

Construction of Collin McKinney Parkway
(McKinney Ranch Multifamily Addition)

The ***CITY OF MCKINNEY*** ("City"), a home rule municipal corporation situated in Collin County, Texas, and ***AHC MCKINNEY RANCH OWNER, LLC*** ("Developer"), a Texas limited liability company, make and enter into this Roadway Impact Fee Credit and Developer Participation Agreement ("Agreement"), dated as of the date of execution and effective as of the Effective Date (defined herein).

WHEREAS, **Collin McKinney Parkway** is an arterial that will serve Developer's property to be known as **McKinney Ranch Multifamily Addition**, which is located on the south side of McKinney Ranch Parkway and to be bisected by the future extension of Collin McKinney Parkway in the City of McKinney, Collin County, Texas (the "Property"); and

WHEREAS, Developer will construct certain onsite and offsite roadway improvements on **Collin McKinney Parkway** identified herein below; and

WHEREAS, City has identified **Collin McKinney Parkway** on the City's roadway improvement plan, which is a part of the City's Roadway Impact Fee Ordinance; and

WHEREAS, City has agreed that Developer shall dedicate the necessary right-of-way and construct three (3) lanes of an approximately one thousand three hundred twenty-seven linear foot (1,327') portion of **Collin McKinney Parkway** (the "Onsite Roadway Improvements"); and

WHEREAS, for the construction of the Onsite Roadway Improvements, Developer shall receive impact fee credits, which shall attach to the Property, and

WHEREAS, City has agreed that Developer shall also construct three (3) lanes of an approximately three hundred fifty-four linear foot (354') portion of **Collin McKinney Parkway** (the "Offsite Roadway Improvements"); and

WHEREAS, the Offsite Roadway Improvements being constructed by Developer will benefit the City by significantly increasing the roadway and transportation capacities associated with the Offsite Roadway Improvements and speed up the ability to provide necessary services to the Property; and

WHEREAS, Texas Local Government Code § 212.071, et seq., authorizes the City to participate in the cost of construction of Public Improvements, as hereinafter defined, at a level not to exceed thirty percent (30%) of the total contract price for a developer's construction of public improvements; and

WHEREAS, City has agreed to participate in the cost of the Developer's construction of the Offsite Roadway Improvements up to a level not to exceed thirty percent (30%) of the Total Contract Price, as hereinafter defined, for Developer's Public Improvements.

NOW THEREFORE, in consideration of these premises, the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which both Parties acknowledge, the City and Developer agree as follows:

ARTICLE I

DEFINITIONS

A. Definitions.

1. *City* means the City of McKinney, a Texas home-rule city and municipal corporation situated in Collin County, and includes its representatives, agents, assigns, inspectors, contractors, employees and consultants.
2. *Developer* means **AHC MCKINNEY RANCH OWNER, LLC**, its representatives, agents, contractors, employees, and consultants.
3. *Development Unit* is the expression of the magnitude of the transportation demand created by each land use planned within a particular development and is used to compute the number of service units consumed by each individual land use application.
4. *Effective Date* means the date on which City accepts the construction of Roadway Improvements.
5. *Notice* means any formal notice or communication required or permitted to be given by one Party to another by this Agreement.
6. *Offsite Roadway Improvements* means right of way preparation, paving excavation, construction of concrete paving, curbs, signage, roadway transitions, turn lanes, pavement markings, sidewalks, irrigation,

landscaping, lighting and any other improvements necessary for a complete roadway system, and all engineering, surveying, inspection and permit fees for the three (3) lanes of **Collin McKinney Parkway**, approximately 354 linear feet in length, that is to be constructed on the property located immediately west of the **McKinney Ranch Multifamily Addition** subdivision, that is the subject of this Agreement.

