompton Square Apts. Occupancy 98% 214 Units
1323 Witte Road
Houston, Texas 77055

Coronado Apartments Occupancy 98% 140 Units
2901 FM 518 E.
League City, Texas 77573

Buckhorn Crossing Apts. Occupancy 99% 240 Units
6650 Prue Road
San Antonio, Texas 78240
(Asset Management)

Enclave @ Copperfield Occupancy 96% 252 Units
15503 FM 529
Houston, Texas 77095

Enclave @ Quail Crossing Occupancy 99% 196 Units
Phase 1
5000 Watkins Way
Friendswood, Texas 77546

Enclave @ Quail Crossing Occupancy 100% 68 Units
Phase 2
5000 Watkins Way
Friendswood, Texas 77546

Gateway Park Apts. Occupancy 99% 204 Units
2500 Watson Road
Arlington, Texas 76014

Beall Village (Sr) Occupancy 97% 78 Units
4463 N. MacGregor Way
Houston, Texas 77004

Sprucewood Apts. Occupancy 97% 152 Units
12101 Steepleway Blvd.
Houston, Texas 77029

Avenue Terrace Occupancy 97% 144 Units
4004 Irvington Blvd.
Houston, Texas 77009
(Third Party – Not GROUP Owner)

Avenue Terraces Occupancy 94% 48 Units
4300 Irvington Blvd.
Houston, Texas 77009
(Third Party – Not GROUP Owner)

Washington Courtyards Occupancy 97% 74 Units
2505 Washington
Houston, Texas 77007
(Third Party – Not GROUP Owner)

Pleasant Village (Sr) Occupancy 92% 144 Units
1922 Pleasantville
Houston, Texas 77029

Avenue Station Occupancy 97% 68 Units
2010 N. Main Street
Houston, Texas 77009
(Third Party – Not GROUP Owner)

2,082 Total Units

Senior Properties are noted above: (Sr)

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

Portfolio Resident Services

PORTFOLIO
RESIDENT SERVICES

Portfolio Resident Services, Inc. (PRS) is a 501 (c) (3) non-profit organization that works to improve the lives of children, adults, and seniors who reside within affordable (low to moderate income) apartment communities.

PRS designs, staffs, implements, and tracks programs that proactively assist residents in both the short and long term. Our efforts focus on meeting LURA requirements, building community, and providing upward mobility through beneficial resources and educational programs. Having modeled and refined resident services for over 19 years, and with its signature *Good Neighbor Program*, PRS has become one of the top third-party providers in the nation. PRS currently serves over 240 properties throughout Texas, Mississippi, Oklahoma, Colorado, and New Mexico represented by more than 39,500 apartment homes. Our reporting software is instrumental in delivering uniform, high quality services throughout our portfolio. PRS tracks resident participation, outside donations, and community success stories to ensure quality control across our portfolio. Our enhanced programming, which includes video supported curriculum targeted at specific audiences with topics including women empowerment and teen self-esteem have allowed PRS to maintain its impactful mission through less on site hours for smaller properties with cash flow restraints.

PRS currently offers 120 dynamic and relevant programs which include after school activities, homework help, adult education, financial literacy, computer skills, nutrition classes, exercise classes, and community pride projects. We often achieve our mission through collaborating with community partners and channeling resources to our residents. We currently partner with over 75 organizations to provide our residents with resources including utility assistance, back-to-school supplies, health screens, healthcare consulting, and financial planning. We currently collaborate with the Central Texas Food Bank for after school program meals while another organization provides hot lunches to our Senior Citizens every Monday through Friday. The reigning Miss Black America, Roneshia Ray, has hosted numerous self-esteem building workshops for our teens. We encourage each resident to participate to improve their quality of life and strengthen their sense of community. It is proven that these resources and activities are more effective when individuals are motivated to pursue them.

PORTFOLIO
RESIDENT SERVICES

MAINTAINING A HIGHLY SUCCESSFUL RESIDENT SERVICES PROGRAM

The *Good Neighbor Program*, Portfolio Resident Services' premier resident services program, is your one-stop shop for quality resident programs and activities, agency compliance, an extensive partnership network, and added value for your apartment community.

Our comprehensive approach makes certain that service and quality are not compromised. By partnering with the owner, management team, and residents, we ensure residents' personal needs and interests are addressed and the apartment community benefits having the financial and social boost it needs to remain competitive.

PROGRAM BENEFITS

Activities for Residents Our team creates, promotes, and facilitates a wide variety of activities for residents of all ages and backgrounds, including LURA requirements and other specific program requests. Resident surveys help our team to identify needs and interests within the community and evaluate the relevance of the activities offered. Calendars and flyers are posted in common areas and provided for management distribution each month.

Compliance Quality and experience matter to you and they matter to us. Each month, a report is generated detailing the activities offered and those who participated. All compliance documentation, including Monthly Reports, Calendars and Flyers, Resident Sign-In Sheets, and Registration Forms, is maintained on-site in the event of an audit.

Partnerships Our team actively pursues partnership opportunities with local and state agencies and members of the community at large. Our partnership network allows us to procure specialized programming, donations, volunteers, and guest speakers that may be of interest within your apartment community. Local resource information is readily available in every community center for easy reference by residents.

Added Value As residents become aware of the availability and take advantage of the program, their roots within your apartment community grow deeper. The effects of the program extend beyond the community center's door. Whether residents learn and try something new, meet a neighbor, or acquaint themselves with employment opportunities in the surrounding area, residents and prospects alike will associate your apartment community with an amenity and support system valued well beyond their rental dollars.

PORTFOLIO
RESIDENT SERVICES

A SUCCESSFUL TEAM, A SUCCESSFUL PROGRAM

The Activity Coordinator, our on-site expert, handles all aspects of activity selection, scheduling, marketing and compliance. Each Activity Coordinator is supported locally by a Regional Coordinator and monitored corporately by a Resident Services Director. These additional layers of oversight allow us to ensure the program provided at your apartment community is highly successful and well-received by residents and the community at large. Our team members are available to assist with all aspects of the program.

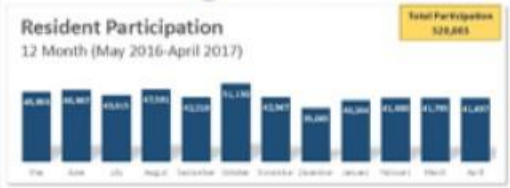
ACTIVITY COORDINATOR	REGIONAL COORDINATOR	RESIDENT SERVICES DIRECTOR
Facilitates the program and on-site activities	Monitors program compliance and resident outreach	Evaluates program effectiveness
Coordinates resident outreach and referrals	Monitors Activity Coordinator performance	Ensures program quality and compliance
Maintains compliance documentation		Fields client feedback
Maintains community center in neat and orderly fashion		

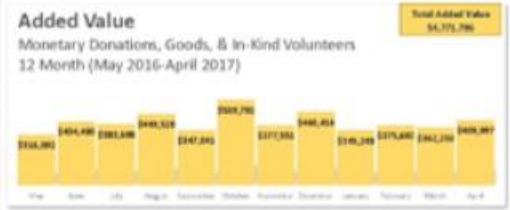
YOUR SUPPORT MAKES A SUCCESSFUL PROGRAM POSSIBLE

- Use the program as a selling tool! Highlight the program as an amenity unique to your apartment community. Tour the community center with prospects and introduce the Activity Coordinator when at all possible. Prospects will be enthused to learn all activities are offered free of charge to residents.
- Cheer our team on! Take every opportunity to encourage residents to participate in activities.

- Ask questions! Read the Resident Services Agreement, look through compliance documentation, and observe the program in action. We enjoy talking about the program and the potential outcomes it can produce in your apartment community.
- Provide feedback! Communicate with our team regularly. Our team values and utilizes your feedback to constantly improve the program and guarantee the best available resident services product within your community.
- Notify us! As soon as you learn of a compliance audit, please contact us. We'll make sure to have our team on the ground to conduct a pre-audit and ensure that the services portion is ready.

PORTFOLIO





Serving 40,715 Units

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

THANK YOU!

Contact:

Brandon Bolin
GroundFloor
(214) 991-8331
bbolin@gfholdings.co

DISCLAIMER: all photos, design, amenities and contents of this PPT are representative in nature and are subject to change

Circle F Ranch Lofts
Housing & Community Development

TO: Paul Grimes, City Manager

FROM: Janay Tieken, Housing & Community Development Manager

DATE: 16 January 2018

SUBJECT: Circle F Ranch Lofts

1. *Project location, including whether the project is located one linear mile or less from a development that serves the same type of household as the new development;*
   Circle F Ranch Lofts 180 units, affordable, multifamily development, to be located at NE corner of future Hardin Blvd and Community Ave. The site is located in Council District #1. The project is not located one linear mile or less from an existing tax credit development serving the same type of household. See attached map for location with respect to other tax credit properties.

2. *Housing needs characteristics;*
   With a 2017 estimated population of 168,358, there are currently 2128 multifamily, tax credit units in McKinney. Based on a 2020 projected population of 180,300, to maintain number of tax credit units as 1.25% of population (or one unit for every 80 people), 2,253 units of affordable housing will be needed. This is an additional 125 units of affordable housing needed by 2020. (McKinney Planning Department; American FactFinder)

3. *Project characteristics, including whether the project includes the use of existing housing as part of a community revitalization plan;*
   The proposed development will have 11 units at 30% of the AMI ($24,600 family of 4) and 44 units at 50% of AMI ($36,700 family of 4) and 55 units at 60% of AMI ($49,200 FAMILY OF 4). The remaining 70 units will be market rate. The site plan shows six (6) three-story buildings

   The project is not part of a Concerted Revitalization Plan.

4. *Sponsor/developer characteristics and experience, and list the name, including company name, of the contact person, with address and telephone number, and the identification of those persons providing developmental or operational services to the development, including: (a) development owner (b) architect (c) attorney (d) tax professional (e) property management consultant (f) consultant (g) market analyst (h) tenant services provider (i) syndicator (j) real estate broker or agent or a person receiving a fee in connection with services usually provided by a real estate broker or agent (k) the owners of the property on which the development is located (l) developer (m) the builder or general contractor;*

Since 2011, GroundFloor Holdings has completed and operates four LIHTC multifamily development projects – two of which are located in McKinney (Millennium and Post Oak) totaling 636 units to date. GroundFloor Holdings' fifth project is a 121-unit project for seniors and is scheduled to open in summer 2018. GFH has never defaulted on a loan or been sued by a city or related housing entity.

a. Development Owner:
Groundfloor Holdings 2.0, LLC.
Brandon Bolin
bbolin@gfholdings.co
(214) 991-8331
b. Architect: TBD
c. Attorney: TBD
d. Tax Professional: TBD
e. Property Management Company: TBD
f. Consultant: TBD
g.Market Analyst: TBD
h.Tenant Services: TBD
i. Syndicator: TBD
j. Real Estate Broker: TBD
k.Property Owner: McKinney Ranch Ltd., Mr. Santiago Jorba
l. Developer: GFH Circle F Ranch Lofts, LP
m.General Contractor: TBD

5. *Whether the anticipated tenant population includes individuals with special housing needs;* **The anticipated tenant population creates the need for at least 10 units for persons with special housing needs.**

6. *McKinney Housing Authority ("MHA") waiting lists, and whether the development is supported by MHA;*
As of 1/4/18, per Roslyn Miller, Executive Director, the McKinney Housing Authority has approximately 750 people on the waiting list. The MHA Board meets 1/23/18 so it has not had an opportunity to comment on the 2018 LIHTC applications for Resolutions of Support.

7. *Whether the anticipated tenant population includes individuals with children;*
Yes, as the proposed development includes (50) 1-bd units, (100) 2-bd units and (30) 3-bd units and is open to the general population.

8. *Whether the project is intended for eventual tenant ownership;*
All LIHTC developments are rental developments and must remain so through the end of the TDHCA compliance period – at least 15 years.

9. *The energy efficiency of the project;*
All of GroundFloor's projects to date have incorporated a high-efficiency centralized hot water boiler system and incorporate energy-saving features such as energy star appliances, lighting, and fans; low-flow plumbing fixtures; water conserving native plants and landscaping.

10. *The historic nature of the project, including an evaluation of anticipated impact of the development on City historical areas, sites, buildings, or other structures;*
The site is not a historic site and is not adjacent to any historic sites, buildings or

structures.

11. *Whether at the time of application the City has more than twice the State average of units per capita supported by housing tax credits or private activity bonds, unless the applicant: (a) has obtained prior approval of the development from City Council, and (b) has included with the development application a written statement of support from the City Council referencing Texas Government Code §2306.6703 and authorizing an allocation of housing tax credits forthe development;*
    The City does not have more than (2.0x) twice the state average of units per capita supported by housing tax credits and private activity bonds. With an estimated 2017 population of 168,358, there are 2128 tax credit units for a total of .01264 units per capita. This is 1.44x the state average of .00875 units per capita.

12. *Whether the applicant has notified the following entities about the filing of the application: (a) any neighborhood organizations on the record with the State or Collin County; (b) the superintendent and the presiding officer of the board of trustees of the applicable independent school district (c) the Mayor and City Councilmembers of the City Council (d) the Collin County Commissioner's Court and County Judge; and (e) the State senator and State representative of the district containing the development, including whether the City has received any input from such persons or entities;*
    All prospective 9% LIHTC developments must meet TDHCA notification requirements above.

13. *Whether the development at the proposed location constitutes an approved land use under the City' s zoning ordinance provisions and whether the development's proposed land use change, if applicable, at the proposed location is consistent with the City' s Comprehensive Plan and housing priorities;*
    Circle F Lofts
    The subject property is zoned "PD" – Planned Development District 1703, and develops according to the Master Plan and regulations contained within. The subject property is not designated for multi-family residential uses.

14. *Whether the applicant is in the process of seeking the appropriate zoning from the City and has signed and provided to the City a release agreeing to hold the City and all other parties harmless in the event that the appropriate zoning is denied;*
    Yes, the Hold Harmless agreement signed by the applicant is attached.

15. *Whether the development is financed through a private activity bond program, including private activity bonds issued by the TDHCA, the Texas State Affordable Housing Corporation, or a local issuer, such as the McKinney Housing Finance Corporation ("MHFC"), and if so, review of any staff or City Council requested financial analysis provided by an issuer related to the applicant's financing;*
    No, the development is not financed through private activity bonds.

16. *Whether the development complies with accessibility standards required under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); 24 C.F.R. Part 8, Subpart C; and related authorities concerning accessibility standards;*
    The development will comply with accessibility standards required under Section 504 of the Rehabilitation Act of 1973.

17. *An evaluation of the anticipated impact of the development on City services and related infrastructure, including but not limited to, police and fire services; water, sanitary sewer, and stormwater capacities and facilities; traffic patterns; and any environmental issues;*
Police: The proposed development is in line with the anticipated growth of the City. The McKinney Police Department has a multi-year plan to meet the demands of future City growth. The McKinney Police Department has sufficient current capacity to absorb the new development's anticipated service demands.

Fire: These developments typically increase demand for EMS. New buildings are built within existing codes and standards including active fire protection features. The overall impact to fire suppression should be minimal under normal circumstances. An additional inspection(s) requirement is created for the Fire Marshal Office.

An evaluation of existing infrastructure, as well as a traffic analysis are attached.

18. *An evaluation of compliance with City health and safety codes.*
The development will comply with health and safety codes.

Attachments: (1) Hold Harmless Agreement
(2) Zoning Analysis
(3) Elevations
(4) Site Plan
(5) Infrastructure Analysis
(6) Traffic Analysis

ATTACHMENT #1
HOLD HARMLESS AGREEMENT

RELEASE AND HOLD HARMLESS AGREEMENT

STATE OF TEXAS)
)
COUNTY OF COLLIN)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, this Release and Hold Harmless Agreement ("Agreement") is hereby entered into by and between Brandon Bolin + Ground Floor Holdings ("Releasor"), and the City of McKinney, Texas, a Texas municipal corporation (the "City"); and

WHEREAS, Releasor will be submitting an application for 4% or 9% low income housing tax credits ("LIHTC") to the Texas Department of Housing and Community Affairs ("TDHCA") for a housing development generally described as: Circle F Ranch Lofts (the "Project"), generally located on property located in the City McKinney, TX (the "Property"); and

WHEREAS, Releasor has also submitted a request to the City for passage of a Resolution by the City Council of the City of McKinney, Texas ("City Council"), supporting the Project; and

WHEREAS, Releasor has also submitted or intends to submit an application to the City requesting a zoning amendment on the Property to: N/A, as necessary to develop the Project, an affordable multifamily development; and

WHEREAS, Texas law, at Texas Government Code, § 2306.6705(5), provides for Releasor to execute this Agreement to release and hold the City harmless in the event that Releasor's zoning amendment application on the Property is denied; and

WHEREAS, Releasor's providing this Agreement to the City is consistent with the City's LIHTC Resolution Policy.

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt of which is hereby acknowledged, Releasor, and its successors, assigns and grantees, does hereby completely release the City from and waive any and all claims, whether known or unknown, which arise or may arise, from Releasor's zoning amendment application, including but not limited to, its denial of appropriate zoning.

Furthermore, Releasor agrees to indemnify and hold harmless the City, its officers employees, agents, and representatives, from any and all claims, counterclaims, demands, actions, and causes of action of any kind or character, whether known or unknown, present or future, asserted by Releasor its successors, assigns and grantees, or any third party, with regard to any damages to the Property or Project, as identified above, that may be or have been brought against the City, its officers, employees, agents and representatives, as the result of the City's consideration of Releasor's zoning amendment application, including but not limited to, its denial of appropriate zoning.

EXECUTED on the dates acknowledged below, and effective as of the last date signed.

RELEASOR: Brandon Bolin

_____ Date signed: 12.26.17

Partner, Ground Floor Holdings

THE STATE OF ~~TEXAS~~ Oklahoma §

COUNTY OF ~~COLLIN~~ Stephens § §

BEFORE ME, the undersigned authority, on this day personally appeared Brandon Bolin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said instrument was executed and intended as a release for the purposes and consideration therein described and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on this 26th day of December, 2017, to certify which witness my hand and seal of office.

Billie A White

Notary Public in and for
the State of ~~Texas~~ Oklahoma

My Commission Expires: 11-8-2020 # 01018298

CITY OF McKINNEY, TEXAS

By _____ Date signed: _____
Paul Grimes
City Manager

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Paul Grimes, City of McKinney City Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said instrument was executed and intended as a release for the purposes and consideration therein described and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on this _____ day of _____, 2018, to certify which witness my hand and seal of office.

_____
Notary Public in and for
the State of Texas

My Commission Expires: _____

ATTACHMENT #2
ZONING VERIFICATION LETTER
NOT SUBMITTED

ATTACHMENT #3

REPRESENTATIVE ELEVATIONS

ATTACHMENT #4
SITE PLAN

SITE DATA

TOTAL ACRES	9.92 ACRES

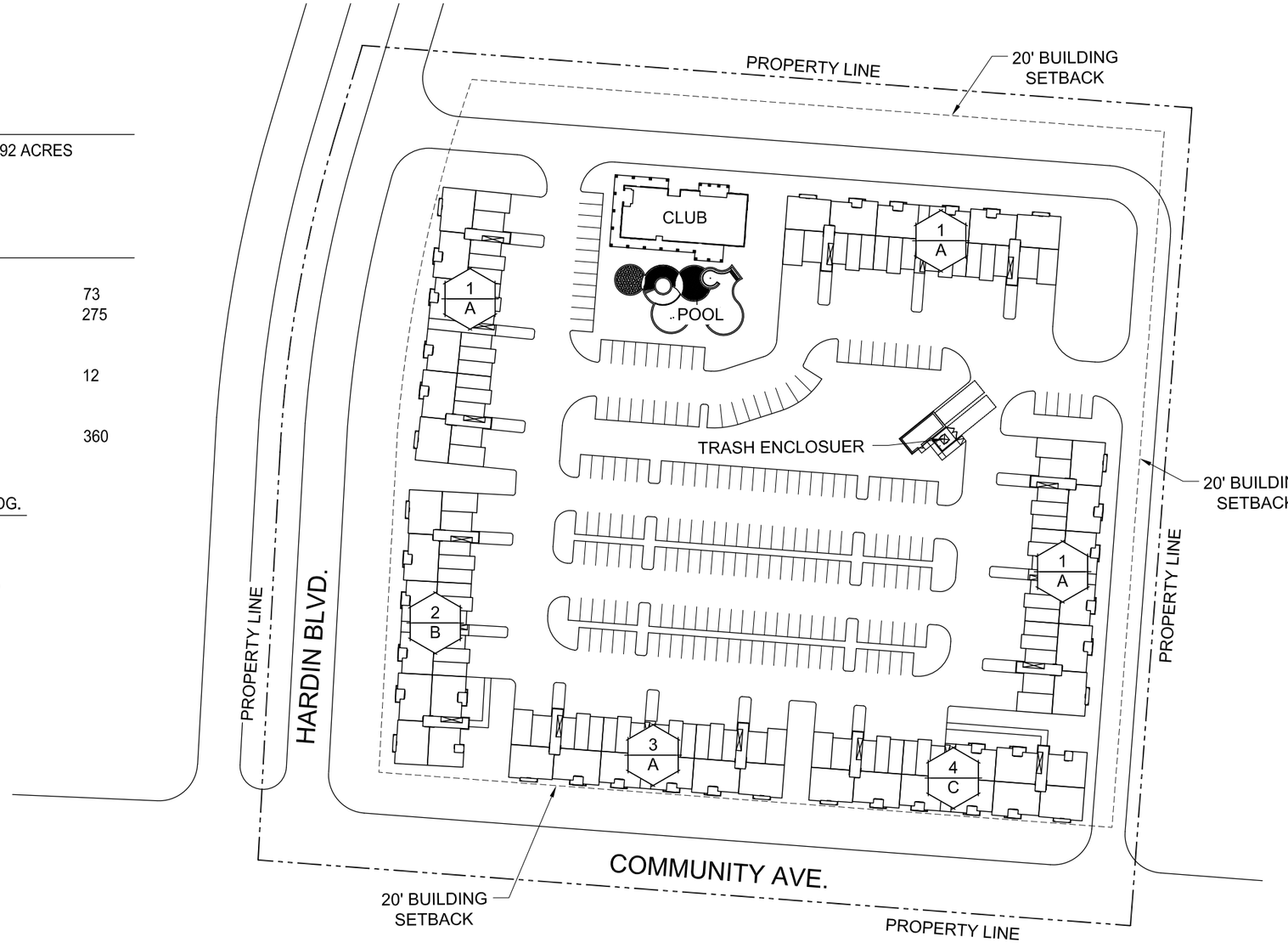
185 UNITS
18.14 UNITS/ACRE

PARKING DATA

PARKING PROVIDED:	
GARAGE	73
UNCOVERED	275
HC (7)	
VAN (2)	
CLUB	12
VAN (1)	
TOTAL PROVIDED	360

BUILDING TABULATION

TYPE	# BLDGS.	UNITS/BLDG.
A - 3 STORY	4	30
B - 3 STORY	1	32
C - 3 STORY	1	33
TOTAL	6	185



GRAPHIC SCALE
0 100' 200'
(IN FEET)
1 inch = 100 ft.

N

SITE PLAN
SCALE 1" = 100'

Cross architects

GF HOLDINGS
McKINNEY, TEXAS

A1.0
SITE PLAN
TRACT A
Copyright © 2017

Cross architects

December 27, 2017

To: Brandon Bolin
GroundFloor
P: 214.991.8331

Re: Proposed Circle F Ranch Lofts
NE Corner of Harden Blvd (FM 164) and Community Drive (FM 201)
McKinney, Texas

Dear Mr. Bolin,

In regards to the proposed Circle F Ranch Lofts project located in McKinney, Texas, Cross Architects has reviewed the PD #1703 and the attached (Exhibit 'A') Site Plan meets the requirements.

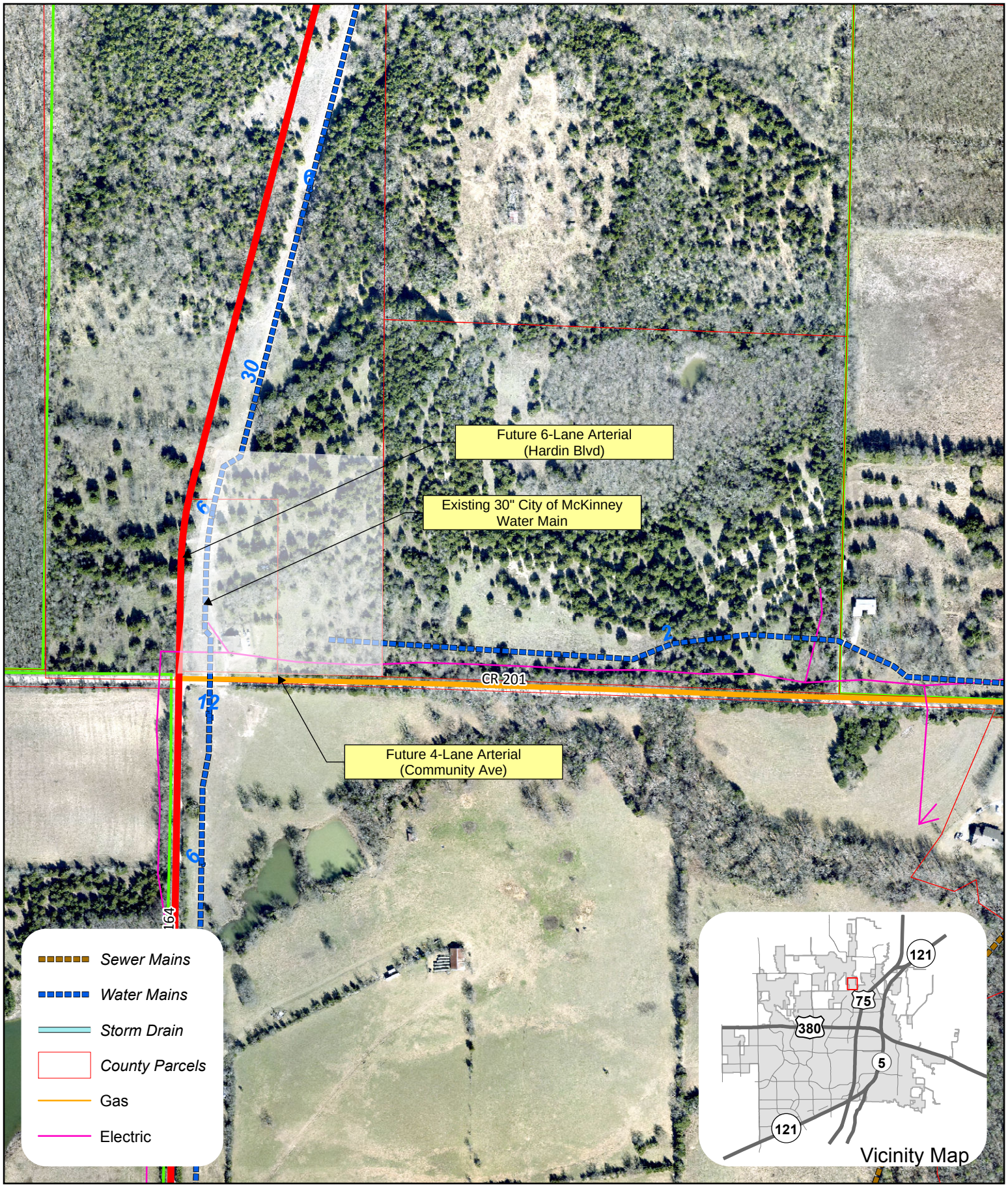
Please contact our office with any questions or comments.

Best Regards,

Brian Rumsey, NCARB
Cross Architects, PLLC

CROSS ARCHITECTS, PLLC
1255 W. 15th Street, #125 • Plano, Texas 75075 • 972.398.6644 • 972.312.8666 Fax

ATTACHMENT #5
INFRASTRUCTURE



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

N

0 200 400 Feet

EXISTING INFRASTRUCTRE OVERVIEW

Source: City of McKinney GIS
Date: 1/5/2018

McKINNEY TEXAS
Unique by nature.SM

ATTACHMENT #6
TRAFFIC ANALYSIS

ITE TRIP GENERATION (10th Edition) FOR LIHTC DEVELOPMENTS (MCKINNEY, TEXAS)

LIHTC Development	Location	Land Use	Number of Units	Daily	AM PEAK			PM PEAK			Comments/Note
					Total	Enter	Exit	Total	Enter	Exit	
						23%	77%		63%	37%	
GF HOLDINGS - CIRCLE RANCH LOFTS	Hardin Blvd @ Community Ave (NEC)	220 - Multifamily Housing (low-rise)	185	1358	86	20	66	102	64	38	Hardin Blvd and Community Ave currently do not exist. Improvement/construction of both roadway infrastructurals are needed with development. Auxiliary lanes (left/right turn lane) may be required with development depending on site layout.
GF HOLDINGS - CIRCLE RANCH SENIORS	Hardin Blvd @ Community Ave (NEC)	220 - Multifamily Housing (low-rise)	222	1637	102	23	79	120	76	44	
Total			407	2995	188	43	145	222	140	82	
Saigebrook - Maddox Square	Virginia Parkway, south of Virginia and east of Ridge	220 - Multifamily Housing (low-rise)	93	662	45	10	35	55	35	20	Auxiliary lanes (right turn lane) may be required with development depending on site layout.

18-041

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Regarding the Application of GroundFloor Holdings LLC to the Texas Department of Housing and Community Affairs (TDHCA), for 9% Tax Credits for the Construction of Circle F Ranch Seniors

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: January 16, 2018

DEPARTMENT: Housing & Community Development Department

CONTACT: Janay Tieken, Housing and Community Development
Cristel Todd, Affordable Housing Administrator

RECOMMENDED CITY COUNCIL ACTION:

- Approve one of the Resolutions

ITEM SUMMARY:

- GFH Circle F Ranch Seniors, LP will be applying to TDHCA for 9% tax credits for the construction of Circle F Ranch Seniors.
- GFH Circle F Ranch Seniors, LP is requesting a **Resolution of Support** from the City Council in order to increase the chances of the development receiving funding from TDHCA.

BACKGROUND INFORMATION:

- GroundFloor Holdings (GFH) specializes in and focuses on building well-conceived urban multifamily housing communities to serve and accommodate the growing demand for affordable metropolitan living. Since 2011, GroundFloor Holdings has completed and operates four LIHTC multifamily development projects - two of which are located in McKinney (Millennium and Post Oak) totaling 636 units to date. GroundFloor Holdings' fifth project is a 121-unit project for seniors and is scheduled to open in summer 2018.
- The proposed mixed income development consists of 180 units, 115 of which will be affordable and 65 of which will be market-rate. The development is age-

restricted to seniors - those 55 or older.

- Development site is located at the Northeast Corner of future Hardin Boulevard and Community Avenue.
- A zoning analysis for the development is attached. A “Hold Harmless Agreement” has been signed by the developer.

FINANCIAL SUMMARY:

- The estimated total cost of the project is approximately $23.7 million. Tax credits make up approximately $13.3 million, a deferred developer fee of $328,579 with private debt making up the remaining $10 million.
- The developer will be asking the City for a minimal contribution of $500 to assist with scoring of the application.
- The developer is not asking for any additional contribution or fee waivers from the City.

BOARD OR COMMISSION RECOMMENDATION: N/A

SUPPORTING MATERIALS:

Resolution of No Objection
Resolution of Opposition
Resolution of Support
Developer Submittal
Circle F Ranch Presentation
Staff Evaluation

RESOLUTION NO. 2018-01- ____ (R)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, OF NO OBJECTION TO THE APPLICATION BY GROUNDFLOOR HOLDINGS LLC TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR TAX CREDITS FOR CIRCLE F RANCH SENIORS LOCATED AT THE NORTHEAST CORNER OF FUTURE HARDIN BLVD AND COMMUNITY AVE; MAKING FINDINGS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, GFH Circle F Ranch Seniors, LP, is proposing to construct Circle F Ranch Seniors, a senior development, consisting of 115 affordable units and 65 market rate units, located at the Northeast Corner of future Hardin Blvd and Community Ave (the "Project") in the City of McKinney, Collin County, Texas (the "City"); and

WHEREAS, GFH Circle F Ranch Seniors, LP, has provided notice to the City in accordance with Chapter 2306 of the Texas Government Code of its intent to file its application with the Texas Department of Housing and Community Affairs (the "TDHCA") for 9% tax credits for the development of the Project and has requested from the City issuance of a Resolution of Support for the Project as part of GFH Circle F Ranch Seniors, LP, application to TDHCA; and

WHEREAS, City staff has reviewed the Project in accordance with the City of McKinney Low Income Housing Tax Credits Resolution Policy; and

WHEREAS, the City has had sufficient opportunity to obtain a response from GFH Circle F Ranch Seniors, LP regarding any questions or concerns about the Project; and

WHEREAS, the City conducted a public hearing in accordance with Chapter 2306 of the Texas Government Code so that public comment may be made on the Project; and

WHEREAS, the City of McKinney understands the importance of the low income housing tax credits program and the ability of developers to invest in and construct affordable housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, THAT:

Section 1. The foregoing premises are incorporated herein by reference.

Section 2. After due consideration of the information provided by GFH Circle F Ranch Seniors, LP, and public comment, the City of McKinney, acting through its governing body, does not object to the application submitted

to the TDHCA for the Project and its proposed location within the City of McKinney.

Section 3. The City of McKinney's non-objection to the Project is based on the following legislative findings: _____.

Section 4. The City Manager or his designee is hereby authorized to forward a copy of this Resolution to GFH Circle F Ranch Seniors, LP, and the TDHCA.

Section 5. This Resolution shall take effect from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ON THIS THE 16th DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

RESOLUTION NO. 2018-01 _____ (R)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, IN OPPOSITION TO THE APPLICATION BY GROUNDFLOOR HOLDINGS LLC, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR TAX CREDITS FOR CIRCLE F RANCH SENIORS, LOCATED AT THE NORTHEAST CORNER OF FUTURE HARDIN BLVD AND COMMUNITY AVE; MAKING FINDINGS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, GFH Circle F Ranch Seniors, LP, is proposing to construct Circle F Ranch Seniors, a senior development, consisting of 115 affordable units and 65 market rate units, located at the Northeast Corner of future Hardin Blvd and Community (the "Project") in the City of McKinney, Collin County, Texas (the "City"); and

WHEREAS, GFH Circle F Ranch Seniors, LP, has provided notice to the City in accordance with Chapter 2306 of the Texas Government Code of its intent to file its application with the Texas Department of Housing and Community Affairs (the "TDHCA") for 9% tax credits for the development of the Project and has requested from the City issuance of a Resolution of Support for the Project as part of GFH Circle F Ranch Seniors, LP application to TDHCA; and

WHEREAS, City staff has reviewed the Project in accordance with the City of McKinney Low Income Housing Tax Credits Resolution Policy; and

WHEREAS, the City has had sufficient opportunity to obtain a response from GFH Circle F Ranch Seniors, LP, regarding any questions or concerns about the Project; and

WHEREAS, the City conducted a public hearing in accordance with Chapter 2306 of the Texas Government Code so that public comment may be made on the Project; and

WHEREAS, the City of McKinney understands the importance of the low income housing tax credits program and the ability of developers to invest in and construct affordable housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, THAT:

Section 1. The foregoing premises are incorporated herein by reference.

Section 2. After due consideration of the information provided by GFH Circle F Ranch Seniors, LP, and public comment, the City of McKinney, acting through its governing body, is opposed to the application submitted to the TDHCA for the Project and its proposed location within the City of McKinney.

Section 3. The City of McKinney's objection to the Project is based on the following legislative finding: that the project does not sufficiently satisfy the City Council's evaluation criteria for low income housing tax credits.

Section 4. The City Manager or his designee is hereby authorized to forward a copy of this Resolution to GFH Circle F Ranch Seniors, LP, and the TDHCA.

Section 5. This Resolution shall take effect from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ON THIS THE 16th DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

RESOLUTION NO. 2018-01-_____ (R)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, IN SUPPORT OF THE APPLICATION BY GROUNDFLOOR HOLDINGS LLC, TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR TAX CREDITS FOR THE CIRCLE F RANCH SENIORS, LOCATED AT THE NORTHEAST CORNER OF FUTURE HARDIN BLVD AND COMMUNITY AVE; MAKING FINDINGS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, GFH Circle F Ranch Seniors, LP, is proposing to construct Circle F Ranch Seniors, a senior development, consisting of 115 affordable units and 65 market rate units, located at the Northeast Corner of future Hardin Blvd and Community Ave (the "Project") in the City of McKinney, Collin County, Texas (the "City"); and

WHEREAS, GFH Circle F Ranch Seniors, LP, has provided notice to the City in accordance with Chapter 2306 of the Texas Government Code of its intent to file its application with the Texas Department of Housing and Community Affairs (the "TDHCA") for 9% tax credits for the development of the Project and has requested from the City issuance of a Resolution of Support in support of the Project as part of GFH Circle F Ranch Seniors, LP application to TDHCA; and

WHEREAS, City staff has reviewed the Project in accordance with the City of McKinney Low Income Housing Tax Credits Resolution Policy; and

WHEREAS, the City has had sufficient opportunity to obtain a response from GFH Circle F Ranch Seniors, LP, regarding any questions or concerns about the Project; and

WHEREAS, the City conducted a public hearing in accordance with Chapter 2306 of the Texas Government Code so that public comment may be made on the Project; and

WHEREAS, the City of McKinney understands the importance of the low income housing tax credits program and the ability of developers to invest in and construct affordable housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, THAT:

Section 1. The foregoing premises are incorporated herein by reference.

Section 2. After due consideration of the information provided by GFH Circle F Ranch Seniors, LP, and public comment, the City of McKinney, acting through its governing body, supports the application submitted to the TDHCA for the Project and its proposed location within the City of McKinney.

Section 3. The City of McKinney's support to the Project is based on the following legislative finding: that the project sufficiently satisfies the City Council's evaluation criteria for low income housing tax credits.

Section 4. The City Manager or his designee is hereby authorized to forward a copy of this Resolution to GFH Circle F Ranch Seniors, LP, and the TDHCA.

Section 5. This Resolution shall take effect from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ON THIS THE 16th DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

GROUNDFLOOR

December 27, 2017

Ms. Janay Tieken
City of McKinney, Housing and Community Development
Post Office Box 517
406 North Tennessee
McKinney, Texas 75070

RE: 2018 LIHTC DEVELOPER CHECKLIST – PROPOSED CIRCLE F RANCH SENIORS

Dear Ms. Janay Tieken:

GroundFloor is pleased to provide this submittal in response to the City of McKinney 2018 Low Income Housing Tax Credit Checklist. The development to be considered by this submittal is proposed as a +/- 180-unit multifamily property age-restricted for senior tenants and located on approximately 10 acres at the northeast corner of Hardin Boulevard and Community Avenue. Following this letter, you will find responses to the items on the checklist and supporting information as attachments. Please do not hesitate to contact me if there is any additional information that you may need. We look forward to working with the City of McKinney.

Respectfully Submitted,

Brandon Bolin
bbolin@gfholdings.co
(214) 991-8331

[RESPONSES STARTING ON FOLLOWING PAGE]

1. **Is the Project one linear mile or less from another LIHTC development?**

   Response: No, unless developed in simultaneously with Circle F Ranch Lofts as planned, in which case the two developments will serve different populations.

   Does this development serve the same population?

   Response: N/A – See #1

2. **Project Characteristics**
   a. **Program and Owner Data**
      i. **Project Name**

         Response: Circle F Ranch Seniors

      ii. **Project Location**

         Response: Northeast Corner of Hardin Boulevard and Community Avenue

      iii. **Project Financing Structure**

         Response: HUD 221(d)(4) Insured Senior Debt, 40-Year Amortization at approximately 5% Interest coupled with Equity provided through sale of 9% Competitive Housing Tax Credits

      iv. **Program Year**

         Response: 2018

      v. **Partnership Name**

         Response: GFH Circle F Ranch Seniors, Ltd. (To be formed entity)

      vi. **General Partner Name**

         Response: GFH Circle F Ranch Seniors GP, LLC (To be formed entity)

      vii. **General Partner Owner**

         Response: GF Holdings 2.0, LLC

   b. **Project and Site Data**
      i. **Census Tract**

         Response: 303.05

      ii. **Site Acreage**

         Response: Approximately 10 Acres

      iii. **Density (units/acre)**

         Response: Approximately 18 Units per Acre

      iv. **Allowable Density per Zoning**

         Response: Up to 24 Units per Acre per PD

      v. **Maximum Units per Zoning**

         Response: Up to 3,700 Residential Units in Zone 3 with zero Units Developed to Date

c. Building Data

i. Unit Mix & Rents

Response: Preliminary data provided in table below:

Type	# of Units	30% AMI	50% AMI	60% AMI	Market
1 Bed / 1 Ba	140	$336	$611	$749	$899
2 Bed / 2 Ba	40	$396	$727	$892	$1,070
	180				

ii. Total Net Rentable Square Footage

Response: 143,000 SF (Preliminary)

iii. Total Overall Square Footage

Response: 154,150 SF (Preliminary)

3. Sponsor and Developer Information

Response: Led by Brandon Bolin, GroundFloor will serve as the Developer of the proposed project and will manage all aspects of the project from concept, to making application for LIHTCs and securing an award, to securing debt financing for the project, through permitting and construction, lease-up and post-construction asset management. GroundFloor specializes in and focuses on building well-conceived urban multifamily housing communities to serve and accommodate the growing demand for affordable metropolitan living. The company possesses extensive experience, and over time has formed unmatched working relationships with industry-leading professionals and local government officials critical to the success of each project. GroundFloor has developed a fined-tuned and proven approach to successful project execution that includes strategic site selection, progressive design and construction, access to multiple project-finance sources and the harvesting of strong community and municipal support. Since 2011, GroundFloor has completed and operates four LIHTC multifamily development projects -- two of which are located in McKinney -- totaling 636 units to date. GroundFloor's fifth project is a 121-unit project for seniors and is scheduled to open in summer of 2018.

Brandon Bolin is the founder of GroundFloor and serves as its CEO and President. Mr. Bolin formed GroundFloor in 2009 to develop specialized infill multifamily housing in the DFW Metroplex and other emerging communities in Texas. Prior to forming GroundFloor, Mr. Bolin practiced law at Jackson Walker L.L.P. as a Land Use Associate. While there, Mr. Bolin worked with some of the top development companies in Dallas-Fort Worth on land development, zoning and public incentive matters. During law school, Mr. Bolin worked with the in-house counsel of Hillwood Capital on the $2 billion Victory Park Project, and with Harvest Partners on the $750 million Park Lane Project. After law school, Mr. Bolin took a position in acquisitions with INCAP Fund assisting with the River District land assembly in the North Oak Cliff area of Dallas. Mr. Bolin is a graduate of the Dedman School of Law at Southern Methodist University where he was inducted as a Barrister and received the John F. Kennedy award given annually to two of the top

graduating law students. Mr. Bolin is a graduate of The City College of New York, graduating Summa Cum Laude, Phi Beta Kappa, with a Bachelor's degree in Political Science.

Please see Attachment F for GroundFloor's representative projects to date.

4. **Demographics of Tenant Population**

   Response: As proposed, the property will have 115 affordable (rent-restricted) units and 65 market rate units. Of the 115 affordable units, 12 units will have rents restricted to tenants earning 30% or less area median income (AMI), 47 units for tenants earning equal to or less than 50% AMI, and 56 units for tenants earning equal to or less than 60% AMI. All units in the property will be age-restricted for seniors.

5. **Persons with Special Needs**

   Response: Yes – Minimum 10 Units

6. **Individuals with Children**

   Response: N/A – age-restricted

7. **Eventual Tenant Ownership**

   Response: N/A

8. **Energy Efficiency of the Project**

   Response: GroundFloor has a track record of building its properties with energy efficiency in mind. Hillside West Seniors, GroundFloor's second development, achieved a LEED Silver Certification. All of GroundFloor's projects to date have incorporated a high-efficiency centralized hot water boiler system and incorporate energy-saving features such as energy star appliances, lighting, and fans; low-flow plumbing fixtures; water conserving native plants and landscaping.

9. **Historical Impact**

   a. **Areas**

      Response: N/A

   b. **Sites**

      Response: N/A

   c. **Building or Other Structures**

      Response: N/A

10. **Notification of Interested Parties**

    Response: Initial discussions with Councilmember have taken place. Required formal notifications forthcoming as the TDHCA tax credit application process progresses.

11. **Does current zoning of property constitute and approve land use?**

    Response: Yes

12. **If not, is applicant on process of seeking appropriate zoning?**

    Response: N/A – See #11

Required Attachments:

- ☑ **Preliminary Site Plan and Zoning Information** (ATTACHMENT A)
- ☑ **Representative Elevations** (ATTCHMENT B)
- ☑ **Preliminary 15-Year Operating Proforma** (ATTACHMENT C)
- ☑ **Preliminary Sources and Uses** (ATTACHMENT D)
- ☑ **Executed Hold Harmless Agreement** (ATTACHMENT E)

ATTACHMENT “A”

PRELIMINARY SITE PLAN AND ZONING INFORMATION

SITE DATA

TOTAL ACRES	14.34 ACRES

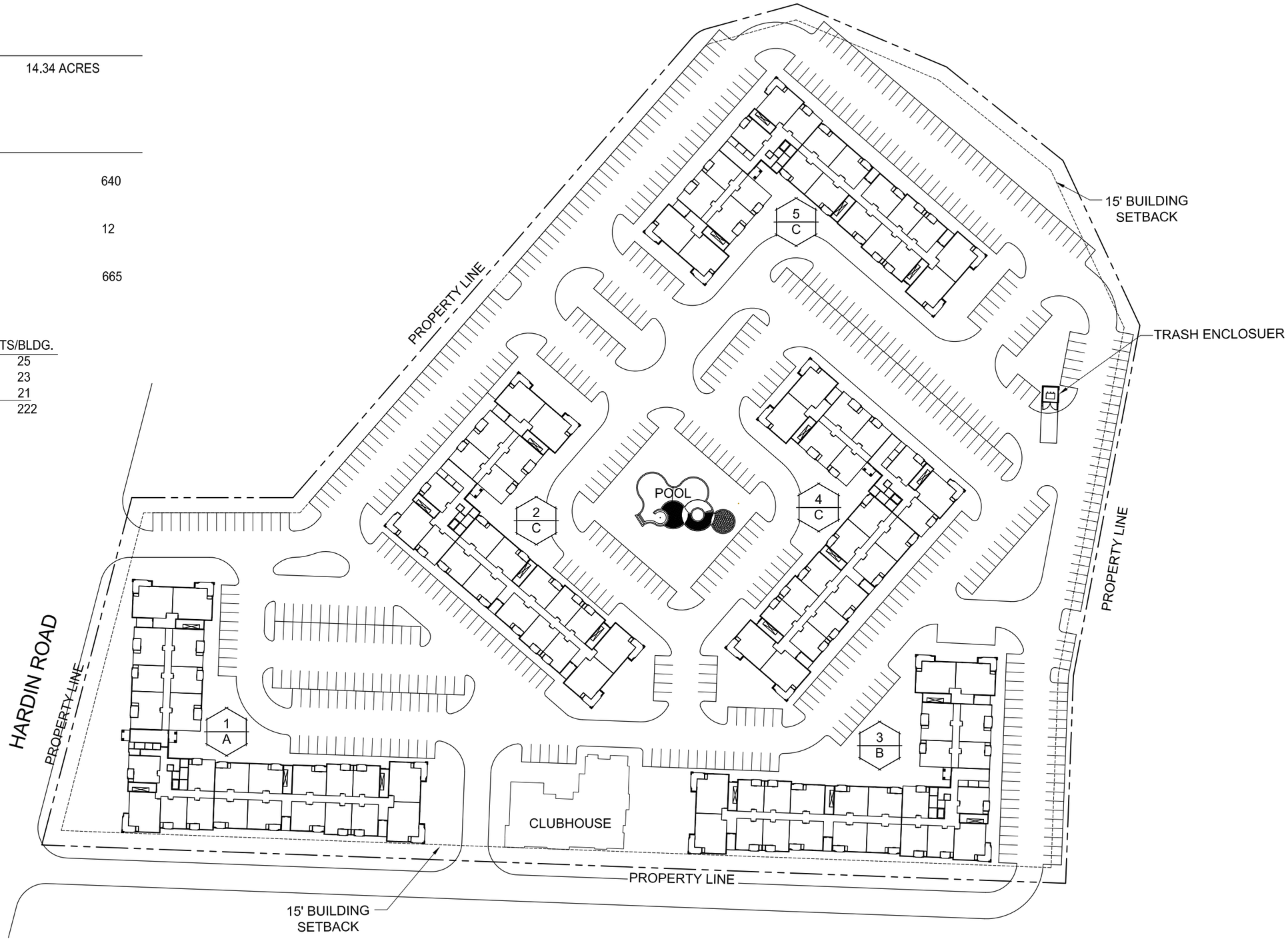
222 UNITS
15.48 UNITS/ACRE

PARKING DATA

PARKING PROVIDED:	
UNCOVERED	640
HC (9)	
VAN (3)	
CLUB	12
VAN (1)	
TOTAL PROVIDED	665

BUILDING TABULATION

TYPE	# BLDGS.	UNITS/BLDG.
A - 2 STORY	1	25
B - 2 STORY	1	23
C - 2 STORY	3	21
TOTAL	5	222



GRAPHIC SCALE
0 100' 200'
(IN FEET)
1 inch = 100 ft.

