



**WORKSHOP & REGULAR MEETING  
OF THE TOWN COUNCIL**

**Tuesday, May 4, 2021  
6:00 PM**

**Little Elm Town Hall  
100 W Eldorado Parkway, Little Elm, TX 75068**

1. **Call to Order Council Workshop at 6:00 p.m.**
  - A. Invocation.
  - B. Pledge to Flags.
  - C. Items to be Withdrawn from Consent Agenda.
  - D. Emergency Items if Posted.
  - E. Request by the Town Council for Items to be Placed on a Future Agenda for Discussion and Recognition of Excused Absences.
  - F. Presentation of Monthly Updates.
  - G. Town Council to Highlight Items on the Agenda Needing Further Discussion or Comments Prior to the Regular Session.
2. **Workshop.**
  - A. Present and Discuss an **Update on The Lawn at the Lakefront Concept Design.**

3. **Roll Call/Call to Order Regular Town Council Immediately Following Council Workshop.**

4. **Public Comments**

*Persons may address the Town Council on any issue. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meeting Act, the council may not comment or deliberate such statements during this period, except as authorized by Section 551.072, Texas Government Code.*

5. **Presentations.**

A. Present a **Proclamation Recognizing May as Motorcycle Safety and Awareness Month.**

B. Present a **Proclamation Recognizing May as Bike Month.**

6. **Consent Agenda**

*All matters listed under the Consent Agenda are considered to be routine by the Town Council and require little or no deliberation. There will not be a separate discussion of these items and the agenda will be enacted by one vote. If the Council expresses a desire to discuss a matter listed, that item will be removed from the consent agenda and considered separately.*

A. Consider Action to Approve the **Minutes from the April 20, 2021, Regular Meeting.**

B. Consider Action to Approve the **Quarterly Investment Report for the Period Ending March 31, 2021.**

C. Consider Action to Approve the **Unaudited Quarterly Budget Report for the Quarter Ending March 31, 2021.**

D. Consider Action to Approve the **Rudman Tract Public Improvement District (PID) Public Hearing for Levy and Assessment by Ways of Adopting Resolution No. 0504202102.**

E. Consider Action to Approve a **Development Agreement between the Town of Little Elm and the Developer for Alta 3Eighty, LLC.**

F. Consider Action to Approve **Ordinance No. 1607 for the Amended Final Project and Finance Plan for TIRZ #5.**

7. **Public Hearings.**



- A. Continue Public Hearing on **Accepting and Approving a Service and Assessment Plan and Improvements on Area #1 Assessment Roll for the Spiritas Ranch Public Improvement District.**

**Continue Public Hearing:**  
**Receive Public Comments:**  
**Close Public Hearing:**

- B. Continue Public Hearing on **Accepting and Approving a Service and Assessment Plan and Major Improvements Area Assessment Roll for the Spiritas Ranch Public Improvement District**

**Continue Public Hearing:**  
**Receive Public Comments:**  
**Close Public Hearing:**

- C. Hold a Public Hearing on **Annexing an Approximately 7.21 Acre Tract or Tracts of Land Located Within the Marsella Jones Survey, Abstract No. 662, Within the Extraterritorial Jurisdiction (ETJ) of the Town of Little Elm, Denton County, Texas.**

**Open Public Hearing:**  
**Receive Public Comments:**  
**Close Public Hearing:**

8. **Reports and Requests for Town Council consideration.**

- A. Present, Discuss, and Consider Action on **Resolution No. 0504202101 Approving an Annexation Agreement with MM Little Elm 548, LLC, Concerning the Annexation of 7.21 Acres of Land in the Marsella Jones Survey, Abstract No. 662, Denton County, Texas.**

- B. Present, Discuss, and Consider Action on **Ordinance No. 1608 to Annex an Approximately 7.21 Acre Tract or Tracts of Land Located Within the Marsella Jones Survey, Abstract No. 662, Within the Extraterritorial Jurisdiction (ETJ) of the Town of Little Elm, Denton County, Texas.**

- C. Present, Discuss, and Consider an **Appeal of the Planning and Zoning Commission Decision on Linden Hill Phase 3 Preliminary Plat and Consider any Actions Determined to be Appropriate by the Town Council.**

- D. Present, Discuss, and Consider Action to Approve a **Development Agreement between the Town of Little Elm and James F. S. Eppright.**

- E. Present, Discuss, and Consider Action to Approve **Resolution No. 0504202103 of the Town Council of the Town of Little Elm, Texas Consenting to the Annexation of Land into Denton County Municipal Utility District No. 8.**

9. **Convene in Executive Session pursuant to Texas Government Code:**

- Section 551.071 for private consultation with the Town Attorney to discuss the COVID-19 pandemic and municipal authority to respond to the COVID-19 outbreak and to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the Town Council.
- Section 551.072 to discuss certain matters regarding real property.
- Section 551.074 of the Texas Government Code to discuss and deliberate personal matters to evaluate performance duties, of a public officer or employee(s).
- Section 551.076 to discuss security matters.
- Section 551.087 to discuss Economic Development.

10. **Reconvene into Open Session**

Discussion and consideration to take any action necessary as the result of the Executive Session:

- COVID-19 Pandemic and the Town's response thereto, including the consideration of an emergency declaration ordinance.
- Section 551.071 for private consultation with the Town Attorney to discuss the COVID-19 pandemic and municipal authority to respond to the COVID-19 outbreak and to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the Town Council.
- Section 551.072 to discuss certain matters regarding real property.
- Section 551.074 of the Texas Government Code to discuss and deliberate personal matters to evaluate performance duties, of a public officer or employee(s).
- Section 551.076 to discuss security matters.
- Section 551.087 to discuss Economic Development.

11. **Adjourn.**

**Pursuant to the Texas Open Meeting Act, (Chapter 551, Texas Government Code), one or more of the above items will be taken or conducted in open session following the conclusion of the executive closed session.**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aide of service such as interpreters for the hearing impaired, reader or large print are requested to contact the secretary at 214-975-0452 two days prior to the meeting so appropriate arrangements can be made.  
**BRaille IS NOT PROVIDED.**

Respectfully,

Town Secretary

This is to certify that the above notice was posted on the Town's website this 30 day of April 2021 before 5:00 p.m.



**Date:** 05/04/2021  
**Agenda Item #:** 2. A.  
**Department:** Community Services  
**Strategic Goal:** Provide a safe and welcoming environment for Little Elm residents and visitors  
**Staff Contact:** Chad Hyde, Director of Community Services

---

**AGENDA ITEM:**

Present and Discuss an **Update on The Lawn at the Lakefront Concept Design.**

**DESCRIPTION:**

At the April 20, 2021, Regular Town Council meeting, staff presented a concept design for The Lawn at the Lakefront. Based on feedback received by Town Council, staff will present an update to the concept design.

**BUDGET IMPACT:**

There is no budget impact for this item.

**RECOMMENDED ACTION:**

Staff requests direction from Town Council.

---



**Date:** 05/04/2021  
**Agenda Item #:** 5. A.  
**Department:** Administrative Services  
**Strategic Goal:** Ensure strong relationship within the community and region  
**Staff Contact:** Caitlan Biggs, Director of Administrative Services/Town Secretary

---

**AGENDA ITEM:**

Present a **Proclamation Recognizing May as Motorcycle Safety and Awareness Month.**

**DESCRIPTION:**

This proclamation provides an opportunity to increase awareness and education of motorcycle safety to all drivers.

**BUDGET IMPACT:**

There is no budget impact for this item.

**RECOMMENDED ACTION:**

Staff recommends approval.

---

**Attachments**

Motorcycle Safety and Awareness Month Proclamation



### MOTORCYCLE SAFETY AND AWARENESS MONTH PROCLAMATION

WHEREAS, today's society is finding more citizens involved in motorcycling on the roads of our country; and,

WHEREAS, motorcyclists are roughly unprotected and therefore more prone to injury or death in a crash than other vehicle drivers; and,

WHEREAS, campaigns have helped inform riders and motorists alike on motorcycle safety issues to reduce motorcycle related risks, injuries, and most of all, fatalities, through a comprehensive approach to motorcycle safety; and,

WHEREAS, it is the responsibility of all who put themselves behind the wheel, to become aware of motorcyclists, regarding them with the same respect as any other vehicle traveling the highways of this country; and it is the responsibility of riders and motorists alike to obey all traffic laws and safety rules; and,

WHEREAS, urging all citizens of our community to become aware of the inherent danger involved in operating a motorcycle, and for riders and motorists alike to give each other the mutual respect they deserve;

NOW, THEREFORE, I, David Hillock, Mayor of the Town of Little Elm, do hereby recognize the month of May 2021 as Motorcycle Safety and Awareness Month, and I call this observance to the attention of all of our citizens.

In official recognition whereof, I hereby affix my signature this the 4<sup>th</sup> day of May, 2021.

---

David Hillock, Mayor  
Town of Little Elm, Texas



**Date:** 05/04/2021  
**Agenda Item #:** 5. B.  
**Department:** Administrative Services  
**Strategic Goal:** Ensure strong relationship within the community and region  
**Staff Contact:** Caitlan Biggs, Director of Administrative Services/Town Secretary

---

**AGENDA ITEM:**

Present a **Proclamation Recognizing May as Bike Month.**

**DESCRIPTION:**

This proclamation provides an opportunity to encourage all residents to learn about bicycle safety and enjoy bicycling during the month of May. Many organizations across the region such as Bike Texas, Shawnee Trail Cycling Club, and Frisco Triathlon Club will promote bicycle safety during the month of May. May has been declared National Bike Month since 1956.

**BUDGET IMPACT:**

There is no budget impact for this item.

**RECOMMENDED ACTION:**

Staff recommends approval.

---

**Attachments**

Bike Month Proclamation



### BIKE MONTH PROCLAMATION

WHEREAS, the bicycle is a viable and environmentally sound form of transportation and an excellent form of recreation; and,

WHEREAS, many in Little Elm will experience the joys of bicycling during the month of May through educational programs, races, commuting events, trail work days, helmet promotion, charity events, or just getting out and going for a ride; and,

WHEREAS, Little Elm hosts many cycling events that attract cyclists from around the country each year; and,

WHEREAS, these bicycling activities and attractions have great potential to have a positive impact on Little Elm's economy and tourism industry and to stimulate economic development by making the Town attractive to businesses and citizens who enjoy the outdoors and healthy lifestyle; and,

WHEREAS, creating bicycle-friendly communities has been shown to improve citizen's health, well-being, and quality of life, to boost community spirit, to improve traffic safety, and to reduce pollution and congestion; and,

WHEREAS, May has been declared National Bike Month since 1956, and is so again in 2021; and

WHEREAS, area bike clubs throughout the Region will be promoting bicycling as a leisure activity as well as an environmentally friendly alternative to the automobile during the month of May 2021; and

WHEREAS, the education of bicyclists and motorists as to the proper and safe operation and comfort of all users; and

WHEREAS, Bike Texas, Shawnee Trail Cycling Club, Frisco Triathlon Club, and other organizations across the Region will promote bicycle safety during the month of May; and

WHEREAS, the Town of Little Elm designates May 2021 as Little Elm Bike Month:



NOW, THEREFORE, I, David Hillock, Mayor of the Town of Little Elm and the members of the Little Elm Texas Council, do hereby recognize the month of May 2021 as National Bike Month, and I call this observance to the attention of all of our citizens.

In official recognition whereof, I hereby affix my signature this the 4<sup>th</sup> day of May, 2021.

---

David Hillock, Mayor  
Town of Little Elm, Texas



**Date:** 05/04/2021  
**Agenda Item #:** 6. A.  
**Department:** Administrative Services  
**Strategic Goal:** Maintain operational integrity and viability  
**Staff Contact:** Caitlan Biggs, Director of Administrative Services/Town Secretary

---

**AGENDA ITEM:**

Consider Action to Approve the **Minutes from the April 20, 2021, Regular Meeting.**

**DESCRIPTION:**

The minutes from the April 20, 2021, regular meeting are attached for approval.

**BUDGET IMPACT:**

There is no budget impact for this item.

**RECOMMENDED ACTION:**

Staff recommends approval.

---

**Attachments**

Minutes- April 20, 2021

**Minutes  
Town of Little Elm  
100 W Eldorado Parkway  
Little Elm, Texas 75068  
214-975-0404  
<http://www.littleelm.org>**

**REGULAR TOWN COUNCIL MEETING  
TUESDAY APRIL 20, 2021 - 6:00 p.m.**

Present: Mayor David Hillock; Mayor Pro Tem Neil Blais; Council Member Tony Singh; Council Member Curtis Cornelious; Council Member Nick Musteen; Council Member Lisa Norman; Council Member Michael McClellan

Staff Present: Caitlan Biggs, Director of Administrative Services/Town Secretary; Joe Florentino, Assistant Town Manager; Matt Mueller, Town Manager; Chad Hyde, Director of Community Services; Deidre Hale, Human Resources Director; Doug Peach, Deputy Town Manager; Fred Gibbs, Director of Development Services; Hayden Brodowsky, Development Services Manager; Jason Shroyer, Director of Public Works; Jennette Espinosa, EDC Executive Director; Kate Graham, Assistant to the Town Manager; Kelly Wilson, Chief Financial Officer; Paul Rust, Fire Chief; Rebecca Hunter, Purchasing Manager; Robert Brown, Town Attorney; Rodney Harrison, Police Chief; Salena Tittle, Planner; Wesley Brandon, Town Engineer; Erin Mudie, Managing Director of Marketing & Communications

**1. Call to Order Council Workshop at 6:00 p.m.**

***Meeting was called to order at 6:00 p.m.***

**A. Invocation.**

***Invocation was given by Jeremy Mikeska.***

**B. Pledge to Flags.**

**C. Items to be Withdrawn from Consent Agenda.**

***None.***

**D. Emergency Items if Posted.**

***None.***

**E. Request by the Town Council for Items to be Placed on a Future Agenda for Discussion and Recognition of Excused Absences.**

**None.**

**F. Presentation of Monthly Updates.**

***Director of Community Services Chad Hyde gave an update on The Cove at The Lakefront, including maintenance for the slides, the adult only night, birthday parties, and advertisements for the summer. Council member Nick Musteen asked if the Town has considered having a mascot for The Cove at The Lakefront. Hyde responded that it had previously been discussed, but staff can look into it again.***

**G. Town Council to Highlight Items on the Agenda Needing Further Discussion or Comments Prior to the Regular Session.**

**None.**

**2. Workshop.**

**A. Present and Discuss a Concept Design for The Lawn at The Lakefront.**

***Representatives from Dunaway Associates presented options for the design of The Lawn at the Lakefront in the attached presentation. The Council discussed the look of the covered stage and how enclosed it should be to prevent sound from spreading to the neighborhood.***

**3. Roll Call/Call to Order Regular Town Council Immediately Following Council Workshop.**

**4. Public Comments**

***Persons may address the Town Council on any issue. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meeting Act, the council may not comment or deliberate such statements during this period, except as authorized by Section 551.072, Texas Government Code.***

***Town Engineer Wesley Brandon gave an update on items G and I of the Consent Agenda in the attached presentation.***

**5. Consent Agenda**

***All matters listed under the Consent Agenda are considered to be routine by the Town Council and require little or no deliberation. There will not be a separate discussion of these items and the agenda will be enacted by one vote. If the Council expresses a desire to discuss a matter listed, that item will be removed from the consent agenda and considered separately.***

**Motion by Mayor Pro Tem Neil Blais, seconded by Council Member Curtis Cornelious **to approve the Consent Agenda.****

**Vote: 7 - 0 - Unanimously**

**A. Consider Action to Approve the Minutes from the April 6, 2021, Regular Meeting.**

- B. Consider Action to Approve the Final Acceptance of the Little Elm Park Swim Beach Sidewalk Project and Authorizing the Release of \$7,907.25 in Retainage Funds When All Final Closeout Documents Are Received.
- C. Consider Action to Approve the Final Acceptance of the Town Building Expansion Project Phase 1 (Project 2020-01) and Authorizing the Release of \$8,236.80 in Retainage Funds When All Final Closeout Documents Are Received.
- D. Consider Action to Award the Construction Contract for the Town Building Expansion Project Phase 2 (Project 2020-01) in an Amount not to Exceed \$821,469.00 and Authorizing the Town Manager to Execute the Necessary Contract Amendments.
- E. Consider Action to Approve a Proposed Task Order with Dunaway Associates, LP (Engineering Design Services Contract) for The Lawn at The Lakefront Project in an Amount not to Exceed \$273,475 and Authorize the Town Manager to Execute the Contract.
- F. Consider Action to Award a Professional Services Contract to Freese and Nichols, Inc. regarding the Wastewater Treatment Plant Fine Screen Installation Project in an Amount not to Exceed \$201,561 and Authorize the Town Manager to Execute the Contract.
- G. Consider Action to Approve an Interlocal Agreement between the Town of Little Elm, the Town of Prosper, and the City of Frisco regarding the Design and Maintenance of Continuous Lighting Along the US 380 Corridor.
- H. Consider Action to Approve Change Order #1 to the Design Contract with TRC Engineers, Inc. regarding the McCord Reuse Water Line Project.
- I. Consider Action to Approve an Agreement between the Town of Little Elm and the Texas Department of Transportation regarding Proposed Revisions to the US 380 Expansion Project and Authorize the Town Manager to Execute the Final Agreement.
- J. Consider Action to Approve the Tax Increment Reinvestment Zone Number Three and Little Elm EDC Reimbursement Agreement and Performance Agreement.
- K. Consider Action to Approve the Chapter 380 Economic Development Program and Performance Agreement by and between the Town of Little Elm and Little Elm EDC.
- L. Consider Action to Approve Resolution No. 0406202101T3 regarding Pledge of the TIRZ #3 Revenue up to \$200,000 per year, which is Intended as a Back-Up Source of Revenue in the Event of a Shortfall on EDC Loan in the Amount of \$7,593,750 with Government Capital to Build a Spec Building.
- M. Consider Action to Approve Resolution No. 0420202103 Accepting a Petition Filed by Certain Landowner Requesting Annexation in to the Town of Little Elm.

6. **Public Hearings.**

- A. Hold a Public Hearing on Accepting and Approving a Service and Assessment Plan and Improvements on Area #1 Assessment Roll for the Spiritas Ranch Public Improvement District.

Open Public Hearing:  
Receive Public Comments:  
Close Public Hearing:

Motion by Council Member Curtis Cornelious, seconded by Council Member Nick Musteen *to open and continue the public hearing to the May 4, 2021 meeting.*

Vote: 7 - 0 - Unanimously

*EDC Executive Director Jennette Espinosa introduced the item and asked Town Council to open the public hearing and continue it to the May 4, 2021, regular Town Council Meeting.*

Open Public Hearing: 6:55 p.m.  
Receive Public Comments:  
Close Public Hearing:

- B. Hold a Public Hearing on Accepting and Approving a Service and Assessment Plan and Major improvements Area Assessment Roll for the Spiritas Ranch Public Improvement District.

Open Public Hearing:  
Receive Public Comments:  
Close Public Hearing:

Motion by Mayor Pro Tem Neil Blais, seconded by Council Member Lisa Norman *to open and continue the public hearing to the May 4, 2021 meeting.*

Vote: 7 - 0 - Unanimously

*EDC Executive Director Jennette Espinosa introduced the item and asked Town Council to open the public hearing and continue it to the May 4, 2021, regular Town Council Meeting.*

Open Public Hearing: 6:56 p.m.  
Receive Public Comments:  
Close Public Hearing:

- C. Hold a Public Hearing on Annexing Approximately 301.071 Acre Tract or Tracts of Land Located within the Marsella Jones Survey, Abstract No. 662, within the Extraterritorial Jurisdiction (ETJ) of the Town of Little Elm, Denton County, Texas.

Open Public Hearing:  
Receive Public Comments:  
Close Public Hearing:

*Development Services Director Fred Gibbs gave an overview of the request in the attached presentation.*

Open Public Hearing: 7:00 p.m.  
Receive Public Comments: None.  
Close Public Hearing: 7:00 p.m.

**7. Reports and Requests for Town Council consideration.**

- A. Present, Discuss, and Consider Action on **Resolution No. 0420202101 Approving an Annexation Agreement with MM Little Elm 548, LLC, Concerning the Annexation of 301.071 Acres of Land in the Marsella Jones Survey, Abstract No. 662, Denton County, Texas.**

Motion by Council Member Curtis Cornelious, seconded by Mayor Pro Tem Neil Blais **to approve Resolution No. 0420202101.**

**Vote:** 7 - 0 - Unanimously

***Development Services Director Fred Gibbs introduced the item which approves the annexation after the public hearing that occurred.***

- B. Present, Discuss, and Consider Action on **Ordinance No. 1601 to Annex Approximately 301.071 Acre Tract or Tracts of Land Located Within the Marsella Jones Survey, Abstract No. 662, Within the Extraterritorial Jurisdiction (ETJ) of the Town of Little Elm, Denton County, Texas.**

Motion by Council Member Michael McClellan, seconded by Council Member Nick Musteen **to approve Ordinance No. 1601.**

**Vote:** 7 - 0 - Unanimously

***Development Services Director Fred Gibbs introduced the item which approves the annexation after the public hearing that occurred.***

- C. Present, Discuss, and Consider Action on the **Adoption of the Town of Little Elm West Implementation Plan.**

Motion by Council Member Michael McClellan, seconded by Mayor Pro Tem Neil Blais **to adopt the Town of Little Elm West Implementation Plan.**

**Vote:** 7 - 0 - Unanimously

***Development Services Director Fred Gibbs introduced the item. A representative from Kimley-Horn presented options for the Little Elm West Implementation Plan in the attached presentation. Council discussed direction for staff to move forward with updating the Future Land Use Plan, zoning, and creating a district for the west side of town based on this presentation.***

- D. Present, Discuss, and Consider an **Appeal of the Planning and Zoning Commission Decision on Linden Hill Phase 3 Preliminary Plat and Consider any Actions Determined to be Appropriate by the Town Council.**

Motion by Council Member Curtis Cornelious, seconded by Council Member Lisa Norman **to table the item until the May 4, 2021, regular Town Council Meeting.**

**Vote:** 7 - 0 - Unanimously

***Development Services Director Fred Gibbs presented background on this topic in the attached presentation. Misty Ventura, 9406 Biscayne Boulevard, Dallas, Texas 75218, spoke on behalf of her client to present options for the maintenance of streets if the preliminary plat were to be approved. James F.S. Eppright, 2701 Eppright Road, Little Elm, TX 75068, discussed his ownership of the property.***

***Town Council entered into Executive Session at 7:58 p.m. to consult on this item with the Town Attorney.***

***Town Council reconvened into Open Session at 8:44 p.m. to take action on this item.***

**8. Convene in Executive Session pursuant to Texas Government Code:**

- Section 551.071 for private consultation with the Town Attorney to discuss the COVID-19 pandemic and municipal authority to respond to the COVID-19 outbreak and to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the Town Council.
- Section 551.072 to discuss certain matters regarding real property.
- Section 551.074 of the Texas Government Code to discuss and deliberate personal matters to evaluate performance duties, of a public officer or employee(s).
- Section 551.076 to discuss security matters.
- Section 551.087 to discuss Economic Development.

***Council convened into Executive Session at 7:58 p.m.***

**9. Reconvene into Open Session**

Discussion and consideration to take any action necessary as the result of the Executive Session:

- COVID-19 Pandemic and the Town's response thereto, including the consideration of an emergency declaration ordinance.
- Section 551.071 for private consultation with the Town Attorney to discuss the COVID-19 pandemic and municipal authority to respond to the COVID-19 outbreak and to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the Town Council.
- Section 551.072 to discuss certain matters regarding real property.
- Section 551.074 of the Texas Government Code to discuss and deliberate personal matters to evaluate performance duties, of a public officer or employee(s).
- Section 551.076 to discuss security matters.
- Section 551.087 to discuss Economic Development.

***Council reconvened into Open Session at 8:44 p.m.***

***No action was taken.***

**10. Adjourn.**

***Meeting was adjourned at 8:46 p.m.***



Respectfully,

**Caitlan Biggs**  
Town Secretary

Passed and Approved this \_\_\_\_4th\_\_\_\_ day of \_\_\_\_May\_\_\_\_ 2021



**Date:** 05/04/2021  
**Agenda Item #:** 6. B.  
**Department:** Finance  
**Strategic Goal:** Maintain operational integrity and viability  
**Staff Contact:** Kelly Wilson, Chief Financial Officer

---

**AGENDA ITEM:**

Consider Action to Approve the **Quarterly Investment Report for the Period Ending March 31, 2021.**

**DESCRIPTION:**

The purpose of this item is to provide Town Council an overview of the Town's cash and invested balances for the fiscal period ending March 31, 2021.

**BUDGET IMPACT:**

Interest earnings for the second quarter of the Fiscal Year 2020-2021 was \$196,099 for the reporting period of January to March 2021 with the year-to-date total earnings of \$342,656.

**RECOMMENDED ACTION:**

Staff recommends approval.

---

**Attachments**

TOLE 03.31.21 Investment Report

---

---

**MEMORANDUM**

---

---

**TO:** MATTHEW MUELLER, TOWN MANAGER  
**FROM:** KELLY WILSON, CHIEF FINANCIAL OFFICER  
**SUBJECT:** INVESTMENT REPORT FOR QUARTER ENDING MARCH 31, 2021  
**CC:** MAYOR AND COUNCIL

---

Attached is the Quarterly Investment Report for the first quarter ending March 31, 2021 Fiscal Year 2020-2021. This report complies with the requirements of the Town's Investment Policy and the Public Fund's Investment Act as amended. For the period ending March 31, 2021, the Town's portfolio consisted of the following investments:

<b>Portfolio by Type</b>	<b>Average Yield</b>	<b>Total Invested</b>	<b>Percent of Total</b>
Money Market - Independent Financial	0.75%	\$71,919,127.20	71.08%
TexPool/TexPool Prime	0.07%	\$18,414,368.98	18.20%
Certificate of Deposit	1.22%	\$11,150,023.83	10.72%
<b>Total Portfolio (Avg)</b>	<b>0.68%</b>	<b>\$101,483,520.01</b>	<b>100.00%</b>

The Town has been actively diversifying the investment portfolio in order to minimize risk of over 50% of funds in one portfolio type as well as capturing a better yield. However, due to the market rates on investments, Finance has maintained higher balances in the Money Market investments at Independent Bank. All Funds on deposit with Independent Financial are fully secured and safeguarded. Total interest earned for the first quarter ending March 31, 2021 was \$196,099. Year-to-date interest earnings for Fiscal Year 2020-2021 is \$342,656.

Total cash and investments for the period ending December 31, 2020 was \$97,363,312.46. The variance increase of \$4,120,207.55 from the last quarterly investment report is primarily due to the Town's deposits from property tax collections. Property tax collections are primarily seen during the first quarter of the fiscal year. However, taxes are not considered delinquent until January 31, so we saw more cash flow receipts related to property tax collections. The cash flow is important for Finance to monitor the remainder of the year in order to provide cash availability for expenditures for the remainder of the year while minimizing risk, preventing early redemptions of investments, and maximizing interest earnings.

The Town's current portfolio has significant resources available for same day access in order to cover normal and seasonal operational costs. The Town's investment and cash management strategy will be to maintain operational and capital needs in money market accounts and liquid asset pools but investing in other instruments in order to capitalize on interest earnings while keeping risk to a minimum. The Town's funds are swept to the above accounts and withdrawn as needed for operational cash flow requirements.

The total portfolio yield fiscal year-to-date is 0.68%. While some benchmarks to reference the US Treasury T-bill rates for 3 months is 0.02%; 1 year is 0.06%; and a 2 year is 0.17% as of the date of this report. The Town's portfolio yield far exceeds these benchmarks.

FINANCE DEPARTMENT  
QUARTERLY INVESTMENT REPORT

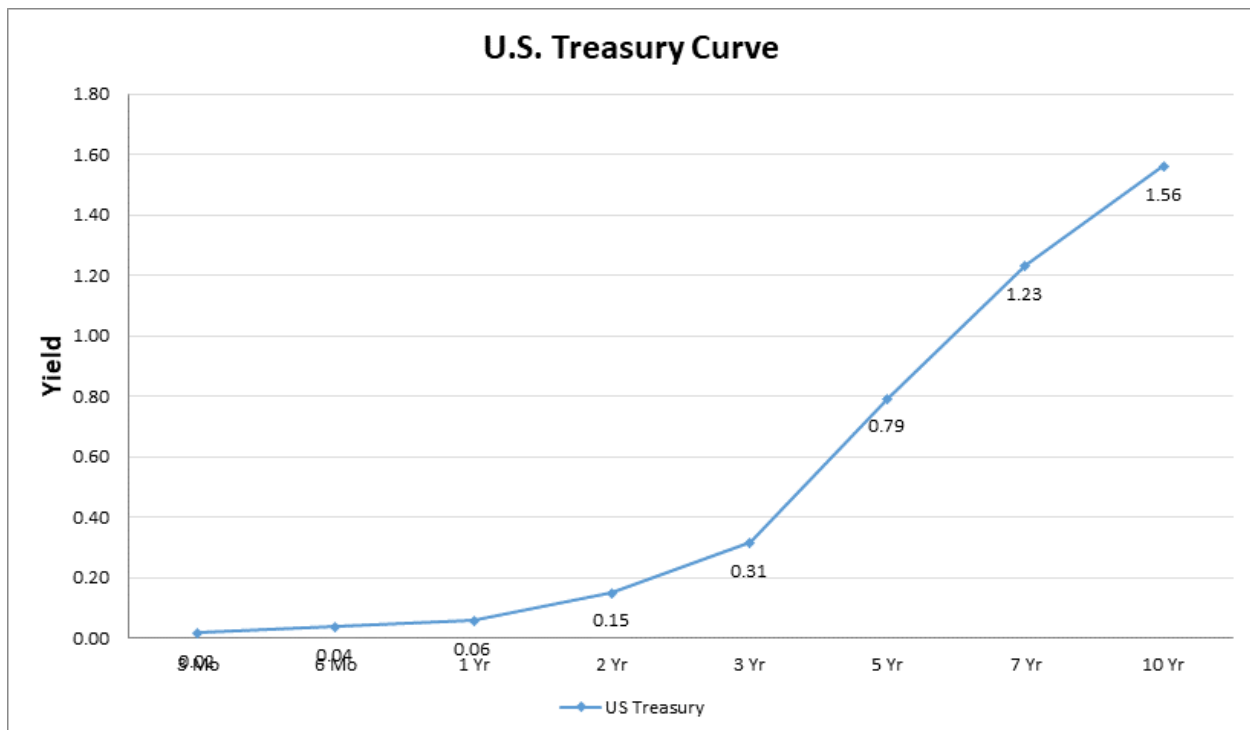
MARKET RATE INDEX – March 31, 2021

The Fed has prepped us for changes in the way it conducts policy under its new framework for a year. Longer, if you count papers, speeches and discussions about the framework before it was officially adopted. And yet, there's still a degree of incredulity surrounding Fed communication, especially outside the US, as seen in a sharp selloff in Treasuries last night. Yesterday, The Fed's updated economic forecast revealed a steamy growth forecast, expected inflation just above 2% for a couple of years and no rate hikes.

This morning, 10-year UST yields are just under 1.75%, and long bonds yield 2.50%. The *WSJ* points to 3-year yields of 0.32%, up from 0.17% at the start of the year, and claims the market doesn't believe the dot plot. Traders are pricing in the chance of a hike in 2023.

Investment Strategies

Finance's new discipline will be to ladder the portfolios and this strategy will help sustain the yield for a longer period of time. We will continue this strategy as much as possible. Finance will continue to monitor our cash needs as revenue streams has been reflected for the property tax collections received in the first two quarters of the fiscal year.



FINANCE DEPARTMENT  
QUARTERLY INVESTMENT REPORT



**Quarterly Investment Report**

For the Quarter Ended

**March 31, 2021**

*Prepared by the Town of Little Elm Finance Department*

**Overview of the Quarterly Investment Report**

Funds on deposit with depository bank are fully collateralized.

- **YTD Cash and Investments on hand: \$101,483,520.01**
  - 71.08% in depository bank
  - 18.20% invested in Pools
  - 10.72% invested in CDs
- **Interest Earnings**
  - \$342,656 YTD
  - \$196,099 January to March 2021
- **Average Yield on Portfolio**
  - 0.68% YTD
  - 0.71% at end of First Quarter – FY 2020-2021
- **Average Yield Benchmarks**
  - 0.02% Three Month Rolling Treasury Yield
  - 0.06% One Year Rolling Treasury Yield
  - 0.07% TexPool Average Yield
- **Certification of Investment Policy (Government Treasurers' Organization of Texas)**
  - Awarded for 2-year period ending January 31, 2022

---

*The investment portfolio of the Town of Little Elm is in compliance with the Public Funds Investment Act and the investment Policy and Strategies.*

*Kelly Wilson*

Kelly Wilson, Chief Financial Officer

*Dianne Lawson*

Dianne Lawson, Assistant Director of Finance

## Investment Portfolio Summary

PERFORMANCE	12/31/2020	3/31/2021
Yield to Maturity @ Cost	0.71%	0.68%
TREASURY		
3 Month	0.09%	0.02%
1 Year	0.10%	0.06%
2 Year	0.11%	0.17%



Authorized Investments		Compliance
Certificiate of Deposit   Negotiable		Yes
Commercial Paper		Yes
Guaranteed Investment Contracts		Yes
Local Government Investment Pools		Yes
Municipal Bonds   Texas		Yes
Municipal   United States		Yes
Mutual Funds		Yes
Repurchase Agreements		Yes
US Agency		Yes
US Treasury		Yes

	Days	Compliance
Maturity Range   not to exceed 2 Years	76	Yes

Effective cash management is recognized as essential to good fiscal management. A comprehensive and effective cash management system will be pursued to optimize investment interest as viable and material revenue to all operating and capital funds. The Town's portfolio shall be designed and managed in a manner responsive to the public trust and consistent with local, state and federal law.