7. *Onsite Roadway Improvements* means right of way preparation, paving excavation, construction of concrete paving, curbs, signage, roadway transitions, turn lanes, pavement markings, sidewalks, irrigation, landscaping, lighting and any other improvements necessary for a complete roadway system, and all engineering, surveying, inspection and permit fees for the three (3) lanes of **Collin McKinney Parkway**, approximately 1,327 linear feet in length, that is to bisect the **McKinney Ranch Multifamily Addition** subdivision, that is the subject of this Agreement.
8. *Ordinance* means the “McKinney Impact Fees Article – Roadways” as set forth in Section 130-103, *et seq.*, of the Code of Ordinances, City of McKinney, Texas, and as it may further be amended, including any schedules or exhibits attached thereto.
9. *Parties* means the City and Developer.
10. *Property* means Developer’s property known as **McKinney Ranch Multifamily Addition**, a description of which is attached hereto as Exhibit A.
11. *Public Improvements* means the roadways, water mains, sanitary sewer mains and stormwater mains necessary to serve the Property. For avoidance of doubt, the term “Public Improvements” shall not include those costs related to the relocation of existing franchise utility lines or service lines or the construction of any building on the Property, or those costs related to the grading and/or site preparation of the Property.
12. *Reimbursement Amount* means that amount to be reimbursed to Developer in accordance with Article II, Paragraph A of this Agreement, not to exceed the lesser of: (i) **Eight Hundred Thirty Thousand One Hundred Eighty-Six and Zero/100^{ths} Dollars (\$830,186.00)**, said amount being equal to Developer’s cost to construct the Offsite Roadway Improvements; or (ii) thirty percent (30%) of the Total Contract Price.
13. *Roadway Project* means the Onsite Roadway Improvements and Offsite Roadway Improvements, depicted on the civil engineering plans for **McKinney Ranch Multifamily Addition**, attached hereto as Exhibits “B-1” and “B-2” and on file in the City of McKinney Engineering Department.

14. *Total Contract Price* means the total cost contained in the contract executed by Developer covering the construction of the Public Improvements necessary to serve the Property.

B. Interpretation of Terms, and Incorporation of Exhibits.

Except where the context otherwise clearly requires, in this Agreement: words imparting the singular will include the plural and vice versa;

1. all exhibits attached to this Agreement are incorporated by reference for all pertinent purposes as though fully copied and set forth at length; and
2. references to any document means that document as amended or as supplemented from time to time; and references to any party means that party, its successors, and assigns.

ARTICLE II

***DEVELOPER PARTICIPATION
IN ROADWAY IMPROVEMENTS***

A. Roadway Improvements

1. Developer shall construct the Roadway Project depicted on the attached Exhibits B-1 and B-2. Developer shall construct all Onsite Roadway Improvements and Offsite Roadway Improvements appurtenant to the Roadway Project.
2. At this time, the Onsite Roadway Improvements shown on Exhibit B-1 are included in the City's Roadway Improvement Plan ("RIP"). Therefore, Developer is eligible for the following impact fee credits under the Ordinance:
 - a. City agrees to grant Developer impact fee credits in conjunction with the acceptance of the Onsite Roadway Improvements. The impact fee credits shall vest and attach to the Property as of the Effective Date.
 - b. The impact fee credits which shall attach to the Property under this Agreement shall cover **350.00** development units (756.00 vehicle-miles of demand) for the design, construction and dedication to the City, at no cost to City, of approximately one thousand three hundred twenty-seven linear feet (1,327') of the three lanes of **Collin McKinney Parkway**.