N

SITE PLAN

SCALE 1" = 100'

Cross architects

GF HOLDINGS
McKINNEY, TEXAS

A1.0

SITE PLAN
TRACT C

Copyright © 2017

Cross architects

December 27, 2017

To: Brandon Bolin
GroundFloor
P: 214.991.8331

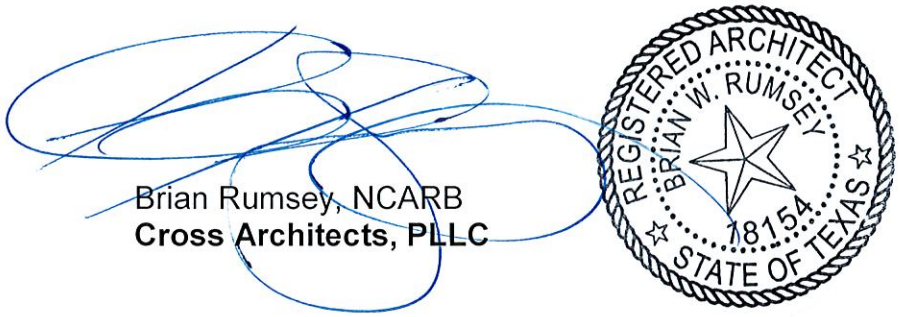
Re: Proposed Circle F Ranch Seniors
NE Corner of Harden Blvd (FM 164) and Community Drive (FM 201)
McKinney, Texas

Dear Mr. Bolin,

In regards to the proposed Circle F Ranch Seniors project located in McKinney, Texas, Cross Architects has reviewed the PD #1703 and the attached (Exhibit 'A') Site Plan meets the requirements.

Please contact our office with any questions or comments.

Best Regards,



Brian Rumsey, NCARB
Cross Architects, PLLC

CROSS ARCHITECTS, PLLC
1255 W. 15th Street, #125 • Plano, Texas 75075 • 972.398.6644 • 972.312.8666 Fax

ORDINANCE NO. 1703

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 SO THAT APPROXIMATELY 2113.636 ACRES OF LAND IN THE TALTON CUNNIUS, L.D. DAVIDSON, JOHN EMBERSON, MEREDITH HART, EMPSON HAMILTON, WILLIAM JOHNSON, P. NEWSOME, WILLIAM RICE, WILLIAM TUCKER, W.H. HORN, AND LARKIN ADAMSON SURVEYS, LOCATED GENERALLY NORTH AND EAST OF ERWIN PARK, AND ALONG EITHER SIDE OF HONEY CREEK ARE ZONED FROM AGRICULTURE TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY, MULTI-FAMILY, OFFICE AND RETAIL USES; ADOPTING PLANNED DEVELOPMENT REGULATIONS FOR THE DEVELOPMENT OF SUCH TRACT; ADOPTING THE PLANNED DEVELOPMENT ZONING/THOROUGHFARE PLAN AND THE USES SHOWN THEREON; PROVIDING FOR NO VESTED INTEREST IN THE PLANNED DEVELOPMENT REGULATIONS OR ZONING/THOROUGHFARE PLAN; PROVIDING FOR AMENDMENT OF THE PLANNED DEVELOPMENT REGULATIONS AND ZONING/THOROUGHFARE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the owners of approximately 2113.636 Acres in the Talton Cunnius, L.D. Davidson, John Emberson, Meredith Hart, Empson Hamilton, William Johnson, P. Newsome, William Rice, William Tucker, W.H. Horn, and Larkin Adamson Surveys, located generally north and east of Erwin Park, and along either side of Honey Creek, in the City of McKinney, Collin County, Texas, have petitioned the City of McKinney to zone such parcel of land "Planned Development for Single-Family, Multi-Family, Office and Retail Use" as provided for in Ordinance No. 1270 of the City of McKinney, a complete legal description of such property being attached hereto and marked Exhibit "A", and made a part hereof for all purposes; and

WHEREAS, at the time of the filing for such rezoning, such owners also prepared a Planned Development Zoning and Thoroughfare Plan showing the proposed Planning Areas for such tract and the proposed Planned Development Regulations as provided for in Ordinance No. 1270 attached hereto and marked Exhibit "B" with said Zoning and Thoroughfare incorporated therein.

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City

of McKinney, Texas, the City Council is of the opinion that such zoning change should be made and that the hereinafter referenced Zoning and Thoroughfare Plan and Planned Development Regulations should be adopted.

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

SECTION I: That the real estate more fully described in the attached Exhibit "A" is hereby zoned Planned Development for Single-Family, Multi-Family, Office and Retail Use.

SECTION II: That the Zoning and Thoroughfare Plan incorporated in the Regulations attached hereto as Exhibit "B", showing the approximate land uses for said Planned Development, is hereby adopted for the Principal Permitted Uses, as defined in the Planned Development Regulations, and shown on the Zoning and Thoroughfare Plan.

SECTION III: Special Ordinance Provision. No platting or development shall occur on any portion of the tract described in Exhibit A before the execution of a Development Agreement between the Developer and the City of McKinney.

SECTION IV: That the Planned Development Regulations, attached hereto and marked Exhibit "C", are hereby adopted as the regulations covering the development, and all development within this Planned Development shall be according to these Planned Development Regulations and the Planned Development Zoning and Thoroughfare Plan including, but not limited to all permitted uses, accessory uses, conditional and excluded uses, shown in the Regulations.

SECTION V: That no developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development Regulations, the Zoning and Thoroughfare Plan, or any Ordinance appended to or referenced in the Planned Development Regulations. This Ordinance, the Zoning and Thoroughfare Plan, the Planned Development Regulations and any and all ordinances referenced therein may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

SECTION VI: If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall not affect the remaining portions of this ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance or declared to be severable.

SECTION VII: It shall be unlawful for any person, firm or corporation to develop this tract, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding $200.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

SECTION VIII: The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED by the City Council of the City of McKinney, Texas, on this the 3rd day of March, 1987.

CORRECTLY ENROLLED:

Jennifer C. Cravens
City Secretary

EXHIBIT "A"

FIELD NOTE DESCRIPTION

BEING a 2113.636 acre tract of situated in Collin County, Texas; and being in all or part of the following Surveys;

TALTON CUNNIUS SURVEY Abstract No. 211
L. D. DAVIDSON SURVEY Abstract No. 285
JOHN EMBERSON SURVEY Abstract No. 294
MEREDITH HART SURVEY Abstract No. 371
EMPSON HAMILTON SURVEY Abstract No. 372
WILLIAM JOHNSON SURVEY Abstract No. 493
P. NEWSOME SURVEY Abstract No. 666
WILLIAM RICE SURVEY Abstract No. 770
WILLIAM D. TUCKER SURVEY Abstract No. 911
W. H. HORN SURVEY Abstract No. 1070
LARKIN ADAMSON SURVEY Abstract No. 1088

and being a composite of the following individual tracts:

313.2 acre tract as recorded in Volume 1198, Page 28;
254.3 acre tract as recorded in Volume 1118, Page 294;
81.43 acre tract as recorded in Volume 294, Page 623;
167.8 acre tract as recorded in Volume 509, Page 350 and Volume 588, Page 171;
77.5 acre tract as recorded in Volume 664, Page 27;
201.0 acre tract as recorded in Volume 1006 Page 704;
91.8 acre tract as recorded in Volume 1320, Page 106;
43 acre tract as recorded in Volume 381, Page 164;
34.2 acre tract as recorded in Volume 99, Page 162;
29.59 acre tract as recorded in Volume 104, Page 455;
31.5 acre tract as recorded in Volume 286, Page 60;

Deed Records of Collin County, Texas (DRCCT) and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of the William Rice Survey, Abstract 769, Collin County, Texas;

THENCE South 89°26'44" West with the north line of said William Rice Survey Abstract No. 769 and the center of a public road and the south line of a 428.98 acre tract (reference Volume 723, Page 567) a distance of 5216.98 feet to point for corner, said point being the northeast corner of a 2.4 acre tract (reference Exhibit C Volume 723, Page 567);

THENCE with the East line of the said 3.4 acre tract and the center line of said public road as follows:

South 11°15'37" West a distance of 434.89 feet to a point for corner;
South 13°46'34" West a distance of 203.74 feet to a point for corner;
South 24°17'46" West a distance of 316.10 feet to a point for corner in the east line of a 140 acre tract (reference Volume 723, Page 567), said point being in the center line of said public road;

THENCE with the east line of said 140 acre tract and the center line of the said public road as follows:

South 03°11'58" West a distance of 290.50 feet to a point for corner;
South 01°06'10" East for a distance of 1113.85 feet to a point for corner;

THENCE South 89°34'03" West with the said 140 acre tract a distance of 2,673.24 feet to a point for corner;

THENCE North 00°49'10" West with the west line of the said 140 acre tract a distance of 2,295.38 feet to a point for corner;

THENCE North 89°20'17" East with the north line of the said 140 acre tract a distance of 1,746.25 feet to a point for corner;

THENCE North 00°22'00" West with the west line of said 428.92 acre tract a distance of 2,003.15 feet to a point for corner in the middle of a creek.

South 33°50'15" West a distance of 237.72 feet to a point for corner;
South 08°52'02" West a distance of 363.29 feet to a point for corner;
North 88°17'44" East a distance of 310.77 feet to a point for corner;
South 58°50'44" East a distance of 493.53 feet to a point for corner;
North 81°47'40" East a distance of 463.94 feet to a point for corner;
South 64°38'40" East a distance of 384.16 feet to a point for corner;
South 31°43'12" East a distance of 109.98 feet to a point for corner;
South 51°16'12" West a distance of 187.99 feet to a point for corner;
South 22°08'42" East a distance of 302.86 feet to a point for corner;
South 76°02'24" East a distance of 154.44 feet to a point for corner;
South 33°23'52" East a distance of 505.34 feet to a point for corner;
South 48°00'07" East a distance of 90.54 feet to a point for corner;
South 30°32'41" West a distance of 98.99 feet to a point for corner;

THENCE South 89°58'47" East with the north line of a 7.5 acre tract recorded in Volume 723, Page 567, of the Deed Records Collin County and being described as the Kate Stibbens Land in Exhibit C a distance of 992.45 feet to a point for corner in center line of County Road No. 202;

THENCE in a Northerly direction approximately with the center of said County Road No. 202 the following:

North 01°00'52" East with the east line of said 40.64 acre tract, a distance 538.78 feet to a point for corner;

North 00°15'58" West a distance 671.18 feet to a point for corner at the northeast corner of said 40.64 acre tract and the southeast corner of a 38.283 acre tract (Reference Volume 1118, Page 294, DRCCT);

North 00°07'32" West with the east line of said 38.283 acre tract a distance of 576.64 feet to a point for corner at the northwest corner of said Meredith Hart Survey, Abstract No. 371;

THENCE South 89°07'49" East and a distance of 155.17 feet to a point south right-of-way line of Farm Road No. 543 (80' right of way), said point being in a curve to the left from which the radius point bears North 28°09'02" East a distance of 359.62 feet;

THENCE Easterly along said curve to the left with the south right-of-way line of said Farm Road No. 543 through a central angle of 27°16'51", an arc distance of 171.23 feet to a the point of tangency;

THENCE South 89°07'49" East 287.08 to a point for corner;

THENCE North 00°18'53" East a distance of 2284.75 feet to a point for corner in the center of rock road;

THENCE North 00°14'28" East a distance 2295.70 feet to a point for corner at the northwest corner of a 132.263 acre tract (Reference Volume 1198, Page 28) and the northeast corner of a 102.83 (Reference Volume 422, Page 483) acre tract;

THENCE South 88°27'01" East with the north line of said 132.253 acre tract a distance of 944.50 feet to a point for corner in the north line of said 132.253 acre tract;

THENCE North 02°22'03" East, a distance 1129.47 feet to a point for corner at the northeast corner of a 19.96 acre tract (Reference Volume 1198, Page 28);

THENCE South 89°49'43" West with the north line of said 19.96 acre tract a distance of 772.13 feet to a point for corner in the west line of County Road No. 203;

THENCE North 06°21'18" East the west line of said County Road a distance of 1097.08 feet to a point for corner in County Road No. 204;

THENCE easterly with the line center of said County Road 204 the following:

North 89°24'27" East 549.49 feet to point for corner;
North 89°48'12" East 1138.24 feet to a point for corner;

THENCE South 00°02'35" East with the east line of a 71.395 acre tract (Reference Volume 1198, Page 28) DRCCT a distance of 426.46 feet to point for corner, said point being the northwest corner of said Emberson Hamilton Survey,No. 372;

THENCE with the meanders of said creek the following:

South 61°17'46" West a distance of 213.37 feet to a point for corner;
South 40°54'42" West a distance of 227.50 feet to a point for corner;
South 72°19'11" West a distance of 214.64 feet to a point for corner;
South 34°50'05" West a distance of 161.47 feet to a point for corner;
South 73°51'17" West a distance of 102.40 feet to a point for corner;
North 77°30'10" West a distance of 217.75 feet to a point for corner;
North 80°39'53" West a distance of 76.86 feet to a point for corner;
South 49°53'02" West a distance of 59.77 feet to a point for corner;
North 58°59'53" West a distance of 64.54 feet to a point for corner;
North 84°03'37" West a distance of 284.02 feet to a point for corner;
North 01°32'05" East a distance of 30.00 feet to a point for corner in the west
North 45°27'19" West a distance of 245.76 feet to a point for corner;
North 55°08'05" West a distance of 228.83 feet to a point for corner in the west line of the 119 acre tract of land (Reference Volume 723, Page 567, Deed Records Collin County, Texas.

THENCE North 00°44'40" West with the west line of the said 119 acre tract a distance of 708.68 feet to a point for corner, said being in the south line of a 43 acre tract of land described as the Third Tract in Exhibit B, Volume 723, Page 567, DRCCT;

THENCE South 89°20'46" West with the south line of the said 43 acre tract a distance of 714.24 feet to a point for corner;

THENCE North 00°26'40" West with the west line of the said 43 acre tract a distance of 1,358.31 feet to a point for corner, said point being in the south line of 43.65 acre tract recorded in Volume 723, Page 567, Deed Records, Collin County, Texas.

THENCE South 89°53'37" West with the south line of the said 43.65 acre tract a distance of 467.83 feet to a point for corner in the middle of a creek;

THENCE with the meanders of said creek as the following:

North 55°38'52" East a distance of 251.67 feet to a point for corner;
North 08°11'09" West a distance of 190.67 feet to a point for corner;
South 86°32'17" East a distance of 100.00 feet to a point for corner;
North 08°00'36" East a distance of 198.47 feet to a point for corner;
South 78°45'13" East a distance of 195.08 feet to a point for corner;
North 06°17'40" West a distance of 155.36 feet to a point for corner in a fence line in the west line of the before mentioned 43.65 acre tract.

THENCE North 00°23'17" West with the west line of the said 43.65 acre tract a distance of 631.97 feet to point for corner in the middle of a public road;

THENCE North 89°58'54" East with the middle of the said public road a distance 3,768.64 feet to a point for corner, said point being located in the west line of a 40 acre tract described as Lot 12 in a Partition Deed recorded in Volume L, Page 189 of the Commissioners Court Minutes of Collin County, Texas.

THENCE North 00°12'49" West with the west line of the said 40 acre tract a distance of 1,051.69 feet to a point for corner in the middle of a public road;

THENCE South 88°19'16" East with the middle of the before mentioned public road and the north line of the said 40 acre tract and the north line of a 39 acre tract of land described as the second tract of the Jackson R. Ryan land in Exhibit C, Volume 723, Page 567 Deed Records, Collin County, Texas a distance of 1,594.12 feet to a point for corner in the middle of Honey Creek;

THENCE with the meanders of said Honey Creek the following:

South 16°51'36" West a distance of 155.18 feet to a point for corner;
South 41°58'55" East a distance of 295.63 feet to a point for corner;
South 66°28'38" East a distance of 309.82 feet to a point for corner;
South 18°41'18" East a distance of 307.03 feet to a point for corner;
South 58°55'12" East a distance of 333.00 feet to a point for corner;
South 01°09'24" West a distance of 147.16 feet to a point for corner;

THENCE Southerly with the east line of said 71.395 acre tract and approximately with the center of said dirt road the following:

South 00°16'28" West a distance of 700.25 feet to a point for corner found at the southwest corner of a 36.145 acre tract (Reference Volume 1971, Page 497 DRCCT);

South 01°01'13" West and a 43.3 acre tract (reference Volume 316, Page 305) a distance of 1006.49 feet to a point for corner in the east line of said 71.395 acre tract, and the southwest corner of said 43.3 acre tract the north;

THENCE South 89°40'30" East with the south line of said 43.3 acre tract a distance 445.59 feet to a point for corner in the south line of said 43.3 acre tract;

THENCE South 01°18'58" East a distance of 2428.73 feet to a point for corner at the southeast corner of said 132.253 acre tract (Reference Volume 1198, Page 28 DRCCT);

THENCE North 88°28'25" West with the south line of said 132.253 acre tract, a distance of 399.72 feet to point for corner at the west northwest corner of said 30.048 acre tract (reference Volume 735, Page 591 DRCCT) and in the south line of said 132.253 acre tract;

THENCE South 01°17'44" East with the west line of said 30.048 acre tract a distance of 816.07 feet to a point for corner at the southwest corner of said 30.048 acre tract and the northwest corner of a 70 3/4 acre tract (reference Volume 852, Page 43 DRCCT);

THENCE South 01°18'55" East with the west line of said 70 3/4 acre tract a distance 1455.52 feet to a point for corner in the west line of said 70 3/4 acre tract and in the north right-of-way line said Farm Road 543;

THENCE Westerly with the north right-of-way line of Farm Road 543 the following:

North 85°13'49" West a distance of 612.26 feet to a point for corner;
North 84°35'49" West a distance of 495.98 feet to point of curvature of a curve to the left whose radius bears South 05°24'11" West a distance of 2905.21 feet;

THENCE along said curve to the left, through a central angle of 01°52'09" an arc distance of 94.78 feet to a point for non-tangent corner;

THENCE South 01°24'17" West with an east line of a 254.149 acre tract (reference Volume 1118, Page 294 DRCCT) and the west line of a 23.78 acre tract (reference Volume 935, Page 605 DRCCT) a distance of 1227.85 feet to at the southwest corner of said 23.78 acre tract and an inside corner of said 254.19 acre tract;

THENCE South 87°49'16" East with a north line of said 254.149 acre tract and the south line of said 23.78 acre tract a distance of 1177.22 feet to a point for corner at a northeast corner of said 254.149 acre tract and in the south line of said 23.78 acre tract;

THENCE South 00°46'17" West, a distance of 1783.55 feet to a point for corner in the northwest corner of an 18.000 acre tract (reference Volume 853, Page 164 DRCCT);

THENCE South 00°43'14" West with the west line of said 18.000 acre tract (reference Volume 853, Page 164) a distance of 1062.76 feet to a point for corner in County Road No. 202 at the southwest corner of said 18.000 acre tract (reference Volume 853, Page 164 DRCCT), in the north line of a 30.6 acre first tract (reference Volume 573, Page 105);

THENCE South 88°57'30" West with the north line of said 30.6 acre tract and with the centerline of said County Road No. 202 a distance of 457.45 feet to a point for corner at the northwest corner of said 30.6 acre tract;

THENCE South 00°53'39" West with the west line of said 30.6 acre tract a distance of 468.49 feet to a point for corner in the west line of said 30.6 acre tract and the northeast corner of a 4.50 acre tract (reference Volume 573, Page 105 DRCCT);

THENCE North 87°32'57" West with the north line of said 4.50 acre tract a distance of 245.09 feet to a point for corner at the north west corner of said 4.50 acre tract;

THENCE South 01°19'25" West with the west line of said 4.50 acre tract a distance of 829.40 feet to a point for corner at the southwest corner of said 4.50 acre tract in the north line of a 4.00 acre (reference Volume 573, Page 105 DRCCT);

THENCE North 84°51'47" West with the north line of said 4.00 acre tract a distance of 132.39 feet to a point for corner;

THENCE South 35°14'21" West a distance of 335.86 feet to a point for corner in the center line of Honey Creek;

THENCE Southeasterly with the meanders of Honey Creek the following:

South 43°12'54" East a distance of 251.87 feet to a point for corner;
North 70°29'14" East a distance of 303.55 feet to a point for corner;
South 24°56'23" East a distance of 228.86 feet to a point for corner;
North 69°18'29" East a distance of 349.31 feet to a point for corner;
South 12°39'32" East a distance of 154.01 feet to a point for corner;
North 85°58'03" East a distance of 294.84 feet to a point for corner;
North 53°04'21" East a distance of 199.91 feet to a point for corner;

THENCE Sputh 00°18'51" West with the east line of a 81.43 acre tract (reference Volume 294, Page 623 DRCCT) for a distance of 558.09 feet to a point for corner;

THENCE North 87°00'25" West with the south line of the said 81.43 acre tract a distance of 260.77 feet to a place corner at the northeast corner of a 29.59 acre tract, (reference Volume 104, Page 455 DRCCT);

THENCE South 00°57'33" West with the east line of the said 29.59 acre tract and the east line of a 31.56 acre tract (reference Volume 286, Page 60) a distance of 2014.73 feet to a point for corner at the southeast corner of the said 31.56 acre tract said point being in center line of public road;

THENCE South 88°44'00" East a distance of 636.65 feet with the center of said public road to point for corner;

THENCE South 86°24'00" East a distance of 305.70 feet to a point for corner at the northeast corner of a 43 acre tract (reference Volume 381, Page 494 DRCCT);

THENCE South 17°51'00" West a distance of 248.90 feet to a point for corner in the center line of Spring Branch Creek;

THENCE North 61°54'00" West a distance of 6.00 feet to a point for corner;

THENCE South 04°40'51" East a distance of 15.11 feet to point for corner in the center of a public road;

THENCE South 37°43'34" East with center of said road a distance of 73.89 feet to a point for corner at the northeast corner of a 21 acre tract (reference Volume 664, Page 27 DRCCT);

THENCE South 15°47'55" West with East line of said 21 acre tract and the center of a public road a distance of 1026.57 feet to a point for corner;

THENCE South 13°33'48" West with the center line of said public road a distance of 3128.26 feet to a point for corner at southeast corner of a 54.85 acre tract (reference Volume 664, Page 27 DRCCT):

THENCE South 89°20'31" West with south line of said 54.85 acre tract a distance of 2184.68 feet to a point for corner in center line of a creek;

THENCE North 85°01'31" West a distance of 75.62 feet to a point in center line of drainage creek;

THENCE Westerly, upstream with the meanders in said drainage creek the following:

South 87°05'24" West a distance of 112.15 feet to a point for corner;
South 47°11'28" West a distance of 78.54 feet to a point for corner;
South 60°21'46" West a distance of 64.81 feet to a point for corner;

THENCE South 88°24'57" West a distance of 240.17 feet to a point for corner;

THENCE departing said centerline North 00°56'18" East with an existing fence a distance of 2653.92 feet to a point for corner in the center line of county road;

THENCE North 88°12'12" East with center of said county road a distance of 889.94 feet to a point for corner in the center line of a public road;

THENCE North 00°05'10" East with center of North/South Public Road a distance of 1873.51 feet to a point for corner in public road for corner;

THENCE North 87°54'58" West with the south line of a 34.19 acre tract (Reference Volume 99, Page 162 DRCCT) a distance of 387.78 feet to point for corner in the north line of a public road and being the southwest corner of the sad 34.19 acre tract;

THENCE North 00°11'37" East with the west line of the said 34.19 acre tract, the west line of a 10 acre tract (Reference Volume 99, Page 164 DRCCT) for a distance of 1969.81 feet to point for corner, said point being the northwest corner of said 10 acre tract being the south line of a 81.43 acre tract (reference Volume 294, Page 623 DRCCT);

THENCE North 89°09'43" West with the south line of said 81.43 acre tract for a distance of 506.85 feet to point for corner in the west line of a public road said point being the southwest corner of said 81.43 acre tract;

THENCE North 00°21'07" East with the west line of said 81.43 acre tract for a distance of 1,469.34 feet to the POINT OF BEGINNING said tract containing 2113.636 acres or 92,070,000 square feet of land more of less.

MASTER PLANNING & DESIGN FOR 2,000 ACRES

MC KINNEY/COLLIN COUNTY/TEXAS

MASTER LAND - USE PLAN

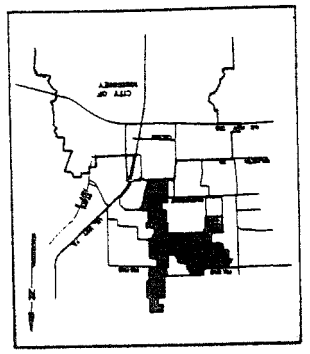
SHEET: 1 OF: 1

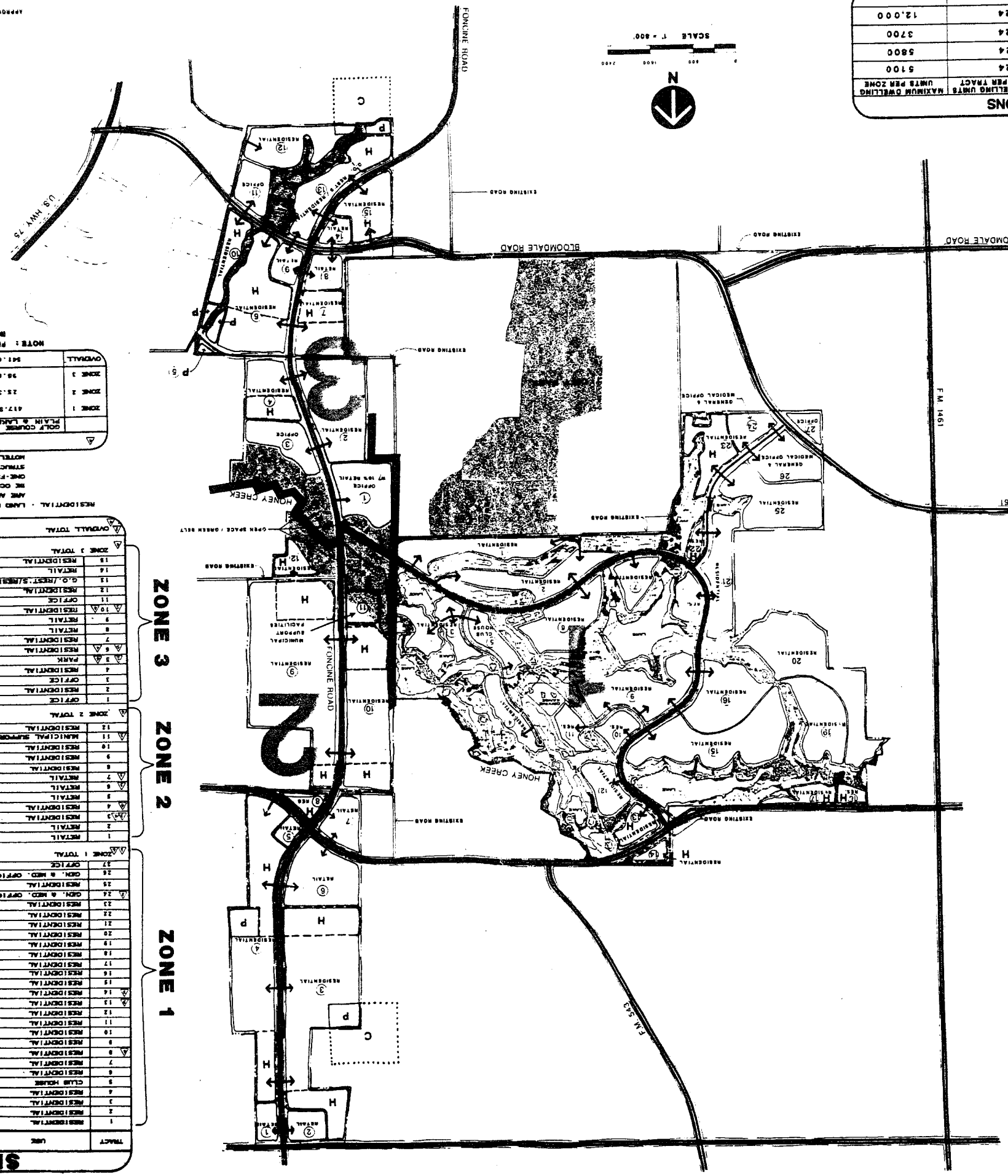
DATE: 7-11-88
1. REV 9-26-88
2. REV 11-28-88
3. REV 12-19-88

APPROVED: _____ DATE _____
(Chairman, Planning & Zoning)

APPROVED: _____ DATE _____
(Mayor, City of McKinney)

LOCATION MAP
(NTS)





SCALE 1" = 800'

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DENSITY CALCULATIONS

ZONE	AREA	AVERAGE DWELLING UNITS PER ZONE	MAXIMUM DWELLING UNITS PER ACRE PER TRACT	MAXIMUM DWELLING UNITS PER ZONE
1	1064.2 AC	4.8	24	5100
2	580.7 AC	10.0	24	5800
3	468.7 AC	7.9	24	3700
OVERALL	2113.6 AC	5.8	24	12,000

NOTE: FLOOD PLAIN WITHIN PUBLIC PARKS IS INCLUDED IN PARKS TOTAL

	GOLF COURSE/ FLOOD PLAIN & LAKES	PUBLIC PARK	TOTAL	RATIO
ZONE 1	417.5	—	417.5	39.2%
ZONE 2	23.3	39.4	64.7	11.1%
ZONE 3	98.6	39.4	138.0	29.4%
OVERALL	541.6	39.4	681.0	32.2%

△ OPEN SPACE (ACRES)

RESIDENTIAL - LAND DESIGNATED FOR BUILDINGS WHICH ARE ARRANGED, OCCUPIED OR INTENDED TO BE OCCUPIED AS LIVING QUARTERS INCLUDING ONE-FAMILY BUILDINGS AND MULTI-FAMILY STRUCTURES BUT NOT INCLUDING HOTELS, MOTELS OR LODGING HOUSES.

SITE DATA

TRACT	USE	GROSS ACRES	ROW	OPEN SPACE	NET ACRES
1	RESIDENTIAL	49.9	1.1	14.4	34.4
2	RESIDENTIAL	83.0	2.8	35.7	31.2
3	RESIDENTIAL	67.0	2.8	35.5	28.7
4	RESIDENTIAL	67.4	1.5	36.4	19.9
5	CLUB HOUSE	23.1	0.9	13.3	8.9
6	RESIDENTIAL	62.3	2.9	16.1	13.3
7	RESIDENTIAL	29.9	1.7	16.7	11.5
8	RETAIL	16.7	3.1	-	13.6
9	RETAIL	18.3	1.3	8.8	8.2
10 △	RESIDENTIAL	28.3	1.3	8.8	18.2
11	OFFICE	16.4	-	13.4	23.0
12	RESIDENTIAL	59.1	4.1	23.9	24.1
13	RESIDENTIAL	26.4	-	-	27.8
14	RETAIL	9.2	2.2	-	7.0
15 △	G.O./REST.S/RESID.	39.1	4.1	23.9	24.1
16	RESIDENTIAL	39.9	1.3	8.8	18.5
17	RESIDENTIAL	19.9	9.7	7.4	12.6
18	RESIDENTIAL	41.8	-	8.8	32.7
19	RESIDENTIAL	108.7	-	35.1	53.6
20 △	RESIDENTIAL	11.2	2.7	-	5.5
21	RESIDENTIAL	21.1	2.7	8.8	10.4
22	RESIDENTIAL	49.9	1.8	32.7	16.2
23	RESIDENTIAL	23.1	0.9	17.6	10.6
24	RESIDENTIAL	15.5	1.1	3.7	10.7
25	RESIDENTIAL	71.8	2.7	28.4	40.6
26	RESIDENTIAL	31.3	2.4	16.7	12.2
27	RESIDENTIAL	29.9	2.9	16.1	13.8
28	RESIDENTIAL	62.3	2.9	27.3	32.1
29	CLUB HOUSE	23.1	0.9	13.3	8.9
30	RESIDENTIAL	67.4	1.5	36.4	19.9
31	RESIDENTIAL	67.0	2.8	35.5	28.7
32	RESIDENTIAL	83.0	2.8	35.7	31.2
33 △	RESIDENTIAL	49.9	1.1	14.4	34.4
ZONE 3 TOTAL		468.7 ±	34.3	118.0 ±	315.6
1	OFFICE	28.7	3.1	7.3	28.3
2	RESIDENTIAL	53.1	3.7	-	96.4
3	OFFICE	26.8	2.0	6.6	18.2
4	RESIDENTIAL	3.1	0.9	2.2	-
5 △	RESIDENTIAL	60.6	4.6	18.6	45.8
6 △	PARK	3.1	0.9	2.2	-
7	RESIDENTIAL	29.1	1.7	-	27.4
8	RETAIL	16.7	3.1	-	13.6
9	RETAIL	18.3	1.3	8.8	8.2
10 △	RESIDENTIAL	28.3	1.3	8.8	18.2
11	OFFICE	16.4	-	13.4	23.0
12	RESIDENTIAL	59.1	4.1	23.9	24.1
13	RESIDENTIAL	26.4	-	-	27.8
14	RETAIL	9.2	2.2	-	7.0
15 △	G.O./REST.S/RESID.	39.1	4.1	23.9	24.1
16	RESIDENTIAL	39.9	1.3	8.8	18.5
17	RESIDENTIAL	19.9	9.7	7.4	12.6
18	RESIDENTIAL	41.8	-	8.8	32.7
19	RESIDENTIAL	108.7	-	35.1	53.6
20 △	RESIDENTIAL	11.2	2.7	-	5.5
21	RESIDENTIAL	21.1	2.7	8.8	10.4
22	RESIDENTIAL	49.9	1.8	32.7	16.2
23	RESIDENTIAL	23.1	0.9	17.6	10.6
24	RESIDENTIAL	15.5	1.1	3.7	10.7
25	RESIDENTIAL	71.8	2.7	28.4	40.6
26	RESIDENTIAL	31.3	2.4	16.7	12.2
27	RESIDENTIAL	29.9	2.9	16.1	13.8
28	RESIDENTIAL	62.3	2.9	27.3	32.1
29	CLUB HOUSE	23.1	0.9	13.3	8.9
30	RESIDENTIAL	67.4	1.5	36.4	19.9
31	RESIDENTIAL	67.0	2.8	35.5	28.7
32	RESIDENTIAL	83.0	2.8	35.7	31.2
33 △	RESIDENTIAL	49.9	1.1	14.4	34.4
ZONE 2 TOTAL		880.7 ±	43.7	66.7 ±	493.3
1	RESIDENTIAL	9.6	1.6	-	8.0
2	RETAIL	16.1	3.6	-	12.5
3 △	RESIDENTIAL	199.7	5.7	10.0	94.0
4	RESIDENTIAL	106.3	7.6	10.0	88.7
5	RETAIL	6.9	1.4	-	5.5
6	RETAIL	63.3	3.5	-	49.8
7	RETAIL	18.6	3.7	-	15.9
8	RESIDENTIAL	9.8	2.6	-	7.2
9	RESIDENTIAL	138.7	9.7	0.7	124.3
10	RESIDENTIAL	98.6	8.6	26.0	63.9
11	MUNICIPAL SUPPORT	26.6	9.9	9.0	5.9
12	RESIDENTIAL	23.2	1.6	13.0	9.2
ZONE 1 TOTAL		1866.2 ±	82.6	417.5 ±	666.1
26	OFFICE	7.3	1.6	-	5.7
27	CLUB, & REC. OFFICE	25.9	1.6	-	24.0
25	RESIDENTIAL	42.7	0.6	3.6	38.1
24	CLUB, & REC. OFFICE	11.7	1.2	-	10.5
23	RESIDENTIAL	38.7	0.6	11.3	26.8
22	RESIDENTIAL	23.6	2.7	15.6	5.4
21	RESIDENTIAL	36.6	2.9	8.3	26.8
20	RESIDENTIAL	68.2	-	10.3	58.2
19	RESIDENTIAL	68.1	-	9.7	34.4
18	RESIDENTIAL	9.6	-	3.9	5.1
17	RESIDENTIAL	19.9	-	9.7	10.2
16	RESIDENTIAL	41.8	-	8.8	32.7
15	RESIDENTIAL	108.7	-	35.1	53.6
14 △	RESIDENTIAL	11.2	2.7	-	5.5
13	RESIDENTIAL	21.1	2.7	8.8	10.4
12	RESIDENTIAL	49.9	1.8	32.7	16.2
11	RESIDENTIAL	23.1	0.9	17.6	10.6
10	RESIDENTIAL	15.5	1.1	3.7	10.7
9	RESIDENTIAL	71.8	2.7	28.4	40.6
8	RESIDENTIAL	31.3	2.4	16.7	12.2
7	RESIDENTIAL	29.9	2.9	16.1	13.8
6	RESIDENTIAL	62.3	2.9	27.3	32.1
5	CLUB HOUSE	23.1	0.9	13.3	8.9
4	RESIDENTIAL	67.4	1.5	36.4	19.9
3	RESIDENTIAL	67.0	2.8	35.5	28.7
2	RESIDENTIAL	83.0	2.8	35.7	31.2
1 △	RESIDENTIAL	49.9	1.1	14.4	34.4
OVERALL TOTAL		2113.6 ±	119.6	601.0 ±	1393.0

ZONE 3 **ZONE 2** **ZONE 1**

FRANKLIN RANCH
A RECREATIONAL/RESIDENTIAL COMMUNITY IN CROSS T

ARNOLD PALMER BOSLEY DEVELOPMENT CO. OF TEXAS, CLEVELAND, OHIO
PROJECT COORDINATION & MANAGEMENT

JOPLIN, FRYAR & JOUETTE,
ATTORNEYS
MC KINNEY, TEXAS

RICHARD FERRARA ARCHITECT, INC.
PLANNERS & ARCHITECTS
RICHARDSON, TEXAS

EDWARD B. STONE, JR. & ASSOCIATES
PLANNER & LANDSCAPE ARCHITECTS
FORT LAUDERDALE, FLORIDA

PALMER COURSE DESIGN COMPANY
GOLF COURSE DESIGN
PONTE VEDRA, FLORIDA

PARA-WINKELMANN & ASSOCIATES, INC.
CIVIL & TRAFFIC ENGINEERS
DALLAS, TEXAS

Note to file:
Mylars at this size
& full scale
available in
engineering dept.
Drafting file files

FIELD NOTE DESCRIPTION

BEING a 2113.636 acre tract of situated in Collin County, Texas; and being in all or part of the following Surveys;

TALTON CUNNIUS SURVEY Abstract No. 211
L. D. DAVIDSON SURVEY Abstract No. 285
JOHN EMBERSON SURVEY Abstract No. 294
MEREDITH HART SURVEY Abstract No. 371
EMPSON HAMILTON SURVEY Abstract No. 372
WILLIAM JOHNSON SURVEY Abstract No. 493
P. NEWSOME SURVEY Abstract No. 666
WILLIAM RICE SURVEY Abstract No. 770
WILLIAM D. TUCKER SURVEY Abstract No. 911
W. H. HORN SURVEY Abstract No. 1070
LARKIN ADAMSON SURVEY Abstract No. 1088

and being a composite of the following individual tracts:

313.2 acre tract as recorded in Volume 1198, Page 28;
254.3 acre tract as recorded in Volume 1118, Page 294;
81.43 acre tract as recorded in Volume 294, Page 623;
167.8 acre tract as recorded in Volume 509, Page 350 and Volume 588, Page 171;
77.5 acre tract as recorded in Volume 664, Page 27;
201.0 acre tract as recorded in Volume 1006 Page 704;
91.8 acre tract as recorded in Volume 1320, Page 106;
43 acre tract as recorded in Volume 381, Page 164;
34.2 acre tract as recorded in Volume 99, Page 162;
29.59 acre tract as recorded in Volume 104, Page 455;
31.5 acre tract as recorded in Volume 286, Page 60;

Deed Records of Collin County, Texas (DRCCT) and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of the William Rice Survey, Abstract 769, Collin County, Texas;

THENCE South 89°26'44" West with the north line of said William Rice Survey Abstract No. 769 and the center of a public road and the south line of a 428.98 acre tract (reference Volume 723, Page 567) a distance of 5216.98 feet to point for corner, said point being the northeast corner of a 2.4 acre tract (reference Exhibit C Volume 723, Page 567);

THENCE with the East line of the said 3.4 acre tract and the center line of said public road as follows:

South 11°15'37" West a distance of 434.89 feet to a point for corner;
South 13°46'34" West a distance of 203.74 feet to a point for corner;
South 24°17'46" West a distance of 316.10 feet to a point for corner in the east line of a 140 acre tract (reference Volume 723, Page 567), said point being in the center line of said public road;

THENCE with the east line of said 140 acre tract and the center line of the said public road as follows:

South 03°11'58" West a distance of 290.50 feet to a point for corner;
South 01°06'10" East for a distance of 1113.85 feet to a point for corner;

THENCE South 89°34'03" West with the said 140 acre tract a distance of 2,673.24 feet to a point for corner;

THENCE North 00°49'10" West with the west line of the said 140 acre tract a distance of 2,295.38 feet to a point for corner;

THENCE North 89°20'17" East with the north line of the said 140 acre tract a distance of 1,746.25 feet to a point for corner;

THENCE North 00°22'00" West with the west line of said 428.92 acre tract a distance of 2,003.15 feet to a point for corner in the middle of a creek.

3-24-86

South 33°50'15" West a distance of 237.72 feet to a point for corner;
South 08°52'02" West a distance of 363.29 feet to a point for corner;
North 88°17'44" East a distance of 310.77 feet to a point for corner;
South 58°50'44" East a distance of 493.53 feet to a point for corner;
North 81°47'40" East a distance of 463.94 feet to a point for corner;
South 64°38'40" East a distance of 384.16 feet to a point for corner;
South 31°43'12" East a distance of 109.98 feet to a point for corner;
South 51°16'12" West a distance of 187.99 feet to a point for corner;
South 22°08'42" East a distance of 302.86 feet to a point for corner;
South 76°02'24" East a distance of 154.44 feet to a point for corner;
South 33°23'52" East a distance of 505.34 feet to a point for corner;
South 48°00'07" East a distance of 90.54 feet to a point for corner;
South 30°32'41" West a distance of 98.99 feet to a point for corner;

THENCE South 89°58'47" East with the north line of a 7.5 acre tract recorded in Volume 723, Page 567, of the Deed Records Collin County and being described as the Kate Stibbens Land in Exhibit C a distance of 992.45 feet to a point for corner in center line of County Road No. 202;

THENCE in a Northerly direction approximately with the center of said County Road No. 202 the following:

North 01°00'52" East with the east line of said 40.64 acre tract, a distance 538.78 feet to a point for corner;

North 00°15'58" West a distance 671.18 feet to a point for corner at the northeast corner of said 40.64 acre tract and the southeast corner of a 38.283 acre tract (Reference Volume 1118, Page 294, DRCCT);

North 00°07'32" West with the east line of said 38.283 acre tract a distance of 576.64 feet to a point for corner at the northwest corner of said Meredith Hart Survey, Abstract No. 371;

THENCE South 89°07'49" East and a distance of 155.17 feet to a point south right-of-way line of Farm Road No. 543 (80' right of way), said point being in a curve to the left from which the radius point bears North 28°09'02" East a distance of 359.62 feet;

THENCE Easterly along said curve to the left with the south right-of-way line of said Farm Road No. 543 through a central angle of 27°16'51", an arc distance of 171.23 feet to a the point of tangency;

THENCE South 89°07'49" East 287.08 to a point for corner;

THENCE North 00°18'53" East a distance of 2284.75 feet to a point for corner in the center of rock road;

THENCE North 00°14'28" East a distance 2295.70 feet to a point for corner at the northwest corner of a 132.263 acre tract (Reference Volume 1198, Page 28) and the northeast corner of a 102.83 (Reference Volume 422, Page 483) acre tract;

THENCE South 88°27'01" East with the north line of said 132.253 acre tract a distance of 944.50 feet to a point for corner in the north line of said 132.253 acre tract;

THENCE North 02°22'03" East, a distance 1129.47 feet to a point for corner at the northeast corner of a 19.96 acre tract (Reference Volume 1198, Page 28);

THENCE South 89°49'43" West with the north line of said 19.96 acre tract a distance of 772.13 feet to a point for corner in the west line of County Road No. 203;

THENCE North 06°21'18" East the west line of said County Road a distance of 1097.08 feet to a point for corner in County Road No. 204;

THENCE easterly with the line center of said County Road 204 the following:

North 89°24'27" East 549.49 feet to point for corner;
North 89°48'12" East 1138.24 feet to a point for corner;

THENCE South 00°02'35" East with the east line of a 71.395 acre tract (Reference Volume 1198, Page 28) DRCCT a distance of 426.46 feet to point for corner, said point being the northwest corner of said Emberson Hamilton Survey,No. 372;

THENCE with the meanders of said creek the following:

South 61°17'46" West a distance of 213.37 feet to a point for corner;
South 40°54'42" West a distance of 227.50 feet to a point for corner;
South 72°19'11" West a distance of 214.64 feet to a point for corner;
South 34°50'05" West a distance of 161.47 feet to a point for corner;
South 73°51'17" West a distance of 102.40 feet to a point for corner;
North 77°30'10" West a distance of 217.75 feet to a point for corner;
North 80°39'53" West a distance of 76.86 feet to a point for corner;
South 49°53'02" West a distance of 59.77 feet to a point for corner;
North 58°59'53" West a distance of 64.54 feet to a point for corner;
North 84°03'37" West a distance of 284.02 feet to a point for corner;
North 01°32'05" East a distance of 30.00 feet to a point for corner in the west
North 45°27'19" West a distance of 245.76 feet to a point for corner;
North 55°08'05" West a distance of 228.83 feet to a point for corner in the west line of the 119 acre tract of land (Reference Volume 723, Page 567, Deed Records Collin County, Texas.

THENCE North 00°44'40" West with the west line of the said 119 acre tract a distance of 708.68 feet to a point for corner, said being in the south line of a 43 acre tract of land described as the Third Tract in Exhibit B, Volume 723, Page 567, DRCCT;

THENCE South 89°20'46" West with the south line of the said 43 acre tract a distance of 714.24 feet to a point for corner;

THENCE North 00°26'40" West with the west line of the said 43 acre tract a distance of 1,358.31 feet to a point for corner, said point being in the south line of 43.65 acre tract recorded in Volume 723, Page 567, Deed Records, Collin County, Texas.

THENCE South 89°53'37" West with the south line of the said 43.65 acre tract a distance of 467.83 feet to a point for corner in the middle of a creek;

THENCE with the meanders of said creek as the following:

North 55°38'52" East a distance of 251.67 feet to a point for corner;
North 08°11'09" West a distance of 190.67 feet to a point for corner;
South 86°32'17" East a distance of 100.00 feet to a point for corner;
North 08°00'36" East a distance of 198.47 feet to a point for corner;
South 78°45'13" East a distance of 195.08 feet to a point for corner;
North 06°17'40" West a distance of 155.36 feet to a point for corner in a fence line in the west line of the before mentioned 43.65 acre tract.

THENCE North 00°23'17" West with the west line of the said 43.65 acre tract a distance of 631.97 feet to point for corner in the middle of a public road;

THENCE North 89°58'54" East with the middle of the said public road a distance 3,768.64 feet to a point for corner, said point being located in the west line of a 40 acre tract described as Lot 12 in a Partition Deed recorded in Volume L, Page 189 of the Commissioners Court Minutes of Collin County, Texas.