*Kelly Wilson*

*Dianne Lawson*

Dianne Lawson, Assistant Director of Finance

# TOWN OF LITTLE ELM

## Investment Portfolio Summary

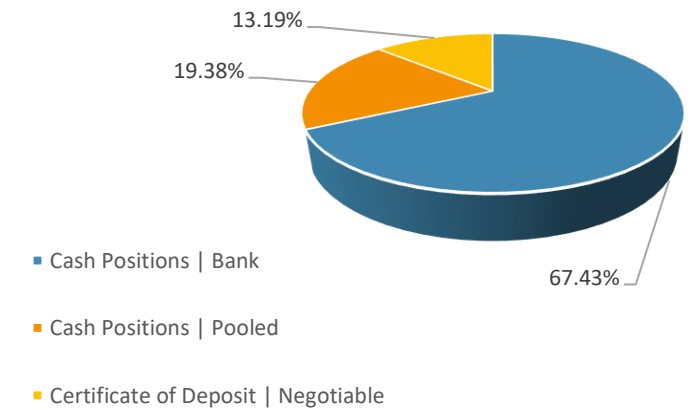
Quarter Ending 3/31/2021



### Investment Policy Compliance

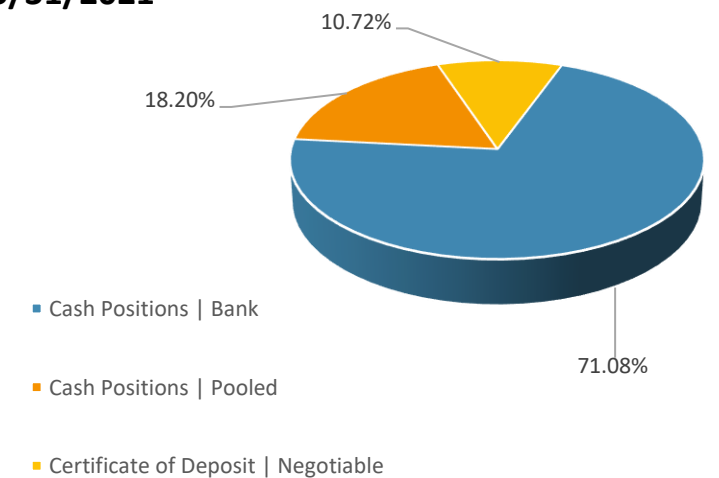
Asset Category	% of Portfolio	YTM @Cost	Days to Maturity	Par Value	Book Value	Market Value
Cash Positions   Bank	67.43%	0.80	1	65,441,502.14	65,441,502.14	65,441,502.14
Cash Positions   Pooled	19.38%	0.16	1	18,812,970.25	18,812,970.25	18,812,970.25
Certificate of Deposit   Negotiable	13.19%	1.18	261	12,805,000.00	12,805,000.00	13,108,840.07
	<b>100.00%</b>	<b>0.71%</b>	<b>88</b>	<b>97,059,472.39</b>	<b>97,059,472.39</b>	<b>97,363,312.46</b>

12/31/2020



Asset Category	% of Portfolio	YTM @Cost	Days to Maturity	Par Value	Book Value	Market Value
Cash Positions   Bank	71.08%	0.75	1	71,919,127.20	71,919,127.20	71,919,127.20
Cash Positions   Pooled	18.20%	0.07	1	18,414,368.98	18,414,368.98	18,414,368.98
Certificate of Deposit   Negotiable	10.72%	1.22	226	10,845,000.00	10,845,000.00	11,150,023.83
	<b>100.00%</b>	<b>0.68%</b>	<b>76</b>	<b>101,178,496.18</b>	<b>101,178,496.18</b>	<b>101,483,520.01</b>

3/31/2021



### Investment Policy Compliance

Authorized Investments	Compliance
Certificate of Deposit   Negotiable	Yes
Commercial Paper	Yes
Guaranteed Investment Contracts	Yes
Local Government Investment Pools	Yes
Municipal Bonds   Texas	Yes
Municipal   United States	Yes
Mutual Funds	Yes
Repurchase Agreements	Yes
US Agency	Yes
US Treasury	Yes

Maturity Range   not to exceed 2 Years	76	Yes
--	----	-----

Town of Little Elm  
Portfolio Holdings  
Investment Portfolio - by Asset Category  
As of 3/31/2021

Description	CUSIP/Ticker	Settlement Date	YTM @ Cost	Face Amount/Shares	Cost Value	Book Value	Market Value	Maturity Date	Days To Maturity	Accrued Interest	% of Portfolio
Cash Positions   Bank Investments											
Independent Bank   Pooled Cash MM	MM5236	03/31/2021	0.750	71,850,958.75	71,850,958.75	71,850,958.75	71,850,958.75	N/A	1	0	71.01%
Independent Bank   Section 125 MM	MM3949	03/31/2021	0.750	66,684.84	66,684.84	66,684.84	66,684.84	N/A	1	0	0.07%
Independent Bank   Dispersal Funds MM	MM3595	03/31/2021	0.750	1,483.61	1,483.61	1,483.61	1,483.61	N/A	1	0	0.00%
Sub Total / Average Cash Positions   Bank Investments			0.750	71,919,127.20	71,919,127.20	71,919,127.20	71,919,127.20		1	0.00	71.08%
Cash Positions   Pool Investments											
TexPool   Consolidated Ops LGIP	LGIP449	09/30/2020	0.019	7,514,605.13	7,514,605.13	7,514,605.13	7,514,605.13	N/A	1	0	7.43%
TexPool Prime  Consolidated Ops LGIP	LGIP590	09/30/2020	0.092	7,256,294.32	7,256,294.32	7,256,294.32	7,256,294.32	N/A	1	0	7.17%
TexPool Prime   2020 CO Bond LGIP	LGIP590	09/30/2020	0.092	3,643,469.53	3,643,469.53	3,643,469.53	3,643,469.53	N/A	1	0	3.60%
Sub Total / Average Cash Positions   Pool Investments			0.067	18,414,368.98	18,414,368.98	18,414,368.98	18,414,368.98		1	0.00	18.20%
Certificate of Deposit   Negotiable											
LegacyTexas CD 04/03/2019	9221130	04/03/2019	2.700	5,000,000.00	5,000,000.00	5,000,000.00	5,265,029.19	04/02/2021	2	265,029.19	46.10%
Discover Bank	254673ZW9	04/01/2020	1.050	245,000.00	245,000.00	245,000.00	245,007.35	04/01/2021	1	1,931.14	2.26%
BNB Bank	09663PAC7	04/08/2020	1.050	245,000.00	245,000.00	245,000.00	245,053.90	04/08/2021	8	162.10	2.26%
MUFG UN Bank Calif	624786FX2	04/02/2020	1.150	200,000.00	200,000.00	200,000.00	200,006.00	04/01/2021	1	1,720.27	1.84%
Bank Ozarks	06417NSS3	03/26/2020	1.100	245,000.00	245,000.00	245,000.00	245,659.05	06/28/2021	89	38.60	2.26%
Great Southern Bank	39120VSW5	03/27/2020	1.100	245,000.00	245,000.00	245,000.00	245,406.70	05/27/2021	57	29.53	2.26%
Centric Bank	15643KAG1	03/27/2020	1.050	245,000.00	245,000.00	245,000.00	246,220.10	09/27/2021	180	669.55	2.26%
Berkshire Bank	084601WX7	03/27/2020	1.200	245,000.00	245,000.00	245,000.00	247,746.45	03/31/2022	365	765.21	2.26%
Transportation Alliance Bank, Inc. BDA TAB Bank	89388CDU9	03/30/2020	1.000	245,000.00	245,000.00	245,000.00	246,158.85	09/30/2021	183	0.00	2.26%
Nicolet National Bank	654062JU3	03/30/2020	1.150	245,000.00	245,000.00	245,000.00	247,594.55	03/30/2022	364	0.00	2.26%
Marlin Business Bank	57116ATY4	03/30/2020	1.050	245,000.00	245,000.00	245,000.00	246,281.35	09/30/2021	183	0.00	2.26%
Lakeland Bank	511640BA1	03/30/2020	1.100	245,000.00	245,000.00	245,000.00	246,303.40	09/30/2021	183	679.29	2.26%
Connectone Bank	20786ACZ6	03/30/2020	1.050	245,000.00	245,000.00	245,000.00	246,220.10	09/30/2021	183	0.00	2.26%
Village Bank	92705YAU4	03/31/2020	1.050	245,000.00	245,000.00	245,000.00	246,220.10	09/30/2021	183	0.00	2.26%
Popular Bank New York	73317AAG7	04/07/2020	1.400	249,000.00	249,000.00	249,000.00	249,064.74	04/07/2022	372	823.08	2.30%
Merrick Bank	59013KGR1	03/31/2020	1.200	245,000.00	245,000.00	245,000.00	247,717.05	03/31/2022	365	0.00	2.26%
Investors Bank	46176PMY8	03/31/2020	1.250	245,000.00	245,000.00	245,000.00	247,844.45	04/01/2022	366	771.92	2.26%
First Bank	31931TGJ8	03/31/2020	1.050	245,000.00	245,000.00	245,000.00	246,220.10	09/30/2021	183	0.00	2.26%
Celtic Bank	15118RUN5	03/31/2020	1.050	245,000.00	245,000.00	245,000.00	246,220.10	09/30/2021	183	0.00	2.26%
BMW Bank of North America	05580AWB6	03/31/2020	1.350	245,000.00	245,000.00	245,000.00	248,109.05	03/31/2022	365	833.67	2.26%
Blue Ridge Bank, National Association	09582YAD4	03/31/2020	1.200	245,000.00	245,000.00	245,000.00	247,739.10	03/31/2022	365	741.04	2.26%
Bank Leumi USA	063248KP2	03/31/2020	1.250	245,000.00	245,000.00	245,000.00	248,099.25	03/31/2022	365	824.61	2.26%
Cadence Bank	12738RFX7	03/31/2020	1.200	245,000.00	245,000.00	245,000.00	247,729.30	04/01/2022	366	732.99	2.26%
Capital One National Bank	14042RPL9	04/08/2020	1.350	248,000.00	248,000.00	248,000.00	251,186.80	04/08/2022	373	770.50	2.29%
Capital One Bank	14042TDG9	04/08/2020	1.350	248,000.00	248,000.00	248,000.00	251,186.80	04/08/2022	373	770.50	2.29%
Sub Total / Average Certificate of Deposit   Negotiable			1.218	10,845,000.00	10,845,000.00	10,845,000.00	11,150,023.83		226	277,293.19	10.72%
Total / Average			0.68	101,178,496.18	101,178,496.18	101,178,496.18	101,483,520.01		76	277,293.19	1.00



# TOWN OF LITTLE ELM

## Investment Portfolio Summary

Quarter Ending 3/31/2021



### Investment Policy Compliance | Maturity Range

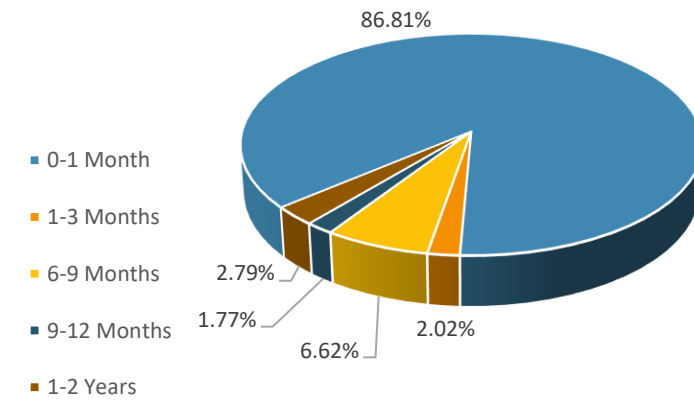
Maturity Range	% of Portfolio	YTM @Cost	Days to Maturity	Book Value
0-1 Month	86.81%	0.48	1	84,254,472.39
1-3 Months	2.02%	1.08	87	1,960,000.00
6-9 Months	6.62%	1.31	138	6,425,000.00
9-12 Months	1.77%	1.05	273	1,715,000.00
1-2 Years	2.79%	1.26	457	2,705,000.00
	<b>100.00%</b>	<b>1.04%</b>	<b>88</b>	<b>97,059,472.39</b>

Maturity Range	% of Portfolio	YTM @Cost	Days to Maturity	Book Value
0-1 Month	94.91%	1.13	1	96,023,496.18
1-3 Months	0.48%	1.10	73	490,000.00
6-9 Months	1.94%	1.05	183	1,960,000.00
1-2 Years	2.67%	1.26	367	2,705,000.00
	<b>100.00%</b>	<b>1.14%</b>	<b>76</b>	<b>101,178,496.18</b>

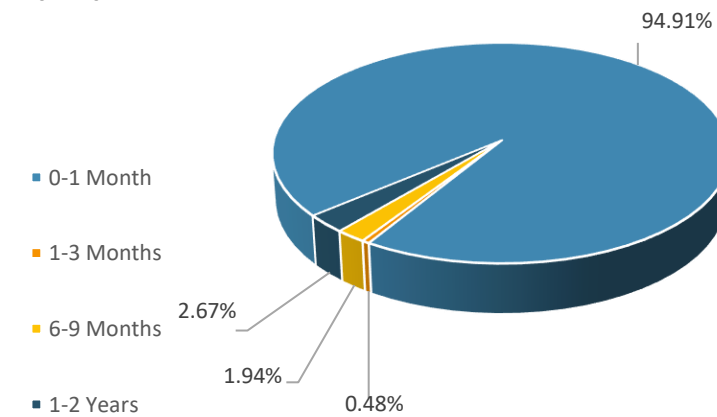
### Investment Policy Compliance

Authorized Investments	Days	Compliance
Maturity Range   not to exceed 2 Years	76	Yes

### 12/31/2020



### 3/31/2021



Town of Little Elm  
Portfolio Holdings  
Investment Portfolio - by Maturity Range  
As of 3/31/2021

Description	CUSIP/Ticker	Maturity Date	Days To Maturity	Settlement Date	Book Value	Market Value	% of Portfolio
0-1 Month							
Independent Bank   Pooled Cash MM	MM5236	9/30/2020	1		71,850,958.75	71,850,958.75	71.01%
Independent Bank   Section 125 MM	MM3949	09/30/2020	1		66,684.84	66,684.84	0.07%
Independent Bank   Dispersal Funds MM	MM3595	09/30/2020	1		1,483.61	1,483.61	0.00%
TexPool   Consolidated Ops LGIP	LGIP449	09/30/2020	1		7,514,605.13	7,514,605.13	7.43%
TexPool Prime  Consolidated Ops LGIP	LGIP590	09/30/2020	1		7,256,294.32	7,256,294.32	18.20%
TexPool Prime   2020 CO Bond LGIP	LGIP590	09/30/2020	1		3,643,469.53	3,643,469.53	3.60%
LegacyTexas CD 04/03/2019	9221130	04/02/2021	2	04/02/2021	5,000,000.00	5,265,029.19	46.10%
Discover Bank	254673ZW9	04/01/2021	1	04/01/2021	245,000.00	245,007.35	2.26%
BNB Bank	09663PAC7	04/08/2021	8	04/08/2021	245,000.00	245,053.90	2.26%
MUFG UN Bank Calif	624786FX2	04/01/2021	1	04/01/2021	200,000.00	200,006.00	1.84%
<b>Total / Average 0-1 Month</b>			<b>1</b>		<b>96,023,496.18</b>	<b>96,288,592.62</b>	<b>94.91%</b>
1-3 Months							
Bank Ozarks	06417NSS3	06/28/2021	89	06/28/2021	245,000.00	245,659.05	2.26%
Great Southern Bank	39120VSW5	05/27/2021	57	05/27/2021	245,000.00	245,406.70	2.26%
<b>Total / Average 1-3 Months</b>			<b>73</b>		<b>490,000.00</b>	<b>491,065.75</b>	<b>0.48%</b>
6-9 Months							
Centric Bank	15643KAG1	09/27/2021	180	09/27/2021	245,000.00	246,220.10	2.26%
Transportation Alliance Bank, Inc. BDA TAB Bank	89388CDU9	09/30/2021	183	09/30/2021	245,000.00	246,158.85	2.26%
Marlin Business Bank	57116ATY4	09/30/2021	183	09/30/2021	245,000.00	246,281.35	2.26%
Lakeland Bank	511640BA1	09/30/2021	183	09/30/2021	245,000.00	246,303.40	2.26%
Connectone Bank	20786ACZ6	09/30/2021	183	09/30/2021	245,000.00	246,220.10	2.26%
Village Bank	92705YAU4	09/30/2021	183	09/30/2021	245,000.00	246,220.10	2.26%
First Bank	31931TGJ8	09/30/2021	183	09/30/2021	245,000.00	246,220.10	2.26%
Celtic Bank	15118RUN5	09/30/2021	183	09/30/2021	245,000.00	246,220.10	2.26%
<b>Total / Average 6-9 Months</b>			<b>183</b>		<b>1,960,000.00</b>	<b>1,969,844.10</b>	<b>1.94%</b>
1-2 Years							
Berkshire Bank	084601WX7	03/31/2022	365	03/27/2020	245,000.00	247,746.45	2.26%
Nicolet National Bank	654062JU3	03/30/2022	364	03/30/2020	245,000.00	247,594.55	2.26%

Town of Little Elm  
Portfolio Holdings  
Investment Portfolio - by Maturity Range  
As of 3/31/2021

Description	CUSIP/Ticker	Maturity Date	Days To Maturity	Settlement Date	Book Value	Market Value	% of Portfolio
Popular Bank New York	73317AAG7	04/07/2022	372	04/07/2020	249,000.00	249,064.74	2.30%
Merrick Bank	59013KGR1	03/31/2020	365	03/31/2022	245,000.00	247,717.05	2.26%
Investors Bank	46176PMY8	03/31/2020	366	04/01/2022	245,000.00	247,844.45	2.26%
BMW Bank of North America	05580AWB6	03/31/2022	365	03/31/2020	245,000.00	248,109.05	2.26%
Blue Ridge Bank, National Association	09582YAD4	03/31/2022	365	03/31/2020	245,000.00	247,739.10	2.26%
Bank Leumi USA	063248KP2	03/31/2022	365	03/31/2020	245,000.00	248,099.25	2.26%
Cadence Bank	12738RFX7	04/01/2022	366	03/31/2020	245,000.00	247,729.30	2.26%
Capital One National Bank	14042RPL9	04/08/2022	373	04/08/2020	248,000.00	251,186.80	2.29%
Capital One Bank	14042TDG9	04/08/2022	373	04/08/2020	248,000.00	251,186.80	2.29%
<b>Total / Average 1-2 Years</b>			<b>367</b>		<b>2,705,000.00</b>	<b>2,734,017.54</b>	<b>2.67%</b>
<b>Total / Average</b>					<b>101,178,496.18</b>	<b>101,483,520.01</b>	<b>100.00%</b>

# TOWN OF LITTLE ELM

## Investment Portfolio Summary

Quarter Ending 3/31/2021



Funds		Par Value	Book Value	Market Value	Accrued Interest
<b>Cash Positions   Bank</b>					
Value at	12/31/2020	65,441,502.14	65,441,502.14	65,441,502.14	-
	<b>Net Change</b>	<b>6,477,625.06</b>	<b>6,477,625.06</b>	<b>6,477,625.06</b>	-
Value at	3/31/2021	71,919,127.20	71,919,127.20	71,919,127.20	-
<b>Cash Positions   Pool Investments</b>					
Value at	12/31/2020	18,812,970.25	18,812,970.25	18,812,970.25	-
	<b>Net Change</b>	<b>(398,601.27)</b>	<b>(398,601.27)</b>	<b>(398,601.27)</b>	-
Value at	3/31/2021	18,414,368.98	18,414,368.98	18,414,368.98	-
<b>Certificate of Deposit   Negotiable</b>					
Value at	12/31/2020	12,805,000.00	12,805,000.00	13,108,840.07	262,837.11
	<b>Net Change</b>	<b>(1,960,000.00)</b>	<b>(1,960,000.00)</b>	<b>(1,958,816.24)</b>	<b>14,456.08</b>
Value at	3/31/2021	10,845,000.00	10,845,000.00	11,150,023.83	277,293.19
<b>Total Portfolio</b>					
Value at	12/31/2020	97,059,472.39	97,059,472.39	97,363,312.46	262,837.11
	<b>Net Change</b>	<b>4,119,023.79</b>	<b>4,119,023.79</b>	<b>4,120,207.55</b>	<b>14,456.08</b>
Value at	3/31/2021	101,178,496.18	101,178,496.18	101,483,520.01	277,293.19

# TOWN OF LITTLE ELM

## Investment Portfolio Interest Earnings

Quarter Ending 3/31/2021



### Interest Earnings

Funds	FY 2020 Interest Earnings	1st Qtr FY 2021	Jan-21	Feb-21	Mar-21	2nd Qtr FY 2021
General Operating	408,184	32,589	17,100	15,024	25,258	57,382
Special Revenue Fund	63,758	12,258	3,699	3,658	5,897	13,255
Interest and Sinking	41,213	3,127	2,272	2,396	4,117	8,784
Equipment Replacement Fund	53,632	7,847	2,277	2,356	3,596	8,229
Enterprise Funds	424,323	62,325	24,120	23,915	31,092	79,127
Economic Agreements/TIRZ	66,432	4,304	1,291	1,011	1,396	3,698
Community Development 4B Corporation	9,095	1,835	714	761	1323	2,798
General Capital Project Funds	303,605	22,272	6,622	6,307	9,896	22,825
<b>Total Cash and Investments</b>	<b>1,324,115</b>	<b>146,557</b>	<b>58,096</b>	<b>55,428</b>	<b>82,575</b>	<b>196,099</b>

### Interest Earnings

Investment Type	FY 2020 Interest Earnings	1st Qtr FY 2021	Jan-21	Feb-21	Mar-21	2nd Qtr FY 2021
Cash Positions   Bank	922,000	95,219	42,419	40,530	44,611	127,560
Cash Positions   Pooled	185,688	7,354	1,650	1,092	983	3,725
Certificate of Deposit   Negotiable	216,427	43,984	14,027	13,806	36,980	64,814
<b>Total Cash and Investments</b>	<b>1,324,115</b>	<b>146,557</b>	<b>58,096</b>	<b>55,427</b>	<b>82,575</b>	<b>196,099</b>



## Town Council Meeting

**Date:** 05/04/2021  
**Agenda Item #:** 6. C.  
**Department:** Finance  
**Strategic Goal:** Maintain operational integrity and viability  
**Staff Contact:** Kelly Wilson, Chief Financial Officer

---

### AGENDA ITEM:

Consider Action to Approve the **Unaudited Quarterly Budget Report for the Quarter Ending March 31, 2021.**

### DESCRIPTION:

The purpose of this item is to provide Town Council a report of financial performance of the town regarding its Budget of Revenues and Expenditures for the 2nd quarter of the Fiscal Year 2020-2021.

### BUDGET IMPACT:

The Town's financial outlook will be impacted as it relates to current environment related to COVID-19 and the economy surrounding closures of businesses however Little Elm is seeing a strong increase in building permits with the residential home market booming in the North DFW area. The first quarter reflected the majority of property tax collections, which is a major revenue stream for the Town. Through the 2nd quarter, the Town's property tax collection rate is 98.67% compared. The Town is seeing an uptick on collecting prior year's taxes. The Town is also experiencing properties that are having their protest hearings from the 2020 tax roll. Therefore, these properties are in the process of billing once certified amounts have been determined. The Park and Recreation Fund is seeing a shortfall in revenue due to minimum use of the recreation center. The Town had a successful special event held in December for Magic of Lights. Funds for this event are reflected in this quarterly financial report. Another stream of revenue for the Park and Recreation Fund is the membership of the COVE @ the Lakefront. This opened after this quarterly financial report. Finance will continue to monitor this fund, events, and amenities related to offset expenditures. Another major revenue stream for the Town is the reported sales tax. To date, the Town is over FY 2021 projected budgeted sales tax revenue by 10.46%.tax collections. The Utility Funds are on target with their billed revenue for services. The Town is experiencing increased water sales, which offsets the cost of purchase of water. Finance tracks the amount of water purchases to our take or pay amount and we anticipate the Town to exceed our take or pay.

### RECOMMENDED ACTION:

Staff recommends approval.

---

### **Attachments**

2nd Qtr Financial Report Memo

March Financial Report

TOWN OF LITTLE ELM  
FY 2020-2021 Revenue and Expenditure Highlights

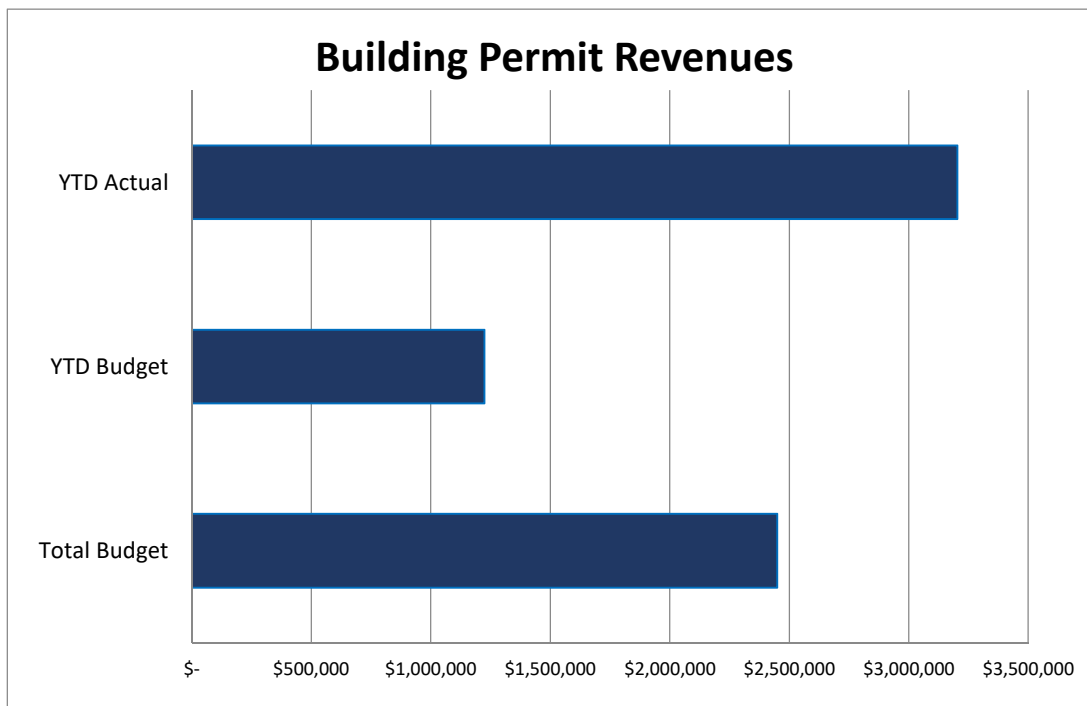
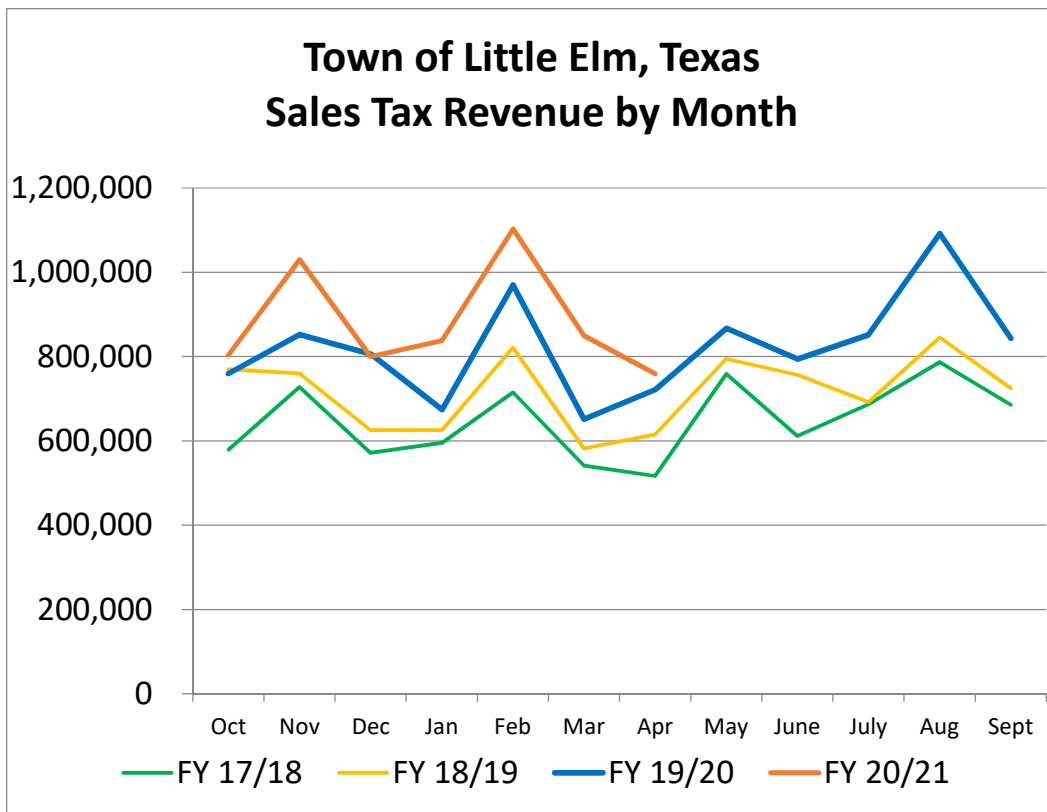
General Fund Revenues			
	Amended Budget	YTD Actual	Percent Difference
<b>Total Revenue</b>	<b>39,048,323</b>	<b>33,650,390</b>	<b>86%</b>
Top Five Sources of Revenue			
Property Taxes	20,631,503	22,102,596	107%
City Sales Tax	4,934,472	1,810,892	37%
Building Permits	2,450,000	3,203,995	131%
Municipal Court Fines	650,000	248,470	38%
Infrastructure Inspection and Plan Review Fees	650,000	483,353	74%

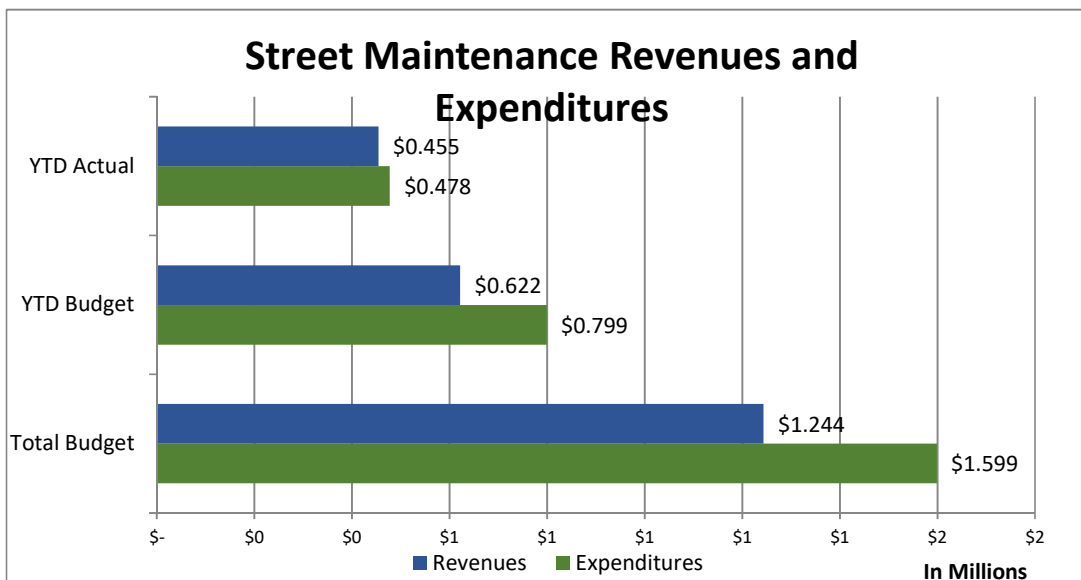
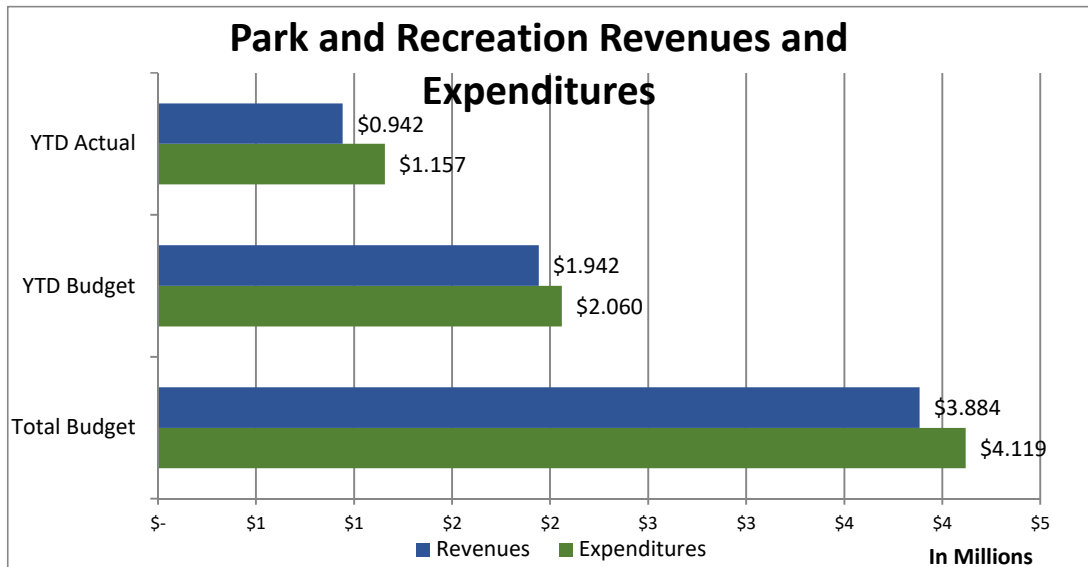
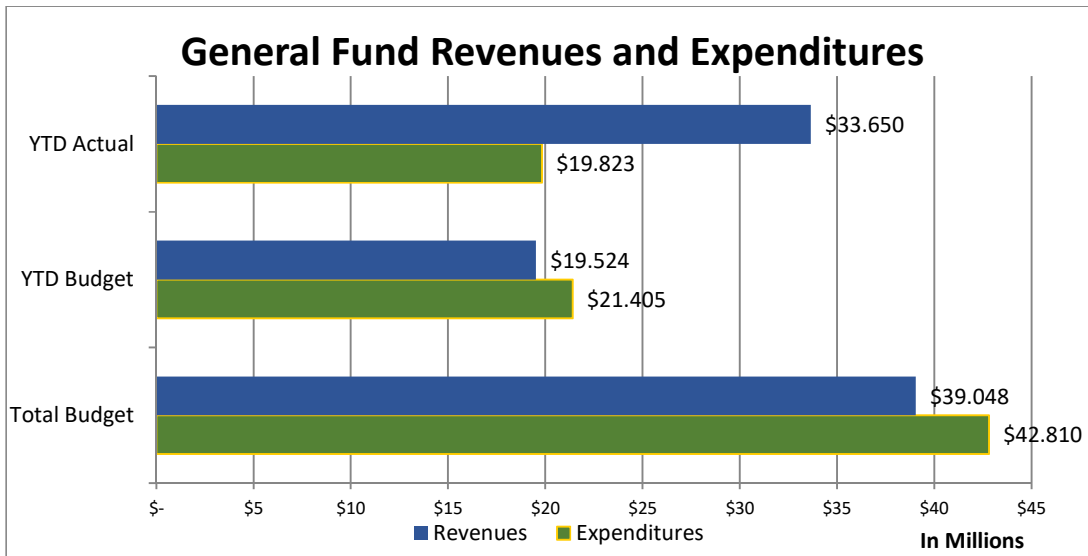
General Fund Expenditures				
	Amended Budget	YTD Actual	Remaining Budget	Percent of Budget
<b>Total Expenditures</b>	<b>42,810,164</b>	<b>19,823,500</b>	<b>22,986,665</b>	<b>46%</b>
Town Council	143,041	65,353	77,688	46%
Manager Administration	1,442,097	800,215	641,882	55%
Town Secretary	201,556	206,593	(5,037)	102%
Municipal Court	591,665	223,635	368,030	38%
Financial Services	3,701,886	1,291,238	2,410,648	35%
Library Services	606,797	296,349	310,448	49%
Development Services	1,078,387	454,943	623,444	42%
Information Technology	1,592,418	731,963	860,455	46%
Town Attorney	340,000	335,494	4,506	99%
Engineering	825,607	357,884	467,723	43%
Building Inspection / Code	1,291,280	638,366	652,914	49%
Police Department	14,147,764	6,382,260	7,765,503	45%
Animal Services	417,504	195,754	221,750	47%
Fleet Maintenance	545,268	235,878	309,390	43%
Facility Maintenance	912,417	569,150	343,267	62%
Public Works / Streets	1,658,019	720,221	937,799	43%
Marketing and Communications	390,619	132,582	258,037	34%
Park Maintenance	2,275,183	1,066,797	1,208,386	47%
Parks - Senior Programs	212,811	51,486	161,325	24%
Fire Department	10,435,845	5,067,341	5,368,504	49%

