Developer Participation Agreement for the Construction of Certain Water Line Improvements

(Highland Lakes Phase 1 Subdivision)

This Developer Participation Agreement for the Construction of Certain Water Line and Related Infrastructure Improvements (the "Agreement") is made and entered into as of this _____ day of ______, 2022 (the "Effective Date"), by and between *TMPG HIGHLAND LAKES, LLC*, a Delaware limited liability company ("Developer"), and the *CITY OF MCKINNEY, TEXAS* ("McKinney" or the "City"), sometimes referred to collectively as the "Parties," on the terms and conditions hereinafter set forth.

- WHEREAS, Developer is constructing an approximately 429 lot residential subdivision on approximately 140.047 acres of land (the "Highland Lakes Phase 1 Subdivision") on property located generally on the north side of Bloomdale Road and on the west side of Ridge Road in the City of McKinney, Texas, as more fully described in Exhibit A attached hereto and incorporated by reference; and
- WHEREAS, Developer is constructing certain items of public infrastructure including certain sanitary sewer line improvements, water line improvements, storm drainage improvements and roadway improvements (the "Developer's Public Improvements"); and
- WHEREAS, Developer has entered into agreements with a General Contractor for the construction of the Developer's Public Improvements necessary for its development of the Highland Lakes Phase 1 Subdivision (the "Contract"), a copy of which is attached hereto as Exhibit B and incorporated herein by reference, which improvements when completed will be dedicated to the public; and
- WHEREAS, City desires that certain water line improvements and related infrastructure improvements necessary to serve the Highland Lakes Phase 1 Subdivision, (the "McKinney Public Improvements") depicted in Exhibit C attached hereto and incorporated herein by reference, be constructed by Developer, and has requested that the scope of work under the Contract be modified to include the McKinney Public Improvements; and
- WHEREAS, the construction of the Developer's Public Improvements together with the McKinney Public Improvements (collectively referred to as the "Public Improvements") by Developer will benefit McKinney and improve the ability to provide necessary services to the properties located adjacent thereto; and
- WHEREAS, Texas Local Government Code, Section 212.071, et seq., authorizes McKinney to contract with Developer and participate in the cost of

construction for public improvements so long as the limit of participation does not exceed thirty percent (30%) of the total Contract price and the improvements are related to the development; and

WHEREAS, McKinney has determined that the cost of the McKinney Public Improvements when added to the cost of the Developer's Public Improvements (the sum of which is referred to herein as the "Total Contract Price") does not exceed thirty percent (30%) of the Total Contract Price.

NOW, THEREFORE, in consideration of the covenants and conditions contained in this Agreement, McKinney and Developer agree as follows:

Recitals Incorporated.

All of the foregoing recitals are hereby found to be true and correct and they are hereby approved and incorporated into the body of this Agreement as if copied in their entirety.

2. Representation of Developer.

Developer hereby represents, avers and warrants that it has been designated as, and is working in the capacity of, the developer of the Highland Lakes Phase 1 Subdivision.

Addendum to Contract to include McKinney Public Improvements.

This Agreement, when executed by Developer and McKinney, will constitute an addendum to the Contract so that the scope of work for the McKinney Public Improvements, depicted in Exhibit C, attached hereto and incorporated herein for all purposes, will be added to and incorporated in the scope of work set forth in the Contract, for which McKinney shall share responsibility for payment. Developer and McKinney agree that the McKinney Public Improvements shall be constructed in strict accordance with the design plans approved by the City Engineer and on file in the office of the City Engineer.

4. <u>Public Improvements to be Constructed by Developer.</u>

All Public Improvements shall be constructed in accordance with plans and specifications therefor which conform to the ordinances and regulations of, and are approved by, McKinney. The McKinney Public Improvements shall be completed and finally accepted by the City within twenty-four (24) months of beginning construction, subject to force majeure delays. During the construction process, Developer shall require its general contractor to comply with all ordinances and regulations governing the installation of the Public Improvements. This Agreement shall in no manner be construed as an exemption or waiver by McKinney in favor of Developer, or its contractors, subcontractors, and/or suppliers, of any of the

ordinances or regulations relating to the design, construction or warranty of any of the Public Improvements.

Participation by McKinney in Cost of Public Improvements.

The Total Contract Price for the Public Improvements to be constructed by Developer under the Contract, after the inclusion of the McKinney Public Improvements, is Nine Million Two Hundred Eighty-Nine Thousand Two Hundred Nine and 19/100 Dollars (\$9,289,209.19) (the "Total Contract Price"), which amount includes the costs incurred, or to be incurred, by Developer for testing, surveying and constructing the Public Improvements. McKinney agrees to participate in the cost of the McKinney Public Improvements depicted in the attached Exhibit C, which is incorporated herein for all purposes, up to and not to exceed a lump sum amount of Twenty Thousand Seven Hundred Dollars and no/100 (\$20,700.00) (the "McKinney Share"). Notwithstanding the foregoing, in no event shall the McKinney Share exceed thirty percent (30%) of the Total Contract Price. Developer shall submit to McKinney such documentation as McKinney shall reasonably request, from time to time, to evidence the lump sum amount of the McKinney Public Improvements and the Total Contract Price. including, but not limited to, its books and records relating to all expenditures related to the Public Improvements.

6. Payment by McKinney for the McKinney Public Improvements.

Within thirty (30) days of McKinney's acceptance of Developer's completion of the McKinney Public Improvements, McKinney shall reimburse Developer in an amount not to exceed the McKinney Share with funds previously escrowed for said improvements, as follows: **Twenty Thousand Seven Hundred Dollars (\$20,700)** previously escrowed as a part of the Bloomridge Phase 2 Facilities Agreement with CADG McKinney Bloomridge 40, LLC. Prior to the acceptance of the McKinney Public Improvements, McKinney shall have the right to verify that said improvements conform to the conditions set forth in this Agreement, and McKinney agrees to give written itemized notice of any objections thereto to Developer.

7. Default.

In the event any party fails to comply with the terms of this Agreement, the other party has the right to enforce the terms of this Agreement by specific performance or by any other remedy available to it at law or in equity; provided, however, in no event shall any party be liable for speculative, consequential or punitive damages.

8. Notice.

Any notice to be given or to be served upon a party hereto in connection with this Agreement must be in writing and may be given by certified or registered mail, recognized overnight carrier, such as Federal Express, or hand delivered with a

signed receipt reflecting such hand delivery, and shall be deemed to have been given and received when a certified or registered letter containing such notice, properly addressed with postage prepaid, is deposited in the United States mail, and if given otherwise than by certified or registered mail, it shall be deemed to have been given and delivered to and received by the party (or such party's agent or representative) to whom it is addressed, upon delivery to the address specified below. All notices shall be given to the parties hereto at the address set forth below. Any party hereto may, at any time by giving two (2) days written notice to the other parties, designate any other address in substitution of the foregoing address to which such notice shall be given.

If Notice to Developer:

Phillip Thompson Vice President, Land Acquisition and Development TMPG Highland Lakes, LLC 6735 Salt Cedar Way, Building 1, Suite 200 Frisco, Texas 75034

If Notice to McKinney:

Paul G. Grimes
City Manager
City of McKinney
222 N. Tennessee St.
McKinney, Texas 75069

9. Venue.

This Agreement shall be construed under and in accordance with the laws of the State of Texas and is specifically performable in Collin County, Texas. Exclusive venue shall be in state Developer court in Collin County, Texas.

10. Severability.

In case any one or more provisions contained in this Agreement shall be for any reason held invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not effect any other provision hereof, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

11. No Waiver of Governmental Immunity.

Nothing contained in this Agreement shall be construed as a waiver by McKinney of its governmental immunity with regard to any matter other than City's obligations to Developer that are specifically enumerated in this Agreement.

12. Indemnity.

DEVELOPER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS CITY COUNCIL, OFFICERS, EMPLOYEES, AND AGENTS FROM AND AGAINST ALL CITATIONS, CLAIMS, COSTS, DAMAGES, DEMANDS, EXPENSES, FINES, JUDGMENTS, LOSSES, PENALTIES OR SUITS, WHICH IN ANY WAY ARISE OUT OF, RELATE TO, OR RESULT FROM THE CONSTRUCTION OF THE Mckinney public improvements and that are caused by the intentional acts or negligent acts or omissions of the Developer, or any officers, agents, employees, contractors or subcontractors, and any other third parties for whom or which developer is legally responsible.

DEVELOPER SHALL ALSO REQUIRE ITS GENERAL CONTRACTOR TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS CITY COUNCIL, OFFICERS, EMPLOYEES, AND AGENTS FROM AND AGAINST ALL CITATIONS, CLAIMS, COSTS, DAMAGES, DEMANDS, EXPENSES, FINES, JUDGMENTS, LOSSES, PENALTIES OR SUITS, WHICH IN ANY WAY ARISE OUT OF, RELATE TO, OR RESULT FROM THE CONSTRUCTION OF THE MCKINNEY PUBLIC IMPROVEMENTS OR WHICH ARE CAUSED BY THE INTENTIONAL ACTS OR NEGLIGENT ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, ITS CONTRACTORS, SUBCONTRACTORS, OR ANY OFFICERS, AGENTS OR EMPLOYEES OF THE GENERAL CONTRACTOR, ITS CONTRACTORS, SUBCONTRACTORS AND ANY OTHER THIRD PARTIES FOR WHOM OR WHICH THE GENERAL CONTRACTOR IS LEGALLY RESPONSIBLE.

BY WAY OF EXAMPLE, THE INDEMNITY PROVIDED HEREIN MAY INCLUDE PERSONAL INJURY AND DEATH CLAIMS AND PROPERTY DAMAGE CLAIMS, INCLUDING THOSE FOR LOSS OF USE OF PROPERTY. THE INDEMNITY PROVIDED HEREIN SHALL ALSO INCLUDE ATTORNEYS' FEES AND COSTS, COURT COSTS, AND SETTLEMENT COSTS AS WELL AS ANY EXPENSES, INCLUDING ATTORNEYS' FEES AND EXPENSES, INCURRED BY AN INDEMNIFIED INDIVIDUAL OR ENTITY IN ATTEMPTING TO ENFORCE THIS INDEMNITY.

The City shall have the right to approve counsel to be retained in fulfilling the obligation to defend and indemnify the City. Approved counsel shall be retained for the City within seven (7) business days after receiving written notice from the

City that it is invoking its right to indemnification under this Developer Participation Agreement. If approved counsel is not retained for the City within the required time, then the City shall have the right to retain counsel and be reimbursed for all its attorneys' fees and expenses by the party whose acts and/or omissions gave rise to said claim. The City retains the right to provide and pay for any or all costs of defending indemnified items, but it shall not be required to do so.

Authority.

Each of the parties represents and warrants to the other that they have the full power and authority to enter into and fulfill the obligations of this Agreement.

14. Performance and Payment Bonds.

Developer shall require its general contractor to execute a performance bond in the amount of one hundred percent (100%) of the Total Contract Price for the benefit of McKinney for the construction of the Highland Lakes Phase 1 Water Line improvements and related infrastructure improvements to ensure the completion of the project. Developer shall also require its general contractor to execute a payment bond in the amount of one hundred percent (100%) of the Total Contract Price for the benefit of payment bond beneficiaries who have a direct contractual relationship with the Developer's general contractor and/or the Developer's general contractor's contractors and subcontractors to provide labor or material for the construction of the Public Improvements including the sanitary sewer line and related infrastructure improvements. The bond must be executed by a corporate surety in accordance with Chapter 2253, Texas Government Code. Said bonds shall be presented to and approved by the City and the City Attorney before the Developer's general contractor begins work on the Public Improvements.

15. Maintenance Bond.

Developer shall require its general contractor to furnish McKinney a good and sufficient maintenance bond in the amount of fifteen percent (15%) of the contract price of the McKinney Public Improvements, or in such amount as approved by the City Engineer, with a reputable and solvent corporate surety, in favor of McKinney, to indemnify McKinney against any repairs arising from defective workmanship or materials used in any part of the construction of McKinney Public Improvements, for a period of two (2) years from the date of final acceptance of such improvements.

16. <u>Insurance Requirements.</u>

(a) Before commencing work the Developer's contractor shall, at its own expense, procure, pay for and maintain the following insurance written by companies approved by the State of Texas and acceptable to the City of McKinney. The Developer's contractor shall furnish to the City of McKinney

Purchasing Manager certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates and compliance with all applicable required provisions. Certificates shall reference the project/contract number and be addressed as follows:

Highland Lakes Phase 1 Subdivision –
Developer Participation Agreement
City of McKinney
Attn: Lisa Littrell
PO Box 517
McKinney, Texas 75070
Or email to:
Ilittrell@mckinneytexas.org

- (1) Commercial General Liability insurance, including, but not limited to Premises/Operations. Personal & Advertising Products/Completed Operations, Independent Contractors and Contractual Liability, with minimum combined single limits of \$1,000,000 per-occurrence, \$1,000,000 Products/Completed Aggregate and \$1,000,000 Operations general aggregate. Coverage must be written on an occurrence form. The General Aggregate shall apply on a per project basis.
- (2) Workers' Compensation insurance with statutory limits; and Employers' Liability coverage with minimum limits for bodily injury: a) by accident, \$100,000 each accident, b) by disease, \$100,000 per employee with a per policy aggregate of \$500,000.
- (3) Business Automobile Liability insurance covering owned, hired and non-owned vehicles, with a minimum combined bodily injury and property damage limit of \$1,000,000 per occurrence.
- (4) Umbrella or Excess Liability insurance with minimum limits of \$5 Million each occurrence and annual aggregate for bodily injury and property damage, that follows form and applies in excess of the above indicated primary coverage (1, 2 and 3). The total limits required may be satisfied by any combination of primary, excess or umbrella liability insurance provided all policies comply with all requirements. The Developer's contractor may maintain reasonable deductibles, subject to approval by the City.
- (b) With reference to the foregoing required insurance, the Developer's contractor shall endorse applicable insurance policies as follows:

- (1) A waiver of subrogation in favor of the City and its officials, employees, and officers shall be contained in the Workers' Compensation insurance policy.
- (2) The City and its respective officials, employees and officers shall be named as additional insureds on the Commercial General Liability policy and all other required insurance policies, by using endorsement CG2026 or broader; and, the City of McKinney shall be provided a defense to any and all claims and causes of action arising out of or related to this Agreement as may be provided pursuant to Developer's Contractor's general liability insurance policies.
- (3) All insurance policies shall be endorsed to the effect that the City of McKinney will receive at least thirty (30) days' notice in advance of the cancellation effective date of any policy of insurance that is cancelled by the insurance company for any reason other than nonpayment of premium.
- (4) All insurance policies shall be endorsed to the effect that City of McKinney will receive at least ten (10) days' notice in advance of the cancellation effective date of any policy of insurance that is cancelled by the insurance company for nonpayment of premium or by Developer's Contractor for any reason.
- (c) All insurance shall be purchased from an insurance company that meets a financial rating of B+VI or better as assigned by the A.M. BEST Company or equivalent.
- (d) The Developer's Contractor shall notify City in writing at least thirty (30) days prior to Developer's Contractor cancelling or making any material change to any coverage(s) provided in, or through, the insurance policies required under this Section VIII. Failure by Developer's Contractor to provide City the notice required hereunder may, in the sole discretion of City, be deemed a material breach of this Agreement.