THENCE North 00°12'49" West with the west line of the said 40 acre tract a distance of 1,051.69 feet to a point for corner in the middle of a public road;

THENCE South 88°19'16" East with the middle of the before mentioned public road and the north line of the said 40 acre tract and the north line of a 39 acre tract of land described as the second tract of the Jackson R. Ryan land in Exhibit C, Volume 723, Page 567 Deed Records, Collin County, Texas a distance of 1,594.12 feet to a point for corner in the middle of Honey Creek;

THENCE with the meanders of said Honey Creek the following:

South 16°51'36" West a distance of 155.18 feet to a point for corner;
South 41°58'55" East a distance of 295.63 feet to a point for corner;
South 66°28'38" East a distance of 309.82 feet to a point for corner;
South 18°41'18" East a distance of 307.03 feet to a point for corner;
South 58°55'12" East a distance of 333.00 feet to a point for corner;
South 01°09'24" West a distance of 147.16 feet to a point for corner;

THENCE Southerly with the east line of said 71.395 acre tract and approximately with the center of said dirt road the following:

South 00°16'28" West a distance of 700.25 feet to a point for corner found at the southwest corner of a 36.145 acre tract (Reference Volume 1971, Page 497 DRCCT);

South 01°01'13" West and a 43.3 acre tract (reference Volume 316, Page 305) a distance of 1006.49 feet to a point for corner in the east line of said 71.395 acre tract, and the southwest corner of said 43.3 acre tract the north;

THENCE South 89°40'30" East with the south line of said 43.3 acre tract a distance 445.59 feet to a point for corner in the south line of said 43.3 acre tract;

THENCE South 01°18'58" East a distance of 2428.73 feet to a point for corner at the southeast corner of said 132.253 acre tract (Reference Volume 1198, Page 28 DRCCT);

THENCE North 88°28'25" West with the south line of said 132.253 acre tract, a distance of 399.72 feet to point for corner at the west northwest corner of said 30.048 acre tract (reference Volume 735, Page 591 DRCCT) and in the south line of said 132.253 acre tract;

THENCE South 01°17'44" East with the west line of said 30.048 acre tract a distance of 816.07 feet to a point for corner at the southwest corner of said 30.048 acre tract and the northwest corner of a 70 3/4 acre tract (reference Volume 852, Page 43 DRCCT);

THENCE South 01°18'55" East with the west line of said 70 3/4 acre tract a distance 1455.52 feet to a point for corner in the west line of said 70 3/4 acre tract and in the north right-of-way line said Farm Road 543;

THENCE Westerly with the north right-of-way line of Farm Road 543 the following:

North 85°13'49" West a distance of 612.26 feet to a point for corner;
North 84°35'49" West a distance of 495.98 feet to point of curvature of a curve to the left whose radius bears South 05°24'11" West a distance of 2905.21 feet;

THENCE along said curve to the left, through a central angle of 01°52'09" an arc distance of 94.78 feet to a point for non-tangent corner;

THENCE South 01°24'17" West with an east line of a 254.149 acre tract (reference Volume 1118, Page 294 DRCCT) and the west line of a 23.78 acre tract (reference Volume 935, Page 605 DRCCT) a distance of 1227.85 feet to at the southwest corner of said 23.78 acre tract and an inside corner of said 254.19 acre tract;

THENCE South 87°49'16" East with a north line of said 254.149 acre tract and the south line of said 23.78 acre tract a distance of 1177.22 feet to a point for corner at a northeast corner of said 254.149 acre tract and in the south line of said 23.78 acre tract;

THENCE South 00°46'17" West, a distance of 1783.55 feet to a point for corner in the northwest corner of an 18.000 acre tract (reference Volume 853, Page 164 DRCCT);

THENCE South 00°43'14" West with the west line of said 18.000 acre tract (reference Volume 853, Page 164) a distance of 1062.76 feet to a point for corner in County Road No. 202 at the southwest corner of said 18.000 acre tract (reference Volume 853, Page 164 DRCCT), in the north line of a 30.6 acre first tract (reference Volume 573, Page 105);

THENCE South 88°57'30" West with the north line of said 30.6 acre tract and with the centerline of said County Road No. 202 a distance of 457.45 feet to a point for corner at the northwest corner of said 30.6 acre tract;

THENCE South 00°53'39" West with the west line of said 30.6 acre tract a distance of 468.49 feet to a point for corner in the west line of said 30.6 acre tract and the northeast corner of a 4.50 acre tract (reference Volume 573, Page 105 DRCCT);

THENCE North 87°32'57" West with the north line of said 4.50 acre tract a distance of 245.09 feet to a point for corner at the north west corner of said 4.50 acre tract;

THENCE South 01°19'25" West with the west line of said 4.50 acre tract a distance of 829.40 feet to a point for corner at the southwest corner of said 4.50 acre tract in the north line of a 4.00 acre (reference Volume 573, Page 105 DRCCT);

THENCE North 84°51'47" West with the north line of said 4.00 acre tract a distance of 132.39 feet to a point for corner;

THENCE South 35°14'21" West a distance of 335.86 feet to a point for corner in the center line of Honey Creek;

THENCE Southeasterly with the meanders of Honey Creek the following:

South 43°12'54" East a distance of 251.87 feet to a point for corner;
North 70°29'14" East a distance of 303.55 feet to a point for corner;
South 24°56'23" East a distance of 228.86 feet to a point for corner;
North 69°18'29" East a distance of 349.31 feet to a point for corner;
South 12°39'32" East a distance of 154.01 feet to a point for corner;
North 85°58'03" East a distance of 294.84 feet to a point for corner;
North 53°04'21" East a distance of 199.91 feet to a point for corner;

THENCE South 00°18'51" West with the east line of a 81.43 acre tract (reference Volume 294, Page 623 DRCCT) for a distance of 558.09 feet to a point for corner;

THENCE North 87°00'25" West with the south line of the said 81.43 acre tract a distance of 260.77 feet to a place corner at the northeast corner of a 29.59 acre tract, (reference Volume 104, Page 455 DRCCT);

THENCE South 00°57'33" West with the east line of the said 29.59 acre tract and the east line of a 31.56 acre tract (reference Volume 286, Page 60) a distance of 2014.73 feet to a point for corner at the southeast corner of the said 31.56 acre tract said point being in center line of public road;

THENCE South 88°44'00" East a distance of 636.65 feet with the center of said public road to point for corner;

THENCE South 86°24'00" East a distance of 305.70 feet to a point for corner at the northeast corner of a 43 acre tract (reference Volume 381, Page 494 DRCCT);

THENCE South 17°51'00" West a distance of 248.90 feet to a point for corner in the center line of Spring Branch Creek;

THENCE North 61°54'00" West a distance of 6.00 feet to a point for corner;

THENCE South 04°40'51" East a distance of 15.11 feet to point for corner in the center of a public road;

THENCE South 37°43'34" East with center of said road a distance of 73.89 feet to a point for corner at the northeast corner of a 21 acre tract (reference Volume 664, Page 27 DRCCT);

THENCE South 15°47'55" West with East line of said 21 acre tract and the center of a public road a distance of 1026.57 feet to a point for corner;

THENCE South 13°33'48" West with the center line of said public road a distance of 3128.26 feet to a point for corner at southeast corner of a 54.85 acre tract (reference Volume 664, Page 27 DRCCT):

THENCE South 89°20'31" West with south line of said 54.85 acre tract a distance of 2184.68 feet to a point for corner in center line of a creek;

THENCE North 85°01'31" West a distance of 75.62 feet to a point in center line of drainage creek;

THENCE Westerly, upstream with the meanders in said drainage creek the following:

South 87°05'24" West a distance of 112.15 feet to a point for corner;
South 47°11'28" West a distance of 78.54 feet to a point for corner;
South 60°21'46" West a distance of 64.81 feet to a point for corner;

THENCE South 88°24'57" West a distance of 240.17 feet to a point for corner;

THENCE departing said centerline North 00°56'18" East with an existing fence a distance of 2653.92 feet to a point for corner in the center line of county road;

THENCE North 88°12'12" East with center of said county road a distance of 889.94 feet to a point for corner in the center line of a public road;

THENCE North 00°05'10" East with center of North/South Public Road a distance of 1873.51 feet to a point for corner in public road for corner;

THENCE North 87°54'58" West with the south line of a 34.19 acre tract (Reference Volume 99, Page 162 DRCCT) a distance of 387.78 feet to point for corner in the north line of a public road and being the southwest corner of the sad 34.19 acre tract;

THENCE North 00°11'37" East with the west line of the said 34.19 acre tract, the west line of a 10 acre tract (Reference Volume 99, Page 164 DRCCT) for a distance of 1969.81 feet to point for corner, said point being the northwest corner of said 10 acre tract being the south line of a 81.43 acre tract (reference Volume 294, Page 623 DRCCT);

THENCE North 89°09'43" West with the south line of said 81.43 acre tract for a distance of 506.85 feet to point for corner in the west line of a public road said point being the southwest corner of said 81.43 acre tract;

THENCE North 00°21'07" East with the west line of said 81.43 acre tract for a distance of 1,469.34 feet to the POINT OF BEGINNING said tract containing 2113.636 acres or 92,070,000 square feet of land more of less.

3-24-86

SECTION I

PURPOSE & INTENT

The purpose of this ordinance is to provide for the development of the Cross F Planned Development as a coordinated, comprehensive project in order to take advantage of the Honey Creek environment and the local relief which aids in creative large scale urban planning. This ordinance assures compliance with the spirit and intent of the Planned Development (PD) Ordinance, Section 3.20 of the City of McKinney Zoning Ordinance #1270, as amended. An objective of this ordinance is to be responsive to changing community needs and desires while establishing the specific location of all non-residential uses and additionally providing flexibility in the final design of residential uses that will be established based on the current and future market demands.

This ordinance combines provisions for the opportunity to propose innovative community design concepts and site planning, consistent with orderly development and protection of sensitive and natural resources, with provisions for the submittal and review of projects which consist of residential, commercial, recreational, community service, and open space uses in creative spatial relationships.

The objective of providing maximum opportunity for creative community design and site planning is accommodated by using the stated maximum number of dwelling units as the primary control factor for residential development within the community. A diversity of uses, relationships, building heights, building masses, building quality, landscape, architecture, and open spaces are provided. Consistency with the provisions and intent of the City of McKinney Zoning Ordinance is ensured through the review process contained in the Implementation & Development Processing Procedures Section contained herein.

This ordinance is designed to encourage the effective use of the natural topography and open space by preserving many of the most prominent and distinctive features while blending the urban development into the natural topography through the use of sensitive site design and grading techniques.

This ordinance has as an objective the creation of a document which will result in the development of a balanced living environment, responsive to the social, economic, and physical needs of the inhabitants of the Cross F Planned Development, City of McKinney, and surrounding areas. This document is also designed to implement the goals, policies, and guidelines of the City.

SECTION II

IMPLEMENTATION & DEVELOPMENT PROCESSING PROCEDURES

I. INTRODUCTION

The Cross F Planned Development shall be implemented through the adopted master plan package (sheets 1-7), general development plan, concept plan, site plan, and subdivision review procedures.

These review procedures are used to accomplish the objective of providing a logical and timely sequence of community and governmental review and input. The purpose of the general development plan, concept and site plan are to provide a method and procedure to analyze and evaluate the significant features within the Cross F Planned Development, to assure compliance with the provisions contained within these regulations, and to provide further policies, guidelines and standards for their development or preservations not included in this ordinance.

II. GENERAL DEVELOPMENT PLAN

Contemporaneously with the platting of the first phase of a tract(s), a General Development Plan designating the specific locality of all land uses within said tract(s) will be submitted to the City for approval. Said General Development Plan shall conform to the land uses and densities shown on the Master Land Use Plan. The General Development Plan shall delineate the proposed characteristics of the tract(s) in terms of specific zoning. In addition to the specific land uses, said Plan shall generally address the following:

1. Maximum number of dwelling units
2. Projected population
3. Maximum floor area ratio
4. Building height in non-residential districts
5. General layout of collector or secondary streets
6. Drainage ways
7. Water supply and wastewater trunk lines
8. Public and private open spaces and/or common areas

The General Development Plan shall serve as both a guide for future platting within the tract(s) and as a detailed zoning plan. If there is to be a property owners association governing the entire tract, the covenants for this property owners association must be submitted to the City for review with the General Development Plan.

City approval shall include approval of the sequence of development and construction of the phases of the tract as can be reasonably determined. It may include such stipulations or conditions as the City deems necessary in order to accomplish the purposes of this ordinance and to protect the health, safety and welfare of the community. An approved

General Development Plan may be amended by submitting to the City for approval a Revised General Development Plan in accordance with the provisions set forth in the preceding paragraph. The General Development Plan shall be submitted for review by the Planning Commission which shall forward its recommendation to the City Council for approval consideration.

III. CONCEPT PLAN

The purpose of a concept plan is to set forth the development objectives allowed under zoning criteria in a graphic and specific written manner. A Concept Plan shall act as a preliminary site plan for a Development Area. A Development Area shall be a tract of land or contiguous tracts of land under the same zoning district, such as a neighborhood of a particular housing type , a complex of apartments, a shoppping center tract, and a complex of office buildings or a multi-use development. The Concept Plan shall be submitted for review by the Planning Commission which shall forward its recommendation to the City Council for approval consideration. The Concept Plan shall be required for all uses/tracts except conventional single family residential and shall address the following:

A. For zero lot line, duplex, fourplex, cluster-homes or townhome-

1. Density
2. Setbacks along all streets
3. Common area (indicating use and purpose)
4. Landscape plan in written and graphic format
5. Streetscape concept
6. Location of parking
7. Vehicular and Pedestrian System (public or private)

B. For multi-family and non-residential

1. All requirements set forth in II A above.
2. General locations and heights of all buildings.
3. Screening and buffering.
4. Signage shall be in compliance with Ordinance No. 1677.

IV. SITE PLAN

An accurate drawing of one or more building sites or lots as set forth in Section 2.09 of the City of McKinney Zoning Ordinance or as such may be amended. Notice shall be given in accordance with Section III, Paragraph 6 of this ordinance.

V. LANDSCAPE PLAN

A landscape plan shall be submitted to the City staff for approval, detailing the name, quantity, spacing, size and caliper at time of planting as required by City Landscape Ordinance or Landscape Manual, but no less intensive than proposed on Concept Plan.

VI. PLATTING

A. Preliminary Platting

A Preliminary Plat, as prescribed in Article III, Section 3.03, Sub-Sections (2)-(9) of the City's Subdivision Code (Ordinance 1290), may be submitted for any portion of a Development Area. The project data to be submitted in conjunction within a preliminary plat application shall be as specified in the Subdivision Ordinance, except where it is in variance with the space limits and regulations specifically set forth herein. Notwithstanding anything in the Subdivision Ordinance to the contrary, lot frontage on a dedicated alley or access easement may be deemed to satisy street frontage requirements. Flag, key, or other irregularly shaped lots are recognized with lot width to be measured at the established building line. These building lines shall be established on the preliminary plat.

B. Final Plat

Final Plats shall be submitted for all, or any portion of an approved preliminary plat as prescribed in Article III, Section 3.04 of the City's Subdivision Code (Ordinance 1290), unless otherwise herein stated.

C. Preliminary-Final Plats

A combination Preliminary-Final Plat may be submitted in accordance with Article III, Section 3.03, Sub-Section (10) of the City's Subdivision Code (Ordinance 1290).

SECTION III

GENERAL PROVISIONS

1. A Zoning/Thoroughfare Plan for purposes of this ordinance shall show conceptual alignments of thoroughfares and general locations and delineations of Zoning Areas within the Cross F Planned Development. This Zoning/Thoroughfare Plan shall be accompanied by a Land Use Plan which identifies Planning Zones and establishes land uses (in acres) and the maximum permitted number of dwelling units within each Planning Zone as well as for the entire Cross F.

2. Existing land uses within the Cross F Planned Development are considered as permitted uses within these PD regulations.

3. Terms used in this ordinance shall have the same definitions as given in the McKinney Zoning Ordinance unless otherwise defined herein. Parking structures shall not be included in calculating coverage or floor area in non-residential zoning districts.

4. Any details, issues, or residential zoning districts not specifically covered by this ordinance shall be subject to the provisions of the McKinney Zoning Ordinance. Where conflicts between this ordinance and other ordinances occur, this ordinance shall control. Where conflicts within this ordinance occur, if any, the more restrictive provision shall control.

5. This ordinance is adopted pursuant to the regulations contained in Section 3.20 of the McKinney Zoning Ordinance, as amended. It is specifically intended by such adoption that the development standards contained herein shall regulate development within the Cross F Planned Development.

6. If an Application is made to amend this ordinance or a site plan approved pursuant to this ordinance for a specific tract of property located within the Cross F Planned Development, notice of said application shall be delivered only to owners of land located within two hundred (200) feet of said property or current City of McKinney notification requirements which are in effect at the time of application for amendment.

SECTION IV

RESIDENTIAL USE REGULATIONS

I. PURPOSE & INTENT

The purpose of this ordinance is to regulate the planning and development of the residential uses in the Cross F Planned Development.

This ordinance provides for a wide variety of residential uses, and allows for community facilities, community service facilities and uses, and structures accessory to the main uses.

This ordinance provides for a mix of residential uses ranging from estate (one acre) lots to innovative medium density single family to well planned higher density apartment developments.

This wide range of unit types is being proposed due to the demonstrated market demand for varied living styles demonstrated in other developing areas of the metroplex.

The higher density residential areas (exceeding 16 dwelling units per acre) have been carefully located to insure their compatibility with surrounding land uses. The high density areas were sited based on the following criteria:

(1) to buffer lower density residential uses from proposed retail and/or office areas;
(2) to allow for the preservation of flood plain areas by limiting the developable areas to outside of the flood plain;
(3) to be located on major thoroughfares which provide adequate access to support higher density residential development; and finally
(4) several of the high density residential areas have been deemed appropriate due to their relative isolation from other land uses.

The ultimate control for residential development is the maximum number of dwelling units established in the entire Cross F Planned Development. The total dwelling unit maximum for the Cross F Planned Development is 12,000 dwelling units.

Space limits for residential and other projects shall be as described herein (See Residential Classifications Table 1, Page 7 -A), and subject to the review procedures as specified in Implementation Section contained herein. Master Land Use Plan shall delineate the maximum number of dwelling units permitted in each Planning Zones.

The Cross F Planned Development District has been subdivided into three (3) distinct sub-areas which are called "Planning Zones". These Planning Zones are geographically and functionally distinct.

ZONE 1 (Franklin Ranch) is influenced by the proposed private golf course and its inherent open space characteristics. Therefore, to enhance this green space amenity, an Overlay District has been established (See Section VII of this ordinance). This Overlay District encourages the development of larger dwelling units which enjoy the proximity and views provided by the golf course setting. The maximum number of dwelling units permitted in Zone 1 shall not exceed 5,100.

ZONE 2 is physically separated from Zones 1 and 3 by the Honey Creek flood plain area. This zone is influenced by the proposed extension of Forcine Road, the proposed realignment of F.M. 543, and an unnamed thoroughfare proposed to transverse this zone to the north. All three of these thoroughfares are proposed to be major, 6 lane divided thoroughfares. All of the tracts within Zone 2 front on one or more of these major proposed thoroughfares which will provide for excellent access and visibility. Therefore, Zone 2 will support higher density developments. The maximum number of dwelling units permitted in Zone 2 shall be 5,800.

ZONE 3 is similar to Zone 2 in that it enjoys substantial frontage on major thoroughfares, but more significant is that this tract is the critical link between U.S. Highway 75 and Zones 1 and 2 of this development. Bloomdale Road which is also proposed to be a major, 6 lane thoroughfare provides access to U. S. Highway 75 and bisects Zone 3 in an east/west direction. The intersection of Bloomdale and Forcine Road will therefore be the gateway to the entire Cross F Development. The maximum number of residential dwelling units permitted in this tract shall be 3,700.

An integral part of any planned community is the provision of open space and part areas for the use and enjoyment of its residents. As part of this development, three (3) types of recreational opportunities will be provided. First, as stated earlier, a 27 hole golf course will be an integral factor in the development of Zone 1 (Franklin Ranch). Secondly, within the golf course, as well as throughout the entire Cross F Development, substantial areas will be devoted to passive recreational opportunities provided by the extensive lake and flood plain system.

Finally, to provide more defined park areas, several tracts have been targeted for park use only. These tracts abut residential zoning and have been initially targeted for neighborhood scale parks. Several of the tracts abut undeveloped and unplanned areas which could eventually provide for a substantial enlargement to support a community scale park.

The location and size of the proposed neighborhood parks was based on the City of McKinney standards, but as the residential development occurs, the size and location of these neighborhood parks may vary to more adequately serve the residential development.

II. DEFINITION - RESIDENTIAL

Land designated for buildings which are arranged, occupied or intended to be occupied as living quarters including single family buildings and multi-family structures, but not including hotels, motels, or lodging houses.

III. RESIDENTIAL USES OTHER THAN LISTED

Residential uses other than established herein, but specified in the McKinney Zoning Ordinance may be permitted within the Cross F Planned Development.

TABLE 1

RESIDENTIAL ZONING CLASSIFICATIONS

DISTRICT TITLE	BASE ZONING	MIN. LOT AREA	MIN. WIDTH OF LOT	MIN. DEPTH OF LOT	MAX HEIGHT OF BLDG.	MIN. FRONT YARD	MIN. REAR YARD	MIN. SIDE YARD	MIN. SIDE YARD (CORNER)	MAX LOT COVERAGE	MAX F.A.R.
SFA	"RED-1"	35,000	100'	120'	35'	30	(2)	10'	15'	25%	1:1.6
SFB	"RS-84"	7,200	60'	100'	35'	(1)	(2)	5'	15'	60%	1:1.6
SFC	"RS-60"	6,000	50'	90'	35'	(1)	(2)	5'	15'	60%	1:1.6
ZLLA	"RS-45"	4,000	35'	80'	35'	(1)	(2)	0' (3)	15'	60%	1:1.25
ZLLB	"RS-45"	2,800	30'	65'	35'	(1)	(2)	0' (3)	15'	80%	1:1.25
THA	"RG-27"	2,700	25'	80'	35'	(1)	(2)	0' (7)	15'	80%	1:1.25
THB	"RG-27"	2,000	20'	80'	35'	(1)	(2)	0' (7)	15'	80%	1:1.25
CH	"RS-25"	1,800	40'	40'	35'	(1)	(2)	0' (3)	15'	80%	1:1.25
MF (6)	-	1,800	50'	100'	50'	15'	10'	7'	15'	80%	1:1.67

1. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

2. Minimum rear yard: 15' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

3. Minimum side yard: Zero one side with ten (10) feet separation between buildings.

4. F.A.R.: Shall be defined as the ratio between the total square feet of floor area to the total square feet of land.

5. See Section VII Overlay District for maximum F.A.R.s permited in the Development Areas 1 through 21, known as the Franklin Ranch.

6. See Section IV, I for special regulations for this district.

7. Minimum side yard: Zero one side with fourteen (14) feet separation between structures.

IV. RESIDENTIAL DISTRICT REGULATIONS

A. SF-A Single Family, Detached

1. General Regulations: All regulations of the RED-1 District (Residential Estate District) set forth in Section 3.03 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations

   a. Minimum lot area: 35,000 sq. ft.

   b. Minimum width of lot: 100'.

   c. Minimum depth of lot: 120'.

   d. Maximum height of building: 35'.

   e. Minimum front yard: 30'.

   f. Minimum rear yard: 30' from rear of lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

   g. Minimum side yard: 10% of lot width, not to exceed 20'.

   h. Minimum side yard at corner: 15'.

   i. Maximum lot coverage: 25%.

   j. Maximum floor area ratio : 1:1.6.

B. SF-B Single Family, Detached

1. General Regulations: All regulations of the RS-84 District (Single Family Residence) set forth in Section 3.06 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations

   a. Minimum lot area: 7,200 sq. ft.

   b. Minimum lot width: 60'.

   c. Minimum lot depth: 100'.

   d. Maximum height of building: 35'.

e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the Planning and Zoning Commission which adequately addresses the streetscape and design quality.

f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open spaces unless adjacent to lake or other water body which would permit zero (0) setback.

g. Minimum side yard: 10% of lot width, not to exceed 10'.

h. Minimun side yard at corner: 15'.

i. Maximum lot coverage: 60%.

j. Maximum floor area ratio: 1:1.6.

C. SF-C Single Family, Detached

1. General Regulations: All regulations of the RS-60 District (Single Family Residence) set forth in Section 3.07 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein shall apply.

2. Specific Regulations:

a. Minimum lot area: 6,000 sq. ft.

b. Minimum width of lot: 50'.

c. Minimum depth of lot: 90'.

d. Maximum height of building: 35'.

e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the Planning & Zoning Commission which adequately addresses the streetscape and design quality.

f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open spaces unless adjacent to lake or other water body which permit zero (0) setback.

g. Minimum side yard: 5'.

h. Minimum side yard at corner: 15'.

i. Maximum lot coverage: 60%.

j. Maximum floor area ratio: 1:1.6.

D. ZLL-A Zero Lot Line

1. General Regulations: All regulations of the RS-45 District (Zero Lot Line) set forth in Section 3.07.5 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein shall apply.

2. Specific Regulations:

   a. Minimum lot area: 4,000 sq. ft.

   b. Minimum width of lot: 35'.

   c. Minimum depth of lot: 80'.

   d. Maximum height of building: 35'.

   e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

   f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

   g. Minimum side yard: 0', with 10' separation between buildings.

   h. Minimum side yard at corner: 15'.

   i. Maximum lot coverage: 60%.

   j. Maximum floor area ratio: 1:1.25.

E. ZZL-B Zero Lot Line

1. General Regulations: All regulations of the RS-45 District (Zero Lot Line) set forth in Section 3.07.5 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations:

   a. Minimum lot area: 2,800 sq. ft.

   b. Minimum width of lot: 30'.

c. Minimum depth of lot: 65'.

d. Maximum height of building: 35'.

e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

g. Minimum side yard: 0', with 10' separation between buildings.

h. Minimum side yard at corner: 15'.

i. Maximum lot coverage: 80%.

j. Maximum floor area ratio: 1:1.25.

F. TH-A Townhouse

1. General Regulations: All regulations of the RG-27 District (General Residence Townhome) set forth in Section 3.08.5 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations

a. Minimum lot area: 2,700 sq. ft.

b. Minimum width of lot: 25'.

c. Minimum depth of lot: 80'.

d. Maximum height of building: 35'.

e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open space unless adjacent to lake or other water body which would permit zero (0) setback.

g. Minimum side yard: 0' with 14' between ends of structures.

h. Minimum side yard at corner: 15'.

i. Maximum lot coverage: 80%.

j. Maximum floor area ratio: 1:1.25.

k. Maximum length of structure: No structure containing attached townhome units shall exceed 200' in length.

G. TH-B Townhouse

1. General Requirements: All regulations of the RG-27 District (General Residence Townhome) set forth in Section 3.08.5 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations

a. Minimum lot area: 2,000 sq. ft.

b. Minimum width of lot: 20'.

c. Minimum depth of lot: 80'.

d. Maximum height of building: 35'.

e. Minimum front yard: 20'; may be reduced to 10' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

f. Minimum rear yard: 20' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to lake or other water body which would permit zero (0) setback.

g. Minimum side yard: 0' with 14' between ends of structures.

h. Minimum side yard at corner: 15'.

i. Maximum lot coverage: 80%.

j. Maximum floor area ratio: 1:1.25.

k. Maximum length of structure: No structure containing attached townhome units shall exceed 200' in length.

H. CH Cluster Homes

1. General Regulations: All regulations of the RS-25 District (General Residence) setforth in Section 3.09 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Statement of Purpose: The concept of this Cluster Home development provides for a greenbelt separating each "cluster" of homes. Each cluster is to have attached and detached houses arranged around a motor court. The greenbelts and motor courts are to be owned and maintained by a Homeowners' Association. Each lot shall have its vehicular access only from a motor court or an alley. The dwelling units are to have enclosed private "patios" of varying sizes and landscaped 5' setbacks around the motor court to provide each owner the opportunity to personalize their individual homes. Greenbelts are to function as the open space rather than having larger, private yards, and setbacks. Therefore, the individual lots are only large enough to give the owner private and individuality while maximizing the area of the greenbelts.

3. Specific Regulations

   a. Minimum lot area: 1,800 sq. ft.

   b. Minimum width of lot: 40'.

   c. Minimum depth of lot: 40'.

   d. Maximum height of building: 35'.

   e. Minimum front yard: 5'; may be reduced to 0' with site plan approval at the planning and zoning commission which adequately addresses the streetscape and design quality.

   f. Minimum rear yard: 5' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 0' if adjacent to private residential open space unless adjacent to lake or other water body which would permit zero (0) setback.

   g. Minimum side yard: 0' except where structures are detached there shall be a minimum separation of 10'.

   h. Minimum side yard at corner: 10'.

   i. Maximum lot coverage: 80%.

   j. Maximum floor area ratio: 1:1.25.

4. Miscellaneous provision: Minimum of 2.5 parking spaces shall be provided per unit with a minimum of 2 parking spaces on each lot, one of which must be enclosed and a minimum of .5 parking spaces off the lot. The off lot parking spaces may be provided in cluster parking areas.

I. MF Multi-Family

1. General Regulations: All regulations of the "RG 18" District (General Residence) setforth in Section 3.10 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Statement of Purpose: To encourage quality multi-family development, the following bonus system is designed to award minimal increases in density for providing aesthetic amenities in the design of the buildings. The base density shall be 16 dwelling units per acre. By providing a combination of the amenities detailed herein, the density may be increased to a maximum density of 24 dwelling units per acre.

3. Amenity/Bonus System (See Exhibits A & B):

   a. Staggered Wall Line: If a minimum four (4) foot offset between the relative front walls (exclusive of exterior balconies) of two adjacent units in the same building for every four (4) (or less) unit footprints, and the setback or staggered area is a minimum width of two units, then a 1.0 unit/acre increase in the total number of dwelling units will be awarded.

   b. Roof Slope: For every 1:12 increase in the roof slope over a minimum of 4:12, for a minimum of 80% of the footprint projection of the total unit roof areas, a 0.75 unit/acre increase in the total number of dwelling units per acre will be awarded.

   c. Brick Column Along Front Facade: If one two-story tall brick column is provided per every four (4) unit footprints, with a minimum of two (2) columns per building, then a 0.75 unit/acre increase in the total number of dwelling units per acre will be awarded.

   d. Balcony Under Main Roof of Structure: If each unit is provided with a balcony which is a minimum of 32 sq.ft. in size and if all three balconies are under the main roof of the structure, a 1.0 unit/acre increase in the total number of dwelling units per acre will be awarded.

   e. Solarium/Greenhouse: If 60% of the units contain a solarium/greenhouse constructed of materials which have smooth translucent tinted glazing (i.e., glass or plexiglass) an increase of 1.25 dwelling units/acre will be awarded.

f. Chimney: If one (1) exterior full height chimney is provided for every four (4) footprint units (minimum two (2) per building) which are covered with field applied masonry without wood trim over prefabricated or field erected flues, a 1.0 unit/acre increase in the total number of dwelling units per acre will be awarded. No other chimney construction shall be permitted if this bonus is to be awarded.

g. Masonry Requirements: For every five (5) percent increase in percentage of masonry exterior over 75% of the overall site average other than the areas designated to be glass and architectural accent materials, a 0.5 unit/acre increase in the total number of dwelling units per acre will be awarded. Masonry shall be defined as brick and stone. No more than 10% of the masonry requirement shall be stucco.

h. Landscape Requirements: For every five (5) percent increase in percentage of landscape over the required 10% landscape area, other than areas in floodways, a 0.5 unit/acre increase in the total number of dwelling units per acre will be awarded.

4. Building Placement: Where three (3) or more buildings are within 100' of street right-of-way and have a footprint greater than four (4) units, 1/3 of these buildings must be turned such that their lengths are a minimum of 45° to the street right-of-way. The remainder may be parallel to the right-of-way.

5. Exterior Lighting: Exterior lighting fixtures, whether attached to buildings or free-standing, shall be of a harmonious design. If security lights are over ten (10) feet above grade and abut residential uses, lights shall be placed along the rear property line and shall be of a down-light type to minimize the glare onto adjoining properties.

EXHIBIT A

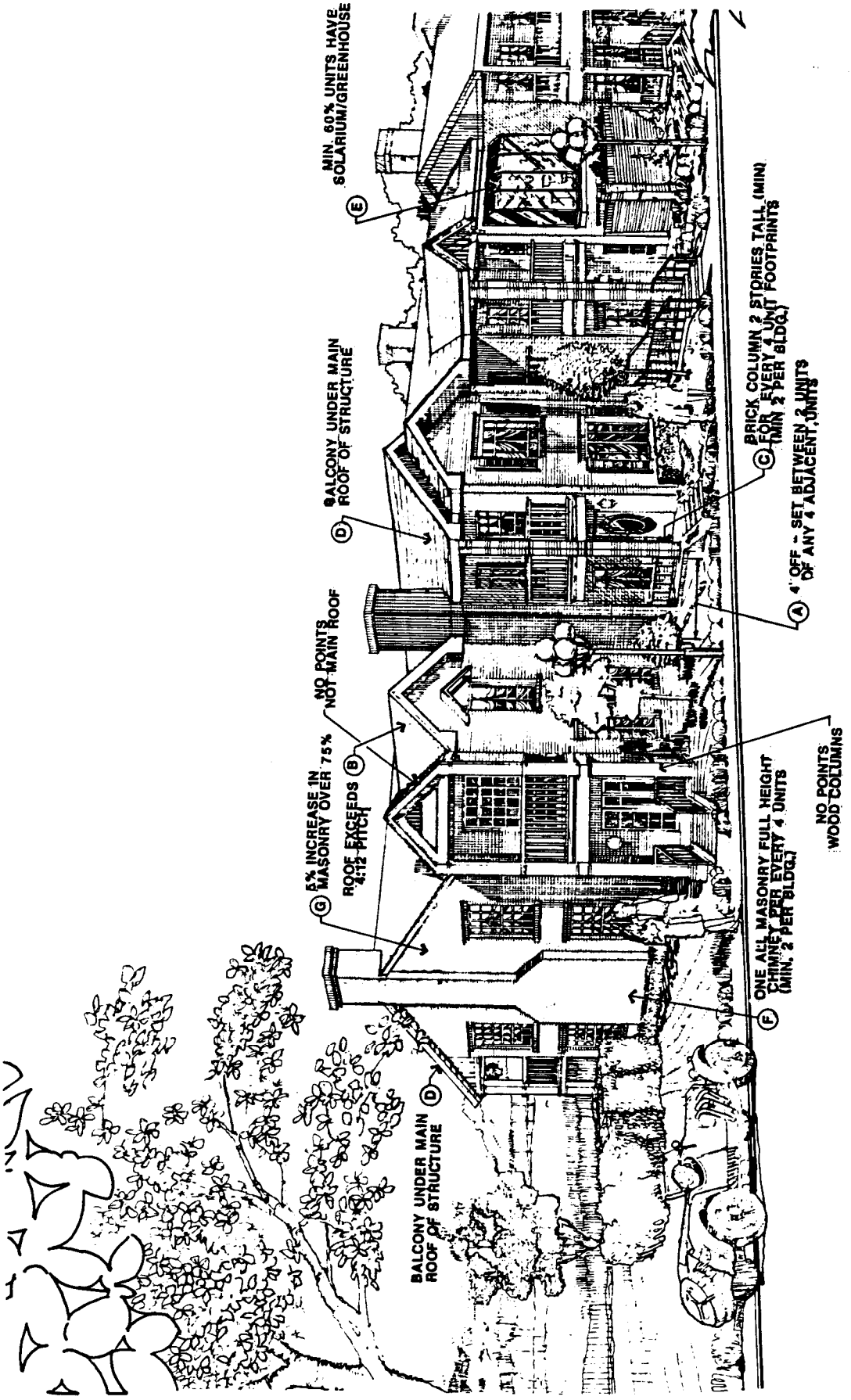
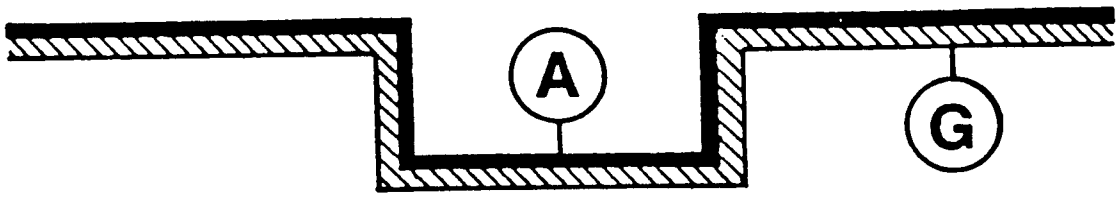
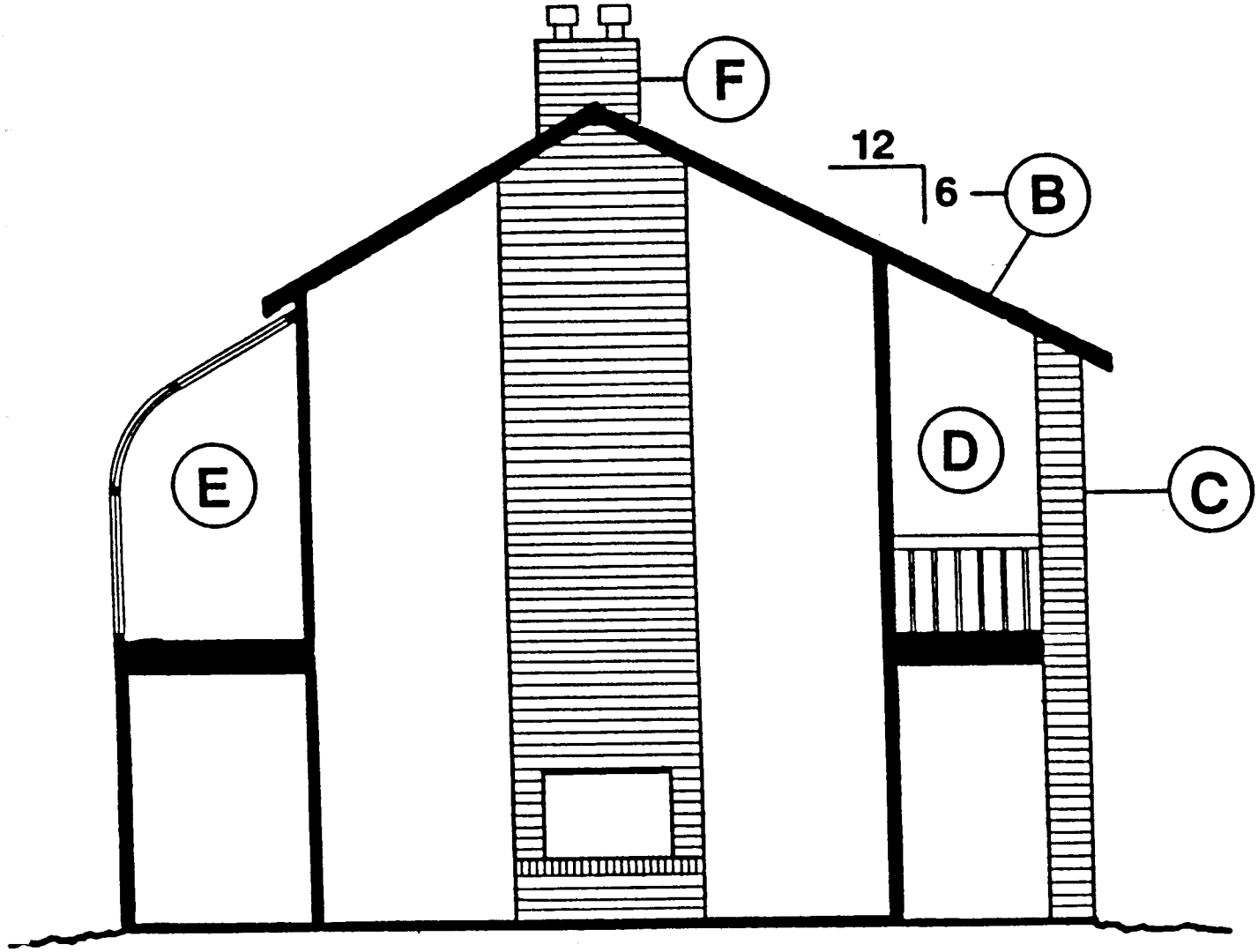

MIN. 60% UNITS HAVE SOLARIUM/GREENHOUSE
(E)
BALCONY UNDER MAIN ROOF OF STRUCTURE
(D)
BRICK COLUMN 2 STORIES TALL (MIN.) FOR EVERY 4 UNIT FOOTPRINTS (MIN. 2 PER BLDG.)
(C)
4" OFF - SET BETWEEN 2 UNITS OF ANY 4 ADJACENT UNITS
(A)
NO POINTS NOT MAIN ROOF
(B)
5% INCREASE IN MASONRY OVER 75% ROOF EXCEEDS 4:12 PITCH
(G)
ONE ALL MASONRY FULL HEIGHT CHIMNEY PER EVERY 4 UNITS (MIN. 2 PER BLDG.)
(F)
NO POINTS WOOD COLUMNS
BALCONY UNDER MAIN ROOF OF STRUCTURE
(D)

EXHIBIT B



PLAN



SECTION

ARCHITECTURAL AMENITIES

SECTION V

NON-RESIDENTIAL USE REGULATIONS

I. PURPOSE & INTENT

The purpose of the development standards contained herein is to assure that all non-residential development will be of high quality and will be compatible with the residential development proposed which it will serve.

The uses in the office district are intended to provide for quality office building environments with incidental retail and service uses intended primarily for occupants of said office buildings.

The uses in the retail district are intended to provide a wide range of retail, office and service establishments to serve the proposed residential development in this area. The retail areas have been appropriately located at the intersections of major streets.

In addition to the office and retail districts, two mixed use districts are hereby established to provide for flexibility in determining appropriate land uses to take advantage of the unique physical characteristics of two specific tracts within Zone 3.

Given the shape, abutting greenbelt area, and its frontage on a major thoroughfares, it has been deemed appropriate that Tract 1 in Zone 3 be zoned for a special office district which permits that a maximum of 10% of the total land may be devoted to retail uses.

The second mixed use district is Tract 13 in Zone 3. This tract is unique in that it is an irregular shape, abuts a lake to the east and has direct access to two major thoroughfares on the west and north. The uses permitted on this tract are general offices, restaurants, and residential development or any combination of these uses which maximizes the lake frontage.

Finally, a unique aspect of the Cross F Planned Development will be its relationship with the proposed golf course and its ancillerary club house use. The club house will primarily serve the needs of the golf course users (i.e., pro shop and restaurant), but there is also the potential for expanding this facility to also serve as an over night executive conference center. The center will be marketed off of the tranquil recreational environment offered by the golf course setting. This facility is envisioned to include a small scale hotel and meeting conference rooms. This type of facility would be most appropriate within Zone 1 and in the tracts which are clustered in close proximity to the golf course. Therefore, this facility may be located in Tracts 2, 5, 6, 9, and/or 11 of Zone 1.

II. NON-RESIDENTIAL DISTRICTS REGULATIONS

A. "O" Office District

1. General Regulations: All regulations of the O District (Office) District set forth in Section 3.15 of Ordinance 1270 of the City of McKinney, as amended on December 17, 1985, shall apply except as specifically provided herein.

2. Specific Regulations:

   a. Specific Use Permit: Private Clubs.

   b. Maximum height of building: 35', except that the height may be increased one (1) foot for each one (1) foot that required yards are increased. No building will exceed 8 stories, with a maximum overall height of 125' including penthouses, mechanical rooms, cooling towers, elevator bulkheads, architectural amenities, etc.

   c. Minimum front yard: 25'.

   d. Minimum side yard at corner: 25'.

   e. Maximum lot coverage: 50%.

   f. Maximum floor area ratio: 1:1.

   g. Exterior Lighting: Exterior lighting fixtures, whether attached to building and/or free-standing, shall be a harmonious design on all buildings either jointly or individually owned.

   h. Rooftop Mechanical Equipment: All rooftop mechanical equipment shall be screened on all sides with a visual barrier to be installed and maintained at a minimum height above finished grade equal to the height above grade of the highest point on any of the mechanical equipment in each grouping of mechanical equipment being screened, e.g., appropriate parapet or individual equipment screening. Architectural elements such as parapet walls, "Mansard" type screen enclosures or architectural design techniques are acceptable for screening rooftop equipment.

B. "C" - Retail

1. Permitted uses:

   a. Any use permitted in district "BN."

   b. Banks and finanical institutions.

   c. Funeral homes and mortuaries.

d. Food stores.

e. Business or commercial schools.

f. Theater, indoor.

g. Household appliance sales or repair.

h. Automotive parts and tire sales, including indoor installations and minor repair, but not including repair garages, muffler or transmission shops, seat cover shops, or body repair shops.

i. Greenhouses or plant nurseries with outside storage or display.

j. Restaurants, drive-in types with sales window.

k. Commercial amusements, indoor.

l. Clothing, shoe, and department stores.

m. Tennis or swim club.

n. Animal hospital or veterinary clinic for small animals, without outside runs.

o. Offices.

p. Uses similar to the above mentioned permitted uses, provided activities conducted observe the requirements of all city ordinances.

2. Permitted accessory uses: Any permitted accessory use allowed in the "BN" zone under the conditions specified for that zone.

3. Specific Use Permit: Private Clubs.

4. Specific Regulations:

a. Minimum lot area: None.

b. Minimum width of lot: None.

c. Minimum depth of lot: None.

d. Maximum height of building: 35.

e. Minimum front yard: 25'.

f. Minimum rear yard: 15' when abutting any zone requiring a rear yard; none abutting business.

g. Minimum side yard: 15' when abutting any zone requiring a side yard; none abutting business.

h. Minimum side yard at corner: 15'.

i. Maximum lot coverage: 50%.

j. Maximum floor area ratio: 0.8:1.

4. Rooftop mechanical equipment; All rooftop mechanical equipment shall be screened on all sides with a visual barrier to be installed and maintained at a minimum height above finished grade equal to the height above grade of the highest point on any of the mechanical equipment in each grouping of mechanical equipment being screened, e.g., appropriate parapet or individual equipment screening. Architectural elements such as parapet walls, "Mansard" type screen enclosures or architectural design techniques are acceptable for screening rooftop equipment.

5. Exterior lighting: Exterior lighting fixtures, whether attached to building and/or free-standing, shall be generally located as shown on the Detail Plan and shall be a harmonious design on all buildings either jointly or individually owned.

6. Utilities: All utilities and utility connections shall be located underground, including electrical, telephone and television cables and wires, except where overhead service is specifically approved by the City. Transformers or other apparatus shall be adequately screened within the guidelines of the effected utility company.

7. Architectural Design Elements: To assure that the retail tracts will be designed and constructed in a quality manner with an aesthetic appearance sensitive to residential scale materials, colors and design, the final architectural design shall comply with the following criteria:

   a. All buildings within any given retail tract shall be of harmonious design utilizing similar styles, materials, colors, and lighting.

   b. When the retail at (1) Foncine at Bloomdale, (2) Foncine at F.M. 543, and (3) Foncine at northern edge of Zone 2 are developed, they shall be planned in a cohesive manner, taking into account harmonious building design, complementary landscape design. and coordination in traffic patterns (i.e., driveway locations) to insure that the development of the intersection will be both aesthetically pleasing and functionally compatible.

   c. The maximum height shall be one standard story not to exceed 26 feet except that office uses shall be governed by the "O" office district.

   d. Clustered and linear buildings shall have internal or external landscaped, covered walkway systems to encourage pedestrian movement through these areas.

e. The buildings shall have multi-offset facades and roof profiles to enhance the character of individual as well as groups of buildings.

f. All exterior walls of all buildings shall have a minimum masonry exterior of 75% on all outside wall surfaces, excluding doors and windows.

8. Signage: Signage shall be in compliance with Ordinance 1677.

9. Service Facilities & Trash Containers: Service facilities and trash containers shall be screened from the remainder of the retail area, adjacent land uses, and publicly dedicated streets.

C. MU-1: Mixed Use - 1

1. Permitted Uses:

a. All uses permitted in the "O" District.

b. A maximum of 10% of the land area may be developed with the uses permitted in the "C" District as defined herein.

2. Specific Regulations

a. Shall be as defined in the "O" District described herein.

3. This "MU" District shall be permitted in Tract 1, Zone 3 only.

D. MU-2: Mixed Use - 2

1. Permitted Uses:

a. All uses permitted in Section IV, Residential Uses, and Section V, a (office) and restaurant uses.

2. Specific Regulations:

a. All permitted uses in this district shall be governed by the most restrictive district in which the use is permitted.

E. CC-H-C District: Country Club/Hotel/Conference Center

1. Permitted uses:

a. Country Club

b. Hotel

c. Conference Center

d. Restaurants

e. Retail Uses: Maximum of 15% of tract.

f. Specific Use Permit: Private club.

2. Space limits

a. Maximum height: 5 stories, not to exceed 85' including mechanical rooms, penthouses, cooling towers, elevator bulk heads, architectural amenities, etc.

b. Minimum front yard: 25'.

c. Minimum rear and side yards: 15' from rear lot line to main structure (excluding accessory buildings, cabanas, decks, fences, pools, etc.) or may be reduced to 10' if adjacent to private recreation open spaces unless adjacent to lake or other water body which would permit zero (0) setback.

d. Minimum side yard at corner: 15'.

e. Maximum lot coverage: 60%.

f. Minimum floor area ratio: 1:1.

F. "GC" District: Governmental Complex

1. General Regulations: All regulations of the "GC" District (Governmental Complex District) set forth in Section 3.19 of Ordinance 1270 of the City of McKinney, as amended December 17, 1985, shall apply.

SECTION VI

LANDSCAPING REGULATIONS

I. PURPOSE & INTENT

The purpose of this section is to establish standards for the provision of adequate landscaping within the public rights-of-way and the non-residential and multiple family zoning districts of the Cross F Planned Development.

The intent of this section is to provide a unique identity to the development with roadways having naturally graded slopes and berms with planting of groundcover, shrubs, and trees in an informal nature.

II. LANDSCAPING REGULATIONS

A. A minimum of 10% of each non-residential building site shall be landscape with ground cover, grass, shrubs, trees, flowers, or other such landscape materials.

B. The minimum depth of the landscaped area between parking areas and front property line shall be 20' along all six and four lane thoroughfares, and a minimum of 10' along all other street frontages when abutting non-residential zoning districts.

C. Within the required 20' landscape area on the west side of Foncine Road between F.M. 543 and Honeycreek, a six foot meandering jogging path shall be required.

D. Prior to the issuance of a building permit, a landscape plan of all greenbelts, open spaces, whether jointly or individually owned, indicating all of the various plant materials by species, size, and quantitites, shall be sealed by a registered landscape architect and submitted to the Building Inspection Department.

E. Landscaping shall be installed in accord with the required landscape plan prior to issuance of a Certificate of Occupancy. All landscaping shall be maintained in a healthy and growing condition at all times.

F. An automatic underground sprinkler system shall be installed and provide complete coverage of all landscaped areas in commercial and multi-family districts.

G. Existing trees on the site will be preserved to the extent practical on all tracts of land.

H. The average spacing of trees along the frontage of all six and four lane thoroughfares abutting multi-family and commercial districts and any public street shall be between 35'-50' on center depending upon the rate of growth of the trees. However, trees may be clustered in groves instead of equal dispersal as long as the minimum number of trees is provided. Average spacing may be increased if the minimum

landscape area adjacent to the front property line is greater than 20' in which case the spacing may be increased 1' for each additional 1' of increase in the depth of the landscape area. Trees shall be an appropriate mixture of fast and slow growing shade and ornamental trees based on the landscape architect's design. Shade trees shall be a minimum 2 1/2" caliper measured at 3' above grade.

I. The developer shall install shade and/or ornamental trees in the medians of all four and six lane divided thoroughfares. These trees shall be planted 35'-50' on center depending on the species of trees selected. The medians shall be landscaped with ground cover materials, with a maximum of 15% being enhanced hard surfaces. The developer shall install an automatic underground irrigation system. The City shall be responsible for maintenance and operation of this system after the initial installation. The developer shall be responsible for replacement of plant material if necessary for the first two growing seasons after the initial planting.