3. In addition, Developer has agreed to construct the Offsite Roadway Improvements shown on Exhibit B-2. Subject to the terms contained in subparagraph A.5 hereinbelow, City shall pay Developer the Reimbursement Amount, in an amount not to exceed the lesser of: (i) **Eight Hundred Thirty Thousand One Hundred Eighty-Six and Zero/100th Dollars (\$830,186.00)**, said amount being equal to the cost to Developer to construct the Offsite Roadway Improvements, as further described in the Opinion of Probable Cost attached hereto as Exhibit C and incorporated herein by reference; or (ii) thirty percent (30%) of the Total Contract Price.
4. Developer understands that as a part of constructing the Offsite Roadway Improvements, Developer shall comply with the requirements contained in Chapter 212, Subchapter C of the Local Government Code, including (i) Developer's execution of a performance bond for the construction of the Offsite Roadway Improvements to ensure completion of said project; and (ii) Developer making available to the City its books and other records relating to the Offsite Roadway Improvements.
5. The City shall pay Developer, within 30 days, the Reimbursement Amount upon the occurrence of the following:
 - a. City's final acceptance of the Offsite Roadway Improvements;
 - b. Developer delivering to City a copy of its contract covering the construction of the Public Improvements necessary to serve the Property, including detailed breakdowns showing the type of work performed on the Property and the Total Contract Price, subject to audit and verification by the City of said costs;
 - c. City's confirmation that Developer has complied with the terms of this Agreement and all relevant provisions of state law, including Chapter 212, Subchapter C of the Local Government Code;
 - d. Developer furnishing the City a good and sufficient maintenance bond in the amount of fifteen percent (15%) of the Total Contract Price, with a reputable and solvent corporate surety, in favor of the CITY, to indemnify the CITY against any repairs arising from defective workmanship or materials used in any part of the construction of the Public Improvements, for a period of at least two (2) years from the date of final acceptance of such Public Improvements;
 - e. Developer providing the City with "as built" plans for the Public Improvements; and
 - f. City's confirmation that the necessary funds are available.

ARTICLE III

IMPACT FEE CREDITS

A. *Assignment and Expiration of Roadway Impact Fee Credits*

The Impact Fee Credits granted under this agreement may be assigned by Developer one time to an entity controlled or under common control with Developer without the City's prior consent but shall otherwise only be assigned with the City's consent pursuant to Section 130-111(b)(2) of the Ordinance. The impact fee credits shall have no expiration; but in any event, the impact fee credits shall only be applied to the Property. Application of the impact fee credits to future developed lots and any reimbursement for unused impact fee credits shall be governed by the Ordinance.

B. *Value of Roadway Improvements*

Developer and City agree that the value of the Onsite Roadway Improvements shall be expressed in Development Units.

C. *Use of Impact Fee Credits*

Impact fee credits shall be used as development occurs on the Property. Unused impact fee credits shall not be transferable and cannot be applied to other fees, converted to cash, or used on other tracts; however, impact fee credits shall be subject to any reimbursements allowed by then existing ordinances. Upon the exhaustion of the impact fee credits by Developer on the Property, any additional development on the Property (such as the creation of additional lots) shall pay then existing Roadway impact fees or receive credits for construction of additional roadway improvements under then existing ordinances.

D. *Developer Responsibilities under Development Ordinances*

Nothing herein shall relieve the Developer from its responsibilities for construction of public improvements under applicable development ordinances upon development of the Property.

ARTICLE IV

AGREEMENT MAY NOT BE PLEDGED AS COLLATERAL

Developer may not pledge this Agreement, or any credits granted hereunder, as collateral for purposes of securing financing for development of the Property.

ARTICLE V

GENERAL PROVISIONS

A. *Notice of Default; Opportunity to Cure; Remedies*

1. Should any Party allege that the other has defaulted in the performance of any obligation hereunder, it will provide at least thirty (30) days written notice to the other Party specifying the nature of the alleged default and opportunity to cure the default before exercising any remedy related to the alleged default.
2. Upon the failure of either Party to comply with the provisions of this Agreement, which failure continues beyond the thirty (30) day notice and cure period provided above, the other Party shall have the right to enforce the terms and provisions of this Agreement by specific performance, or by such other legal or equitable relief to which the non-defaulting Party may be entitled.
3. Any remedy or relief described in this Agreement shall be cumulative of and in addition to any other remedies and relief available at law or in equity.
4. The foregoing notwithstanding, it is understood and agreed that in addition to any other remedy which the City may have upon default by Developer under this Agreement, should Developer fail to comply with the Subdivision Ordinance or any City development regulation, the City may terminate this Agreement. Upon termination pursuant to this subsection, all impact fee credits shall terminate.