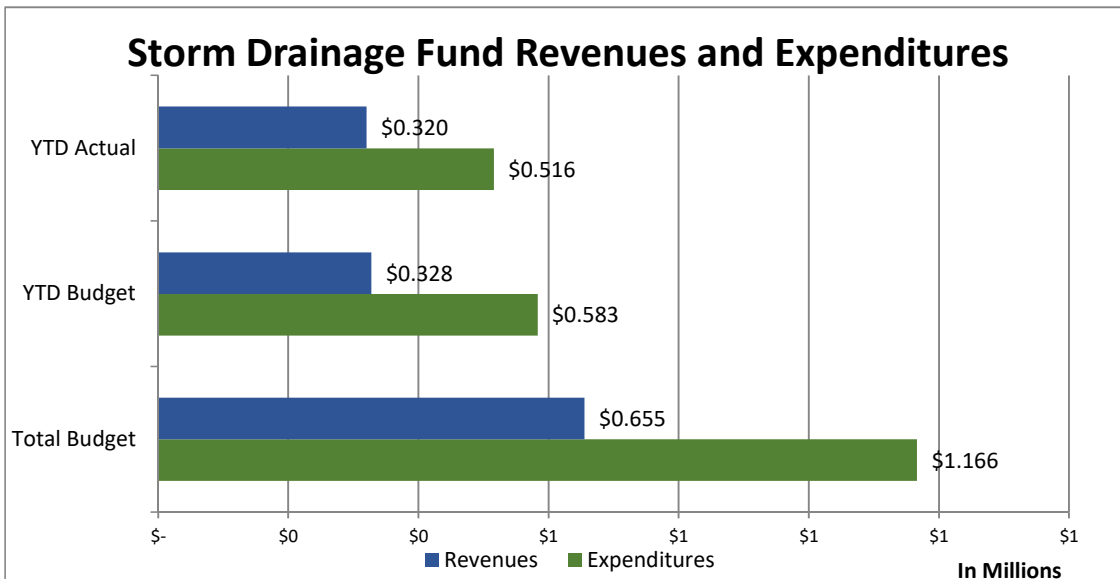
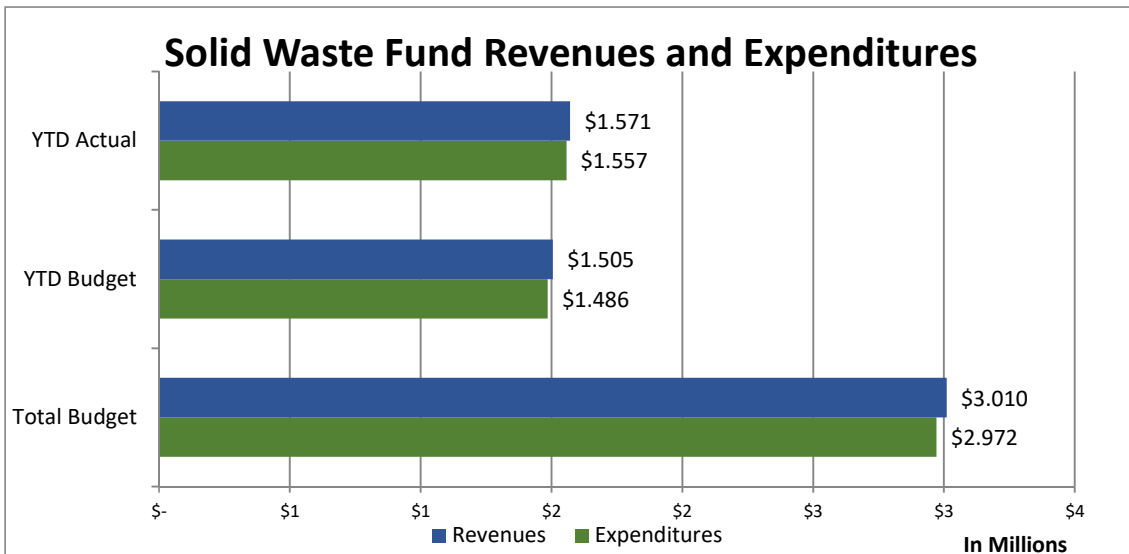
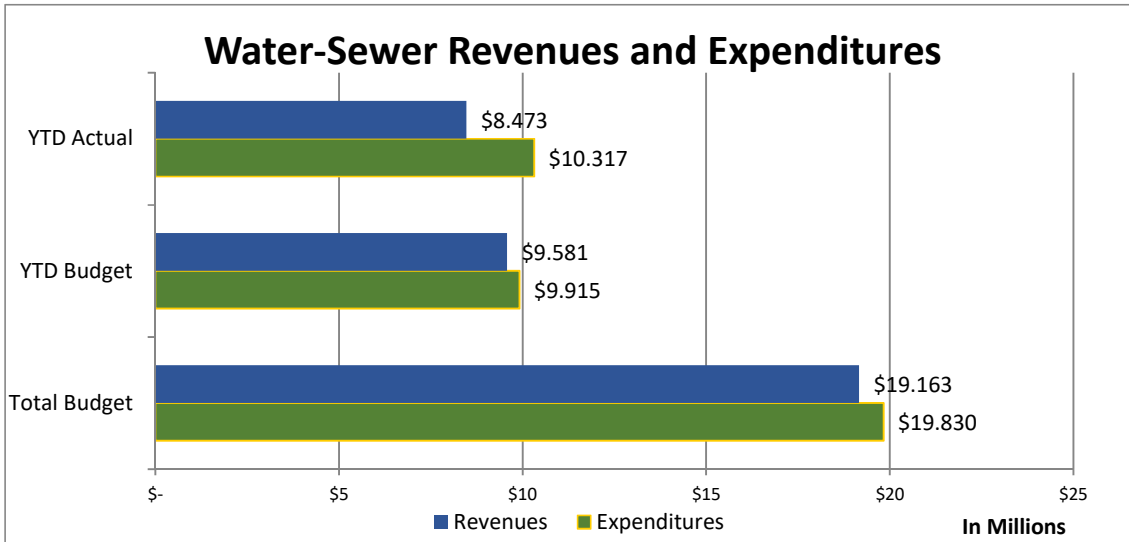
Water and Sewer Fund Revenue			
	Amended Budget	YTD Actual	Percent Difference
<b>Total Revenue</b>	<b>19,162,522</b>	<b>8,472,784</b>	<b>44%</b>
Top Five Sources of Revenue			
Water Sales	10,353,000.00	4,320,030.18	42%
Sewer Sales	7,022,022.00	3,205,583.17	46%
Meter Set Fees	100,000.00	96,035.00	96%
Wholesale Water Sales	370,000.00	187,342.61	51%
Wholesale Sewer Sales	730,000.00	270,240.96	37%

Water and Sewer Program Expenditures				
	Amended Budget	YTD Actual	Remaining Budget	Percent Difference
Water Operations	8,873,443	6,400,204	2,473,239	72%
Wastewater Collection	1,644,317	808,804	835,513	49%
Wastewater Treatment	1,771,520	845,681	925,839	48%
Utility Administration	749,557	403,521	346,036	54%
Debt Service	3,875,946	604,013	3,271,933	16%
Utility Billing and Collection	980,174	369,660	610,514	38%
Construction/CIP	1,934,990	885,586	1,049,404	46%









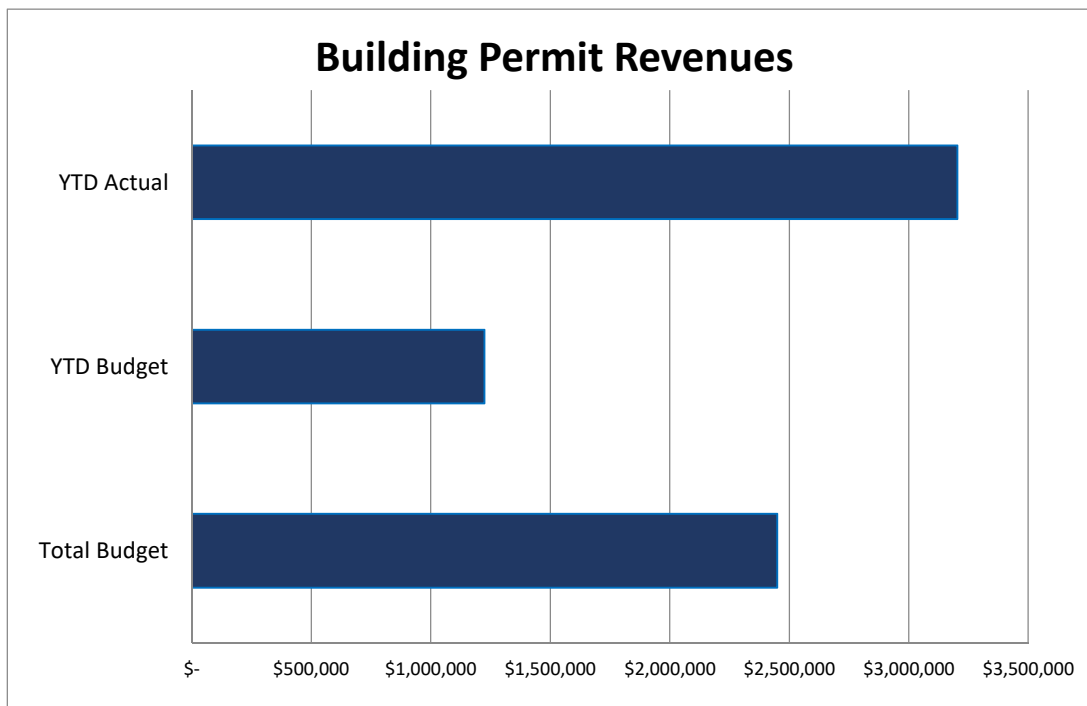
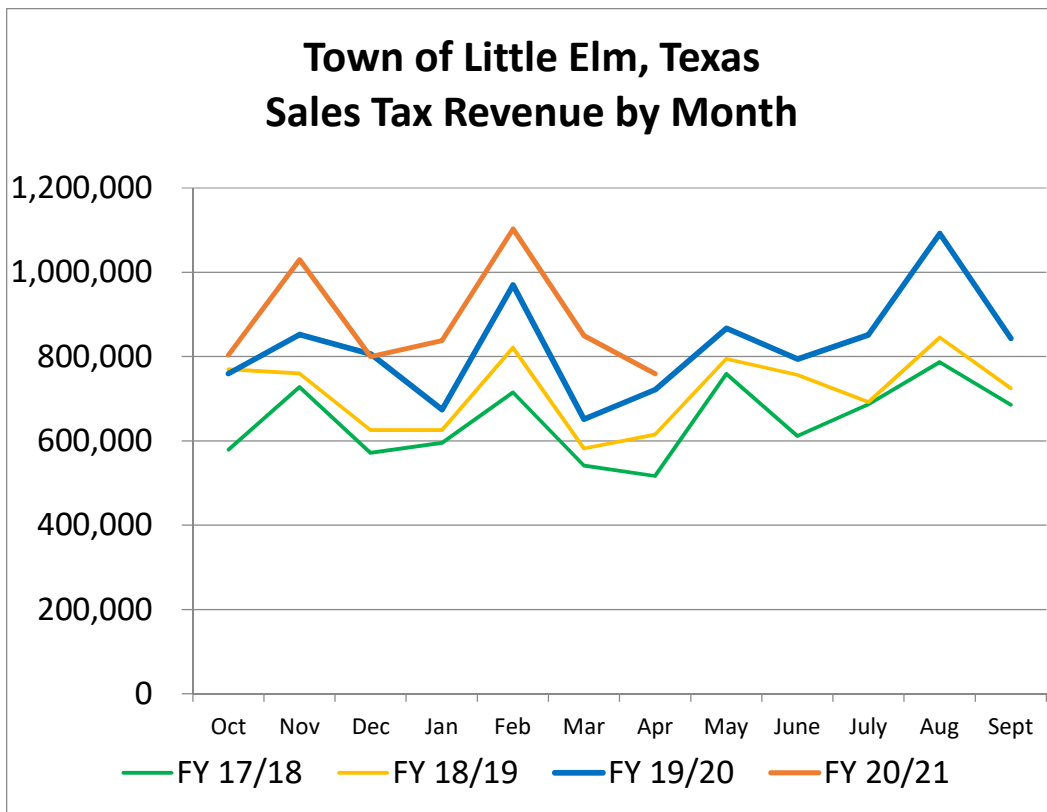
TOWN OF LITTLE ELM  
FY 2020-2021 Revenue and Expenditure Highlights

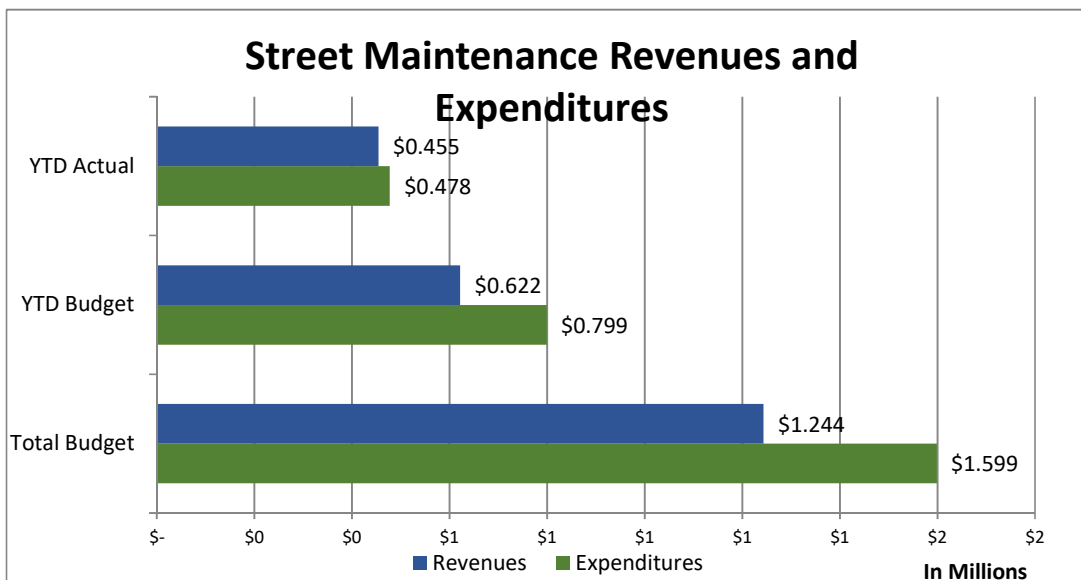
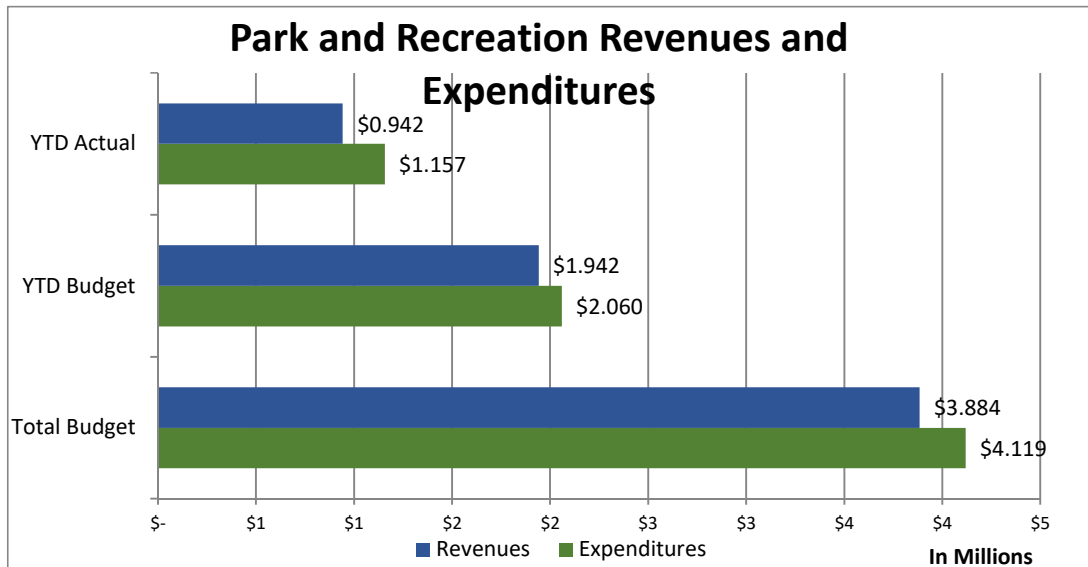
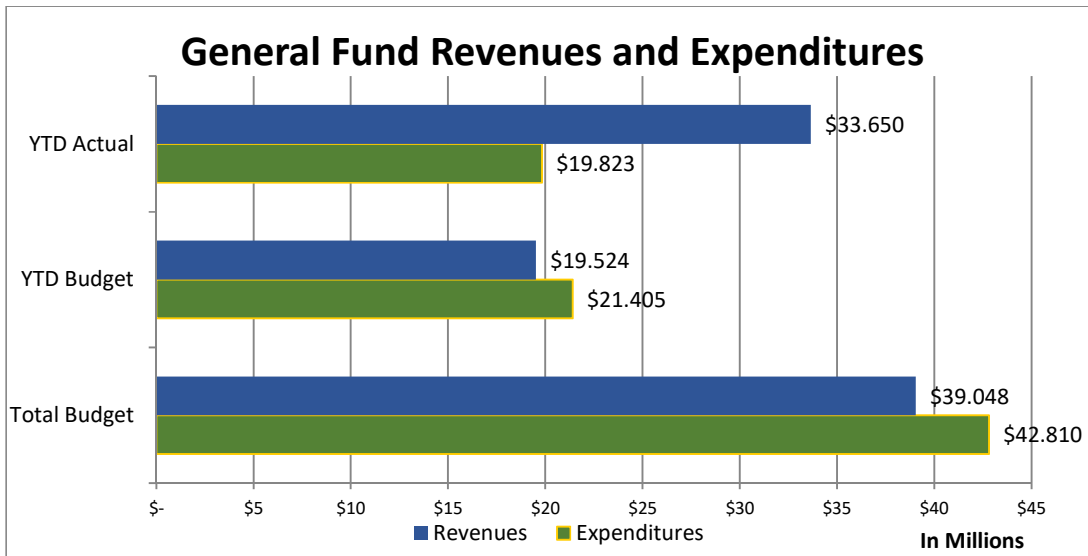
General Fund Revenues			
	Amended Budget	YTD Actual	Percent Difference
<b>Total Revenue</b>	<b>39,048,323</b>	<b>33,650,390</b>	<b>86%</b>
Top Five Sources of Revenue			
Property Taxes	20,631,503	22,102,596	107%
City Sales Tax	4,934,472	1,810,892	37%
Building Permits	2,450,000	3,203,995	131%
Municipal Court Fines	650,000	248,470	38%
Infrastructure Inspection and Plan Review Fees	650,000	483,353	74%

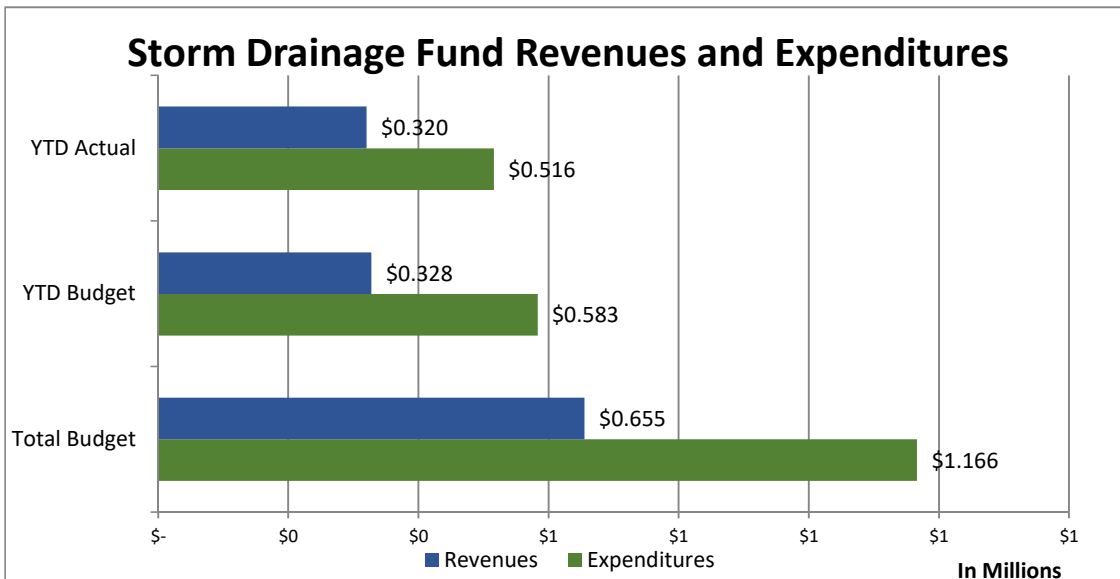
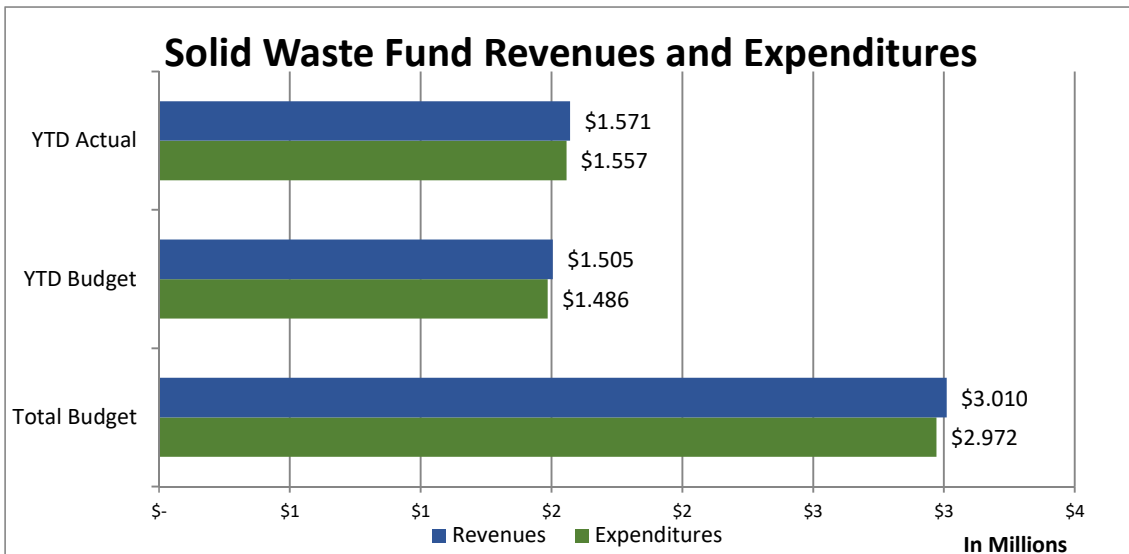
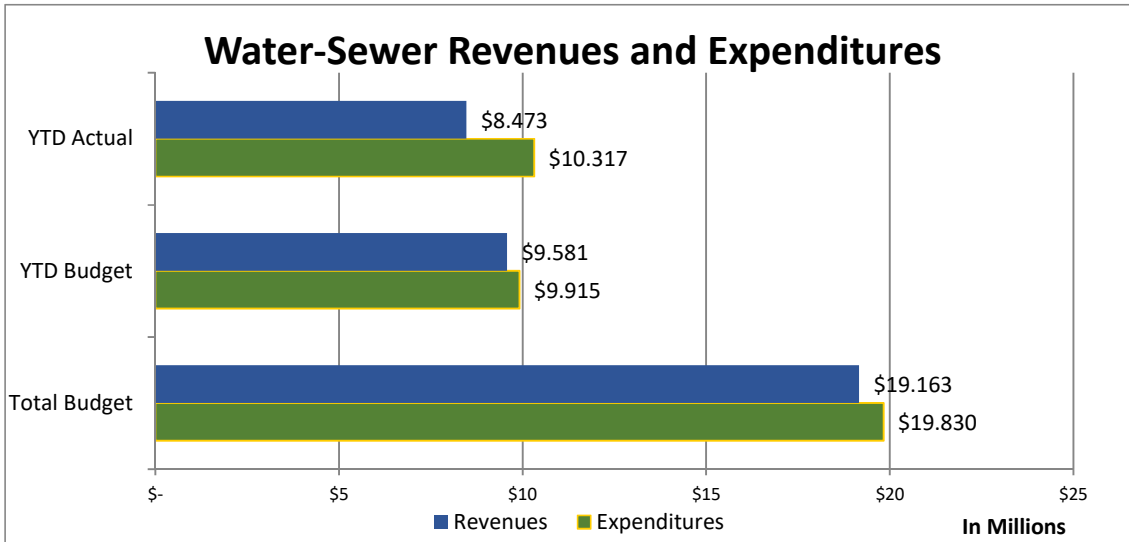
General Fund Expenditures				
	Amended Budget	YTD Actual	Remaining Budget	Percent of Budget
<b>Total Expenditures</b>	<b>42,810,164</b>	<b>19,823,500</b>	<b>22,986,665</b>	<b>46%</b>
Town Council	143,041	65,353	77,688	46%
Manager Administration	1,442,097	800,215	641,882	55%
Town Secretary	201,556	206,593	(5,037)	102%
Municipal Court	591,665	223,635	368,030	38%
Financial Services	3,701,886	1,291,238	2,410,648	35%
Library Services	606,797	296,349	310,448	49%
Development Services	1,078,387	454,943	623,444	42%
Information Technology	1,592,418	731,963	860,455	46%
Town Attorney	340,000	335,494	4,506	99%
Engineering	825,607	357,884	467,723	43%
Building Inspection / Code	1,291,280	638,366	652,914	49%
Police Department	14,147,764	6,382,260	7,765,503	45%
Animal Services	417,504	195,754	221,750	47%
Fleet Maintenance	545,268	235,878	309,390	43%
Facility Maintenance	912,417	569,150	343,267	62%
Public Works / Streets	1,658,019	720,221	937,799	43%
Marketing and Communications	390,619	132,582	258,037	34%
Park Maintenance	2,275,183	1,066,797	1,208,386	47%
Parks - Senior Programs	212,811	51,486	161,325	24%
Fire Department	10,435,845	5,067,341	5,368,504	49%

Water and Sewer Fund Revenue			
	Amended Budget	YTD Actual	Percent Difference
<b>Total Revenue</b>	<b>19,162,522</b>	<b>8,472,784</b>	<b>44%</b>
Top Five Sources of Revenue			
Water Sales	10,353,000.00	4,320,030.18	42%
Sewer Sales	7,022,022.00	3,205,583.17	46%
Meter Set Fees	100,000.00	96,035.00	96%
Wholesale Water Sales	370,000.00	187,342.61	51%
Wholesale Sewer Sales	730,000.00	270,240.96	37%

Water and Sewer Program Expenditures				
	Amended Budget	YTD Actual	Remaining Budget	Percent Difference
Water Operations	8,873,443	6,400,204	2,473,239	72%
Wastewater Collection	1,644,317	808,804	835,513	49%
Wastewater Treatment	1,771,520	845,681	925,839	48%
Utility Administration	749,557	403,521	346,036	54%
Debt Service	3,875,946	604,013	3,271,933	16%
Utility Billing and Collection	980,174	369,660	610,514	38%
Construction/CIP	1,934,990	885,586	1,049,404	46%









**Date:** 05/04/2021  
**Agenda Item #:** 6. D.  
**Department:** Finance  
**Strategic Goal:** Maintain operational integrity and viability  
**Staff Contact:** Kelly Wilson, Chief Financial Officer

---

**AGENDA ITEM:**

Consider Action to Approve the **Rudman Tract Public Improvement District (PID) Public Hearing for Levy and Assessment by Ways of Adopting Resolution No. 0504202102.**

**DESCRIPTION:**

October 18, 2016, Town Council approved Resolution No. 10181601 establishing the Rudman Tract Public Improvement District (PID). At which time, the Town authorized the District the issuance up to \$19,000,000 in bonds for the District to finance certain public improvements. April 4, 2017, Council adopted Ordinance No. 1359, which approved the District Service and Assessment Plan (SAP). The District is being developed in phases and the second phase of this development includes approximately 61 acres (Phase #2). Staff is recommending approval to amend the SAP to reflect the Phase # 2 improvements and the construction of the development of Phase #2. The approximate total cost of Phase # 2 Improvements is \$9,160,000 reference in Table IV-B of the Preliminary Amended SAP (attached). The Rudman Tract PID Preliminary SAP, updated for Phase # 2 include the proposed assessment roll for Phase #2.

The Act requires that a public hearing be called to consider proposed assessments and requires the Town Council to hear and pass on any objections to the proposed assessment at, or on the adjournment of, the Assessment Hearing. Staff is recommending Council authorize and calls, a meeting and a public hearing to be held May 18, 2021, to meet such requirements.

**BUDGET IMPACT:**

There is no budget impact for this item.

**RECOMMENDED ACTION:**

Staff recommends approval.

---



Resolution No 0504202102

Rudman PID Phase #2 SAP

**TOWN OF LITTLE ELM, TEXAS**

**RESOLUTION NO. 0504202102**

**A RESOLUTION OF THE TOWN OF LITTLE ELM, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE RUDMAN TRACT PUBLIC IMPROVEMENT DISTRICT; APPROVING AN UPDATED SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING A PROPOSED PHASE #2 ASSESSMENT ROLL; CALLING A MEETING AND NOTICING A PUBLIC HEARING FOR MAY 18, 2021 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN PHASE #2 OF THE RUDMAN TRACT PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED PHASE #2 ASSESSMENT ROLL WITH THE TOWN SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING TOWN STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.**

**RECITALS**

**WHEREAS**, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act") authorizes the governing body (the "Town Council") of the Town of Little Elm, Texas (the "Town") to create a public improvement district within the Town and within the extraterritorial jurisdiction of the Town; and

**WHEREAS**, on October 18, 2016, after due notice and a public hearing, the Town Council approved Resolution No. 10181601 (the "Authorization Resolution"), authorizing, establishing and creating the Rudman Tract Public Improvement District (the "District") and determining the advisability of the improvement; and

**WHEREAS**, the Town authorized the creation of the District and the issuance of up to \$19,000,000.00 in bonds for the District to finance certain public improvements authorized by the Act for the benefit of the property within the District (the "Authorized Improvements"); and

**WHEREAS**, on April 4, 2017, the Town Council adopted Ordinance No. 1359, which approved the District Service and Assessment Plan dated April 4, 2017 (the "SAP"); and

**WHEREAS**, the property within the District is being developed in phases, the second phase of which includes approximately 61 acres ("Phase #2"); and

**WHEREAS**, the Town desires to amend the SAP to reflect the Phase #2 Direct Improvements (as defined in the Preliminary Amended SAP referenced below) and the construction of and development of Phase #2 of the District; and

**WHEREAS**, the approximate total cost of the Phase #2 Direct Improvements is approximately \$9,261,884, as referenced in Table III-C of the Preliminary Amended SAP; and

**WHEREAS**, the Town Council and the Town staff have been presented a "Rudman Tract Public Improvement District Preliminary Service and Assessment Plan, as updated for Phase #2", including the proposed assessment roll for Phase #2 attached as Appendix G (the "Proposed Phase #2 Assessment Roll"), dated May 4, 2021 (collectively, the "Preliminary Amended SAP"), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

**WHEREAS**, the Preliminary Amended SAP sets forth the estimated total costs of certain Phase #2 Direct Improvements to be financed by the District for Phase #2 and the Proposed Phase #2 Assessment Roll states the assessments proposed to be levied against each parcel of land in the Phase #2 of the District as determined by the method of assessment and apportionment chosen by the Town; and

**WHEREAS**, the Act requires that the Proposed Phase #2 Assessment Roll be filed with the Town Secretary of the Town (the "Town Secretary") and be subject to public inspection; and

**WHEREAS**, the Act requires that a public hearing (the "Assessment Hearing") be called to consider the Preliminary Amended SAP and proposed assessments and requires the Town Council to hear and pass on any objections to the Preliminary Amended SAP and proposed assessments at, or on the adjournment of, the Assessment Hearing; and

**WHEREAS**, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the Town and the part of the extraterritorial jurisdiction of the Town in which the District is located or in which

the Phase #2 Direct Improvements are to be undertaken before the tenth (10th) day before the date of the Assessment Hearing.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS AS FOLLOWS:**

**SECTION 1.** THAT the recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the Town Council and are incorporated into the body of this Resolution as if fully set forth herein.

**SECTION 2.** THAT the Town Council does hereby accept the Preliminary Amended SAP, dated May 4, 2021, for the District, including the Proposed Phase #2 Assessment Roll, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary Amended SAP.

**SECTION 3.** THAT the Town Council hereby determines that the total estimated costs of the Phase #2 Direct Improvements to be financed by Phase #2 of the District are set forth in Table III-C of the Preliminary Amended SAP, which costs do not include the payment of expenses incurred in the administration of the District or related to the issuance of any bonds. Costs related to the issuance of bonds in the future for Phase #2 will be set forth in an updated SAP and will be paid from proceeds of such bonds, assessments in Phase #2, or other sources.

**SECTION 4.** THAT the Town Council's final determination and approval of the estimated costs of the Phase #2 Direct Improvements, or any portion thereof, shall be subject to and contingent upon Town Council approval of a final Amended SAP which will include final Phase #2 Assessment Roll, after the properly noticed and held Assessment Hearing.

**SECTION 5.** THAT the Proposed Phase #2 Assessment Roll states the assessment proposed to be levied against each parcel of land in Phase #2 of the District as determined by the method of assessment chosen by the Town in the Authorization Resolution and as more fully described in the Preliminary Amended SAP.

**SECTION 6.** THAT the Town Council hereby authorizes and directs the filing of the Preliminary Amended SAP and Proposed Phase #2 Assessment Roll with the Town Secretary and the same shall be available for public inspection.

**SECTION 7.** THAT the Town Council hereby authorizes, and calls, a meeting and a public hearing (the Assessment Hearing as defined above) to be held on May 18, 2021 at or after 6:00 p.m. at Little Elm Council Chambers, 100 W. Eldorado Parkway, Little Elm, Texas 75068, at which the Town Council shall, among other actions, hear and pass on any objections to the proposed assessments; and, upon the adjournment of the Assessment Hearing, the Town Council will consider an ordinance levying the assessments as special assessments on property within the District (which ordinance shall specify the method of payment of the assessments).

**SECTION 8.** THAT the Town Council hereby authorizes and directs the Town Secretary to publish notice of the Assessment Hearing to be held on May 18, 2021, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes, in a newspaper of general circulation in the Town and in the part of the extraterritorial jurisdiction of the Town in which the District is located or in which the Phase #2 Direct Improvements are undertaken, before the tenth (10th) day before the date of the Assessment Hearing, as required by Section 372.016(b) of the Act.

**SECTION 9.** THAT when the Proposed Phase #2 Assessment Roll is filed with the Town Secretary, the Town Council hereby authorizes and directs the Town Secretary to mail to owners of property liable for assessment notice of the Assessment Hearing to be held on May 18, 2021 before the tenth (10<sup>th</sup>) day before the date of the Assessment Hearing, as required by Section 372.016(c) of the Act.

**SECTION 10.** THAT Town staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the May 18, 2021 meeting of the Town Council.

**SECTION 11.** THAT this Resolution shall become effective from and after its date of passage in accordance with law.

**PASSED AND APPROVED** on this the 4th day of May, 2021.

ATTEST:

---

David Hillock, Mayor

---

Caitlan Biggs, Town Secretary

**EXHIBIT A**

**PRELIMINARY AMENDED SERVICE AND ASSESSMENT PLAN**

**EXHIBIT B**  
**TOWN OF LITTLE ELM, TEXAS**  
**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the Town Council of Little Elm, Texas on *May 18, 2021 at or after 6:00 p.m. at Town Council Chambers, 100 W. Eldorado Parkway, Little Elm, Texas 75068*. The public hearing will be held to consider proposed assessments to be levied against the assessable property within phase #2 ("Phase #2") of the Rudman Tract Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

The general nature of the public improvements proposed to be undertaken and financed by Phase #2 of the District (the "Phase #2 Direct Improvements") consist of: landscaping, entryway features, water, wastewater, sidewalks, streets, roadways, off-street parking, drainage system improvements, and open space; similar off-site projects that provide a benefit to the property within Phase #2 of the District; special supplemental services for the improvement and promotion of the district; payment of costs associated with operating and maintaining the public improvements listed above; and payment of expenses incurred in the establishment, administration, and operation of the District. These Phase #2 Direct Improvements shall promote the interests of the Town and confer a special benefit upon Phase #2 of the District.

The approximate total cost of the Phase #2 Direct Improvements is \$9,500,000.00.

The boundaries of the District include approximately 146 acres of land generally located North of Lloyd Road and East of FM 720 and within the extraterritorial jurisdiction of the Town of Little Elm. The boundaries of Phase #2 include approximately 61 acres located within the District. A metes and bounds description and map of the District are available at Little Elm Town Hall located at 100 W. Eldorado Parkway, Little Elm, Texas 75068 and available for public inspection.

All written or oral objections on the proposed assessment within Phase #2 of the District will be considered at the public hearing.

A copy of the proposed assessment roll relating to the Phase #2 Direct Improvements to be undertaken at this time, which includes the assessments to be levied against certain assessable property in Phase #2 of the District for the Phase #2 Direct Improvements, is available for public inspection at the office of the Town Secretary, 100 W. Eldorado Parkway, Little Elm, Texas 75068.