J. All landscaping shall also be in accordance with any subsequent landscape ordinance or landscape manual adopted by the City of McKinney.

SECTION VII

OVERLAY DISTRICT

I. PURPOSE & INTENT

Given that the Zoning Areas 1 through 21 of the Cross F Planned Development (known as the Franklin Ranch) has been designed to accommodate a proposed private golf course which gives it a unique character, an overlay district has been established to provide for a distinct identity, encourage larger dwelling units, and to supplement the implementation and development procedures with an additional step in the approval process.

II. STREETS

The distinct identity may be best achieved through requiring that the local street system throughout this development be physically different than standard street design. As illustrated in Exhibit A-1, the streets may be designed with an alternative to standard curb and gutter system.

III. FLOOR AREA RATIOS (F.A.R.)

To encourage larger dwelling units to be developed on all types of residential lotting arrangements proposed to be in close proximity to the golf course, the maximum floor area ratios have been increased over the standard to allow for a maximum flexibility in housing design. The F.A.R.s in this Overlay District shall be as follows:

District Title	Maximum F.A.R.
SFA	1:1.3
SFB	1:0.9
SFC	1:1.2
ZLLA	1:1.0
ZLLB	1:0.93
THA	1:0.9
THB	1:0.66
CH	1:0.6

All other space limits are as defined in Section IV Residential Use Regulations, and on Table 1 - Residential Classifications, Page 5A of this ordinance.

IV. ARCHITECTURAL CONTROL COMMITTEE

Well planned protective covenants are the most viable method of assuring that high standards of quality are achieved and the development of the Franklin Ranch is compatible with the golf course. Therefore, to implement and assure proper maintenance of this type of development, an Architectural Control Committee may be established for Zoning Areas 1 through 21 of this P.D.

A. The Architectural Control of the Franklin Ranch will be assigned the responsibility for review and approval of all plans and specifications for initial construction or alteration of existing improvements, including landscaping, prior to City approval.

B. The Committee will also be responsible for making sure that all properties within Franklin Ranch are continually maintained as prescribed in the covenants.

C. Improvements may be termed to mean all buildings, roofed structures, parking or loading areas, fences, walls, hedges, mass plantings, poles, driveways, ponds, lakes, swimming pools, tennis courts or signs, but not necessarily limited to these examples.

D. Passive open space areas not dedicated to the City shall be maintained by the Golf Course Association or by a Homeowners' Association.

ATTACHMENT “B”
REPRESENTATIVE ELEVATIONS

THE
ASPENS

ATTACHMENT "C"

PRELIMINARY 15-YEAR OPERATING PROFORMA

Cash Flow Pro Forma
Circle F Ranch Seniors
5764 Co. Rd. 201
McKinney 75071
12/27/2017

Total Units: 180

Income	***Per Unit***	***Year 1***	***Year 2***	***Year 3***	***Year 4***	***Year 5***	***Year 6***	***Year 7***	***Year 8***	***Year 9***	***Year 10***	***Year 15***	***Total***
Rent Revenue (1)	$ 9,248	$ 1,664,616	$1,697,908	$1,731,866	$1,766,504	$1,801,834	$1,837,871	$1,874,628	$1,912,121	$1,950,363	$1,989,370	$2,196,425	$ 28,786,898
Other Income	$ 20	$ 43,200	$ 44,064	$ 44,945	$ 45,844	$ 46,761	$ 47,696	$ 48,650	$ 49,623	$ 50,616	$ 51,628	$ 57,001	$ 747,076
Less: Vacancy Loss (2)	$ (695)	$ (128,086)	$ (130,648)	$ (133,261)	$ (135,926)	$ (138,645)	$ (141,418)	$ (144,246)	$ (147,131)	$ (150,073)	$ (153,075)	$ (169,007)	$ (2,215,048)
Total Income	$ 8,573	$ 1,579,730	$1,611,324	$1,643,551	$1,676,422	$1,709,950	$1,744,149	$1,779,032	$1,814,613	$1,850,905	$1,887,923	$2,084,420	$ 27,318,926
Avg rent per unit per month	$ 771	$771	$786	$802	$818	$834	$851	$868	$885	$903	$921	$1,017	

Operating Expenses	***Per Unit***	***Year 1***	***Year 2***	***Year 3***	***Year 4***	***Year 5***	***Year 6***	***Year 7***	***Year 8***	***Year 9***	***Year 10***	***Year 15***	***Total***
General Administrative	$ 411	$ 73,980	$ 76,199	$ 78,485	$ 80,840	$ 83,265	$ 85,763	$ 88,336	$ 90,986	$ 93,716	$ 96,527	$ 111,901	$ 1,375,948
Management	$ 514	$ 92,586	$ 95,364	$ 98,224	$ 101,171	$ 104,206	$ 107,333	$ 110,553	$ 113,869	$ 117,285	$ 120,804	$ 140,045	$ 1,721,999
On-Site Payroll	$ 1,191	$ 214,380	$ 220,811	$ 227,436	$ 234,259	$ 241,287	$ 248,525	$ 255,981	$ 263,660	$ 271,570	$ 279,717	$ 324,269	$ 3,987,235
Repairs and Maintenance	$ 652	$ 117,360	$ 120,881	$ 124,507	$ 128,242	$ 132,090	$ 136,052	$ 140,134	$ 144,338	$ 148,668	$ 153,128	$ 177,518	$ 2,182,769
Utilities	$ 251	$ 45,180	$ 46,535	$ 47,931	$ 49,369	$ 50,850	$ 52,376	$ 53,947	$ 55,566	$ 57,233	$ 58,950	$ 68,339	$ 840,299
Water, Sewer & Trash (3)	$ 656	$ 118,080	$ 121,622	$ 125,271	$ 129,029	$ 132,900	$ 136,887	$ 140,994	$ 145,224	$ 149,580	$ 154,068	$ 178,607	$ 2,196,160
Insurance	$ 278	$ 50,040	$ 51,541	$ 53,087	$ 54,680	$ 56,320	$ 58,010	$ 59,750	$ 61,543	$ 63,389	$ 65,291	$ 75,690	$ 930,690
Property Tax	$ 711	$ 127,980	$ 131,819	$ 135,774	$ 139,847	$ 144,043	$ 148,364	$ 152,815	$ 157,399	$ 162,121	$ 166,985	$ 193,581	$ 2,380,289
Compliance Monitoring	$ 40	$ 7,200	$ 7,416	$ 7,638	$ 7,868	$ 8,104	$ 8,347	$ 8,597	$ 8,855	$ 9,121	$ 9,394	$ 10,891	$ 11,217
Subtotal	**$ 4,704**	$ 846,786	$ 872,190	$ 898,355	$ 925,306	$ 953,065	$ 981,657	$1,011,107	$1,041,440	$1,072,683	$1,104,864	$1,280,840	$ 15,626,605
Reserves for Replacement	$ 250	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 675,000
Operating Expenses	**$ 4,954**	$ 891,786	$ 917,190	$ 943,355	$ 970,306	$ 998,065	$1,026,657	$1,056,107	$1,086,440	$1,117,683	$1,149,864	$1,325,840	$ 16,301,605
Debt Service - First Mortgage	$ 3,215	$ 578,636	$ 578,636	$ 578,636	$ 578,636	$ 578,636	$ 578,636	$ 578,636	$ 578,636	$ 578,636	$ 578,636	$ 578,636	$ 8,679,539
Net Income After Debt Service	$ 404	$ 109,308	$ 115,499	$ 121,560	$ 127,480	$ 133,249	$ 138,856	$ 144,290	$ 149,537	$ 154,586	$ 159,424	$ 179,944	$ 2,337,782

ATTACHMENT “D”

PRELIMINARY
SOURCES & USES

Permanent Sources & Uses Summary

Circle F Ranch Seniors
5764 Co. Rd. 201
McKinney 75071
12/27/2017

Uses	*Total Cost*	*Per Unit*	*%*
Acquisition/Land	$2,243,340	$12,463	9.46%
Construction	$15,044,060	$83,578	63.43%
Permits & Fees	$593,000	$3,294	2.50%
Interest/Interim Costs	$1,128,750	$6,271	4.76%
Financing Costs	$309,290	$1,718	1.30%
Development Soft Costs	$1,065,364	$5,919	4.49%
Subtotal	$20,383,804	$113,243	85.94%
Developer Fees	$2,599,384	$14,441	10.96%
Project Reserves	$735,211	$4,085	3.10%
Total	$23,718,399	$131,769	100.00%

Sources	*Total Funds*	*Per Unit*	*%*
Tax Credit Equity	$13,389,320	$74,385	56.45%
1st Mortgage Loan / TE Bonds	$10,000,000	$55,556	42.16%
2nd Mortgage Loan	$0	$0	0.00%
Other (City funds)	$500	$3	0.00%
Deferred Developer Fees	$328,579	$1,825	1.39%
Total	$23,718,399	$131,769	100.00%

ATTACHMENT “E”
HOLD HARMLESS AGREEMENT

RELEASE AND HOLD HARMLESS AGREEMENT

STATE OF ~~TEXAS~~ Oklahoma)
Stephens)
COUNTY OF ~~COLLIN~~) KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, this Release and Hold Harmless Agreement ("Agreement") is hereby entered into by and between Brandon Bolin Grand Flour Holdings ("Releasor"), and the City of McKinney, Texas, a Texas municipal corporation (the "City"); and

WHEREAS, Releasor will be submitting an application for 4% or 9% low income housing tax credits ("LIHTC") to the Texas Department of Housing and Community Affairs ("TDHCA") for a housing development generally described as: Circle F Ranch Seniors (the "Project"), generally located on property located in the City McKinney, TX (the "Property"); and

WHEREAS, Releasor has also submitted a request to the City for passage of a Resolution by the City Council of the City of McKinney, Texas ("City Council"), supporting the Project; and

WHEREAS, Releasor has also submitted or intends to submit an application to the City requesting a zoning amendment on the Property to: N/A, as necessary to develop the Project, an affordable multifamily development; and

WHEREAS, Texas law, at Texas Government Code, § 2306.6705(5), provides for Releasor to execute this Agreement to release and hold the City harmless in the event that Releasor's zoning amendment application on the Property is denied; and

WHEREAS, Releasor's providing this Agreement to the City is consistent with the City's LIHTC Resolution Policy.

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt of which is hereby acknowledged, Releasor, and its successors, assigns and grantees, does hereby completely release the City from and waive any and all claims, whether known or unknown, which arise or may arise, from Releasor's zoning amendment application, including but not limited to, its denial of appropriate zoning.

Furthermore, Releasor agrees to indemnify and hold harmless the City, its officers employees, agents, and representatives, from any and all claims, counterclaims, demands, actions, and causes of action of any kind or character, whether known or unknown, present or future, asserted by Releasor its successors, assigns and grantees, or any third party, with regard to any damages to the Property or Project, as identified above, that may be or have been brought against the City, its officers, employees, agents and representatives, as the result of the City's consideration of Releasor's zoning amendment application, including but not limited to, its denial of appropriate zoning.

EXECUTED on the dates acknowledged below, and effective as of the last date signed.

RELEASOR: Brandon Bolin

_____ Date signed: 12.26.17

Partner, Ground Flour Holdings

THE STATE OF ~~TEXAS~~ Oklahoma §

COUNTY OF ~~COLLIN~~ Stephens §

BEFORE ME, the undersigned authority, on this day personally appeared Brandon Bolin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said instrument was executed and intended as a release for the purposes and consideration therein described and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on this 26 day of December, 2018, to certify which witness my hand and seal of office.

Billie A White

Notary Public in and for
the State of ~~Texas~~ Oklahoma

My Commission Expires: 11-8-2020

#01018298

CITY OF McKINNEY, TEXAS

By _____ Date signed: _____
Paul Grimes
City Manager

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Paul Grimes, City of McKinney City Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said instrument was executed and intended as a release for the purposes and consideration therein described and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on this _____ day of _____, 2018, to certify which witness my hand and seal of office.

_____
Notary Public in and for
the State of Texas

My Commission Expires: _____

RESOLUTION NO. 2017-03-071 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AMENDING THE POLICY FOR THE REVIEW AND CONSIDERATION OF REQUESTS FOR RESOLUTIONS IN SUPPORT OF HOUSING DEVELOPMENTS SEEKING OR UTILIZING LOW INCOME HOUSING TAX CREDITS AND PROVIDING FOR AN EFFECTIVE DATE UPON PASSAGE

WHEREAS, the Texas Legislature has designated the Texas Department of Housing and Community Affairs ("TDHCA") to administer the state's low income housing tax credit ("LIHTC") program, pursuant to a Qualified Allocation Plan ("QAP"); and

WHEREAS, the City acknowledges low income tax credits as a viable method of financing affordable housing developments for those developments which satisfy the housing ordinances and policies of the City as well as the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The foregoing premises are hereby incorporated by reference.

Section 2. The City Council does hereby amend the City of McKinney Low Income Housing Tax Credits Resolution Policy, attached hereto as Exhibit A.

Section 3. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, ON THE 21st DAY OF MARCH, 2017.

CITY OF McKINNEY, TEXAS

BRIAN LOUGHMILLER
Mayor

ATTEST:

SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

CITY OF MCKINNEY
LOW INCOME HOUSING TAX CREDITS RESOLUTION POLICY

Purpose

To provide administrative procedures by which the City will review and process requests for resolutions to be considered by the City Council of the City of McKinney ("City Council") on housing development projects utilizing low income housing tax credits as a component of project financing, consistent with the City of McKinney Affordable Housing Policy, City ordinances, and applicable law.

Authority

The Federal Government makes available federal income tax credits to stimulate private developers to invest in and construct low-income housing 26 U.S.C. § 42 (2011). Those federal tax credits are allocated between the states and awarded at the state level by a designated housing credit agency. The Texas Legislature has designated the Texas Department of Housing and Community Affairs ("TDHCA") to administer the state's low income housing tax credit ("LIHTC") program. TEXAS GOVERNMENT CODE, Chapter 2306 (Vernon 2016); 10 T.A.C. Chapter 11. Federal law requires the TDHCA to allocate tax credits pursuant to a Qualified Allocation Plan ("QAP"), which must include certain selection criteria. The TDHCA is also required by State law to biennially adopt the QAP and corresponding manual.

In evaluating an application filed with the TDHCA requesting an allocation of low income housing tax credits, the TDHCA is required to determine whether the application satisfies specified threshold criteria required by the QAP, and shall score and rank the application using a point system that prioritizes ten (10) additional criteria. One specific criterion evaluates the application based upon "quantifiable community participation with respect to the development, evaluated on the basis of a resolution concerning the development that is voted on and adopted by ... the governing body of a municipality in which the proposed development site is to be located." That criterion applies if the proposed development is located within the municipality's jurisdiction, and also it applies if the proposed development is located in the extraterritorial jurisdiction of a municipality.

This statutory requirement for a resolution from the governing body of a municipality applies to each development application submitted to the TDHCA, which applications are reviewed on an individual basis. There are no specific guidelines provided in Federal or State law that inform or direct a municipality's evaluation of an application in order to comply with the requirement to consider a resolution concerning the proposed development. The City is nonetheless required to follow applicable Federal and State fair housing statutes and regulations, cases interpreting and applying those laws, and the City's own housing ordinances and policies.

Low Income Housing Tax Credit Resolution Process

A. Receive LIHTC Application/Request for Resolution

Upon the City's receipt of a development application containing LIHTC financing being considered by the TDHCA, or a request from an applicant for a City Council resolution concerning a development containing LIHTC financing, immediately log the matter noting the application, applicant contact information, date of receipt, and anticipated City Council meeting schedule. Immediately distribute the application and review forms (containing the criteria listed in this policy) to appropriate City departments for consideration of the evaluation criteria and factors listed in the next section.

B. Evaluate LIHTC Application/Request for Resolution

The following evaluation criteria and factors shall be considered for each application:

1. Project location, including whether the project is located one linear mile or less from a development that serves the same type of household as the new development;

2. Housing needs characteristics;

3. Project characteristics, including whether the project includes the use of existing housing as part of a community revitalization plan;

4. Sponsor/developer characteristics and experience, and list the name, including company name, of the contact person, with address and telephone number, and the identification of those persons providing developmental or operational services to the development, including: (a) the development owner; (b) architect; (c) attorney; (d) tax professional; (e) property management company; (f) consultant; (g) market analyst; (h) tenant services provider; (i) syndicator; (j) real estate broker or agent or a person receiving a fee in connection with services usually provided by a real estate broker or agent; (k) the owners of the property on which the development is located; (l) developer; and (m) builder or general contractor;

5. Whether the anticipated tenant population includes persons with special housing needs;

6. McKinney Housing Authority ("MHA") waiting lists, and whether the development is supported by MHA;

7. Whether the anticipated tenant population includes individuals with children;

8. Whether the project is intended for eventual tenant ownership;

9. The energy efficiency of the project;

10. The historic nature of the project, including an evaluation of anticipated impact of the development on City historical areas, sites, building or other structures;

11. Whether at the time of application the City has more than twice the state average of units per capita supported by housing tax credits or private activity bonds, unless the applicant: (a) has obtained prior approval of the development from the City Council, and (b) has included with the development application a written statement of support from the City Council referencing Texas Government Code § 2306.6703 and authorizing an allocation of housing tax credits for the development;

12. Whether the applicant has notified the following entities about the filing of the application: (a) any neighborhood organizations on record with the State or Collin County; (b) the superintendent and the presiding officer of the board of trustees of the applicable independent school district; (c) the Mayor and City Councilmembers of the City Council; (d) the Collin County Commissioner's Court and County Judge; and (e) the State senator and State representative of the district containing the development, including whether the City has received any input from such persons or entities;

13. Whether the development at the proposed location constitutes an approved land use under the City's zoning ordinance provisions and whether the development's proposed land use change, if applicable, at the proposed location is consistent with the City's Comprehensive Plan and housing priorities;

14. Whether the applicant is in the process of seeking the appropriate zoning from the City and has signed and provided to the City a release agreeing to hold the City and all other parties harmless in the event that the appropriate zoning is denied;

15. Whether the development is financed through a private activity bond program, including private activity bonds issued by the TDHCA, the Texas State Affordable Housing Corporation, or a local issuer, such as the McKinney Housing Finance Corporation ("MHFC"), and if so, review of any staff or City Council requested financial analysis provided by an issuer related to the applicant's financing;

16. Whether the development complies with accessibility standards required under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); 24 C.F.R. Part 8, Subpart C; and related authorities concerning accessibility standards;

17. An evaluation of anticipated impact of the development on City services and related infrastructure, including but not limited to, police and fire services; water, sanitary sewer, and stormwater capacities and facilities; traffic patterns; and any environmental issues; and

18. An evaluation of compliance with City health and safety codes.

C. Forward to City Council for Public Hearing and Consideration of Resolution

Prepare a City staff report that analyzes each of the above-listed evaluation criteria and factors in regards to the application, taking into account the City's ordinances, policies and priorities, and the application's ability to promote McKinney housing. An evaluation by the City Attorney's Office may accompany the staff report if necessary regarding legal issues. The information provided in the staff report can then be used by the City Council to evaluate the development, allowing the City Council to exercise its discretion regarding passage of a resolution regarding the development. The ultimate decision on any factor(s) and the weight to give any of the above criteria lies with the City Council. The City staff report will not offer a recommended course of action to the City Council. Attach three draft resolutions for consideration and action by the City Council, as follows: (1) Resolution in support of the development; (2) Resolution of no objection to the development; and (3) Resolution opposed to the development. *See* form resolutions, attached. Forward the staff report, application, agenda item and related materials through usual City procedures for the matter to be included on the next available City Council meeting agenda for public hearing and action on the resolution.

Definitions

In addition to definitions provided in the City of McKinney Affordable Housing Policy, the following additional definitions are provided which are specific to this policy:

1. "Applicant" means any person or affiliate of a person who files an application with the TDHCA requesting a housing tax credit allocation, and files an application for a development with the City.

2. "Application" or "development application" means an application filed with the TDHCA and the City by an applicant and includes any exhibits or other supporting materials.

3. "Development" means a proposed qualified low income housing project, as defined by 26 U.S.C. § 42(g), that consists of one or more buildings containing multiple units, that is financed under a common plan, and that is owned by the same person for federal tax purposes, including a project consisting of multiple buildings that: (a) are located on scattered sites; and (b) contain only rent-restricted units.

See also terms defined in Internal Revenue Code, 26 U.S.C. § 42; Texas Government Code, Chapter 2306; and TDHCA Rules published in the Texas Administrative Code.

ATTACHMENT “F”

GROUNDFLOOR’S REPRESENTATIVE PROJECTS

GROUNDFLOOR

GroundFloor Projects—

Since 2011, GroundFloor has completed and operates four multifamily development projects. A fifth project by GroundFloor is currently under construction and anticipated to open in the Summer of 2018. Combined, the five properties represent a total of 757 residential units.

Taylors Farm Apartments, Dallas TX—Completed 2011

Taylors Farm Apartments is a 160-unit multifamily community for families located within the emerging "Canyon in Oak Cliff" community just 4 miles west of downtown Dallas. Construction of Taylors Farm Apartments commenced in November of 2010 and was completed in October 2011. The property achieved full lease-up and stabilized operations in May 2012. Taylors Farm Apartment consists of seven four-story buildings, a one-story clubhouse with leasing office, surface parking with optional enclosed for-lease garages. Community amenities consist of a swimming pool, a children's' playground, an exercise room and access to the Canyon's hike and bike paths. All residents of Taylors Farm have access to a variety of tenant services provided by Portfolio Resident Services. GroundFloor utilized 9% competitive LIHTCs and secured a HUD FHA 221(d)(4) loan to finance the project. Since stabilization the property has maintained a nearly a 100% lease rate.

Hillside West Seniors, Dallas TX—Completed 2013

Hillside West Seniors is an age-restricted, seniors living community also located within the emerging "Canyon in Oak Cliff" community just 4 miles west of downtown Dallas. Construction of the Hillside West Seniors community commenced in March 2012 and was completed in June 2013. The community features 130-units featuring amenities such as a swimming pool with sundeck and seating area, a clubhouse with a wellness center, an herb-planting garden, a dog run and access to the Canyon's hike and bike paths. All residents of Hillside West Seniors have access to a variety of tenant services provided by Portfolio Resident Services. The project obtained a LEED Silver certification for the Hillside West project upon completion. GroundFloor utilized 9% competitive LIHTCs and secured a HUD FHA 221(d)(4) loan to finance the project. Since stabilization the property has maintained a nearly a 100% lease rate.

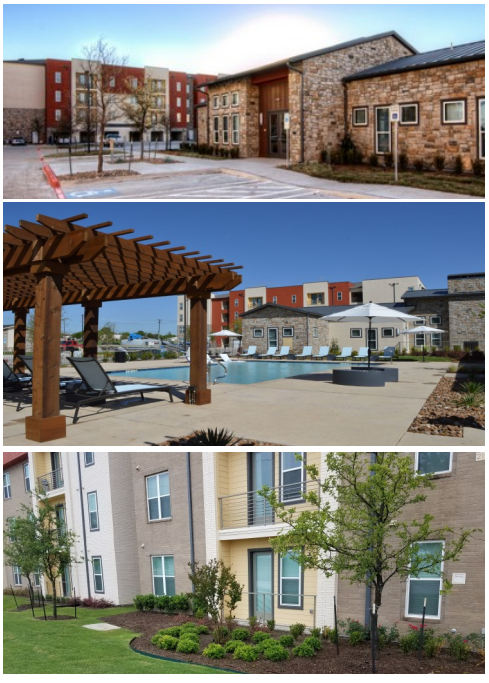
GROUNDFLOOR

The Millennium, McKinney TX—Completed 2015

The Millennium is a modernly-designed 164-unit, multifamily property for families developed on approximately 6.3 acres in McKinney, Texas. Construction of The Millennium commenced in April 2014 and was completed in August 2015. The property features an upscale community center with a swimming pool, a business center, a community library and a fitness room. Children living at Millennium attend schools in the highly esteemed Frisco Independent School District. All residents of Millennium have access to a variety of tenant services provided by Portfolio Resident Services. GroundFloor utilized 9% competitive LIHTCs and secured a HUD FHA 221 (d)(4) loan to finance the project. Since stabilization the property has maintained a nearly a 100% lease rate.

Post Oak Apartments, McKinney TX—Completed 2016

Post Oak Apartments is a 182-unit, multifamily property for families developed on approximately 6.9 acres in McKinney, Texas. Construction on the Post Oak Apartments project commenced in summer 2015 and was completed in Fall 2016. The property features an upscale community center with a swimming pool, a business center, a community library and a fitness room. Children living at Post Oak Apartments attend schools in the exceptional McKinney Independent School District. All residents have access to a wide variety of tenant services provided by Portfolio Resident Services. GroundFloor utilized 9% competitive LIHTCs and secured a HUD FHA 221 (d)(4) loan to finance the project.



CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

LOFTS

180 – Unit Apartment Community
Serving Families of the City of McKinney

Proposed Tax Credit Development
by Circle F Ranch Lofts, Ltd.
dba GroundFloor

SENIORS

180 – Unit Apartment Community
Serving Seniors of the City of McKinney

Proposed Tax Credit Development
by Circle F Ranch Seniors, Ltd.
dba GroundFloor

DISCLAIMER: all photos, design, amenities and contents of this PPT are representative in nature and are subject to change

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

Development Summary

Circle F Ranch Lofts and Circle F Ranch Seniors are two unique developments proposed by GroundFloor to be situated at the corner of future Hardin Boulevard at Community Avenue – in the Honey Creek Entertainment District near the border of the Scenic District according to its ONE McKinney 2040 Comprehensive Plan. There exists convenient access to Interstate Highway 75 in both directions, and public libraries, city parks, shopping and dining, and the public school campuses serving the communities are just minutes away. As a high opportunity area for tax credit housing, the proposed developments scores increasingly well for the 9% LIHTC allocation cycle in 2018.

Circle F Ranch Lofts is a proposed three story development for families and comprised of 180 total units, of which 110 will be limited by income compliance. These units are 1 BR, 2 BR and 3 BR dwellings serving 30%, 50% and 60% AMI; however, there are 70 market rate units in the development making this a true mixed income community.

Circle F Ranch Seniors is also a proposed three story development for seniors and comprised of 180 total units, of which 115 will be limited by income compliance. These units are 1 BR and 2 BR dwellings serving 30%, 50% and 60% AMI; however, there are also 65 market rate units in the development, making it a true mixed income community as well.

Development Team

DEVELOPER
GroundFloor – Dallas, TX

GENERAL CONTRACTOR
Maker Bros, Inc. - Dallas, TX

ARCHITECT
Cross Architects , PLLC - Plano, TX

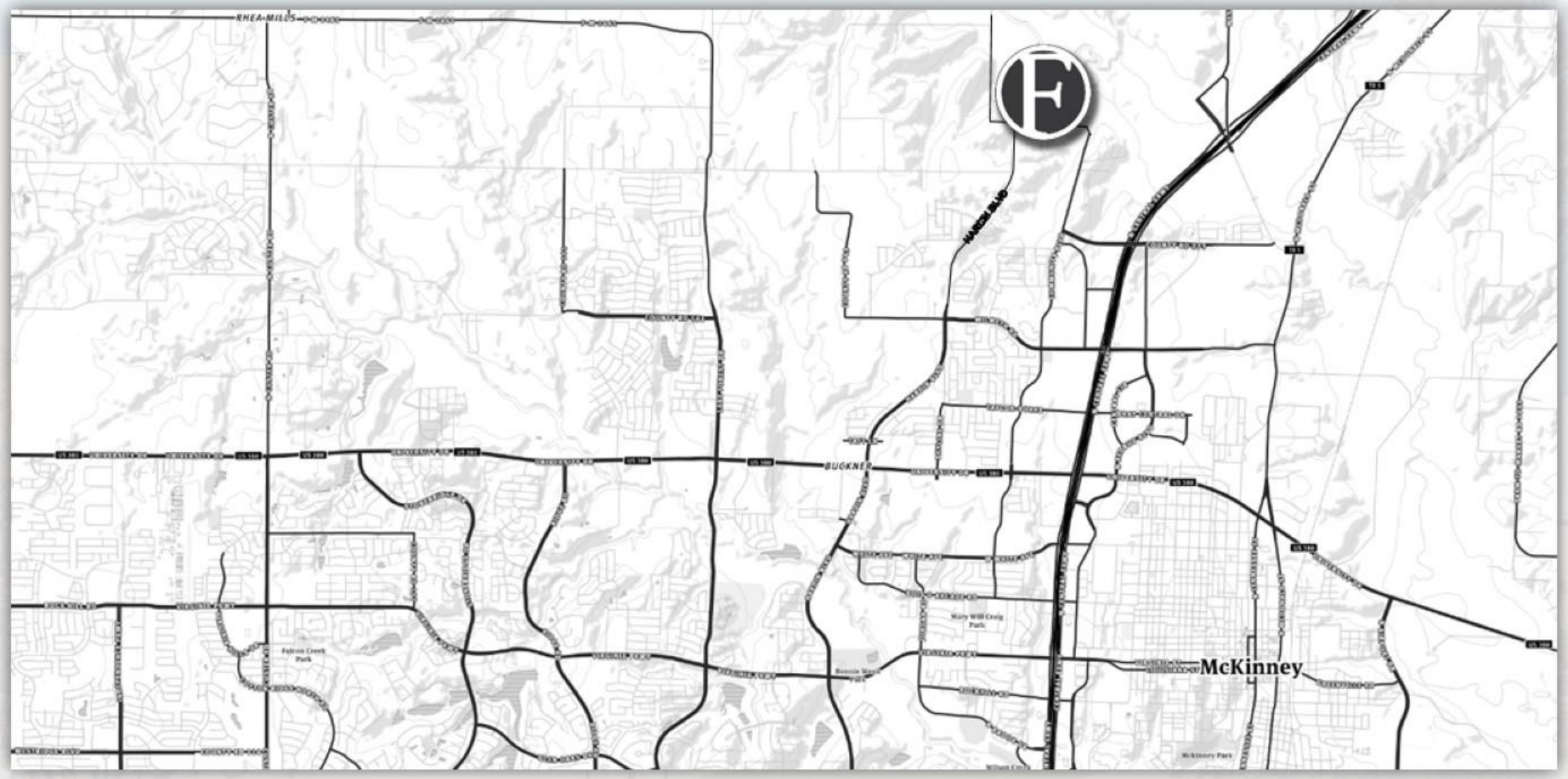
CIVIL ENGINEERING
Sanchez & Associates, LLC - McKinney, TX

MANAGEMENT
Texas Inter-Faith Management Corporation - Houston, TX

RESIDENT SERVICES
Portfolio Resident Services, Inc. - Houston, TX

CIRCLE F RANCH

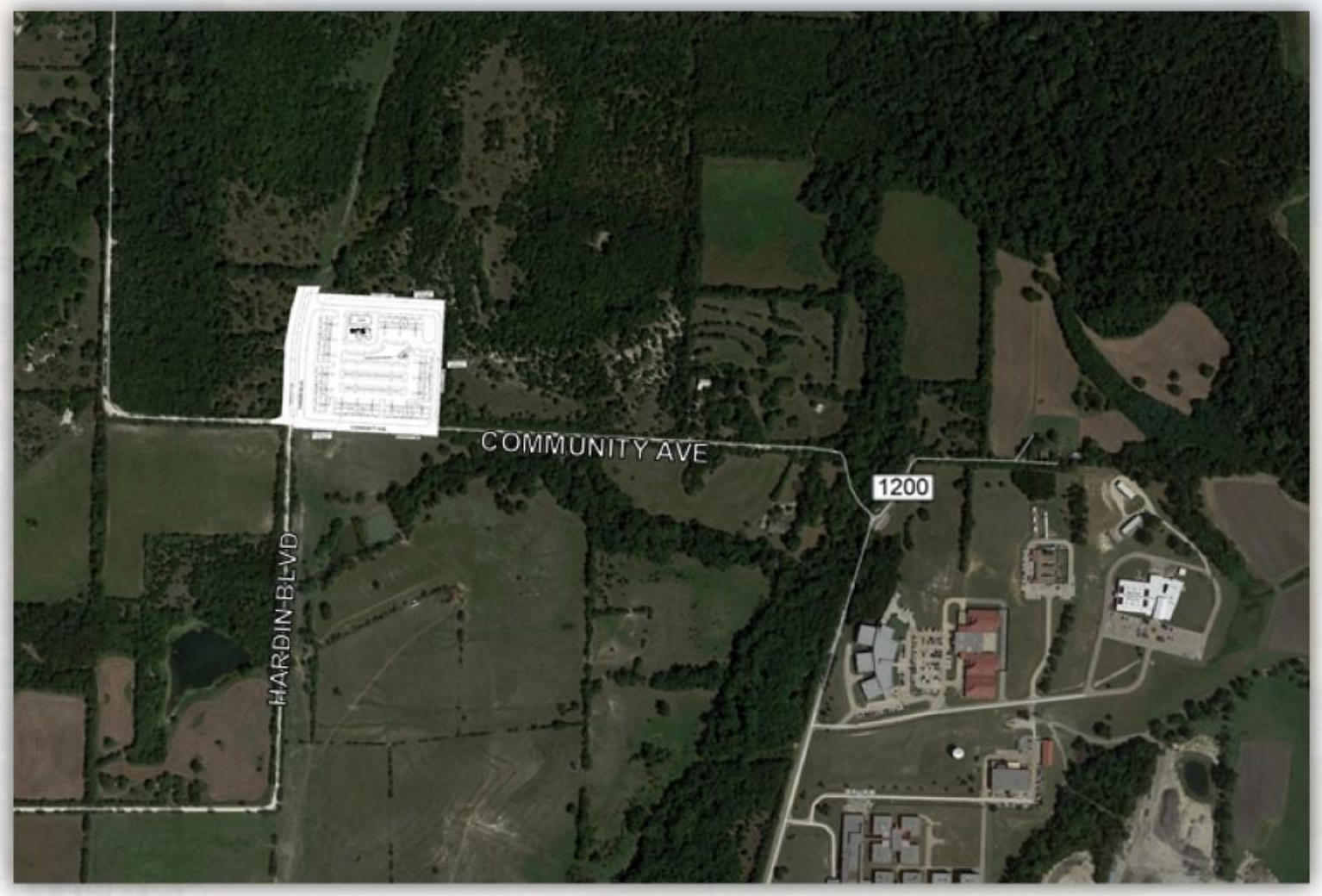
Hardin Boulevard at Community Avenue – McKinney, Texas



CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

LOFTS – Site Layout



Cross architects

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

SENIORS – Site Layout

Cross architects

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

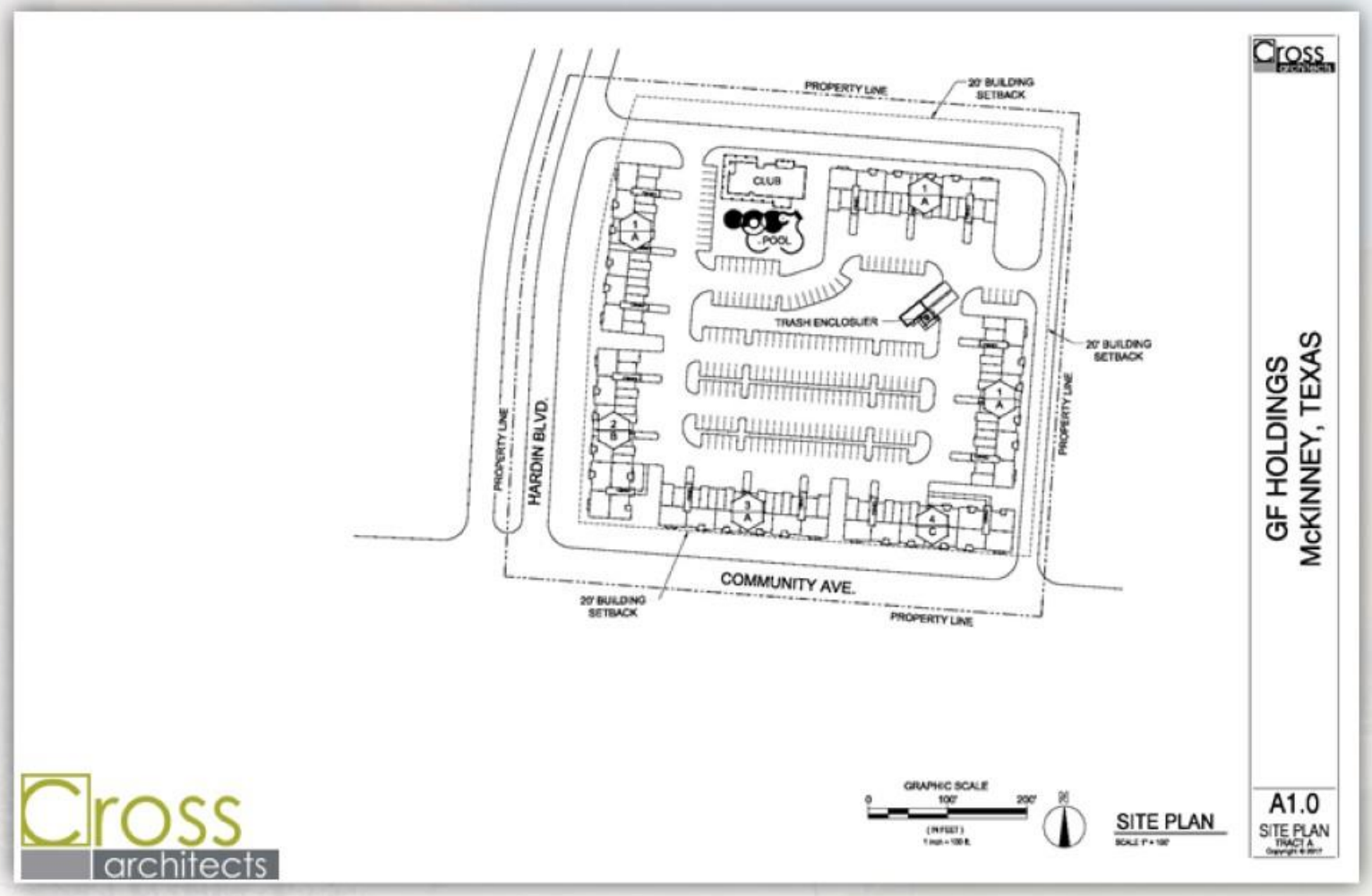
LOFTS AND SENIORS – Site Layout

Cross architects

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

LOFTS – Preliminary Site Plan & Project Data



Preliminary Unit Mix – All 3-Story Buildings

Unit Type	Unit Sq Ft	# of Units	Total Net Unit Sq Ft
1 Bed/ 1 Bath	750 SF	50 Units	37,500 SF
2 Bed/ 2 Bath	950 SF	100 Units	95,000 SF
3 Bed/ 2 Bath	1,350 SF	30 Units	40,500 SF
	Totals	180 Units	173,000 SF

Typical Property Amenities

- Controlled Access Gates
- Microwave
- Dishwasher
- Washer/Dryer Hook-ups
- Balconies
- Patios
- Exterior Storage
- Ceiling Fans
- Refrigerator w/icemaker
- Spacious Closets
- Library
- Fitness Center
- Pool / Covered Arbor Spa
- Theater/Media Center
- Common Area Wi-Fi
- Business Center
- Barbeque and Picnic Areas
- Walking Trails

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

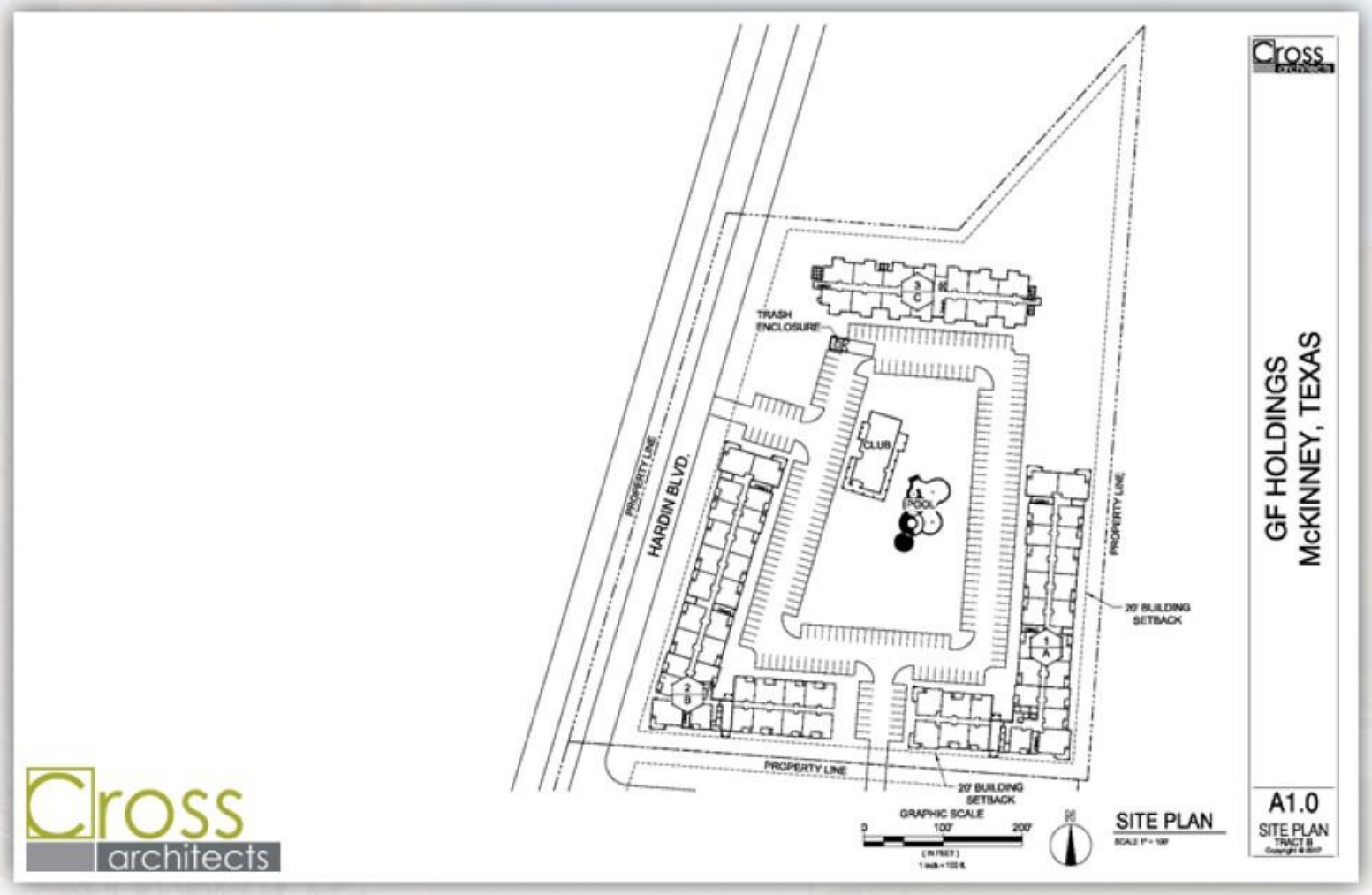
LOFTS – Representative Architecture

Cross architects

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

SENIORS – Preliminary Site Plan & Project Data



Preliminary Unit Mix – All 3-Story Buildings

Unit Type	Unit Sq Ft	# of Units	Total Net Unit Sq Ft
1 Bed/ 1 Bath	750 SF	140 Units	105,000 SF
2 Bed/ 2 Bath	950 SF	40 Units	38,000 SF
	Totals	180 Units	143,000 SF

Typical Property Amenities

- Controlled Access Gates
- Microwave
- Dishwasher
- Washer/Dryer Hook-ups
- Balconies
- Patios
- Exterior Storage
- Ceiling Fans
- Refrigerator w/icemaker
- Spacious Closets
- Library
- Fitness Center
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- Barbeque and Picnic Areas
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CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

SENIORS – Representative Architecture

Cross architects

CIRCLE F RANCH

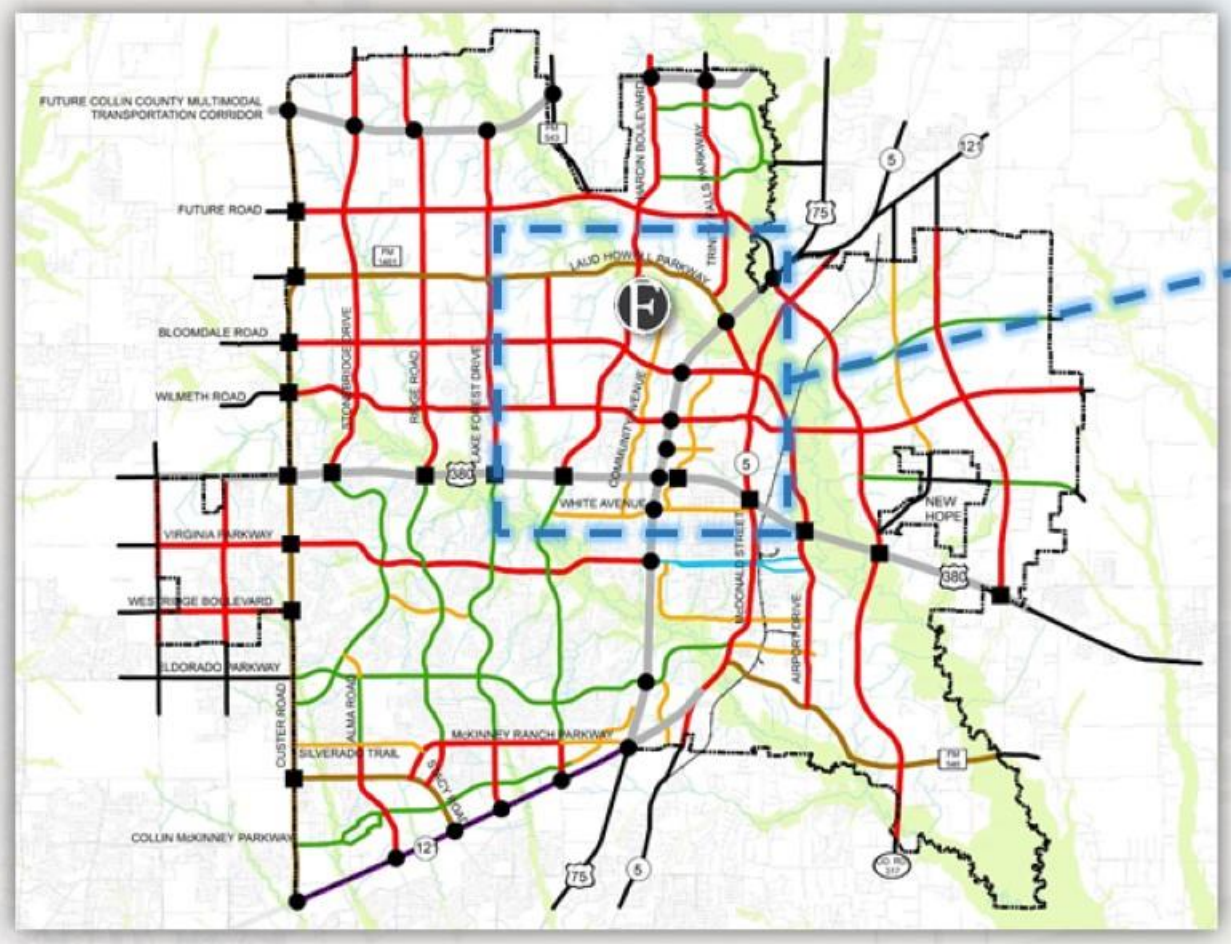
Hardin Boulevard at Community Avenue – McKinney, Texas