16. Conflicts of Interest.

- (a) Developer covenants and agrees that Developer and its associates and employees will have no interest, and will acquire no interest, either direct or indirect, which will conflict in any manner with the performance of the services called for under this Agreement. All activities, investigations and other efforts made by Developer pursuant to this Agreement will be conducted by employees, associates or subcontractors of Developer.
- (b) In addition, Developer shall comply with the requirements of Texas Government Code § 2252.908 by completing and submitting Form 1295 to

the Texas Ethics Commission ("Commission") at the time Developer submits this signed Agreement to Owner, and as follows:

Form 1295 Filing Process: The Commission has made available on its website a new filing application that must be used to file Form 1295. The Developer must use the application to enter the required information on Form 1295 and print a copy of the completed form, which will include a certification of filing that will contain a unique certification number. An authorized agent of the Developer must sign the printed copy of the form and complete the "unsworn declaration" which includes, among other things, the date of birth and address of the authorized representative signing the form. The completed Form 1295 with the certification of filing must be filed with the Owner.

The Owner must notify the Commission, using the Commission's filing application, of the receipt of the filed Form 1295 with the certification of filing not later than the 30th day after the date the Agreement binds all parties to the Agreement. The Commission will post the completed Form 1295 to its website within seven business days after receiving notice from the Owner.

Form 1295 Availability: Certificate of Interested Parties Form is available from the Texas Ethics Commission website at the following address:

https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

For questions regarding and assistance in filling out Form 1295, please contact the Texas Ethics Commission at 512-463-5800.

17. Anti-Boycotting and Anti-Discrimination.

In accordance with Chapter 2270, Texas Government Code, a Texas governmental entity may not enter into a contract with a company for the provision of goods or services unless the contract contains a written verification from the company that it:

- (1) does not boycott Israel; and
- (2) will not boycott Israel during the term of the contract.

Chapter 2270 does not apply to (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time employees; or (3) a contract that has a value of less than One Hundred Thousand Dollars (\$100,000.00). Unless the company is not subject to Chapter 2270 for the reasons stated herein, the signatory executing this contract on behalf of the company verifies by its signature on this Contract that the company does not boycott Israel and will not boycott Israel during the term of this contract.

In accordance with Senate Bill 13, 87th Leg., R.S., to be codified in Chapter 2274, Texas Government Code, a Texas governmental entity may not enter into a contract with a company for the provision of goods or services unless the contract contains a written verification from the company that it:

- (a) does not boycott energy companies; and
- (b) will not boycott energy companies during the term of the contract.

Chapter 2274 does not apply to (1) a company that has fewer than ten (10) full-time employees; and (2) a contract that has a value of less than One Hundred Thousand Dollars (\$100,000.00). Unless the company is not subject to Chapter 2274 for the reasons stated herein, the signatory executing this contract on behalf of the company verifies by its signature on this Contract that the company does not boycott energy companies and will not boycott energy companies during the term of this contract.

In accordance with Senate Bill 19, 87th Leg., R.S., to be codified in Chapter 2274, Texas Government Code, a Texas governmental entity may not enter into a contract with a company for the provision of goods or services unless the contract contains a written verification from the company that it:

- (a) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association;
- (b) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

Chapter 2274 does not apply to (1) a company that has fewer than ten (10) full-time employees; and (2) a contract that has a value of less than One Hundred Thousand Dollars (\$100,000.00). Unless the company is not subject to Chapter 2274 for the reasons stated herein, the signatory executing this contract on behalf of the company verifies by its signature on this Contract that the company does not boycott energy companies and will not boycott any firearm entity or firearm trade association and will not boycott any firearm entity or firearm trade association during the term of this contract. Notwithstanding the foregoing, such provision does not apply to a governmental entity that:

- (a) contracts with a sole-source provider; or
- (b) does not receive any bids from a company that is able to provide the required written verification.

18. <u>Miscellaneous</u>.

(a) This Agreement contains the entire agreement of the parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties to this Agreement.

- (b) This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply.
- (c) Time is of the essence in this Agreement.

EXECUTED as of the date first above written.

CITY OF McKINNEY, TEXAS

	By: PAUL G. GRIMES City Manager
ATTEST:	Date Signed:
EMPRESS DRANE City Secretary JOSHUA STEVENSON Deputy City Secretary	
APPROVED AS TO FORM:	
MARK S. HOUSER City Attorney	

	Delaware limited liability company, By: PHILLIP THOMPSON Vice President, Land Acquisition and Development
	Date Signed: 6/2/22
STATE OF TEXAS COUNTY OF COLLIN	§ §
G. GRIMES, City Manage known to me to be the pers	undersigned authority, on this day personally appeared PAUL r of the CITY OF MCKINNEY, a Texas Municipal Corporation, son whose name is subscribed to the foregoing instrument, and he has executed the same on the City's behalf.
GIVEN UNDER M , 2022	MY HAND AND SEAL OF OFFICE this day of
	Notary Public in and for the State of Texas
STATE OF TEXAS COUNTY OF COLLIN	§ §
day personally appeared F Acquisition and Developm liability company, known foregoing instrument, and	undersigned authority, in and for said County, Texas, on this PHILLIP THOMPSON, in his capacity as Vice President, Landnent of TMPG HIGHLAND LAKES, LLC, a Delaware limited to me to be the person whose name is subscribed to the acknowledged to me that PHILLIP THOMPSON, and that he half of and as the act of TMPG HIGHLAND LAKES, LLC.
GIVEN UNDER N	MY HAND AND SEAL OF OFFICE this day of, 2022.
COURTNEY My Notary ID # Expires Marc	132966316

DEVELOPER:

TMPG HIGHLAND LAKES, LLC, a

EXHIBIT A

Metes and Bounds of the Highland Lakes Phase 1 Development (Approximately 140.047 Acres)

BEGINNING at a "P-K" nail found for the southeast corner of said 8.810 acre tract, said point being at the intersection of the centerline of County Road No. 163 (unrecorded right-of-way) and County Road No. 123 (unrecorded right-of-way);

THENCE along the south line of said 8.810 acre tract and the centerline of said County Road No. 123, North 89 degrees 59 minutes 48 seconds West, passing at a distance of 770.00 feet a "P-K" nail found for the southwest corner of said 8.810 acre tract and the most southerly southeast corner of said 447.693 acre tract, continuing the south line of said 447.693 acre tract for a total distance of 1,867.95 feet to a "P-K" nail set, being the southeast corner of a called 0.269 acre tract of land described in deed to Collin County as recorded in Volume 4039, Page 1458, Deed Records, Collin County, Texas;

THENCE, departing said centerline, along the common lines of said 0.269 acre tract and said 447.693 acre tract as follows:

North 00 degrees 24 minutes 30 seconds West, a distance of 45.12 feet to a 1/2" iron rod with cap stamped "RPLS 4613" found;

South 89 degrees 35 minute 30 seconds West, a distance of 94.03 feet to a 1/2" iron rod with cap stamped "RPLS 4613" found;

North 89 degrees 26 minutes 16 seconds West, a distance of 178.84 feet to a point for corner, being the southwest corner of said 447.693 acre tract, being in the east line of a called 194.053 acre tract of land described in deed to CLF Group, Ltd. as recorded in Volume 5577, Page 4963, Deed Records, Collin County, Texas, said point being the approximate centerline of Stover Creek;

THENCE, along the west line of said 447.693 acre tract, the east line of said 194.053 acre tract, and the approximate centerline of Stover Creek as follows:

North 26 degrees 54 minutes 23 seconds West, a distance of 107.77 feet to a point for corner;

North 39 degrees 40 minutes 43 seconds West, a distance of 283.12 feet to a point for corner;

North 68 degrees 07 minutes 20 seconds West, a distance of 328.86 feet to a point for corner;

North 15 degrees 54 minutes 51 seconds West, a distance of 262.80 feet to a point for corner, said point landing in NCRS Lake No. 2A;

THENCE, continuing along the west line of said 447.693 acre tract and the east line of said 194.053 acre tract, over, across and along the approximate centerline of said NCRS Lake No. 2A as follows:

North 16 degrees 45 minutes 15 seconds East, a distance of 52.61 feet to a point for corner:

North 03 degrees 04 minutes 37 seconds West, a distance of 87.00 feet to a point for corner:

North 55 degrees 34 minutes 37 seconds West, a distance of 362.00 feet to a point for corner;

North 72 degrees 52 minutes 37 seconds West, a distance of 192.00 feet to a point for corner;

North 08 degrees 36 minutes 37 seconds West, a distance of 275.00 feet to a point for corner:

North 14 degrees 08 minutes 23 seconds East, a distance of 177.00 feet to a point for corner;

North 24 degrees 51 minutes 37 seconds West, a distance of 525.00 feet to a point for corner:

North 52 degrees 54 minutes 23 seconds East, a distance of 157.00 feet to a point for corner;

North 01 degrees 20 minutes 37 seconds West, a distance of 478.00 feet to a point for corner;

North 04 degrees 40 minutes 23 seconds East, a distance of 456.00 feet to a point for corner;

THENCE, departing the centerline of said NCRS Lake, over and across said 447.693 acre tract as follows:

North 89 degrees 23 minutes 57 seconds East, a distance of 284.34 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner;

South 59 degrees 10 minutes 44 seconds East, a distance of 466.42 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner, the beginning of a non-tangent curve to the right;

Northeasterly along said curve to the right having a radius of 410.00 feet, a central angle of 66 degrees 27 minutes 21 seconds, an arc length of 475.55 feet, a tangent length of 268.58 feet, a chord bearing of North 65 degrees 46 minutes 19 seconds East, and a chord distance of 449.34 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner;

South 81 degrees 00 minutes 00 seconds East, a distance of 292.20 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner, the beginning of a curve to the left;

Easterly along said curve to the left, having a radius of 965.00 feet, a central angle of 09 degrees 00 minutes 00 seconds, an arc length of 151.58 feet, a tangent length of 75.95 feet, a chord bearing of South 85 degrees 30 minutes 00 seconds East, and a chord distance of 151.43 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner;

East, a distance of 380.18 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner, the beginning of a curve to the right;

Easterly along said curve to the right having a radius of 1,030.00 feet, a central angle of 35 degrees 50 minutes 03 seconds, an arc length of 644.19 feet, a tangent length

of 333.02 feet, a chord bearing of South 72 degrees 04 minutes 59 seconds East and a chord distance of 633.74 feet to a 1/2" iron rod with yellow cap stamped "JBI" set for corner, the beginning of a curve to the left;

Easterly along said curve to the left having a radius of 470.00 feet, a central angle of 45 degrees 18 minutes 03 seconds, an arc length of 371.61 feet, a tangent length of 196.13 feet, a chord bearing of South 76 degrees 48 minutes 59 seconds East and a chord distance of 362.00 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

North 63 degrees 20 minutes 48 seconds East, a distance of 67.69 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

North 80 degrees 31 minutes 59 seconds East, a distance of 120.41 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

North 19 degrees 46 minutes 35 seconds East, a distance of 28.65 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

North 80 degrees 31 minutes 59 seconds East, a distance of 135.00 feet to a 1/2" iron rod with yellow cap stamped "JBI" set;

South 09 degrees 28 minutes 01 seconds East, a distance of 491.74 feet to a 1/2" iron rod with cap stamped "JBI" set for the beginning of a curve to the right;

Southerly along said curve to the right having a radius of 862.00 feet, a central angle of 02 degrees 20 minutes 49 seconds, an arc length of 35.31 feet, a tangent length of 17.66 feet, a chord bearing of South 08 degrees 17 minutes 36 seconds East and a chord distance of 35.31 feet to one-half inch iron rod with cap stamped "JBI" set;

North 89 degrees 02 minutes 50 seconds East, a distance of 6.53 feet to an iron rod with cap stamped "RPLS 4857" found for the northwest corner of Bloomdale Farms, an addition to Collin County according to the plat thereof as recorded in Cabinet C, Page 486, Plat Records, Collin County, Texas, being an inside "ell" corner of said 477.693 acre tract and being in the approximate east line of the Thomas Stallcup Survey, Abstract No. 846, the approximate west line of the Joel Thomas Survey, Abstract No. 838 and being in the approximate centerline of County Road No. 163 (projected);

THENCE along said common Abstract line, the approximate centerline of said County Road No. 163, the west line of said Bloomdale Farms, and the southerly east line of said 477.693 acre tract, South 00 degrees 03 minutes 48 seconds East, a distance of 2,273.69 feet to the POINT OF BEGINNING and containing 8,798,205 square feet or 201.979 acres of land, SAVE & EXCEPT THE FOLLOWING THREE TRACTS OF LAND:

SAVE & EXCEPT TRACT-1 (48.533 ACRES)