B. *Entire Agreement; Interpretation of this Agreement*

1. This Agreement including any attached exhibits is the entire agreement between the Parties and supersedes all prior or contemporaneous understandings or representations, whether oral or written, respecting the subject matter herein. If there is a conflict between this Agreement and prior written or verbal representations, this Agreement shall control.
2. This Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strictly for or against either Party.

C. *Amendment*

No amendment of this Agreement will be effective unless it is in writing and signed by the duly authorized representatives of the Parties hereto, which amendment will

incorporate this Agreement in every particular not otherwise changed by the amendment.

D. No Amendment of Other Agreement

Unless otherwise expressly stipulated herein, this Agreement is separate from and will not constitute an amendment or modification of any other agreement between the Parties.

E. Other Instruments, Actions

The Parties hereto agree that they will take such further actions and execute and deliver such other and further consents, authorizations, instruments, or documents as are necessary or incidental to effectuate the purposes of this Agreement.

F. No Third Party Beneficiaries

Except as expressly provided herein, nothing herein shall be construed to confer upon any person other than the Parties hereto any rights, benefits or remedies under or because of this Agreement.

G. Applicable Law; Venue

This Agreement shall be construed under and according to the laws of the State of Texas. Personal jurisdiction and venue for any suit arising hereunder shall be in Collin County, Texas.

H. Severability

The provisions of this Agreement are severable, and if any court shall ever hold any word, phrase, clause, sentence, paragraph, section, or other part of this Agreement or the application of it to any person or circumstance of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such word, phrase, clause, sentence, paragraph, section, or other part of this Agreement to other persons or circumstances will not be affected by that and this Agreement will be construed as if it had never contained such invalid or unconstitutional portion therein.

I. Counterparts

The Parties may execute this Agreement in one or more duplicate originals each of equal dignity.

J. Notices

For the purposes of Notice, the addresses of the Parties will, until changed as provided below, be as follows:

DEVELOPER:

AHC McKinney Ranch Owner, LLC
Attn: Paul Forbes
9805 Katy Freeway, Suite 550
Houston, Texas 77024

CITY OF MCKINNEY:

Office of the City Manager
401 E. Virginia Street
McKinney, Texas 75069

The Parties will have the right from time to time to change their respective addresses upon written notice to the other Party. If any date or notice period described in this Agreement ends on a Saturday, Sunday or legal holiday, the applicable period for calculating the Notice will be extended to the first business day following such Saturday, Sunday or legal holiday.

K. No Waiver of Development Ordinances

No waiver of any provision of this Agreement will be deemed to constitute a waiver of any other provision or any other agreement between the Parties. No waiver of any provision of this Agreement will be deemed to constitute a continuing waiver unless expressly provided for by written amendment to this Agreement; nor will the waiver of any default under this Agreement be deemed a waiver of any subsequent defaults of the same type. Nothing herein shall waive any obligations of Developer under applicable ordinances, including but not limited to the subdivision ordinance, the sewer and water impact fee ordinance, or the roadway impact fee ordinance.

L. Attorney's Fees

Should either Party be required to resort to litigation to enforce the terms of this Agreement, the prevailing Party, plaintiff or defendant, shall be entitled to recover its costs, including reasonable attorney's fees, court costs, and expert witness fees, from the other Party. If the court awards relief to both Parties, each will bear its own costs in their entirety except as otherwise specified by the court.

M. Governmental Authority

Nothing in this Agreement shall be construed to limit, restrict, modify, or abrogate the City's governmental authority or ordinances respecting the facilities and roadway improvements contemplated by the terms of this Agreement except as specifically waived or modified herein or by specific action of the City Council, nor the City's duty to provide for the public health, safety, and welfare in the construction or maintenance of the same.