# RUDMAN TRACT PUBLIC IMPROVEMENT DISTRICT

TOWN OF LITTLE ELM, TEXAS

PRELIMINARY SERVICE AND ASSESSMENT PLAN  
UPDATED FOR PHASE #2

April 28, 2021

PREPARED BY:

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

# RUDMAN TRACT PUBLIC IMPROVEMENT DISTRICT

## PRELIMINARY SERVICE AND ASSESSMENT PLAN

### TABLE OF CONTENTS

<b>I.</b>	<b>PLAN DESCRIPTION AND DEFINED TERMS .....</b>	<b>4</b>
A.	INTRODUCTION .....	4
<b>II.</b>	<b>PROPERTY INCLUDED IN THE PID .....</b>	<b>10</b>
A.	PROPERTY INCLUDED IN THE PID .....	10
B.	PROPERTY INCLUDED IN PHASE #1.....	10
C.	PROPERTY INCLUDED IN PHASE #2.....	10
<b>III.</b>	<b>DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS.....</b>	<b>11</b>
A.	AUTHORIZED IMPROVEMENT OVERVIEW .....	11
B.	DESCRIPTIONS AND COSTS OF MAJOR IMPROVEMENTS.....	12
C.	DESCRIPTIONS AND ESTIMATED COSTS OF PHASE #1 IMPROVEMENTS .....	13
D.	DESCRIPTIONS AND ESTIMATED COSTS OF PHASE #2 IMPROVEMENTS ....	ERROR! BOOKMARK NOT DEFINED.
<b>IV.</b>	<b>SERVICE PLAN .....</b>	<b>14</b>
A.	SOURCES AND USES OF FUNDS .....	16
<b>V.</b>	<b>SERVICE PLAN .....</b>	<b>20</b>
A.	INTRODUCTION .....	20
B.	SPECIAL BENEFIT .....	21
C.	ALLOCATION OF ACTUAL COSTS OF MAJOR IMPROVEMENTS.....	22
D.	ASSESSMENT METHODOLOGY .....	22
E.	ASSESSMENTS .....	24
F.	ADMINISTRATIVE EXPENSES.....	25
G.	ADDITIONAL INTEREST RESERVE.....	25
H.	TIRZ ANNUAL CREDIT AMOUNT.....	25
<b>VI.</b>	<b>TERMS OF THE ASSESSMENTS.....</b>	<b>26</b>
A.	AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #1.....	26
B.	AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #2 .....	26
C.	REALLOCATION OF ASSESSMENTS.....	27
D.	MANDATORY PREPAYMENT OF ASSESSMENTS.....	29
E.	REDUCTION OF ASSESSMENTS .....	29
F.	PAYMENT OF ASSESSMENTS.....	30
G.	COLLECTION OF ANNUAL INSTALLMENTS .....	31
<b>VII.</b>	<b>THE ASSESSMENT ROLL.....</b>	<b>33</b>
A.	PHASE #1 ASSESSMENT ROLL .....	33
B.	PHASE #2 ASSESSMENT ROLLS.....	33
C.	ANNUAL ASSESSMENT ROLL UPDATES.....	34
<b>VIII.</b>	<b>MISCELLANEOUS PROVISIONS .....</b>	<b>35</b>
A.	ADMINISTRATIVE REVIEW .....	35

**B. TERMINATION OF ASSESSMENTS ..... 35**  
**C. AMENDMENTS..... 35**  
**D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS ..... 36**  
**E. SEVERABILITY ..... 36**

**APPENDIX A - PID MAP**

**APPENDIX B - ESTIMATED COSTS OF THE AUTHORIZED IMPROVEMENTS**

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

**APPENDIX D - ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX  
RATE EQUIVALENTS**

**APPENDIX E - PHASE #2 MAJOR IMPROVEMENT ASSESSMENT ROLL**

**APPENDIX F - PHASE #1 ASSESSMENT ROLL**

**APPENDIX G - PROPOSED PHASE #2 DIRECT IMPROVEMENT ASSESSMENT ROLL**

---

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

---

### **A. INTRODUCTION**

On October 18, 2016, (the “Creation Date”) the Town Council of the Town of Little Elm (the “Town Council”) passed and approved Resolution No. 10181601 approving and authorizing the creation of Rudman Tract Public Improvement District (the “PID”) to finance the costs of certain public improvements for the benefit of property in the PID, all of which is presently located within the extraterritorial jurisdiction (“ETJ”) of the Town of Little Elm (the “Town”).

The property in the PID is proposed to be developed in approximately four phases, and the PID will finance improvements that benefit the entire property in the PID and improvements that benefit each phase as each phase is developed. Assessments will be imposed on all property in the PID for the improvements that benefit the entire PID and on the property in each phase for the public improvements to be provided for that phase.

Chapter 372 of the Texas Local Government Code, “Improvement Districts in Municipalities and Counties” (as amended, the “PID Act”), governs the creation of public improvement districts within the State of Texas. This Service and Assessment Plan has been prepared pursuant to Sections 372.013, 372.014, 372.015 and 372.016 of the PID Act. According to Section 372.013 of the PID Act, a service plan “must cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements.” The service plan is described in Section IV of this Service and Assessment Plan. Section 372.014 of the PID Act states that “an assessment plan must be included in the annual service plan.” The assessment plan is described in Section V.

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

Section 372.016 of the PID Act states that “after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter.” The Assessment Rolls for the Phase #2 Assessed Property are attached hereto as Appendix E and Appendix G. The Assessment Roll for the Phase #1 Assessed Property is attached hereto as Appendix F of this Service and Assessment Plan. The Assessments as shown on the Assessment Rolls are based on the method of assessment described in Section V of this Service and Assessment Plan.

## B. Definitions

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

**“Actual Cost(s)”** means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certification for Payment that has been reviewed and approved by the Town. Actual Costs may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees and real estate acquisition costs, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise) (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, plan review fees, County permit fees, development fees), insurance premiums, miscellaneous expenses, and all advances and payments for Administrative Expenses.

Actual Costs may include general contractor’s fees in an amount up to a percentage equal to the percentage of work completed and accepted by the Town or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated. Actual Costs also may be paid to the Developer or any other person or entity only in the capacity of construction manager or only in the capacity of general contractor but not both.

**“Administrator”** means the employee or designee of the Town who shall have the responsibilities provided for herein, or in another agreement approved by the Town Council.

**“Administrative Expenses”** mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (ii) computing, levying, billing and collecting Assessments or the installments thereof, (iii) investing or depositing of monies, (iv) complying with the PID Act and codes, (v) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (vi) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on applicable reimbursement obligations. Administrative Expenses collected and not expended for actual Administrative

Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of Administrative Expenses.

**“Annual Installment”** means, with respect to each Assessed Property, each annual payment of: (i) the Assessment, as shown on the Assessment Rolls attached hereto as Appendix E, Appendix F, and Appendix G, as applicable, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the interest on the outstanding Assessment amount, and (iii) Administrative Expenses as described in this Service and Assessment Plan.

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

**“Assessed Property”** means, for any year, Parcels within the PID other than Non-Benefited Property.

**“Assessment”** means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel created by such subdivision or reduction according to the provisions herein and the PID Act.

**“Assessment Ordinance”** means an Assessment Ordinance adopted by the Town Council approving the Service and Assessment Plan (including amendments, supplements or updates to the Service and Assessment Plan) and levying the Assessments.

**“Assessment Revenues”** mean the revenues actually received by the Town from Assessments levied within the PID.

**“Assessment Roll”** means, as applicable, the Phase #1 Assessment Roll, the Phase #2 Major Improvements Assessment Roll, and the Phase #2 Direct Improvements Assessment Roll , in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

**“Authorized Improvements”** mean those public improvements described in Section 372.003 of the PID Act designed, constructed, and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments, described in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

**“Certification for Payment”** means the document to be provided by the Developer or construction manager to substantiate the Actual Cost of one or more Authorized Improvements.

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

**“Developer”** means OPLE Prairie Oaks Development, Inc.

**“Development Agreement”** means that certain Development Agreement relating to the PID executed by and between the Developer and the Town effective June 7, 2016, as the same may be amended from time to time.

**“Equivalent Units”** mean, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix D attached hereto.

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

**“Lot”** means a tract of land described as a “lot” in a subdivision plat recorded in the Official Public Records of Denton County, Texas.

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

**“Mustang Special Utility District”** or **“Mustang”** means the holder of the certificates of convenience and necessity for the provision of retail water and sewer service to the property in the PID.

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

**“Parcel”** means a property identified by either a tax map identification number assigned by the Denton Central Appraisal District for real property tax purpose, by metes and bounds description, by lot and block number in a final subdivision plat recorded in the Official Public Records of Denton County, or by any other means determined by the Town.

**“Phase”** means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within a Phase will be assessed in connection with the Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Phase.

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

**“Phase #1 Assessed Property”** means all Parcels within Phase #1 other than Non-Benefited Property.

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

**“Phase #1 Improvements”** means Authorized Improvements which only benefit Phase #1 Assessed Property and are described in Section III.C.

**“Phase #1 Revenues”** mean the revenues received by the Town from the collection of Assessments and Annual Installments for the Phase #1 Assessed Property.

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

**“Phase #2 Assessed Property”** means all Parcels within the PID other than (a) Non-Benefited Property, and (b) Parcels within Phase #1.

**“Phase #2 Direct Improvements”** means Authorized Improvements which only benefit Phase #2 Assessed Property and are described in Section III.C.

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

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

**“Phase #2 Major Improvements”** means the prorata share of the Major Improvements proportionally allocated to the Phase #2 Assessed Property.

**“Phase #2 Revenues”** mean the revenues received by the Town from the collection of Assessments and Annual Installments for the Phase #2 Assessed Property.

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

**“PID Act”** means Texas Local Government Code Chapter 372, Improvement Districts in Municipalities and Counties, Subchapter A, Public Improvement Districts, as amended.



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

**“Property”** has the meaning set forth in Section II.A of this Service and Assessment Plan.

**“Public Property”** means property right of way and easements within the boundaries of the PID that are owned by or irrevocably offered for dedication to the federal government, the State of Texas, Denton County, the Town, a school district, a public utility provider or any other public agency, whether in fee simple or through an exclusive use easement.

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

**“TIRZ No. 6”** means the Tax Increment Reinvestment Zone No. 6, Town of Little Elm, Texas.

**“TIRZ Annual Credit Amount”** means, for each Parcel, such Parcel’s prorated amount of TIRZ Revenues calculated pursuant to Section VI (A) of this Service and Assessment Plan.

**“TIRZ Ordinance”** means an ordinance adopted by the Town Council authorizing the use of TIRZ Revenues for project costs under the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended, relating to certain public improvements as provided for in the Tax Increment Reinvestment Zone No. 6 Project Plan and Financing Plan (including amendments or supplements thereto).

**“TIRZ Revenues”** mean, for each year, the amounts paid by the Town from the TIRZ No. 6 tax increment fund pursuant to the TIRZ Ordinance to reduce an Annual Installment, as calculated each year by the Administrator in collaboration with the Town, in accordance with Section VI(A) of this Service and Assessment Plan.

**“Town”** means the Town of Little Elm, Texas.

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

---

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

---

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

The PID is presently located within the ETJ of the Town and contains approximately 145.3 acres of land. A map of the property within the PID is shown in Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 481 detached single family residential units, and infrastructure necessary to provide roadways, drainage, water and wastewater to the property within the PID.

### **B. PROPERTY INCLUDED IN PHASE #1**

The property within the PID consists of approximately 145.3 acres. Phase #1 consists of approximately 74.3 acres projected to consist of 275 single family residential units to be developed as Phase #1. A map of the property within the PID and Phase #1 is shown in Appendix A. A list of the Parcels within Phase #1 is included in Appendix F. A map depicting the boundaries of each proposed Phase is also included in Appendix A.

### **C. PROPERTY INCLUDED IN PHASE #2**

Phase #2 consists of approximately 71 acres projected to consist of 206 single family residential units to be developed as Phase #2. A map of the property within the PID and Phase #2 is shown in Appendix A. A list of the Parcels within Phase #2 is included in Appendix G. A map depicting the boundaries of each proposed Phase is also included in Appendix A.

*(remainder of this page is intentionally left blank)*

---

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

---

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

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

##### **372.003. Authorized Improvements**

- (a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.
- (b) A public improvement may include:
  - (i) landscaping;
  - (ii) erection of fountains, distinctive lighting, and signs;
  - (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
  - (iv) construction or improvement of pedestrian malls;
  - (v) acquisition and installation of pieces of art;
  - (vi) acquisition, construction, or improvement of libraries;
  - (vii) acquisition, construction, or improvement of off-street parking facilities;
  - (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;
  - (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;
  - (x) the establishment or improvement of parks;
  - (xi) projects similar to those listed in Subdivisions (i)-(x);
  - (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
  - (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and
  - (xiv) payment of expenses incurred in the establishment, administration and operation of the district.

After analyzing the public improvement projects authorized by the PID Act, the Town has determined that the Authorized Improvements described Section III.B, Section III.C, and Section III.D should be undertaken by the Town for the benefit of the property within the PID.

## **B. DESCRIPTIONS AND COSTS OF MAJOR IMPROVEMENTS**

The Major Improvements that benefit the property within the PID include Major Improvements that benefit all phases. The costs of the Major Improvements are allocated proportionally throughout the entire the PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the number of units planned to be developed on each Parcel.

The Major Improvements are described below. The costs of these Major Improvements are shown in Table III-A. The costs shown in Table III-A are estimates and may be revised in Annual Service Plan Updates.

***Roadway improvements:*** The road improvements part of the Major Improvements includes construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. The road improvements will provide street access to the PID as well as access to community roadways and state highways. All roadway projects will be designed and constructed in accordance with Town standards and specifications and will be owned and operated by the Town.

***Water distribution system improvements:*** The water distribution system improvements part of the Major Improvements consists of construction and installation of off-site water lines, mains, pipes, valves and appurtenances, necessary for the water distribution system, as well as related testing, trench safety and erosion protection. These water distribution system improvements will be designed and constructed in accordance with Mustang standards and specifications and will be owned and operated by Mustang.

***Sanitary sewer collection system improvements:*** The sanitary sewer improvements part of the Major Improvements consists of construction and installation of sewer pipes, service lines, manholes, encasements and appurtenances. The sanitary sewer improvements will be designed and constructed in accordance with Mustang standards and specifications and will be owned and operated by the Mustang.

***Storm Drainage collection system improvements:*** The storm drainage collection sewer improvements part of the Major Improvements consists of construction and installation of pipes, service lines, encasements and appurtenances. The storm drainage improvements will be designed and constructed in accordance with Town standards and specifications and will be owned and operated by the Town.

**Table III-A**  
**Estimated Costs of the Major Improvements**

<b>Authorized Improvements</b>	<b>Estimated Cost</b>
Roadway improvement costs	\$1,767,087
Water distribution system improvement costs	\$891,664
Sanitary sewer collection system improvements	\$649,076
Storm drainage collection system improvements	\$557,879
Other soft and miscellaneous costs	\$1,168,930
<b>Total estimated Major Improvement Costs</b>	<b>\$5,034,636</b>

The costs shown in Table III-A are estimates and may be revised in Annual Service Plan Updates.

### **C. DESCRIPTIONS AND ESTIMATED COSTS OF PHASE #1 IMPROVEMENTS**

The Phase #1 Revenues (excluding amounts collected for Administrative Expenses) will fund a portion of the costs of the Major Improvements (as described above in Section III.B) as well as the Phase #1 Improvements, which only benefit the Phase #1 Assessed Property.

The Phase #1 Improvements are described below. All of the Phase #1 Improvements provide benefit to Phase #1. The costs of the Phase #1 Improvements are shown in Table III-B. The costs shown in Table III-B are estimates and may be revised in Annual Service Plan Updates.

***Roadway improvements:*** The road improvements part of the Major Improvements includes construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. The road improvements will provide street access to the PID as well as access to community roadways and state highways. All roadway projects will be designed and constructed in accordance with Town standards and specifications and will be owned and operated by the Town.

***Water distribution system improvements:*** The water distribution system improvements part of the Major Improvements consists of construction and installation of off-site water lines, mains, pipes, valves and appurtenances, necessary for the water distribution system, as well as related testing, trench safety and erosion protection. These water distribution system improvements will be designed and constructed in accordance with Mustang standards and specifications and will be owned and operated by the Mustang.

***Sanitary sewer collection system improvements:*** The sanitary sewer collection system improvements part of the Major Improvements consists of construction and installation of sewer pipes, service lines, manholes, encasements and appurtenances. The sanitary sewer collection system improvements will be designed and constructed in accordance with Mustang standards and specifications and will be owned and operated by the Mustang.

***Storm Drainage collection system improvements:*** The storm drainage collection system improvements part of the Major Improvements consists of construction and installation of pipes, service lines, encasements and appurtenances. The storm drainage collection system improvements will be designed and constructed in accordance with Town standards and specifications and will be owned and operated by the Town.

Table III-B below shows the estimated costs of the Phase #1 Improvements.

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

Authorized Improvements	Total
Roadway improvement costs	\$2,165,227
Water distribution system improvement costs	\$840,000
Sanitary sewer collection system improvements	\$730,300
Storm drainage collection system improvements	\$1,464,831
Other soft and miscellaneous costs	\$1,097,280
<i>Subtotal – Estimated Phase #1 Improvement Costs</i>	<i>\$6,297,658</i>
Add: Phase #1 share of estimated Major Improvement Costs (\$5,034,636 x 56.96%) <sup>1</sup>	\$2,867,610
<b>Total Estimated Phase #1 Improvement Costs</b>	<b>\$9,165,268</b>

1 – See Section V (C) regarding % for allocation of the estimated costs of Major Improvements to Phase #1.

#### **D. DESCRIPTIONS AND ESTIMATED COSTS OF PHASE #2 IMPROVEMENTS**

The Phase #2 Revenues (excluding amounts collected for Administrative Expenses) will fund a portion of the costs of the Major Improvements (as described above in Section III.B) as well as the Phase #2 Direct Improvements, which only benefit the Phase #2 Assessed Property.

The Phase #2 Direct Improvements are described below. All of the Phase #2 Direct Improvements provide benefit to Phase #2. The costs of the Phase #2 Direct Improvements are shown in Table III-C. The costs shown in Table III-C are estimates and may be revised in Annual Service Plan Updates.

***Roadway improvements:*** The road improvements part of the Major Improvements includes construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. The road improvements will provide street access to the PID as well as access to community roadways and state highways. All roadway projects will be designed and constructed in accordance with Town standards and specifications and will be owned and operated by the Town.

***Water distribution system improvements:*** The water distribution system improvements part of the Major Improvements consists of construction and installation of off-site water lines, mains, pipes, valves and appurtenances, necessary for the water distribution system,

as well as related testing, trench safety and erosion protection. These water distribution system improvements will be designed and constructed in accordance with Mustang standards and specifications and will be owned and operated by the Mustang.

***Sanitary sewer collection system improvements:*** The sanitary sewer collection system improvements part of the Major Improvements consists of construction and installation of sewer pipes, service lines, manholes, encasements and appurtenances. The sanitary sewer collection system improvements will be designed and constructed in accordance with Mustang standards and specifications and will be owned and operated by the Mustang.

***Storm Drainage collection system improvements:*** The storm drainage collection system improvements part of the Major Improvements consists of construction and installation of pipes, service lines, encasements and appurtenances. The storm drainage collection system improvements will be designed and constructed in accordance with Town standards and specifications and will be owned and operated by the Town.

Table III-B below shows the estimated costs of the Phase #1 Improvements.

**Table III-C**  
**Estimated Phase #2 Project Costs**

<b>Authorized Improvements</b>	<b>Total</b>
Roadway improvement costs including Right-of-way	\$4,351,483
Water distribution system improvement costs	\$673,280
Sanitary sewer collection system improvements	\$1,931,897
Storm drainage collection system improvements	\$1,108,974
Other soft and miscellaneous costs	\$1,196,250
Total Estimated Phase #2 Direct Improvement Costs	\$9,261,884

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

---

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

---

### **A. SOURCES AND USES OF FUNDS**

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during a five-year period. It is anticipated that it will take approximately 18 months for the Major Improvements to be constructed and approximately 18 months for the Phase #1 Improvements and Phase #2 Direct Improvements to be constructed.

The total estimated costs for Major Improvements, Phase #1 Improvements and payment of expenses incurred in the establishment of the PID is \$11,862,294 shown in Table IV-A herein. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an Annual Service Plan Update.

Table IV-A summarizes the sources and uses of funds required to construct the Major Improvements, Phase #1 Improvements and the establishment of the PID. The Town will enter into a reimbursement agreement (“Reimbursement Agreement”) with the Developer to reimburse the Developer for the Actual Costs of the Authorized Improvements constructed, inspected and approved by the Town from Assessment Revenues collected (excluding amounts collected for Administrative Expenses) and the payment obligations under the Reimbursement Agreement may be assigned to issue bonds by third-party issuers. The sources and uses of funds shown in Table IV-A shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll. Any update to this Service and Assessment Plan is herein referred as an “Annual Service Plan Update.”

As shown in Table IV-A on the following page, the total par amount of the reimbursement agreement for the Phase #2 Major Improvements dated as of April 4, 2017 (the “Phase #2 Major Improvements Reimbursement Agreement”) is \$2,075,000 and the total amount of the Phase #2’s share of the Major Improvements funded is \$2,167,026. The total par amount of the reimbursement agreement for the Phase #1 Improvements dated as of April 4, 2017 (the “Phase #1 Reimbursement Agreement”) is \$7,300,000, the total amount of Phase #1 share of the Major Improvements is \$2,867,610 and the total amount of Phase #1 Improvements funded is \$6,297,658.



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

<b>Sources of Funds</b>	<b>Phase #2 Major Improvements Reimbursement Agreement</b>	<b>Phase #1 Reimbursement Agreement</b>	<b>Total</b>
Reimbursement amount	\$2,075,000	\$7,300,000	\$9,375,000
Other funding sources	\$393,902	\$2,093,392	\$2,487,294
<b>Total Sources</b>	<b>\$2,468,902</b>	<b>\$9,393,392</b>	<b>\$11,862,294</b>
<b>Uses of Funds</b>			
<i>Major Improvements:</i>			
Road improvements	\$760,596	\$1,006,491	\$1,767,087
Water distribution system improvements	\$383,793	\$507,871	\$891,664
Sanitary sewer improvements	\$279,378	\$369,698	\$649,076
Storm drainage improvements	\$240,124	\$317,755	\$557,879
Other soft and miscellaneous costs	\$503,135	\$665,795	\$1,168,930
<i>Subtotal</i>	<i>\$2,167,026</i>	<i>\$2,867,610</i>	<i>\$5,034,636</i>
<i>Phase #1 Improvements:</i>			
Road improvements	\$0	\$2,165,227	\$2,165,227
Water distribution system improvements	\$0	\$840,000	\$840,020
Sanitary sewer improvements	\$0	\$730,300	\$730,300
Storm drainage improvements	\$0	\$1,464,831	\$1,464,831
Other soft and miscellaneous costs	\$0	\$1,097,280	\$1,097,280
<i>Subtotal</i>	<i>\$0</i>	<i>\$6,297,658</i>	<i>\$6,297,658</i>
Estimated PID establishment related costs	\$301,875	\$228,125	\$530,000
<b>Total Uses</b>	<b>\$2,468,902</b>	<b>\$9,393,392</b>	<b>\$11,862,294</b>

As shown in Table IV-B on the following page, the total par amount of the reimbursement agreement for the Phase #2 Major Improvements dated as of \_\_\_\_\_ (the “Phase #2 Direct Improvements Reimbursement Agreement”) is \$9,160,000 and the total amount of the Phase #2 Direct Improvements funded is \$9,261,884.

**Table IV-B**  
**Estimated Sources and Uses**  
**Phase #2 Direct Improvements**

<b>Sources of Funds</b>	<b>Phase #2 Reimbursement Agreement</b>
Reimbursement amount	\$9,160,000
Other funding sources	\$161,884
<b>Total Sources</b>	<b>\$9,261,884</b>
<b>Uses of Funds</b>	
<i>Phase #2 Direct Improvements:</i>	
Road improvements including Right-of-way	\$4,351,483
Water distribution system improvements	\$673,280
Sanitary sewer improvements	\$1,931,897
Storm drainage improvements	\$1,108,974
Other soft and miscellaneous costs	\$1,196,250
<i>Subtotal</i>	\$9,261,884
Estimated PID establishment related costs	\$0
<b>Total Uses</b>	<b>\$9,261,884</b>

The annual projected costs and annual projected indebtedness are shown in Table IV-C. The annual projected costs and indebtedness are subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year. The project indebtedness will either reflect anticipated or outstanding Assessments.

**Table IV-C**  
**Annual Projected Costs and Annual Projected Indebtedness**

<b>Year</b>	<b>Annual Projected Cost</b>	<b>Annual Projected Indebtedness</b>	<b>Other Funding Sources</b>
2016	\$11,862,294	\$9,375,000	\$2,487,294
2017	\$0	\$0	\$0
2018	\$0	\$0	\$0
2019	\$0	\$0	\$0
2020	\$0	\$0	\$0
2021	\$9,261,884	\$9,160,000	\$161,884
2022	\$0	\$0	\$0
2023	\$0	\$0	\$0
2024	\$0	\$0	\$0
2025	\$0	\$0	\$0
2026	\$0	\$0	\$0
<b>Total</b>	<b>\$21,124,178</b>	<b>\$18,535,000</b>	<b>\$2,649,178</b>

The annual projected costs shown in Table IV-C are the annual expenditures relating to the Major Improvements shown in Table III-A, the Phase #1 Improvements shown in Table III-B, the Phase #2 Direct Improvements shown in Table III-C and the costs associated with establishing the PID shown in Table IV-A herein. The difference between the total projected cost and the total projected indebtedness, if any, is an amount contributed by the Developer.

*(remainder of this page is intentionally left blank)*

---

## ***V. SERVICE PLAN***

---

### **A. INTRODUCTION**

The PID Act requires the Town Council to apportion the Actual Cost of the Authorized Improvements on the basis of special benefits conferred upon the Property by the Authorized Improvements. The PID Act provides that the Actual Costs may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes or improvements.

For purposes of this Service and Assessment Plan, the Town Council has determined that the costs of the Major Improvements, the Phase #1 Improvements, and the Phase #2 Direct Improvements shall be allocated to the Assessed Property as described below:

1. The Major Improvement costs shall be allocated to the Phase #1 Assessed Property and Phase #2 Assessed Property on the basis of the Equivalent Units to be developed within the PID as shown under (C) below, and that such method of allocation will result in the imposition of equal shares of the costs of the Major Improvements to Parcels similarly benefited within the PID.
2. The costs of Major Improvements funded through the Phase #2 Major Improvements Reimbursement Agreement shall be allocated to the Phase #2 Assessed Property on the basis of the Equivalent Units to be developed within Phase #2, and that such method of allocation will result in the imposition of equal shares of the costs of the Phase #2 Major Improvements to Parcels similarly benefited.
3. The costs of Major Improvements allocated to Phase #1 and the costs of Phase #1 Improvements funded through the Phase #1 Reimbursement Agreement shall be allocated to the Phase #1 Assessed Property on the basis of the Equivalent Units to be developed within Phase #1, and that such method of allocation will result in the imposition of equal shares of applicable Phase #1 Improvement costs to Parcels similarly benefited.
4. The costs of Phase #2 Direct Improvements shall be allocated to the Phase #2 Assessed Property on the basis of the Equivalent Units to be developed within Phase #2, and that such method of allocation will result in the imposition of equal shares of the costs of the Phase #2 Direct Major Improvements to Parcels similarly benefited.

This section of this Service and Assessment Plan currently describes the special benefit received by each Parcel within the PID as a result of the Major Improvements, the Phase #1 Improvements, and the Phase #2 Direct Improvements provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments, and establishes the methodologies

by which the Town Council allocates and reallocates the special benefit of the Major Improvements, the Phase #1 Improvements, and the Phase #2 Direct Improvements to Parcels in a manner that results in equal shares of the Actual Costs being apportioned to Parcels similarly benefited. The determination by the Town Council of the assessment methodologies set forth below is the result of the discretionary exercise by the Town Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

## **B. SPECIAL BENEFIT**

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs incurred in the establishment of the PID shown in Table IV-A are authorized by the Act.

Each of the owners of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

Each owner of the Assessed Property has ratified, confirmed, accepted, agreed to and approved; (i) the determinations and finding by the Town Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan requires that Authorized Improvements be acquired, constructed, installed, and/or improved. As a result, the Assessments result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the Town Council.

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

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;
2. The Developer and/or landowner, as applicable, has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the Assessed Property;
4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);
5. Financing of the Authorized Improvement costs through Reimbursement Agreements determined to be the most beneficial means of providing for the Authorized Improvements; and,
6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

### **C. ALLOCATION OF ACTUAL COSTS OF MAJOR IMPROVEMENTS**

The Major Improvements will provide a special benefit to all property in the PID. Accordingly, the Actual Costs of the Major Improvements must be allocated between Phase #1 Assessed Property and Phase #2 Assessed Property based on the special benefit each receives. Table IV-A summarizes the allocation of the estimated cost of Major Improvements. The costs shown in Table IV-A are estimates and may be revised in Annual Service Plan Updates, but may not result in increased Assessments without consent by each of the owners of the Parcels to the imposition of the increased Assessments to pay for the Actual Costs.

Phase #1 is projected to contain 275 residential units representing 243.38 total Equivalent Units as shown in Appendix D. Phase #2 is projected to contain 205 residential units representing 183.92 total Equivalent Units as shown in Appendix D. The total projected Equivalent Units in the PID is, therefore, calculated to be 427.30 (i.e.  $243.38 + 183.92 = 427.30$ ). As a result, 56.96 percent of the estimated costs of Major Improvements (i.e.  $243.38 \div 427.30 = 56.96\%$ ) are allocated to the Phase #1 Assessed Property and 43.04 percent of the estimated costs of Major Improvements (i.e.  $183.92 \div 427.30 = 43.04\%$ ) are allocated to the Phase #2 Assessed Property. The Phase #1 Reimbursement Agreement will fund the estimated costs of the Major Improvements allocated to Phase #1 and the Phase #1 Improvements benefiting only the Phase #1 Assessed Property. The Phase #2 Major Improvements Reimbursement Agreement will fund a portion of the estimated costs of the Major Improvements allocated to Phase #2 benefiting only the Phase #2 Assessed Property.

### **D. ASSESSMENT METHODOLOGY**

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

*1. Assessment Methodology for Phase #1*

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

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units to be constructed on each newly created Parcel, as determined by the Administrator and confirmed by the Town Council. The result of this approach is that each final residential Lot Type within a recorded subdivision plat will have the same Assessment.

As shown in Section IV, Table IV-A of this Service and Assessment Plan, the total par amount of the Phase #1 Reimbursement Agreement is \$7,300,000. The total amount of Phase #1 Assessments is, therefore, \$7,300,000. The total Equivalent Units planned to be developed in Phase #1 is 243.38. As a result, the Phase #1 Assessment per Equivalent Unit is \$29,994 ( $\$7,300,000 \div 243.38 = \$29,994$ ).

A summary of the Assessment per Equivalent Unit of each Phase #1 lot is shown in Table V-A below.

**Table V-A**  
**Phase #1 Assessment per unit**

<b>Description</b>	<b>Total Assessment</b>
Phase #1 Improvements Funded through the Phase #1 Reimbursement Agreement	\$7,300,000
Estimated total Equivalent Units in Phase #1 lots	243.38
<b>Phase #1 Assessment per Equivalent Unit</b>	<b>\$29,994</b>

*2. Assessment Methodology for Phase #2*

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

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated number of units to be constructed on each newly created Parcel, as determined by the Administrator and confirmed by the Town Council. The result of this approach is that each final residential Lot within a recorded subdivision plat will have the same Assessment.

As shown in Section IV, Table IV-A of this Service and Assessment Plan, the total par amount of the Phase #2 Major Improvements Reimbursement Agreement is \$2,075,000. The total amount of Phase #2 Assessments applicable to the Phase #2 Major Improvements is, therefore, \$2,075,000. The total Equivalent Units planned to be developed in Phase #2 is 183.92. As a result, the Phase #2 Assessment per Equivalent Unit is \$11,282 ( $\$2,075,000 \div 183.92 = \$11,282$ ).

A summary of the Assessment per unit of each Phase #2 Lot is shown in Table V-B below.

**Table V-B**  
**Phase #2 Initial Assessment per unit (for Phase #2 Major Improvements)**

Description	Total Assessment
Major Improvements Funded through the Phase #2 Major Improvement Reimbursement Agreement	\$2,075,000
Estimated total Equivalent Units in Phase #2 lots	183.92
<b>Initial Phase #2 Assessment per Equivalent Unit</b>	<b>\$11,282</b>

As shown in Section IV, Table IV-B of this Service and Assessment Plan, the total par amount of the Phase #2 Direct Improvements Reimbursement Agreement is \$9,160,000. The total amount of Phase #2 Assessments applicable to the Phase #2 Direct Improvements is, therefore, \$9,160,000. The total Equivalent Units planned to be developed in Phase #2 is 189.75. As a result, the Phase #2 Assessment per Equivalent Unit applicable to the Phase #2 Direct Improvements is \$48,274.04 ( $\$9,160,000 \div 189.75 = \$48,274.04$ ).

A summary of the Assessment per unit of each Phase #2 Lot is shown in Table V-C below.

**Table V-C**  
**Phase #2 Assessment per unit (for Phase #2 Direct Improvements)**

Description	Total Assessment
Major Improvements Funded through the Phase #2 Major Improvement Reimbursement Agreement	\$9,160,000
Estimated total Equivalent Units in Phase #2 lots	189.75
<b>Phase #2 Assessment per Equivalent Unit</b>	<b>\$48,274.04</b>

## **E. ASSESSMENTS**

The Assessments for the applicable Authorized Improvements will be levied on each Parcel according to the Phase #2 Major Improvements Assessment Roll, the Phase #1 Assessment Roll and the Phase #2 Direct Improvements Assessment Roll attached hereto as Appendix E, Appendix F and Appendix G, respectively. The Annual Installments will be collected at the time and in the amounts shown on the Phase #2 Major Improvements Assessment Roll, the Phase #1 Assessment



Roll and the Phase #2 Direct Improvements Assessment Roll, respectively, subject to any revisions made during an Annual Service Plan Update.

#### **F. ADMINISTRATIVE EXPENSES**

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Phase #1 Assessment Roll, the Phase #2 Major Improvements Assessment Roll, and the Phase #2 Direct Improvements Assessment Roll which may be revised based on actual costs incurred in Annual Service Plan Updates.

#### **G. ADDITIONAL INTEREST RESERVE**

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%) (the “Additional Interest”). The interest rate used to determine the Assessments may be updated to include one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, when Bonds are issued with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs (the “Additional Interest Reserve”). The Additional Interest Reserve shall be funded until it reaches 5.50% of the outstanding Bonds unless otherwise stipulated in the Bond documents. Once the Additional Interest Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture.

#### **H. TIRZ ANNUAL CREDIT AMOUNT**

Pursuant to the TIRZ Ordinance, the Town has agreed to use TIRZ Revenues generated from each Parcel to offset a portion of such Parcel’s PID assessments (the "TIRZ Annual Credit Amount"). The Annual Installment for each Parcel shall be calculated by taking into consideration any TIRZ Annual Credit Amount applicable to the Parcel then on deposit in the TIRZ No. 6 tax increment fund. The TIRZ Annual Credit Amount applicable to each Parcel shall be calculated as described under Section VI (A) of this Service and Assessment Plan.

*(remainder of this page is intentionally left blank)*

---

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

---

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

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

The Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest required on the Phase #1 Reimbursement Agreement, and (ii) to cover Administrative Expenses of Phase #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any available TIRZ Annual Credit Amount or other available funds applicable to the Parcel. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis.

As described in Section V-5, the TIRZ Revenues attributable to each Parcel of Assessed Property collected in any given year shall be used to calculate each Parcel's TIRZ Annual Credit Amount for such Parcel in the following year (i.e., TIRZ Revenues collected in 2016 shall be used to calculate the TIRZ Annual Credit Amount applicable to Annual Installments to be collected in 2017). TIRZ Annual Credit Amounts shall be calculated for those Parcels that are subject to Assessments in the PID. The Equivalent Units to be used for the calculation of the TIRZ Annual Credit Amount, if applicable, shall be determined by the Administrator based on the information available to the Administrator at the time of such calculations.

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

The Assessment and Annual Installments for each Assessed Property located within Phase #2 is shown on the Phase #2 Major Improvements Assessment Roll and the Phase #2 Direct Improvements Assessment Roll, attached as Appendix E and Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments related to the Phase #2 Major Improvements shall be collected in an amount sufficient to pay (i) principal and interest on the applicable Phase #2 Major Improvements Reimbursement Agreement, and (ii) to cover Administrative Expenses for Phase #2. The Annual Installments related to the Phase #2 Direct Improvements shall be collected in an amount sufficient to pay (i) principal and interest on the applicable Phase #2 Direct Improvements Reimbursement Agreement, and (ii) to cover Administrative Expenses for Phase #2. The Annual Installment for each Parcel shall be calculated by taking into consideration any available TIRZ Annual Credit Amount or other available funds applicable to the Parcel. The TIRZ Annual Credit Amount shall be calculated separately for each Parcel and such TIRZ Annual Credit Amount shall be applied on a Parcel-by-Parcel basis.