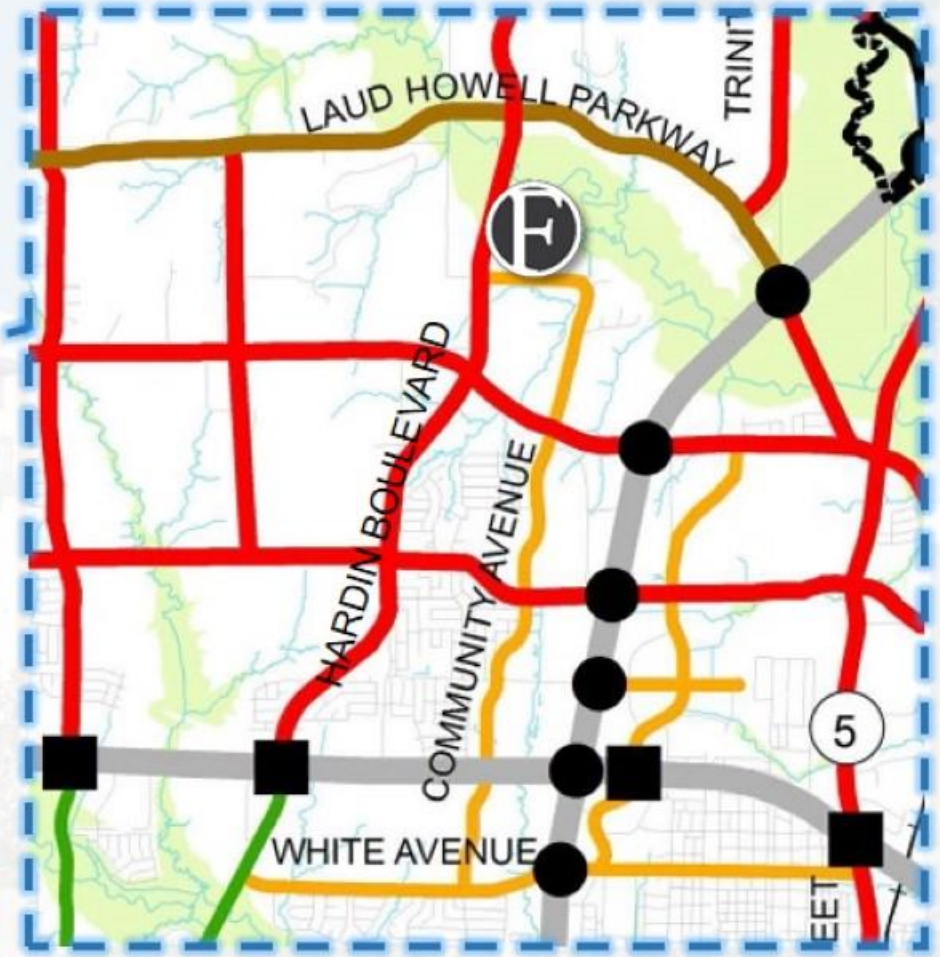
Surrounding Area

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

City of McKinney Master Thoroughfare Plan

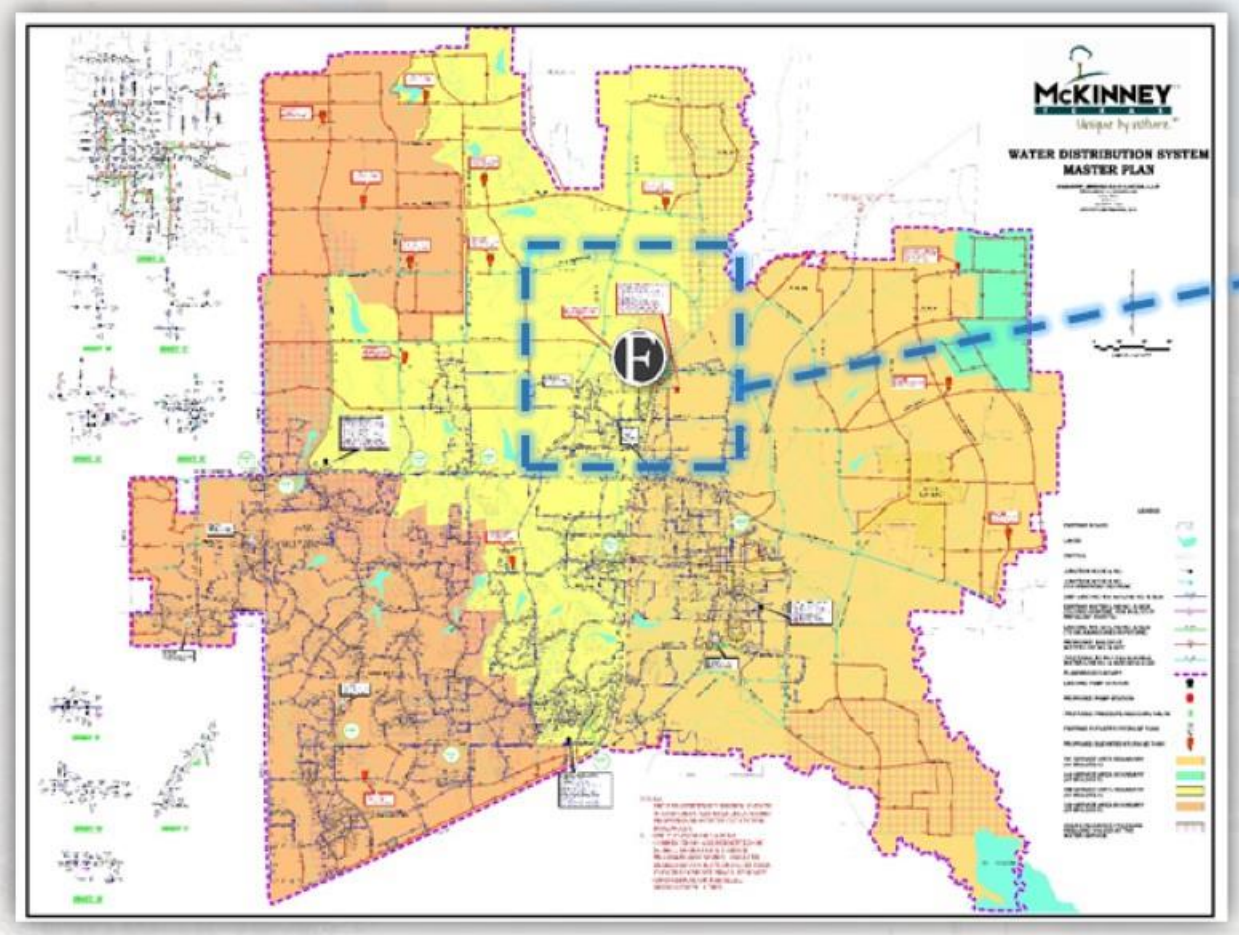




CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

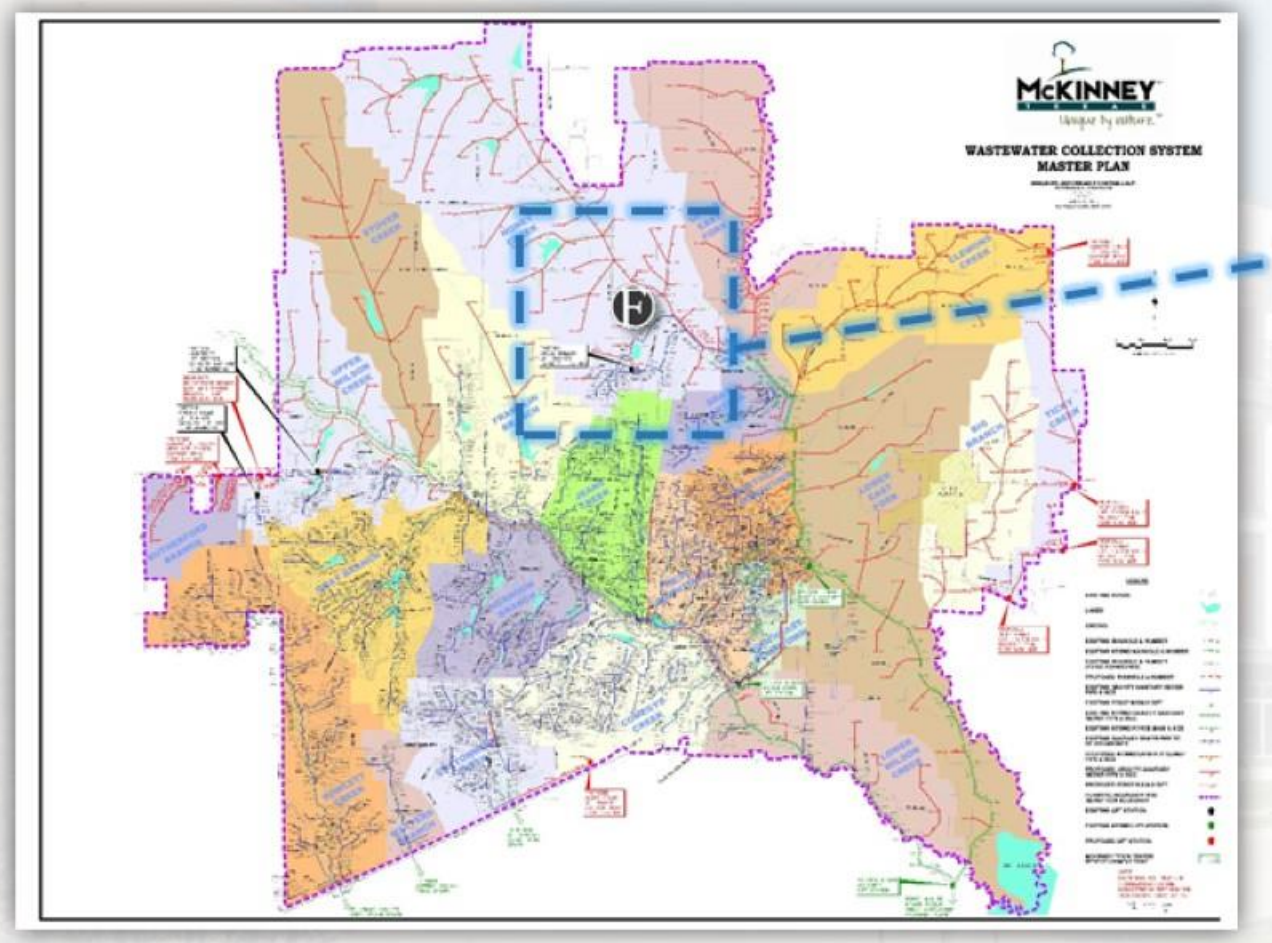
City of McKinney Master Water Distribution Plan



CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

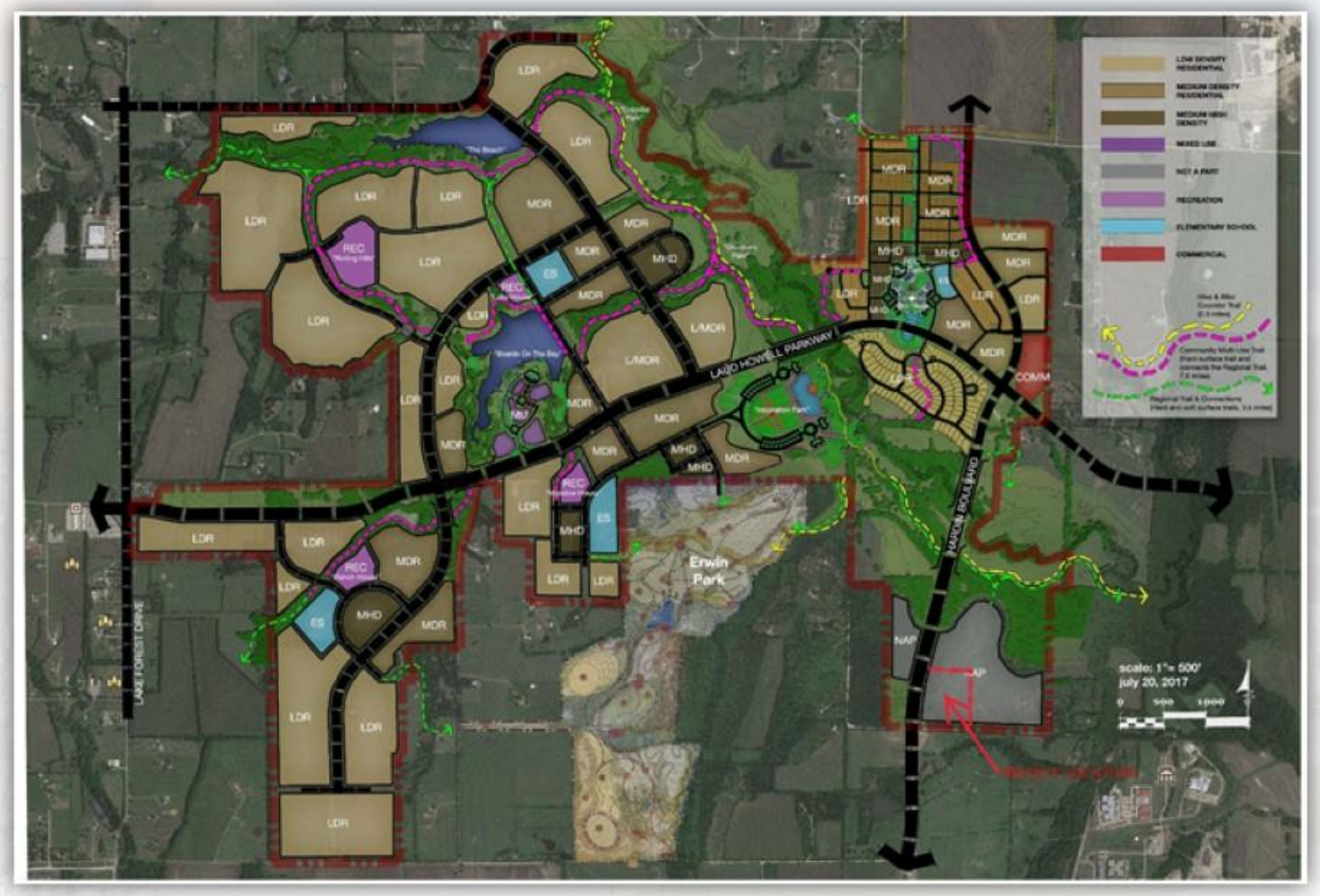
City of McKinney Master Wastewater Collection Plan



CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

City of McKinney Honey Creek Master Plan



CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

GroundFloor Overview

Brandon Bolin is a co-founder, Chief Executive Officer and President of GroundFloor. Prior to forming GroundFloor in 2009, Mr. Bolin practiced law at Jackson Walker L.L.P. as a Land Use Associate. While there, Mr. Bolin worked with some of the top development companies in Dallas-Fort Worth on land development, zoning and public incentive matters. During law school, Mr. Bolin worked with the in-house counsel of Hillwood Capital on the $2 billion Victory Park Project, and with Harvest Parterns on the $750 million Park Lane Project. After law school, Brandon took a position in acquisitions with INCAP Fund assisting with the River District land assembly in the North Oak Cliff area of Dallas.

Mr. Bolin is a graduate of the Dedman School of Law at Southern Methodist University where he was inducted as a Barrister and received the John F. Kennedy award given annually to two of the top graduating law students. Mr. Bolin is a graduate of The City College of New York, graduating Summa Cum Laude, Phi Beta Kappa, with a Bachelor's degree in Political Science.

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

Design Architect - Cross Architects, PLLC

Firm Profile

Cross Architects is a forty two person architectural firm that was founded in 2003. The firm specializes in the design and planning of multi-family apartments, commercial office buildings, retail shopping centers, retail shops, restaurants and hotels. We have designed thirty four 221d4 HUD projects, twenty seven senior living projects, and over one hundred sixty multi-family apartment projects.

The firm's goal is to establish a long-term partnership with its clients. We earn our client's respect with integrity, honesty and high moral standards. Cross Architects has worked with many types of developers and clients. This has enabled our company to build a firm foundation for all types of developments. Cross Architects is a HUB (Historically Underutilized Business) certified business.

Brian W. Rumsey, founding partner, obtained his Architectural Degree from Texas Tech University in 1998 and is principal in charge of the residential/multi-family/hospitality design studio. He is a member of the National Council of Architectural Registration Boards (NCARB).

Bret Flory, partner, received his Architectural Degree from the University of Arkansas in 1998. He is principal in charge of the commercial design studio.

Cross Architects is currently working on projects with: Accent Development, Cadence Capital, Cadence Diversified, Caliber Collision, Carleton Residential Construction, Cayetano Development, Cross Development, Duval Construction, Gardner Capital, Hamilton Valley Management, Hunt Properties, JCI Residential, NE Construction, Northpoint Properties, Salem Clark, Stoneleaf Companies, Stonehawk Capital Partners, Strategic Construction, SWBC Real Estate Development, St. Ives Realty, Trinity Partners, Trepex Construction, Palladium USA International, Roundstone Development, Thompson Realty, Right Quest, Piller, Mathew Southwest, and Western Securities Limited.

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

General Contractor - Maker Bros, Inc.

Maker Bros. ("Maker") is a privately held real estate development and construction company based in Dallas, Texas. Our team is dedicated to providing an exceptional experience and value to its investors, customers and residents. The partners have spent their careers sourcing, underwriting, zoning, acquiring, building and capitalizing multifamily and other commercial real estate assets in suburban and infill locations throughout Texas. Having built or developed in excess of 18,000 multifamily units, each partner's expertise plays an important role within Maker's fully integrated team. You can expect our highly qualified team to execute and deliver quality projects on-time and on-budget.

Maker was founded on a principle that is now rarely found in our industry – provide an exceptional client and investor experience. We accomplish this by partnering with project stakeholders that share in our core values and character. Maker only develops and constructs sustainable communities that provide a sense of place for our residents, while simultaneously exceeding the goals set by our investors and partners.

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

Texas Inter-Faith Management Corporation

Inter-Faith™ TEXAS

Texas Inter-Faith Management Corporation

Texas Inter-Faith Management Corporation (TIFMC) was formed in 1998 and is a non-profit organization that was specifically formed to improve the life of economically disadvantaged people through the advocacy and management of decent affordable housing that supports mutual aid programs.

Stable asset performance is a key ingredient towards ensuring content, satisfied residents. Recurring maintenance repairs including the unit interiors, exterior, common areas, capital improvements, and preventative maintenance programs promote a high quality, clean, healthy environment for residents, their guests, and for the TIFMC staff. Building and grounds maintenance promotes leasing activity and resident longevity. Through the TIFMC trained management professionals, contractors are required to submit competitive bids and all work is coordinated and inspected by experienced in-house staff for quality. A Policy and Procedures Manual for all on-site and Corporate Office personnel is distributed to ensure quality service is uniformly administered.

TIFMC is the liaison between the Property Owner and all other outside sources, to include governmental compliance authorities, residents, contractors, etc. Although a proactive approach to management is TIFMC's preferred methodology, an immediate action is occasionally required; therefore, an experienced team is crucial when executing decisions on high priority issues that may have short deadlines.

Apart from the operational aspects, the Accounting Systems are in place to include auditors, software systems, banking relationships, annual budgets, and customized reports that provide a clear, accurate accounting trail of costs, revenues, delinquencies, along with Balance Sheets, Rent Rolls, and other reports that maintain and monitor financial activity. This data is archived and accessible at all times.

This organization is ready to assume management or assist with special operational requests twenty-four/seven, or at a moment's notice.

Inter-Faith™ TEXAS

Current Assets Managed by Texas Inter-Faith Management Corporation

800 Heights (Sr) Occupancy 97% 60 Units
800 Heights Bldv.
Houston, Texas 77007

Brompton Square Apts. Occupancy 98% 214 Units
1323 Witte Road
Houston, Texas 77055

Coronado Apartments Occupancy 98% 140 Units
2901 FM 518 E.
League City, Texas 77573

Buckhorn Crossing Apts. Occupancy 99% 240 Units
6650 Prue Road
San Antonio, Texas 78240
(Asset Management)

Enclave @ Copperfield Occupancy 96% 252 Units
15503 FM 529
Houston, Texas 77095

Enclave @ Quail Crossing Occupancy 99% 196 Units
Phase 1
5000 Watkins Way
Friendswood, Texas 77546

Enclave @ Quail Crossing Occupancy 100% 68 Units
Phase 2
5000 Watkins Way
Friendswood, Texas 77546

Gateway Park Apts. Occupancy 99% 204 Units
2500 Watson Road
Arlington, Texas 76014

Beall Village (Sr) Occupancy 97% 78 Units
4463 N. MacGregor Way
Houston, Texas 77004

Sprucewood Apts. Occupancy 97% 152 Units
12101 Steepleway Blvd.
Houston, Texas 77029

Avenue Terrace Occupancy 97% 144 Units
4004 Irvington Blvd.
Houston, Texas 77009
(Third Party – Not GROUP Owner)

Avenue Terraces Occupancy 94% 48 Units
4300 Irvington Blvd.
Houston, Texas 77009
(Third Party – Not GROUP Owner)

Washington Courtyards Occupancy 97% 74 Units
2505 Washington
Houston, Texas 77007
(Third Party – Not GROUP Owner)

Pleasant Village (Sr) Occupancy 92% 144 Units
1922 Pleasantville
Houston, Texas 77029

Avenue Station Occupancy 97% 68 Units
2010 N. Main Street
Houston, Texas 77009
(Third Party – Not GROUP Owner)

2,082 Total Units

Senior Properties are noted above: (Sr)

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

Portfolio Resident Services

PORTFOLIO
RESIDENT SERVICES

Portfolio Resident Services, Inc. (PRS) is a 501 (c) (3) non-profit organization that works to improve the lives of children, adults, and seniors who reside within affordable (low to moderate income) apartment communities.

PRS designs, staffs, implements, and tracks programs that proactively assist residents in both the short and long term. Our efforts focus on meeting LURA requirements, building community, and providing upward mobility through beneficial resources and educational programs. Having modeled and refined resident services for over 19 years, and with its signature *Good Neighbor Program*, PRS has become one of the top third-party providers in the nation. PRS currently serves over 240 properties throughout Texas, Mississippi, Oklahoma, Colorado, and New Mexico represented by more than 39,500 apartment homes. Our reporting software is instrumental in delivering uniform, high quality services throughout our portfolio. PRS tracks resident participation, outside donations, and community success stories to ensure quality control across our portfolio. Our enhanced programming, which includes video supported curriculum targeted at specific audiences with topics including women empowerment and teen self-esteem have allowed PRS to maintain its impactful mission through less on site hours for smaller properties with cash flow restraints.

PRS currently offers 120 dynamic and relevant programs which include after school activities, homework help, adult education, financial literacy, computer skills, nutrition classes, exercise classes, and community pride projects. We often achieve our mission through collaborating with community partners and channeling resources to our residents. We currently partner with over 75 organizations to provide our residents with resources including utility assistance, back-to-school supplies, health screens, healthcare consulting, and financial planning. We currently collaborate with the Central Texas Food Bank for after school program meals while another organization provides hot lunches to our Senior Citizens every Monday through Friday. The reigning Miss Black America, Roneshia Ray, has hosted numerous self-esteem building workshops for our teens. We encourage each resident to participate to improve their quality of life and strengthen their sense of community. It is proven that these resources and activities are more effective when individuals are motivated to pursue them.

PORTFOLIO
RESIDENT SERVICES

MAINTAINING A HIGHLY SUCCESSFUL RESIDENT SERVICES PROGRAM

The *Good Neighbor Program*, Portfolio Resident Services' premier resident services program, is your one-stop shop for quality resident programs and activities, agency compliance, an extensive partnership network, and added value for your apartment community.

Our comprehensive approach makes certain that service and quality are not compromised. By partnering with the owner, management team, and residents, we ensure residents' personal needs and interests are addressed and the apartment community benefits having the financial and social boost it needs to remain competitive.

PROGRAM BENEFITS

Activities for Residents Our team creates, promotes, and facilitates a wide variety of activities for residents of all ages and backgrounds, including LURA requirements and other specific program requests. Resident surveys help our team to identify needs and interests within the community and evaluate the relevance of the activities offered. Calendars and flyers are posted in common areas and provided for management distribution each month.

Compliance Quality and experience matter to you and they matter to us. Each month, a report is generated detailing the activities offered and those who participated. All compliance documentation, including Monthly Reports, Calendars and Flyers, Resident Sign-In Sheets, and Registration Forms, is maintained on-site in the event of an audit.

Partnerships Our team actively pursues partnership opportunities with local and state agencies and members of the community at large. Our partnership network allows us to procure specialized programming, donations, volunteers, and guest speakers that may be of interest within your apartment community. Local resource information is readily available in every community center for easy reference by residents.

Added Value As residents become aware of the availability and take advantage of the program, their roots within your apartment community grow deeper. The effects of the program extend beyond the community center's door. Whether residents learn and try something new, meet a neighbor, or acquaint themselves with employment opportunities in the surrounding area, residents and prospects alike will associate your apartment community with an amenity and support system valued well beyond their rental dollars.

PORTFOLIO
RESIDENT SERVICES

A SUCCESSFUL TEAM, A SUCCESSFUL PROGRAM

The Activity Coordinator, our on-site expert, handles all aspects of activity selection, scheduling, marketing and compliance. Each Activity Coordinator is supported locally by a Regional Coordinator and monitored corporately by a Resident Services Director. These additional layers of oversight allow us to ensure the program provided at your apartment community is highly successful and well-received by residents and the community at large. Our team members are available to assist with all aspects of the program.

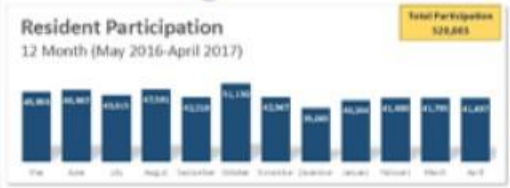
ACTIVITY COORDINATOR	REGIONAL COORDINATOR	RESIDENT SERVICES DIRECTOR
Facilitates the program and on-site activities	Monitors program compliance and resident outreach	Evaluates program effectiveness
Coordinates resident outreach and referrals	Monitors Activity Coordinator performance	Ensures program quality and compliance
Maintains compliance documentation		Fields client feedback
Maintains community center in neat and orderly fashion		

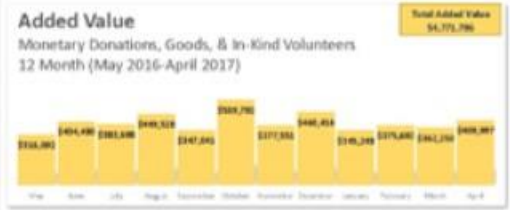
YOUR SUPPORT MAKES A SUCCESSFUL PROGRAM POSSIBLE

- Use the program as a selling tool! Highlight the program as an amenity unique to your apartment community. Tour the community center with prospects and introduce the Activity Coordinator when at all possible. Prospects will be enthused to learn all activities are offered free of charge to residents.
- Cheer our team on! Take every opportunity to encourage residents to participate in activities.

- Ask questions! Read the Resident Services Agreement, look through compliance documentation, and observe the program in action. We enjoy talking about the program and the potential outcomes it can produce in your apartment community.
- Provide feedback! Communicate with our team regularly. Our team values and utilizes your feedback to constantly improve the program and guarantee the best available resident services product within your community.
- Notify us! As soon as you learn of a compliance audit, please contact us. We'll make sure to have our team on the ground to conduct a pre-audit and ensure that the services portion is ready.

PORTFOLIO





Serving 40,715 Units

CIRCLE F RANCH

Hardin Boulevard at Community Avenue – McKinney, Texas

THANK YOU!

Contact:

Brandon Bolin
GroundFloor
(214) 991-8331
bbolin@gfholdings.co

DISCLAIMER: all photos, design, amenities and contents of this PPT are representative in nature and are subject to change

Circle F Ranch Seniors
Housing & Community Development

TO: Paul Grimes, City Manager

FROM: Janay Tieken, Housing & Community Development Manager

DATE: 16 January 2018

SUBJECT: Circle F Ranch Seniors

1. *Project location, including whether the project is located one linear mile or less from a development that serves the same type of household as the new development;*
   Circle F Ranch Seniors 180 units, affordable, senior development, to be located at NE Corner of Hardin Blvd and Community Ave. The site is located in Council District #1. The project is not located one linear mile or less from an existing tax credit development serving the same type of household. See attached map for location with respect to other tax credit properties.

2. *Housing needs characteristics;*
   With a 2017 population of 168,358, there are currently 2128 multifamily, tax credit units in McKinney. Based on a 2020 projected population of 180,300, to maintain number of tax credit units as 1.25% of population (or one unit for every 80 people), 2,253 units of affordable housing will be needed. This is an additional 125 units of affordable housing needed by 2020. (McKinney Planning Department; American FactFinder)

3. *Project characteristics, including whether the project includes the use of existing housing as part of a community revitalization plan;*
   The development will have 180 total units. The proposed development will have 12 units at 30% of the AMI ($24,600 family of 4) and 47 units at 50% of AMI ($36,700 family of 4) and 56 units at 60% of AMI ($49,200 Family of 4). The remaining 65 units will be market rate. The site plan shows five (5) two-story buildings.

   The project is not part of a Concerted Revitalization Plan.

4. *Sponsor/developer characteristics and experience, and list the name, including company name, of the contact person, with address and telephone number, and the identification of those persons providing developmental or operational services to the development, including: (a) development owner (b) architect (c) attorney (d) tax professional (e) property management consultant (f) consultant (g) market analyst (h) tenant services provider (i) syndicator (j) real estate broker or agent or a person receiving a fee in connection with services usually provided by a real estate broker or agent (k) the owners of the property on which the development is located (l) developer (m) the builder or general contractor;*

Since 2011, GroundFloor has completed and operates four LIHTC multifamily development projects -- two of which are located in McKinney -- totaling 636 units to date. GroundFloor's fifth project is a 121-unit project for seniors and is scheduled to open in summer of 2018. GFH has never defaulted on a loan or been sued by a city or related housing entity.

a. Development Owner: **GroundFloor Holdings**
b. Architect: **TBD**
c. Attorney: **TBD**
d. Tax Professional: **TBD**
e. Property Management Company: **TBD**
f. Consultant: **TBD**
g. Market Analyst: **TBD**
h. Tenant Services Provider: **TBD**
i. Syndicator: **TBD**
j. Real Estate Broker or Agent or a person receiving a fee in connection with services usually provided by a real estate broker or agent: **TBD**
k. The owners of the property on which the development is located: **McKinney Ranch, Ltd, Mr. Santiago Jorba**
l. Developer: **GFH Circle F Ranch Seniors LP**
m. The Builder or general contractor: **TBD**

5. *Whether the anticipated tenant population includes individuals with special housing needs;*
The anticipated tenant population creates the need for at least 10 units for persons with special housing needs.

6. *McKinney Housing Authority ("MHA") waiting lists, and whether the development is supported by MHA;*
As of 1/4/18, per Roslyn Miller, Executive Director, the McKinney Housing Authority has approximately 750 people on the waiting list. The MHA Board meets 1/23/18 so it has not had an opportunity to comment on the 2018 LIHTC applications for Resolutions of Support.

7. *Whether the anticipated tenant population includes individuals with children;*
No. Age-restricted Senior Development

8. *Whether the project is intended for eventual tenant ownership;*
All LIHTC developments are rental developments and must remain so through the end of the TDHCA compliance period – at least 15 years.

9. *The energy efficiency of the project;*
GroundFloor has a track record of building its properties with energy efficiency in mind. All of GroundFloor's projects to date have incorporated a high-efficiency centralized hot water boiler system. Such efforts might include, but are not limited to:
- Water conserving native plants and landscaping;
- Energy conserving lighting;
- Low-flow fixtures and water conserving faucets, shower heads, etc;
- Energy efficient appliances such as dishwashers and refrigerators
- Use of fluorescent interior lighting and ceiling fans;

10. *The historic nature of the project, including an evaluation of anticipated impact of the development on City historical areas, sites, buildings, or other structures;*
    The site is not a historic site and is not adjacent to any historic sites, buildings or structures

11. *Whether at the time of application the City has more than twice the State average of units per capita supported by housing tax credits or private activity bonds, unless the applicant: (a) has obtained prior approval of the development from City Council, and (b) has included with the development application a written statement of support from the City Council referencing Texas Government Code §2306.6703 and authorizing an allocation of housing tax credits for the development;*
    The City does not have more than twice (2.0x) the state average of units per capita supported by housing tax credits and private activity bonds. With an estimated 2017 population of 168,358, there are 2128 tax credit units for a total of .01264 units per capita. This is 1.44x the state average of .00875 units per capita.

12. *Whether the applicant has notified the following entities about the filing of the application: (a) any neighborhood organizations on the record with the State or Collin County; (b) the superintendent and the presiding officer of the board of trustees of the applicable independent school district (c) the Mayor and City Councilmembers of the City Council (d) the Collin County Commissioner's Court and County Judge; and (e) the State senator and State representative of the district containing the development, including whether the City has received any input from such persons or entities;*
    All prospective 9% LIHTC developments must meet TDHCA notification requirements above.

13. *Whether the development at the proposed location constitutes an approved land use under the City' s zoning ordinance provisions and whether the development's proposed land use change, if applicable, at the proposed location is consistent with the City' s Comprehensive Plan and housing priorities;*
    Circle F Seniors
    The subject property is zoned "PD" – Planned Development District 1703, and develops according to the Master Plan and regulations contained within. The subject property is not designated for multi-family residential uses.

14. *Whether the applicant is in the process of seeking the appropriate zoning from the City and has signed and provided to the City a release agreeing to hold the City and all other parties harmless in the event that the appropriate zoning is denied;*
    Yes, the Hold Harmless agreement signed by the applicant is attached.

15. *Whether the development is financed through a private activity bond program, including private activity bonds issued by the TDHCA, the Texas State Affordable Housing Corporation, or a local issuer, such as the McKinney Housing Finance Corporation ("MHFC"), and if so, review of any staff or City Council requested financial analysis provided by an issuer related to the applicant's financing;*
    No, the development is not financed through private activity bonds.

16. *Whether the development complies with accessibility standards required under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); 24 C.F.R. Part 8, Subpart C; and related authorities concerning accessibility standards;*

The development will comply with accessibility standards required under Section 504 of the Rehabilitation Act of 1973.

17. *An evaluation of the anticipated impact of the development on City services and related infrastructure, including but not limited to, police and fire services; water, sanitary sewer, and stormwater capacities and facilities; traffic patterns; and any environmental issues;*
Police: The proposed development is in line with the anticipated growth of the City. The McKinney Police Department has a multi-year plan to meet the demands of future City growth. The McKinney Police Department has sufficient current capacity to absorb the new development's anticipated service demands.

Fire: These developments typically increase demand for EMS. New buildings are built within existing codes and standards including active fire protection features. The overall impact to fire suppression should be minimal under normal circumstances. An additional inspection(s) requirement is created for the Fire Marshal Office.

An evaluation of existing infrastructure, as well as a traffic analysis are attached.

18. *An evaluation of compliance with City health and safety codes.*
The development will comply with health and safety codes.

Attachments: (1) Hold Harmless Agreement
(2) Zoning Analysis
(3) Elevations
(4) Site Plan
(5) Infrastructure Analysis
(6) Traffic Analysis

Attachment #1
Hold Harmless Agreement

RELEASE AND HOLD HARMLESS AGREEMENT

STATE OF ~~TEXAS~~ Oklahoma)
Stephens)
COUNTY OF ~~COLLIN~~) KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, this Release and Hold Harmless Agreement ("Agreement") is hereby entered into by and between Brandon Bolin Grand Flour Holdings ("Releasor"), and the City of McKinney, Texas, a Texas municipal corporation (the "City"); and

WHEREAS, Releasor will be submitting an application for 4% or 9% low income housing tax credits ("LIHTC") to the Texas Department of Housing and Community Affairs ("TDHCA") for a housing development generally described as: Circle F Ranch Seniors (the "Project"), generally located on property located in the City McKinney, TX (the "Property"); and

WHEREAS, Releasor has also submitted a request to the City for passage of a Resolution by the City Council of the City of McKinney, Texas ("City Council"), supporting the Project; and

WHEREAS, Releasor has also submitted or intends to submit an application to the City requesting a zoning amendment on the Property to: N/A, as necessary to develop the Project, an affordable multifamily development; and

WHEREAS, Texas law, at Texas Government Code, § 2306.6705(5), provides for Releasor to execute this Agreement to release and hold the City harmless in the event that Releasor's zoning amendment application on the Property is denied; and

WHEREAS, Releasor's providing this Agreement to the City is consistent with the City's LIHTC Resolution Policy.

NOW, THEREFORE, for and in consideration of the foregoing premises, and other good and valuable consideration, the receipt of which is hereby acknowledged, Releasor, and its successors, assigns and grantees, does hereby completely release the City from and waive any and all claims, whether known or unknown, which arise or may arise, from Releasor's zoning amendment application, including but not limited to, its denial of appropriate zoning.

Furthermore, Releasor agrees to indemnify and hold harmless the City, its officers employees, agents, and representatives, from any and all claims, counterclaims, demands, actions, and causes of action of any kind or character, whether known or unknown, present or future, asserted by Releasor its successors, assigns and grantees, or any third party, with regard to any damages to the Property or Project, as identified above, that may be or have been brought against the City, its officers, employees, agents and representatives, as the result of the City's consideration of Releasor's zoning amendment application, including but not limited to, its denial of appropriate zoning.

EXECUTED on the dates acknowledged below, and effective as of the last date signed.

RELEASOR: Brandon Bolin

_____ Date signed: 12.26.17

Partner, Ground Flour Holdings

THE STATE OF ~~TEXAS~~ Oklahoma §

COUNTY OF ~~COLLIN~~ Stephens §

BEFORE ME, the undersigned authority, on this day personally appeared Brandon Bolin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said instrument was executed and intended as a release for the purposes and consideration therein described and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on this 26 day of December, 2018, to certify which witness my hand and seal of office.

Billie A White

Notary Public in and for
the State of ~~Texas~~ Oklahoma

My Commission Expires: 11-8-2020

#01018298

CITY OF McKINNEY, TEXAS

By _____ Date signed: _____
Paul Grimes
City Manager

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Paul Grimes, City of McKinney City Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that said instrument was executed and intended as a release for the purposes and consideration therein described and in the capacity therein stated.

SUBSCRIBED AND SWORN TO before me on this _____ day of _____, 2018, to certify which witness my hand and seal of office.

_____
Notary Public in and for
the State of Texas

My Commission Expires: _____

Attachment #2
Zoning Analysis

Not Submitted

Attachment #3
Elevations

THE
ASPENS

Attachment #4
Site Plan

SITE DATA

TOTAL ACRES	14.34 ACRES

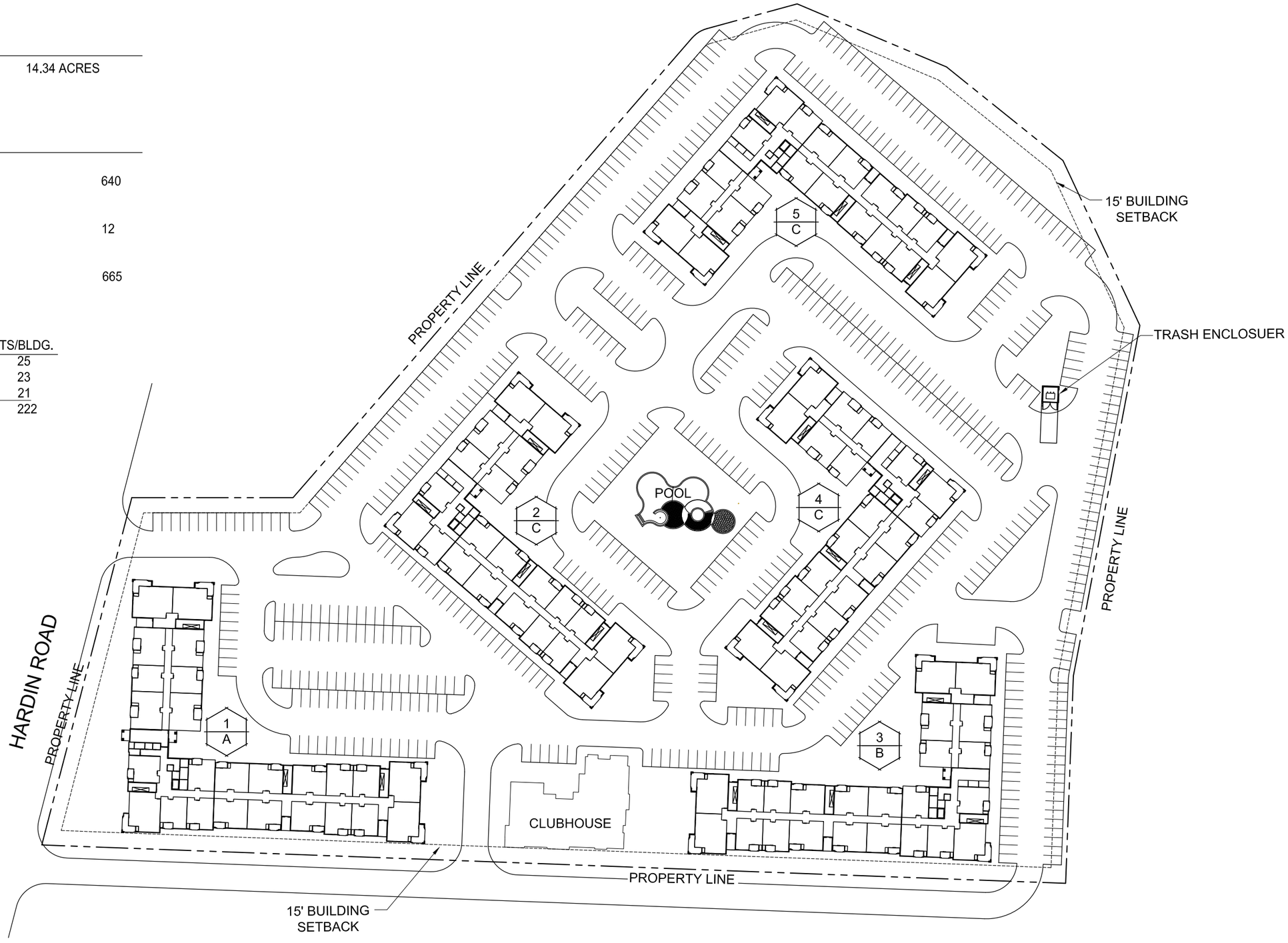
222 UNITS
15.48 UNITS/ACRE

PARKING DATA

PARKING PROVIDED:	
UNCOVERED	640
HC (9)	
VAN (3)	
CLUB	12
VAN (1)	
TOTAL PROVIDED	665

BUILDING TABULATION

TYPE	# BLDGS.	UNITS/BLDG.
A - 2 STORY	1	25
B - 2 STORY	1	23
C - 2 STORY	3	21
TOTAL	5	222



GRAPHIC SCALE
0 100' 200'
(IN FEET)
1 inch = 100 ft.

N

SITE PLAN

SCALE 1" = 100'

Cross architects

GF HOLDINGS
McKINNEY, TEXAS

A1.0

SITE PLAN
TRACT C

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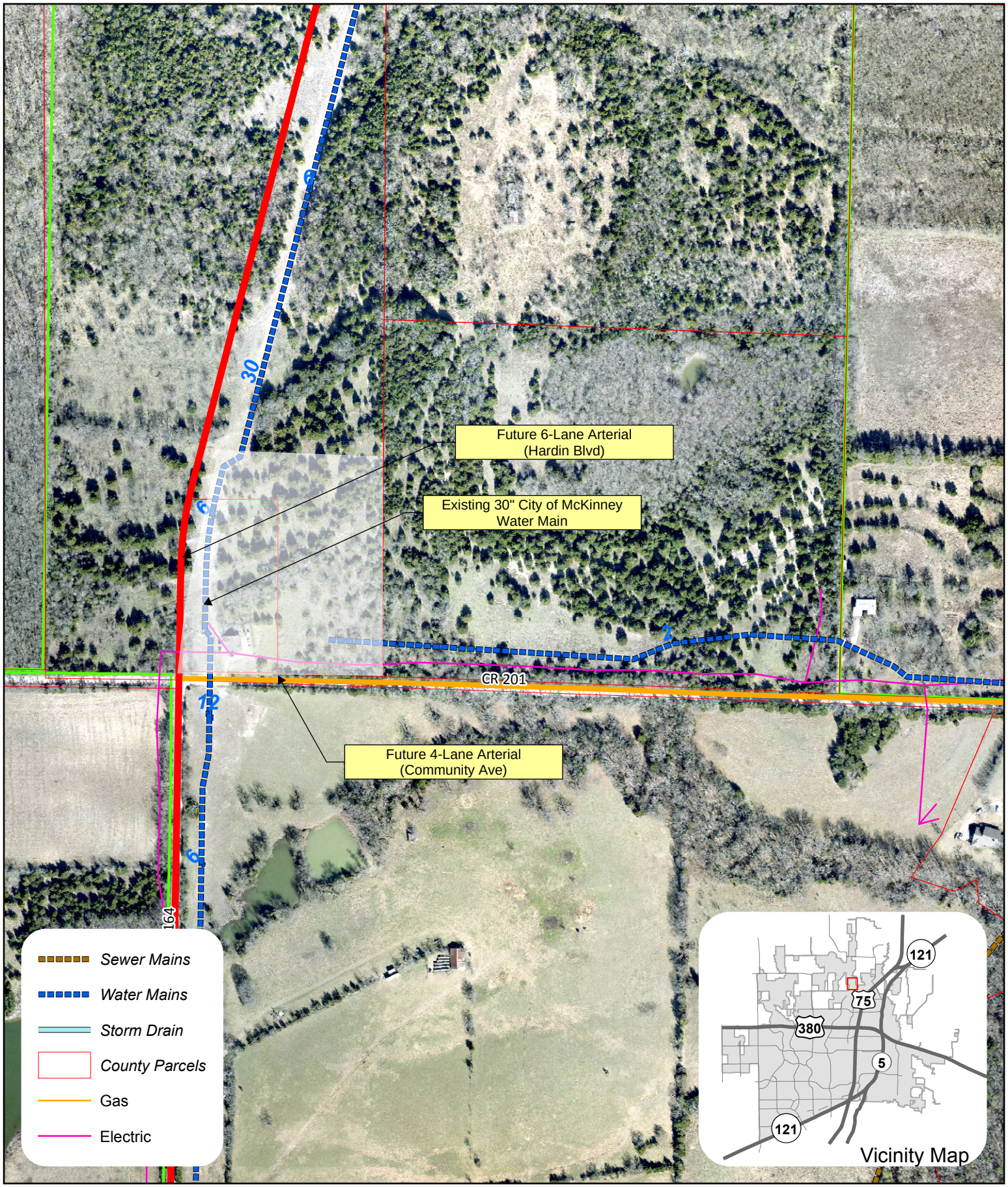
Attachment #5
Infrastructure Analysis



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

N

0 200 400 Feet

EXISTING INFRASTRUCTRE OVERVIEW

Source: City of McKinney GIS
Date: 1/5/2018

McKINNEY TEXAS
Unique by nature.SM

Attachment #6
Traffic Analysis

EXHIBIT #6 TRAFFIC ANALYSIS

ITE TRIP GENERATION (10th Edition) FOR LIHTC DEVELOPMENTS (MCKINNEY, TEXAS)

LIHTC Development	Location	Land Use	Number of Units	Daily	AM PEAK			PM PEAK			Comments/Note
					Total	Enter	Exit	Total	Enter	Exit	
						23%	77%		63%	37%	
GF HOLDINGS - CIRCLE RANCH LOFTS	Hardin Blvd @ Community Ave (NEC)	220 - Multifamily Housing (low-rise)	185	1358	86	20	66	102	64	38	Hardin Blvd and Community Ave currently do not exist. Improvement/construction of both roadway infrastructurals are needed with development. Auxiliary lanes (left/right turn lane) may be required with development depending on site layout.
GF HOLDINGS - CIRCLE RANCH SENIORS	Hardin Blvd @ Community Ave (NEC)	220 - Multifamily Housing (low-rise)	222	1637	102	23	79	120	76	44	
Total			407	2995	188	43	145	222	140	82	
Saigebrook - Maddox Square	Virginia Parkway, south of Virginia and east of Ridge	220 - Multifamily Housing (low-rise)	93	662	45	10	35	55	35	20	Auxiliary lanes (right turn lane) may be required with development depending on site layout.

18-042

TITLE: Consider/Discuss/Act on a Resolution Ratifying the First Amendment to the Interlocal Agreement with the Denton County Transportation Authority ("DCTA") to Provide Transit Services to the McKinney Urban Transit District Service Area on Saturdays, and Approving the Second Amendment to said Interlocal Agreement to: (a) Add Contract Provisions Now Required for Compliance with Federal Contracting Guidelines; and, (b) Outline Changes in DCTA's Scope of Services Regarding the Use of Two (2) 2014 Glaval Titan LF Buses

COUNCIL GOAL: Operational Excellence

MEETING DATE: January 16, 2018

DEPARTMENT: Housing and Community Development

CONTACT: Anthony Cao, Transit Administrator

RECOMMENDED CITY COUNCIL ACTION:

- Approve the amendments to the Interlocal Agreement with the Denton County Transportation Authority (DCTA) for the Provision of Transit Services to the McKinney Urban Transit District Service Area.

ITEM SUMMARY:

- At the February 28, 2017 meeting, the MUTD Board approved an Interlocal Agreement (ILA) between the City of McKinney and the MUTD.
- At its April 24, 2017 meeting, the McKinney City Council authorized the City Manager to negotiate the Interlocal Agreement (ILA) between the City of McKinney and the MUTD.
- Under Section IV of the ILA, it was provided that the City of McKinney may contract with a transportation provider to provide transit services within the MUTD.
- The first amendment to the ILA authorizes Saturday services from 8 a.m. to 6 p.m.
- The second amendment to the ILA includes federal clauses and assurances required for the City of McKinney to access federal grant funds for the provision

of transit services to the MUTD service area. This amendment also includes provisions for DCTA to provide refurbishing and ongoing maintenance and drivers for the buses recently acquired by the City of McKinney from Texoma Area Paratransit Services.

BACKGROUND INFORMATION:

- On 08/30/17, the MUTD Board approved Saturday services from 8 a.m. to 6 p.m.
- In order to utilize federal funding, the Interlocal Agreement between the City of McKinney and Denton County Transportation Authority (DCTA) must contain required federal clauses and assurances.
- DCTA has recently added those federal clauses and assurances to the contract with their subcontractor, Irving Holdings, and is able to certify compliance with this provision of the amended Interlocal Agreement with the City of McKinney.
- On 10/26/17, the City of McKinney transferred ownership of two (2) 2014 Year Model GLAVAL TITAN II LF BUSES. The amended ILA provides for the refurbishing and ongoing maintenance and drivers for these buses.

FINANCIAL SUMMARY:

- For FY18, the required federal clauses is a no cost addition and any additional charges from DCTA for the operation of the two buses will be covered by the TXDOT grant.