N. Assignability

This Agreement may be assigned one time by Developer to an entity controlled by or under common control with Developer without the consent of the City, but shall not otherwise be assignable by Developer without the prior written consent of the City.

O. Binding Obligation

This Agreement shall be binding upon and inure to the benefit of the Parties and their representatives, successors, and assigns.

P. Waiver of Claims.

Developer has voluntarily agreed to undertake the construction of the Roadway Improvements for the Roadway Project in exchange for impact fee credits to be applied to the Property. The construction of the Roadway Project is not a condition of approval or acceptance the development of the Property. **Developer waives any statutory or state constitutional takings claims under the Texas Constitution and Chapter 395 of the Tex. Loc. Gov't. Code and any federal constitutional claims. Developer further releases City from any and all claims based on excessive or illegal exactions. Developer acknowledges the receipt of good and valuable consideration for the release and waiver of such claims. Developer shall indemnify and hold harmless City from any claims and suits of third parties, including but not limited to Developer's successors, assigns, grantees, vendors, trustees or representatives, brought pursuant to this Agreement or the claims or types of claims described in this paragraph.**

[Signature Page Follows]

CITY OF MCKINNEY

By: _____
PAUL G. GRIMES
City Manager

ATTEST:

EMPRESS DRANE
City Secretary
TENITRUS PARCHMAN
Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

DEVELOPER:

AHC MCKINNEY RANCH OWNER, LLC,
a Texas limited liability company

By: AHC MCKINNEY RANCH MANAGER, LLC,
a Texas limited liability company
Its Manager

By: AHC MCKINNEY RANCH GP, LLC,
a Texas limited liability company
Its Manager

By: AHI GENERAL PARTNER HOLDINGS
II, LLC, a Texas limited liability company
Its Manager

By: _____
PAUL FORBES
Manager

Date Signed: _____

THE STATE OF TEXAS,
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared PAUL G. GRIMES, City Manager of the **CITY OF MCKINNEY**, a Texas Municipal Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he has executed the same on the City's behalf.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____
DAY OF _____, 2025.

Notary Public _____ County, Texas
My commission expires _____

THE STATE OF TEXAS,
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2025, by PAUL FORBES, in his capacity as Manager of *AHI GENERAL PARTNER HOLDINGS II, LLC*, a Texas limited liability company, Manager of *AHC MCKINNEY RANCH GP, LLC*, a Texas limited liability company, Manager of *AHC MCKINNEY RANCH MANAGER, LLC*, a Texas limited liability company, Manager of ***AHC MCKINNEY RANCH OWNER, LLC***, a Texas limited liability company, known to me to be the person who name is subscribed to the foregoing instrument and that he executed the same on behalf of and as the act of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2025.

Notary Public Dallas County, Texas
My commission expires _____

PREPARED IN THE OFFICES OF:

BROWN & HOFMEISTER, L.L.P.
740 East Campbell Road, Suite 800
Richardson, Texas 75081
214/747-6100
214/747-6111 Fax

EXHIBIT A
Description of Property
(Containing Approximately 18.215 Acres of Land)

BEING all of a tract of land situated in the J. Phillips Survey, Abstract Number 719, in the City of McKinney, Collin County, Texas and being all of a called 18.226 acres described in a Special Warranty Deed to RPGC McKinney Ranch, LLC, recorded by Instrument Number 20210510000932610, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows;

BEGINNING at a five-eighths inch capped iron rod with an illegible cap found for the northwest corner of said 18.226 acre tract, the northeast corner of Block B, Foxworth Galbraith Addition, according to the plat recorded in Volume B, Page 125, Map Records, Collin County, Texas (M.R.C.C.T.) and the south right-of-way line of McKinney Ranch Parkway (a variable width right-of-way);

THENCE North 89 degrees 02 minutes 39 seconds East, a distance of 111.08 feet along the north line of said 18.226 acre tract and the south line of said McKinney Ranch Parkway to a five-eighths inch capped iron rod with an illegible cap found;