As described in Section V-5, the TIRZ Revenues attributable to each Parcel of Assessed Property collected in any given year shall be used to calculate each Parcel's TIRZ Annual Credit Amount for such Parcel in the following year (i.e., TIRZ Revenues collected in 2016 shall be used to calculate the TIRZ Annual Credit Amount applicable to Annual Installments to be collected in 2017). TIRZ Annual Credit Amounts shall be calculated for those Parcels that are subject to Assessments in the PID. The Equivalent Units to be used for the calculation of the TIRZ Annual Credit Amount, if applicable, shall be determined by the Administrator based on the information available to the Administrator at the time of such calculations.

The Assessments shall not exceed the benefit received by the Assessed Property.

## **C. REALLOCATION OF ASSESSMENTS**

### **1. Upon Subdivision Prior to Recording of Subdivision Plat**

Upon the subdivision of any Parcel of Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the newly divided Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the new subdivided Parcel

B = the Assessment for the Parcel prior to subdivision

C = the estimated Equivalent Units to be built on the newly subdivided Parcel

D = the sum of the estimated Equivalent Units for all of the newly subdivided Parcels

The calculation of the estimated units of a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcels prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the Town Council.

## **2. Upon Subdivision by a Recorded Subdivision Plat**

Upon the subdivision of any Assessed Property based on a recorded Subdivision Plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the new subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the estimated Equivalent Units to be built on the newly subdivided Parcel

D = the sum of the estimated Equivalent Units for all of the newly subdivided Parcels

The calculation of the estimated number of units and related Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the Town Council.

## **3. Upon Consolidation**

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

### **3. Reallocation of Assessments for Parcels Located Within Future Phases**

As Future Phases are developed, this Service and Assessment Plan will be updated to determine the assessment reallocation methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited within each Future Phase.

#### **D. MANDATORY PREPAYMENT OF ASSESSMENTS**

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the Town the full amount of the Principal Portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

3. The payments required above shall be treated the same as any Assessment that is due and owing under the Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the Act.

#### **E. REDUCTION OF ASSESSMENTS**

1. If after all Authorized Improvements to be funded with the reimbursement agreements have been completed, including any additional Authorized Improvements described herein, and Actual Costs for such Authorized Improvements are less than the Actual Costs used to calculate the Assessments securing such reimbursement obligations, then the Assessment securing such reimbursement obligations for each Parcel of Assessed Property shall be reduced by the Town Council prorata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs. The Assessments shall not be reduced to an amount less than the outstanding reimbursement obligations. If all of the Authorized Improvements are not completed, the Town may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

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

## **F. PAYMENT OF ASSESSMENTS**

### **1. Payment in Full**

- (a) The Assessment for any Parcel may be paid in full at any time. Payment shall include all Prepayment Costs.
- (b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.
- (c) Upon payment in full of an Assessment and all Prepayment Costs, the Town shall deposit the payment in accordance with this Service and Assessment Plan or the applicable reimbursement agreement; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.
- (d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

### **2. Payment in Annual Installments**

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

Each Assessment shall be paid with interest based on an interest rate of 9.883% per annum for years 1 through 5 and 6.883% per annum following the fifth Annual Installment for Phase #1 Improvements and Phase #2 Major Improvements. Each Assessment shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the Town and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the Town is the Bloomberg BBB Muni Revenue Bond Valuation Index for which the highest average rate during March 2016 was 4.883%. The Town has determined that the Assessments shall bear interest at the rate of 9.883% per annum for years 1 through 5 and 6.883% per annum following the fifth Annual Installment, which rate are equal to both the initial maximum allowable rate of interest of 9.883% as well as the maximum allowable rate of interest following the fifth Annual Installment, which would be 6.883%. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Assessment Roll. The

Assessment Rolls, updated with the actual interest rate on the respective Reimbursement Agreements, are shown in Appendix E and Appendix F.

Each Assessment shall be paid with interest based on an estimated interest rate of 7.66% per annum for years 1 through 5 and 4.66% per annum following the fifth Annual Installment for Phase #2 Direct Improvements. Each Assessment shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the Town and reported in the month prior to the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the Town is the Bond Buyer Index for which the estimated highest average rate during April 2021 was 2.66%. The Town has determined that the Assessments shall bear interest at the rate of 7.66% per annum for years 1 through 5 and 4.66% per annum following the fifth Annual Installment, which rate are equal to both the initial maximum allowable rate of interest of 7.66% as well as the maximum allowable rate of interest following the fifth Annual Installment, which would be 4.66%. Furthermore, the principal and interest component of the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Assessment Rolls, updated with the actual interest rate on the respective Reimbursement Agreements, are shown in Appendix G.

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

#### **G. COLLECTION OF ANNUAL INSTALLMENTS**

No less frequently than annually, the Administrator shall prepare, and the Town Council shall approve, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Phase #1 Assessment Roll, Phase #2 Major Improvements Assessment Roll, and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under this Service and Assessment Plan, such as available TIRZ Annual Credit Amounts and any other funds available to the Town for such purpose. Annual Installments shall be collected by the Town in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the Town. The Town Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the Act.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be assessed on September 1 and shall be due on October 1 of that year. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

*(remainder of this page is intentionally left blank)*



---

## ***VII. THE ASSESSMENT ROLL***

---

### **A. PHASE #1 ASSESSMENT ROLL**

Each Parcel within the Phase #1 has been evaluated by the Town Council (based on the developable area, proposed Homeowner Association Property and Public Property, the Phase #1 Improvements, a proportionate share of the Major Improvements, best and highest use of land, and other development factors deemed relevant by the Town Council) to determine the Assessed Property within the Parcel.

Phase #1 Assessed Property will be assessed for the special benefits conferred upon the property as a result of the proportionate share of Major Improvements and Phase #1 Improvements. Table IV-A summarizes the \$9,393,392 in special benefit received by the Phase #1 Assessed Property from the Major Improvements, the Phase #1 Improvements and the estimated PID establishment costs. As such the total Assessment for all Assessed Property within Phase #1 is \$7,300,000 plus annual Administrative Expenses. The Assessment for each Parcel of Assessed Property within the Phase #1 is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan. The Phase #1 Assessment Roll is attached hereto as Appendix F.

### **B. PHASE #2 ASSESSMENT ROLLS**

Each Parcel within Phase #2 has been evaluated by the Town Council (based on the developable area, proposed Homeowner Association Property and Public Property, a proportionate share of the Major Improvements, best and highest use of land, and other development factors deemed relevant by the Town Council) to determine the Assessed Property within the Parcel.

The Phase #2 Assessed Property will be assessed for the special benefits conferred upon the property as a result of the proportionate share of the Major Improvements. Table IV-A summarizes the \$2,468,902 in special benefit received by the Phase #2 Assessed Property from the Major Improvements and the estimated PID establishment costs. As such the total Assessment (related to the Major Improvements) for all Assessed Property within Phase #2 is \$2,075,000 plus annual Administrative Expenses.

The Phase #2 Assessed Property will also be assessed for the special benefits conferred upon the property as a result of the Phase #2 Direct Improvements. Table IV-B summarizes the \$9,160,000 in special benefit received by the Phase #2 Assessed Property from the Phase #2 Direct Improvements and the estimated PID establishment costs. As such the total Assessment (related to the Phase #2 Direct Improvements) for all Assessed Property within Phase #2 is \$9,160,000 plus annual Administrative Expenses. The Assessment for each Parcel of Assessed Property within the Phase #2 is calculated based on the allocation methodologies described in Section V.D of this Service and Assessment Plan.

The Phase #2 Major Improvements Assessment Roll and the Phase #2 Direct Improvements are attached hereto as Appendix E and Appendix G.

### **C. ANNUAL ASSESSMENT ROLL UPDATES**

The Administrator shall prepare, and shall submit to the Town Council for approval, annual updates to the Phase #1 Assessment Roll, the Phase #2 Major Improvements Assessment Roll and the Phase #2 Direct Improvements Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the Town and permitted by the Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.F of this Service and Assessment Plan.

*(remainder of this page is intentionally left blank)*

---

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

---

### **A. ADMINISTRATIVE REVIEW**

The Town may elect to designate a third party to serve as Administrator. The Town shall notify Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the Act, an owner of an Assessed Property claiming that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, shall send a written notice describing the error to the Town not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the Town Council for approval, to the extent permitted by the Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the Town Council. Any amendments made to the Assessment Roll pursuant to calculations errors shall be made pursuant to the PID Act.

This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

### **B. TERMINATION OF ASSESSMENTS**

The Assessment on a Parcel shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment, and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the Town shall provide the owner of the affected Parcel a recordable “Notice of the PID Assessment Termination.”

### **C. AMENDMENTS**

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The Town Council reserves the right to the extent permitted by the Act to amend this Service and Assessment Plan without notice under the Act and without notice to property owners of Parcels:

(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Collection Costs, and other charges imposed by the Service and Assessment Plan.

#### **D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS**

The Town Council shall administer (or cause the administration of) the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act, and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein, such determination shall be conclusive.

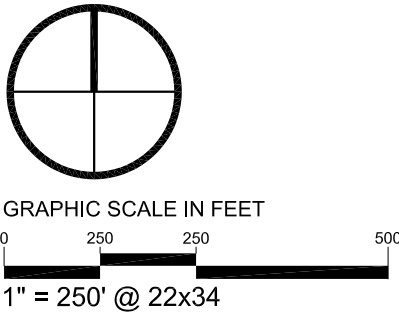
#### **E. SEVERABILITY**

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

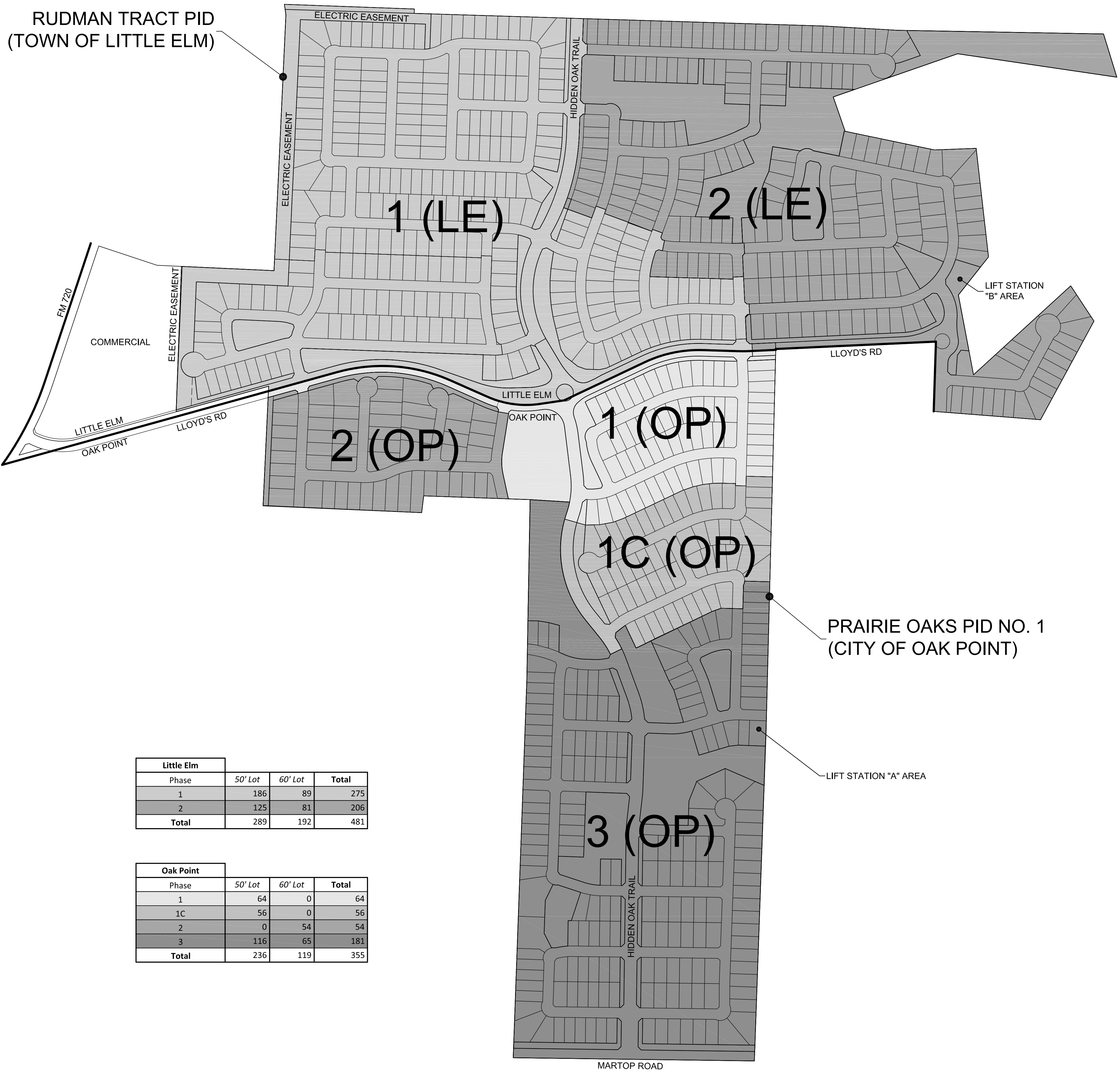
If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the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

*(remainder of this page is intentionally left blank)*

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



RUDMAN TRACT PID  
(TOWN OF LITTLE ELM)



Little Elm			
Phase	50' Lot	60' Lot	Total
1	186	89	275
2	125	81	206
Total	289	192	481

Oak Point			
Phase	50' Lot	60' Lot	Total
1	64	0	64
1C	56	0	56
2	0	54	54
3	116	65	181
Total	236	119	355

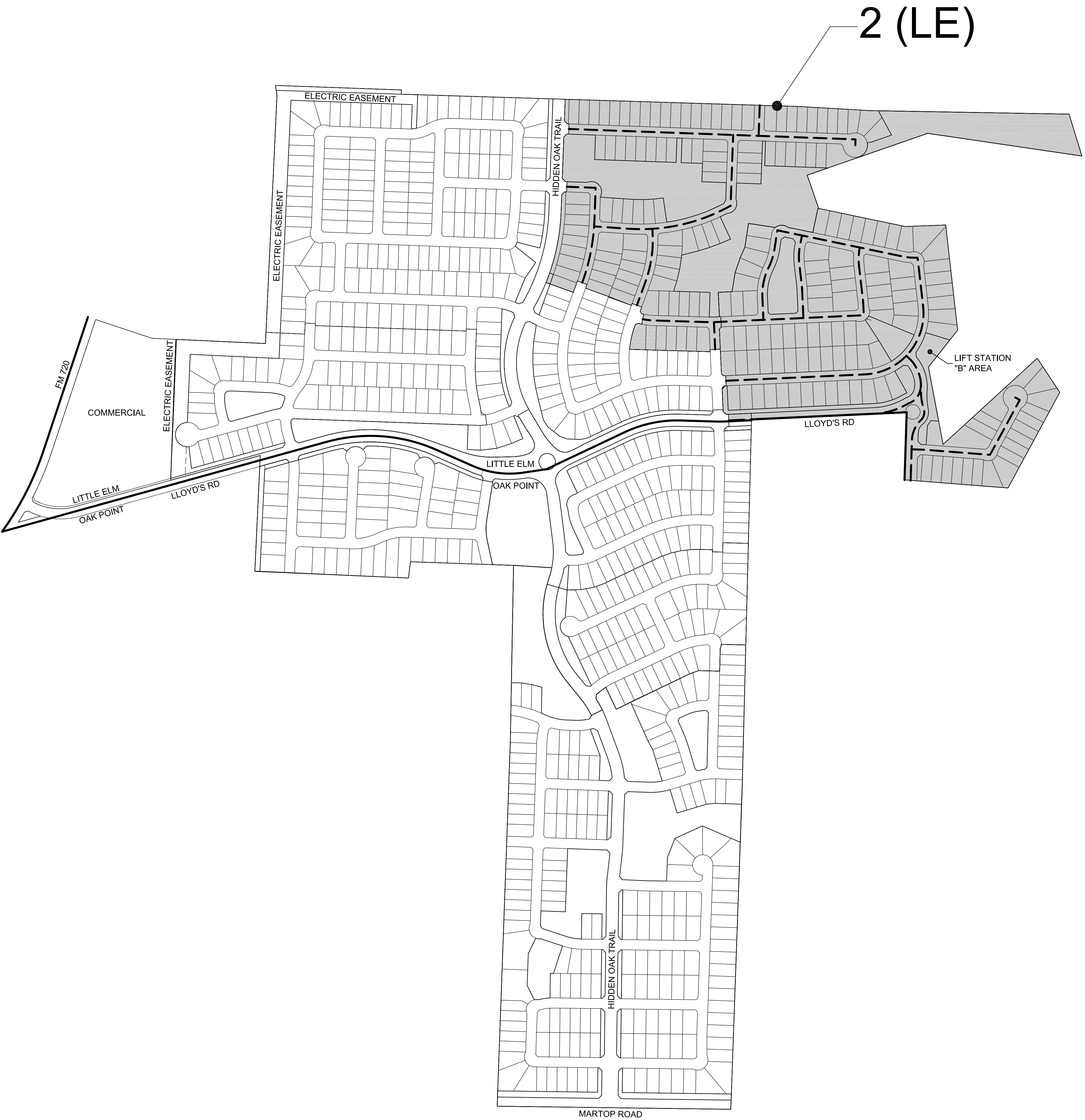
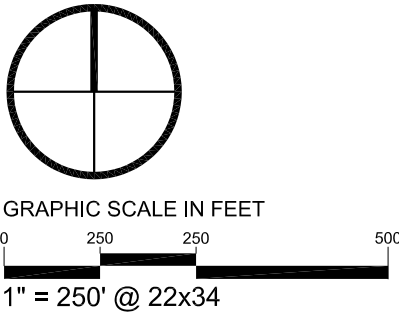
PROJECT & PID PHASE PLAN

Prairie Oaks

Town of Little Elm, Texas  
City of Oak Point ETJ, Texas

April 2021





LEGEND

INDICATES LOCATION OF DIRECT PUBLIC IMPROVEMENTS  
CONSISTING OF ROADWAY, WATER DISTRIBUTION SYSTEM, SANITARY SEWER  
COLLECTION SYSTEM, & STORM DRAINAGE COLLECTION SYSTEM

PHASE #2 DIRECT PUBLIC INFRASTRUCTURE MAP

Prairie Oaks

Town of Little Elm, Texas  
City of Oak Point ETJ, Texas

April 2021

**APPENDIX B**  
**ESTIMATED COSTS OF AUTHORIZED IMPROVEMENTS**





## POD COST SUMMARY - TOWN OF LITTLE ELM

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY  
 RUDMAN NORTH TRACT - TOWN OF LITTLE ELM  
 JULY 28, 2016

### DIVISION / POD / COST TYPE SUMMARY - TOWN OF LITTLE ELM IMPROVEMENTS

DIVISION	DIRECT PUBLIC				MASTER PUBLIC				PRIVATE				TOTAL
	1-LE	2-LE		TOTAL	1-LE	2-LE		TOTAL	1-LE	2-LE		TOTAL	
CLEARING & EXCAVATION	\$118,820	\$138,899		\$257,719	\$80,721	\$11,671		\$92,392	\$1,425,118	\$1,114,810		\$2,539,928	\$2,889,837
WATER	\$782,520	\$567,632		\$1,350,152	\$602,531	\$85,633		\$688,164	\$0	\$0		\$0	\$2,038,315
SEWER	\$730,300	\$657,966		\$1,388,266	\$19,080	\$630,017		\$649,097	\$0	\$0		\$0	\$2,037,342
STORM SEWER	\$1,410,784	\$707,308		\$2,118,092	\$493,354	\$42,665		\$536,019	\$0	\$0		\$0	\$2,654,111
PAVEMENT	\$2,046,407	\$1,951,749		\$3,998,157	\$1,404,497	\$270,197		\$1,674,695	\$0	\$0		\$0	\$5,672,851
RETAINING WALLS	\$0	\$0		\$0	\$0	\$0		\$0	\$191,300	\$938,425		\$1,129,725	\$1,129,725
EROSION CONTROL	\$54,047	\$48,129		\$102,177	\$14,145	\$7,715		\$21,860	\$54,095	\$42,878		\$96,973	\$221,009
AMENITIES, LANDSCAPE, & SCREENING	\$0	\$0		\$0	\$0	\$0		\$0	\$2,719,400	\$588,000		\$3,307,400	\$3,307,400
FRANCHISE UTILITIES	\$77,500	\$80,000		\$157,500	\$190,000	\$13,500		\$203,500	\$556,250	\$358,750		\$915,000	\$1,258,000
MISCELLANEOUS & OTHER	\$0	\$0		\$0	\$193,750	\$13,875		\$207,625	\$113,125	\$78,875		\$192,000	\$399,625
SUB-TOTAL	\$5,200,378	\$4,131,683		\$9,332,062	\$2,998,057	\$1,075,274		\$4,073,332	\$5,059,288	\$3,117,538		\$8,176,826	\$21,582,216
PLANNING, SURVEY, PLATTING, ENG., LA, PERMITTING, & STAKING	\$520,038	\$413,168		\$933,206	\$374,757	\$134,409		\$509,166	\$379,446	\$233,815		\$613,262	\$2,055,634
CONSTRUCTION MANAGEMENT	\$52,004	\$41,317		\$93,321	\$29,981	\$10,753		\$40,733	\$50,593	\$31,175		\$81,768	\$215,822
CITY FEES	\$5,200	\$4,132		\$9,332	\$2,998	\$1,075		\$4,073	\$5,059	\$3,118		\$8,177	\$21,582
MISCELLANEOUS & CONTINGENCY	\$520,038	\$413,168		\$933,206	\$299,806	\$107,527		\$407,333	\$505,929	\$311,754		\$817,682	\$2,158,222
TOTAL	\$6,297,659	\$5,003,468		\$11,301,127	\$3,705,598	\$1,329,038		\$5,034,636	\$8,000,313	\$3,697,400		\$11,697,713	\$26,033,476

### POD TOTAL SUMMARY - TOWN OF LITTLE ELM IMPROVEMENTS

COST TYPE	1-LE	2-LE	TOTAL
DIRECT PUBLIC	\$6,297,659	\$5,003,468	\$11,301,127
MASTER PUBLIC	\$3,705,598	\$1,329,038	\$5,034,636
PRIVATE	\$8,000,313	\$3,697,400	\$11,697,713
TOTAL	\$16,003,570	\$10,029,906	\$26,033,476



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - SUMMARY  
 RUDMAN TRACT PID - TOWN OF LITTLE ELM  
 PID PHASE 2  
 APRIL 13, 2021

DIVISION	COST TYPE			TOTAL
	DIRECT PUBLIC	MAJOR PUBLIC	PRIVATE	
CLEARING & EXCAVATION	\$110,000	\$0	\$1,258,750	\$1,368,750
WATER	\$673,280	\$0	\$0	\$673,280
SEWER	\$1,931,897	\$0	\$0	\$1,931,897
STORM SEWER	\$1,036,811	\$0	\$0	\$1,036,811
PAVEMENT	\$2,321,483	\$0	\$0	\$2,321,483
RETAINING WALLS	\$0	\$0	\$719,916	\$719,916
EROSION CONTROL	\$72,163	\$0	\$54,525	\$126,688
AMENITIES, LANDSCAPE, & SCREENING	\$0	\$0	\$801,500	\$801,500
FRANCHISE UTILITIES	\$120,000	\$0	\$587,100	\$707,100
MISCELLANEOUS & OTHER	\$0	\$0	\$77,250	\$77,250
SUB-TOTAL	\$6,265,633	\$0	\$3,499,041	\$9,764,674
SURVEY, PLATTING, ENG., PERMITTING, & STAKING	\$500,000	\$0	\$265,000	\$765,000
CONSTRUCTION MANAGEMENT	\$195,000	\$0	\$30,000	\$225,000
CITY FEES	\$31,328	\$0	\$17,495	\$48,823
MISCELLANEOUS & CONTINGENCY	\$469,922	\$0	\$262,428	\$732,351
<b>TOTAL</b>	<b>\$7,461,883</b>	<b>\$0</b>	<b>\$4,073,965</b>	<b>\$11,535,848</b>



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST  
 RUDMAN TRACT PID - TOWN OF LITTLE ELM  
 PUBLIC IMPROVEMENTS - PID PHASE 2  
 APRIL 13, 2021

**A. CLEARING & EXCAVATION**

DESCRIPTION	UNIT	UNIT PRICE	PID PHASE 2 DIRECT		PID PHASE 2 MAJOR		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
CLEARING / GRUBBING ROW & EASEMENTS	AC	\$3,500.00	18.0	\$63,000	0.0	\$0	18.0	\$63,000
STREET / ROW EXCAVATION	CY	\$2.25	20,000	\$45,000	0	\$0	20,000.0	\$45,000
TESTING	CY	\$0.10	20,000	\$2,000	0	\$0	20,000.0	\$2,000
<b>TOTAL CLEARING &amp; EXCAVATION</b>			<b>\$110,000</b>		<b>\$0</b>		<b>\$110,000</b>	

**B. WATER**

DESCRIPTION	UNIT	UNIT PRICE	PID PHASE 2 DIRECT		PID PHASE 2 MAJOR		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
8" P.V.C. WATERLINE	LF	\$30.00	9,805	\$294,150	0	\$0	9,805.0	\$294,150
12" P.V.C. WATERLINE	LF	\$40.00	945	\$37,800	0	\$0	945.0	\$37,800
8" GATE VALVE & BOX	EA	\$1,250.00	43	\$53,750	0	\$0	43.0	\$53,750
12" GATE VALVE & BOX	EA	\$1,750.00	2	\$3,500	0	\$0	2.0	\$3,500
8" PLUG	EA	\$500.00	2	\$1,000	0	\$0	2.0	\$1,000
8" PLUG WITH RURAL FLUSHING VALVE	EA	\$2,500.00	1	\$2,500	0	\$0	1.0	\$2,500
12" PLUG WITH RURAL FLUSHING VALVE	EA	\$3,000.00	1	\$3,000	0	\$0	1.0	\$3,000
1" WATER SERVICE	EA	\$675.00	205	\$138,375	0	\$0	205.0	\$138,375
FIRE HYDRANT ASSEMBLY	EA	\$4,500.00	23	\$103,500	0	\$0	23.0	\$103,500
CONNECT TO EXISTING LINE	EA	\$1,000.00	8	\$8,000	0	\$0	8.0	\$8,000
TRENCH SAFETY	LF	\$0.25	10,750	\$2,688	0	\$0	10,750.0	\$2,688
TESTING (EXCLUDING GEOTECH)	LF	\$0.75	10,750	\$8,063	0	\$0	10,750.0	\$8,063
TESTING (GEOTECH)	LF	\$0.50	10,750	\$5,375	0	\$0	10,750.0	\$5,375
BONDS	%	1.75%	\$661,700	\$11,580	\$0	\$0	661,700.0	\$11,580
<b>TOTAL WATER</b>			<b>\$673,280</b>		<b>\$0</b>		<b>\$673,280</b>	



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST  
 RUDMAN TRACT PID - TOWN OF LITTLE ELM  
 PUBLIC IMPROVEMENTS - PID PHASE 2  
 APRIL 13, 2021

**C. SEWER**

DESCRIPTION	UNIT	UNIT PRICE	PID PHASE 2 DIRECT		PID PHASE 2 MAJOR		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
8" SDR-35 P.V.C. SEWERLINE (ALL DEPTHS)	LF	\$30.00	8,150	\$244,500	0	\$0	8,150.0	\$244,500
8" SDR-26 P.V.C. SEWERLINE (ALL DEPTHS)	LF	\$40.00	2,380	\$95,200	0	\$0	2,380.0	\$95,200
4" C900 PRESSURE PIPE (PRORATED BTWN 2B & 3)	LF	\$50.00	1,430	\$71,500	0	\$0	1,430.0	\$71,500
4' DIAMETER MANHOLE (ALL DEPTHS)	EA	\$4,000.00	31	\$124,000	0	\$0	31.0	\$124,000
5' DIAMETER MANHOLE (ALL DEPTHS)	EA	\$5,000.00	11	\$55,000	0	\$0	11.0	\$55,000
EXTERNAL DROPS	EA	\$750.00	3	\$2,250	0	\$0	3.0	\$2,250
VACCUM TEST MANHOLE	EA	\$200.00	42	\$8,400	0	\$0	42.0	\$8,400
CEMENT STABILIZED SAND	LF	\$50.00	180	\$9,000	0	\$0	180.0	\$9,000
CONCRETE ENCASMENT - FORCE MAIN (PRORATED BTWN 2B & 3)	LF	\$50.00	32	\$1,600	0	\$0	32.0	\$1,600
CONNECT TO EXISTING 6" FORCE MAIN (PRORATED BTWN 2B & 3)	EA	\$1,500.00	1.00	\$1,500	0.00	\$0	1.0	\$1,500
CLEANOUT	EA	\$1,000.00	2	\$2,000	0	\$0	2.0	\$2,000
4" SERVICE	EA	\$650.00	220	\$143,000	0	\$0	220.0	\$143,000
4" SERVICE (DEEP SEWER LINE)	EA	\$800.00	21	\$16,800	0	\$0	21.0	\$16,800
LIFT STATION "B" (PRORATED BTWN 2B & 3)	EA	\$550,000.00	2.00	\$1,100,000	0.00	\$0	2.0	\$1,100,000
TRENCH SAFETY	LF	\$0.50	11,960	\$5,980	0	\$0	11,960.0	\$5,980
TESTING (EXCLUDING GEOTECH)	LF	\$1.00	11,960	\$11,960	0	\$0	11,960.0	\$11,960
TESTING (GEOTECH)	LF	\$0.50	11,960	\$5,980	0	\$0	11,960.0	\$5,980
BONDS	%	1.75%	\$1,898,670	\$33,227	\$0	\$0	1,898,670.0	\$33,227
<b>TOTAL SEWER</b>			<b>\$1,931,897</b>		<b>\$0</b>		<b>\$1,931,897</b>	



**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST**  
**RUDMAN TRACT PID - TOWN OF LITTLE ELM**  
**PUBLIC IMPROVEMENTS - PID PHASE 2**  
**APRIL 13, 2021**

**D. STORM SEWER**

DESCRIPTION	UNIT	UNIT PRICE	PID PHASE 2 DIRECT		PID PHASE 2 MAJOR		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
18" RCP	LF	\$55.00	1,005	\$55,275	0	\$0	1,005.0	\$55,275
21" RCP	LF	\$65.00	310	\$20,150	0	\$0	310.0	\$20,150
24" RCP	LF	\$75.00	1,030	\$77,250	0	\$0	1,030.0	\$77,250
27" RCP	LF	\$80.00	710	\$56,800	0	\$0	710.0	\$56,800
30" RCP	LF	\$85.00	480	\$40,800	0	\$0	480.0	\$40,800
33" RCP	LF	\$100.00	440	\$44,000	0	\$0	440.0	\$44,000
36" RCP	LF	\$125.00	55	\$6,875	0	\$0	55.0	\$6,875
42" RCP	LF	\$150.00	540	\$81,000	0	\$0	540.0	\$81,000
48" RCP	LF	\$175.00	315	\$55,125	0	\$0	315.0	\$55,125
54" RCP	LF	\$200.00	345	\$69,000	0	\$0	345.0	\$69,000
60" RCP	LF	\$225.00	70	\$15,750	0	\$0	70.0	\$15,750
8" CURB INLET	EA	\$4,500.00	5	\$22,500	0	\$0	5.0	\$22,500
10" CURB INLET	EA	\$5,000.00	29	\$145,000	0	\$0	29.0	\$145,000
15" CURB INLET	EA	\$5,500.00	2	\$11,000	0	\$0	2.0	\$11,000
4'X4' WYE INLET	EA	\$4,500.00	4	\$18,000	0	\$0	4.0	\$18,000
ACCESS RISER	EA	\$3,500.00	1	\$3,500	0	\$0	1.0	\$3,500
4' MANHOLE	EA	\$5,000.00	3	\$15,000	0	\$0	3.0	\$15,000
5' MANHOLE	EA	\$6,500.00	1	\$6,500	0	\$0	1.0	\$6,500
6' MANHOLE	EA	\$7,500.00	2	\$15,000	0	\$0	2.0	\$15,000
LARGE DEBRIS SEPERATOR	EA	\$15,000.00	6	\$90,000	0	\$0	6.0	\$90,000
REMOVE HEADWALL	EA	\$1,000.00	4	\$4,000	0	\$0	4.0	\$4,000
SLOPED-END HEADWALL (18" RCP)	EA	\$2,250.00	2	\$4,500	0	\$0	2.0	\$4,500
SLOPED-END HEADWALL (24" RCP)	EA	\$2,500.00	2	\$5,000	0	\$0	2.0	\$5,000
SLOPED-END HEADWALL (27" RCP)	EA	\$2,750.00	2	\$5,500	0	\$0	2.0	\$5,500
SLOPED-END HEADWALL (30" RCP)	EA	\$3,000.00	1	\$3,000	0	\$0	1.0	\$3,000
SLOPED-END HEADWALL (33" RCP)	EA	\$3,250.00	2	\$6,500	0	\$0	2.0	\$6,500
SLOPED-END HEADWALL (36" RCP)	EA	\$3,500.00	1	\$3,500	0	\$0	1.0	\$3,500
SLOPED-END HEADWALL (48" RCP)	EA	\$4,500.00	3	\$13,500	0	\$0	3.0	\$13,500
SLOPED-END HEADWALL (54" RCP)	EA	\$5,000.00	2	\$10,000	0	\$0	2.0	\$10,000
SLOPED-END HEADWALL (60" RCP)	EA	\$6,000.00	1	\$6,000	0	\$0	1.0	\$6,000
6" GROUTED ROCK RIP RAP	SY	\$75.00	100	\$7,500	0	\$0	100.0	\$7,500
12" GROUTED ROCK RIP RAP	SY	\$75.00	870	\$65,250	0	\$0	870.0	\$65,250
TRENCH SAFETY	LF	\$0.25	5,230	\$1,308	0	\$0	5,230.0	\$1,308
TESTING (GEOTECH)	LF	\$0.50	5,230	\$2,615	0	\$0	5,230.0	\$2,615
TESTING (TV)	LF	\$1.50	5,230	\$7,845	0	\$0	5,230.0	\$7,845



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST  
RUDMAN TRACT PID - TOWN OF LITTLE ELM  
PUBLIC IMPROVEMENTS - PID PHASE 2  
APRIL 13, 2021

BONDS	%	1.75%	\$994,543	\$17,404	\$0	\$0	994,542.5	\$17,404
INSPECTION FEE	%	2.50%	\$994,543	\$24,864	\$0	\$0	994,542.5	\$24,864
TOTAL STORM SEWER			\$1,036,811		\$0		\$1,036,811	



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST  
 RUDMAN TRACT PID - TOWN OF LITTLE ELM  
 PUBLIC IMPROVEMENTS - PID PHASE 2  
 APRIL 13, 2021