SUPPORTING MATERIALS:

Resolution
DCTA ILA Amendment No. 1
DCTA ILA Amendment No.pdf

RESOLUTION NO. 2018-01-___ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY OF McKINNEY, AS THE DESIGNATED RECIPIENT FOR THE MCKINNEY URBANIZED AREA TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE DENTON COUNTY TRANSPORTATION AUTHORITY FOR THE PROVISION OF TRANSIT SERVICE WITHIN THE McKINNEY URBAN TRANSIT DISTRICT AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION

WHEREAS, as the Designated Recipient for the McKinney Urbanized Area**,** the City Council of the City of McKinney, Texas, seeks to enter into an Amended Interlocal Agreement with Denton County Transportation Authority (DCTA) for transit and bus services; and

WHEREAS, the Amended Interlocal Agreement expands services to Saturdays from 8 a.m. to 6 p.m.; and

WHEREAS, the Amended Interlocal Agreement includes contract provisions now required for compliance with federal contracting guidelines; and

WHEREAS, the Amended Interlocal Agreement also outlines the changes in DCTA's scope of services regarding the use of two (2) 2014 Glaval Titan LF buses; and

WHEREAS, the City Council of the City of McKinney, Texas, upon full review and consideration of the Agreement, and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved, and that the City Manager, or authorized designee, shall be authorized to execute the necessary documents on behalf of the City of McKinney.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The City Council of the City of McKinney, Texas hereby authorizes the City Manager, or authorized designee to enter into an Amended Interlocal Agreement with DCTA to expand services to Saturdays from 8 a.m. to 6 p.m., include contract provisions required for compliance with federal contracting guidelines, and outline changes in DCTA's scope of services regarding the use of two (2) 2014 Glaval Titan LF Buses.

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS ON THE 16th DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

ATTEST:

_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

DCTA

Your Future Is Riding On Us.

Denton County Transportation Authority

October 27, 2017

Anthony V. Cao, MPA
Transit Administrator
City of McKinney, Housing and Community Development
PO Box 517
McKinney, TX 75070

Re: Interlocal Cooperation Agreement for Transit Services

Mr. Cao:

Enclosed is one fully executed original amendment to the above referenced agreement.

Please call or email me if you have any questions.

Sincerely,

Athena Forrester, CPPO, CPPB
AVP of Procurement

INTERLOCAL COOPERATION AGREEMENT AMENDMENT

This amendment is made to that agreement previously executed by and between Denton County Transportation Authority ("DCTA") and the City of McKinney, Texas ("McKinney"). It is mutually understood and agreed by and between the undersigned contracting parties to amend that previously executed agreement as follows:

1. To Exhibit A, Section Program Management, Subsection Taxi Services, Subsubsection Taxi Services, effective October 1, 2017, add the following: " … and Saturday between 8 a.m. – 6 p.m."

2. To Exhibit A, Section Program Management, Subsection DCTA Operated Vehicles, Subsubsection Dispatch, effective October 1, 2017, add the following: " … and Saturday between the hours of 8 a.m. – 6 p.m."

All other terms and conditions that are not hereby amended are to remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Agreement and caused this Agreement to be effective when both Parties have signed it. The date this Agreement is signed by the last Party to sign it (as indicated by the date associated with that Party's signature below) will be deemed the effective date of this Agreement ("Effective Date")..

Denton County Transportation Authority

By: _____
James C. Cline, Jr., P.E., President

Date: 26 October 2017

Approved as to form:

By: _____
Peter G. Smith, General Counsel
(05-11-17/85878)

City of McKinney, Texas

By: _____
Paul Grimes, City Manager

Date: 10/18/17

Approved as to form:

By: _____
Mark S. Houser, City Attorney

SECOND AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT BY AND BETWEEN CITY OF McKINNEY, TEXAS AND DENTON COUNTY TRANSPORTATION AUTHORITY FOR LIMITED PUBLIC TRANSPORTATION SERVICES

This Second Amendment to the Interlocal Cooperation Agreement for limited public transportation services ("Second **Amendment**") is entered into by and between the City of McKinney ("**City**") and the Denton County Transportation Authority ("**DCTA**") (collectively the "**Parties**" or "**parties**" or individually referred to as the "**Party**" or "**party**"), and this Second Amendment shall be effective on the date it is executed by all Parties hereto ("**Effective Date**").

R E C I T A L S

WHEREAS, the Parties entered into that certain Interlocal Cooperation Agreement for limited public transportation services for the McKinney Urban Transit District ("**MUTD**") dated May 15, 2017, and thereafter amended the Agreement on September 28, 2017, to provide for the addition of Saturday service (referred to collectively as the "**Agreement**"); and

WHEREAS, pursuant to the Agreement, DCTA agreed to provide limited public transportation services to eligible passengers as established by the McKinney Urban Transit District Board ("**Board**") to the McKinney Urbanized Area ("**MUZA**") whose members include the cities of McKinney, Celina, Princeton, Prosper, Melissa, Lowry Crossing, and Collin County; and

WHEREAS, the Parties desire to amend the Agreement to add provisions required by the Federal Transit Administration ("FTA") to comply with federal contracting guidelines; and

WHEREAS, the Parties also desire to amend the Agreement to clarify DCTA's scope of services for two (2) 2014 Glaval Titan LF buses ("**Buses**") for the purpose of public transportation services for the MUTD.

NOW, THEREFORE, in consideration of the above recitals, the mutual promises that follow and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

Section 1. All of the above Recitals are found to be true and correct and are incorporated into the body of this Second Amendment by reference as if copied in their entirety herein.

Section 2. Unless specifically amended herein, all provisions of the Agreement shall continue in full force and effect.

Section 3. Paragraph 1.1 of Article I, entitled "Purpose of Trips; Eligibility," of the Agreement, is hereby amended and replaced in its entirety with the following paragraph to read as follows:

"1.1 The purpose of this Agreement is to provide for the administration and operation of transit services program for eligible passengers as defined by the policies of the Board to destinations located within Collin County municipalities and other destinations as may be defined in the future by the MUTD Board (the "Transit Services"). DCTA shall deliver or cause to be delivered through third-parties, transportation to eligible passengers through the Transit Services as defined in Exhibit "A," as previously amended, and as further modified, amended and supplemented by Exhibits "C" and "D" of this Agreement."

Section 4. Paragraph 3.1 of Article III, entitled "Services," of the Agreement is hereby amended and replaced in its entirety with the following paragraph to read as follows:

"3.1 DCTA shall provide the Transit Services as set forth in Exhibit "A," as previously amended, and as further modified, amended and supplemented by Exhibits "C" and "D" of this Agreement."

Section 5. Paragraph No. 3.2, entitled "Compliance with Americans with Disabilities and Other Laws," of the Agreement is hereby amended and replaced in its entirety with the following paragraph to read as follows:

"3.2 Compliance with Americans with Disabilities and Other Laws. DCTA acknowledges and understands that it is responsible for complying with, and agrees to comply with, the requirements of the Americans with Disabilities Act, as amended, in providing the Transit Services. In addition, DCTA acknowledges and understands that it is responsible for complying with, and agrees to comply with, all other federal, state and local laws, statutes, ordinances, regulations and policies, as they exist now or may be amended in the future, applicable to DCTA and the Transit Services provided under this Agreement specifically including, but not limited to the provisions and compliance documentation identified in Exhibit "C" to this Agreement. DCTA shall ensure that its officers, employees, agents, contractors and other parties performing services for or on behalf of DCTA comply with all applicable laws, statutes, ordinances, regulations and policies."

Section 6. Paragraph 4.1 of Article IV, entitled "Compensation and Fees," of the Agreement is hereby amended and replaced in its entirety with the following paragraph to read as follows:

"4.1 DCTA shall be compensated as set forth in Exhibit "A," as previously amended, and as further modified, amended and supplemented by Exhibits "C" and "D" of this Agreement."

Section 7. The Agreement is hereby amended by adding a new Exhibit "C" entitled "Required FTA Clauses and Compliance Documentation" together with Attachment "A" to Exhibit "C,"

Attachment "A.1" to Exhibit "C," Attachment "B" to Exhibit "C," and Attachment "B.1" to Exhibit "C" to the Agreement, which Exhibit "C" and Attachment "A" to Exhibit "C," Attachment "A.1" to Exhibit "C," Attachment "B" to Exhibit "C," and Attachment "B.1" to Exhibit "C" are attached hereto and incorporated herein by reference for all purposes allowed by law.

Section 8. The Agreement is hereby further amended by adding a new Exhibit "D" entitled "Scope of Services for Buses" to the Agreement, which Exhibit "D" is attached hereto and incorporated herein by reference for all purposes allowed by law.

Section 9. Any term not defined herein shall be deemed to have the same meaning ascribed to it under the Agreement.

Section 10. The Parties hereby ratify and confirm all of the terms, provisions, covenants and conditions of the Agreement and acknowledge and agree that the Agreement remains in full force and effect except as specifically amended hereby.

Section 11. To the extent that any provision contained in this Second Amendment conflicts with the Agreement, the provision contained in this Second Amendment shall supersede such conflicting provisions contained in the Agreement.

Section 12. This Second Amendment and the Agreement contain the entire agreement of the Parties with respect to the matters contained herein. This Second Amendment may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties hereto.

Section 13. The individuals executing this Second Amendment on behalf of the respective Parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Second Amendment to do so for and on behalf of the Party for which his or her signature appears, that there are no other Parties or entities required to execute this Second Amendment in order for the same to be an authorized and binding agreement on the Party for whom the individual is signing this Second Amendment and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the Effective Date.

Section 14. This Second Amendment may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes, and all such counterparts shall, collectively, constitute one Second Amendment. An electronic mail or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the other party.

[Signatures begin on following page.]

EXECUTED to be effective on the date of the last Party to sign the Agreement, as indicated below.

CITY OF McKINNEY

By: _____
PAUL G. GRIMES
City Manager

Date Signed: _____

ATTEST:

_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

DENTON COUNTY TRANSPORTATION AUTHORITY

By: _____
JAMES C. CLINE, JR., P.E.
President

Date Signed: _____

APPROVED AS TO FORM:

_____
PETER G. SMITH
General Counsel

Exhibit C
Required FTA Clauses and Compliance Documentation

For the purposes of this Exhibit C, only, the word "Purchaser" shall mean and refer to City of McKinney or City and the word "Contractor" shall mean and refer to Denton County Transportation Authority or DCTA.

1. **No Obligation by the Federal Government**

    a. The Purchaser and Contractor acknowledge and agree that, notwithstanding any concurrence by the Federal Government in or approval of the solicitation or award of the underlying contract, absent the express written consent by the Federal Government, the Federal Government is not a party to the contract and shall not be subject to any obligations or liabilities to the Purchaser Contractor or any other party (whether or not a party to that contract) pertaining to any matter resulting from the underlying contract.

    b. The Contractor agrees to include the above clause in each subcontract financed in whole or in part with Federal assistance provided by FTA. It is further agreed that the clause shall not be modified, except to identify the subcontractor who will be subject to its provisions.

2. **Program Fraud and False or Fraudulent Statements and Related Acts**

    a. The Contractor acknowledges that the provisions of the Program Fraud Civil Remedies Act of 1986, as amended, 31 U.S.C. § 3801 et seq. And U.S. DOT regulations, "Program Fraud Civil Remedies, "49 C.F.R. Part 31, apply to its actions pertaining to this Project. Upon execution of the underlying contract, the Contractor certifies or affirms the truthfulness and accuracy of any statement it has made, it makes, it may make, or causes to be made, pertaining the underlying contract or the FTA assisted project for which the contract work is being performed. In addition to other penalties that may be applicable, the Contractor further acknowledges that if it makes, or causes to be made, a false, fictitious, or fraudulent claim, statement, submission, or certification, the Federal Government reserves the right to impose the penalties of the Program Fraud Civil Remedies Act of 1986 on the Contractor to the extent the Federal Government deems appropriate.

    b. The Contractor also acknowledges that if it makes, or causes to be made, a false, fictitious, or fraudulent claim, statement, submission, or certification to the Federal Government under a contract connected with a project that is financed in whole or in part with Federal assistance originally awarded by FTA under the authority of 49 U.S.C. § 5307, the government reserves the right to impose the penalties of 18

U.S.C. § 1001 and 49 U.S.C. § 5307(n)(1) on the Contractor, to the extend the Federal Government deems appropriate.

c. The Contractor agrees to include the above two clauses in each subcontract financed in whole or in part with Federal assistance provided by FTA. It is further agreed that the clauses shall not be modified, except to identify the subcontractor who will be subject to the provisions.

3. **Access to Records**

a. Where the Purchaser is not a State but a local government and is the FTA Recipient or a subgrantee of the FTA Recipient in accordance with 49 C.F.R 18.36(i), the Contractor agrees to provide the Purchaser, the FTA Administrator, the Comptroller General of the United States or any of their authorized representatives access to any books, documents, papers and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions. Contractor also agrees, pursuant to 49 C.F.R 633.17 to provide the FTA Administrator or authorized representatives including any PMO Contractor access to Contractor's records and construction sites pertaining to a major capital project, define at 49 U.S.C. 5302 (a)1, which is receiving federal financial assistance through the programs described at 49 U.S.C. 5307, 5309 or 5311.

b. Where the Purchaser is a State and is the FTA Recipient or a subgrantee of the FTA Recipient in accordance with 49 C.F.R 633.17, Contractor agrees to provide the Purchaser, the FTA Administrator or authorized representatives including any PMO Contractor access to Contractor's records and construction sites pertaining to a major capital project, define at 49 U.S.C. 5302 (a)1, which is receiving federal financial assistance through the programs described at 49 U.S.C. 5307, 5309 or 5311. By definition, a major capital project excludes contracts of less than the simplified acquisition threshold currently set at $100,000.

c. Where the Purchaser enters into a negotiated contract for other than a small purchase or under the simplified acquisition threshold and is an institution of higher education, a hospital or other non-profit organization and is the FTA Recipient or a subgrantee of the FTA Recipient in accordance with 49 C.F.R 19.48, Contractor agrees to provide the Purchaser, the FTA Administrator, the Comptroller General of the United States or any of their authorized representatives access to any books, documents, papers and records of the Contractor which are directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

d. Where any Purchaser which is the FTA Recipient or a subgrantee of the FTA Recipient in accordance with 49 U.S.C. 5325(a) enters into a contract for a capital project or improvement (define at 49 U.S.C. 5302(a)1) through other than competitive bidding, the Contractor shall make available records related to the contract to the Purchaser, the Secretary of Transportation and the Comptroller General or any authorized officer or employee of any of them for the purposes of conducting an audit or inspection.

e. The Contractor agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

f. The Contractor agrees to maintain all books, records, accounts and reports required under this contract for a period of not less than three years after the date of termination or expiration of this contract, except in the event of litigation or settlement of claims arising from the performance of this contract, in which case Contractor agrees to maintain same until the Purchaser, the FTA Administrator, the Comptroller General, or any of their duly authorized representatives, have disposed of all such litigation, appeals, claims or exceptions related thereto. Reference 49 C.F.R. 18.39(i)11).

g. FTA does not require the inclusion of the above Access to Records requirements in subcontracts.

4. **Federal Changes**

a. Contractor shall at all times comply with all applicable FTA regulations, policies, procedures and directives, including without limitation those listed directly or by reference in the Master Agreement between Purchaser and FTA, as they may be amended or promulgated from time to time during the term of this contract. Contractor's failure to so comply shall constitute a material breach of contract.

5. **Civil Rights**

a. Nondiscrimination - - In accordance with Title VII of the Civil Rights Act, as amended, 42 U.S.C. § 2000d, section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6102, section 202 of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12132, and Federal transit law at 49 U.S.C. § 5332, the Contractor agrees that it will not discriminate against any employee or applicant for employment because of race, color, creed, national origin, sex, age, or disability. In addition, the Contractor agrees to comply with applicable Federal implementing regulations and other implementing requirements FTA may issue.

b. Equal Employment Opportunity - The following equal employment opportunity requirements apply to the underlying contract:

i. Race, Color, Creed, National Origin, Sex - In accordance with Title VII of the Civil Rights Act, as amended, 42 U.S.C. § 2000e, and Federal transit laws at 49 U.S.C. § 5332, the Contractor agrees to comply with all applicable equal employment opportunity requirements of U.S. Department of Labor (U.S. DOL) regulations, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor," 41 C.F.R. Parts 60 - The following equal employment opportunity requirements apply to the underlying contract: et seq 2. Age - In accordance with section 4 of the Age Discrimination in Employment Act of 1967, as amended, 29 U.S.C. § § 623 and Federal transit law at 49 U.S.C. § 5332, the Contractor agrees to refrain from discrimination against present and prospective employees for reason of age. In addition, the Contractor agrees to comply with any implementing requirements FTA may issue. ., (which implement Executive Order No. 11246, "Equal Employment Opportunity," as amended by Executive Order No. 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," 42 U.S.C. § 2000e note), and with any applicable Federal statutes, executive orders, regulations, and Federal policies that may in the future affect construction activities undertaken in the course of the Project. The Contractor agrees to take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, national origin, sex, or age. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. In addition, the Contractor agrees to comply with any implementing requirements FTA may issue.

ii. Age - In accordance with section 4 of the Age Discrimination in Employment Act of 1967, as amended, 29 U.S.C. § § 623 and Federal transit law at 49 U.S.C. § 5332, the Contractor agrees to refrain from discrimination against present and prospective employees for reason of age. In addition, the Contractor agrees to comply with any implementing requirements FTA may issue.

iii. Disabilities - In accordance with section 102 of the Americans with Disabilities Act, as amended, 42 U.S.C. § 12112, the Contractor agrees that it will comply with the requirements of U.S. Equal Employment Opportunity Commission, "Regulations to Implement the Equal Employment Provisions of the Americans with Disabilities Act," 29 C.F.R.

Part 1630, pertaining to employment of persons with disabilities. In addition, the Contractor agrees to comply with any implementing requirements FTA may issue.

c. The Contractor also agrees to include these requirements in each subcontract financed in whole or in part with Federal assistance provided by FTA, modified only if necessary to identify the affected parties.

6. **Incorporation of FTA Terms**

a. The preceding provisions include, in part, certain Standard Terms and Conditions required by DOT, whether or not expressly set forth in the preceding contract provisions. All contractual provisions required by DOT, as set forth in FTA Circular 4220.1F, are hereby incorporated by reference. Anything to the contrary herein notwithstanding, all FTA mandated terms shall be deemed to control in the event of a conflict with other provisions contained in this Agreement. The Contractor shall not perform any act, fail to perform any act, or refuse to comply with any Purchaser requests which would cause Purchaser to be in violation of the FTA terms and conditions.

7. **Energy Conservation**

a. The contractor agrees to comply with mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

8. **Privacy Act**

The following requirements apply to the Contractor and its employees that administer any system of records on behalf of the Federal Government under any contract:

a. The Contractor agrees to comply with, and assures the compliance of its employees with, the information restriction and other applicable requirements of the Privacy Act of 1974, 5 U.S.C. § 552a. Among other things, the Contractor agrees to obtain the express consent of the Federal Government before the Contractor or its employees operate a system of records on behalf of the Federal Government. The Contractor understands that the requirements of the Privacy Act, including the civil and criminal penalties for violation of that Act, apply to those individuals involved, and that failure to comply with the terms of the Privacy Act may result in termination of the underlying contract.

b. The Contractor also agrees to include these requirements in each subcontract to administer any system of records on behalf of the Federal Government financed in whole or in part with Federal assistance provided by FTA.

9. **Termination Clause**

a. If the Contractor refuses or fails to execute the work or any separable part, with the diligence that will insure its completion within the time specified in this contract or any extension or fails to complete the work within this time, or if the Contractor fails to comply with any other provisions of this contract, Purchaser may terminate this contract for default. The Purchaser shall terminate by delivering to the Contractor a Notice of Termination specifying the nature of the default. In this event, the Purchaser may take over the work and compete it by contract or otherwise, and may take possession of and use any materials, appliances, and plant on the work site necessary for completing the work. The Contractor and its sureties shall be liable for any damage to Purchaser resulting from the Contractor's refusal or failure to complete the work within specified time, whether or not the Contractor's right to proceed with the work is terminated. This liability includes any increased costs incurred by the Purchaser in completing the work.

The Contractor's right to proceed shall not be terminated, nor shall the Contractor be charged with damages, under this clause if:

i. The delay in completing the work arises from unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include: acts of God, acts of the Recipient, acts of another Contractor in the performance of a contract with the Purchaser, epidemics, quarantine restrictions, strikes, freight embargoes; and

ii. The contractor, within [10] days from the beginning of any delay, notifies the Purchaser in writing of the causes of delay. If in the judgment of the Purchaser, the delay is excusable, the time for completing the work shall be extended. The judgment of the Purchaser shall be final and conclusive on the parties, but subject to appeal under the Disputes clauses.

10. **Debarment and Suspension**

a. Title 2 of the Code of Federal Regulations (CFR), Subtitle A, Part 180 [OMB Guidelines for Agencies on Government-wide Suspension and Debarment (Non-Procurement)] and under DOT supervision through Subtitle B, Part 1200 (Non-Procurement Debarment and Suspension) mandate that contractors and subcontractors (at any level) that enter into covered transactions are required to verify that the entity (as well as its principals and affiliates) they propose to contract

or subcontract with is not excluded or disqualified. The contract resulting from this procurement is a covered transaction for purposes of 2 CFR Part 180. The Purchaser does this by checking the Excluded Parties List System and adding a clause or condition to the contract. As such, the contractor is also required to verify that none of its principals, affiliates, or sub-contractors are excluded or disqualified and must include the requirement to comply with 2 CFR Part 180, Subpart C in any lower tier covered transaction it enters into. The Contractor and its subcontractors shall comply with special provision "Certification Requirements for Recipients of Grants and Cooperative Agreements Regarding Debarments and Suspensions," which is included as Attachment A.

11. **Buy America**

a. The contractor agrees to comply with 49 U.S.C. 5323(j) and 49 C.F.R. Part 661, which provide that Federal funds may not be obligated unless steel, iron, and manufactured products used in FTA-funded projects are produced in the United States, unless a waiver has been granted by FTA or the product is subject to a general waiver. General waivers are listed in 49 C.F.R. 661.7, and include final assembly in the United States for 15 passenger vans and 15 passenger wagons produced by Chrysler Corporation, and microcomputer equipment and software. Separate requirements for rolling stock are set out at 49 U.S.C. 5323(j)(2)(C) and 49 C.F.R. 661.11. Rolling stock must be assembled in the United States and have a 60% domestic content.

12. **Provisions for Resolution of Disputes, Breaches, or other Litigation**

a. All contracts in excess of $100,000 shall contain provisions or conditions which will allow for administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as may be appropriate. This may include provisions for bonding, penalties for late or inadequate performance, retained earnings, liquidated damages or other appropriate measures.

13. **Lobbying**

a. The Contractor of these funds is prohibited from using monies for lobbying purposes; the Contractor shall comply with the special provision "Lobbying," which provision is included as Attachment "B" to this Exhibit "C" to the Agreement. The Contractor shall include a statement of compliance with the Lobbying Certification and Disclosure of Lobbying Activities in applicable procurement solicitations. Lobbying Certification and Disclosure of Lobbying Activities shall be completed by subcontractors and included in subcontractor contracts, as applicable.

14. **Clean Air Requirements**

a. The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. §§ 7401 et seq. The Contractor agrees to report each violation to the Purchaser and understands and agrees that the Purchaser will, in turn, report each violation as required to assure notification to FTA and the appropriate EPA Regional Office.

b. The Contractor also agrees to include these requirements in each subcontract exceeding $100,000 financed in whole or in part with Federal assistance provided by FTA

15. **Clean Water Requirements**

a. The Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq. The Contractor agrees to report each violation to the Purchaser and understands and agrees that the Purchaser will, in turn, report each violation as required to assure notification to FTA and the appropriate EPA Regional Office.

b. The Contractor also agrees to include these requirements in each subcontract exceeding $100,000 financed in whole or in part with Federal assistance provided by FTA.

16. **Non-construction Employee Protection (Contact Work Hours and Safety Standards Act)**

a. Overtime requirements - No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

b. Violation; liability for unpaid wages; liquidated damages – In the event of any violation of the clause set forth in paragraph (a) of this section the contractor and any subcontractor responsible therefore shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (a) of this section, in the sum of $10

for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (a) of this section.

c. Withholding for unpaid wages and liquidated damages – The Purchaser shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (b) of this section.

d. Subcontracts - The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraphs (a) through (d) of this section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (a) through (d) of this section.

17. **Transit Employee Protective Arrangements**

The Contractor agrees to comply with applicable transit employee protective requirements as follows:

a. General Transit Employee Protective Requirements - To the extent that FTA determines that transit operations are involved, the Contractor agrees to carry out the transit operations work on the underlying contract in compliance with terms and conditions determined by the U.S. Secretary of Labor to be fair and equitable to protect the interests of employees employed under this contract and to meet the employee protective requirements of 49 USC A 5333(b), and U.S. DOL guidelines at 29 CFR Part 215, and any amendments thereto. These terms and conditions are identified in the letter of certification from the U.S. DOL to FTA applicable to the FTA Recipient's project from which Federal assistance is provided to support work on the underlying contract. The Contractor agrees to carry out that work in compliance with the conditions stated in that U.S. DOL letter. The requirements of this subsection, however, do not apply to any contract financed with Federal assistance provided by FTA either for projects for elderly individuals and individuals with disabilities authorized by 49 U.S.C. § 5310(a)(2), or for projects for non-urbanized areas authorized by 49 U.S.C. § 5311. Alternate provisions for those projects are set forth in subsections (b) and (c) of this clause.

b. Transit Employee Protective Requirements for Projects Authorized by 49 U.S.C §5310(a)(2) for Elderly Individuals and Individuals with Disabilities – If the contract involves transit operations financed in whole or in part with Federal assistance authorized by 49 U.S.C. § 5310 (a)(2),n and if the U.S. Secretary of Transportation has determined or determines in the future that the employee protective requirements of 49 U.S.C. § 5333(b) are necessary or appropriate for the state and the public body sub-recipient for which work is performed on the underlying contract, the Contractor agrees to carry out the Project in compliance with the terms and conditions determined by the U.S. Secretary of Labor to meet the requirements of 49 U.S.C. §5333(b), U.S. DOL guidelines at 29 CFR Part 215, and any amendments thereto. These terms and conditions are identified in the U.S. DOL's letter of certification to FTA, the date of which is set forth Grant Agreement or Cooperative Agreement with the state. The Contractor agrees to perform transit operations in connection with the underlying contract in compliance with the conditions stated in that U.S. DOL letter.

c. Transit Employee Protective Requirements for Projects Authorized by 49 U.S.C. §5311 in Non-urbanized Areas – If the contract involves transit operations financed in whole or in part with Federal assistance authorized by 49 U.S.C. § 5311, the Contractor agrees to comply with the terms and conditions of the Special Warranty for the Non-urbanized Area Program agreed to by the U.S. Secretaries of Transportation and Labor, dated May 31, 1979, and the procedures implemented by U.S. DOL or any revision thereto.

The Contractor also agrees to include the any applicable requirements in each subcontract involving transit operations financed in whole or in part with Federal assistance provided by FTA.

18. **Charter Service Operations**

a. The contractor agrees to comply with 49 U.S.C. 5323(d) and 49 CFR Part 604, which provides that recipients and sub-recipients of FTA assistance are prohibited from providing charter service using federally funded equipment or facilities if there is at least one private charter operator willing and able to provide the service, except under one of the exceptions at 49 CFR 604.9. Any charter service provided under one of the exceptions must be "incidental," i.e., it must not interfere with or detract from the provision of mass transportation.

19. **School Bus Operations**

a. Pursuant to 49 U.S.C. 5323(f) and 49 CFR Part 605, recipients and sub-recipients of FTA assistance may not engage in school bus operations exclusively for the

transportation of students and school personnel in competition with private school bus operators unless qualified under specified exemptions. When operating exclusive school bus service under an allowable exemption, recipients and sub-recipients may not use federally funded equipment, vehicles, or facilities.

20. **Drug and Alcohol Testing**

FTA's drug and alcohol rules, 49 CFR 653 and 654, respectively, are unique among the regulations issued by FTA. First, they require recipients to ensure that any entity performing a safety sensitive function on the recipient's behalf (usually sub-recipients and/or contractors) implement a complex drug and alcohol testing program that complies with Parts 653 and 654. Second, the rules condition the receipt of certain kinds of FTA funding on the recipient's compliance with the rules; thus, the recipient is not in compliance with the rules unless every entity that performs a safety-sensitive function on the recipient's behalf is in compliance with the rules. Third, the rules do not specify how a recipient ensures that its subrecipients and/or contractors comply with them.

How a recipient does so depends on several factors, including whether the contractor is covered independently by the drug and alcohol rules of another Department of Transportation operating administration, the nature of the relationship that the recipient has with the contractor, and the financial resources available to the recipient to oversee the contractor's drug and alcohol testing program. In short, there are a variety of ways a recipient can ensure that its sub-recipients and contractors comply with the rules. Therefore, FTA has developed three model contract provisions for recipients to use "as is" or to modify to fit their particular situations.

a. Drug and Alcohol Testing Option 1 - The contractor agrees to participate in the Purchaser's drug and alcohol program established in compliance with 49 CFR 653 and 654.

b. Drug and Alcohol Testing Option 2 - The contractor agrees to establish and implement a drug and alcohol testing program that complies with 49 CFR Parts 653 and 654, produce any documentation necessary to establish its compliance with Parts 653 and 654, and permit any authorized representative of the United States Department of Transportation or its operating administrations, or the City of McKinney, to inspect the facilities and records associated with the implementation of the drug and alcohol testing program as required under 49 CFR Parts 653 and 654 and review the testing process. The contractor agrees further to certify annually its compliance with Parts 653 and 654 before the _15th_ day of _January_, 2018_, and to submit the Management Information System (MIS) reports before the _15th__ day of _January__, 2019__, to __Anthony Cao_____, in his/her capacity as _Transit Administrator__ of the City of McKinney, Texas, at _406 N. Tennessee __, McKinney, Texas, _75069__. To certify compliance the contractor shall use the "Substance Abuse Certifications: in the "Annual List of Certifications and

Assurances for Federal Transit Administration Grants and Cooperative Agreements," which is published annually in the Federal Register.

c. Drug and Alcohol Testing Option 3 - The contractor agrees to establish and implement a drug and alcohol testing program that complies with 49 CFR Parts 653 and 654, produce any documentation necessary to establish its compliance with Parts 653 and 654, and permit any authorized representative of the United States Department of Transportation or its operating administrations, or the City of McKinney to inspect the facilities and records associated with the implementation of the drug and alcohol testing program as required under 49 CFR Parts 653 and 654 and review the testing process. The contractor agrees further to certify annually its compliance with Parts 653 and 654 before the ___ day of _____, 20___, and to submit the Management Information System (MIS) reports before the ___ day of _____, 20___, to _____, in his/her capacity as _____ of the City of McKinney, Texas, at _____, McKinney, Texas, _____. To certify compliance, the contractor shall use the "Substance Abuse Certifications" in the "Annual List of Certifications and Assurances for Federal Transit Administration Grants and Cooperative Agreements," which is published annually in the Federal Register. The Contractor agrees further to [Select a, b, or c] (a) submit before the ___ day of _____, 20___, a copy of the Policy Statement developed to implement its drug and alcohol testing program; OR (b) adopt _____ as its policy statement as required under 49 CFR 653 and 654; OR (c) submit for review and approval before the ___ day of _____, 20___, a copy of its Policy Statement developed to implement its drug and alcohol testing program. In addition, the contractor agrees to: _____ (to be determined by the recipient, but may address areas such as: the selection of the certified laboratory, substance abuse professional, or Medical Review Officer, or the use of a consortium).

21. **Disadvantaged Business Enterprise**

a. It is the police of the U.S. Department of Transportation that Disadvantaged Business Enterprises as defined in the 49 C.F.R., Part 26, Subpart A, shall have the maximum opportunity to participate in the performance of contracts financed in whole or part which federal funds under this agreement. Consequently, the DBE requirements of 49 C.F.R., Part 26, exclusive of Subpart D, apply to this agreement. The Purchaser and its subcontractors agree to ensure that Disadvantaged Business Enterprises as defined in the 49 C.F.R., Part 26, Subpart A, have the maximum opportunity to participate in the performance on contracts and subcontracts financed in whole in part with federal funds provided under this agreement. In this regard, the Purchaser and its subcontractors shall take all necessary and reasonable steps in accordance with 49 C.F.R., Part 26, exclusive of Subpart D, to ensure that

Disadvantaged Business Enterprises have the maximum opportunity to compete for and perform contracts. The Purchaser and its subcontractors shall not discriminate on the basis of race, creed, color, national origin, sex, or disability, in the award and performance of contracts funded in whole or in part with federal funds.

22. **Recycled Products**

The Recycled Products requirements apply to all procurement actions involving items designated by the EPA in their "Comprehensive Procurement Guideline for Products Containing Recovered Materials". The RCRA directs the procuring agency, for purchases over $10,000 or more, to specify a competitive preference for products containing these recycled products. FTA has developed the following language:

a. Recovered Materials – The contractor agrees to comply with all the requirements of Section 6002 of the Resource Conservation and Recovery Act (RCRA), as amended (42 U.S.C. 6962), including but not limited to the regulatory provisions of 40 CFR Part 247, and Executive Order 12873, as they apply to the procurement of the items designated in Subpart B of 40 CFR Part 247

23. **Americans with Disabilities Act**

a. The Contractor must comply with applicable requirements of the Americans with Disabilities Act of 1990 (ADA), Section 504 of the Rehabilitation Act of 1973, and US DOT/FTA implementing regulations.

Attachment A to Exhibit C
Debarment Certification

Certification Requirements for Recipients of Grants and Cooperative Agreements Regarding Debarment and Suspension

Department of Transportation (DOT) Circular 2015.1 excludes entities and individuals that the federal government has either debarred or suspended from obtaining federal assistance funds through grants, cooperative agreements, or third-party contracts. The City of McKinney has elected to include the requirements of the DOT Circular 2015.1 in all third-party contracts for federal funds. A certification process has been established by 49 C.F.R. Part 29 as a means to ensure that debarred, suspended, or voluntarily, excluded persons do not participate in a federally assisted project. The inability of a person to provide the required certification will not necessarily result in a denial of participation in a covered transaction. A person that is unable to provide a positive certification as set forth in the Circular may submit a complete explanation attached to the certification. DOT will consider the certification and any accompanying explanation in determining whether or not to provide assistance for the project. Failure to furnish a certification or any explanation may disqualify that person from participating in the project.

Each potential third-party contractor, subcontractor under a third-party contract, subgrantee, or subrecipient must provide to the grantee or recipient of a cooperative agreement, as appropriate, a certification for a lower tier participant. In general, lower-level employees or procurements of less than $25,000 will not be covered by the certification process procedures, except in the case of procurements with individuals that would have a critical influence on or substantive control over the project; nevertheless, a participant is not authorized to involve a lower-level employee or enter into a contract of less than $25,000 with a person actually known by the participant to be debarred, suspended or voluntarily excluded.

The City of McKinney requires each potential contractor, subgrantee, or subrecipient for a third-party contract to complete the certification in Attachment A.1 for itself and its principals.

If an applicant for a grant or cooperative agreement or a potential contractor for a third-party contract knowingly enters into a lower-tier covered transaction such as a third-party contract or subcontract under a major third-party contract or subgrant with a person that is suspended, debarred, ineligible, or voluntarily excluded from participation in the project, in additional to other remedies available to the federal government, DOT may terminate the grant or subcontract, the underlying grant or cooperative agreement for cause or default.

Certification Information

This certification is to be used by contractors pursuant to 49 C.F.R. 29 when any of the following occur:

- Any transaction between the contractor and a person (other than a procurement contract for goods and services), regardless of type, under a primary covered transaction
- Any procurement contract for goods or services when the estimated cost is $25,000 or more
- Any procurement contract for goods or services between the contractor and a person, regardless of the amount, under which the person will have a critical influence on or substantive control over that covered transaction. Such persons include principal investigators and providers of federally required audit services

A *procurement* transaction is the process of acquiring goods and services.

A *nonprocurement* transaction is the granting of financial assistance to entities to assist the grantor in meeting objectives that are mutually beneficial to the grantee or grantor.

A COPY OF THIS CERTIFICATION IS TO BE FURNISHED TO AUTHORIZED REPRESENTATIVES OF THE STATE OR THE U.S. DEPARTMENT OF TRANSPORTATION UPON REQUEST.

Attachment A.1 to Exhibit C
Certification

Lower Tier Participation Debarment Certification
(Negotiated Contracts)

_____, the undersigned Certifying Official, being duly sworn or under penalty of perjury under the laws of the United States. Certifies that neither _____, (the "Lower Tier Participant") nor its principals are presently:

- Debarred, suspended, proposed for debarment
- Declared ineligible
- Or voluntarily excluded from participation in this transaction by any federal department or agency

Where the above identified Lower Tier Participant is unable to certify to any of the above statements in this certification, the prospective Lower Tier Participant shall indicate below to whom the exceptions applies, the initiating agency, and dates of action.

Exceptions will not necessarily result in denial of award but will be considered in determining contractor responsibility. Providing false information may result in criminal prosecution or administrative sanctions.

EXCEPTIONS:

_____

_____

_____

_____

_____

_____

_____

Signature of Certifying Official

Name: _____

Title: _____

Date: _____

Attachment B to Exhibit C
Lobbying Certification

Restrictions on Lobbying

Section 319 of Public Law 101-121 prohibits recipients of federal contracts, grants, and loans exceeding $100,000 at any tier under a federal contract from using appropriated funds for lobbying the Executive or Legislative Branches of the federal government in connection with a specific contract, grant, or loan. Section 319 also requires each person who requests or receives a federal contract or grant in excess of $100,000 to disclose lobbying.

No appropriated funds may be expended by the recipient of a federal contract, loan, or cooperative agreement to pay any person for influencing or attempting to influence an officer or employee of any federal executive department or agency as well as any independent regulatory commission or government corporation, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered federal actions: the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

As a recipient of a federal grant exceeding $100,000, the City of McKinney requires its subcontractors of that grant to file a certification, set for in Attachment B.1, that neither the agency nor its employees have made, or will make, any payment prohibited by the preceding paragraph.

Subcontractors are also required to file with the City of McKinney a disclosure form, set forth in Attachment B.1, if the subcontractor or its employees have made or have agreed to make any payment using non-appropriated funds (to include profits from any federal action), which would be prohibited if paid for with appropriated funds.

Attachment B.1 to Exhibit C

Lobbying Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies to the best of his or her knowledge and belief, that:

1. No federal appropriated funds have been paid or will be paid by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension continuation, renewal amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form – LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers and that all subrecipients shall certify and disclose accordingly.

   This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into the transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to civil penalty of not less than $10,000 and not more than $100,000 for each failure.

   _____

   Signature

   Name: _____

   Title: _____

   Agency: _____

   Date: _____

Exhibit D
Scope of Services for Buses

Overall Intent

The intent of this agreement is for DCTA to provide or cause to be provided bus services utilizing Glaval Titan II LF buses for residents deemed eligible by the McKinney Urban Transit District ("MUTD") through a contract with the City of McKinney acting on behalf of the MUTD. DCTA will provide bus service, maintenance and program compliance. This exhibit establishes a framework for the services to be provided by DCTA. Changes required to meet the needs of the program may be made by mutual written agreement of the DCTA President and the City Manager or their designee.

Bus Management

Overall Bus Management. DCTA will be responsible for the overall management and maintenance of the buses and the successful delivery of the services within this Scope of Services.

Budget Management. DCTA will track service costs to ensure the budgeted funds will be sustainable. Service cost reporting and all requested backup shall be made available to the City on a monthly basis. Service cost reporting for each monthly period shall be submitted with the monthly DCTA invoice.

Compliance Reporting. DCTA will support audit, TxDOT, FTA, and National Transit Database reporting and compliance requirements.

Customer Service. DCTA will provide a phone number and electronic access for the receipt of customer requests.

Support to City of McKinney and McKinney Urban Transit District. DCTA will continue to participate in reasonable meetings of the City of McKinney, MUTD, and regulatory agencies in order to ensure the success of the program.

Trip Dispatch. DCTA will provide dispatch services during normal operating hours.

Fare. If applicable, passengers will pay a fare established by the City for their trip.

Reporting. DCTA will provide reports relating to bus operations.

Compensation

Bus Management. Bus management will be compensated by a rate agreed upon by the City and DCTA on an annual basis.

Invoicing. DCTA will invoice the City of McKinney monthly for the provision of bus maintenance and transportation services as defined above.

18-043

TITLE:	Consider/Discuss/Act on a Resolution Revising the Lease Agreement for the Downtown Parking Garage, Generally Located on the Northeast Corner of Chestnut Street and Virginia Street

COUNCIL GOAL: Direction for Strategic and Economic Growth
Enhance the Quality of Life in McKinney

MEETING DATE: January 16, 2018

DEPARTMENT: City Manager's Office

CONTACT: Barry Shelton, AICP, Assistant City Manager

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the resolution revising the lease agreement.

ITEM SUMMARY:

- On November 15, 2016 the City Council approved a development agreement with the owners of the property on the northeast corner of Chestnut Street and Virginia Street for the design, construction and lease of a parking garage.

- On April 4, 2017, the City Council approved a Resolution authorizing the City Manager to execute a lease agreement with the property owners, Virginia@5, LLC and SP2 301 E Virginia, LLC. The lease agreement will be executed upon the award of a construction contract for the structure.

- The previously approved lease is being amended as follows:

    - The deadline for completion of the garage is being extended until December 1, 2018.
    - The City will be responsible for the cost to relocate one power pole from the south side of Herndon Street.
    - The City will waive development fees for the project.
    - The City will be responsible for up to an additional $35,000 for associated utility, paving and landscape construction or repair.

BACKGROUND INFORMATION:

- Downtown public parking has been a topic of conversation for many years. These discussions have intensified recently with the introduction of structured parking garage concepts and the construction of the Davis at the Square development on the "9-Acre site" located on the southeast corner of Davis St. and Tennessee St.

- The City Council formed a downtown parking committee to investigate options for improving downtown parking. On June 6, 2016, the committee presented long term recommendations, which were accepted by the City Council.

- The committee made the following recommendations related to a downtown parking structure:
    - The Northeast and Southeast sectors of downtown should be considered for future structured parking.
    - Areas west of Kentucky Street should not be considered at this time for parking structures.

FINANCIAL SUMMARY:

- The lease agreement proposes an initial payment of $3,000,000 upon completion of construction, with the remaining cost being paid over 60 monthly payments.

- The City will take ownership of the parking structure upon completion of the 60 monthly payments. At that time, the City will have made all base rent payments required by the lease.

- The City will have an early option to purchase. Such early purchase will be in the amount of the remaining loan balance at the time of purchase.

- Fee waivers associated with the revised lease agreement include building permit fees, utility impact fees, engineering inspection fees, water meter fees and fire permit fees totaling approximately $41,000.

- The cost to relocate the Oncor Electric power pole is estimated to be approximately $40,000.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

Resolution

Presentation
Revised Lease

RESOLUTION NO. 2018-01-____ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDED LEASE AGREEMENT WITH VIRGINIA@5, LLC AND SP2 301 E VIRGINIA, LLC FOR A DOWNTOWN PARKING GARAGE

WHEREAS, the City Council of the City of McKinney, Texas, recognizes the need to enter into a public private partnership to construct a downtown parking garage; and

WHEREAS, Virginia@5, LLC and SP2 301 E Virginia, LLC own the property at the northeast corner of Virginia Street and Chestnut Street; and

WHEREAS, the property owners have agreed to enter into a lease agreement with the City of McKinney for a downtown parking garage; and

WHEREAS, on April 4, 2017, the City Council approved a resolution authorizing the City Manager to enter into a lease agreement with the property owners for a downtown parking garage; and

WHEREAS, the City Council of the City of McKinney, Texas, has reviewed and approved an amended lease agreement between Virginia@5, LLC, SP2 301 E Virginia, LLC and the City of McKinney concerning a downtown parking garage.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The City Manager is hereby authorized to execute an amended lease agreement with Virginia@5, LLC and SP2 301 E Virginia, LLC for the lease of a downtown parking garage

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, ON THE 16th DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

ATTEST:

_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

Parking Structure Update

January 16, 2018

McKINNEY™
TEXAS
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Parking Structure Schematic Design

- On November 15, 2016 the City Council approved a development agreement with the owners of the property on the northeast corner of Chestnut Street and Virginia Street for the design, construction and lease of a parking garage.
- The first phase of the agreement was for schematic design services for the purpose of obtaining preliminary cost estimates.
- Four options were prepared, with estimated construction costs, for the City Council's review.
- The City Council selected option "C" as the preferred option and directed staff to move forward with the development of the lease agreement. Option "C" is for a five story parking structure that would leave Herndon Street open and only utilize the subject property for the construction of the garage. The total construction cost for option "C" was estimated to be approximately $7.6 million.

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Parking Structure Lease

- On April 4, 2017, the City Council approved a resolution authorizing the City Manager to execute a lease agreement with the property owner.
- The existing lease agreement proposes an initial payment of $3.0 million, with the remaining cost being paid over 60 monthly payments.
- The City will take ownership of the parking structure upon completion of the 60 monthly payments.
- The City has an early option to purchase.

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Parking Structure Revised Lease

- The revised lease keeps the same general structure, with an initial payment of $3.0 million and 60 monthly payments.
- The proposed lease extends the completion date to December 1, 2018.
- The proposed lease also clarifies the waiver of development fees for the project and indicates that the City will pay for the relocation of the Oncor power pole on the northwest corner of the property and for up to $35,000 in related utility, paving and landscape construction or repair.

PARKING GARAGE LEASE

BETWEEN

VIRGINIA@5, LLC AND SP2 301 E VIRGINIA, LLC,
as Landlord

AND

CITY OF MCKINNEY, TEXAS,
as Tenant

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THIS PARKING GARAGE LEASE (the "Lease") is entered into this 17th day of January 2018 (the "Effective Date") by and among VIRGINIA@5, LLC, a Texas limited liability company and SP2 301 E VIRGINIA, LLC, a Texas limited liability company (collectively "Landlord") and the CITY OF MCKINNEY, TEXAS, a Texas home rule city ("Tenant").

RECITALS:

A. Landlord is the owner of the Property (all capitalized terms not otherwise defined herein shall have the meaning set forth in **Exhibit "B"** attached hereto).

B. Tenant desires to lease the Property for the purpose of operating a 310 space, multi-deck public parking garage (the "Parking Garage") on the Property.

C. Landlord and Tenant have entered into that certain Parking Garage Development Agreement dated January 5, 2017 (the "Development Agreement").

D. Landlord and Tenant desire to enter into this Lease with respect to the Property upon the terms and conditions set forth herein.

NOW THEREFORE in consideration of the mutual covenants herein contained and other good and valuable consideration, the mutual receipt and legal sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

ARTICLE I.

BASIC TERMS AND DEFINITIONS

1.01 Basic Terms.

(a) Property: means that certain real property described in **Exhibit "A"** attached hereto and all Improvements constructed thereon or forming a part thereof.

(b) Term: Sixty (60) months commencing upon the Commencement Date, which date shall be the earlier of (i) the date Landlord delivers possession of the Property to Tenant under Section 2.04, or (ii) December 1, 2018.

(c) Base Rent: means on a monthly basis, $86,405.84. Notwithstanding the stated Base Rent, the Base Rent shall be adjusted downward prior to the beginning of the Term if the actual (contracted) construction cost components, in aggregate and shown on **Exhibit "C"** are less than $7,018,250.00. The adjusted Base Rent shall be derived from the same formula by which the Agreed Purchase Price was calculated. The Base Rent shall not be increased. Notwithstanding the items shown on Exhibit "C", the overall project costs include an owner's consideration of $400,000.00 which shall be fixed in any Base Rent adjustment.

(d) Permitted Uses: The Property may be used by Tenant for the operation of a public parking garage.

(e) Security Deposit: None.

1.02 Exhibits. The following Exhibits to this Lease constitute part of this Lease:

- Exhibit "A" Legal Description of the Property
- Exhibit "B" Defined Terms
- Exhibit "C" Construction Cost Components
- Exhibit "D" Commencement Letter
- Exhibit "E" Agreed Purchase Price
- Exhibit "F" Subordination, Non-Disturbance and Attornment

ARTICLE II.

GRANT OF LEASE; TERM AND TERMINATION RIGHTS

2.01 Grant. Subject to the terms of this Lease, Landlord hereby demises and leases to Tenant and Tenant hereby accepts the Property by lease from Landlord for the Term.

2.02 Term. The Term shall begin on the Commencement Date and unless earlier terminated in accordance with the terms of this Lease, shall end on the last day of the last calendar month of the Term.

2.03 Holding Over. If Tenant remains in possession of the Property after an early termination of this Lease by Landlord resulting from a Tenant default, then Tenant will be deemed to be occupying the Property as a tenant at will, subject to all of the terms and conditions of this Lease, provided that Tenant shall pay to Landlord rental in an amount equal the greater of (i) the monthly Base Rent (without proration) then in effect or (ii) a daily base rental equal to one hundred and fifty percent (150%) of the daily Base Rent then in effect, for so long as Tenant holds over and continues in possession of the Property.

2.04 Tender of Possession. Upon Landlord's performance of its obligations under the Development Agreement and completion of construction and receipt of a Certificate of Occupancy for the Parking Garage pursuant thereto, and specifically in accordance with the bidding/procurement requirements of Paragraph 1(b) and (c) thereof, Landlord shall deliver possession of the Property to Tenant. Within ten days after request by Landlord, Tenant shall execute and deliver to Landlord a letter substantially in the form of **Exhibit "D"** hereto confirming (i) the Commencement Date and the expiration date of the Term, (ii) that Tenant has accepted the Property, and (iii) the monthly amount of Base Rent, however, the failure of the Parties to execute such letter shall not defer the Commencement Date or otherwise invalidate this Lease. Time is of the essence in Landlord's required delivery of possession to Tenant by the Commencement Date.

ARTICLE III.

USE AND ACCEPTANCE OF THE PROPERTY

3.01 Use of the Property. No portion of the Property shall be used for any purpose or use other than the Permitted Use, without the prior written consent of Landlord. Landlord shall have no rights to reserve parking spaces, parking use, or otherwise control the operation of the public parking garage.