BEING a tract of land located in the City of McKinney, Collin County, Texas, being part of the Thomas Stallcup Survey, Abstract No. 846, being part of that called 447.693 acre

tract of land described in deed to HRC-WCD Partners, L.P. as recorded in Volume 5867, Page 3876, Deed Records, Collin County, and being more particularly described as follows:

COMMENCING at a "P-K" nail found for the southeast corner of a called 8.810 acre tract of land described in deed to HRC WCD Partners, L.P. as recorded as Instrument No. 20190820001009840, Official Public Records, Collin County, Texas, said point being at the intersection of the centerline of County Road No. 163 (unrecorded right-of-way) and County Road No. 123 (unrecorded right-of-way);

THENCE along the south line of said 8.810 acre tract and the centerline of said County Road No. 123, North 89 degrees 59 minutes 48 seconds West, passing at a distance of 770.00 feet a "P-K" nail found for the southwest corner of said 8.810 acre tract and the most southerly southeast corner of said 447.693 acre tract, continuing the south line of said 447.693 acre tract for a total distance of 923.72 feet to a "P-K" nail set;

THENCE, departing said centerline, over and across said 447.693 acre tract as follows:

North 00 degrees 00 minutes 12 seconds East, a distance of 70.13 feet to the beginning of a curve to the left;

Along said curve to the left having a central angle of 50 degrees 00 minutes 12 seconds, a radius of 475.00 feet, an arc length of 414.54 feet, a chord bearing of North 24 degrees 59 minutes 54 seconds West and a chord distance of 401.51 feet;

North 50 degrees 00 minutes 00 seconds West, a distance of 568.75 feet;

North 40 degrees 00 minutes 00 seconds East, a distance of 30.00 feet for the **POINT OF BEGINNING**;

THENCE, continuing over and across said 47.693 acre tract as follows:

North 50 degrees 00 minutes 00 seconds West, a distance of 481.72 feet to the beginning of a curve to the right;

Along said curve to the right having a central angle of 16 degrees 15 minutes 54 seconds, a radius of 320.00 feet, an arc length of 90.84 feet, a chord bearing of North 41 degrees 52 minutes 03 seconds West and a chord distance of 90.54 feet to the beginning of a non-tangent to the left;

Along said curve to the left having a central angle of an angle of 02 degrees 07 minutes 16 seconds, a radius of 730.00 feet, an arc length of 27.02 feet, a chord bearing of North 34 degrees 47 minutes 44 seconds West and a chord distance of 27.02 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 03 degrees 50 minutes 12 seconds East, a distance of 15.30 feet to the beginning of a non-tangent curve to the left;

Along said curve to the left having a central angle of an angle of 03 degrees 41 minutes 39 seconds, a radius of 400.00 feet, an arc length of 25.79 feet, a chord bearing

of North 41 degrees 21 minutes 31 seconds East and a chord distance of 25.79 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 50 degrees 29 minutes 19 seconds West, a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a non-tangent curve to the right;

Along said curve to the right having a central angle of an angle of 02 degrees 31 minutes 15 seconds, a radius of 350.00 feet, an arc length of 15.40 feet, a chord bearing of South 40 degrees 46 minutes 19 seconds West and a chord distance of 15.40 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 89 degrees 04 minutes 10 seconds West, a distance of 13.36 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a non-tangent curve to the left:

Along said curve to the left having a central angle of an angle of 17 degrees 16 minutes 33 seconds, a radius of 730.00 feet, an arc length of 220.11 feet, a chord bearing of North 50 degrees 01 minutes 13 seconds West and a chord distance of 219.28 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 12 degrees 49 minutes 59 seconds West, a distance of 13.84 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 33 degrees 23 minutes 04 seconds East, a distance of 19.00 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 56 degrees 36 minutes 56 seconds West, a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 33 degrees 23 minutes 04 seconds West, a distance of 23.20 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 74 degrees 48 minutes 51 seconds West, a distance of 15.00 fee to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a non-tangent curve to the right;

Along said curve to the right having a central angle of an angle of 63 degrees 55 minutes 16 seconds, a radius of 675.00 feet, an arc length of 753.05 feet, a chord bearing of North 31 degrees 57 minutes 38 seconds West and a chord distance of 714.60 feet to a one-half inch iron rod with cap stamped "JBI" set;

North, a distance of 4.81 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 45 degrees 00 minutes 00 seconds East, a distance of 14.14 feet to a one-half inch iron rod with cap stamped "JBI" set;

East, a distance of 18.50 feet to a one-half inch iron rod with cap stamped "JBI" set;

North, a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set;

West, a distance of 18.50 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 45 degrees 00 minutes 00 seconds West, a distance of 14.14 feet to a one-half inch iron rod with cap stamped "JBI" set;

North, a distance of 491.93 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a curve to the right;

Along said curve to the right having a central angle of an angle of 85 degrees 00 minutes 55 seconds, a radius of 350.00 feet, an arc length of 519.33 feet, a chord bearing of North 42 degrees 30 minutes 28 seconds East and a chord distance of 472.98 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 47 degrees 10 minutes 11 seconds East, a distance of 13.64 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 00 degrees 10 minutes 23 seconds East, a distance of 20.80 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 89 degrees 49 minutes 37 seconds East, a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 00 degrees 10 minutes 23 seconds West, a distance of 20.00 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 47 degrees 44 minutes 44 seconds East, a distance of 13.40 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a non-tangent curve to the right;

Along said curve to the right having a central angle of an angle of 02 degrees 31 minutes 02 seconds, a radius of 350.00 feet, an arc length of 15.38 feet, a chord bearing of South 82 degrees 15 minutes 31 seconds East and a chord distance of 15.38 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 81 degrees 00 minutes 00 seconds East, a distance of 292.20 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a curve to the left;

Along said curve to the left having a central angle of an angle of 09 degrees 00 minutes 00 seconds, a radius of 1025.00 feet, an arc length of 161.01 feet, a chord bearing of South 85 degrees 30 minutes 00 seconds East and a chord distance of 160.84 feet to a one-half inch iron rod with cap stamped "JBI" set;

East, a distance of 26.16 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 45 degrees 00 minutes 00 seconds East, a distance of 14.14 feet to a one-half inch iron rod with cap stamped "JBI" set;

South, a distance of 18.50 feet to a one-half inch iron rod with cap stamped "JBI" set;

East, a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set;

North, a distance of 18.50 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 45 degrees 00 minutes 00 seconds East, a distance of 14.14 feet to a one-half inch iron rod with cap stamped "JBI" set;

East a distance of 121.10 feet to a one-half inch iron rod with cap stamped "JBI" set;

South, a distance of 136.00 feet to a one-half inch iron rod with cap stamped "JBI" set:

West, a distance of 1.10 feet to a one-half inch iron rod with cap stamped "JBI" set; South, a distance of 283.50 feet to a one-half inch iron rod with cap stamped "JBI" set:

South 15 degrees 33 minutes 29 seconds East, a distance of 177.58 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 08 degrees 49 minutes 03 seconds East, a distance of 127.33 feet to a one-half inch iron rod set;

South, a distance of 207.85 feet to a one-half inch iron rod set:

South 12 degrees 55 minutes 58 seconds East, a distance of 55.09 feet to a one-half inch iron rod set, the beginning of a curve to the right;

Along said curve to the right, having a radius of 790.00, a central angle of 00 degrees 20 minutes 19 seconds, an arc length of 4.67 feet; a chord bearing of North 81 degrees 35 minutes 10 seconds East, and a chord distance of 4.67 feet to a one-half inch iron rod set;

South 08 degrees 14 minutes 41 seconds East, a distance of 135.19 feet to a one-half inch iron rod set:

East, a distance of 242.36 feet to a one-half inch iron rod set;

South 80 degrees 15 minutes 02 seconds East, a distance of 237.53 feet to a one-half inch iron rod set;

South 63 degrees 44 minutes 35 seconds East, a distance of 124.42 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a non-tangent curve to the right;

Along said curve to the right having a central angle of an angle of 09 degrees 57 minutes 46 seconds, a radius of 575.00 feet, an arc length of 99.98 feet, a chord bearing of South 35 degrees 01 minutes 07 seconds West and a chord distance of 99.86 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 40 degrees 00 minutes 00 seconds West, a distance of 58.88 feet to a one-half inch iron rod set;

South 83 degrees 59 minutes 25 seconds West, a distance of 14.39 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a non-tangent curve to the left;

Along said curve to the left having a central angle of an angle of 03 degrees 25 minutes 10 seconds, a radius of 400.00 feet, an arc length of 23.87 feet, a chord bearing of North 54 degrees 26 minutes 44 seconds West and a chord distance of 23.87 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 33 degrees 50 minutes 41 seconds West, a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a non-tangent curve to the right;

Along said curve to the right having a central angle of an angle of 03 degrees 01 minutes 43 seconds, a radius of 350.00 feet, an arc length of 18.50 feet, a chord bearing of South 54 degrees 38 minutes 28 seconds East and a chord distance of 18.50 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 06 degrees 09 minutes 15 seconds East, a distance of 13.85 feet to a one-half inch iron rod set;

South 40 degrees 00 minutes 00 seconds West, a distance of 337.66 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a curve to the left;

Along said curve to the left having a central angle of 19 degrees 55 minutes 33 seconds, a radius of 375.00 feet, an arc length of 130.41 feet, a chord bearing of South 30 degrees 02 minutes 14 seconds West and a chord distance of 129.76 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a curve to the right;

Along said curve to the right having a central angle of an angle of 13 degrees 32 minutes 02 seconds, a radius of 325.00 feet, an arc length of 76.77 feet, a chord bearing of South 26 degrees 50 minutes 28 seconds West and a chord distance of 76.59 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 82 degrees 14 minutes 41 seconds West, a distance of 13.45 feet to a one-half inch iron rod set;

North 50 degrees 00 minutes 00 seconds West, a distance of 20.00 feet to a one-half inch iron rod set;

South 40 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to a one-half inch iron rod set;

South 50 degrees 00 minutes 00 seconds East, a distance of 20.19 feet to a one-half inch iron rod set;

South 02 degrees 27 minutes 43 seconds East, a distance of 13.50 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a non-tangent curve to the right;

Along said curve to the right having a central angle of 07 degrees 41 minutes 39 seconds, a radius of 325.00 feet, an arc length of 43.64 feet, a chord bearing of South 49 degrees 48 minutes 16 seconds West and a chord distance of 43.61 feet to a one-half inch iron rod with cap stamped "JBI" set; the beginning of a curve to the left;

Along said curve to the left having a central angle of an angle of 13 degrees 39 minutes 06 seconds, a radius of 375.00 feet, an arc length of 89.35 feet, a chord bearing of South 46 degrees 49 minutes 33 seconds West and a chord distance of 89.14 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 40 degrees 00 minutes 00 seconds West, a distance of 90.56 feet to a one-half inch iron rod set;

THENCE South 85 degrees 00 minutes 00 seconds West a distance of 14.14 feet to the **POINT OF BEGINNING** and containing 2,114,951 square feet or 48.553 acres of land.

SAVE & EXCEPT TRACT 2 (6.437 ACRES)

BEING a tract of land located in the City of McKinney, Collin County, Texas, being part of the Thomas Stallcup Survey, Abstract No. 846, being part of a called 8.810 acre tract of land described in deed to HRC WCD Partners, L.P. as recorded as Instrument No. 20190820001009840, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a "P-K" nail found for the southeast corner of said 8.810 acre tract, said point being at the intersection of the centerline of County Road No. 163 (unrecorded right-of-way) and County Road No. 123 (unrecorded right-of-way);

THENCE along the south line of said 8.810 acre tract and the centerline of said County Road No. 123, North 89 degrees 59 minutes 48 seconds West, a distance of 770.00 feet a "P-K" nail found for the southwest corner of said 8.810 acre tract and the most southerly southeast corner of said 447.693 acre tract;

THENCE, departing said centerline, along the common lines of said 8.810 acre tract and said 447.693 acre tract as follows:

North 00 degrees 03 minutes 35 seconds West, a distance of 76.00 feet to a one-half inch iron rod set for the **POINT OF BEGINNING** of the herein described tract;

North 00 degrees 03 minutes 35 seconds West, a distance of 244.00 feet to a one-half inch iron rod found:

South 89 degrees 59 minutes 48 seconds East, a distance of 450.00 feet to a one-half inch iron rod with cap stamped "RPLS 4857" found;

North 00 degrees 03 minutes 35 seconds West, distance of 419.49 feet to a one-half inch iron rod with cap stamped "JBI" set for the beginning of a non-tangent curve to the left:

THENCE, departing said common line, over and across said 8.810 acre tract and along said curve to the left, having central angle of 42 degrees 30 minutes 26 seconds, a radius of 50.00 feet, an arc length of 37.09 feet, a tangent of 19.45 feet, a chord bearing of North 74 degrees 21 minutes 55 seconds East and a chord distance of 36.25 feet to a one-half inch iron rod with cap stamped "JBI" set in the north line of said 8.810 acre tract;

THENCE, along the north line of said 8.810 acre tract, South 89 degrees 59 minutes 48 seconds East, a distance of 169.13 feet to a one-half inch iron rod with cap stamped "JBI" set for the beginning of a non-tangent curve to the left;

THENCE, departing said north line, over and across said 8.810 acre tract as follows:

Along said curve to the left having a central angle of 02 degrees 51 minutes 19 seconds, a radius of 1,062.00 feet, an arc length of 52.92 feet, a tangent of 26.47 feet, a chord bearing of South 08 degrees 34 minutes 20 seconds East and a chord distance of 52.92 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 10 degrees 00 minutes 00 seconds East, a distance of 185.58 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a curve to the right;

Along said curve to the right having a central angle of 09 degrees 56 minutes 25 seconds, a radius of 938.00 feet, an arc length of 162.74 feet, a tangent of 81.57 feet, a chord bearing of South 05 degrees 01 minutes 47 seconds East and a chord distance of 162.53 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 00 degrees 03 minutes 35 seconds East, a distance of 247.27 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 44 degrees 58 minutes 19 seconds West, a distance of 56.54 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 89 degrees 59 minutes 48 seconds West, a distance of 521.67 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 83 degrees 43 minutes 11 seconds West, a distance of 100.61 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 89 degrees 59 minutes 48 seconds West, a distance of 46.33 feet to the **POINT OF BEGINNING** and containing 280,386 square feet or 6.437 acres of land.