**E. PAVEMENT**

DESCRIPTION	UNIT	UNIT PRICE	PID PHASE 2 DIRECT		PID PHASE 2 MAJOR		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
6" REINF. CONCRETE STREET PAVEMENT	SY	\$35.00	31,855	\$1,114,925	0	\$0	31,855.0	\$1,114,925
6" LIME STABILIZED SUBGRADE PREPARATION	SY	\$3.50	34,910	\$122,185	0	\$0	34,910.0	\$122,185
HYDRATED LIME FOR STREET (48#/SY)	TON	\$155.00	845	\$130,975	0	\$0	845.0	\$130,975
8" REINF. CONCRETE STREET PAVEMENT	SY	\$47.50	6,847	\$325,233	0	\$0	6,847.0	\$325,233
8" LIME STABILIZED SUBGRADE PREPARATION	SY	\$4.50	7,220	\$32,490	0	\$0	7,220.0	\$32,490
HYDRATED LIME FOR STREET (64#/SY)	TON	\$155.00	235	\$36,425	0	\$0	235.0	\$36,425
ASPHALT TRANSITION PAVEMENT	SY	\$50.00	650	\$32,500	0	\$0	650.0	\$32,500
ROUNDAABOUT SIGNAGE, MARKING, & ENHANCEMENT	LS	\$50,000.00	1	\$50,000	0	\$0	1.0	\$50,000
LLOYD'S ROAD TRAFFIC CONTROL	LS	\$100,000.00	1	\$100,000	0	\$0	1.0	\$100,000
PAVEMENT HEADER	LF	\$15.00	68	\$1,020	0	\$0	68.0	\$1,020
BARRICADE	EA	\$1,500.00	2	\$3,000	0	\$0	2.0	\$3,000
REMOVE BARRICADE & CONNECT TO EXISTING	LF	\$10.00	248	\$2,480	0	\$0	248.0	\$2,480
REMOVE EXISTING TEMPORARY PAVEMENT	SY	\$10.00	1,010	\$10,100	0	\$0	1,010.0	\$10,100
BARRIER FREE PEDESTRIAN RAMP	EA	\$1,500.00	31	\$46,500	0	\$0	31.0	\$46,500
STREET SIGN	EA	\$500.00	18	\$9,000	0	\$0	18.0	\$9,000
STOP SIGN	EA	\$350.00	16	\$5,600	0	\$0	16.0	\$5,600
FUTURE PHASE SIGN	EA	\$350.00	12	\$4,200	0	\$0	12.0	\$4,200
4" PVC SLEEVES	LF	\$15.00	700	\$10,500	0	\$0	700.0	\$10,500
5" CONCRETE SIDEWALK	LF	\$30.00	3,210	\$96,300	0	\$0	3,210.0	\$96,300
8" CONCRETE SIDEWALK	LF	\$45.00	1,300	\$58,500	0	\$0	1,300.0	\$58,500
TESTING	SY	\$1.00	34,910	\$34,910	0	\$0	34,910.0	\$34,910
BONDS	%	1.75%	\$2,226,843	\$38,970	\$0	\$0	2,226,842.5	\$38,970
INSPECTION FEE	%	2.50%	\$2,226,843	\$55,671	\$0	\$0	2,226,842.5	\$55,671
<b>TOTAL PAVEMENT</b>			<b>\$2,321,483</b>		<b>\$0</b>		<b>\$2,321,483</b>	



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST  
 RUDMAN TRACT PID - TOWN OF LITTLE ELM  
 PUBLIC IMPROVEMENTS - PID PHASE 2  
 APRIL 13, 2021

**F. EROSION CONTROL**

DESCRIPTION	UNIT	UNIT PRICE	PID PHASE 2 DIRECT		PID PHASE 2 MAJOR		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
INLET PROTECTION	EA	\$150.00	40	\$6,000	0	\$0	40.0	\$6,000
8" CURLEX (BEHIND BACK OF CURB)	LF	\$1.75	20,150	\$35,263	0	\$0	20,150.0	\$35,263
MISC. EROSION CONTROL INSPECTION & MAINTENANCE	LOT	\$150.00	206	\$30,900	0	\$0	206.0	\$30,900
<b>TOTAL EROSION CONTROL</b>				<b>\$72,163</b>		<b>\$0</b>		<b>\$72,163</b>

**G. FRANCHISE UTILITIES**

DESCRIPTION	UNIT	UNIT PRICE	PID PHASE 2 DIRECT		PID PHASE 2 MAJOR		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
STREET LIGHTS	EA	\$5,000.00	24	\$120,000	0	\$0	24.0	\$120,000
<b>TOTAL FRANCHISE UTILITIES</b>				<b>\$120,000</b>		<b>\$0</b>		<b>\$120,000</b>

**H. MISCELLANEOUS & OTHER**

DESCRIPTION	UNIT	UNIT PRICE	PID PHASE 2 DIRECT		PID PHASE 2 MAJOR		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
TOTAL MISCELLANEOUS & OTHER			\$0		\$0		\$0	





PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST  
 RUDMAN TRACT PID - TOWN OF LITTLE ELM  
 PUBLIC IMPROVEMENTS - PID PHASE 2  
 APRIL 13, 2021

SUMMARY - PUBLIC IMPROVEMENTS	PID PHASE 2 DIRECT	PID PHASE 2 MAJOR	TOTAL
A. CLEARING & EXCAVATION	\$110,000	\$0	\$110,000
B. WATER	\$673,280	\$0	\$673,280
C. SEWER	\$1,931,897	\$0	\$1,931,897
D. STORM SEWER	\$1,036,811	\$0	\$1,036,811
E. PAVEMENT	\$2,321,483	\$0	\$2,321,483
F. EROSION CONTROL	\$72,163	\$0	\$72,163
G. FRANCHISE UTILITIES	\$120,000	\$0	\$120,000
H. MISCELLANEOUS & OTHER	\$0	\$0	\$0
SUB-TOTAL	\$6,265,633	\$0	\$6,265,633
SURVEY, PLATTING, ENG., PERMITTING, & STAKING	\$500,000	\$0	\$500,000
CONSTRUCTION MANAGEMENT	\$195,000	\$0	\$195,000
CITY FEES (0.5%)	\$31,328	\$0	\$31,328
MISCELLANEOUS & CONTINGENCY (7.5%)	\$469,922	\$0	\$469,922
TOTAL PUBLIC IMPROVEMENTS COST	\$7,461,883	\$0	\$7,461,883



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

RUDMAN TRACT PID - TOWN OF LITTLE ELM

PRIVATE IMPROVEMENTS - PID PHASE 2

APRIL 13, 2021

A. CLEARING & EXCAVATION						
DESCRIPTION	UNIT	UNIT PRICE	PID PHASE 2 PRIVATE		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
CLEARING / GRUBBING	AC	\$3,500.00	38.0	\$133,000	38	\$133,000
CONSTRUCTION ENTRANCE	EA	\$2,500.00	2	\$5,000	2	\$5,000
LOT / BLOCK EXCAVATION	CY	\$2.25	75,000	\$168,750	75,000	\$168,750
PROCESS & PLACE EXISTING STOCKPILE	CY	\$5.00	6,500	\$32,500	6,500	\$32,500
ROUGH LOT GRADING	EA	\$200.00	205	\$41,000	205	\$41,000
FINAL LOT GRADING	EA	\$100.00	205	\$20,500	205	\$20,500
MOISTURE CONDITIONED PADS (10' AVG DEPTH @ \$2.25/CY)	LOT	\$4,250.00	182	\$773,500	182	\$773,500
MOISTURE CONDITIONED PADS (8' AVG DEPTH @ \$2.25/CY)	LOT	\$3,500.00	22	\$77,000	22	\$77,000
TESTING	CY	\$0.10	75,000	\$7,500	75,000	\$7,500
TOTAL CLEARING & EXCAVATION				\$1,258,750		\$1,258,750



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

RUDMAN TRACT PID - TOWN OF LITTLE ELM

PRIVATE IMPROVEMENTS - PID PHASE 2

APRIL 13, 2021

**B. RETAINING WALLS**

DESCRIPTION	UNIT	UNIT PRICE	PID PHASE 2 PRIVATE		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
2 FOOT WALL	LF	\$40.00	2,400	\$96,000	2,400	\$96,000
3 FOOT WALL	LF	\$50.00	890	\$44,500	890	\$44,500
4 FOOT WALL	LF	\$60.00	480	\$28,800	480	\$28,800
5 FOOT WALL	LF	\$80.00	320	\$25,600	320	\$25,600
6 FOOT WALL	LF	\$100.00	320	\$32,000	320	\$32,000
7 FOOT WALL	LF	\$150.00	360	\$54,000	360	\$54,000
9 FOOT WALL	LF	\$225.00	310	\$69,750	310	\$69,750
WALL ALLOWANCE (PER LOT)	LOT	\$3,500.00	103	\$360,500	103	\$360,500
INSPECTION FEE	%	2.50%	\$350,650	\$8,766	350,650	\$8,766
<b>TOTAL RETAINING WALLS</b>				<b>\$719,916</b>		<b>\$719,916</b>

**C. EROSION CONTROL**

DESCRIPTION	UNIT	UNIT PRICE	PID PHASE 2 PRIVATE		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
SILT FENCE (PERIMETER & CREEK PROTECTION)	LF	\$1.75	13,500	\$23,625	13,500	\$23,625
OVERSEED LOTS	LOT	\$50.00	206	\$10,300	206	\$10,300
MISC. EROSION CONTROL INSPECTION & MAINTENANCE	LOT	\$100.00	206	\$20,600	206	\$20,600
<b>TOTAL EROSION CONTROL</b>				<b>\$54,525</b>		<b>\$54,525</b>



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

RUDMAN TRACT PID - TOWN OF LITTLE ELM

PRIVATE IMPROVEMENTS - PID PHASE 2

APRIL 13, 2021

**D. AMENITIES, LANDSCAPE, & SCREENING**

DESCRIPTION	UNIT	UNIT PRICE	PID PHASE 2 PRIVATE		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
AMENITIES & OPEN SPACE IMPROVEMENTS	LS	\$500,000.00	1	\$500,000	1	\$500,000
LANDSCAPE BUFFER	LF	\$50.00	1,675	\$83,750	1,675	\$83,750
MASONRY SCREENING FENCE	LF	\$130.00	1,675	\$217,750	1,675	\$217,750
TOTAL AMENITIES, LANDSCAPE, & SCREENING				\$801,500		\$801,500

**E. FRANCHISE UTILITIES**

DESCRIPTION	UNIT	UNIT PRICE	PID PHASE 2 PRIVATE		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
ELECTRIC SERVICE ALLOWANCE	LOT	\$2,000.00	206	\$412,000	206	\$412,000
GAS SERVICE ALLOWANCE	LOT	\$850.00	206	\$175,100	206	\$175,100
TOTAL FRANCHISE UTILITIES				\$587,100		\$587,100



PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY

RUDMAN TRACT PID - TOWN OF LITTLE ELM

PRIVATE IMPROVEMENTS - PID PHASE 2

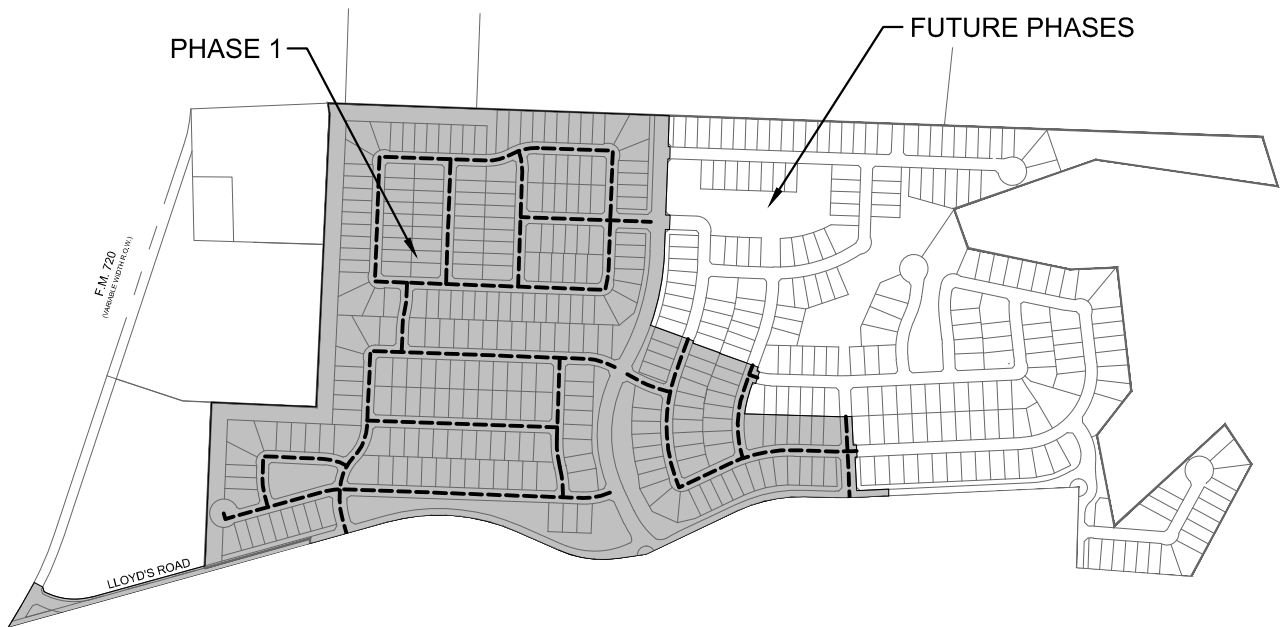
APRIL 13, 2021

**F. MISCELLANEOUS & OTHER**

DESCRIPTION	UNIT	UNIT PRICE	PID PHASE 2 PRIVATE		TOTAL	
			QUANTITY	TOTAL	QUANTITY	TOTAL
FINAL GEOTECHNICAL REPORT	LOT	\$375.00	206	\$77,250	206	\$77,250
TOTAL MISCELLANEOUS & OTHER						
				\$77,250	\$77,250	

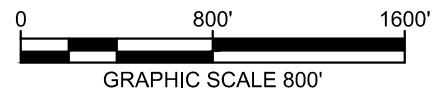
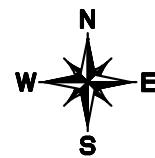
SUMMARY - PRIVATE IMPROVEMENTS	PID PHASE 2 PRIVATE	TOTAL
A. CLEARING & EXCAVATION	\$1,258,750	\$1,258,750
B. RETAINING WALLS	\$719,916	\$719,916
C. EROSION CONTROL	\$54,525	\$54,525
D. AMENITIES, LANDSCAPE, & SCREENING	\$801,500	\$801,500
E. FRANCHISE UTILITIES	\$587,100	\$587,100
F. MISCELLANEOUS & OTHER	\$77,250	\$77,250
SUB-TOTAL		
	\$3,499,041	\$3,499,041
SURVEY, PLATTING, ENG., PERMITTING, & STAKING	\$265,000	\$265,000
CONSTRUCTION MANAGEMENT	\$30,000	\$30,000
CITY FEES (0.5%)	\$17,495	\$17,495
MISCELLANEOUS & CONTINGENCY (7.5%)	\$262,428	\$262,428
TOTAL PRIVATE IMPROVEMENTS COST		
	\$4,073,965	\$4,073,965

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



# LEGEND

INDICATES LOCATION  
OF IMPROVEMENTS



TOWN OF LITTLE ELM DIRECT  
PUBLIC PAVING INFRASTRUCTURE

## Rudman Tract

Town of Little Elm, Texas  
November 2016

**Kimley»Horn**

5750 Genesis Court  
Suite 200  
Frisco, Texas 75034  
972-335-3580  
State of Texas Registration No. F-928

FITZPATRICK, AUSTIN 11/3/2016 1:56 PM  
K:\PROJECTS\2016\2016-0001-RUDMAN TRACT\DWG\EXHIBITS\PLANS\PHASES\PD EXHIBITS.DWG  
11/3/2016 1:57 PM

PLOTTED BY  
DUE DATE  
LAST SAVED







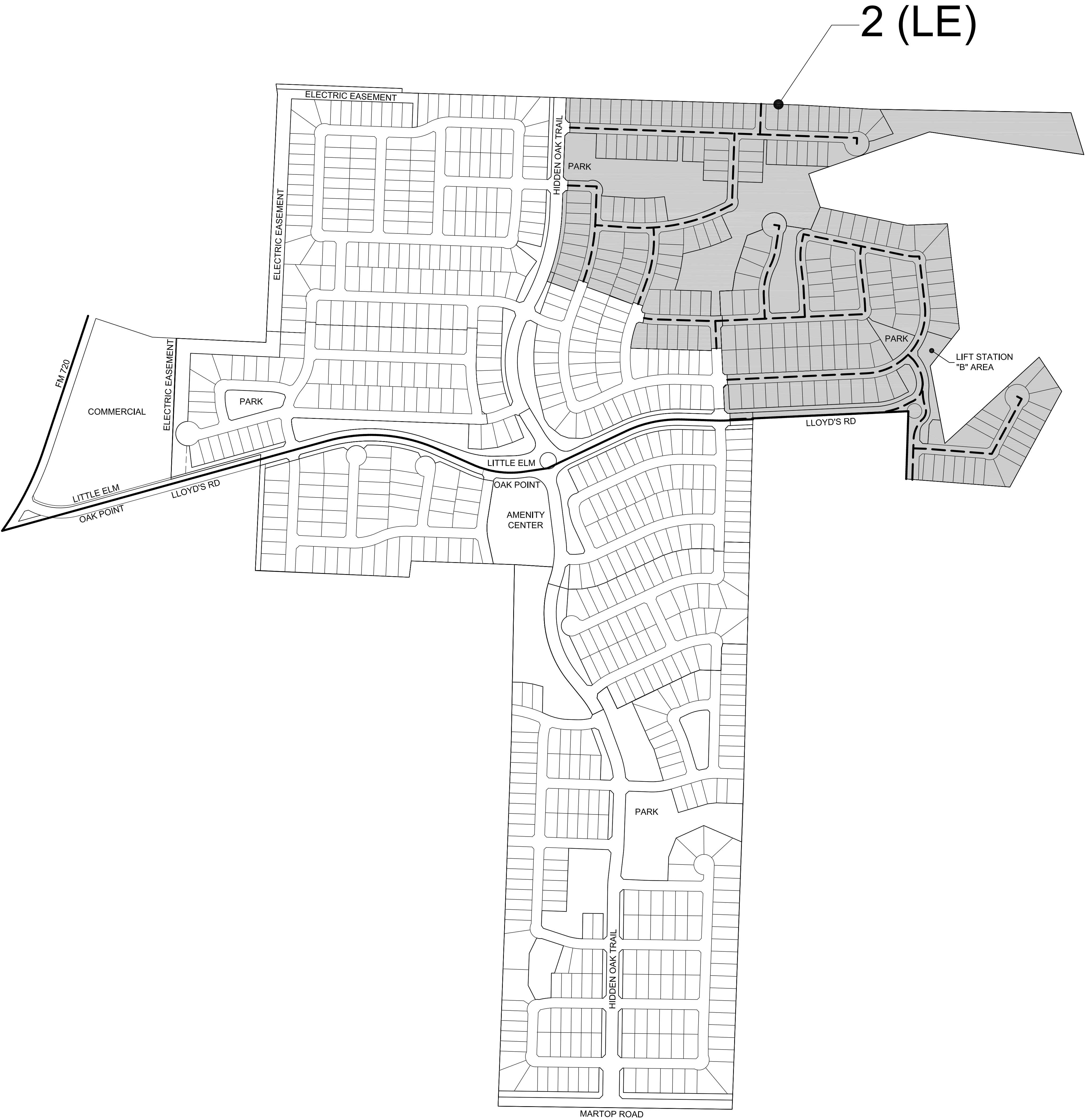
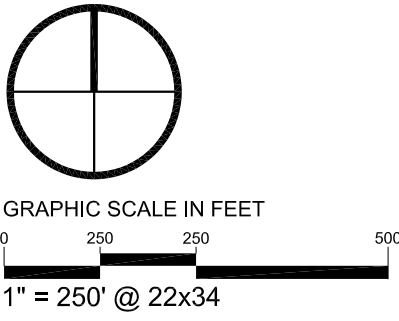












## LEGEND

INDICATES LOCATION OF DIRECT PUBLIC IMPROVEMENTS  
CONSISTING OF ROADWAY, WATER DISTRIBUTION SYSTEM, SANITARY SEWER  
COLLECTION SYSTEM, & STORM DRAINAGE COLLECTION SYSTEM

## PHASE #2 DIRECT PUBLIC INFRASTRUCTURE MAP

# Prairie Oaks

Town of Little Elm, Texas  
City of Oak Point ETJ, Texas

April 2021

DWG NAME: K:\FRL\CIVIL\069312504-RUDMAN NORTH\DWG\EXHIBITS\PLANSHEETS\EXHIBIT-PHASE 2 DIRECT PUBLIC INFRASTRUCTURE MAP.DWG  
LAST SAVED: 4/13/2021 3:48 PM

**Kimley»Horn**  
13455 Noel Road  
Two Galleria Office Tower - Suite 700  
Dallas, Texas 75240  
972-770-1300  
State of Texas Registration No. F-928  
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

**APPENDIX D**  
**EQUIVALENT UNITS AND ALLOCATION OF ASSESSMENTS**



For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of two Lot Types as defined herein. The following table shows the proposed residential Lot Types within the PID.

“**Lot type 1**” means lots identified as such on the Assessment Roll, being lots typically with a minimum of 7,200 square feet size and a lot width of 60 feet, which may be referred to as such in the development standards included in the Development Agreement .

“**Lot type 2**” means lots identified as such on the Assessment Roll, being lots typically with minimum of 6,000 square feet size and a lot width of 50 feet, which may be referred to as such in the Planned Development District.

**Table D-1-1**  
**Initial Proposed Development within the PID**

<b>Lot Type</b>	<b>Description</b>	<b>Proposed Development</b>
<b><u>Residential</u></b>		
Lot Type 1	60 Ft Lots	170 units
Lot Type 2	50 Ft Lots	310 units
<b><i>Total</i></b>		<b>480 units</b>

Table D-1-2 below shows the updated proposed residential Lot Types within the PID.

**Table D-1-2**  
**Initial Proposed Development within the PID**

<b>Lot Type</b>	<b>Description</b>	<b>Proposed Development</b>
<b><u>Residential</u></b>		
Lot Type 1	60 Ft Lots	170 units
Lot Type 2	50 Ft Lots	311 units
<b><i>Total</i></b>		<b>481 units</b>

Table D-2 below shows the proposed residential Lot Types within Phase #1.

**Table D-2**  
**Proposed Development – Phase #1**

<b>Lot Type</b>	<b>Description</b>	<b>Proposed Development</b>
<b><u>Residential</u></b>		
Lot Type 1	60 Ft Lots	89 units
Lot Type 2	50 Ft Lots	186 units
<b><i>Total</i></b>		<b>275 units</b>

Table D-3 on the following page shows the proposed residential Lot Types within Future Phase(s).

**Table D-3**  
**Proposed Development – Phase #2**

<b>Lot Type</b>	<b>Description</b>	<b>Proposed Development</b>
<b><u>Residential</u></b>		
Lot Type 1	60 Ft Lots	81 units
Lot Type 2	50 Ft Lots	125 units
<b><i>Total</i></b>		<b>206 units</b>

As explained under Section V-C, for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #1 Improvements to be financed with the Phase #1 Reimbursement Agreement shall be allocated to the Phases #1 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units and the Actual Costs of the Future Phase(s) share of the Major Improvements to be financed with the Phase #2 Major Improvements Reimbursement Agreement shall be allocated to the Phase #2 Assessed Property by spreading the entire Assessment across the Parcels based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Phases #1 Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 60 Ft, 50 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the “Lot Types” defined above. These classifications (from Lot Type 1 (60 Ft Lots) representing the highest value to Lot Type 2 (50 Ft Lot) representing the lowest value for residential lots are set forth in Table D-4 on the following page. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (60 Ft Lots) to 1.0.

**Table D-4**  
**Equivalent Unit Factors – For Phase #1**

<b>Lot Type</b>	<b>Estimated Average Unit Value</b>	<b>Equivalent Unit Factor</b>
Lot Type 1 (60 Ft Lot)	\$337,500	1.00 per dwelling unit
Lot Type 2 (50 Ft Lot)	\$281,250	0.83 per dwelling unit

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

**Table D-5**  
**Estimated Equivalent Units - Phase #1**

<b>Lot Type</b>	<b>Planned No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (60 Ft Lot)	89	1.00	89.00
Lot Type 2 (50 Ft Lot)	186	0.83	154.38
<b>Total Equivalent Units</b>	<b>275</b>		<b>243.38</b>

The total estimated Equivalent Units for Phase #2 is shown in Table D-6 below as calculated based on the Equivalent Unit factors shown above, estimated Lot Types and number of units estimated to be built within Future Phase(s).

**Table D-6**  
**Initial Estimated Equivalent Units – Phase #2 (Initial)**

<b>Lot Type</b>	<b>Planned No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (60 Ft Lot)	81	1.00	81.00
Lot Type 2 (50 Ft Lot)	125	0.83	103.75
<b>Total Equivalent Units</b>	<b>206</b>		<b>184.75</b>

A) Allocation of Assessments to Lot Types in Phase #2 (for Major Improvements)

As shown in Sections IV and V, the total Assessments allocated to Phase #2 Assessed Property is \$2,075,000. As shown in Table D-6 above, there are a total of 184.75 estimated Equivalent Units in Phase #2, resulting in an Assessment per Equivalent Unit of \$11,231.29.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$11,231.29 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for

a Lot Type 1 (60 Ft Lot) dwelling unit is \$11,231.29 (i.e.  $\$11,231.29 \times 1.00$ ). The Assessment for a Lot Type 2 (50 Ft Lot) dwelling unit is \$9,322.06 (i.e.  $\$11,231.29 \times 0.83$ ). Table D-7 sets forth the Assessment per dwelling unit for each of the two Lot Types in Phase #2.

**Table D-7**  
**Assessment per Unit – Phase #2 (For Phase #2 Major Improvements)**

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
<b><u>Residential</u></b>					
Lot Type 1	81	\$11,231.29	1.00	\$11,231.29 per dwelling unit	\$909,742
Lot Type 2	125	\$11,231.29	0.83	\$9,322.06 per dwelling unit	\$1,165,257
<b>Total</b>	<b>206</b>				<b>\$2,075,000</b>

B) Allocation of Assessments to Lot Types in Phase #1

As shown in Sections IV and V of this Service and Assessment Plan, the total Assessment to be allocated on all Parcels within Phase #1, is \$7,300,000. As shown in Table D-5 above, there are a total of 243.38 estimated Equivalent Units in Phase #1, resulting in an Assessment per Equivalent Unit of \$29,994.25.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$29,994.25 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (60 Ft Lot) dwelling unit is \$29,994.25 (i.e.  $\$29,994.25 \times 1.00$ ). The Assessment for a Lot Type 2 (50 Ft Lot) dwelling unit is \$24,895.23 (i.e.  $\$29,994.25 \times 0.83$ ). Table D-8 sets forth the Assessment per dwelling unit for each of the two Lot Types in Phase #1.

**Table D-8**  
**Assessment per Unit – Phase #1**

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
<b><u>Residential</u></b>					
Lot Type 1	89	\$29,994.25	1.00	\$29,994.25 per dwelling unit	\$2,669,488
Lot Type 2	186	\$29,994.25	0.83	\$24,895.23 per dwelling unit	\$4,630,512
<b>Total</b>	<b>275</b>				<b>\$7,300,000</b>

C) Allocation of Assessments to Lot Types in Phase #2

According to the Developer, the average home prices applicable for Phase #2 have increased and are currently estimated to be \$452,000 for Lot Type 1 (60 Ft Lot) and \$393,000 for Lot Type 2 (50 Ft Lot). Table D-9 below shows the updated Equivalent Unit Factors calculated for Phase #2.

**Table D-9**  
**Equivalent Unit Factors – For Phase #2 (Updated)**

<b>Lot Type</b>	<b>Estimated Average Unit Value</b>	<b>Equivalent Unit Factor</b>
Lot Type 1 (60 Ft Lot)	\$452,000	1.00 per dwelling unit
Lot Type 2 (50 Ft Lot)	\$393,000	0.87 per dwelling unit

The total estimated Equivalent Units for Phase #1 are shown in Table D-10 below as calculated based on the Equivalent Unit factors shown above, estimated Lot Types and number of units estimated to be built within Phase #2.

**Table D-10**  
**Estimated Equivalent Units - Phase #2**

<b>Lot Type</b>	<b>Planned No. of units</b>	<b>Equivalent Unit Factor</b>	<b>Total Equivalent Units</b>
Lot Type 1 (60 Ft Lot)	81	1.00	81.00
Lot Type 2 (50 Ft Lot)	125	0.87	108.75
<b>Total Equivalent Units</b>	<b>206</b>		<b>189.75</b>

As shown in Sections IV and V of this Service and Assessment Plan, the total Assessment for the Phase #2 Direct Improvements to be allocated on all Parcels within Phase #2, is \$9,160,000. As shown in Table D-10 above, there are a total of 189.75 estimated Equivalent Units in Phase #2, resulting in an Assessment per Equivalent Unit of \$48,274.04.

The Assessment per dwelling unit or acre is calculated as the product of (i) \$48,274.04 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (60 Ft Lot) dwelling unit is \$48,274.04 (i.e. \$48,274.04  $\times$  1.00). The Assessment for a Lot Type 2 (50 Ft Lot) dwelling unit is \$41,998.42 (i.e. \$48,274.04  $\times$  0.87). Table D-11 sets forth the Assessment per dwelling unit for each of the two Lot Types in Phase #1.

**Table D-11**  
**Assessment per Unit – Phase #2 (for Phase #2 Direct Improvements)**

<b>Type</b>	<b>Planned No. of Units</b>	<b>Assessment per Equivalent Unit</b>	<b>Equivalent Unit Factor</b>	<b>Assessment per Unit</b>	<b>Total Assessments</b>
<b><u>Residential</u></b>					
Lot Type 1	81	\$48,274.04	1.00	\$48,274.04 per dwelling unit	\$3,910,198
Lot Type 2	125	\$48,274.04	0.87	\$41,998.42 per dwelling unit	\$5,249,802
<b>Total</b>	<b>206</b>				<b>\$9,160,000</b>

**APPENDIX E**  
**PHASES #2-3 MAJOR IMPROVEMENT ASSESSMENT ROLL**

**Appendix E**  
**Phase #2 Major Improvements Assessment Roll**

<b>Parcel</b>	All Parcels
<b>Assessment</b>	\$2,075,000
<b>Total Equivalent Units</b>	182.26

<b>Year</b>	<b>Principal</b>	<b>Interest<sup>1</sup></b>	<b>Administrative Expenses<sup>2</sup></b>	<b>Total Annual Installment<sup>3</sup></b>
1	\$0	\$102,536	\$25,000	\$127,536
2	\$0	\$205,072	\$25,500	\$230,572
3	\$5,000	\$205,072	\$26,010	\$236,082
4	\$5,000	\$204,578	\$26,530	\$236,108
5	\$10,000	\$204,084	\$27,061	\$241,145
6	\$10,000	\$203,096	\$27,602	\$240,698
7	\$15,000	\$202,107	\$28,154	\$245,261
8	\$20,000	\$200,625	\$28,717	\$249,342
9	\$25,000	\$198,648	\$29,291	\$252,940
10	\$25,000	\$196,178	\$29,877	\$251,055
11	\$30,000	\$193,707	\$30,475	\$254,182
12	\$35,000	\$190,742	\$31,084	\$256,826
13	\$45,000	\$187,283	\$31,706	\$263,989
14	\$50,000	\$182,836	\$32,340	\$265,176
15	\$55,000	\$177,894	\$32,987	\$265,881
16	\$65,000	\$172,458	\$33,647	\$271,105
17	\$70,000	\$166,034	\$34,320	\$270,354
18	\$75,000	\$159,116	\$35,006	\$269,122
19	\$80,000	\$151,704	\$35,706	\$267,410
20	\$90,000	\$143,798	\$36,420	\$270,218
21	\$95,000	\$134,903	\$37,149	\$267,052
22	\$100,000	\$125,514	\$37,892	\$263,406
23	\$110,000	\$115,631	\$38,649	\$264,281
24	\$120,000	\$104,760	\$39,422	\$264,182
25	\$130,000	\$92,900	\$40,211	\$263,111
26	\$140,000	\$80,052	\$41,015	\$261,067
27	\$150,000	\$66,216	\$41,835	\$258,052
28	\$160,000	\$51,392	\$42,672	\$254,064
29	\$170,000	\$35,579	\$43,526	\$249,104
30	\$190,000	\$18,778	\$44,396	\$253,174
<b>Total</b>	<b>\$2,075,000</b>	<b>\$4,473,293</b>	<b>\$1,014,202</b>	<b>\$7,562,495</b>

1 - The interest is calculated using 9.883% per annum for years 1-5 and 6.883% per annum thereafter.

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

3- Amounts shown do not include any TIRZ Credit.



**2020-21 Phase #2 Assessment Roll Summary**

<b>Parcel</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>TIRZ Annual Credit Amount</b>	<b>2020-21 Annual Installment</b>
698873	183.92	\$1,355,000	\$10,000.00	\$130,326.81	\$20,000.00	(\$3,089.67)	\$157,237.14
<b>Total</b>	<b>183.92</b>	<b>\$1,355,000</b>	<b>\$10,000.00</b>	<b>\$130,326.81</b>	<b>\$20,000.00</b>	<b>(\$3,089.67)</b>	<b>\$157,237.14</b>

**APPENDIX F**  
**PHASE #1 ASSESSMENT ROLL**

**Appendix F**  
**Phase #1 Assessment Roll**

<b>Parcel</b>	All Parcels
<b>Assessment</b>	\$7,300,000
<b>Total Equivalent Units</b>	243.38

<b>Year</b>	<b>Principal<sup>1</sup></b>	<b>Interest<sup>1</sup></b>	<b>Administrative Expenses<sup>2</sup></b>	<b>Total Annual Installment<sup>3</sup></b>
1	\$0	\$721,459	\$25,000	\$746,459
2	\$0	\$721,459	\$25,500	\$746,959
3	\$100,000	\$721,459	\$26,010	\$847,469
4	\$105,000	\$711,576	\$26,530	\$843,106
5	\$110,000	\$701,199	\$27,061	\$838,260
6	\$120,000	\$480,778	\$27,602	\$628,380
7	\$125,000	\$472,518	\$28,154	\$625,672
8	\$135,000	\$463,914	\$28,717	\$627,631
9	\$145,000	\$454,622	\$29,291	\$628,914
10	\$155,000	\$444,642	\$29,877	\$629,519
11	\$165,000	\$433,973	\$30,475	\$629,448
12	\$175,000	\$422,616	\$31,084	\$628,701
13	\$185,000	\$410,571	\$31,706	\$627,277
14	\$195,000	\$397,837	\$32,340	\$625,178
15	\$210,000	\$384,416	\$32,987	\$627,403
16	\$225,000	\$369,961	\$33,647	\$628,608
17	\$235,000	\$354,475	\$34,320	\$623,794
18	\$255,000	\$338,299	\$35,006	\$628,305
19	\$270,000	\$320,748	\$35,706	\$626,454
20	\$285,000	\$302,164	\$36,420	\$623,584
21	\$305,000	\$282,547	\$37,149	\$624,696
22	\$325,000	\$261,554	\$37,892	\$624,446
23	\$345,000	\$239,184	\$38,649	\$622,834
24	\$370,000	\$215,438	\$39,422	\$624,860
25	\$390,000	\$189,971	\$40,211	\$620,182
26	\$420,000	\$163,127	\$41,015	\$624,142
27	\$445,000	\$134,219	\$41,835	\$621,054
28	\$475,000	\$103,589	\$42,672	\$621,261
29	\$505,000	\$70,895	\$43,526	\$619,421
30	\$525,000	\$36,136	\$44,396	\$605,532
<b>Total</b>	<b>\$7,300,000</b>	<b>\$11,325,345</b>	<b>\$1,014,202</b>	<b>\$19,639,547</b>

1 - The interest is calculated using 9.883% per annum for years 1-5 and 6.883% per annum thereafter.

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

3- Amounts shown do not include any TIRZ Credit.

**Rudman Tract PID**  
**Projected Annual Installment per Lot - Little Elm**

<b>Lot Type</b>	60 Ft
<b>Assessment</b>	\$29,994
<b>Equivalent Units</b>	1.00

<b>Year</b>	<b>Principal<sup>1</sup></b>	<b>Interest<sup>1</sup></b>	<b>Administrative Expenses<sup>2</sup></b>	<b>Total Annual Installment<sup>3</sup></b>
1	\$0	\$2,964	\$103	\$3,067
2	\$0	\$2,964	\$105	\$3,069
3	\$411	\$2,964	\$107	\$3,482
4	\$431	\$2,924	\$109	\$3,464
5	\$452	\$2,881	\$111	\$3,444
6	\$493	\$1,975	\$113	\$2,582
7	\$514	\$1,941	\$116	\$2,571
8	\$555	\$1,906	\$118	\$2,579
9	\$596	\$1,868	\$120	\$2,584
10	\$637	\$1,827	\$123	\$2,587
11	\$678	\$1,783	\$125	\$2,586
12	\$719	\$1,736	\$128	\$2,583
13	\$760	\$1,687	\$130	\$2,577
14	\$801	\$1,635	\$133	\$2,569
15	\$863	\$1,579	\$136	\$2,578
16	\$924	\$1,520	\$138	\$2,583
17	\$966	\$1,456	\$141	\$2,563
18	\$1,048	\$1,390	\$144	\$2,582
19	\$1,109	\$1,318	\$147	\$2,574
20	\$1,171	\$1,242	\$150	\$2,562
21	\$1,253	\$1,161	\$153	\$2,567
22	\$1,335	\$1,075	\$156	\$2,566
23	\$1,418	\$983	\$159	\$2,559
24	\$1,520	\$885	\$162	\$2,567
25	\$1,602	\$781	\$165	\$2,548
26	\$1,726	\$670	\$169	\$2,564
27	\$1,828	\$551	\$172	\$2,552
28	\$1,952	\$426	\$175	\$2,553
29	\$2,075	\$291	\$179	\$2,545
30	\$2,157	\$148	\$182	\$2,488
<b>Total</b>	<b>\$29,994</b>	<b>\$46,534</b>	<b>\$4,167</b>	<b>\$80,695</b>

1 - The interest is calculated using 9.883% per annum for years 1-5 and 6.883% per annum thereafter.