3.02 Acceptance of the Property. Tenant accepts the Property in its "As Is" condition and subject to all Applicable Laws. TENANT IS NOT RELYING ON ANY REPRESENTATION OR WARRANTY

OF LANDLORD OR LANDLORD'S AGENTS OR EMPLOYEES WITH RESPECT THERETO, EXCEPT AS EXPRESSLY SET FORTH HEREIN, AND TENANT WAIVES ANY CLAIM OR ACTION AGAINST LANDLORD IN RESPECT OF THE CONDITION OF THE PROPERTY EXCEPT TO THE EXTENT CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDLORD. EXCEPT AS EXPRESSLY SET FORTH HEREIN, LANDLORD MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IN RESPECT OF THE PROPERTY OR ANY PART THEREOF, EITHER AS TO THE USE OF THE PROPERTY PURSUANT TO **SECTION 3.01**, THE PROPERTY'S FITNESS FOR USE, DESIGN OR CONDITION FOR ANY PARTICULAR USE OR PURPOSE OR OTHERWISE, AS TO THE QUALITY OF THE MATERIAL OR WORKMANSHIP THEREIN, LATENT OR PATENT, IT BEING AGREED THAT ALL SUCH RISKS ARE TO BE BORNE BY TENANT.

ARTICLE IV.

RENT

4.01 Base Rent. Commencing on the first day of the first (1st) month after the Commencement Date, Tenant shall pay to Landlord the Base Rent in monthly installments, in advance, on the first day of each and every month. Notwithstanding anything to the contrary set forth herein, upon Landlord's receipt of a Certificate of Occupancy, Tenant shall pay to Landlord the sum of Three Million and No/100 Dollars ($3,000,000.00), which amount shall constitute an initial payment of rent and shall be in addition to the monthly Base Rent obligation described above. Upon receipt of the first development permit allowing ground disturbance for the Property, the Tenant shall escrow the referenced prepayment with the title company named is Section 8.04(b) under the terms of an Escrow Agreement acceptable to Tenant whereby the funds are (i) interest-bearing, (ii) not subject to any Lender, and released to Landlord, less interest paid to Tenant, only upon receipt of a Certificate of Occupancy. Upon receipt of this initial payment of rent in the amount of $3,000,000.00, this rent shall be deemed fully earned and not refundable to Tenant under any circumstances, subject to Tenant's rights and remedies under Section 9.05 below.

4.02 Payment of Rent. Tenant shall pay all Rent without demand at the time and in the manner as specified in this Lease, and without any set-off or abatement whatsoever, to Landlord by check at the notice address for Landlord set forth herein, or via wire transfer pursuant to instructions provided by Landlord to Tenant. With respect to any lease month which does not fall entirely within the Term, Tenant shall pay as Base Rent for such lease month, the pro rata share of Rent as determined by this Lease based upon the number of days of the Term falling within such partial lease month.

4.03 Late Charges and Interest. If Tenant fails to pay any installment of Base Rent on the date the same became due and payable and such failure continues for a period of fifteen (15) days thereafter, without waiving any other right of action of Landlord, Tenant shall pay as Additional Rent, a late payment service charge equal to five percent (5.0%) of the amount overdue. In addition to the foregoing, if Tenant fails to pay any installment of Rent or any other amount due under this Lease on the date the same became due and payable and such failure continues for a period of thirty (30) days thereafter, without waiving any other right of action of Landlord, Tenant shall pay as Additional Rent, interest accruing at the Default Rate on such delinquent amount from the date past due until paid.

4.04 Payment of Taxes and Insurance. From and after the Commencement Date, Tenant shall pay Landlord, on a 30-day reimbursed basis, an amount equal to: (i) all Taxes that are imposed or assessed by any government or other taxing authority having jurisdiction and which relate to or are attributable to the Property and/or the Parking Garage; and (ii) all premiums paid by Landlord for property insurance applicable to the Parking Garage.

4.05 Net Lease. It is the purpose and intent of Landlord and Tenant that this Lease be deemed and construed to be a "True Net Lease" so that Landlord shall receive all rentals and other sums specified hereunder during the Term, free from any and all charges, costs, assessments, expenses, deductions and/or set-offs of any kind or nature whatsoever, and Landlord shall not be expected or required to pay any such charge, assessment or expense, or be under any obligation or liability hereunder, except as expressly set forth herein. All charges, costs, expenses and obligations of any nature relating to utilities or the maintenance of the Parking Garage, including all alterations, repairs and replacements which may arise or become due during the Term shall be paid by Tenant, except as otherwise herein expressly set forth herein. If the Parking Garage is accessed solely through elevators located within Landlord's adjacent office building, Tenant agrees to pay a portion of Landlord's elevator CAM expenses, not to exceed ten percent (10%) of the actual costs of elevator maintenance/service/utilities, for such elevators.

4.06 Tenant Improvements, Fee Waivers, and Construction Assistance during Construction. Tenant agrees, at its cost and on or before February 28, 2018, to: (i) remove and relocate Oncor power pole, including wires, transformers, conduits, and boxes from the property; and (ii) relocate the two primary service lines running to 301 and 305 E. Virginia St. according to the Chestnut Commons Parking Garage Exhibit Coserve Conduit plan attached hereto as Exhibit " ".Tenant agrees to provide waivers for any and all City of McKinney fees associated with the parking garage project up to $40,000.00. Tenant further agrees to provide, up to $35,000.00 of its cost, to the following components of the construction:

a. utility work described in the Chestnut Commons Parking Garage Utility and Drainage Plan, Sheet C-11 of Sheet C-13, attached hereto as Exhibit " ", including pavement repair associated with the work described in this paragraph (a); and

b. landscaping described in the Chestnut Commons Parking Garage Landscape Plan approved by the City of McKinney , attached hereto as Exhibit " ".

ARTICLE V.

CONDUCT OF BUSINESS

5.01 Compliance with Laws and with Agreements. Tenant and Landlord shall observe and comply with all Applicable Laws applicable to Property, its construction, and the use thereof by Tenant. Tenant agrees to comply with any requirements reasonably imposed by Landlord's insurance carrier as a condition to the issuance of insurance coverage for the Property and the Parking Garage.

5.02 Landlord Access and Entry

(a) Tenant shall permit access to and entry into the Property by Landlord or its agents for the purposes of:

(i) inspecting and viewing the Property, carrying out tests, inspections and investigations on, in or under the Property and obtaining any information and any document and taking extracts therefrom in order to determine the extent of compliance: (A) by Tenant with all Applicable Laws; and (B) by Tenant with this Lease;

(ii) curing any default of Tenant to the extent such right is provided in this Lease; and

(iii) showing the Property to mortgagees.

(b) The exercise of Landlord's rights of access for the purposes set forth in this **Section 5.02** shall be conditional upon Landlord not unreasonably interfering with Tenant's operations at the Property or the physical security of the Property. Landlord's right of access for such purposes shall be exercised by Landlord upon twenty-four (24) hours prior written notice to Tenant and shall be exercised during normal business hours. Notwithstanding the foregoing, Landlord shall at all times and for all purposes have full and free access to the Property in cases of Emergency.

5.03 Signage and Displays. Tenant shall have the right to install and maintain signage in and around the Property related to the Tenant's use. All such signage or displays shall be in compliance with all Applicable Laws. The cost of installing, maintaining, changing and removing all such signage or displays shall be borne by Tenant. Notwithstanding the foregoing, in no event shall Tenant display signs, billboards or advertising media on or outside of the Property that does not directly relate to the City of McKinney. Upon the sooner termination of this Lease, at Landlord's request, Tenant, at its expense, shall remove all signage installed by Tenant in and around the Property.

ARTICLE VI.

MAINTENANCE AND REPAIR OF PARKING GARAGE AND PROPERTY

6.01 Maintenance and Repair of Parking Garage and the Property. Tenant shall, at no cost to Landlord, keep, operate, maintain, repair and replace, save and except any capital expenditures not approved in advance by Tenant, and ensure that the Parking Garage is kept, operated, maintained, repaired and replaced in a state of good repair and condition and, at a minimum, in accordance with all Applicable Laws. Landlord shall, at no cost to Tenant, keep, operate, maintain, repair and replace, and ensure that the Property, less and except the Parking Garage, is kept, operated, maintained, repaired and replaced in a state of good repair and condition and, at a minimum, in accordance with all Applicable Laws.

ARTICLE VII.

LIABILITY, RELEASE

7.01 Limitations on Landlord's Liability. Tenant acknowledges and agrees that Landlord shall not be liable or responsible to Tenant for any Injury to any Person or for the loss of or damage to any property of Tenant or any other Person in respect of any occurrence during the Term and any period of time in which Tenant is in possession of the Property, arising from any act or omission in, upon, at, or relating to the Property, or any part thereof or from the ownership, occupancy or use of the Property in any such case, except to the extent such Injury or damage to property results from any negligence or willful misconduct of Landlord. Notwithstanding the foregoing provisions of this **Section 7.01**, Tenant agrees that Landlord will not be liable in any event for any Claims whatsoever advanced by any Person for any Injury and Damages of any nature which are caused, result or arise from or are contributed to by reason of: (a) the condition of or temporary interruption, suspension, discontinuance or failure, in whole or in part, of any Utilities or service serving the Property; or (b) any act or omission by or on behalf of Landlord, acting reasonably, in curing or attempting to cure any default of Tenant under this Lease or in responding to an Emergency.

ARTICLE VIII.

TRANSFERS

8.01 Assignment and Subletting by Tenant. Tenant shall not have the right without the prior written consent of Landlord to assign this Lease or any interest in the Lease, or to sublet the Property, any part thereof, or any right or privilege pertinent to the Lease or the Property; however, Tenant may utilize a third-party management company to manage the operation of the Parking Garage and Tenant may assign this Lease to the McKinney Economic Development Corporation or the McKinney Community Development Corporation without the prior written consent of Landlord; provided that, Tenant shall give Landlord at least thirty days' advance notice of such assignment.. In the event Tenant utilizes a third-party management company to manage the operations of the Parking Garage, Tenant shall cause the management company to maintain general liability insurance with Landlord named as an additional insured, providing coverage in such amounts as Landlord shall reasonably approve.

8.02 Disposition by Landlord. Landlord shall be liable for the performance of Landlord's covenants and obligations expressly set forth in this Lease only during the period in which Landlord holds an interest in the Property, and in the event of any bona fide sale, lease or other disposition by Landlord of Landlord's interest in the Property, and provided that Landlord's successor-in-interest shall have assumed the performance of Landlord's covenants and obligations from and after the disposition of Landlord's interest in the Property, Landlord shall thereupon and without further agreement be relieved of all liability with respect to the performance of such covenants and obligations, and Tenant shall thereafter look solely to Landlord's successor-in-interest in and to this Lease. Simultaneous with the execution hereof, Landlord shall obtain any mortgagee's execution of a Subordination, Non-Disturbance and Attornment agreement in substantially the form shown on **Exhibit "F"** attached hereto. Tenant shall immediately upon request, and without charge to Landlord, attorn in writing to such successor-in-interest, provided always that Landlord's successor-in-interest shall have agreed in writing to be bound by the terms of this Lease.

8.03 Tenant's Early Option to Purchase. At any time after the Commencement Date and continuing through the Term, Tenant shall have the option to purchase the Property, on the following terms and conditions:

(a) Tenant must give written notice to Landlord of the exercise of the early option under the Section 8.03 prior to expiration or termination of this Lease;

(b) the purchase price shall be payable in cash at closing and shall be in an amount equal to the sum of (i) the amount designated as the "Loan Balance" shown on the amortization schedule attached as Exhibit D (the "Agreed Purchase Price") determined as if each monthly payment of Rent received by Landlord hereunder was the corresponding monthly loan payment shown in such amortization schedule, plus (ii) an amount equal to the interest that would accrue on such Loan Balance amount from the date of the last payment of Rent by Tenant to the date of closing calculated using the interest rate set forth in such amortization schedule. By way of example only, assuming Tenant has paid the first six (6) monthly payments of Rent at the time of the closing and twenty (20) days have elapsed since the last payment of monthly Rent by Tenant, then the Agreed Purchase Price would be equal to the sum of (i) $4,300,597.25 (the Loan Balance amount set forth in the amortization schedule after 6 monthly payments) plus (ii) $11,193.33 (interest on the amount of $4,300,597.25 at 4.75% per annum for 20 days);

(c) the closing on the sale of the Property will occur no later than sixty (60) days after Tenant's notice of exercise of the option, such closing to take place at Secured Title of Texas, 2000 N. McDonald Street, Suite 200, McKinney, Texas with the title policy issued through Secured Title of Texas;

(d) conveyance of the Property will be by special warranty deed, subject only to those matters affecting title to the Property as of the Effective Date of this Lease (excluding monetary liens, deeds of trust, or encumbrances, all of which shall be fully released at closing);

(e) all title insurance premiums and related charges, and all other closing costs shall be the responsibility of Tenant;

(f) it shall be a condition precedent to Tenant's right to exercise the option that Tenant shall not then be in default under the terms of this Lease;

(g) The option to purchase, if not previously exercised, shall automatically expire and be of no further force or effect upon the occurrence of the Automatic Option to Purchase under Section 8.04 below.

8.04 Automatic Option to Purchase. On the fifth (5^{th}) anniversary of the Commencement Date, the Tenant's Option to Purchase shall automatically be exercised, and the Property shall be transferred to Tenant on the following terms and conditions:

(a) Tenant shall have made all Base Rent and Additional Rent payments under the Lease;

(b) the closing on the transfer of the Property will occur no later than thirty (30) days after the end of the Term, such closing to take place at Secured Title of Texas, 2000 N. McDonald Street, Suite 200, McKinney, Texas with the title policy issued through Secured Title of Texas;

(c) conveyance of the Property will be by special warranty deed, subject only to those matters affecting title to the Property as of the Effective Date of this Lease (excluding monetary liens, deeds of trust or encumbrances, all of which shall be fully released at closing;

(d) all title insurance premiums and related charges, and all other closing costs shall be the responsibility of Tenant.

8.05 Confirmation of Tenant's Failure to Exercise Purchase Option. In the event Tenant fails to properly exercise the Early Option to Purchase in accordance with the requirements of **Section 8.03** or does not satisfy all of the requirements for exercise of the Automatic Option to Purchase in accordance with **Section 8.04**, Tenant, upon Landlord's request, shall deliver written confirmation of the termination of this Lease and the options to purchase.

ARTICLE IX.

DEFAULT

9.01 Tenant Default.

(a) The occurrence of any of the following events during the Term shall constitute an "Event of Default" for purposes of this Lease:

(i) Tenant fails to pay Base Rent when due under this Lease on the first day of each calendar month and such failure continues for ten (10) days after written notice to Tenant from Landlord of non-receipt of such Base Rent; provided that, Landlord shall not be required to give written notice of non-receipt more than two (2) times in any consecutive twelve (12) month period and any failures

thereafter shall constitute an event of default if the payment is not made when due, without the necessity of Landlord giving any notice of non-receipt;

(ii) Tenant fails to pay any additional rent when due and such failure continues for ten (10) days after written notice to Tenant from Landlord of non-receipt of such additional rent; provided that, Landlord shall not be required to give written notice of non-receipt more than two (2) times in any consecutive twelve (12) month period and any failures thereafter shall constitute an event of default if the payment is not made when due, without the necessity of Landlord giving any notice of non-receipt;

(iii) Tenant fails to vacate the Property upon any early termination of the Term;

(iv) Tenant fails to comply with the requirements of **Section 8.01**;

(v) Tenant fails to time deliver the certificate required by **Section 15.07**;

(vi) Tenant fails to comply with any other term, provision, or covenant of this Lease, other than those matters set forth above in subsections (i) through (vi), and does not cure the failure within thirty (30) days after written notice of the failure to Tenant; provided that, if such failure cannot reasonably be cured by Tenant within such 30-day period, Tenant will not be in default as long as Tenant commences the cure with such 30-day period and thereafter diligently pursues the cure to completion;

9.02 Landlord Remedies. Upon the occurrence of any Event of Default, Landlord shall have the option to pursue any one or more of the following remedies:

(a) Landlord may terminate this Lease and forthwith repossess the Property and be entitled to recover forthwith as damages a sum of money equal to the total of (i) the unpaid Rent earned at the time of termination, plus interest thereon at the Default Rate from the due date, (ii) the balance of the Base Rent for the remainder of the Term less the fair market value of the Property as of the date of the Event of Default and (iii) any other sum of money and damages owed by Tenant to Landlord.

(b) Landlord may enter upon the Property, without being liable for prosecution or any claim for damages for such entry, and do whatever Tenant is obligated to do under the terms of this Lease to correct the default. Tenant agrees to reimburse Landlord on demand for any expenses that Landlord may incur in effecting compliance with Tenant's obligations under this Lease in this manner, and Tenant further agrees that Landlord shall not be liable for any damages resulting to Tenant from such action.

9.03 Remedies Cumulative. Landlord may, from time to time, resort to any or all of the rights and remedies available upon the occurrence of an Event of Default by Tenant, either by any provision of this Lease or by law or in equity, all of which rights are intended to be cumulative and not alternative. Any provision contained in this Lease as to certain rights and remedies is not to be interpreted as excluding any other or additional rights and remedies available to Landlord at law or in equity.

9.04 Waiver of Damages; Attorney Fees. Notwithstanding anything in this Lease to the contrary, neither Party shall have any liability to the other for indirect, incidental, consequential or special damages. Tenant shall look solely to the interest of Landlord in the Property for satisfaction of any claim against Landlord arising out of or related to the terms of this Lease and Tenant shall not seek to impose liability upon Landlord for satisfaction of any claim against Landlord. If any action shall be instituted by either Landlord or Tenant for the enforcement or interpretation of any of its rights or remedies in or under this Lease, either party may additionally seek and recover reasonable attorneys' fees and court costs as determined by the Court.

9.05 Landlord's Default. Landlord shall not be in default hereunder unless Landlord fails to perform the obligations required of Landlord within a reasonable time, but in no event later than thirty (30) days after written notice by Tenant to Landlord specifying wherein Landlord has failed to perform such obligation; provided, however, that if the nature of Landlord's obligation is such that more than thirty (30) days are reasonably required for performance, then Landlord shall not be in default if Landlord commences the cure within such thirty (30) day period and thereafter diligently pursues the cure to completion. In the case of a default by Landlord, Tenant's sole remedy shall be to cure the same and seek reimbursement from Landlord (and should Landlord fail to promptly reimburse Tenant, Tenant shall have the right to pursue an action at law against Landlord for monetary damages). Nothing herein contained shall be interpreted to mean that Tenant is excused from paying Base Rent, Additional Rent and all other monetary obligations due hereunder as a result of any default by Landlord. Notwithstanding the foregoing, Landlord's failure to deliver possession of the Property to Tenant under Section 2.04 by December 1, 2018 shall automatically reduce the Base Rent payable to Landlord by $2,000.00/day for every day of delay in delivery of the Property to Tenant, except for delays caused by Force Majeure events.

ARTICLE X.

COVENANT OF QUIET ENJOYMENT

10.01 Covenant of Quiet Enjoyment. Landlord represents and warrants throughout the Term, that upon payment of the Rent hereby reserved at the times and in the manner herein provided, and upon the observance and performance of each and every covenant, condition, restriction and stipulation by Tenant to be observed and performed, Tenant shall and may peaceably and quietly possess and enjoy the Property without any interruption from or by Landlord or any other Persons lawfully claiming by, through or under Landlord, save and except as expressly provided in this Lease.

ARTICLE XI.

SURRENDER OF PREMISES UPON EARLY TERMINATION

11.01 Surrender of Property. Upon any early termination of this Lease under a right exercised by Landlord, Tenant shall peaceably surrender and yield up possession of the Property to Landlord.

ARTICLE XII.

FORCE MAJEURE

12.01 Relief from Performance. Except (a) to the extent set forth in this Lease to the contrary, or (b) if this Lease provides that time is of the essence with regard to any period for a Party's performance under this Lease, whenever and to the extent that either Party is bona fide unable to fulfill or is delayed or restricted in fulfilling any of its obligations under this Lease by an event of Force Majeure, such party shall be relieved from the fulfillment of the part of its obligations affected by Force Majeure for the period of the delay caused by such Force Majeure, and the period for the performance of such obligation, including any applicable dates under this Lease, provided that the Party so delayed shall forthwith notify the other after becoming aware of the commencement of any event which is the cause of Force Majeure and the steps proposed to be taken to overcome the event which is the cause of Force Majeure.

ARTICLE XIII.

NOTICES

13.01 Addresses for Notices

(a) Whenever in this Lease, it is required or permitted that notice or demand be given or served by either Party to or on the other, such notice or demand shall be in writing and shall be validly given or sufficiently communicated and shall be deemed to be received if delivered (i) by hand, (ii) prepaid overnight courier, or (iii) forwarded by electronic mail transmission; provided in the case of delivery by the means set forth in clause (iii) of this **Section 13.01(a)**, a copy of such transmittal is delivered the next Business Day after transmission by one of the means set forth in clause (i) or clause (ii) of this **Section 13.01(a)**, to the Parties' respective addresses as follows:

To Landlord: Virginia@5, LLC
11520 N. Central Expressway, Suite 138
Dallas, Texas 75243
Telephone: 214-566-4246
Email: santiago@metromanagement.com

and

SP2 301 E Virginia, LLC
2000 N. McDonald Street, Suite 100
McKinney, Texas 75071
Telephone: 469-424-5900
Email: martin.sanchez@thesanchezgroup.biz

With a copy to: Robert G. Buchanan, Jr.
5501 LBJ Freeway, Suite 220
Dallas, Texas 75240
Telephone: 214-550-5950
Email: bob@rgblegal.com

To Tenant: City of McKinney
Box 517
McKinney, Texas 75070
Attn: Paul G. Grimes
Telephone: 972-547-7510
Email: pgrimes@mckinneytexas.org

With a copy to: Mark S. Houser
740 E. Campbell, Suite 800
Richardson, Texas 75081
Telephone: 214-747-6120
Email: mhouser@bhlaw.net

(b) Such addresses may be changed from time to time by either Party giving notice as above provided. If any question arises as to whether any notice was communicated by one Party to the other, a notice shall be deemed to have been effectively communicated or given on the day delivered, delivery was rejected or sent by electronic transmission, as the case may be.

ARTICLE XIV.

CONDEMNATION AND CASUALTY

14.01 Condemnation. If there is Taking of the all or any portion of the Property, the Term shall cease and terminate on the date of the Taking as fully and completely as if such date were the originally stated date for expiration of the Term. Landlord shall receive the entire award from any Taking, and Tenant shall have no claim to that award or for the value to Landlord of any unexpired term of this Lease. To the extent allowed by law, Tenant agrees that there shall be no Tenant-initiated condemnation of any portion of the Property during the Term.

14.02 Casualty. If the Parking Garage, or any structures or improvements on the Property, should be damaged or destroyed by fire, tornado, or other casualty, Tenant shall give immediate written notice of the damage or destruction to Landlord, including a description of the damage and, as far as known to Tenant, the cause of the damage. Landlord shall, at its sole cost and risk, proceed immediately to rebuild or repair the Parking Garage to substantially the condition in which it existed upon commencement of the Term. If the Parking Garage is untenantable in whole or in part following such damage, the Base Rent payable during the period in which it is untenantable shall be adjusted equitably.

ARTICLE XV.

GENERAL

15.01 Agency. The Parties specifically agree that nothing in this Lease shall be construed to establish any partnership, joint venture or relationship of agent and principal as between Landlord and Tenant.

15.02 Headings. Any note appearing as a heading in this Lease has been so inserted for convenience of reference only and of itself cannot define, limit or expand the scope or meaning of the Lease or any of its provisions.

15.03 Inurement. This Lease and everything herein contained shall inure to the benefit of and be binding upon the successors and assigns of Tenant and Landlord, as the case may be, and nothing herein shall restrict the ability of Landlord to transfer or assign its interests herein.

15.04 Provisions Separately Valid. If any covenant, obligation, agreement, term or condition of this Lease or the application thereof to any Person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease or the application of such covenant, obligation, agreement, term or condition to Persons or circumstances other than those in respect of which it is held invalid or unenforceable, shall not be affected thereby and each covenant, obligation, agreement, term and condition of this Lease shall be separately valid and enforceable to the fullest extent permitted by Applicable Law.

15.05 Waiver Negated. The waiver or acquiescence by either Party of any breach of any covenant, term or condition of this Lease shall not be deemed to be a waiver of the covenant, term or condition or any subsequent or other breach of any covenant, term or condition of this Lease.

15.06 Subordination and Attornment. Tenant accepts this lease subject to any deeds of trust, security interests, or mortgages that might now or later constitute a lien upon the Property. In connection with any mortgages or deeds of trust creating a lien upon Landlord's fee interest in the Property, Tenant shall execute and deliver to Landlord, within twenty (20) days after written request, any reasonable instrument that is required by any mortgagee for the purpose of subjecting and subordinating this Lease to the lien of any such mortgage or deed of trust, provided that the lienholder (hereinafter called "Lender") agrees for

itself, its successors and assigns, and any purchaser at foreclosure, in such instrument that: (i) Tenant's peaceful possession of the Property will not be disturbed so long as no uncured event of default exists under this Lease; (ii) this Lease shall remain in full force and effect during the Term as long as no uncured Event of Default exists under the Lease; (iii) this Lease will not be terminated by any foreclosure or deed-in-lieu of foreclosure. Such instrument may include provisions requiring Tenant to agree that: (i) upon the sale, transfer or foreclosure of Landlord's fee interest in the Property that the Lease will remain in full force and that Tenant will attorn to Lender pursuant to the terms of this Lease, (ii) upon any default of this Lease by Landlord or any action or omission by Landlord or any third party that would give Tenant the right to terminate this Lease immediately, or after the passage of time, Tenant shall provide notice to Lender and provide Lender an opportunity to cure such default, (iii) Lender shall not be liable for any previous act or omission of Landlord.

15.07 Certificate by Tenant. Within twenty (20) days after any request therefor by Landlord, Tenant shall in each instance execute and deliver, in a form to be supplied by Landlord, a status statement to Landlord or to any assignee, mortgagee, purchaser or any other Person designated by Landlord, stating (if such is the case):

(a) that this Lease is unmodified and in full force and effect (or if there have been modifications, that this Lease is in full force and effect as modified and identifying the modification agreements), and that this Lease constitutes the whole of the legal relationships between Landlord and Tenant;

(b) whether or not there are any existing claims or defaults either by Tenant or Landlord under this Lease with respect to which a notice of default has been served, and specifying the nature and extent thereof;

(c) whether or not there are any set-offs, defenses or counterclaims against enforcement of the obligations to be performed by Tenant under this Lease; and

(d) such other matters relating to this Lease as Landlord may reasonably request.

Tenant's failure to deliver the statement within twenty (20) days shall be conclusive upon Tenant that (i) this Lease is in full force and effect without modification except as may be represented by Landlord, (ii) there are no claims or defaults with respect to which a notice of default has been served, (iii) there are no set-offs, defenses or counterclaims against enforcement of the obligations to be performed by Tenant under this Lease, and (iv) any other matters relating to this Lease as are designated by Landlord acting reasonably are true.

15.08 Recordation of Memorandum of Lease. Landlord and Tenant have executed and recorded in the real property records a memorandum of the terms and conditions of this Lease.

15.09 Governing Law and Venue. This Lease shall be governed by and construed in accordance with the laws of the State. The parties agree to venue of any action arising under or in connection with this Lease in courts of the Collin County, Texas.

15.10 Construed Covenants. Each obligation or agreement of Landlord or of Tenant contained in this Lease, even though not expressed as a covenant, is to be construed as a covenant as though the words imparting such covenant were used in each separate provision hereof.

15.11 Independent Covenants. Each covenant contained in this Lease is considered for all purposes to be a separate and independent covenant, and a breach by either Landlord or Tenant will not discharge the other from its obligation to perform each of its covenants.

15.12 Time of the Essence. Time shall be strictly of the essence hereof.

15.13 Survival of Covenants. All obligations of Tenant and Landlord which by their nature require all or part of their performance or fulfillment after the expiration or termination of this Lease shall (whether specifically provided for in this Lease or not) survive the expiration or early termination of this Lease.

15.14 Entire Agreement. This Lease shall be deemed to constitute the entire agreement between Landlord and Tenant hereto with respect to the subject matter thereof and shall supersede all previous negotiations, representations and documents in relation hereto made by any Party.

15.15 Counterparts. This Lease may be executed and delivered in counterparts and such counterparts, taken together, shall constitute one and the same instrument.

15.16 Waiver of Sovereign Immunity. To the fullest extent permitted under applicable law, Tenant waives immunity from suit and immunity from liability in connection with Tenant's default in the performance of its obligations under this Lease.

15.17 Execution and Delivery by Electronic Transmission. This Lease may be executed and delivered by electronic transmission of a pdf file. The Party executing and delivering this Lease by electronic transmission shall provide the other Party with the original document as soon as may be convenient following such execution and delivery.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the parties have executed this Lease as of the Effective Date.

LANDLORD:

VIRGINIA@5, LLC,
a Texas limited liability company

By:_____
Santiago Jorba, Manager

SP2 301 E VIRGINIA, LLC,
a Texas limited liability company

By:_____
J. Martin Sanchez, Manager

TENANT:

CITY OF MCKINNEY, TEXAS
a Texas municipal corporation

By:_____
Paul G. Grimes, City Manager

ATTEST:

_____
City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

EXHIBIT “A”

DESCRIPTION OF THE PROPERTY

EXHIBIT "B"

DEFINED TERMS

Certain terms in the Lease have been given specially defined meanings. The defined terms may be used in the singular or plural or in varying tenses or forms but such variations shall not affect their defined meaning so long as they are written with initial capital letters. The terms defined in this Exhibit "A" for all purposes of this Lease shall have the following meanings unless the context expressly or by necessary implication otherwise requires:

"**Additional Rent**" means any and all sums of money or charges, if any required to be paid to Landlord by Tenant pursuant to this Lease except Base Rent, whether or not designated as "Additional Rent".

"**Applicable Law(s)**" means all federal, State or municipal laws, statutes, ordinances, governmental rules or regulations, orders and decrees, now in force or which may hereafter be enacted or promulgated by any governing authority having jurisdiction over the Property, specifically including, without limitation, zoning, building, environmental and fire laws, ordinances, codes, regulations, rules and orders and the Americans with Disabilities Act, to the extent the same are applicable to the Property or the use or operation thereof.

"**Approvals**" means any approvals, permits, licenses, certifications, authorizations, regulatory registrations, consents, waivers, finding of suitability, agreements, entitlements or any other approval or permit by or from any Approving Authority or any other federal, state, and/or local regulatory agency.

"**Approving Authorities**" shall mean any applicable governmental or quasi-governmental authority having jurisdiction over the Property.

"**Award**" shall mean the condemnation award and/or proceeds of a Taking, including any interest earned on the Award.

"**Business Day**" means any day which is not a Saturday, Sunday or a governmental holiday observed in the State.

"**Claims**" means any claims, losses, suits, proceedings, actions, causes of action, demands, judgments, executions, liabilities and responsibilities of any nature for any Damages or for any Injuries.

"**Commencement Date**" shall be the date defined in Section 1.01(b) of the Lease.

"**Costs**" means all expenses, losses, charges and payments relating to an event and including any professional, consultant, and reasonable attorneys' fees of professionals and consultants retained by a Party.

"**Damages**" means and includes any damages but shall not mean, include or extend to indirect, incidental, special, exemplary or consequential damage.

"**Default Rate**" means the lesser of (a) eighteen percent (18%), or (b) the maximum rate allowed by Applicable Law, per annum, as enforceable against a political subdivision under Texas law.

"**Effective Date**" means the date of mutual execution and delivery of the Lease by the Parties which shall be contemporaneously with the award of a construction contract for the Improvements.

"**Emergency**" means an event posing imminent threat of injury to Persons or material damage to property.

"**Force Majeure**" means (a) acts of God, (b) war, riot and other civil unrest, (c) governmental or quasi-governmental action or inaction, save and except lawful regulatory actions of the City of McKinney, (d) material and adverse site conditions that are reasonably unknown by Tenant as of the date of Effective Date, and (e) any other event beyond the reasonable control of Tenant, provided, however, that no Force Majeure event shall excuse the payment of Rent.

"**Impairment**" shall have the meaning ascribed thereto under general accepted accounting principles as modified by the Uniform System of Accounts.

"**Improvements**" means and includes the Parking Garage and all physical improvements thereto, or any repairs and restoration of existing Improvements, together with all fixed equipment (excluding removable trade fixtures), and alterations from time to time made, constructed, erected, or installed in, on, or to the Parking Garage.

"**Injury**" means any personal injury or bodily injury, or both, including death resulting therefrom, and whether the injury occurs before or after the end of the Term or after any period of time in which when Tenant is occupying the Property.

"**Lease**" means this lease, including any schedules and attachments hereto, and any written amendments thereto as may be made from time to time.

"**Parties**" means Landlord and Tenant and "Party" means either Landlord or Tenant, as the context shall require.

"**Person**" means any individual, company, corporation, partnership, limited liability company, association, firm, trust, sole proprietorship, or other entity or organization, including a government or government agency, authority or entity or political subdivision or agency or instrumentality thereof, however designated or constituted.

"**Rent**" means all Base Rent and Additional Rent payable pursuant to this Lease.

"**State**" means the state of Texas.

"**Taking**" means a taking during the Term of all or any part of the Property, or any interest therein or right accruing thereto including any right of access, by or on behalf of any Approving Authority or by any entity granted the authority to take property through the exercise of a power of eminent domain granted by statute, any agreement that conveys to the condemning authority all or any part of the Property as the result of, or in lieu of, or in anticipation of the exercise of a right of condemnation or eminent domain, or a change of grade affecting the Property. The date of the Taking shall be deemed to be the date that title vests in the condemning authority or its designee.

"**Taxes**" means all real property taxes, capital levies, rates, business taxes, license fees, excise, room, hotel, occupancy, gross receipts, entertainment, admission, tourists, sales and use taxes or similar taxes, impositions, levies, charges or assessments, including, without limitation, any fine, penalty, interest and cost relating thereto. Taxes due not include any income taxes or personal property taxes payable by Landlord.

"**Utilities**" means the sanitary sewers, storm sewers, water mains, hydrants, and electrical, telephone, communication, cable TV and natural gas lines.

"**Value of the Property**" means the fair market value of the Property determined by a licensed MAI appraiser practicing in commercial real estate matters in the State for the previous ten (10) years as if (a) the Property were encumbered by this Lease, and unencumbered by any lien representing a monetary obligation, and (b) no Taking was pending, threatened or under consideration pending, threatened or under consideration. The Value of the Property shall be determined immediately prior to title vesting in the condemning authority or its designee.

EXHIBIT C

CONSTRUCTION COST COMPONENTS

Architecture	$150,000
General Conditions	$480,000
Demolition	$97,500
Excavation	$175,000
Utilities	$65,000
Concrete	$4,000,000
Masonry	$50,000
Metal / stairs / railings	$50,000
Thermal/Moisture	$55,000
Doors / Hardware	$62,000
Finishes	$412,500
Accessories	$25,000
Sign / Access Control	$56,250
Crane	$155,000
Plumbing	$152,000
Electrical	$165,000
Lighting	$33,000
Contingency	$310,000
Builder Fee	$395,000
Insurance	$55,000
Engineering	$75,000

EXHIBIT "D"

CONFIRMATION OF COMMENCEMENT DATE

_____, ___

[TENANT'S ADDRESS]

City of McKinney

_____

_____

Re: Lease Agreement (the "Lease") dated _____, 20__, between VIRGINIA@5, LLC and SP2 301 E VIRGINIA, LLC ("Landlord"), and THE CITY OF MCKINNEY, TEXAS ("Tenant"). Capitalized terms used herein but not defined shall be given the meanings assigned to them in the Lease.

Ladies and Gentlemen:

Landlord and Tenant agree as follows:

1. **Deliery of Possession of the Property**. Tenant has accepted possession of the Property pursuant to the Lease.

2. **Commencement Date**. The Commencement Date of the Lease is _____, 20___.

3. **Expiration Date**. The Term is scheduled to expire on the last day of the 60th full calendar month of the Term, which date is _____, 20__.

4. **Base Rent**. Monthly Base Rent is: _____.

5. **Binding Effect**. Except as modified hereby, the Lease shall remain in full effect and this letter shall be binding upon Landlord and Tenant and their respective successors and assigns. If any inconsistency exists or arises between the terms of this letter and the terms of the Lease, the terms of this letter shall prevail.

Please indicate your agreement to the above matters by signing this letter in the space indicated below and returning an executed original to us.

(balance of page intentionally blank)

Sincerely,

VIRGINIA@5, LLC

By: _____
Name: _____
Title: _____

SP2 301 E VIRGINIA, LLC

By: _____
Name: _____
Title: _____

Agreed and accepted:

CITY OF MCKINNEY, TEXAS
a Texas municipal corporation

By: _____
Paul G. Grimes, City Manager

ATTEST:

_____
City Secretary

APPROVED AS TO FORM:

_____
MARK S. HOUSER
City Attorney

EXHIBIT “E”

AGREED PURCHASE PRICE

PMT NO	DATE	ELAPSED DAYS	ANNUITY FACTOR	PAYMENT	INTEREST	PRINCIPAL	LOAN BALANCE
0	2018-03-01	0	1	0.00	0.00	0.00	4,600,000.00
1	2018-04-01	30	0.996057273293	86,405.84	18,208.33	68,197.51	4,531,802.49
2	2018-05-01	30	0.99213009168	86,405.84	17,938.38	68,467.46	4,463,335.03
3	2018-06-01	31	0.988088535103	86,405.84	18,256.28	68,149.56	4,395,185.47
4	2018-07-01	30	0.984192772047	86,405.84	17,397.61	69,008.23	4,326,177.24
5	2018-08-01	31	0.980183549058	86,405.84	17,695.27	68,710.57	4,257,466.67
6	2018-09-01	31	0.976190658102	86,405.84	17,414.22	68,991.62	4,188,475.05
7	2018-10-01	30	0.972341805124	86,405.84	16,579.38	69,826.46	4,118,648.59
8	2018-11-01	31	0.968380858418	86,405.84	16,846.42	69,559.42	4,049,089.17
9	2018-12-01	30	0.964562797345	86,405.84	16,027.64	70,378.20	3,978,710.97
10	2019-01-01	31	0.960633539327	86,405.84	16,274.03	70,131.81	3,908,579.16
11	2019-02-01	31	0.956720287595	86,405.84	15,987.17	70,418.67	3,838,160.49
12	2019-03-01	28	0.953198747777	86,405.84	14,179.87	72,225.97	3,765,934.52
PMT NO	DATE	ELAPSED DAYS	ANNUITY FACTOR	PAYMENT	INTEREST	PRINCIPAL	LOAN BALANCE
13	2019-04-01	30	0.949440545617	86,405.84	14,906.82	71,499.02	3,694,435.50
14	2019-05-01	30	0.945697161021	86,405.84	14,623.81	71,782.03	3,622,653.47
15	2019-06-01	31	0.941844754352	86,405.84	14,817.66	71,588.18	3,551,065.29
16	2019-07-01	30	0.938131317886	86,405.84	14,056.30	72,349.54	3,478,715.75
17	2019-08-01	31	0.934309731553	86,405.84	14,228.91	72,176.93	3,406,538.82
18	2019-09-01	31	0.930503712894	86,405.84	13,933.69	72,472.15	3,334,066.67
19	2019-10-01	30	0.926834991054	86,405.84	13,197.35	73,208.49	3,260,858.18
20	2019-11-01	31	0.923059421615	86,405.84	13,337.82	73,068.02	3,187,790.16
21	2019-12-01	30	0.919420050581	86,405.84	12,618.34	73,787.50	3,114,002.66
22	2020-01-01	31	0.915674686758	86,405.84	12,737.14	73,668.70	3,040,333.96
23	2020-02-01	31	0.911944580108	86,405.84	12,435.81	73,970.03	2,966,363.93
24	2020-03-01	29	0.908468426614	86,405.84	11,350.46	75,055.38	2,891,308.55
PMT NO	DATE	ELAPSED DAYS	ANNUITY FACTOR	PAYMENT	INTEREST	PRINCIPAL	LOAN BALANCE
25	2020-04-01	30	0.904886583886	86,405.84	11,444.76	74,961.08	2,816,347.47
26	2020-05-01	30	0.901318863385	86,405.84	11,148.04	75,257.80	2,741,089.67
27	2020-06-01	31	0.89764723684	86,405.84	11,211.82	75,194.02	2,665,895.65
28	2020-07-01	30	0.894108059106	86,405.84	10,552.50	75,853.34	2,590,042.31
29	2020-08-01	31	0.890465806606	86,405.84	10,593.99	75,811.85	2,514,230.46
30	2020-09-01	31	0.886838391241	86,405.84	10,283.90	76,121.94	2,438,108.52
31	2020-10-01	30	0.883341829832	86,405.84	9,650.85	76,754.99	2,361,353.53
32	2020-11-01	31	0.87974343481	86,405.84	9,658.59	76,747.25	2,284,606.28
33	2020-12-01	30	0.876274846875	86,405.84	9,043.23	77,362.61	2,207,243.67
34	2021-01-01	31	0.872705240025	86,405.84	9,028.24	77,377.60	2,129,866.07

35	2021-02-01	31	0.869150174381	86,405.84	8,711.74	77,694.10	2,052,171.97
36	2021-03-01	28	0.865950966643	86,405.84	7,581.64	78,824.20	1,973,347.77
PMT NO	**DATE**	**ELAPSED DAYS**	**ANNUITY FACTOR**	**PAYMENT**	**INTEREST**	**PRINCIPAL**	**LOAN BALANCE**
37	2021-04-01	30	0.86253675864	86,405.84	7,811.17	78,594.67	1,894,753.10
38	2021-05-01	30	0.859136011926	86,405.84	7,500.06	78,905.78	1,815,847.32
39	2021-06-01	31	0.855636222101	86,405.84	7,427.32	78,978.52	1,736,868.80
40	2021-07-01	30	0.852262682317	86,405.84	6,875.11	79,530.73	1,657,338.07
41	2021-08-01	31	0.848790891794	86,405.84	6,778.97	79,626.87	1,577,711.20
42	2021-09-01	31	0.845333244011	86,405.84	6,453.28	79,952.56	1,497,758.64
43	2021-10-01	30	0.842000326054	86,405.84	5,928.63	80,477.21	1,417,281.43
44	2021-11-01	31	0.838570340426	86,405.84	5,797.07	80,608.77	1,336,672.66
45	2021-12-01	30	0.835264086749	86,405.84	5,291.00	81,114.84	1,255,557.82
46	2022-01-01	31	0.83186154197	86,405.84	5,135.58	81,270.26	1,174,287.56
47	2022-02-01	31	0.82847285785	86,405.84	4,803.16	81,602.68	1,092,684.88
48	2022-03-01	28	0.82542337704	86,405.84	4,036.86	82,368.98	1,010,315.90
PMT NO	**DATE**	**ELAPSED DAYS**	**ANNUITY FACTOR**	**PAYMENT**	**INTEREST**	**PRINCIPAL**	**LOAN BALANCE**
49	2022-04-01	30	0.822168958247	86,405.84	3,999.17	82,406.67	927,909.23
50	2022-05-01	30	0.818927370738	86,405.84	3,672.97	82,732.87	845,176.36
51	2022-06-01	31	0.815591375459	86,405.84	3,457.01	82,948.83	762,227.53
52	2022-07-01	30	0.812375721561	86,405.84	3,017.15	83,388.69	678,838.84
53	2022-08-01	31	0.809066415182	86,405.84	2,776.64	83,629.20	595,209.64
54	2022-09-01	31	0.805770589646	86,405.84	2,434.57	83,971.27	511,238.37
55	2022-10-01	30	0.802593656422	86,405.84	2,023.65	84,382.19	426,856.18
56	2022-11-01	31	0.799324198416	86,405.84	1,745.96	84,659.88	342,196.30
57	2022-12-01	30	0.796172681552	86,405.84	1,354.53	85,051.31	257,144.99
58	2023-01-01	31	0.792929380129	86,405.84	1,051.79	85,354.05	171,790.94
59	2023-02-01	31	0.789699290669	86,405.84	702.67	85,703.17	86,087.77
60	2023-03-01	28	0.78679252938	86,405.82	318.05	86,087.77	0.00
PMT NO	**DATE**	**ELAPSED DAYS**	**ANNUITY FACTOR**	**PAYMENT**	**INTEREST**	**PRINCIPAL**	**LOAN BALANCE**
			TOTALS	**$5,184,350.38**	**$584,350.38**		

EXHIBIT F

FORM SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Brown & Hofmeister, L.L.P.
740 E. Campbell, Suite 800
Richardson, Texas 75081
Attention: Mark S. Houser

Article XVI.**THIS SUBORDINATION, NONDISTURBANCE, AND ATTORNMENT AGREEMENT** (the "Agreement") is made as of April __, 2017, by and between the CITY OF McKINNEY, TEXAS, a Texas home-rule municipal corporation ("Tenant"), and LegacyTexas Bank, a Texas chartered bank ("Beneficiary").

RECITALS

Article XVII.WHEREAS, VIRGINIA@5, LLC, a Texas limited liability company, and SP2 301 E. VIRGINIA, LLC, a Texas limited liability company (together, "Borrower"), are the owners of certain real property more particularly described in **Exhibit "A"** attached hereto (the "Property"); and

Article XVIII.WHEREAS, Tenant has determined a need for more public parking in the area which currently exceeds existing parking capacity; and

Article XIX.WHEREAS, Borrower desires to construct a parking garage on a portion of the Property containing approximately 310 parking spaces and then lease the parking garage to Tenant with an option for Tenant's purchase of the parking garage; and

Article XX.WHEREAS, Borrower and Tenant have entered into that certain Parking Garage Development Agreement dated January 5, 2017; and

Article XXI.WHEREAS, Borrower has encumbered the Property by entering into a Deed of Trust (as amended, increased, renewed, extended, spread, consolidated, severed, restated, or otherwise changed from time to time, the "Deed of Trust") in favor of Beneficiary; and

Article XXII.WHEREAS, pursuant to that certain Parking Garage Lease, dated as of March 22, 2017 (the "Lease"), Borrower as Landlord under the Lease has granted Tenant the right to occupy the Property; and

Article XXIII.WHEREAS, Tenant and Beneficiary desire to agree upon the relative priorities of their interests in the Property and their rights and obligations if certain events occur.

Article XXIV.NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Tenant and Beneficiary agree as follows:

1. Definitions.

Article XXV.The following terms shall have the following meanings for purposes of this Agreement:

1.1 Construction Obligation. "Construction Obligation" means any obligation of Borrower as Landlord under the Lease to construct the parking garage, make, pay for, or reimburse Tenant for any alterations or other repairs, demolition, or other improvements or work at the Property as required under the Lease. "Construction Obligations" shall not include (a) reconstruction or repair following fire, casualty, or condemnation, or (b) day-to-day maintenance and repairs.

1.2 Foreclosure Event. "Foreclosure Event" means (a) any foreclosure under the Deed of Trust, whether judicial or nonjudicial, (b) any other exercise by Beneficiary of rights and remedies (whether under the Deed of Trust or under applicable law, including bankruptcy law) by the holder of the Deed of Trust, as a result of which Successor Landlord becomes owner of the Property, or (c) delivery by Borrower to Beneficiary (or its designee or nominee) of a deed or other conveyance of Borrower's interest in the Property in lieu of any of the foregoing.

1.3 Former Landlord. "Former Landlord" means Borrower and any other party that was landlord under the Lease at any time before the occurrence of any attornment under this Agreement.

1.4 Offset Rights. "Offset Rights" means any right(s) or alleged right(s) of Tenant to any offset, defense (other than one arising from actual payment and performance, which payment and performance would bind a Successor Landlord pursuant to this Agreement), claim, counterclaim, reduction, deduction, or abatement against Tenant's payment of Rent or performance of Tenant's other obligations under the Lease, arising (whether under the Lease or other applicable law) from Borrower's breach or default under the Lease.

1.5 Rent. "Rent" means any base rent under the Lease.

1.6 Successor Landlord. "Successor Landlord" means any party, including without limitation Beneficiary, that becomes the owner of the Property as the result of a Foreclosure Event.

1.7 Termination Right. "Termination Right" means any right of Tenant to cancel or terminate the Lease or to claim a partial or total eviction arising (whether under the Lease or under applicable law) from Borrower's breach or default under the Lease.

2. Subordination.

The Lease shall be, and shall at all times remain, subject and subordinate to the Deed of Trust, the lien imposed by the Deed of Trust, and all advances made under the Deed of Trust.

3. Nondisturbance, Recognition and Attornment.

3.1 No Exercise of Deed of Trust Remedies Against Tenant. So long as the Lease is in full force and effect and Tenant is not in default under the Lease beyond any applicable cure period, Beneficiary shall not name or join Tenant as a defendant in any exercise of Beneficiary's rights and remedies arising upon a default under the Deed of Trust unless applicable law requires Tenant to be made a party thereto as a condition to proceeding against Borrower or prosecuting such rights and remedies. In the latter case, Beneficiary may join Tenant as a defendant in such action only for such purpose and not to terminate the Lease or otherwise adversely affect Tenant's rights under the Lease or this Agreement in such action.

3.2 Nondisturbance and Attornment. So long as the Lease is in full force and effect and Tenant is not in default under the Lease beyond any applicable cure period, then when Successor Landlord takes title to the Property (a) Successor Landlord shall not terminate or disturb Tenant's possession of the Property, except in accordance with the terms of the Lease and this Agreement, (b) Successor Landlord shall be bound to Tenant under all the terms and conditions of the Lease (except as provided in this Agreement), including Tenant's option to purchase rights described in Section 9 below and Landlord's Construction Obligation, (c) Tenant shall recognize and attorn to Successor Landlord as Tenant's direct landlord under the Lease as affected by this Agreement, and (d) the Lease shall continue in full force and effect as a direct lease, in accordance with its terms (except as provided in this Agreement), between Successor Landlord and Tenant. In the event of any such attornment, Tenant further waives the provisions of any statute or rule of law, now or hereafter in effect, which may give or purport to give Tenant any right or election to terminate or otherwise adversely affect the Lease and the obligation of Tenant thereunder as a result of any such foreclosure proceeding or trustee's sale.