SAVE & EXCEPT TRACT 3 (6.942 ACRES)

BEING a tract of land located in the City of McKinney, Collin County, Texas, being part of the Thomas Stallcup Survey, Abstract No. 846, being part of that called 447.693 acre tract of land described in deed to HRC WCD Partners, L.P. as recorded in Volume 5867, Page 3876, Deed Records, Collin County, and being more particularly described as follows:

COMMENCING at a "P-K" nail found at the intersection of the centerline of County Road No. 163 (unrecorded right-of-way) and County Road No. 123 (unrecorded right-of-way), being the southwest corner of Lot 16, Bloomdale Farms, an addition to Collin County, Texas recorded in Cabinet C, Slide 486, Map Records, Collin County, Texas;

THENCE North 00 degrees 03 minutes 48 seconds West, a distance of 2,167.69 feet along the approximate centerline of said County Road No. 123 and the west line of said Bloomdale Farms addition to point;

THENCE departing said centerline, over and across said 447.693 acre tract as follows:
South 89 degrees 56 minutes 20 seconds West, a distance of 124.00 feet to a one-half inch iron rod with cap stamped "JBI" set for the POINT OF BEGINNING of the herein described tract:

South 00 degrees 03 minutes 48 seconds East, a distance of 105.68 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 63 degrees 26 minutes 52 seconds West, a distance of 111.85 feet to a one-half inch iron rod with cap stamped "JBI" set;

West, a distance of 484.15 feet to a one-half inch iron rod with cap stamped "JBI" set;

North, a distance of 181.80 feet to a one-half inch iron rod with cap stamped "JBI" set for the beginning of a curve to the left;

Along said curve to the left having a central angle of 19 degrees 22 minutes 58 seconds, a radius of 400.00 feet, an arc length of 135.32 feet, a tangent of 68.31 feet, a chord bearing of North 09 degrees 41 minutes 29 seconds West and a chord distance of 134.67 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of curve to the right;

Along said curve turning to the right having a central angle of 40 degrees 56 minutes 34 seconds, a radius of 350.00 feet, an arc length of 250.11 feet, a tangent of 130.66 feet, a chord bearing of North 01 degrees 05 minutes 19 seconds East and a chord distance of 244.82 feet to a one-half inch iron rod with cap stamped "JBI" set;

North 68 degrees 47 minutes 37 seconds East, a distance of 13.79 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a non-tangent curve to the left:

Along said curve turning to the left having a central angle of 34 degrees 08 minutes 06 seconds, a radius of 530.00 feet, an arc length of 315.76 feet, a tangent of 162.72 feet, a chord bearing of South 82 degrees 23 minutes 58 seconds East, and a chord distance of 311.11 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 82 degrees 16 minutes 49 seconds East, a distance of 67.69 feet to a to a one-half inch iron rod with cap stamped "JBI" set;

North 80 degrees 31 minutes 59 seconds East, a distance of 70.41 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 54 degrees 28 minutes 01 seconds East, a distance of 106.07 feet to a one-half inch iron rod with cap stamped "JBI" set;

South 09 degrees 28 minutes 01 seconds East, a distance of 291.74 feet to a one-half inch iron rod with cap stamped "JBI" set, the beginning of a curve to the right;

Along said curve to the right having a central 09 degrees 24 minutes 12 seconds, having a radius of 738.00 feet, an arc length of 121.12 feet, a tangent of 60.70 feet, a chord bearing of South 04 degrees 45 minutes 55 seconds East and a chord distance of 120.98 feet to the **POINT OF BEGINNING** and containing 302,388 square feet or 6.942 acres of land; **FOR A NET TOTAL OF 6,100,480 SQUARE FEET OR 140.047 ACRES OF LAND.**

EXHIBIT B

Contract with Developer



in places 8 deamstelle PVC pipe including whip down, trench, embedment, backfill, compaction, complete B deamstell 12' gate ancasement on 8' water pipe, as per City of McKinney standards and provided the place of the place o	City:	Highland Lakes Phase 1 - Utilities McKinney		•	JBI Partners Britteny Crenetu	aw.
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12" watertight ancasement on 8" water pipe, as per City of McKinney standards and specifications, complete in place	12		EA	110	\$1,925.24	\$211,776.40
specifications, complete in place 15 3-4*Schedule 40 PVC irrigation steeves, complete in place 2-4*Schedule 40 PVC irrigation steeves, complete in place 16 2-4*Schedule 40 PVC irrigation steeves, complete in place 17 Ecoaration sately and support system including accavation sately plans for frenches over five faet in depth, complete in place 18 All testing (Contractor to acclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for 16* water pipe, as per City of McKinney standards and specifications, complete in place 24 Serve with 24* steel encasement for 18* water pipe, as per City of McKinney standards and specifications, complete in place 25 Fittings, complete in place 26 Fittings, complete in place 27 Waterfly talve (Decisial 4061 M) 18-80 (17-18-80) 18-80 (17-1	13	r ::	EA	32	\$957.67	\$30,645,44
specifications, complete in place 13 - 34* Schedula 40 PVC irrigation sleeves, complete in place 24* Schedula 40 PVC irrigation sleeves, complete in place 15* Excertation safety and support system including excavation safety plans for trenches over five faet in depth, complete in place 16* All testing (Confractor to seclusively use Alpha Testing, Inc.) to include demsity and compaction as required by the governing authority, complete for 16* Glameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 27. Section A1 - Offsite Water 18* Glameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 28. Bore with 24* sleel encasement for 18* water pipe, as per City of McKinney standards and specifications, complete in place 29. Filtings, complete in place 20. Filtings, complete in place 20. Filtings, complete in place 21. Filtings, complete in place 22. Filtings, complete in place 23. Filtings, complete in place 24* watertipit encasement on 15* water pipe, as per City of McKinney standards and specifications, complete in place 25. Filtings, complete in place 26. Garden A1 - 15* water pipe, as per City of McKinney standards and specifications, complete in place 27. Excavation safety and support system including excavation safety plans for trenches over five test in depth, complete in place 28. All testing (Confractor to exclusively use Alpha Testing, Inc.) to include density and compaction. 29. Section A2 - Ridge Road Water 12° diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 29. Section A2 - Ridge Road Water 10° diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 20. Section A2 - Ridge Road Water 12° diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 20. Section A2 - Ridge Road Water 12° diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete i	14		LF	150	\$113.25	\$16,987.50
16 2-4* Schedule 40 PVC Irrigation aleeves, complete in place 17 Eccavation safety and support system including accavation safety plans for trenches over five feat in depth, complete in place 18 All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction are required by the governing authority, complete for 16* Mark PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 19 Section A1 - Offsite Water 19 Section A2 - Offsite Water 20 Section A2 - Offsite Water 21 Section A2 - Offsite Water 22 Section A2 - Offsite Water 23 Section A2 - Offsite Water 24 Section A2 - Offsite Water 25 Section A2 - Offsite Water 26 Section A2 - Offsite Water 27 Section A2 - Offsite Water 28 Section A2 - Offsite Water 29 Section A2 - Offsite Water 20 Section A2 - Offsite Water 20 Section A2 - Offsite Water 20 Section A2 - Offsite Water 21 Section A2 - Offsite Water 22 Section A2 - Offsite Water 23 Section A2 - Offsite Water 24 Section A2 - Offsite Water 25 Section A2 - Offsite Water 26 Section A2 - Offsite Water 27 Section Water 28 Section A2 - Offsite Water 29 Section A2 - Offsite Water 20 Section A2 - Offsite Water 20 Section A2 - Offsite Water 20 Section A2 - Offsite Water 21 Section A2 - Offsite Water 22 Section Water 24 Section A2 - Offsite Water 24 Section A2 - Offsite Water 24 Sect						
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Is all in depth, complete in place All testing (Contractor to exclusively use Alpha Testing, Inc.) to include demsity and compaction as required by the governing authority, complete for Section A1 - Offalte Water 18" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place Bore with 24" steel encasement for 18" water pipe, as per City of McKinney standards and per complete in place 18" Butterfly Valve (Detail 4081 M) 18" Butterfly Valve (Detail 4081 M) 18" Butterfly Valve (Detail 4081 M) 19" Butterfly Valve (Detail 4081	16		LF.	160	\$18,03	\$2,884.80
as required by the governing authority, complete for Substot AL: \$1,429,784.00 LF 2027 \$99,55 \$201,787.6 In place All to be with 24" sleet encasement for 18" water pipe, as per City of McKinney standards and LF 265 \$504,53 \$133,700.4 LF 267 \$1,715,4 LF 2027 \$1,715,4 LF 2027 \$0.37 \$749,8 LF 2027 \$0.37 \$749,8 LF 2027 \$0.37 \$749,8 LF 2027 \$3.30 \$8,689,1 LF 2027 \$3.30 \$8,689,1 LF 265 \$50,01 \$188,850.5 LF 265 \$50,01 \$188,850.5 LF 27 \$32,67 \$882,0 LF 285 \$50,01 \$188,850.5 LF 27 \$32,67 \$882,0 LF 27 \$32,67 \$882,0 LF 27 \$32,67 \$882,0 LF 27 \$32,67 \$882,0 LF 285 \$50,01 \$188,850.5 LF 27 \$32,67 \$882,0 LF		feet in depth, complete in place	LF	16886	\$0,33	\$5,572,38
Section A1 - Offsite Water 16" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 28. Bore with 24" steel encasement for 18" water pipe, as per City of McKinney standards and specifications, complete in place 39. 16" Butterfly Valve (Debait 4061M) 30. 179e 1 Combination alr vacuum valve, complete in place 40. 188,307.85 41. 188,307.85 42" watertipits encasement on 16" water pipe, as per City of McKinney standards and provided in place 43" watertipits encasement on 16" water pipe, as per City of McKinney standards and provided in place 44" watertipits encasement on 16" water pipe, as per City of McKinney standards and provided in place 44" watertipits encasement on 16" water pipe, as per City of McKinney standards and provided in place 45" Excavation salety and support system including excavation salety plans for trenches over live feet in depth, complete in place 46" Section A2 - Ridge Road Water 12" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 48" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 49" Saction A2 - Ridge Road Water 12" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 40" Section A2 - Ridge Road Water 12" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 40" Saction A2 - Ridge Road Water 12" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 41" Saction A2 - Ridge Road Water 12" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 42" Saction A3" Sa			LF	16886	\$2.13	\$35,967.16
16" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 2A. Bore with 24" sisel encasement for 18" water pipe, as per City of McKinney standards and specifications, complete in place 3. Is Butterfly Valve (Detail 4051M) 3. Type 1 Combination air vacuum valve, complete in place 4. Fittings, complete in place 5. Externed to the place 5. The standards and per city of McKinney standards and per city of making standards and per city of McKinney standards and per city of making standar				SUBTOTAL:	\$1,429,764.00	
in place 2A Bore with 24" steel encasement for 18" water pipe, as per City of McKinney standards and specifications, complete in place 3A 16" Butterfly Valve (Detail 4081M) EA 4 \$17,551.67 \$70,807.4 3B Type 1 Combination air vacuum valve, complete in place 4 Fittings, complete in place 5A 1 \$8,307.85 \$3,307.85 4 Fittings, complete in place 5A 1 \$8,307.85 \$3,307.85 5A 24" waterflyit encesament on 16" water pipe, as per City of McKinney standards and specifications, complete in place 5A 24" waterflyit encesament on 16" water pipe, as per City of McKinney standards and specifications, complete in place 6A 24" waterflyit encesament on 16" water pipe, as per City of McKinney standards and specifications, complete in place 7 Excavation safety and support system including excavation safety plans for trenches over five test in depth, complete in place 8 All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for Substotal: \$448,347.40 Section A2 - Ridge Road Water 12" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 1" 2" \$32.67 \$882.0 2" \$32.67 \$882.0 2" \$30.04 \$30.04.0 3" 2" \$30.04.0 3" 2" \$30.04.0 3" 2" \$30.04.0 4" \$30.04.0 5" 28 \$30.04.0 4" \$1,070.0 5" 28 \$3.00.0 4" \$1,070.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.00.0 5" 28 \$3.0	8.0	Section A1 - Offsite Water				
Bore with 24* steel encasement for 18* water pipe, as per City of McKinney standards and specifications, complete in place 3A. 16* Butterfly Valve (Detail 4081M) 3B. Type 1 Combination at vacuum valve, complete in place 4Fittings, complete in place 5A. 1 \$1,075.1.67 5A. 17* Butterfly Valve (Detail 4081M) 5A. 18* Butterfly Valve (Detail 4081M) 5A. 28* Butter	1A _{<}		ᄕ	2027	\$99.55	\$201,787.85
38. 15° Butterfly Valve (Detail 4061M) 39. 179 t Combination air vacuum valve, complete in place 4 Fittings, complete in place 5 24° waitertight encasoment on 15° water pipe, as per City of McKlnney standards and expedicitations, complete in place 5 Excavation safety and support system including excavation safety plans for trenchee over five feet in depth, complete in place 6 All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for 5 Section A2 - Ridge Road Water 12° diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 28° diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 28° diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 29° diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 20° S300.44 21° gate valve, complete in place 21° gate valve, complete in place 28° gate valve, complete in place 29° gate valve, complete in place 30° gate valve, complete in place 40° gate valve, complete in place 50° gate valve, complete in place 50	2A.	Bore with 24" steel encasement for 18" water pipe, as per City of McKinney standards and	LF	265	\$504,53	\$133,700,45
Type 1 Combination air vacuum valve, complete in place Fittings, complete in place Fit						
Fittings, complete in place All testing Scatton A2 - Ridge Road Water 12" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place 2A Bore with 18" aleet encasement for 12" water pipe, as per City of McKinney standards and specifications, complete in place 4 8" gate valve, complete in place 5 gate valve, complete in place 6 gate valve, complete in place 7 Fittinge, complete in place 8 " gate valve, complete in place 8 " Standards and specifications, complete in place 8 " gate valve, complete in place 8 " gate valve, complete in place Fittinge, complete in place Fitt						
epocifications, complete in place Excavation safety and support system including excavation safety plans for trenches over five test in depth, complete in place All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for Substock Su						\$17,115.48
Excavation safety and support system including excavation safety plans for trenches over five feet in depth, complete in place All teating (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for Subston A2 - Ridge Road Water 12" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 2A Bore with 18" sleet encasement for 12" water pipe, as per City of McKinney standards and specifications, complete in place 3 12" gale valve, complete in place 4 8" gate valve, complete in place 5 6" gate valve, complete in place 5 6" gate valve, complete in place 6 7 9 Fittings, complete in place 7 Fittings, complete in place 8 1.5" DR-9 irrigation water service with meter box, complete in place 9 Concrete encasement, complete in place 10 2-4" Schedule 40 PVC irrigation sleeves, complete in place 11 180 \$49.05 12 180.91 190 190 190 190 190 190 190 190 190 1	5A:	24" watertight encasement on 16" water pipe, as per City of McKinney standards and	LF			\$9,389.20
All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for Subtotal: \$448,347.40 Section A2 - Ridge Road Water 12" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 2A Bore with 18" sleet encasement for 12" water pipe, as per City of McKinney standards and LF 102 \$300.44 \$30,844.8 12" gate valve, complete in place 2A I gate valve, complete in place 3 12" gate valve, complete in place 4 8" gates valve, complete in place 5 8" gate valve, complete in place 6 9 \$3,001.02 \$27,001.04 \$3,053.05 \$1,078.05	7	Excavation salety and support system including excavation salety plans for trenches over live	LF	2027	\$0.37	\$749.99
Section A2 - Ridge Road Water 12" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 8" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 2A Bore with 18" sleet encasement for 12" water pipe, as per City of McKinney standards and specifications, complete in place 4 B" gate valve, complete in place 5 " gate valve, complete in place 6 " gate valve, complete in place 7 Fittinge, complete in place 8 " gate valve, complete in place 8 " gate valve, complete in place 8 " gate valve, complete in place FA 3 \$3,3830.36 \$10,981.0 7 Fittinge, complete in place 11 S1.576.94 rigitation water service with meter box, complete in place 5 \$1.528.16 \$49.05 8 1.5° DR-9 irrigation water service with meter box, complete in place 10 2-4" Schedule 40 PVC irrigation televers, complete in place Excavation safety and support system including excavation safety plans for trenches over five faet in depth, complete in place All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for		4 T R 2				
Section A2 - Ridge Road Water 12" diameter PVC pipe including whip down, tranch, embedment, backlill, compaction, complete in place 8" diameter PVC pipe including whip down, tranch, embedment, backlill, compaction, complete in place 8" diameter PVC pipe including whip down, tranch, embedment, backlill, compaction, complete in place 2A Bore with 18" sleet encasement for 12" water pipe, as per City of McKinney standards and specifications, complete in place 4 B" gate valve, complete in place 5 A 9 \$3,001,02 \$27,008.1 8" gate valve, complete in place 6 A 1 \$1,676.84 \$1,676.84 \$1,676.85 6" gate valve, complete in place 7 Fittinge, complete in place 8 A 3 \$3,830.36 \$1,117.94 \$3,135.85 6" gate valve, complete in place 9 Fittinge, complete in place 1 STDR-9 irrigation water service with meter box, complete in place 9 Concrete encasement, complete in place 1 STDR-9 irrigation water service with meter box, complete in place 9 Concrete encasement, complete in place 1 STDR-9 irrigation water service with meter box, complete in place 1 Excavation safety and support system including accavation safety plans for trenches over five feet in depth, complete in place 2 All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for			LF	2027	\$3.30	\$6,689 10
12" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 2 8" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 2 8" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 2 8" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 2 8" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 3 12" gale valve, complete in place 4 8" gale valve, complete in place 5 8" gale valve, complete in place 6 8" gale valve, complete in place 7 8" diameter PVC pipe including a place 8 "gale valve, complete in place 9 11.5" DR-9 irrigation water service with meter box, complete in place 9 12.4" Schedule 40 PVC irrigation sleeves, complete in place 11 24" Schedule 40 PVC irrigation sleeves, complete in place 12 All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for				SUBTOTAL:	\$448,347.40	
12" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 2 8" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 2 8" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 2 8" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 2 8" diameter PVC pipe including whip down, tranch, embedment, backfill, compaction, complete in place 3 12" gale valve, complete in place 4 8" gale valve, complete in place 5 8" gale valve, complete in place 6 8" gale valve, complete in place 7 8" diameter PVC pipe including a place 8 "gale valve, complete in place 9 11.5" DR-9 irrigation water service with meter box, complete in place 9 12.4" Schedule 40 PVC irrigation sleeves, complete in place 11 24" Schedule 40 PVC irrigation sleeves, complete in place 12 All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for		Section A2 - Ridge Road Water				
8" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place in place LF 27 \$32.67 \$882.00 2A. Bore with 18" sleel encasement for 12" water pipe, as per City of McKinney standards and specifications, complete in place LF 102 \$30.04.4 \$30.644.8 3 12" gale valve, complete in place EA 9 \$3,001.02 \$27.009.1 4 8" gale valve, complete in place EA 1 \$1,678.84 \$1,678.84 \$1,678.84 \$1,678.84 \$1,678.84 \$1,678.84 \$1,678.84 \$1,678.84 \$1,678.84 \$1,678.84 \$1,678.84 \$1,678.84 \$1,678.84 \$1,678.84 \$1,678.84 \$1,678.84 \$1,678.84 \$1,778.84 \$1,678.84 \$1,778.84 \$1,778.84 \$1,779.84 \$3,353.83 \$3,353.83 \$10,881.00 \$1,881.00 \$1,881.00 \$1,881.00 \$1,881.00 \$1,881.00 \$2,337.33 \$1,981.00 \$1,881.00 \$1,881.00 \$1,881.00 \$2,337.33 \$3,140.60 \$2,783.20 \$2,783.20 \$2,783.20 \$2,783.20 \$2,783.20 \$2,783.20 \$2,783.20 \$2,783.20 \$2,783.20 \$2,783.20 \$2,78		12" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete	LF	2850	\$59.01	\$168,650.58
Bore with 18" sleet encasement for 12" water pipe, as per City of McKinney standards and specifications, complete in place EA 9 \$3,001.02 \$27,009.15	20	B" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete	LF	27	\$32.67	\$882.09
2 285 285 286	24	Bore with 18" sleet encasement for 12" water pipe, as per City of McKinney standards and	LF	102	\$300.44	\$30,644.88
8" gate valve, complete in place EA 1 \$1,676.84 \$1,676.84 \$1,676.84 \$1,676.84 \$1,676.84 \$1,676.84 \$1,676.84 \$1,676.84 \$1,676.84 \$1,676.84 \$1,676.84 \$1,676.84 \$1,676.84 \$1,17.94 \$3,353.35 \$1,17.94 \$3,353.35 \$1,17.94 \$3,353.35 \$1,091.0 \$1,000.85			EA			
8° gale valve, complete in place	_					
Filtings, complete in place EA 3 \$3,830.36 \$10,891.0	-					\$3,353.82
Fittings, complete in place				_		
8 1.5" DR-9 irrigation water service with meter box, complete in place 9 Concrete encasement, complete in place 10 2-4" Schedule 40 PVC irrigation eleeves, complete in place 11 Excavation safety and support system including excavation safety plans for trenches over five first in depth, complete in place 12 All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for						\$23,974,30
9 Concrete encasement, complete in place 10 2-4* Schedule 40 PVC irrigation teleeves, complete in place 11 Excavation safety and support system including excavation safety plans for trenches over five feet in depth, complete in place 12 All testing (Contract to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for						\$8,140.80
10 2-4" Schedule 40 PVC Irrigation eleeves, complete in place Excavation askely and support system including excavation sately plans for trenches over live feet in depth, complete in place All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for						\$7,848.00
Excavation autisty and support system including excavation sately plans for trenches over live LF 2885 \$0.33 \$952.0 feet in depth, complete in place All teating (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for					4	\$2,798 20
teet in deptin, complete in place All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction LF 2885 \$2.29 \$6,696.6 as required by the governing authority, complete for	11	Excavation safety and support system including excavation safety plans for trenches over live				\$952.05
as required by the governing authority, complete for			I E	2005		\$8.604.45
SUBTOTAL: \$289,430.47			L.	2003	ФZ ZB	#0,000.03
				BUBTOTAL:	\$293,430.47	