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

3- Amounts shown do not include any TIRZ Credit.

**Rudman Tract PID**  
**Projected Annual Installment per Lot - Little Elm**

<b>Lot Type</b>	50 Ft
<b>Assessment</b>	\$24,895
<b>Equivalent Units</b>	0.83

<b>Year</b>	<b>Principal<sup>1</sup></b>	<b>Interest<sup>1</sup></b>	<b>Administrative Expenses<sup>2</sup></b>	<b>Total Annual Installment<sup>3</sup></b>
1	\$0	\$2,460	\$85	\$2,546
2	\$0	\$2,460	\$87	\$2,547
3	\$341	\$2,460	\$89	\$2,890
4	\$358	\$2,427	\$90	\$2,875
5	\$375	\$2,391	\$92	\$2,859
6	\$409	\$1,640	\$94	\$2,143
7	\$426	\$1,611	\$96	\$2,134
8	\$460	\$1,582	\$98	\$2,140
9	\$494	\$1,550	\$100	\$2,145
10	\$529	\$1,516	\$102	\$2,147
11	\$563	\$1,480	\$104	\$2,147
12	\$597	\$1,441	\$106	\$2,144
13	\$631	\$1,400	\$108	\$2,139
14	\$665	\$1,357	\$110	\$2,132
15	\$716	\$1,311	\$112	\$2,140
16	\$767	\$1,262	\$115	\$2,144
17	\$801	\$1,209	\$117	\$2,127
18	\$870	\$1,154	\$119	\$2,143
19	\$921	\$1,094	\$122	\$2,136
20	\$972	\$1,030	\$124	\$2,127
21	\$1,040	\$964	\$127	\$2,130
22	\$1,108	\$892	\$129	\$2,130
23	\$1,177	\$816	\$132	\$2,124
24	\$1,262	\$735	\$134	\$2,131
25	\$1,330	\$648	\$137	\$2,115
26	\$1,432	\$556	\$140	\$2,129
27	\$1,518	\$458	\$143	\$2,118
28	\$1,620	\$353	\$146	\$2,119
29	\$1,722	\$242	\$148	\$2,112
30	\$1,790	\$123	\$151	\$2,065
<b>Total</b>	<b>\$24,895</b>	<b>\$38,623</b>	<b>\$3,459</b>	<b>\$66,977</b>

1 - The interest is calculated using 9.883% per annum for years 1-5 and 6.883% per annum thereafter.

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

3- Amounts shown do not include any TIRZ Credit.

**Phase #1 Assessment Roll Summary - 2020-21**

<b>Parcel</b>	<b>Number of Units</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>TIRZ Annual Credit Amount</b>	<b>2020-21 Annual Installment</b>
748987	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$110.05)	\$3,321.62
748988	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$107.90)	\$3,323.76
748989	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
748990	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
748991	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
748992	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
748993	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
748994	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
748995	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
748996	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$107.90)	\$3,323.76
748997	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$107.90)	\$3,323.76
748998	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$107.90)	\$3,323.76
748999	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$118.22)	\$3,313.44
749000	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$106.33)	\$3,325.34
749001	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749002	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$107.90)	\$3,323.76
749003	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$107.90)	\$3,323.76
749004	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749005	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749006	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$107.90)	\$3,323.76
749007	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749008	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749009	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749010	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749011	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$106.92)	\$3,324.74
749012	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$112.57)	\$3,319.09
749013	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$107.90)	\$3,323.76
749014	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749015	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749016	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$107.90)	\$3,323.76
749017	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749018	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749019	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749020	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749021	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$107.90)	\$3,323.76
749022	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749023	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$108.41)	\$3,323.25
749024	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$84.42)	\$2,763.87
749025	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$82.04)	\$2,766.24
749026	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$82.04)	\$2,766.24
749027	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$82.04)	\$2,766.24
749028	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$82.04)	\$2,766.24
749029	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$82.04)	\$2,766.24
749030	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$82.04)	\$2,766.24
749031	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$82.04)	\$2,766.24

**Phase #1 Assessment Roll Summary - 2020-21**

<b>Parcel</b>	<b>Number of Units</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>TIRZ Annual Credit Amount</b>	<b>2020-21 Annual Installment</b>
749032	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$101.66)	\$2,746.62
749033	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
749034	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$116.88)	\$3,314.79
749035	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$105.29)	\$3,326.37
749036	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749037	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749038	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$107.90)	\$3,323.76
749039	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$120.40)	\$3,311.27
749040	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$140.83)	\$2,707.45
749041	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$109.30)	\$2,738.98
749042	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$87.39)	\$2,760.89
749043	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$100.71)	\$2,747.58
749044	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$110.64)	\$2,737.64
749045	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$98.09)	\$3,333.57
749046	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$114.84)	\$3,316.83
749047	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
749048	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
749049	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
749050	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
757294	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757293	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757292	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757291	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757290	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757289	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757288	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757287	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757286	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757285	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757284	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757283	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757282	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757281	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757280	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757279	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
757278	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757277	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757276	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757275	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757274	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757273	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757272	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757271	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757270	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757269	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08

**Phase #1 Assessment Roll Summary - 2020-21**

<b>Parcel</b>	<b>Number of Units</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>TIRZ Annual Credit Amount</b>	<b>2020-21 Annual Installment</b>
757268	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757267	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757266	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757265	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757264	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757263	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757262	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757261	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757260	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757259	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757258	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757257	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757256	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757255	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757254	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757253	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757252	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757251	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757250	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757249	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757248	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757247	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757246	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757244	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757243	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757242	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757241	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757240	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
757239	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757238	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757237	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757236	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757235	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757234	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757233	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757232	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757231	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757230	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757229	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757228	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757227	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757226	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757225	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757224	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
757223	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70



**Phase #1 Assessment Roll Summary - 2020-21**

<b>Parcel</b>	<b>Number of Units</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>TIRZ Annual Credit Amount</b>	<b>2020-21 Annual Installment</b>
757222	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757221	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757220	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757219	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757218	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757217	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757216	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757215	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757214	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757213	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757212	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757211	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757210	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757209	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757208	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
757207	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757206	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757205	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757204	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757203	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757202	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757201	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757200	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757199	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757198	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757197	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757196	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757195	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757194	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757193	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757192	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757191	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757190	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757189	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757188	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757187	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757186	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757185	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757184	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757183	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757182	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757181	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757180	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757179	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757178	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70

**Phase #1 Assessment Roll Summary - 2020-21**

<b>Parcel</b>	<b>Number of Units</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>TIRZ Annual Credit Amount</b>	<b>2020-21 Annual Installment</b>
757177	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757176	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757175	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757174	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757173	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757172	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757171	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
757170	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757169	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757168	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757167	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757166	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757165	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757164	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757163	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757162	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757161	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757160	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757159	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757158	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757157	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757156	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757155	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757154	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757153	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757152	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757151	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757150	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757149	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757148	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757147	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757146	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757145	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757144	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757143	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757142	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757141	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757140	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757139	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757138	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757137	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757136	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757135	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757134	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757133	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70

**Phase #1 Assessment Roll Summary - 2020-21**

<b>Parcel</b>	<b>Number of Units</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>TIRZ Annual Credit Amount</b>	<b>2020-21 Annual Installment</b>
757132	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757131	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757130	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757129	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757128	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757127	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757126	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757125	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757124	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757122	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
757121	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757120	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757119	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757118	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757117	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757116	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757115	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757114	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757113	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757112	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757111	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757110	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757109	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757108	1	1.00	\$29,152	\$452	\$2,881	\$98.61	(\$70.59)	\$3,361.08
757107	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757106	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757105	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757104	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757103	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757102	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757101	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757100	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757099	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757098	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757097	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757096	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757095	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757094	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757093	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757092	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757091	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757090	0	0.00	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
757089	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757088	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757087	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70

**Phase #1 Assessment Roll Summary - 2020-21**

<b>Parcel</b>	<b>Number of Units</b>	<b>Total EU</b>	<b>Outstanding Assessments</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>TIRZ Annual Credit Amount</b>	<b>2020-21 Annual Installment</b>
757086	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757085	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757084	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757083	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757082	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757081	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757080	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757079	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757078	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757077	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757076	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757075	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757074	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757073	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757072	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757071	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
757070	1	0.83	\$24,196	\$375	\$2,391	\$81.85	(\$70.59)	\$2,777.70
<b>Total</b>	<b>275</b>	<b>243.38</b>	<b>\$7,095,000.00</b>	<b>\$110,000.00</b>	<b>\$701,198.85</b>	<b>\$24,000.00</b>	<b>(\$21,216.96)</b>	<b>\$813,981.89</b>

**APPENDIX G**  
**PROPOSED PHASE #2 DIRECT IMPROVEMENTS ASSESSMENT ROLL**

Appendix G				
Proposed Phase #2 Direct Improvements Assessment Roll				
Parcel				All Parcels
Assessment				\$9,160,000
Total Equivalent Units				189.75

Year	Principal <sup>1</sup>	Interest <sup>1</sup>	Administrative Expenses <sup>2</sup>	Total Annual Installment <sup>3</sup>
1	\$0	\$701,656	\$25,000	\$726,656
2	\$5,000	\$701,656	\$25,500	\$732,156
3	\$5,000	\$701,273	\$26,010	\$732,283
4	\$5,000	\$700,890	\$26,530	\$732,420
5	\$5,000	\$700,507	\$27,061	\$732,568
6	\$185,000	\$425,924	\$27,602	\$638,526
7	\$195,000	\$417,303	\$28,154	\$640,457
8	\$200,000	\$408,216	\$28,717	\$636,933
9	\$210,000	\$398,896	\$29,291	\$638,187
10	\$220,000	\$389,110	\$29,877	\$638,987
11	\$230,000	\$378,858	\$30,475	\$639,333
12	\$240,000	\$368,140	\$31,084	\$639,224
13	\$255,000	\$356,956	\$31,706	\$643,662
14	\$265,000	\$345,073	\$32,340	\$642,413
15	\$280,000	\$332,724	\$32,987	\$645,711
16	\$290,000	\$319,676	\$33,647	\$643,323
17	\$305,000	\$306,162	\$34,320	\$645,482
18	\$320,000	\$291,949	\$35,006	\$646,955
19	\$335,000	\$277,037	\$35,706	\$647,743
20	\$350,000	\$261,426	\$36,420	\$647,846
21	\$365,000	\$245,116	\$37,149	\$647,265
22	\$385,000	\$228,107	\$37,892	\$650,999
23	\$400,000	\$210,166	\$38,649	\$648,815
24	\$420,000	\$191,526	\$39,422	\$650,948
25	\$440,000	\$171,954	\$40,211	\$652,165
26	\$460,000	\$151,450	\$41,015	\$652,465
27	\$650,000	\$130,014	\$41,835	\$821,849
28	\$680,000	\$99,724	\$42,672	\$822,396
29	\$715,000	\$68,036	\$43,526	\$826,562
30	\$745,000	\$34,717	\$44,396	\$824,113
<b>Total</b>	<b>\$9,160,000</b>	<b>\$10,314,242</b>	<b>\$1,014,202</b>	<b>\$20,488,444</b>

1 - The interest is estimated using 7.66% per annum for years 1-5 and 4.66% per annum thereafter.

2 - The Administrative Expenses shown include the estimated PID administration and assessment collection costs and will be updated each year in the Annual Service Plan Updates.

3- Amounts shown do not include any TIRZ Credit.

Rudman Tract PID				
Projected Annual Installment per Lot - Phase #2 Direct Improvements				
Lot Type				60 Ft
Assessment				\$48,274
Equivalent Units				1.00

Year	Principal <sup>1</sup>	Interest <sup>1</sup>	Administrative Expenses <sup>2</sup>	Total Annual Installment <sup>3</sup>
1	\$0	\$3,698	\$132	\$3,830
2	\$26	\$3,698	\$134	\$3,859
3	\$26	\$3,696	\$137	\$3,859
4	\$26	\$3,694	\$140	\$3,860
5	\$26	\$3,692	\$143	\$3,861
6	\$975	\$2,245	\$145	\$3,365
7	\$1,028	\$2,199	\$148	\$3,375
8	\$1,054	\$2,151	\$151	\$3,357
9	\$1,107	\$2,102	\$154	\$3,363
10	\$1,159	\$2,051	\$157	\$3,368
11	\$1,212	\$1,997	\$161	\$3,369
12	\$1,265	\$1,940	\$164	\$3,369
13	\$1,344	\$1,881	\$167	\$3,392
14	\$1,397	\$1,819	\$170	\$3,386
15	\$1,476	\$1,753	\$174	\$3,403
16	\$1,528	\$1,685	\$177	\$3,390
17	\$1,607	\$1,614	\$181	\$3,402
18	\$1,686	\$1,539	\$184	\$3,410
19	\$1,765	\$1,460	\$188	\$3,414
20	\$1,845	\$1,378	\$192	\$3,414
21	\$1,924	\$1,292	\$196	\$3,411
22	\$2,029	\$1,202	\$200	\$3,431
23	\$2,108	\$1,108	\$204	\$3,419
24	\$2,213	\$1,009	\$208	\$3,431
25	\$2,319	\$906	\$212	\$3,437
26	\$2,424	\$798	\$216	\$3,439
27	\$3,426	\$685	\$220	\$4,331
28	\$3,584	\$526	\$225	\$4,334
29	\$3,768	\$359	\$229	\$4,356
30	\$3,926	\$183	\$234	\$4,343
<b>Total</b>	<b>\$48,274</b>	<b>\$54,357</b>	<b>\$5,345</b>	<b>\$107,976</b>

1 - The interest is estimated using 7.66% per annum for years 1-5 and 4.66% per annum thereafter.

2 - The Administrative Expenses shown include the estimated PID administration and assessment collection costs and will be updated each year in the Annual Service Plan Updates.

3- Amounts shown do not include any TIRZ Credit.

Rudman Tract PID				
Projected Annual Installment per Lot - Phase #2 Direct Improvements				
<b>Lot Type</b>				50 Ft
<b>Assessment</b>				\$40,067
<b>Equivalent Units</b>				0.83

Year	Principal <sup>1</sup>	Interest <sup>1</sup>	Administrative Expenses <sup>2</sup>	Total Annual Installment <sup>3</sup>
1	\$0	\$3,069	\$109	\$3,179
2	\$22	\$3,069	\$112	\$3,203
3	\$22	\$3,067	\$114	\$3,203
4	\$22	\$3,066	\$116	\$3,204
5	\$22	\$3,064	\$118	\$3,204
6	\$809	\$1,863	\$121	\$2,793
7	\$853	\$1,825	\$123	\$2,801
8	\$875	\$1,786	\$126	\$2,786
9	\$919	\$1,745	\$128	\$2,792
10	\$962	\$1,702	\$131	\$2,795
11	\$1,006	\$1,657	\$133	\$2,797
12	\$1,050	\$1,610	\$136	\$2,796
13	\$1,115	\$1,561	\$139	\$2,815
14	\$1,159	\$1,509	\$141	\$2,810
15	\$1,225	\$1,455	\$144	\$2,824
16	\$1,269	\$1,398	\$147	\$2,814
17	\$1,334	\$1,339	\$150	\$2,823
18	\$1,400	\$1,277	\$153	\$2,830
19	\$1,465	\$1,212	\$156	\$2,833
20	\$1,531	\$1,144	\$159	\$2,834
21	\$1,597	\$1,072	\$162	\$2,831
22	\$1,684	\$998	\$166	\$2,848
23	\$1,750	\$919	\$169	\$2,838
24	\$1,837	\$838	\$172	\$2,847
25	\$1,925	\$752	\$176	\$2,853
26	\$2,012	\$662	\$179	\$2,854
27	\$2,843	\$569	\$183	\$3,595
28	\$2,974	\$436	\$187	\$3,597
29	\$3,128	\$298	\$190	\$3,616
30	\$3,259	\$152	\$194	\$3,605
<b>Total</b>	<b>\$40,067</b>	<b>\$45,116</b>	<b>\$4,436</b>	<b>\$89,620</b>

1 - The interest is estimated using 7.66% per annum for years 1-5 and 4.66% per annum thereafter.

2 - The Administrative Expenses shown include the estimated PID administration and assessment collection costs and will be updated each year in the Annual Service Plan Updates.

3- Amounts shown do not include any TIRZ Credit.





**Date:** 05/04/2021  
**Agenda Item #:** 6. E.  
**Department:** Development Services  
**Strategic Goal:** Promote and expand Little Elm's identity  
**Staff Contact:** Fred Gibbs, Director of Development Services

---

**AGENDA ITEM:**

Consider Action to Approve a **Development Agreement between the Town of Little Elm and the Developer for Alta 3Eighty, LLC.**

**DESCRIPTION:**

On January 25th, 2021 the Alta 3Eighty Planned Development (Ordinance 1589) was approved by Town Council. Within this Planned Development, it was requested that the developers provide a site plan that must be approved by The Planning and Zoning Commission. This site plan was approved on March 18th, 2021. It was also required that upon the future submittal of plans, a Development Agreement would be acted on by Town Council. Within this Development Agreement, we are solidifying the exterior elevations and ensuring this development meets the requirements listed within the Planned Development. The proposed elevations align with the architectural features the Town of Little Elm is looking for in this type of development by providing a blend of type A and type B materials as outlined within our Code of Ordinances.

**BUDGET IMPACT:**

There is no budget impact associated with this Development Agreement.

**RECOMMENDED ACTION:**

Staff recommends approval.

---

**Attachments**

Development Agreement

## ALTA 3EIGHTY DEVELOPMENT AGREEMENT

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON    §

This Development Agreement for Alta 3Eighty (“**Agreement**”) is entered into between **ALTA 3EIGHTY, LLC** (“**Developer**”), whose address for purposes of this Agreement is 5440 Harvest Hill Road, Suite 206, Dallas, TX 75230, and the Town of Little Elm, Texas (“**Town**”), whose address for purposes of this Agreement is 100 W. Eldorado Parkway, Little Elm, TX 75068. Developer and the Town are sometimes referred herein together as the “**Parties**” and individually as a “**Party**.”

### **Recitals:**

1. Developer is the owner of 10.0 acres located at the NWC of Hwy 380 and FM 2931 in the Town of Little Elm, Texas (the “**Property**”), which Property is more particularly described in **Exhibit A** attached hereto.
2. In furtherance of the development of the Property, the Parties have negotiated certain matters regarding the Property as set forth in this Agreement.
3. The Parties seek to memorialize these negotiated matters and to include them in this contractually-binding Agreement.

**NOW, THEREFORE**, for and in consideration of the above and foregoing premises, the benefits to each of the Parties from this Agreement, and other good and valuable consideration, the sufficiency of which is hereby acknowledged and agreed, the Parties do hereby agree as follows:

**Section 1.   Incorporation of Premises.** The above and foregoing Recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

**Section 2.   Term.** This Agreement shall be effective as of the date of execution of this Agreement by the last of the Parties to do so (“**Effective Date**”). This Agreement shall remain in full force and effect from the Effective Date until terminated by the mutual agreement of all of the Parties in writing, or until all obligations in the Agreement have been fulfilled (“**Term**”).

**Section 3.   Agreements.** The Parties agree as follows:

- A. **Town of Little Elm Ordinance No. 1589 as approved and executed on January 5, 2021 and attached hereto as Exhibit B.**
- B. **Alta 3Eighty Architectural Elevations as attached hereto in Exhibit C.**

#### **Section 4. Miscellaneous.**

**A. Applicability of Town Ordinances.** When the Property is developed, Developer shall construct all structures on the Property, in accordance with all applicable Town ordinances and building/construction codes, whether now existing or arising prior to such construction in the future.

**B. Default/Mediation.** No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to non-binding mediation.

**C. Venue.** This Agreement and any dispute arising out of or relating to this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without reference to its conflict of law rules. In the event of any dispute or action under this Agreement, venue for any and all disputes or actions shall be instituted and maintained in Denton County, Texas.

**D. Relationship of Parties.** It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership, joint venture, joint enterprise, or other relationship between or among the Parties.

**E. Severability.** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, 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 shall 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.

**F. Cumulative Rights and Remedies.** The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either Party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the Parties may have by law statute, ordinance, or otherwise. The failure by any Party to exercise any right, power, or option given to it by this Agreement, or to insist upon strict compliance with the terms of this Agreement, shall not constitute a waiver of the terms and conditions of this Agreement with respect to any other or subsequent breach thereof, nor a waiver by such Party of its rights at any time thereafter to require exact and strict compliance with all the terms hereof. Any rights and remedies any Party may have with respect to the other

arising out of this Agreement shall survive the cancellation, expiration or termination of this Agreement, except as otherwise expressly set forth herein.

**G. Exhibits.** All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

**H. Surviving Rights.** Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination or expiration of this Agreement shall survive termination or expiration.

**I. Applicable Laws.** This Agreement is made subject to the existing provisions of the Charter of the Town of Little Elm, its present rules, regulations, procedures and ordinances, and all applicable laws, rules, and regulations of the State of Texas and the United States.

**J. Authority to Execute.** The undersigned officers and/or agents of the Parties hereto are the properly authorized persons and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

**K. Amendments.** This Agreement may be only amended or altered by written instrument signed by the Parties.

**L. Headings.** The headings and captions used in this Agreement are for the convenience of the Parties only and shall not in any way define, limit or describe the scope or intent of any provisions of this Agreement.

**M. Entire Agreement.** This Agreement is the entire agreement between the Parties with respect to the subject matters covered in this Agreement. There are no other collateral oral or written agreements between the Parties that in any manner relates to the subject matter of this Agreement, except as provided or referenced in this Agreement.

**N. Filing in Deed Records.** This Agreement shall be recorded in the real property records of Denton County, Texas. This Agreement and all of its terms, conditions, and provisions is and shall constitute a restriction and condition upon the development of the Property and all portions thereof and a covenant running with the Property and all portions thereof, and is and shall be binding upon Developer and all of Developer's heirs, successors, and assigns and the future owners of the Property and any portion thereof; provided, however, this Agreement shall not constitute an obligation of or be deemed a restriction or encumbrance with respect to any final platted residential lot upon which a completed home has been constructed.

**O. Notification of Sale or Transfer; Assignment of Agreement.** Developer shall notify the Town in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will become an owner of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement with respect to the portion of the Property transferred to

Assignee. If the Property is transferred or owned by multiple parties, this Agreement shall only apply to, and be binding on, such parties to the extent of the Property owned by such successor owner, and if the Developer or any Assignee is in default under this Agreement, such default shall not be an event of default for any non-defaulting Assignee which owns any portion of the Property separate from the defaulting Developer or Assignee. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement with respect to the Property transferred to the successor developer, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

**P. Sovereign Immunity.** The Parties agree that the Town has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

**Q. Exactions/Infrastructure Costs.** Developer has been represented by legal counsel, or has had an opportunity to do so, in the negotiation of this Agreement, and been advised, or has had the opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town in this Agreement are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

**R. Waiver of Texas Government Code § 3000.001 et seq.** With respect to the improvements constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005.

**S. Rough Proportionality.** Developer hereby waives any federal constitutional claims and any statutory or state constitutional takings claims under the Texas Constitution with respect to infrastructure requirements imposed by this Agreement. Developer and the Town further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the projected impact of the terms of this Agreement, with respect to infrastructure requirements imposed by this Agreement.

**T. No Israel Boycott.** 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 Developer verifies by Developer's signature on this Agreement that the company does not boycott Israel and will not boycott Israel during the term of this contract

**EXECUTED** by the Parties on the dates set forth below, to be effective as of the date first written above.

**ALTA 3EIGHTY (DEVELOPER)**  
**a Delaware limited liability company**

By: \_\_\_\_\_

Date: \_\_\_\_\_

**TOWN OF LITTLE ELM, TEXAS**

By: \_\_\_\_\_  
Matt Mueller  
Town Manager

Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Caitlan Biggs  
Town Secretary

**STATE OF TEXAS           §**  
**§**  
**COUNTY OF DENTON    §**

Before me, the undersigned authority, on this \_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared MATT MUELLER, Town Manager of the Town of Little Elm, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: \_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**STATE OF TEXAS           §**  
**§**  
**COUNTY OF DALLAS    §**

Before me, the undersigned authority, on this \_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared RYAN MILLER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity of a duly authorized representative of ALTA 3EIGHTY, LLC.

[Seal]

By: \_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

## **EXHIBIT A**

### Property Description

**BEING** a 10.000 acre tract of land situated in the Marsella Jones Survey, Abstract No. 662, Town of Little Elm, Denton County, Texas and being part of a called 54.765 acre tract of land described the Special Warranty Deed to 2931 Commercial, LP, recorded in Document Number 2008-132752, Official Records, Denton County, Texas, (O.R.D.C.T.), and being more particularly described as follows:

**COMMENCING** at a 5/8-inch iron rod with yellow plastic cap stamped "Petitt RPLS 4807" found in the north right-of-way line U.S. Highway no. 380, (a variable width public right-of-way) at the southeast corner of Lot 4X, Block J of Hillstone Pointe Phases 1A, 2 and 3, an addition to the Town of Little Elm, Texas according to the plat thereof recorded in Document Number 2019-307 O.R.D.C.T. and being in the west line of said 54.7695 acre tract of land;

**THENCE** along said north right-of-way line, the following:

South 1°57' 18" West, a distance of 15.25 feet to a 1/2-inch iron rod with plastic cap stamped "Metroplex" bears North 3°39'45" East, a distance of 1.09'

South 79°32'21" East, a distance of 272.92 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Petitt RPLS 4807" found for corner;

South 82°25'04" East, a distance of 100.12 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Petitt RPLS 4807" found for corner;

South 79°33'19" East, a distance of 242.77 feet to a point for corner;

**THENCE** over and across said 54.765 acre tract of land, the following:

North 10°26'41" East, a distance of 235.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the **POINT OF BEGINNING**;

North 79°33'19" West, a distance of 536.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set in the east line of a variable width Access Road Easement as described in the Declaration of Easements and Restrictions recorded in Document Number 2017-61883, O.R.D.C.T. and being the beginning of a non-tangent curve to the right having a central angle of 46°15'58", a radius of 187.00 feet, a chord bearing and distance of North 21°10'41" West, 146.93 feet;

In a northwesterly direction, with the east line of said Access Road Easement and with said curve to the right, an arc distance of 151.00 feet to a point for corner and being the point of tangency;

North 01°57'18" East, continuing with the east line of said Access Road Easement, distance of 555.52 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner in the south line of that called 19.8462 acre tract of land described in the Special Warranty Deed to The Landing at Little Elm Apartments, LLC recorded in Document No. 2020-175351, O.R.D.C.T.;

**THENCE** South 88°30'32" East along said south line, a distance of 601.01 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set point for corner;

**THENCE** over and across said 54.765 acre tract of land, the following:

South 1°57'18" West, a distance of 690.04 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 10°26'41" West, a distance of 85.61 feet to the **POINT OF BEGINNING** and containing a computed area of 435,597 square feet of 10.00 acres of land.



**EXHIBIT B**

Ordinance No. 1589

**ORDINANCE NO. 1589**

**AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, HEREOF AMENDED, BY AMENDING PLANNED DEVELOPMENT-LIGHT COMMERCIAL/MULTIFAMILY (PD-LC/MF) ON APPROXIMATELY 35.0 ACRES OF LAND, GENERALLY LOCATED AT THE NORTHWEST CORNER OF US 380 AND FM 2931; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING A SAVINGS CLAUSE, PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Little Elm ("Town") is a home rule municipal corporation organized and existing by virtue of the Constitution and laws of the State of Texas and by its Charter adopted on May 1, 2001; and

**WHEREAS**, the Town possesses all the rights, powers, and authorities possessed by all home rule municipalities, including the authority to regulate land uses under Chapter 211 of the Texas Local Government Code; and

**WHEREAS**, the Future Land Use Plan of the 2017 Comprehensive Plan designates the subject property as Retail/Commercial and High Density Residential; and

**WHEREAS**, a request for a change in zoning has been initiated by 2931 Commercial GP, LLC to update the subject PD language and exhibits for approximately 35.0 acres of land more specifically described on the Location Map, attached hereto; and

**WHEREAS**, the Town Council and the Planning and Zoning Commission of the Town of Little Elm, in compliance with the laws of the State of Texas and the ordinances of the Town of Little Elm, have given the required notices and held the required public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof regarding the requested rezoning described herein; and

**WHEREAS**, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission and any other information and materials received at the public hearing, the Town Council of the Town of Little Elm, Texas, has determined that the rezoning request would be in the interest of public health, safety and welfare of the citizens of the Town of Little Elm.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:**

**SECTION 1. INCORPORATION OF PREMISES.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2. ZONING AMENDMENT.** The Comprehensive Zoning Ordinance of the Town, is hereby amended by providing for a **Planned Development district (PD)** on approximately 35.0 acres of land to update the subject PD language and associated

exhibits, generally located at the northwest corner of US 380 and FM 2931, a tract of land more particularly described on Location Map, attached hereto, subject to all of the terms and conditions set forth herein, and all other applicable ordinances, laws, rules, regulations, and standards.

**SECTION 3. CONDITIONS.** The following special ordinance provisions shall apply to the subject property:

### **General Regulations**

1. All not redefined by this amendment shall default to the Little Elm Code of Ordinances as set forth at time of adoption, and as amended.
2. Allowed uses on the subject property shall include commercial and multi-family uses.
3. The following uses and activities are prohibited: alternative financial services, sexually oriented businesses, body art facilities, smoke shops, vice paraphernalia, gaming or slot machines (excluding arcades), lewd merchandise sales, pawn shops, outdoor storage/display, and fireworks sales/storage.
4. Landscape buffers, regardless of use, shall be 30' along US 380 and a minimum 20' along other thoroughfares.
5. As developments are approved, the zoning map shall be revised so that the base zoning reflects the approved use.
6. A maximum of 10 acres be permitted for multifamily uses within the remaining undeveloped portion of the PD area.
7. The future site plan for the additional multifamily development shall be considered and acted upon by the Planning & Zoning Commission.
8. Upon future submittal of building plans and elevations for the additional multifamily development, a development agreement shall be formed to be considered and acted upon by Town Council.

### **Commercial Tracts**

The permitted uses and standards shall be in accordance with the Light Commercial (LC) zoning district, and other applicable site development standards as laid out in the Zoning Ordinance, unless otherwise specified herein:

- b) Parking stall size – 9 feet x 20 feet

### **Multi-family Tracts**

The permitted uses and standards shall be in accordance with the Multifamily (MF) zoning district, and other applicable site development standards as laid out in the Zoning Ordinance, unless otherwise specified herein:

- a) The following area regulations shall apply:
  - i. Maximum density per acre – 30 units

- ii. Maximum height – 35 feet and three stories. Maximum height to be measured at the base plate.
- b) Parking
- i. Parking stall size – 9 feet x 20 feet
  - ii. Parking ratio – 1.75 spaces per unit. Non-gated public parking shall be 1 space for each 400 square feet of non-residential floor area.
  - iii. Carports with flat metal roofs are permitted.
- c) Maximum amount of units – a maximum of 700 units are permitted within two developments and/or phases.

**SECTION 4. SAVINGS.** This Ordinance shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect..

**SECTION 5. ZONING MAP.** The official zoning map of the Town shall be amended to reflect the change in zoning made by this ordinance.

**SECTION 6. PENALTY.** Any person, firm, or corporation violating any of the provision of this ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 7. SEVERABILITY.** The sections, paragraphs, sentences, phrases, and words of this Ordinance are severable, and If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid or unconstitutional, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, and the Town Council hereby declares that it would have adopted the valid portions and applications of the ordinance without the valid parts and to this end the provisions of this ordinance shall remain in full force and effect.

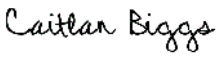
**SECTION 8. REPEALER.** That all ordinances of the Town of Little Elm in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.


**SECTION 9. EFFECTIVE DATE.** Upon adoption, this Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the Town Charter.

**PASSED AND APPROVED** by the Town Council of the Town of Little Elm, Texas on the 5<sup>th</sup> day of January, 2021.

**ATTEST:**

**The Town of Little Elm, Texas**

DocuSigned by:  
  
13D40235A2334C5...  
Caitlan Biggs, Interim Town Secretary

DocuSigned by:  
  
89F45A73F0884AF...  
David Hillock, Mayor



## Town Council Meeting

**Date:** 01/05/2021  
**Agenda Item #:** 7. E.  
**Department:** Development Services  
**Strategic Goal:** Promote and expand Little Elm's identity  
**Staff Contact:** Skye Thibodeaux, Planning Manager

---

### AGENDA ITEM:

Conduct a Public Hearing, Present, Discuss, and Consider Action to Approve **Ordinance No. 1589, a Request to Amend Planned Development Ordinance No.1283 on Approximately 35.0 acres of land, Generally Located at the Northwest Corner of U.S. Highway 380 and FM 2931, within Little Elm's Town Limits.**

1. Staff Report:
2. Open Public Hearing:
3. Receive Public Comments:
4. Close Public Hearing:
5. Discuss and Take Action:

### DESCRIPTION:

#### Location

The subject property is generally located at the northwest corner of US 380 and FM 2931, within Little Elm's town limits.

#### Planning Analysis

The applicant is requesting an amendment to the existing Planned Development (PD) which was approved on June 16, 2015, via PD Ordinance No. 1283 to allow for additional multifamily development with modified standards. The PD was initially set up with a somewhat optional set of uses between commercial, single-family, and multi-family. A concept plan was also adopted as shown in the associated ordinance.

In April 2015, prior to the creation of the PD, a development agreement was approved between the Town and the applicant. The agreement is also being proposed to be amended to address the removal of sales tax and qualified expenditures.

The existing development within the subject property consists of The Landing apartment complex

located on the northern portion of the subject PD, along with a Brakes Plus and Valero gas station located in the southeast portion. The remaining property is undeveloped. The future land use designation for the subject property is a mix of Commercial/Retail and High Density Residential. The requested amendment is compatible with the Future Land Use Plan.

Regarding the proposed multifamily, the applicant is proposing that the updated standards be compatible with the existing multifamily development and associated relative standards in the existing PD. Additionally, the applicant is proposing that the third condition contained in the existing general standards be considered and approved while removing all language and standards incompatible with existing development.

Both staff and the applicant expect future amendments to the subject PD when the commercial portion picks up development. This proposed amendment is simply for the purpose of considering additional multifamily while cleaning up previous language and standards that is either no longer applicable or valid.

**BUDGET IMPACT:**

There is no budget impact for this item.

**RECOMMENDED ACTION:**

The Planning & Zoning Commission recommended approval of the proposed stipulations with the following additional conditions:

1. A maximum of 10 acres be permitted for multifamily uses within the remaining undeveloped portion of the subject PD; and,
2. The future site plan for the additional multifamily development shall be considered and acted upon by the Planning & Zoning Commission.