THENCE North 89 degrees 06 minutes 53 seconds East, a distance of 602.76 feet to a point from which a five-eighths inch capped iron rod with an illegible cap found bears South 81 degrees 38 minutes 57 seconds West, a distance of 0.88 feet, a five-eighths inch capped iron rod stamped "Westwood bears North 01 degrees 25 minutes 42 seconds West a distance of 10.59 feet and five-eighths inch capped iron rod stamped "Westwood" bears North 00 degrees 03 minutes 04 seconds West, a distance of 6.79 feet;

THENCE South 00 degrees 02 minutes 21 seconds West, passing a five-eighths iron rod found at 148.03 feet, passing a five-eighths iron rod found at 324.13 feet, passing a one-half inch iron rod found at 619.05 feet, and continuing on for a total of 1,122.65 feet to a one-half inch capped iron rod stamped "McAdams" found for the southeast corner of said 18.226 acre tract, the northeast corner of McKinney South Substation Addition according to the plat recorded by Instrument Number 20100901010001660, O.P.R.C.C.T. and the west line of a called 34.5616 acre tract of land described in a General Warranty Deed to TCI McKinney 34, recorded in Volume 6072, Page 9, Deed Records Collin County, Texas (D.R.C.C.T.);

THENCE South 89 degrees 45 minutes 14 seconds West, a distance of 704.79 feet along the south line of said 18.226 acre tract and the north line of said McKinney South Substation Addition to a one-half inch capped iron rod stamped "Bohler Eng" set at the southwest corner of said 18.226 acre tract, the northwest corner of said McKinney South Substation Addition and the east line of Block A of the said Foxworth Galbraith Addition;

THENCE North 00 degrees 25 minutes 18 seconds West, a distance of 1,114.54 feet to the **POINT OF BEGINNING** containing 793,439 square feet or 18.215 acres, more or less.

[illegible]

EXHIBIT C
Opinion of Probable Cost
(consisting of the following four (4) pages)

Collin McKinney Parkway (Oncor Portion) QUANTITY TAKEOFF Prepared by Bohler, with notes for assumptions	BE JN: TXA230021.00	
	Location: MCKINNEY, TX	
	Acreage	Date
	0.83 (LOD)	8/21/2025

NOTES AND ASSUMPTIONS

- 1) The quantities shown in this document were taken from the Collin McKinney Parkway Preliminary Engineering set as of 8/18/2025 and are subject to change as the permit set progresses.
- 2) Quantities shown are for the portion of the proposed Collin McKinney Parkway located within Oncor's property only.
- 3) Earthwork quantities shown do not take shrink and swell of the soil into account.
- 4) All unit prices shown were provided by Allen Harrison Company on 8/18/25.
- 5) Pricing excludes inspection, impact, and bonding costs affiliated with these improvements.



Collin McKinney Parkway (Oncor Portion) QUANTITY TAKEOFF Prepared by Bohler, with notes for assumptions		BE JN: TXA230021.00 Location: MCKINNEY, TX		
		Acreage (LOD)		Date
		0.83		8/21/2025
ROADWAY PAVING	UNIT PRICE	UNIT	QUANTITY	TOTAL
8" REINFORCED CONC. PAVING (W/CURB)	\$105	SY	1,640	\$172,200
8" LIME STABILIZED SUBGRADE	\$15	SY	1,750	\$50,250
4" REINFORCED CONCRETE SIDEWALK	\$69	SY	420	\$28,980
BARRIER FREE RAMP	\$380	EA	4	\$1,520
TRAFFIC CONTROL	\$25,000	LS	1	\$25,000
SIGNS (STREET BLADES, STOP, ETC.)	\$923	EA	6	\$5,538
LANE STRIPING	\$6	LF	1,130	\$7,198
PAVEMENT MARKINGS	\$752	EA	6	\$4,512
ASPHALT TRANSITIONS	\$2,500	EA	2	\$5,000
ROADWAY PAVING TOTAL				\$300,198
STORM SEWER	UNIT PRICE	UNIT	QUANTITY	TOTAL
5' x 4' CONCRETE BOX (CL III)	\$384	LF	115	\$44,160
24" DIA. RCP (CL III)	\$85	LF	110	\$9,350
18" DIA. RCP (CL III)	\$66	LF	50	\$3,300
CONCRETE HEADWALL	\$17,748	EA	1	\$17,748
5' CURB INLET	\$9,100	EA	2	\$18,200
RIPRAP (D ₅₀ = 12")	\$21	SF	1,055	\$22,155
TRENCH SAFETY	\$1	LF	275	\$275
TESTING (EXCLUDING GEOTECH)	\$2	LF	275	\$550
STORM SEWER TOTAL				\$115,738