P.O. Box 541297 Dallas, Texas 75354-1297

1880 Crown Road Dallas, Texas 75234



	•	Section A3 - Bloomdale Road Water				
	1	16" diameter PVC pipe including whip down, trench, embedment, backfill, compaction, complete in place	LF	900	\$97.32	\$87,588,00
	2	12" diameter PVC pipe including whilp down, trench, embedment, backfill, compaction, complete in place	LF	3118	\$59.01	\$183,993.18
	2A.	Bore with 18" steel encasement for 12" water pipe, as per City of McKinney standards and specifications, complete in place	LF	78	\$300.44	\$23,434,32
	3	Combination air vacuum valve Type 1 on 16" pipe, complete in place	EA	1	\$8,307,87	\$8,307.87
	4	Combination air vacuum valve Type 1 on 12" pipe, complete in place	EA	1	\$8,307.87	\$8,307.87
	5	12" gate valve, complete in place	EA	12	\$3,069.70	\$36,636.40
	8	8" gate valve, complete in place Filtings, complete in place	EA TN	2 3.32	\$1,613.32 \$7,659.52	\$3,226.64 \$25,429.61
	8	Connect to existing 16" water main, complete in place	EA	1	\$2.033.25	\$2,033.25
	9	Connect to existing 8" water main, complete in place	EA	2	\$988.22	\$1,932,44
	10	6" blind flange, complete in place	EA	2	\$413,50	\$827.00
	11	Excavation safely and support system including excavation safety plans for trenches over live feet in depth, complete in place	LF	4018	\$0.33	\$1,325,94
	12	All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for	LF	4018	\$2.35	\$9,442,30
				SUBTOTAL:	\$392,684.82	
	64	Section B - Onaite Sanitary Sewer				
	1	15° diameter SDR-26 PVC pipe including trench, embedment, backfill, and compection, complete in place	LF	400	\$98.73	\$39,492.00
	2	12" diameter SDR-28 PVC pipe including trench, embedment, backtill, and compaction, complete in place	LF	1687	\$72,61	\$122,493.07
	3	12" diameter SDR-35 PVC pipe including french, embedment, backfill, and compaction, complete in place	LF	1539	\$53.39	\$82,167.21
	4	8" diameter SDR-26 PVC pipe including trench, embedment, backfill, and compaction, complete in place	LF	2547	\$48.45	\$123,402,15
	5	8" diameter SDR-35 PVC pipe including trench, embedment, backfill, and compaction, complete in place	LF	10520	\$38.43	\$383,243 60
	6	6" diameter SDR-35 PVC pipe including trench, embedment, backlill, and compaction, complete in place	LF	40	\$31.97	\$1,278,80
	7	Bore with 18" steel encasement for 12" sanitary sewer pipe, as per City of McKinney standards and specifications, complete in place	LF	273	\$321.65	\$87,810.45
	В	Bore with 12" steel encasement for 8" sanitary sewer pipe, as per City of McKinney standards and specifications, complete in place	LF	394	\$268.61	\$113,791.14
	9	6' diameter standard manhole (greater than 12' and less than or equal to 20' deep), complete in place	EA	2	\$12,914.16	\$25,828,32
	10	5' diameter standard manhole (greater than 20' and less than or equal to 30' deep), complete in place	EA	1	\$17,114.08	\$17,114.08
	11	5' diameter standard manhole (greater than 12' and less than or equal to 20' deep), complete in place	EA	3	\$11,830.94	\$35,492.82
	12	5' diameter standard manhole (less than or equal to 12 deep), complete in place	EA	2	\$10,546.32	\$21,092.64
	13	4' diameter standard manhole (greater than 20' and less than or equal to 30' deep), complete in place	EA	1	\$9,779.40	\$9,779.40
	14	4' diameter standard manhole (greater than 12' and less than or equal to 20' deep), complete in place	EA	11	\$5,527.50	\$60,802.50
	15	4' diameter standard manhole (less than or equal to 12' deep), complete in place	EA	45	\$4,910.85	\$220,988.25
	16	4" SDR-35 sanitary sewer service as per City standards, complete in place	EA	250	\$1,012.06	\$253,015.00
	17	Standard cleanout on 8" pipe, complete in place	EA	4	\$512.64	\$2,050,56
	18	18" watertight steel encasement on 12" sanitary sewer pipe, as per City of McKinney standards and specifications, complete in place	LF	143	\$142,37	\$20,358.91
	19	12" watertight steel encasement on 8" sanitary sewer pipe, as per City of McKinney standards and specifications, complete in place	ᄕ	80	\$115.94	\$9,275.20
	20	Cement stabilized eand encasement, centered under water main, as per plans and District standards and specifications, complete in place	ᄕ	500	\$38.77	\$19,386.00
	21	Excavation safety and support system including excavation safety plans for trenches over five feet in depth, complete in place	LF	16732	\$0.71	\$11,879,72
	22	All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for	LF	16732	\$2.84	\$47,518,68
1	23	Re-air teat after franchise utilities, as required by the governing authority, complete for	LF	16732	\$0,81	\$13,552,92
				SUBTOTAL:	\$1,721,812.62	
	Ť.	Section B1 - Offsite Sanitary Sewer 27" HDPE Class 250, ASTM F894 sanitary sewer pipe including trench, embedment, backfill,				
	8	and compaction, complete in place 15" HDPE Class 250, ASTM F894 sanitary sewer pipe including trench, embedment, backfill,	LF	3468	\$244.61	\$848,307.48
	2	and compaction, complete in place 15" diameter SDR-26 PVC pipe including trench, embedment, backfill, and compaction,	LF	450	\$77.39	\$34,825.50
	3	complete in place	LF	218	\$98.73	\$21,523.14
	4	12" diameter SDR-26 PVC pipe including trench, embedment, backfill, and compaction, complete in place 10" diameter SDR-26 PVC pipe including trench, embedment, backfill, and compaction,	LF	853	\$72.61	\$61,936.33
	5	10 diameter SUP-26 PVC pipe including trench, embeament, backtill, and compaction, complete in place	LF	776	\$54.13	\$42,004.88