3.3 Further Documentation. The provisions of this Section 3 shall be effective and self-operative without any need for Successor Landlord or Tenant to execute any further documents. Tenant shall, however, execute and deliver at any time and from time to time, upon the request of Borrower or Successor Landlord or of any holder(s) of any indebtedness or other obligations secured by the Deed of Trust, any instrument or certificate which, in the reasonable judgment of Successor Landlord or such holder(s), may be necessary or appropriate.

4. Protection of Successor Landlord.

Notwithstanding anything to the contrary in the Lease or the Deed of Trust, Successor Landlord shall not be liable for or bound by any of the following matters:

4.1 Claims Against Former Landlord. Any Offset Rights that Tenant may have against any Former Landlord relating to any event(s) or occurrence(s) before the date of attornment, including any claim for damages of any kind whatsoever as the result of any breach by Former Landlord that occurred before the date of attornment. The foregoing shall not limit either (a) Tenant's right to exercise against Successor Landlord any Offset Rights otherwise available to Tenant because of events occurring after the date of attornment, or (b) Successor Landlord's obligation to correct any conditions that existed as of the date of attornment and which constitutes a breach of Successor Landlord's obligations as landlord under the Lease.

4.2 Prepayments. Any payment of Rent that Tenant may have made to Former Landlord more than thirty (30) days before the date such Rent was first due and payable under the Lease with respect to any period after the date of attornment other than, and only to the extent that, the Lease expressly required such a prepayment, which shall expressly include Tenant's prepayment of $3,000,000.00 to Former Landlord, which Successor Landlord expressly recognizes hereunder.

4.3 Payment; Security Deposit. Any obligation (a) to pay Tenant any sum(s) that any Former Landlord owed to Tenant, or (b) with respect to any security deposited with Former Landlord, unless such security was actually delivered to Beneficiary or delivered to or credited by the receiver. This subsection is not intended to apply to any payments that constitute "Construction Obligations."

4.4 Modification, Amendment, or Waiver. Any modification or amendment of the Lease, or any waiver of any of the terms of the Lease, made without Beneficiary's written consent.

4.5 Surrender. Any consensual or negotiated surrender, cancellation, or termination of the Lease, in whole or in part, agreed upon between Tenant and Borrower as landlord, unless effected unilaterally by Tenant pursuant to a specific provision in the Lease.

4.6 Construction Obligations. Any Construction Obligation of Former Landlord.

5. New Lease.

Article XXVI.Upon written request of either Beneficiary or Tenant, Beneficiary and Tenant shall execute a new lease for the Property upon the same terms and conditions as in the Lease, which new lease shall cover any unexpired term of the Lease existing at the time of such request.

6. Estoppel Certificates.

Article XXVII.Whenever reasonably requested by Beneficiary, Tenant from time to time shall execute and deliver to or at the direction of Beneficiary, and without charge to Beneficiary, one or more estoppel certificates, setting forth whether Tenant has exercised any renewal option or options and any other information that Beneficiary may reasonably require to confirm the current status of the Lease, including without limitation confirmation that the Lease is and remains subordinated as provided in this Agreement.

7. Exculpation of Successor Landlord.

Article XXVIII.Notwithstanding anything to the contrary in this Agreement or the Lease, upon any attornment pursuant to this Agreement the Lease shall be deemed to have been automatically amended to provide that Successor Landlord's obligations and liability under the Lease shall never extend beyond Successor Landlord's (or its successors' or assigns') interest, if any, in the Property from time to time, including insurance and condemnation proceeds and Successor Landlord's interest in the Lease (collectively, "Successor Landlord's Interest"). Tenant shall look exclusively to Successor Landlord's Interest (or that of its successors and

assigns) for payment or discharge of any obligations of Successor Landlord under the Lease as affected by this Agreement. If Tenant obtains any money judgment against Successor Landlord with respect to the Lease or the relationship between Successor Landlord and Tenant, then Tenant shall look solely to Successor Landlord's Interest (or that of its successors and assigns) to collect such judgment. Tenant shall not collect or attempt to collect any such judgment out of any other assets of Successor Landlord.

8. Beneficiary's Right to Cure.

8.1 Notice to Beneficiary. Notwithstanding anything to the contrary in the Lease or this Agreement or the Lease, before exercising any Termination Right or Offset Right, Tenant shall provide Beneficiary with prior written notice of the breach or default by Borrower as Landlord giving rise to same (the "Default Notice") and thereafter, the opportunity to cure such breach or default as provided for below.

8.2 Beneficiary's Cure Period. After Beneficiary receives a Default Notice, Beneficiary shall have a period of thirty (30) days beyond the time available to Borrower under the Lease in which to cure the breach or default by Borrower. Beneficiary shall have no obligation to cure (and shall have no liability or obligation for not curing) any breach or default by Borrower as landlord, except to the extent that Beneficiary agrees or undertakes otherwise in writing.

8.3 Extended Cure Period. In addition, as to any breach or default by Borrower the cure of which requires Beneficiary to possess and control the Property, provided that Beneficiary undertakes within thirty (30) days after receipt of the Default Notice to exercise reasonable efforts to cure such breach or default within the period permitted by this paragraph, Beneficiary's cure period shall continue for such additional time (the "Extended Cure Period") as Beneficiary may reasonably require to obtain possession and control of the Property and to thereafter cure the breach or default with reasonable diligence and continuity. So long as any receiver of the Property has been appointed and is continuing to serve, Beneficiary shall be deemed to have possession and control of the Property.

9. Tenant's Options to Purchase.

9.1 Tenant's Early Option to Purchase. In the event that Successor Landlord takes title to the Property and so long as the Lease is in full force and effect and Tenant is not in default under the Lease beyond any applicable cure period, Tenant shall have the right to exercise against Successor Landlord the option to purchase the Property, under the terms and conditions set forth in Section 8.03 of the Lease.

9.2 Tenant's Automatic Option to Purchase. In the event that Successor Landlord takes title to the Property and so long as the Lease is in full force and effect and Tenant is not in default under the Lease beyond any applicable cure period, on the fifth (5^{th}) anniversary of the Commencement Date, Tenant's option to purchase shall automatically be exercised, and the Property shall be transferred to Tenant under the terms and conditions set forth in Section 8.04 of the Lease.

10. Miscellaneous.

10.1 Notices. All notices or other communications required or permitted under this Agreement shall be in writing and given by certified mail (return receipt requested) or by nationally recognized overnight courier service that regularly maintains records of items delivered. Each party's address is as set forth below, subject to change by notice under this Section 10.1. Notices shall be effective the next business day after being sent by overnight courier service, and three (3) business days after being sent by certified mail (return receipt requested).

Article XXIX.If to Tenant:

City of McKinney, Texas
Box 517
McKinney, Texas 75070
Attention: Paul G. Grimes

With a copy to:

Mark S. Houser
740 E. Campbell, Suite 800
Richardson, Texas 75081

Article XXX.If to Beneficiary:

LegacyBank Texas
_____
_____
Attention: _____

With a copy to:

_____
_____
_____

10.2 Successors and Assigns. This Agreement shall bind and benefit the parties, their successors and assigns, any Successor Landlord, and its successors and assigns. If Beneficiary assigns the Deed of Trust, then upon delivery to Tenant of written notice thereof accompanied by the assignee's written assumption of all obligations under this Agreement, all liability of the assignor shall terminate.

10.3 Entire Agreement. This Agreement constitutes the entire agreement between Beneficiary and Tenant regarding the subordination of the Lease to the Deed of Trust and the rights and obligations of Tenant and Beneficiary as to the subject matter of this Agreement.

10.4 Interaction with Lease and with Deed of Trust. If this Agreement conflicts with the Lease, then this Agreement shall govern as between the parties and any Successor Landlord, including upon any attornment. This Agreement supersedes, and constitutes full compliance

with, any provisions in the Lease that provide for subordination of the Lease to, or for delivery of nondisturbance agreements by, the holder of the Deed of Trust.

10.5 Beneficiary's Rights and Obligations. Except as expressly provided for in this Agreement, Beneficiary shall have no obligations to Tenant with respect to the Lease. If an attornment occurs pursuant to this Agreement, then all rights and obligations of Beneficiary under this Agreement shall terminate, without thereby affecting in any way the rights and obligations of Successor Landlord provided for in this Agreement.

10.6 Interpretation; Governing Law. The interpretation, validity and enforcement of this Agreement shall be governed by and construed under the laws of the State of Texas.

10.7 Amendments. This Agreement may be amended, discharged, or terminated, of any of its provisions waived, only by a written instrument executed by the party to be charged.

10.8 Execution. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

10.9 Party's Representations. Each party represents that it has full authority to enter into this Agreement, and its entry into this Agreement has been duly authorized by all necessary actions.

Article XXXI.IN WITNESS WHEREOF, this Agreement has been duly executed by Beneficiary and Tenant as of the date first above written.

"Tenant": CITY OF McKINNEY, TEXAS,
a Texas home-rule municipal corporation

By: _____
PAUL G. GRIMES
City Manager

"Beneficiary": LEGACYTEXAS BANK,
a Texas chartered bank

By: _____
Name: _____
Title: _____

STATE OF TEXAS)

COUNTY OF COLLIN)

On March _____, 2017, before me, the undersigned, personally appeared PAUL G. GRIMES, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the

18-044

TITLE: Consider/Discuss/Act on a Resolution Amending the 2018 - 2022 Capital Improvements Program, to Create a New CIP Project and Provide Funds for Gabe Nesbitt Park Improvements

COUNCIL GOAL: Enhance the Quality of Life in McKinney

MEETING DATE: January 16, 2018

DEPARTMENT: Parks and Recreation

CONTACT: Michael Kowski, Director of Parks and Recreation

ITEM SUMMARY:

- The Parks and Recreation Department is requesting to reallocate funds in the amount of $1,250,000 for design and construction work to further the implementation of the Gabe Nesbitt Community Park master plan.

RECOMMENDED CITY COUNCIL ACTION:

- Approval of the attached Resolution.

BACKGROUND INFORMATION:

- The MCDC approved $5,500,000 in funding for this FY17-18 to implement various elements of the Parks Master Plan.
- The approved allocation of these funds is as follows:

  $1,250,000 Finch Park Phase IV

  $1,000,000 Hike and Bike Trails

  $500,000 Land Acquisition

  $500,000 Gray Branch Park Phase 1

  $250,000 Park Accessibility

  $500,000 Al Ruschhaupt Park Restroom Renovation

  $1,500,000 Senior Center Expansion

- Since the development of the funding allocation plan, the design of the expansion of the John and Judy Gay Public Library has advanced. The facility's proposed site plan enhancements present opportunities to deliver specific elements of the Gabe Nesbitt Community Park master plan as part of that scope of work.
- This request to reallocate funds will allow the Parks & Recreation Department and Library Department to partner to construct parking, trails, park amenities, and a new roadway to connect the library area with the currently developed area of Gabe Nesbitt Community Park (near PSA).
- This request further allows the Parks & Recreation Department to evaluate and execute other improvements in that area and throughout the park, which can result in cost savings and other efficiencies if done concurrent with the library expansion project.
- Funds for this work shall be moved from Hike and Bike Trails PK1213 ($750,000) and Land Acquisition PK1701 ($500,000). Hike and Bike Trails funds were selected since this project will include pedestrian connections, and the remaining $250,000 in this project category is sufficient to continue the design of additional connections throughout the City. Land Acquisition funds were selected because we anticipate accepting over 100 acres of donated park land in the first quarter of 2018 at no cost to the City.

FINANCIAL SUMMARY:

- The Amendment of the FY2017-2018 annual CIP budget will create and fund a new CIP project - PK1806 Gabe Nesbitt Community Park Improvements in the amount of $1,250,000.

BOARD OR COMMISSION RECOMMENDATION:

- The Parks, Recreation, and Open Space Board discussed this matter at their December 14, 2017 meeting, and supported this project as presented.
- The McKinney Community Development Corporation (MCDC) conducted a Public Hearing at their December 21, 2017 meeting, and voted unanimously in favor of reallocating the funds as presented.

SUPPORTING MATERIALS:

Resolution
Presentation

RESOLUTION NO. 2018-01-___ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2017-18 BUDGET AND THE 2018 – 2022 CAPITAL IMPROVEMENTS PROGRAM

WHEREAS, as required by the City Charter, the City Manager has prepared an amendment to certain appropriations in the 2017-2018 Budget and the 2018 – 2022 Capital Improvements Program and submitted same to the City Council for its approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. Pursuant to the City Charter requirements of the City of McKinney, Texas, a Budget Amendment pertaining to the Fiscal Year 2017-2018 Budget is hereby authorized and approved.

Section 2. The budget shall be amended by transferring $750,000 from the PK1213 Hike and Bike Trail Construction Project and $500,000 from the PK1701 Land Acquisition to a new CIP project - PK1806 Gabe Nesbitt Community Park Improvements Project.

Section 3. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, ON THE 16st DAY OF JANUARY 2018.

CITY OF McKINNEY, TEXAS

_____
GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

_____
SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

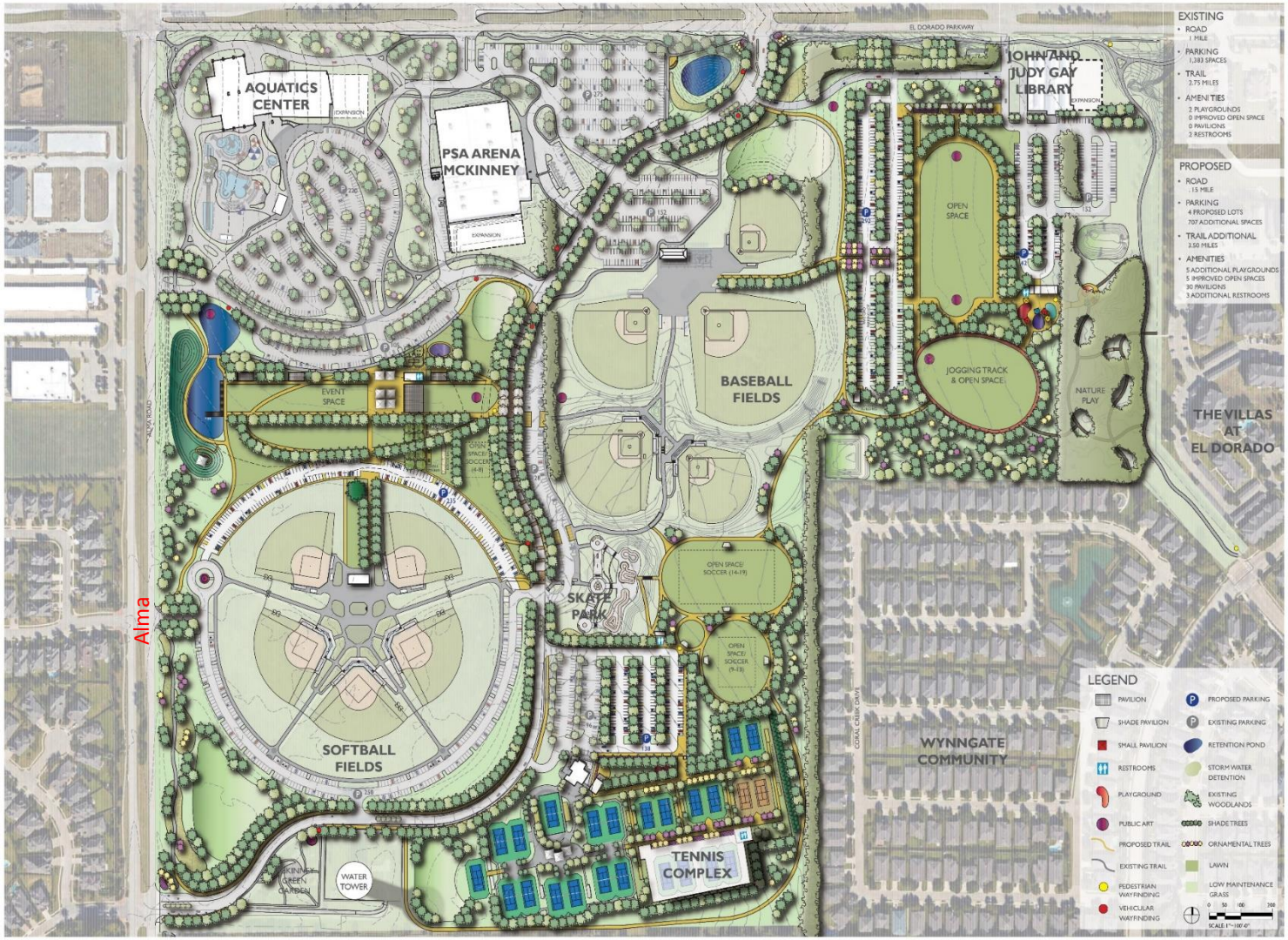
_____
MARK S. HOUSER
City Attorney

Gabe Nesbitt Community Park Improvements

City Council – January 16, 2018

McKINNEY™
TEXAS
Unique by nature.℠

Eldorado



GABE NESBITT FINAL MASTER PLAN

GABE NESBITT PARK MASTER PLAN UPDATE | OCTOBER 5, 2015 | FINAL MASTER PLAN

Master Plan Adopted in 2015

McKINNEY TEXAS
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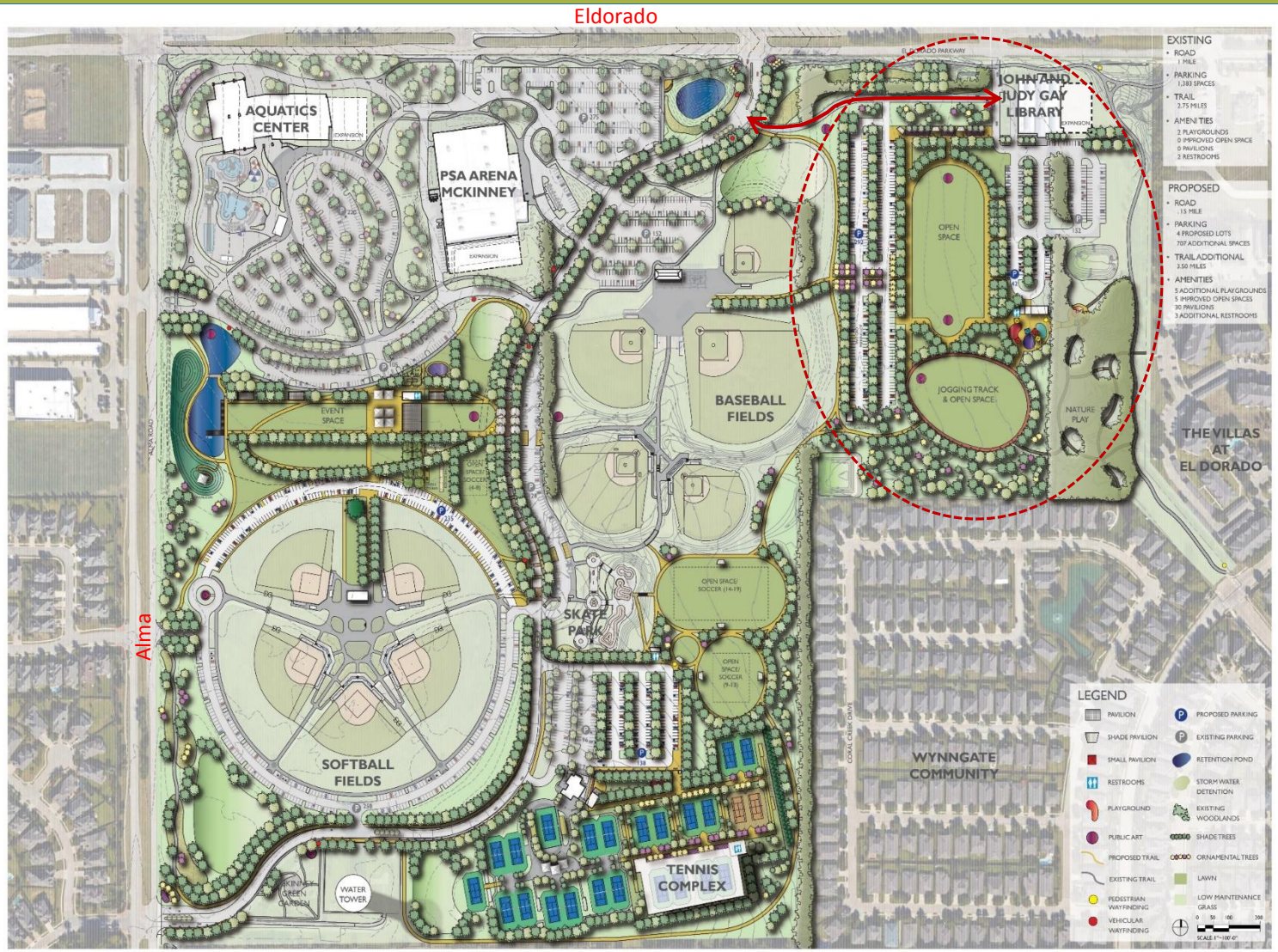

GABE NESBITT FINAL MASTER PLAN

GABE NESBITT PARK MASTER PLAN UPDATE | OCTOBER 5, 2015 | FINAL MASTER PLAN

The library expansion requires a second access point (arrow).

The circled area indicates the next major phase of the Master Plan.

McKINNEY TEXAS
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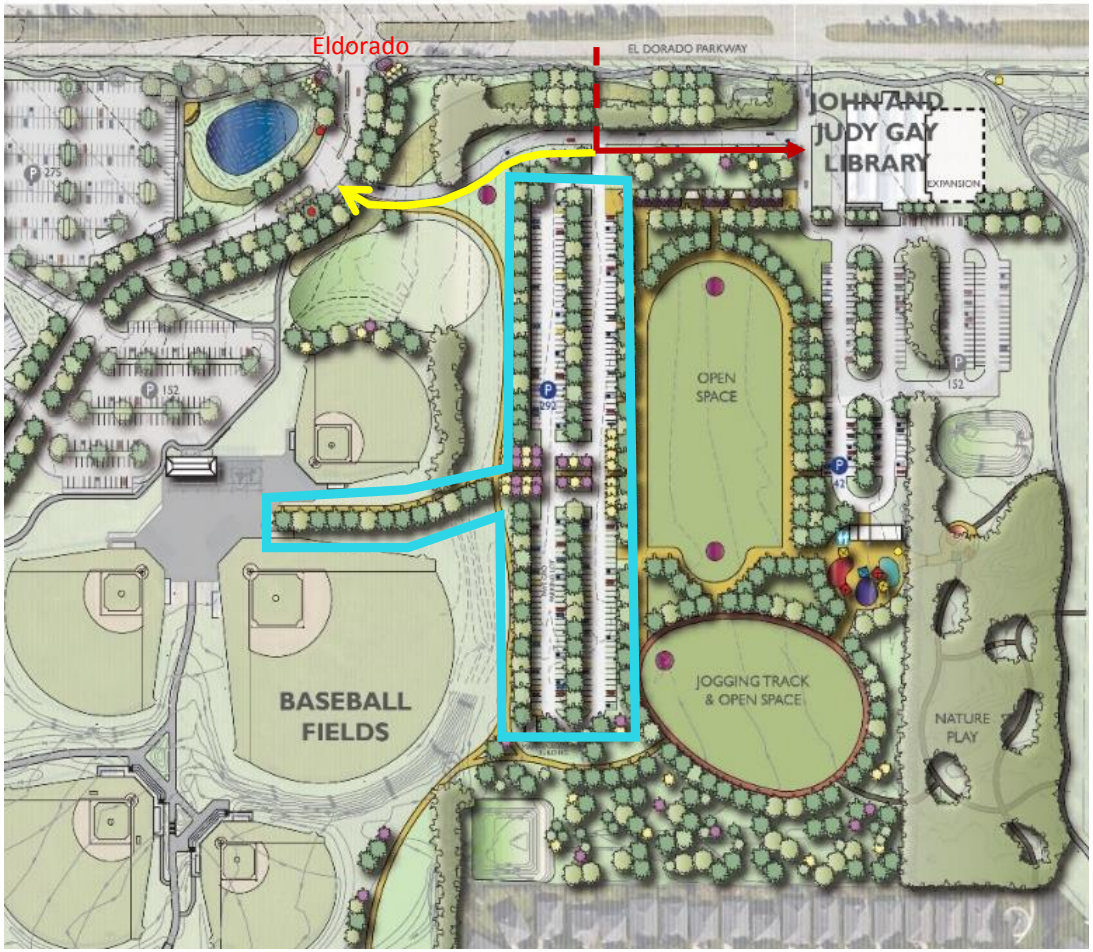

Existing

The dotted red line indicates the initial proposal for the second access connection.

The yellow line represents the connection currently under consideration.

The blue box highlights additional parking.

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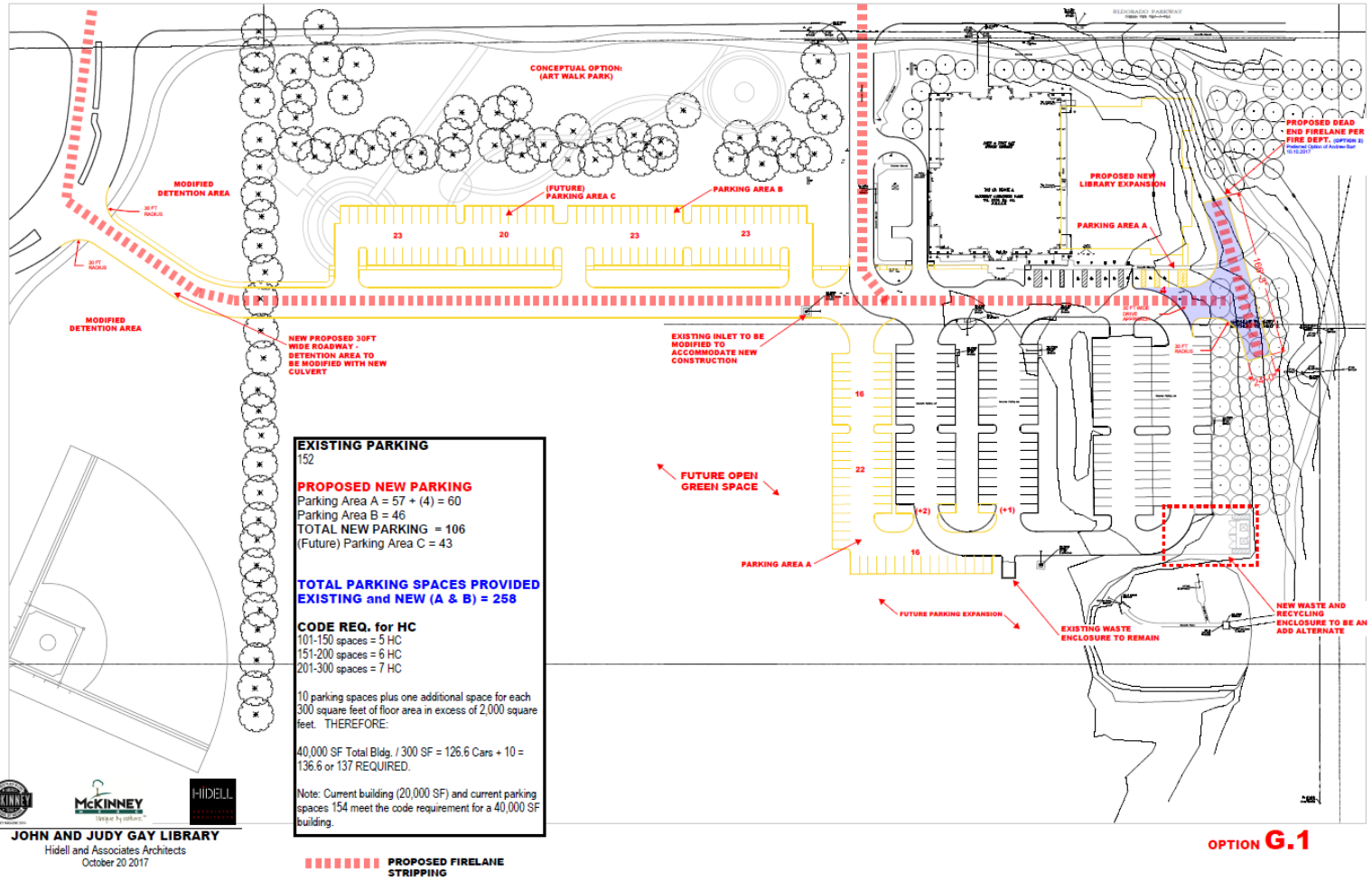
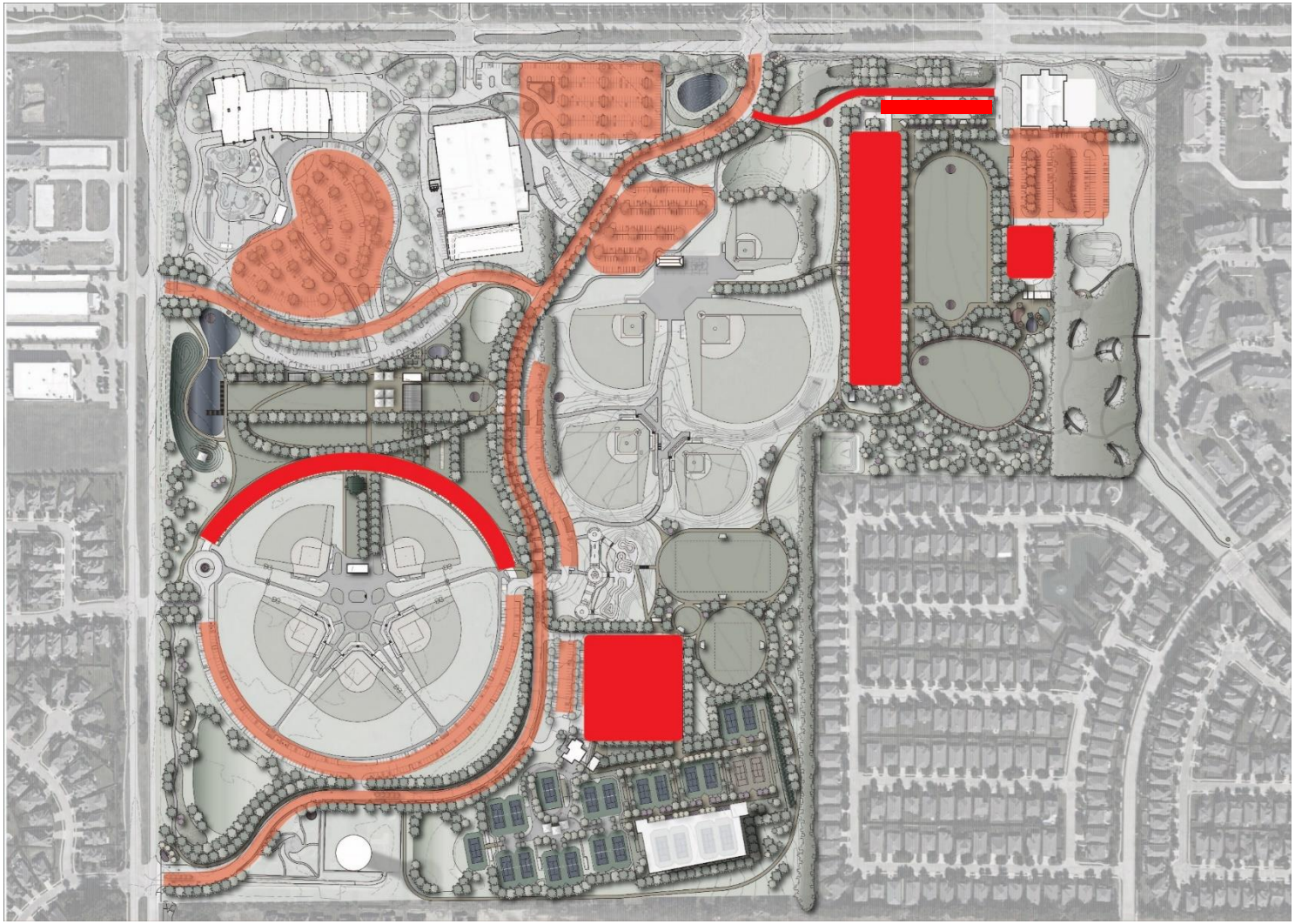
Conceptual Road and Parking Layout



McKINNEY TEXAS
Unique by nature.SM



Existing and Proposed Parking

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TEXAS
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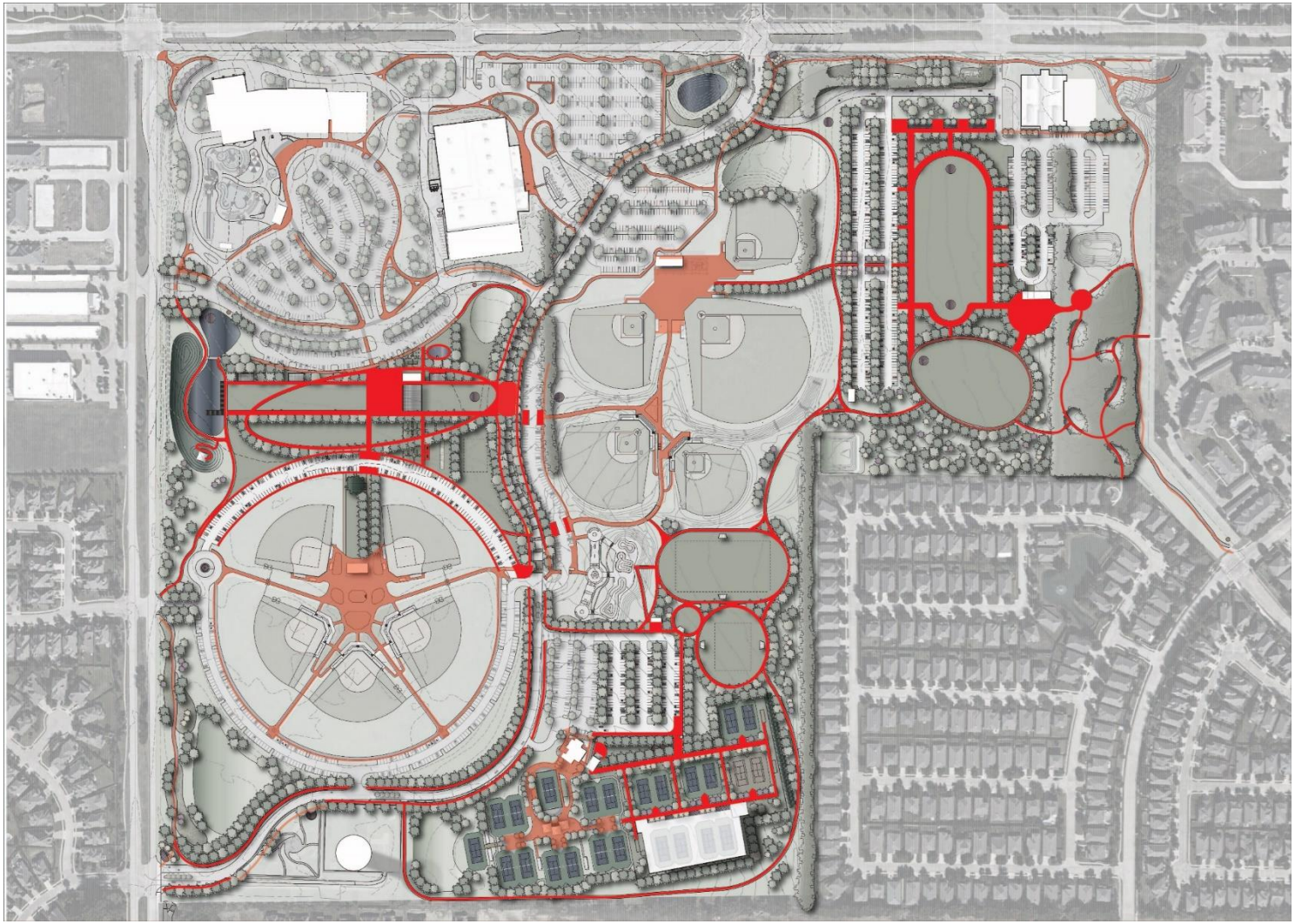

Existing and Proposed Pathways

McKINNEY™
TEXAS
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18-045

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Birkhoff, Hendricks, & Carter, LLP to Provide Consulting Engineering Services for the Update of the WA4202 - Water Master Plan, WW4209 - Wastewater Master Plan and Utility Impact Fee Project and Authorizing Any Supplemental Agreements

COUNCIL GOAL: Operational Excellence

MEETING DATE: January 16, 2018

DEPARTMENT: Development Services/Engineering

CONTACT: Nick Ataie, PE, Engineering CIP Manager
Paul Tucker, P.E., Senior Utility Engineer

RECOMMENDED CITY COUNCIL ACTION:

- Approval of Resolution.

ITEM SUMMARY:

- This Resolution authorizes the City Manager to execute a contract in the amount of $474,470 as well as all required supplemental agreements thereto, with Birkhoff, Hendricks & Carter, L.L.P. to provide professional consulting engineering services for updates to the WA4202 - Water Master Plan, WW4209 - Wastewater Master Plan and Utility Impact Fee, for a total aggregate contract amount, inclusive of any supplemental agreements, not to exceed $522,000.

BACKGROUND INFORMATION:

- As required by Chapter 395 of the Texas Local Government Code, the Planning Department will be updating the impact fees in 2018 as part of the Comprehensive Plan update.
- The water master plan and the wastewater master plan must both be updated to provide the information necessary to calculate the utility impact fees and to plan for future water and wastewater facilities.

- The project is being initiated at this time in order to perform the wastewater flow monitoring analysis during the spring of 2018 for a 60-day period to coincide with North Texas Municipal Water District (NTMWD) flow monitoring. It is anticipated NTMWD will deploy their flow meters in March 2018.
- Scope items include the following:
    - Water Demand Study - Calculate and evaluate the maximum daily, maximum hourly and minimum hourly water system demands based on the 2017 water use data and the upcoming 2018 water use data. Data will be obtained from the City for the months of July, August and September since they are typically the higher use months for water. Non-residential and residential water uses will be calculated to determine the design rates for water use.
    - Water Distribution System Master Plan - Update the current 2012 Water Distribution Master Plan hydraulic model to include the updated Future Land Use Plan (FLUP) per the updated Comprehensive Plan, and population projections for the 2018, 2028, and Buildout conditions. These models are used in the impact fee model and various water modeling efforts for the City.
    - Wastewater Master Plan - Update the current 2012 Wastewater Master Plan hydraulic model to include the updated Future Land Use Plan (FLUP) per the updated Comprehensive Plan, and population projections for the 2018, 2028, and Buildout conditions. These models are used in the impact fee model and various water modeling efforts for the City.
    - Update of Water and Wastewater Impact Fee Calculation.
    - Water Distribution Model and Wastewater Model Calibrations - Compare field data to the model results and make adjustments to the model to simulate the field data results.
    - Wastewater Flow Monitoring Analysis & Equipment - Deploy twenty-three (23) flow meters and four (4) rain gauges in collection system at major line locations to establish existing dry-weather and wet-weather basin flow patterns and unit hydrographs for inflow and infiltration.
    - Model Maintenance - Provide three years of water and wastewater model maintenance, as directed by the City, to allow for model continuity.
- Birkhoff, Hendricks, & Carter, LLP submitted a response to 15-36RFQ for Utility Design. They were one of five qualified firms shortlisted by City Council on October 20, 2015.
    - Birkhoff, Hendricks & Carter have extensive knowledge of the water and wastewater systems in McKinney and was the consultant that prepared the current water master plan and managed the utility portion of the last impact fee update.
- A proposal for the professional services for this project has been received from

Birkhoff, Hendricks & Carter, in the amount of $474,470 to perform the engineering services. The proposed fee is separated into basic services of $178,700 and $295,770 in special services. Special services will be provided on an hourly basis, as needed during the design and construction. The following is a breakdown of the basic and special services items:

- Basic Services
  - Water Demand Analysis: $13,700
  - Water Distribution System Master Plan: $58,900
  - Wastewater Collection System Master Plan: $49,600
  - Water & Wastewater Impact Fee: $56,500
- Special Services
  - Water Distribution System Calibration: $33,750
  - Wastewater Collection System Calibration: $35,700
  - Wastewater Flow Monitoring Equipment and Analysis: $171,670
  - Reproduction of Reports: $3,500
  - Model Maintenance: $51,150

FINANCIAL SUMMARY:

- This Resolution authorizes a contract with Birkhoff, Hendricks & Carter, L.L.P. for an amount not to exceed $522,000.
- Funds are available in the Capital Improvements Program WA4202 ($178,000) and WW4209 ($344,000).
- With the approval of this item $342,000 will remain in WA4202 and $176,000 will remain in WW4209.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

Resolution

RESOLUTION NO. 2018-01-___ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF $474,470 WITH BIRKHOFF, HENDRICKS & CARTER, L.L.P. FOR CONSULTING ENGINEERING SERVICES FOR THE UPDATE OF THE WATER MASTER PLAN, THE WASTEWATER MASTER PLAN AND THE UTILITY IMPACT FEE PROJECT AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF $522,000

WHEREAS, the City Council of the City of McKinney, Texas, has identified the need for updates to the Water Master Plan, Wastewater Master Plan and Utility Impact Fee; and

WHEREAS, the City has received a proposal from Birkhoff, Hendricks & Carter, L.L.P., to provide professional services for said updates.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, THAT:

Section 1. The City Manager is authorized to execute a contract in an amount of $474,470 as well as all required supplemental agreements thereto, with Birkhoff, Hendricks & Carter, L.L.P. for consulting engineering services for the update of the Water Master Plan, the Wastewater Master Plan and the Utility Impact Fee project for a total aggregate contract amount, inclusive of any supplemental agreements, not to exceed $522,000.

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, ON THE 16TH DAY OF JANUARY, 2018.

CITY OF McKINNEY, TEXAS

_____

GEORGE C. FULLER
Mayor

ATTEST:

_____

SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

APPROVED AS TO FORM:

_____

MARK S. HOUSER
City Attorney

18-046

TITLE: Consider/Discuss the Recent Implementation of EnerGov, McKinney's New Land Management Software System Developed by Tyler Technologies, Inc.

COUNCIL GOAL: Operational Excellence
Direction for Strategic and Economic Growth

MEETING DATE: January 16, 2018

DEPARTMENT: Development Services

CONTACT: Michael Quint, Executive Director of Development Services
Sid Hudson, Chief Information Officer

RECOMMENDED CITY COUNCIL ACTION:

- Receive a presentation from Staff.

ITEM SUMMARY:

- On October 16, 2017, the City of McKinney pushed its new land management software system, EnerGov, live to the public.

- Since that time, there have been a number of challenges experienced related to the implementation of this new software system.

- Staff will provide the City Council, the Development Community and members of the public with a presentation regarding the recent challenges with the implementation of the new land management software along with the current status of the new software system.

BACKGROUND INFORMATION:

- N/A

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

Presentation

Update on the EnerGov Implementation
McKinney's New Land Management System

Michael Quint, Executive Director of Development Services
Sid Hudson, Chief Information Officer

January 16, 2018

McKINNEY™ TEXAS
Unique by nature.℠

EnerGov, developed by Tyler Technologies, Inc., was pushed live to the public on October 16, 2017 after over 2 years of development and testing.

What exactly went live on 10/16/17?

- CSS (Citizen Self Service), E-Review digital plan review portal, IG Enforce and IG Inspect iPad apps, EnerGov 'back office', IVR automated inspection phone line

How did the implementation go?

- The implementation has been uneven
- Implementation issues were compounded by McKinney's extreme workload but Tyler was able to tune the system and current operations are improved
- Example challenges included: Downtime with critical functions including CSS and IVR (Voice Response); issues with "IG" iPad apps and data conversion; customers not registered in CSS and not linked to existing permits; needed re-engineering of business practice/processes was identified

What services were the most impacted?

- The Building Inspections Department (building permits) has been the most negatively impacted simply due to the sheer volume of permits they process
- The Planning and Engineering Departments' submittal timelines have not been negatively impacted

What was done to resolve issues immediately after "go-live?"

– To address immediate issues, Tyler Technologies was on-site for 3 weeks along with dedicated resources from IT and Development Services

The ongoing challenges with EnerGov appear to be focused in three main areas:

1. **External User Acceptance**
   - Customers do not know how to use the system and/or are using the system incorrectly
   - Customers' computer systems could have a series of issues that are almost impossible for Staff to troubleshoot and resolve remotely
2. **Internal User Acceptance**
   - Internal Staff is not thoroughly comfortable with the system yet
   - The software's implementation has exposed needed changes in business processes
3. **Software/Hardware Bugs and Other Issues**
   - The software and hardware is not operating as intended for various reasons
   - Needed business process changes mandate modifications to the software
   - Parts of the software that were not pushed live still need to be refined and pushed live to the public

1. What's being done to resolve External User Acceptance issues?

- Two public kiosks were installed in the lobby of the Development Services Building on which the public can come and use the new system with Staff's assistance
- Staff has created a series of "how-to" videos and manuals outlining how to properly utilize the system
    - https://www.mckinneytexas.org/1864/Citizen-Self-Service-Tutorials
- Staff facilitated a series of 26, one-hour public training sessions prior to "go-live"
- Staff continues to respond to daily calls and emails regarding how to properly use the new system

2. What's being done to resolve Internal User Acceptance issues?

- Subject matter experts in each Department continue to work with individual Staff members throughout the departments to refine knowledge of the system
- Subject matter experts in each Department have developed a series of "how-to" manuals for other Staff to utilize
- Staff in each department continue to make minor modifications to existing business processes where necessary to resolve issues

3. What is being done to resolve the identified bugs with the software and hardware?

- Staff has developed a prioritized list of all of the outstanding individual bugs and issues with the new software and hardware
- The list is monitored daily and is used to coordinate efforts between staff from IT, Development Services, and Tyler Technologies
- While bugs and issues are being addressed by IT and Tyler Technologies, temporary work-arounds and modified business processes are being identified and implemented by Development Services Staff
- Immediate issues are resolved as they arise, if possible
  - Example: In some instances, single family residential plan review times in Building Inspections were taking up to 8 weeks.
    - ✓ Issue: Some permits were being submitted in CSS but were not being screened for accuracy by Staff until the plan review began which might be weeks after the submittal. Upon review, the submittal was incorrect and a resubmittal is required prompting another delay of several weeks.
    - ✓ Resolution: Specific staff have had their duties shifted so screening occurs sooner, before the review to address potential delays caused by incorrect submittals.

What else is being done to improve the services currently being provided?

- Building Inspections Staff is evaluating if third-party plan review and inspection services can be utilized without negatively impacting ISO ratings and IAS accreditation or the quality of the plan review/building inspections
- Development Services Staff is in the process of evaluating if different hardware (Microsoft Surface Tablets) can be utilized instead of iPads to offer more functionality for Staff in the field
- Business processes continue to be re-evaluated daily to identify and implement short-term and long-term fixes
- Development Services Staff is working overtime on nights and weekends on plan review in order to improve processing timelines
- IT Staff is working overtime on nights and weekends in order to expedite EnerGov fixes

What are some of the limitations holding us back from making faster progress?

- I.T. staff is stretched to their limits with which to make fixes to EnerGov, reports, hardware resolution, etc.
  - 5 IT Department Staff members are currently dedicated to EnerGov
  - Typical staff to support such an application is a maximum of 2 for normal day to day support
  - A new Staff member has been recently hired and will start in February
- Unknown bandwidth/availability of Staff with Tyler Technologies with which to make fixes to EnerGov
  - It's unclear exactly how much assistance might eventually be needed as some software fixes may cause other issues to arise creating an ever-evolving need
- Staff from each Department within Development Services with refined knowledge of EnerGov as well as McKinney's business processes have been dedicated to identifying, testing and resolving issues and have been pulled away from other tasks
- Work-arounds for EnerGov and other business processes are not as efficient as possible which is limiting overall service levels

What will be needed from the City Council?

- While we strive to work within the current project budget, additional funds may be needed in order to request Tyler Technologies' assistance with expediting fixes to EnerGov
- Other financial resources may be necessary as we continue to evaluate the best ways to resolve issues quickly
- Staff is trying to get a thorough picture of the full scope of potential additional funding needs before approaching the City Council for approval in order to prevent the need for multiple funding requests

What's the silver lining?

- Some of our customers see the benefits of EnerGov and are letting us know!
  - *"I definitely love this new process." – Gehan Homes*

Questions?

18-047

TITLE: Consider/Discuss/Act on Filling the Vacant Position on the McKinney Armed Services Memorial Board

COUNCIL GOAL: Operational Excellence

MEETING DATE: January 16, 2018

DEPARTMENT: City Council

CONTACT: Mayor Pro Tem Rogers
Council member Chuck Branch

RECOMMENDED CITY COUNCIL ACTION:

- Fill the unexpired term on the McKinney Armed Services Memorial Board

ITEM SUMMARY:

- On January 3, 2018, George Lodge resigned as a member of the McKinney Armed Services Memorial Board (term expires September 30, 2019).

- Current members:
    - Matt Harris
    - Marlene Bockler
    - Matthew Parker
    - Colin Kimball
    - Andrew Hudson
    - Barry Brown
    - Open position

- A list of eligible applicants is attached.

FINANCIAL SUMMARY: N/A

BOARD OR COMMISSION RECOMMENDATION: N/A

SUPPORTING MATERIALS:

Applicants

McKINNEY ARMED SERVICES MEMORIAL BOARD APPLICANTS

1. James Creedon
2. Ken Davis