Collin McKinney Parkway (Oncor Portion) QUANTITY TAKEOFF Prepared by Bohler, with notes for assumptions		BE JN: TXA230021.00			
		Location: MCKINNEY, TX			
		Acreage (LOD) 0.83			
		Date 8/21/2025			
GRADING AND EARTHWORK		UNIT PRICE	UNIT	QUANTITY	TOTAL
IMPORT		\$18	CY	3,400	\$61,200
EARTHWORK		\$20	CY	4,070	\$81,400
GRADING AND EARTHWORK TOTAL					\$142,600
EROSION CONTROL		UNIT PRICE	UNIT	QUANTITY	TOTAL
SILT FENCE		\$2	LF	880	\$1,813
EROSION BLANKET		\$53	SY	1,190	\$63,070
ROCK CHECK DAM		\$1,300	EA	2	\$2,600
HYDROSEEDING		\$5,150	AC	0.23	\$1,185
SWPPP COMPLIANCE		\$600	LS	1.00	\$600
INLET PROTECTION		\$95	EA	2	\$190
EROSION CONTROL TOTAL					\$69,457
UTILITIES		UNIT PRICE	UNIT	QUANTITY	TOTAL
POWER TO LIGHT POLE		\$43	LF	1,200	\$51,000
LIGHT POLE		\$6,000	EA	2	\$12,000
TRENCH SAFETY		\$2	LF	20	\$40
TESTING (EXCLUDING GEOTECH)		\$3	LF	20	\$60
UTILITIES TOTAL					\$63,100
DEMOLITION		UNIT PRICE	UNIT	QUANTITY	TOTAL
TREE REMOVAL		\$35	EA	40	\$1,400
GRAVEL PAVING REMOVAL		\$50	SY	280	\$14,000
CONCRETE HEADWALL REMOVAL		\$1,500	EA	1	\$1,500
TRAFFIC BARRICADE REMOVAL		\$550	EA	1	\$550
EXISTING WATER VALVE VERTICAL RESET		\$500	EA	2	\$1,000
EXISTING SANITARY SEWER MANHOLE RIM VERTICAL RESET		\$500	EA	1	\$500
DEMOLITION TOTAL					\$18,950
OTHER/MISC		UNIT PRICE	UNIT	QUANTITY	TOTAL
CONTINGENCY		10.00%	LS	1	\$71,004
PERMIT FEES		\$24,852	LS	1	\$24,852
CONSULTANT COSTS		\$24,286	LS	1	\$24,286
OTHER/MISC					\$120,142

OPC Cost Summary - 2

Collin McKinney Parkway (Oncor Portion)		BE JN:	TXA230021.00
QUANTITY TAKEOFF		Location:	MCKINNEY, TX
Prepared by Bohler, with notes for assumptions		Acreage (LOD)	Date
		0.83	8/21/2025
SUMMARY			
SECTION		COST	
ROADWAY PAVING		\$300,198	
STORM SEWER		\$115,738	
GRADING AND EARTHWORK		\$142,600	
EROSION CONTROL		\$69,457	
UTILITIES		\$63,100	
DEMOLITION		\$18,950	
OTHER/MISC		\$120,142	
TOTAL		\$830,186	

OPC Cost Summary - 3