1880 Crown Road Dallas, Texas 75234 P.O. Box 541297 Dallas, Texas 75354-1297



6	8" diameter SDR-28 PVC pipe including trench, embedment, backfill, and compaction, complete in place	LF	10	\$49.45	\$484,50
7	Bore with 33" steel encasement for 27" sanitary pipe, as per City of McKinney standards and	LF	119	\$761.72	\$90,644,68
В	specifications, complete in place Bore with 21" steel encasement for 15" sanitary sewer sewer pipe, as per City of McKinney	UF	338	\$395,65	\$133,729,70
9	standards and specifications, complete in place 8" diameter SDR-26 PVC pipe including trench, embedment, backfill, and compaction,	LF	10	\$48.45	\$484.50
-	complete in place				
10	6' diameter Type S manhole (greater than 40' deep), complete in place	EA	2	\$40,666.00	\$81,732,00
11	6' diameter Type 6 manhole (greater than 30' and less than or equal to 40' deep), complete in place	EA	1	\$30,320.89	\$30,320.89
12	6' diameter Type S manhole (greater than 20' and less than or equal to 30' deep), complete in place	EA	4	\$27,862.96	\$111,451,84
14	5' diameter Type S manhole (greater than 12' and less than or equal to 20' deep), complete in place	EA	1	\$11,830.94	\$11,830.94
15	5' diameter standard manhole (greater than 12' and less than or equal to 20' deep), complète in place	EA	4	\$11,830.94	\$47,323,76
16 17	5' diameter Type S manhole (leas than or equal to 12' deep), complete in place Connect to existing manhole, complete in place	EA EA	1	\$10,546.32 \$3,098,04	\$10,546,32 \$3,098.04
18	21" watertight sleet encasement on 15" sanitary sewer pipe, as per City of McKinney standards	LIF	106	\$190.52	\$20,195.12
	and specifications, complete in place			·	
19	Clay trench dam, as per plans and City standards and specifications, complete in place	LF	14	\$214.35	\$3,000,90
20	Excevation safety and support system including excevation safety plans for trenches over five feet in depth, complete in place	LF	5775	\$1.76	\$10,164,00
21	All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for	LF	5775	\$2.44	\$14,091.00
22	Re-air test after tranchise utilities, as required by the governing authority, complete for	LF	5775	\$0.81	\$4,677,75
			SUBTOTAL:	\$1,582,373.27	
%	Section B2 - Ridge Road Sanitary Sewer				
25	12" diameter SDR-26 PVC pipe including trench, embedment, backfill, and compaction,	LF	117	\$72.61	\$8,495.37
	complets in place 8" diameter SDR-35 PVC pipe including trench, embedment, backfill, and compaction,				
2	complete in place	LF	149	\$38.43	\$5,428.07
3	Cement stabilized sand encasement, centered under water main, as per plans and District standards and specifications, complete in place	LF	20	\$38.77	\$775.40
4	Excavation safety and support system including excavation safety plans for trenches over five feet in depth, complete in place	LF	266	\$1.76	\$468.16
-	All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction	LF		\$2.44	
5	as required by the governing authority, complete for	L	266	\$2.44	\$649,04
6	as required by the governing authority, complete for Re-air leaf after franchise utifities, as required by the governing authority, complete for	LF	266	\$0.81	\$215.46
	as required by the governing authority, complete for				
	as required by the governing authority, complete for Re-air test after franchise utifities, as required by the governing authority, complete for		266	\$0.81	
6	as required by the governing authority, complete for Re-ait test after franchise utifities, as required by the governing authority, complete for Section C - Onsite Drainage	LF	266	\$0.81 \$16,031.50	\$215,46
	as required by the governing authority, complete for Re-air lest after franchise utifities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RCB including trench, embedment, backfall, compacilion, complete in place		266 SUSTOTAL	\$0.81	
6 * 1	as required by the governing authority, complete for Re-ait test after franchise utifities, as required by the governing authority, complete for Section C - Onsite Drainage	LF	266 SUBTOTAL:	\$0.81 \$16,031.50 \$697.67	\$215.46 \$203,080.17
6 • 1 2	as required by the governing authority, complete for Re-air test after franchise utifities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RCB including trench, embedment, backfall, compaction, complete in place 7' x 3' RCB including trench, embedment, backfall, compaction, complete in place 6' x 3' RCB including trench, embedment, backfall, compaction, complete in place	LF LF	266 SUBTOTAL: 291 44	\$0.81 \$16,031.50 \$697.87 \$462.69	\$215.46 \$203,080.17 \$20,358,36
6 1 2 3	as required by the governing authority, complete for Re-air test after franchise utifities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RC8 including trench, embedment, backfall, compaction, complete in place 7' x 3' RC8 including trench, embedment, backfall, compaction, complete in place 6' x 3' RC8 including trench, embedment, backfall, compaction, complete in place 5' x 3' RC8 including trench, embedment, backfall, compaction, complete in place	LF LF LF	266 SUBTOTAL: 291 44 92	\$0.81 \$16,031.50 \$697.87 \$462.69 \$369.08	\$215.46 \$203,080.17 \$20,358.36 \$33,955.36
6 1 2 3 4	as required by the governing authority, complete for Re-air test after franchise utifities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RCB including trench, embedment, backfall, compaction, complete in place 7' x 3' RCB including trench, embedment, backfall, compaction, complete in place 6' x 3' RCB including trench, embedment, backfall, compaction, complete in place	LF LF LF	266 SUBTOTAL: 291 44 92 172	\$0.81 \$16,031.50 \$697.87 \$462.69 \$389.08 \$284.91	\$215.46 \$203,080.17 \$20,358,36 \$33,955.36 \$49,004.52
6 1 2 3 4 5	as required by the governing authority, complete for Re-air test after franchise utifities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RC8 including trench, embedment, backfill, compaction, complete in place 6' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 6' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 8' x 3' RC8 including trench, embedment, backfill, compaction, complete in place	LF LF LF LF	286 SUBTOTAL: 291 44 82 172 475	\$0.81 \$16,031.50 \$697.87 \$462.69 \$389.08 \$284.91 \$188.75	\$215.46 \$203,080.17 \$20,358.36 \$33,955.36 \$49,004.52 \$89,856.25
6 1 2 3 4 5 6 7 8	as required by the governing authority, complete for Re-air test after franchise utifities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RCB including trench, embedment, backfill, compaction, complete in place 7' x 3' RCB including trench, embedment, backfill, compaction, complete in place 5' x 3' RCB including trench, embedment, backfill, compaction, complete in place 5' x 3' RCB including trench, embedment, backfill, compaction, complete in place 48' diameter RCP, including trench, embedment, backfill, compaction, complete in place 48' diameter RCP, including trench, embedment, backfill, compaction, complete in place	LF LF LF LF	286 SUBTOTAL: 291 44 82 172 475 926	\$0.81 \$16,031.50 \$697.87 \$482.69 \$359.08 \$284.91 \$188.75 \$157.06	\$203,080.17 \$20,358,36 \$33,955,36 \$49,004,52 \$89,856,25 \$145,437,58
1 2 3 4 5 6 7 8	as required by the governing authority, complete for Re-air test after franchise utifities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RC8 including trench, embedment, backfill, compaction, complete in place 7' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 6' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 5' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 48' diameter RCP, including trench, embedment, backfill, compaction, complete in place 36' diameter RCP including trench, embedment, backfill, compaction, complete in place 36' diameter RCP including trench, embedment, backfill, compaction, complete in place 36' diameter RCP including trench, embedment, backfill, compaction, complete in place	LF LF LF LF LF LF	266 SUSTOTAL: 291 44 92 172 475 926 92	\$0.81 \$16,031.50 \$697.87 \$482.69 \$359.08 \$284.91 \$188.75 \$157.06 \$134.27	\$203,080,17 \$20,358,36 \$33,955,36 \$49,004,52 \$89,858,25 \$145,437,56 \$12,352,84 \$92,315,70
1 2 3 4 5 6 7 8 9 10	as required by the governing authority, complete for Re-air test after franchise utilities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RC8 including trench, embedment, backfill, compaction, complete in place 7' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 6' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 5' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 48' diameter RCP, including trench, embedment, backfill, compaction, complete in place 48' diameter RCP, including trench, embedment, backfill, compaction, complete in place 36' diameter RCP including trench, embedment, backfill, compaction, complete in place	LF LF LF LF LF LF	291 44 92 172 475 926 92 783	\$0.81 \$16,031.50 \$697.87 \$462.69 \$359.08 \$284.91 \$188.75 \$157.06 \$134.27 \$117.90	\$203,080.17 \$20,388.36 \$33,955.36 \$49,004.52 \$89,856.25 \$145,437.56 \$12,352.84 \$92,315.70
1 2 3 4 5 6 7 8	as required by the governing authority, complete for Re-air test after franchise utifities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RC8 including trench, embedment, backfill, compaction, complete in place 7' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 6' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 5' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 48' diameter RCP, including trench, embedment, backfill, compaction, complete in place 36' diameter RCP including trench, embedment, backfill, compaction, complete in place 36' diameter RCP including trench, embedment, backfill, compaction, complete in place 36' diameter RCP including trench, embedment, backfill, compaction, complete in place	LF LF LF LF LF LF LF	266 SUBTOTAL: 291 44 92 172 475 926 92 783 1213	\$0.81 \$16,031.50 \$697.87 \$482.69 \$369.08 \$284.91 \$188.75 \$157.06 \$134.27 \$117.90 \$102.62	\$203,080,17 \$20,358,36 \$33,955,36 \$49,004,52 \$89,858,25 \$145,437,56 \$12,352,84 \$92,315,70
6 1 2 3 4 5 6 7 8 9 10 11 12	as required by the governing authority, complete for Re-air test after franchise utifities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RC8 including trench, embedment, backfill, compaction, complete in place 7' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 5' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 5' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 48' diameter RCP, including trench, embedment, backfill, compaction, complete in place 42' diameter RCP, including trench, embedment, backfill, compaction, complete in place 38' diameter RCP including trench, embedment, backfill, compaction, complete in place 38' diameter RCP including trench, embedment, backfill, compaction, complete in place 30' diameter RCP including trench, embedment, backfill, compaction, complete in place		291 44 92 172 475 926 92 783 1213 1403	\$0.81 \$16,031.50 \$697.87 \$462.69 \$389.08 \$284.91 \$188.75 \$157.06 \$134.27 \$117.90 \$102.62 \$86.12	\$203,080.17 \$203,080.17 \$20,358.36 \$33,955.36 \$49,004.52 \$89,856.25 \$145,437.65 \$12,352.64 \$82,315.70 \$124,478.06
6 1 2 3 4 5 6 7 8 9 10 11 12 13	as required by the governing authority, complete for Re-air test after franchise utifities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RC8 including trench, embedment, backfill, compaction, complete in place 7' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 6' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 5' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 48' diameter RCP, including trench, embedment, backfill, compaction, complete in place 48' diameter RCP, including trench, embedment, backfill, compaction, complete in place 36' diameter RCP including trench, embedment, backfill, compaction, complete in place 33' diameter RCP including trench, embedment, backfill, compaction, complete in place 30' diameter RCP including trench, embedment, backfill, compaction, complete in place 7' diameter RCP including trench, embedment, backfill, compaction, complete in place		266 SUSTOTAL: 291 44 92 172 475 926 92 783 1213 1403 1595	\$0.81 \$16,031.50 \$697.87 \$462.99 \$389.08 \$284.91 \$183.75 \$157.06 \$134.27 \$117.90 \$102.62 \$86.12 \$77.90	\$203,080.17 \$203,080.17 \$20,358.96 \$33,955.36 \$49,004.52 \$89,656.25 \$145,437.66 \$12,352.84 \$92,315.70 \$124,478.06 \$120,826.36
6 1 2 3 4 5 6 7 8 9 10 11 12	as required by the governing authority, complete for Re-sir test after franchise utifities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RCB including trench, embedment, backfill, compaction, complete in place 7' x 3' RCB including trench, embedment, backfill, compaction, complete in place 6' x 3' RCB including trench, embedment, backfill, compaction, complete in place 8' x 3' RCB including trench, embedment, backfill, compaction, complete in place 48' diameter RCP, including trench, embedment, backfill, compaction, complete in place 38' diameter RCP, including trench, embedment, backfill, compaction, complete in place 38' diameter RCP including trench, embedment, backfill, compaction, complete in place 38' diameter RCP including trench, embedment, backfill, compaction, complete in place 30' diameter RCP including trench, embedment, backfill, compaction, complete in place 27' diameter RCP including trench, embedment, backfill, compaction, complete in place 24' diameter RCP including trench, embedment, backfill, compaction, complete in place		286 SUBTOTAL: 291 44 82 172 475 926 92 783 1213 1403 1595 3336	\$0.81 \$16,031.50 \$697.87 \$462.69 \$3381.08 \$284.91 \$188.75 \$157.06 \$134.27 \$117.80 \$102.62 \$86.12 \$77.90	\$215.46 \$203,080.17 \$20,358.36 \$33,955.36 \$49,904.52 \$49,904.52 \$49,459.45 \$145,437.56 \$12,352.84 \$82,315.70 \$124,478.06 \$120,826.36 \$124,250.50
6 1 2 3 4 5 6 7 8 9 10 11 12 13	as required by the governing authority, complete for Re-air lest after franchise utilities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RC8 including trench, embedmant, backfall, compacition, complete in place 7' x 3' RC8 including trench, embedment, backfall, compacition, complete in place 6' x 3' RC8 including trench, embedment, backfall, compacition, complete in place 6' x 3' RC8 including trench, embedment, backfall, compacition, complete in place 8' d'aimeter RCP, including trench, embedment, backfall, compacition, complete in place 8' diameter RCP, including trench, embedment, backfall, compacition, complete in place 8' diameter RCP including trench, embedment, backfall, compacition, complete in place 3' diameter RCP including trench, embedment, backfall, compacition, complete in place 3' diameter RCP including trench, embedment, backfall, compacition, complete in place 2' diameter RCP including trench, embedment, backfall, compacition, complete in place 2' diameter RCP including trench, embedment, backfall, compacition, complete in place 2' diameter RCP including trench, embedment, backfall, compacition, complete in place 2' diameter RCP including trench, embedment, backfall, compacition, complete in place		266 SUSTOTAL: 291 44 92 172 475 926 92 783 1213 1403 1595 3336 658	\$0.81 \$16,031.50 \$697.87 \$462.99 \$369.08 \$294.91 \$168.75 \$157.06 \$134.27 \$117.90 \$102.62 \$66.12 \$77.90 \$86.01 \$57.98	\$203,080.17 \$203,080.017 \$20,358.36 \$33,955.38 \$49,004.52 \$145,437.56 \$12,352.64 \$12,352.64 \$12,352.65 \$124,250.55 \$120,255.55 \$120,255.55
* 1 2 3 4 5 6 7 8 9 10 11 12 13 14	as required by the governing authority, complete for Re-air test after franchise utifities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RC8 including trench, embedment, backfill, compaction, complete in place 7' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 8' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 8' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 8' diameter RCP, including trench, embedment, backfill, compaction, complete in place 36' diameter RCP including trench, embedment, backfill, compaction, complete in place 36' diameter RCP including trench, embedment, backfill, compaction, complete in place 36' diameter RCP including trench, embedment, backfill, compaction, complete in place 30' diameter RCP including trench, embedment, backfill, compaction, complete in place 24' diameter RCP including trench, embedment, backfill, compaction, complete in place 24' diameter RCP including trench, embedment, backfill, compaction, complete in place 24' diameter RCP including trench, embedment, backfill, compaction, complete in place 18' diameter RCP including trench, embedment, backfill, compaction, complete in place 18' diameter RCP including trench, embedment, backfill, compaction, complete in place 18' diameter RCP including trench, embedment, backfill, compaction, complete in place		286 SUBTOTAL: 291 44 82 172 475 926 92 783 1213 1403 1595 3336 658 1698	\$0.81 \$16,031.50 \$697.67 \$462.69 \$369.08 \$284.61 \$188.75 \$157.06 \$134.27 \$117.90 \$102.62 \$86.12 \$77.90 \$69.01 \$57.90	\$203,080.17 \$203,080.01 \$20,358.36 \$33,955.36 \$49,004.52 \$89,856.25 \$145,437.56 \$12,352.84 \$12,352.84 \$124,250.96 \$124,250.96 \$124,250.96 \$124,250.96 \$20,217.36 \$36,784.76
5 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	as required by the governing authority, complete for Re-air test after franchise utilities, as required by the governing authority, complete for Re-air test after franchise utilities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RC8 including french, embedment, backfill, compaction, complete in place 7' x 3' RC8 including french, embedment, backfill, compaction, complete in place 6' x 3' RC8 including french, embedment, backfill, compaction, complete in place 8' diameter RCP, including french, embedment, backfill, compaction, complete in place 42' diameter RCP, including french, embedment, backfill, compaction, complete in place 38' diameter RCP including french, embedment, backfill, compaction, complete in place 33' diameter RCP including french, embedment, backfill, compaction, complete in place 27' diameter RCP including french, embedment, backfill, compaction, complete in place 24' diameter RCP including french, embedment, backfill, compaction, complete in place 21' diameter RCP including french, embedment, backfill, compaction, complete in place 21' diameter RCP including french, embedment, backfill, compaction, complete in place 18' diameter RCP including trench, embedment, backfill, compaction, complete in place 18' diameter RCP including trench, embedment, backfill, compaction, complete in place 18' diameter RCP including trench, embedment, backfill, compaction, complete in place		266 SUSTOTAL: 291 44 92 172 475 926 92 783 1213 1403 1595 2336 658 1698 3	\$0.81 \$16,031.50 \$697.87 \$462.69 \$389.08 \$284.91 \$188.75 \$157.06 \$134.27 \$117.80 \$102.62 \$66.12 \$77.90 \$69.01 \$57.91 \$51.11	\$203,080.17 \$203,080.86 \$33,955.38 \$49,004.52 \$49,056.25 \$145,437.65 \$12,352.84 \$12,352.84 \$12,352.85 \$120,286.38 \$120,217.38 \$120,217.38
6 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	as required by the governing authority, complete for Re-air test after franchise utilities, as required by the governing authority, complete for Re-air test after franchise utilities, as required by the governing authority, complete for \$\$\frac{\text{Section C - Onsite Oralinage}}{\text{9"}}\$ **Y RC8 including trench, embedment, backfill, compaction, complete in place **S '3 RC8 including trench, embedment, backfill, compaction, complete in place **S '3 RC8 including trench, embedment, backfill, compaction, complete in place **S '3 RC8 including trench, embedment, backfill, compaction, complete in place **S '3 RC8 including trench, embedment, backfill, compaction, complete in place **S 'diameter RCP, including trench, embedment, backfill, compaction, complete in place **S 'diameter RCP including trench, embedment, backfill, compaction, complete in place **3" 'diameter RCP including trench, embedment, backfill, compaction, complete in place **4" diameter RCP including trench, embedment, backfill, compaction, complete in place **2" diameter RCP including trench, embedment, backfill, compaction, complete in place **2" diameter RCP including trench, embedment, backfill, compaction, complete in place **2" diameter RCP including trench, embedment, backfill, compaction, complete in place **2" diameter RCP including trench, embedment, backfill, compaction, complete in place **2" diameter RCP including trench, embedment, backfill, compaction, complete in place **2" diameter RCP including trench, embedment, backfill, compaction, complete in place **2" diameter RCP including trench, embedment, backfill, compaction, complete in place **2" diameter RCP including trench, embedment, backfill, compaction, complete in place **2" diameter RCP including trench, embedment, backfill, compaction, complete in place **2" diameter RCP including trench, embedment, backfill, compaction, complete in place		266 SUBTOTAL: 291 44 82 172 475 926 92 783 1213 1403 1595 3336 658 1598 3 47	\$0.81 \$16,031.50 3697.87 \$462.99 \$389.08 \$284.91 \$183.75 \$157.06 \$134.27 \$117.90 \$102.62 \$86.12 \$77.90 \$69.01 \$57.98 \$51.11 \$4,455.75 \$5,370.75	\$203,080.17 \$203,080.81 \$203,058.95 \$33,955.58 \$49,004.52 \$89,656.25 \$145,437.66 \$12,352.84 \$124,478.06 \$120,826.36 \$124,250.90 \$230,217.36 \$38,150.84 \$38,150.84 \$38,150.84 \$38,150.84
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	as required by the governing authority, complete for Re-air test after franchise utilities, as required by the governing authority, complete for Re-air test after franchise utilities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RCB including trench, embedment, backfill, compaction, complete in place 6' x 3' RCB including trench, embedment, backfill, compaction, complete in place 6' x 3' RCB including trench, embedment, backfill, compaction, complete in place 8' diameter RCP, including trench, embedment, backfill, compaction, complete in place 8' diameter RCP, including trench, embedment, backfill, compaction, complete in place 3' diameter RCP including trench, embedment, backfill, compaction, complete in place 3' diameter RCP including trench, embedment, backfill, compaction, complete in place 3' diameter RCP including trench, embedment, backfill, compaction, complete in place 2' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place		266 SUBTOTAL: 291 444 92 172 475 926 82 783 1213 1403 1595 3336 658 1688 3 47 20	\$0.81 \$16,031.50 \$697.87 \$462.99 \$189.08 \$284.91 \$188.75 \$157.06 \$134.27 \$117.90 \$69.612 \$77.90 \$89.01 \$57.98 \$51.11 \$6.455.75 \$4,774.00	\$203,080.17 \$203,080.61 \$20,358.96 \$33,955.38 \$49,004.52 \$49,004.52 \$140,475.06 \$12,352.84 \$12,352.85 \$124,250.50 \$120,265.38 \$124,250.50 \$20,217.36 \$20,217.36 \$38,150.64 \$46,784.76 \$16,367.25 \$252,425.25 \$395,480.00
6 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	as required by the governing authority, complete for Re-air leat after franchise utilities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RC8 including trench, embedmant, backfill, compaction, complete in place 9' x 7' RC8 including trench, embedment, backfill, compaction, complete in place 6' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 8' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 8' diameter RCP, including trench, embedment, backfill, compaction, complete in place 8' diameter RCP, including trench, embedment, backfill, compaction, complete in place 8' diameter RCP including trench, embedment, backfill, compaction, complete in place 3' diameter RCP including trench, embedment, backfill, compaction, complete in place 3' diameter RCP including trench, embedment, backfill, compaction, complete in place 2' diameter RCP including trench, embedment, backfill, compaction, complete in place 2' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place	IF I	266 SUBTOTAL: 291 44 92 172 475 926 92 783 1213 1403 1595 3336 658 1698 3 47 20 9	\$0.81 \$16,031.50 \$697.87 \$462.99 \$368.9 \$284.91 \$188.75 \$157.06 \$134.27 \$117.80 \$102.62 \$86.12 \$77.9 \$65.11 \$57.98 \$51.11 \$6,455.75 \$3,70.75	\$203,080,17 \$203,080,17 \$20,358,36 \$33,955,36 \$49,004,52 \$49,556,25 \$145,437,56 \$124,478,06 \$120,365,36 \$124,250,50 \$124,250,50 \$124,250,50 \$20,217,36 \$36,764,76
5 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 19 20	as required by the governing authority, complete for Re-air lest after franchise utilities, as required by the governing authority, complete let Re-air lest after franchise utilities, as required by the governing authority, complete let Re-air lest after franchise utilities, as required by the governing authority, complete let air l	LE L	286 SUBTOTAL: 291 44 82 172 475 926 92 783 1213 1403 1595 3336 658 1598 3 47 20 9 1	\$0.81 \$16,031.50 3697.87 \$462.69 \$389.08 \$284.91 \$183.75 \$117.00 \$134.27 \$117.00 \$102.62 \$86.12 \$77.90 \$69.01 \$57.98 \$51.11 \$4,455.75 \$4,774.00 \$4,274.00 \$6,238.75 \$9,168.25	\$203,080.17 \$203,080.81 \$203,050.86 \$33,955.58 \$49,004.52 \$49,056.25 \$145,437.66 \$122,352.84 \$124,478.06 \$120,025.86 \$120,025.86 \$124,250.50 \$20,217.36 \$124,50.50 \$20,217.36 \$20,217.36 \$20,217.36 \$20,217.36 \$40,000.217.3
5 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 20 21	as required by the governing authority, complete for Re-air test after franchise utilities, as required by the governing authority, complete for Re-air test after franchise utilities, as required by the governing authority, complete for Re-air test after franchise utilities, as required by the governing authority, complete for Re-air test and the second representation of the second represen	I SEASASSE SEE SEE SEE SEE SEE SEE SEE SE	266 SUSTOTAL: 291 44 92 172 475 926 92 783 1219 1403 1595 3336 658 1698 3 47 20 9 1 1	\$0.81 \$16,031.50 \$697.87 \$462.69 \$389.08 \$284.91 \$186.75 \$157.06 \$137.06 \$102.62 \$86.12 \$77.90 \$68.01 \$57.98 \$61.11 \$64.55.75 \$5,370.75 \$4,774.00 \$4,774.00 \$4,774.00 \$6,238.75 \$9,182.55 \$9,183.75 \$1,184.75 \$	\$203,080.17 \$203,080.17 \$20,358.36 \$49,004.52 \$49,056.25 \$145,437.56 \$120,286.39 \$120,286
5 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	as required by the governing authority, complete for Re-air test after franchise utifities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RC8 including trench, embedment, backfill, compaction, complete in place 9' x 7' RC8 including trench, embedment, backfill, compaction, complete in place 6' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 5' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 8' diameter RCP, including trench, embedment, backfill, compaction, complete in place 8' diameter RCP, including trench, embedment, backfill, compaction, complete in place 8' diameter RCP including trench, embedment, backfill, compaction, complete in place 3' diameter RCP including trench, embedment, backfill, compaction, complete in place 3' diameter RCP including trench, embedment, backfill, compaction, complete in place 2' diameter RCP including trench, embedment, backfill, compaction, complete in place 2' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in	LE L	286 SUBTOTAL: 291 44 44 92 172 475 926 92 783 1213 1403 1595 3336 658 1698 3 47 20 9 1 1 4 12	\$0.81 \$16,031.50 3697.87 \$462.99 \$189.08 \$284.91 \$183.75 \$117.00 \$134.27 \$117.00 \$102.62 \$86.12 \$77.90 \$89.01 \$77.90 \$89.01 \$57.98 \$51.11 \$6.455.75 \$4.774.00 \$6.238.75 \$9,188.25 \$9,67.50 \$4.234.50	\$203,080.17 \$203,080.358.96 \$333,955.38 \$49,004.52 \$89,856.58 \$145,437.66 \$12,352.64 \$122,352.64 \$120,285.35 \$124,250.50 \$120,285.35 \$124,250.50 \$230,217.36 \$120,285.35 \$124,250.50 \$230,217.36 \$24,784.76 \$25,425.25 \$25,425 \$25,425 \$25,425 \$25,425 \$25,425 \$25,425 \$25,425 \$25,425 \$
6 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	as required by the governing authority, complete for Re-air test after franchise utilities, as required by the governing authority, complete for Re-air test after franchise utilities, as required by the governing authority, complete for Re-air test after franchise utilities, as required by the governing authority, complete for Re-air test and the second results of the sec	######################################	286 SUBTOTAL: 291 44 82 172 475 926 92 783 1213 1403 1595 3336 658 1698 3 47 20 9 1 1 4 12 2	\$0.81 \$16,031.50 \$4697.67 \$462.69 \$368.98 \$284.91 \$188.75 \$157.06 \$134.27 \$117.90 \$102.62 \$86.12 \$77.90 \$69.01 \$57.98 \$51.11 \$4,455.75 \$4,774.00 \$4,774.00 \$4,774.00 \$4,774.00 \$4,231.50 \$3,869.00	\$203,080.17 \$203,080.36 \$33,955.36 \$49,004.52 \$49,556.25 \$145,437.56 \$12,352.64 \$92,315.64 \$124,250.50 \$124,478.06 \$124,250.50 \$124,250.50 \$230,217.36 \$38,150.84 \$46,784.76 \$19,387.25 \$25,425.25 \$25,480.00 \$42,986.37 \$9,168.25 \$23,870.00 \$50,778.00 \$7,378.00
6 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 22 23 24	as required by the governing authority, complete for Re-air test after franchise utilities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RC8 including trench, embedmant, backfill, compaction, complete in place 6' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 6' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 6' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 6' x 3' RC8 including trench, embedment, backfill, compaction, complete in place 8' diameter RCP, including trench, embedment, backfill, compaction, complete in place 8' diameter RCP including trench, embedment, backfill, compaction, complete in place 3' diameter RCP including trench, embedment, backfill, compaction, complete in place 3' diameter RCP including trench, embedment, backfill, compaction, complete in place 2' diameter RCP including trench, embedment, backfill, compaction, complete in place 2' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' diameter RCP including trench, embedment, backfill, compaction, complete in place 1' standard curb inlet, complete in place 1' standard subt inlet, complete in place 1' standard subt inlet, complete in place 1' standard storm sewer marhole, complete in place 4' x 4' de landard storm sewer marhole, complete in place 3' x 5' standard storm sewer marhole, complete in place 4' x 4' standard storm sewer marhole, complete in place 1' x 5' standard storm sewer marhole, complete in place	I I I BASASAS A GENERAL BULLET LITTLE LEGALAS A GENERAL	266 SUBTOTAL: 291 44 92 172 475 926 92 783 1213 1403 1595 3336 658 1698 3 47 20 9 1 1 1 4 12 2 2	\$0.81 \$16,031.50 \$697.87 \$462.99 \$189.08 \$284.91 \$188.75 \$157.06 \$134.27 \$117.90 \$102.62 \$66.12 \$77.90 \$89.01 \$57.98 \$51.11 \$57.98 \$51.11 \$6.455.75 \$3,70.75 \$4,774.00 \$6,238.75 \$4,774.00 \$6,238.75 \$1,789.75 \$4,774.00 \$6,238.75 \$1,789.75 \$4,774.00 \$6,238.75 \$1,789.75	\$203,080.17 \$203,080.91 \$20,358.96 \$33,955.38 \$49,004.52 \$149,568.25 \$145,437.66 \$12,352.64 \$122,352.64 \$122,352.65 \$124,250.50 \$120,267.36 \$120,267.36 \$20,217.36 \$20,217.36 \$30,150.04 \$46,784.79 \$19,387.25 \$252,425.25 \$95,480.00 \$6,238.75 \$3,187.00 \$6,238.75 \$21,3870.00 \$7,378.00 \$122,082.50
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6 1 2 3 4 4 5 6 7 8 9 10 11 11 12 13 14 15 16 17 18 19 19 20 20 21 22 22 23 24 24 24 25 26 26 26 27 27 28 28 28 28 28 28 28 28 28 28 28 28 28	as required by the governing authority, complete for Re-air lest after franchise utilities, as required by the governing authority, complete for Section C - Onsite Drainage 9' x 7' RC8 including trench, embedmant, backfill, compaction, complete in place 6' x 3' RC8 including trench, embedmant, backfill, compaction, complete in place 6' x 3' RC8 including trench, embedmant, backfill, compaction, complete in place 6' x 3' RC8 including trench, embedmant, backfill, compaction, complete in place 6' x 3' RC8 including trench, embedmant, backfill, compaction, complete in place 8' diameter RCP, including trench, embedmant, backfill, compaction, complete in place 8' diameter RCP including trench, embedmant, backfill, compaction, complete in place 3' diameter RCP including trench, embedmant, backfill, compaction, complete in place 3' diameter RCP including trench, embedmant, backfill, compaction, complete in place 2' diameter RCP including trench, embedmant, backfill, compaction, complete in place 2' diameter RCP including trench, embedmant, backfill, compaction, complete in place 1' diameter RCP including trench, embedmant, backfill, compaction, complete in place 1' diameter RCP including trench, embedmant, backfill, compaction, complete in place 1' diameter RCP including trench, embedmant, backfill, compaction, complete in place 1' diameter RCP including trench, embedmant, backfill, compaction, complete in place 1' diameter RCP including trench, embedmant, backfill, compaction, complete in place 1' diameter RCP including trench, embedmant, backfill, compaction, complete in place 1' diameter RCP including trench, embedmant, backfill, compaction, complete in place 1' diameter RCP including trench, embedmant, backfill, compaction, complete in place 1' diameter RCP including area, embedmant, backfill, compaction, complete in place 1' diameter RCP including area, embedmant, backfill, compaction, complete in place 1' diameter RCP including area, embedmant, backfill, compaction, complete in place 1'	I I I I I I I I I I I I I I I I I I I	266 SUSTOTAL: 291 44 92 172 475 926 92 7783 1219 1403 1595 336 659 1698 3 47 20 9 1 4 12 2 1 1	\$0.81 \$16,031.50 \$697.87 \$462.99 \$389.08 \$284.91 \$188.75 \$157.06 \$134.27 \$117.80 \$102.62 \$66.12 \$77.90 \$69.01 \$67.98 \$51.11 \$6.455.75 \$3,370.75 \$4,774.00 \$4,231.50 \$4,	\$203,080.17 \$203,080.17 \$20,358.36 \$49,004.52 \$49,004.52 \$49,958.62 \$145,437.65 \$12,352.84 \$123,52.75 \$124,478.06 \$120,286.38 \$124,250.50 \$20,217.38 \$38,150.84 \$86,784.78 \$19,387.25 \$252,425 \$252,425 \$252
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1880 Crown Road Dallas, Texas 75234

P.O. Box 541297 Dallas, Texas 75354-1297



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32 33	TxDOT Type PRD-13 Type E Handrali without grip rail, complete in place	LF	235	\$206.15	\$4B,445.25
34	Connect to existing 18"-24" RCP, complete in place	EA	2	\$725,90	\$1,451.80
35	12"-15" diameter rock rip rap as per plans and City standards, complete in place	SY	685	\$95.48	\$65,403.80
35	8"-12" diameter rock rip rap as per plans and City standards, complete in place	SY	319	\$84.63	\$26,996,97
36	Excavation safety and support system including excavation safety plans for frenches over five feel in depth, complete in place	LF	12778	\$0.36	\$4,600,08
37	All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for	LF	12778	\$3,80	\$48,558.40
			SUBTOTAL:	\$2,232,350.21	
	Section C2 - Ridge Road Drainage				
1	10" x 5" RCB including trench, embedment, backfill, compaction, complete in place	LF	775	\$650.78	\$504,354.50
2	8' x 5' RCB including trench, embedment, backfill, compaction, complete in place	LF	336	\$560.55	\$188,344.80
3	42" diameter RCP, including trench, embedment, backfill, compaction, complete in place	LE	70	\$157.06	\$10,994.20
4	33" diameter RCP including trench, embedment, backfill, compaction, complete in place	LF	376	\$102.62	\$38,585.12
5	30" diameter RCP including trench, embedment, backtill, compaction, complete in place	LF	35	\$86.12	\$3,014.20
6	24" diameter RCP including trench, embedment, backlill, compaction, complete in place	LF	287	\$69.01	\$19.805.87
7	21" diameter RCP including Irench, embedment, backfilt, compaction, complete in place	LF	313	\$57.98	\$18,147.74
8	18" dismeter RCP including trench, embedment, backlift, compaction, complete in place	LF	100	\$51.11	\$5,111.00
9	15' standard curb inlet, complete in place	EA	2	\$6,455,75	\$12,911.50
10	12' standard curb inlet, complete in place	EA	2	\$5,370,75	\$10,741,50
11	10' standard curb intel, complete in place	EA	6	\$4,774,00	\$28,644.00
12	4' x 4' drop inlet, complete in place	ĖΑ	1	\$4,774.00	\$4,774.00
13	TxDOT Type PW-0 headwall at 2-barrel 10' x 5' RCB and 2-barrel 8' x 5' RCB, complete in place	EA	2	\$46,383,75	\$92,767.50
14	TxDOT Type PW-0 headwall at 2-barrel 10' x 5' RCB, complete in place	EA	1	\$23,870.00	\$23,870.00
15	TxDOT Type PW-0 headwell at 2-berrel 6' x 5' RCB, complete in place	EA	1	\$25,497.50	\$25,497.50
16	TxDOT Type PW-0 headwall at 33" RCP, complete in place	EA	1	\$37,758.00	\$37,758.00
17	TxDOT Type SETP-CD headwall at 24" RCP, complete in place	EA	2	\$1,898.75	\$3,797,50
18	TxDOT Type PRD-13 Type E Handrall without grip rall, complete in place	LF	168	\$206.15	\$38,756.20
19	12"-15" diameter rock rip rap as per plans and City standards, complete in place	SY	510	\$95.48	\$48,694,80
20	8"-12" diameter rock rip rap as per plans and City standards, complete in place	SY	175	\$84,63	\$14,810,25
21	Excavation safety and support system including excavation safety plans for trenches over five feet in depth, complete in place	LF	2292	\$0.36	\$825,12
22	All testing (Contractor to exclusively use Alpha Testing, Inc.) to include density and compaction as required by the governing authority, complete for	LF	2292	\$3.80	\$8,709.60
			SUBTOTAL:	\$1,140,914.90	
•	Section D - Miscellaneous				
æ	Maintenance bond for 2 years at lifteen percent (15%) of the contract price of all public improvements, or in such amount as approved by the city engineer, as per City of McKinney requirements, complete	LS	1	\$31,500.00	\$31,500.00
				TOTAL:	\$9,289,209.19
	ADD'L SCOPE / QTY				
5	8" gate valve, complete in place	EA	1	\$1,594,98	\$1,594,98
6	Concrete encasement, complete in place	LF	130	\$49.05	\$6,376.50
9	Connect to existing 12" water main, complete in place	EA	1	\$1,475,00	\$1,475.00
	4'x3' RCB	LIF	33	\$245.00	\$8,085.00
9.5	Clearing for Offsite Water / Sewar (II Required) (If by Lacy)	LS	1	TBD OR	BY OTHERS
	Pavement Removal / Temp Patchback / Etc (If Required)	LS	i	TBD	TBO
NOTE	: THIS PROPOSAL IS BASED ON THE ATTACHED SPECIAL CONDITIONS, WHICH WILL				

BECOME A PART OF ANY CONTRACT RESULTING FROM IT.

NOTE: THIS PROPOSAL IS BASED ON MATERIALS BEING AVAILABLE IN SUFFICIENT QUANTITY AND BID DATE PRICES AT TIME WORK IS PERFORMED.

NOTE: AS OF THE DATE ABOVE, LACY CANNOT COMMIT TO A START DATE BEFORE <u>EARLY JAN. 2022</u>

NOTE: DUE TO CURRENT VOLATILITY OF PVC PRICING, FINAL PRICING CANNOT BE GUARANTEED UNTIL TIME OF MATERIAL SHIPMENT

Bubmitted By: L.H. Lacy Company, Ltd.

Printed Mark Dominguez

Title: Estimator

Date: September 14, 2021

Dallas, Texas 75234

P.O. Box 541297 Dallas, Texas 75354-1297 T: 214.357,0146 F: 214,350,0862



L.H. Lacy Special Conditions Highland Lakes Phase 1 - Utilities

- 1. This proposal INCLUDES the following items:
 - Scope per itemized proposal
 - Internal corrosion protection on specified MH's only Substantial completion (pre-paving) in 180 Working Days
 - Substantial completion (post-paving) in 25 Working Days
- 2, This proposal EXCLUDES the following items:
 - Sales tax
 - Staking

 - Payment & performance bonds Mise, City fees / permits Tree protection / erosion control devices

 - Fence removal / relocation / replacement
 - Seeding, sodding or grassing (temporary or permanent)
 - Existing utility adjustments
 - Franchise sleeves / conduit
 - Landscaping or irrigation (including existing adjustments / removal / repair)
 - Removals, clearing, grubbing, demolition Moisture conditioning

 - Earthwork
 - Excavation in rock for any areas not encompassed by geotech report
 - Grade to drain / channel / detention pond / swale excavation
 - Flumes, pilot channels
 - Haul off of spoils (will spread onsite)
 - Stone facia / form-liner finish Flowable fill

 - Pavement removal & replacement
 - Removal / relocation / replacement of electrical, gas, telephone, landscaping, irrigation etc. anywhere in
 - conflict
 - Restoration of any areas disturbed by bore activities
 - Copper water services
 - Domestic / C110 fittings
 - Any other item not specifically quoted
- 3. This proposal is based on the following items:
 - Constructing all work quoted in (1) one move-in, as a continuous operation. No phasing of our work around other trades during our mobilization. If additional move-ins are required, they will be charged at a negotiated price for additional mobilizations.
 - Owner delivering all areas moisture-conditioned (where applicable) and to within +/- 0.15' of proposed grades prior to Lacy's mobilization
 - Any franchise conflicts to be corrected by others prior to Lacy's mobilization
 - Lacy being awarded all work quoted in this proposal
 - Plans prepared by JBI Partners Inc, dated July 2021.
- 4. Manholes, cleanouts, hydrants, water valves, etc set to grade (1) one time, prior to paving
- This proposal is based on having an unrestricted supply of water throughout the entire duration of the project and at normal costs. 5.
- 6. Due to the volatility of construction material costs our prices are valid for 30 days only.
- 7. Prices based on a unit price contract.

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EXHIBIT C Depiction of McKinney Public Improvements