---

**Attachments**

Ordinance 1589 - Provident PD Amendment

Location Map - Provident PD Amendment

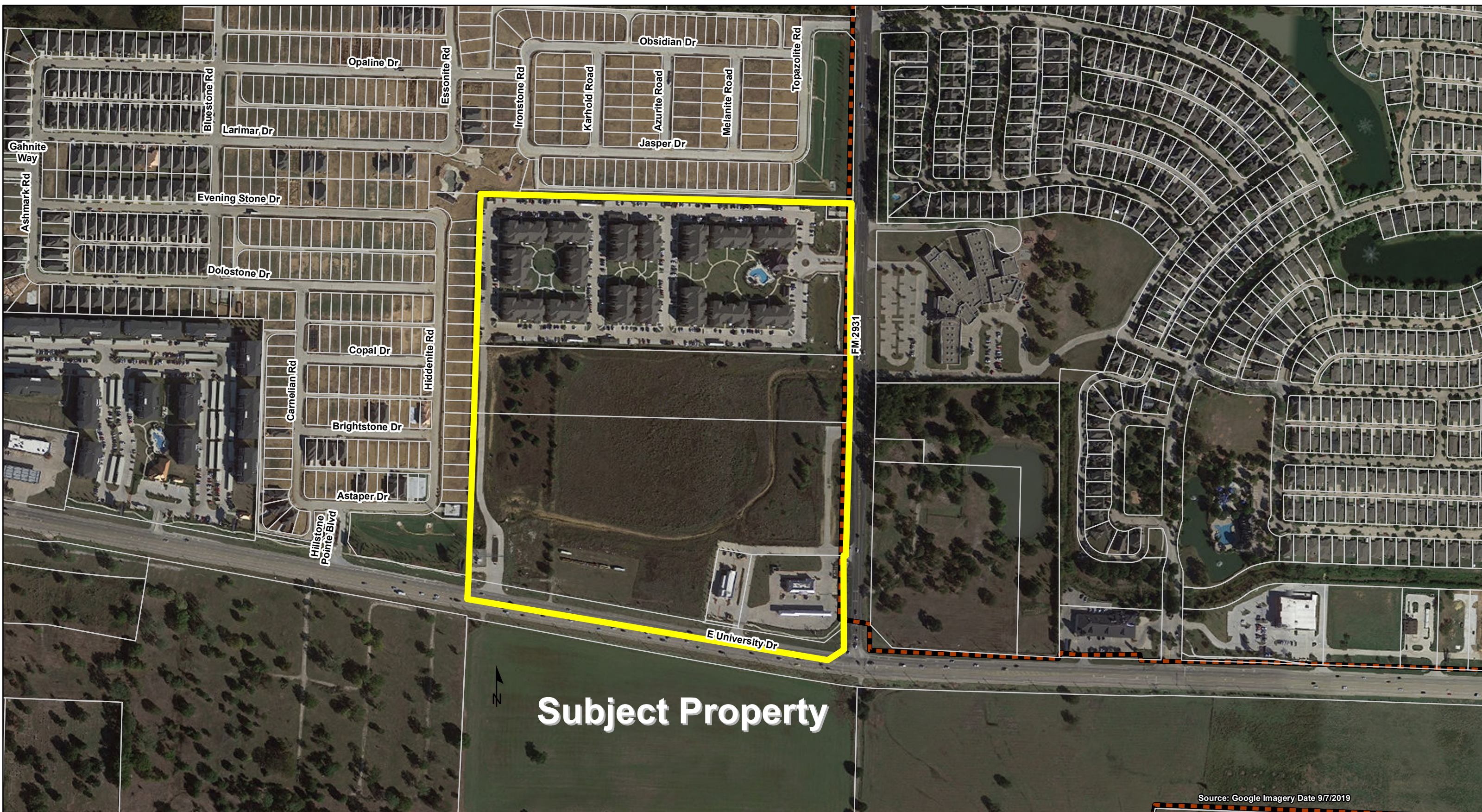
Timeline - Provident PD Amendment

Conceptual Exhibit - Provident PD Amendment

PD Stipulations - Provident PD Amendment

Ordinance No. 1283 - Provident PD Amendment






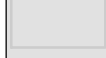

Source: Google Imagery Date 9/7/2019



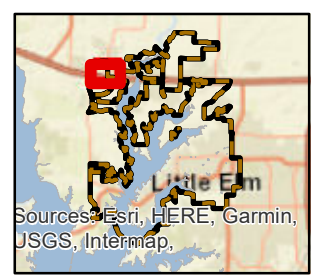
**Providence Village Commercial  
Planned Development**



**Legend**

-  Subject Property
-  Parcels
-  Town Limits

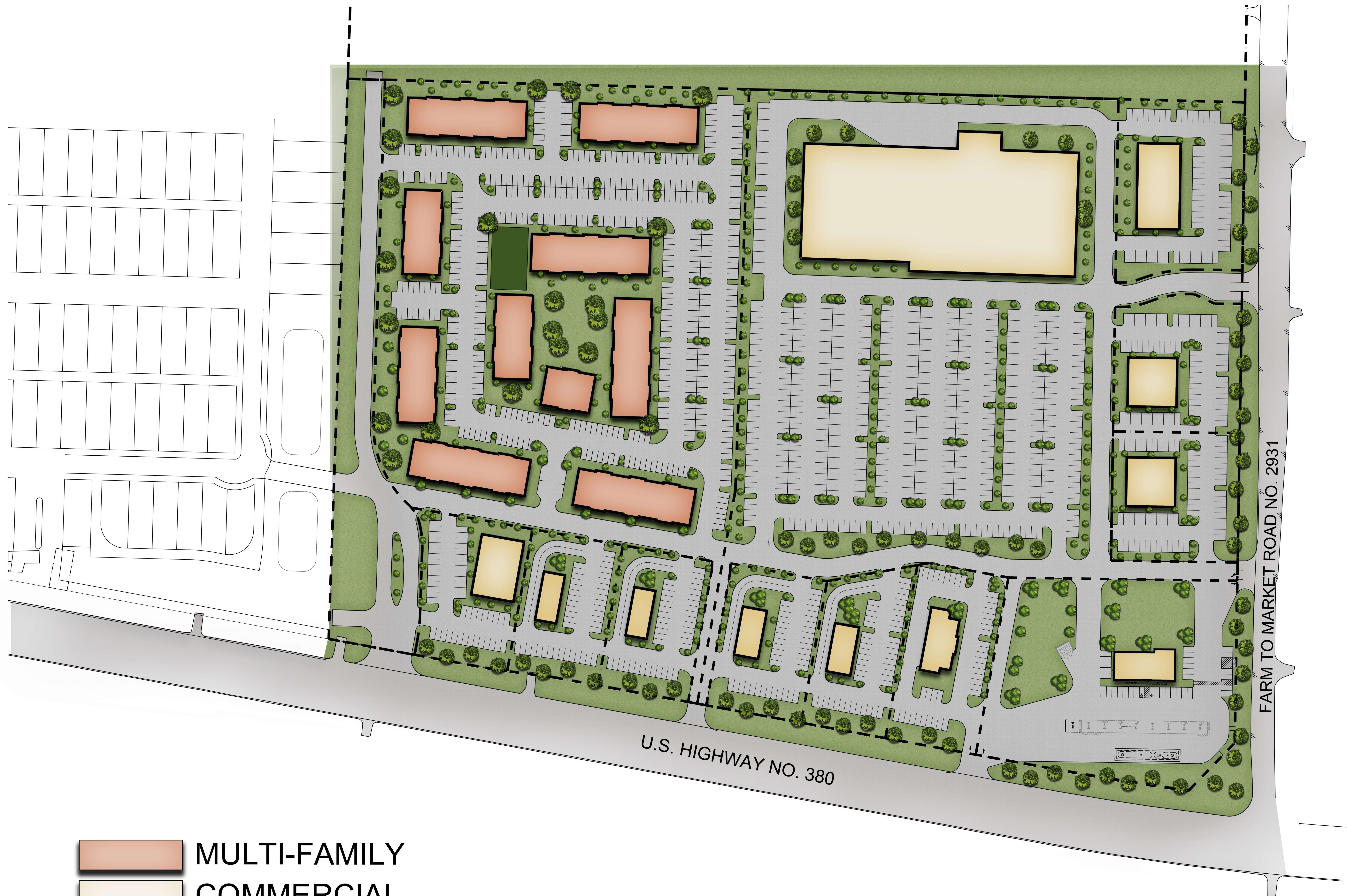
**Location Map**



*This map is the property of the Town of Little Elm, and is not to be reproduced by any means, mechanical or digital, without written consent of the Town.*

*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.*





MULTI-FAMILY  
 COMMERCIAL

NOTE:  
 PLAN IS INTENDED TO BE CONCEPTUAL AND NOT INTENDED TO BE A SITE PLAN.





## General Regulations

1. All not redefined by this amendment shall default to the Little Elm Code of Ordinances as set forth at time of adoption, and as amended.
2. Allowed uses on the subject property shall include commercial and multi-family uses.
3. The following uses and activities are prohibited: alternative financial services, sexually oriented businesses, body art facilities, smoke shops, vice paraphernalia, gaming or slot machines (excluding arcades), lewd merchandise sales, pawn shops, outdoor storage/display, and fireworks sales/storage.
4. Landscape buffers, regardless of use, shall be 30' along US 380 and a minimum 20' along other thoroughfares.
5. As developments are approved, the zoning map shall be revised so that the base zoning reflects the approved use.
6. A maximum of 10 acres be permitted for multifamily uses within the remaining undeveloped portion of the PD area.
7. The future site plan for the additional multifamily development shall be considered and acted upon by the Planning & Zoning Commission.
8. Upon future submittal of building plans and elevations for the additional multifamily development, a development agreement shall be formed to be considered and acted upon by Town Council.

## Commercial Tracts

The permitted uses and standards shall be in accordance with the Light Commercial (LC) zoning district, and other applicable site development standards as laid out in the Zoning Ordinance, unless otherwise specified herein:

- b) Parking stall size – 9 feet x 20 feet

## Multi-family Tracts

The permitted uses and standards shall be in accordance with the Multifamily (MF) zoning district, and other applicable site development standards as laid out in the Zoning Ordinance, unless otherwise specified herein:

- a) The following area regulations shall apply:
  - i. Maximum density per acre – 30 units
  - ii. Maximum height – 35 feet and three stories. Maximum height to be measured at the base plate.
- b) Parking
  - i. Parking stall size – 9 feet x 20 feet

- ii. Parking ratio – 1.75 spaces per unit. Non-gated public parking shall be 1 space for each 400 square feet of non-residential floor area.
  - iii. Carports with flat metal roofs are permitted.
- c) Maximum amount of units – a maximum of 700 units are permitted within two developments and/or phases.

**EXHIBIT C**

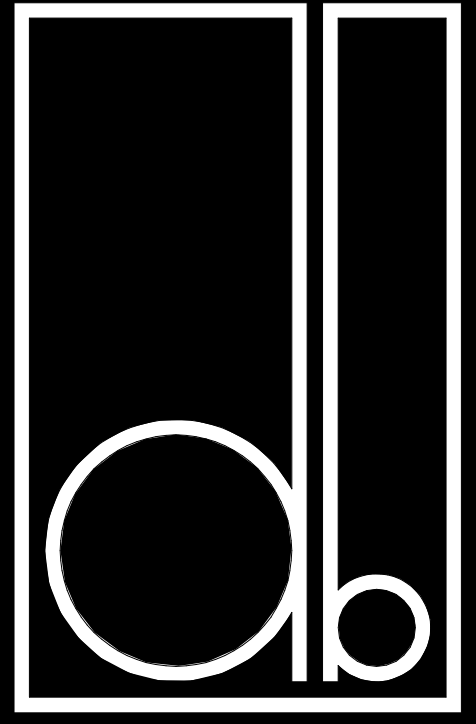
Alta 3Eighty – Architectural Elevations



CALCULATIONS

MATERIAL CALCULATIONS						
BUILDING A1	LEVEL	LEVEL 1	LEVEL 2	LEVEL 3	L2 & L3 AVERAGE	TOTAL BUILDING
	TOTAL AREA	3,148	3,252	4,164	3,708	10,564
	CATEGORY 'A' MATERIAL - BRICK	2686	2608	1610	2,109	6,904
	CATEGORY 'B' MATERIAL - CEMENTITIOUS FIBER BOARD	462	644	2,554	1,599	3,660
	TOTAL CATEGORY 'A' MATERIAL	85%	80%	39%	57%	65%
BUILDING A3	LEVEL	LEVEL 1	LEVEL 2	LEVEL 3	L2 & L3 AVERAGE	TOTAL BUILDING
	TOTAL AREA	3,832	3,686	5,194	4,440	12,712
	CATEGORY 'A' MATERIAL - BRICK	3245	2654	2136	2,395	8,035
	CATEGORY 'B' MATERIAL - CEMENTITIOUS FIBER BOARD	587	1,032	3,058	2,045	4,677
	TOTAL CATEGORY 'A' MATERIAL	85%	72%	41%	54%	63%
BUILDING C1	LEVEL	LEVEL 1	LEVEL 2	LEVEL 3	L2 & L3 AVERAGE	TOTAL BUILDING
	TOTAL AREA	4,200	4,044	5,604	4,824	13,848
	CATEGORY 'A' MATERIAL - BRICK	3614	3104	2222	2,663	8,940
	CATEGORY 'B' MATERIAL - CEMENTITIOUS FIBER BOARD	586	940	3,382	2,161	4,908
	TOTAL CATEGORY 'A' MATERIAL	86%	77%	40%	55%	65%
BLD C1-ALT	LEVEL	LEVEL 1	LEVEL 2	LEVEL 3	L2 & L3 AVERAGE	TOTAL BUILDING
	TOTAL AREA	4,200	4,044	5,604	4,824	13,848
	CATEGORY 'A' MATERIAL - BRICK	3614	3104	2222	2,663	8,940
	CATEGORY 'B' MATERIAL - CEMENTITIOUS FIBER BOARD	586	940	3,382	2,161	4,908
	TOTAL CATEGORY 'A' MATERIAL	86%	77%	40%	55%	65%
AMENITY	LEVEL	LEVEL 1	LEVEL 2	LEVEL 3	L2 & L3 AVERAGE	TOTAL BUILDING
	TOTAL AREA	3,093				3,093
	CATEGORY 'A' MATERIAL - BRICK	2660				2,660
	CATEGORY 'B' MATERIAL - CEMENTITIOUS FIBER BOARD	433				433
	TOTAL CATEGORY 'A' MATERIAL	86%				86%

KEY PLAN



DESIGN BALANCE, INC.  
2231 RIDGE ROAD  
SUITE 200  
ROCKWALL, TX 75087  
214.668.2306

OWNER:



3EIGHTY  
LITTLE ELM, TEXAS

PROJECT NUMBER:  
20020

DATE ISSUED:  
04/20/2021

REVISIONS:

SHEET TITLE:

ZONING  
COMPLIANCE SHEET

SHEET NAME:

G-070

AMENITY BUILDING



4 BACK ELEVATION  
G-070 1/8" = 1'-0"



1 SIDE ELEVATION  
G-070 1/8" = 1'-0"



3 FRONT ELEVATION  
G-070 1/8" = 1'-0"



2 SIDE ELEVATION  
G-070 1/8" = 1'-0"





1 BUILDING A1- BACK ELEVATION  
1/8" = 1'-0"



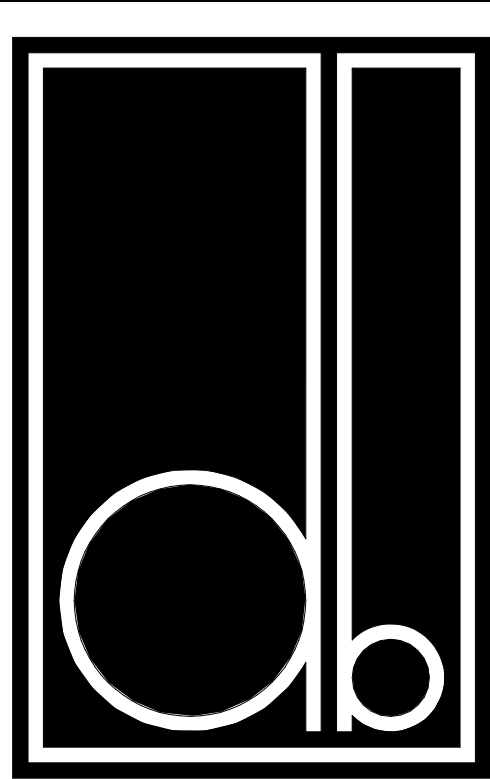
2 BUILDING A1- FRONT ELEVATION  
1/8" = 1'-0"



3 BUILDING A1- LEFT ELEVATION  
1/8" = 1'-0"



4 BUILDING A1- RIGHT ELEVATION  
1/8" = 1'-0"



DESIGN BALANCE, INC.  
2231 RIDGE ROAD  
SUITE 200  
ROCKWALL, TX 75087  
214.668.2306

OWNER:



3EIGHTY  
LITTLE ELM, TEXAS

PROJECT NUMBER:  
20020

DATE ISSUED:  
04/20/2021

REVISIONS:

SHEET TITLE:

ZONING  
COMPLIANCE SHEET

SHEET NAME:

G-071





B.O. TRUSS  
30' - 4 7/8"

CATEGORY 'B' MATERIAL  
CEMENTIOUS FIBER BOARD

LEVEL 3  
21' - 3 3/4"

CATEGORY 'A' MATERIAL  
BRICK

LEVEL 2  
10' - 7 7/8"

LEVEL 1  
0"

1 BUILDING A3- BACK ELEVATION



B.O. TRUSS  
30' - 4 7/8"

CATEGORY 'B' MATERIAL  
CEMENTIOUS FIBER BOARD

LEVEL 3  
21' - 3 3/4"

CATEGORY 'A' MATERIAL  
BRICK

LEVEL 2  
10' - 7 7/8"

LEVEL 1  
0"

2 BUILDING A3- FRONT ELEVATION



B.O. TRUSS  
30' - 4 7/8"

CATEGORY 'B' MATERIAL  
CEMENTIOUS FIBER BOARD

LEVEL 3  
21' - 3 3/4"

CATEGORY 'A' MATERIAL  
BRICK

LEVEL 2  
10' - 7 7/8"

LEVEL 1  
0"

3 BUILDING A3- LEFT ELEVATION



B.O. TRUSS  
30' - 4 7/8"

CATEGORY 'B' MATERIAL  
CEMENTIOUS FIBER BOARD

LEVEL 3  
21' - 3 3/4"

CATEGORY 'A' MATERIAL  
BRICK

LEVEL 2  
10' - 7 7/8"

LEVEL 1  
0"

4 BUILDING A3- RIGHT ELEVATION



DESIGN BALANCE, INC.  
2231 RIDGE ROAD  
SUITE 200  
ROCKWALL, TX 75087  
214.668.2306

OWNER:



WOOD PARTNERS  
5440 HARVEST HILL ROAD  
SUITE 206  
DALLAS, TEXAS 75230

3EIGHTY  
LITTLE ELM, TEXAS

PROJECT NUMBER:  
20020

DATE ISSUED:  
04/20/2021

REVISIONS:

SHEET TITLE:

ZONING  
COMPLIANCE SHEET

SHEET NAME:

G-072





1 BUILDING C1- BACK ELEVATION  
1/8" = 1'-0"



2 BUILDING C1- FRONT ELEVATION  
1/8" = 1'-0"



3 BUILDING C1- RIGHT ELEVATION  
1/8" = 1'-0"



4 BUILDING C1- LEFT ELEVATION  
1/8" = 1'-0"



DESIGN BALANCE, INC.  
2231 RIDGE ROAD  
SUITE 200  
ROCKWALL, TX 75087  
214.668.2306

OWNER:



WOOD PARTNERS  
WOOD PARTNERS  
5440 HARVEST HILL ROAD  
SUITE 206  
DALLAS, TEXAS 75230

3EIGHTY  
LITTLE ELM, TEXAS

PROJECT NUMBER:  
20020

DATE ISSUED:  
04/20/2021

REVISIONS:

SHEET TITLE:

ZONING  
COMPLIANCE SHEET

SHEET NAME:

G-073

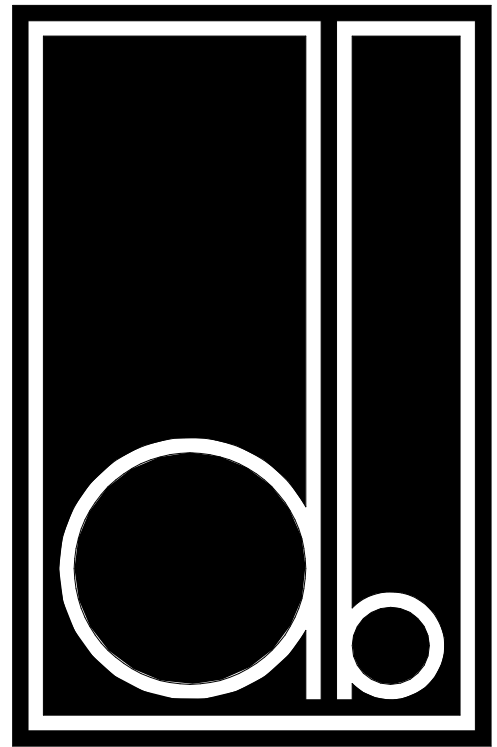




1 BUILDING C1 ALT- BACK ELEVATION  
G-074 1/8" = 1'-0"



2 BUILDING C1 ALT- FRONT ELEVATION  
G-074 1/8" = 1'-0"



DESIGN BALANCE, INC.  
2231 RIDGE ROAD  
SUITE 200  
ROCKWALL, TX 75087  
214.668.2306

OWNER:



3EIGHTY  
LITTLE ELM, TEXAS

PROJECT NUMBER:  
20020

DATE ISSUED:  
04/20/2021

REVISIONS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SHEET TITLE:  
ZONING  
COMPLIANCE SHEET

SHEET NAME:  
G-074





**Date:** 05/04/2021  
**Agenda Item #:** 6. F.  
**Department:** Economic Development Corporation  
**Strategic Goal:** Maintain operational integrity and viability  
**Staff Contact:** Jennette Espinosa, EDC Executive Director

---

**AGENDA ITEM:**

Consider Action to Approve **Ordinance No. 1607 for the Amended Final Project and Finance Plan for TIRZ #5.**

**DESCRIPTION:**

Revised the future development assumption, specifically the addition of 21 lots and the addition of 8 acres of Multi-Family at FM 2931. Updated documents will be provided by the Bond Council the day of the Council Meeting.

**BUDGET IMPACT:**

There is no budget impact for this item.

**RECOMMENDED ACTION:**

Staff recommends approval.

---

**Attachments**

Ordinance 1607-Amended Project and Finance Plan  
Amended Project and Finance Plan

**TOWN OF LITTLE ELM, TEXAS**

**ORDINANCE NO. 1607**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING ORDINANCE NOS. 1256, 1259, 1311, 1410, 1584 and 1596 BY APPROVING AN AMENDMENT TO THE REINVESTMENT ZONE NUMBER FIVE, TOWN OF LITTLE ELM, TEXAS, FINAL PROJECT AND FINANCING PLAN, BY REALLOCATING 8.0 ACRES OF LAND FROM COMMERCIAL TO MULTIFAMILY USE IN THE 2931 TRACT, AND ADDING TWENTY-ONE (21) RESIDENTIAL LOTS, WITH THE OVERALL ACREAGE REMAINING 862.23 ACRES WITHIN REINVESTMENT ZONE NUMBER FIVE, TOWN OF LITTLE ELM; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.**

**WHEREAS**, on May 4, 2021, the Board of Directors for Reinvestment Zone Number Five, Town of Little Elm, Texas, approved an Amendment to the Reinvestment Zone Number Five, Town of Little Elm, Texas, Final Project and Financing Plan, a copy of which is attached hereto as *Exhibit A*; and

**WHEREAS**, Section 311.011(e) of the Texas Tax Code also provides that Town Council's approval of amendments to the project plan must be by ordinance. If an amendment reduces or increases the geographic area of the zone, increases the amount of bond indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality, the approval must be by ordinance adopted after published notice and a public hearing consistent with Sections 311.003(c) and (d) of the Texas Tax Code; and

**WHEREAS**, the Town Council of the Town of Little Elm, Texas, now desires to approve the Amendment to the Reinvestment Zone Number Five, Town of Little Elm, Texas, Final Project and Financing Plan, a copy of which is attached hereto as *Exhibit A*.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:**

**SECTION 1.        FINDINGS.**

That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

**SECTION 2.        AMENDMENT.**

That the Town Council of the Town of Little Elm, Texas, does hereby approve the

Amended Project and Financing Plan for Tax Increment Reinvestment Zone Number Five, Town of Little Elm, Texas, a copy of which is attached hereto as ***Exhibit A***, and is incorporated herein for all purposes.

**SECTION 3.           SEVERABILITY CLAUSE.**

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the Town Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

**SECTION 4.           REPEALER CLAUSE.**

Any provision of any prior ordinance of the Town whether codified or uncoded, which are in conflict with any provision of this Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncoded, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**SECTION 5.           EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon its passage and it is accordingly so ordained.

**PASSED AND APPROVED** by the Town Council of the Town of Little Elm, Texas, this the 4<sup>th</sup> day of May, 2021.

\_\_\_\_\_  
David Hillock, Mayor

**ATTEST:**

\_\_\_\_\_  
Caitlyn Biggs, Town Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Robert F. Brown, Town Attorney

***Exhibit A***

Reinvestment Zone Number Five, Town of Little Elm, Texas  
Amended Project and Financing Plan

# **TAX INCREMENT REINVESTMENT ZONE No. 5**

**TOWN OF LITTLE ELM, TEXAS**

## **AMENDED PROJECT PLAN AND FINANCING PLAN**

**MAY 4, 2021**

**PREPARED BY:**

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

# TAX INCREMENT REINVESTMENT ZONE No. 5

## TOWN OF LITTLE ELM, TEXAS

### AMENDED PROJECT PLAN AND FINANCING PLAN

#### TABLE OF CONTENTS

<b>1. INTRODUCTION .....</b>	<b>1</b>
1.1. AUTHORITY AND PURPOSE.....	1
<b>2. TIRZ BOUNDARY .....</b>	<b>2</b>
<b>3. EXISTING USES AND CONDITIONS .....</b>	<b>3</b>
3.1. EXISTING USES .....	3
3.2. RELOCATING PERSONS .....	3
3.3. ORDINANCES .....	3
<b>4. OWNERSHIP .....</b>	<b>5</b>
4.1. CURRENT OWNERSHIP.....	5
4.2. CURRENT AND BASED APPRAISED VALUE.....	5
<b>5. PROPOSED USES OF REAL PROPERTY IN THE ZONE; PROJECT COSTS .....</b>	<b>6</b>
5.1. PROJECT COSTS OF THE ZONE.....	6
5.2. PROPOSED USES.....	6
<b>6. FINANCIAL FEASIBILITY ANALYSIS .....</b>	<b>7</b>
6.1. METHOD OF FINANCING .....	7
6.2. ESTIMATED BONDED INDEBTEDNESS .....	7
6.3. ECONOMIC FEASIBILITY ANALYSIS .....	7
6.4. ANTICIPATED REVENUE SUMMARY .....	8
<b>7. TERMS OF CONDITIONS.....</b>	<b>9</b>
7.1. PROJECT COST ESTIMATES .....	9
7.2. ESTIMATED BONDED INDEBTEDNESS .....	9
7.3. ECONOMIC FEASIBILITY ANALYSIS .....	9
<b>EXHIBIT A - TIRZ MAPS</b>	
<b>EXHIBIT B - METES AND BOUNDS DESCRIPTION OF THE PROPERTY</b>	
<b>EXHIBIT C - TIRZ OWNERSHIP, BASE VALUE, AND CURRENT VALUE</b>	
<b>EXHIBIT D - PROPOSED DEVELOPMENT PLAN</b>	
<b>EXHIBIT E - COMPARABLE PROPERTIES</b>	
<b>EXHIBIT F - PROJECTED ABSORPTION</b>	
<b>EXHIBIT G - PROJECTED ASSESSED VALUE</b>	
<b>EXHIBIT H - PROJECTED INCREMENTAL TAXES</b>	
<b>EXHIBIT I - PROJECTED INCREMENTAL REAL PROPERTY TAXES AVAILABLE FOR</b>	
<b>DEBT SERVICE</b>	

---

## ***1. INTRODUCTION***

---

### **1.1. AUTHORITY AND PURPOSE**

Reinvestment Zone Number Five, Town of Little Elm, Texas

The Reinvestment Zone Number Five, Town of Little Elm, Texas (“TIRZ” or the “Zone”) as amended includes 862.23 acres of land, more or less, located in the western portion of the Town of Little Elm (the “Town”) near the intersection of US-380 and FM-2931. A majority of the land within the southern portion of TIRZ is currently vacant and undeveloped.

The general TIRZ boundary is depicted in Table 2-A and Exhibit A. The exact TIRZ boundary is established by the legal descriptions hereinafter provided in Exhibit B.

The goal of the TIRZ is to facilitate the development of the currently vacant land with retail and single-family developments while creating a unique cohesive development that builds on the high development standards already established within the Town., it is anticipated that the Town will contribute 50% of its incremental real property tax revenue to the TIRZ fund (**beginning with incremental real property taxes due by January 31, 2022 and ending with incremental real property taxes due by January 31, 2060**) in order to fund the public improvements.

Without the implementation of the TIRZ, the property in the Zone would continue to impair the sound growth of the Town.

It is anticipated that the TIRZ boundary, as hereinafter defined, will be expanded and that the Town's contribution to the TIRZ fund will be revised.

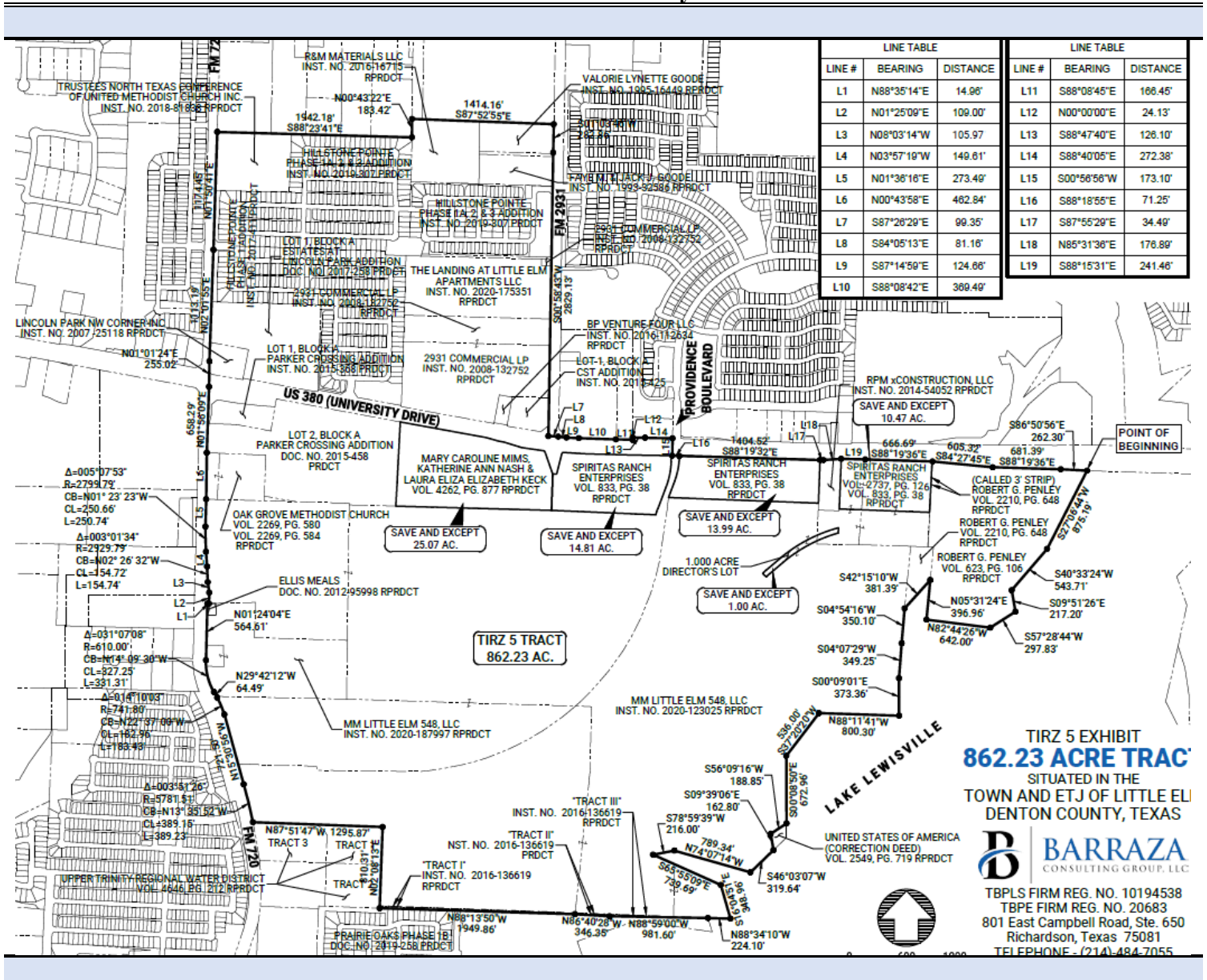
*(the remainder of this page is intentionally left blank)*



## 2. TIRZ BOUNDARY

The updated TIRZ boundary is depicted below and the complete legal description is provided in Appendix B.

**Table 2-A**  
**TIRZ Boundary**



---

### **3. EXISTING USES AND CONDITIONS**

---

#### **3.1. EXISTING USES**

The majority of the land within the TIRZ was vacant and undeveloped at the time the TIRZ was created or when additional parcels were added to the TIRZ. US-380 runs through the middle of the proposed TIRZ with Lake Lewisville less than one mile to the east.

#### **3.2. RELOCATING PERSONS**

The majority of the land within the TIRZ was initially vacant and undeveloped. It did not require residents to be displaced or relocated as result of implementing the TIRZ.

#### **3.3. ORDINANCES**

Land within the TIRZ is was initially zoned Agriculture (the “AG”) and has since been rezoned as development occurred. As new development continues to occur, the current zoning is anticipated to continue to change in order to accommodate the development. It is not anticipated that there will be any changes to the master plan, building codes or other municipal ordinances or subdivision rules and regulations of the Town at this time.

**Table 3-A**  
**TIRZ Location**



**Table 3-B**  
**TIRZ Location**



Looking south from US-380

*(the remainder of this page is intentionally left blank)*



---

## ***5. PROPOSED USES OF REAL PROPERTY IN THE ZONE; PROJECT COSTS***

---

### **5.1. PROJECT COSTS OF THE ZONE**

There are a number of public improvements within the TIRZ that will be financed by incremental real property tax generated within the TIRZ. The TIRZ projects and project costs are listed below and are located throughout the TIRZ and will occur as development opportunities become available.

**Table 5-A**  
**Project Costs**

Roadway Improvements, Water Distribution System Improvements, Sanitary Sewer management Improvements, Storm Water Management Improvements, Parks, Trails, landscaping and hardscaping, Public Utilities Purchase, Economic Development Grants (including applicable interest and other soft and miscellaneous costs)	\$184,000,000
<b>Total</b>	<b>\$184,000,000</b>

The project costs are estimates and may be revised. Savings from one line item may be applied to cost increases in other line items. Non-project costs are anticipated expenditures within the TIRZ zone during its duration that are not TIRZ project costs. Estimated non-project costs are the private investment costs of anticipated development.

### **5.2. PROPOSED USES**

There are several projects anticipated to be developed within the TIRZ including retail, single family, and multi-family developments.

See Exhibit D for the proposed development plan on each major tract within the TIRZ.



---

## **6. FINANCIAL FEASIBILITY ANALYSIS**

---

### **6.1. METHOD OF FINANCING**

To fund the public improvements outlined on the previous pages the Town will contribute 50% of its incremental real property tax revenue to the TIRZ fund until the earlier of (i) the maximum TIRZ increments paid out for TIRZ obligations reach \$184 million, or (ii) December 31, 2060.

### **6.2. ESTIMATED BONDED INDEBTEDNESS**

The Town is not anticipated to issue bonds directly secured by the TIRZ increments. However, the TIRZ increments may be used as part of repayment for bonds issued through other financial structures like a Public Improvement District (PID).

### **6.3. ECONOMIC FEASIBILITY ANALYSIS**

A taxable value analysis was developed as part of this Amended Project and Financing Plan to determine the economic feasibility of the Zone. The analysis examined the expected tax revenue the TIRZ would receive based on the proposed uses within the Zone. A summary of the anticipated development square footages, the anticipated sales per square foot, and the anticipated taxable value per square foot is provided on Appendix D.

As real property taxes are generated on an ad valorem basis from assessed values, it is first necessary to estimate the future assessed value resulting from the Zone. This plan provides assessed value information based on the following assumptions:

- The units are sold according to the development pace estimated by the developer;
- Property values are projected to increase at 2.00 percent estimated annual rate of inflation through 2060;
- The real property tax rate remains static at the fiscal year 2020 level in future years; and
- The Town has committed to use **50%** of the incremental revenues generated from the property.

In summary, the TIRZ financing analysis indicates that, assuming 2.00 percent annual inflation through 2059, the TIRZ is estimated to have an incremental value of \$2,218,194,249 by the end of the TIRZ term on December 31, 2060 after completion of all phases.

Table 6-A on the following page provides the projected total and incremental assessed value for the Zone in 2060. Refer to **Exhibit I**, attached hereto, for more information on the projected incremental value for each year.

**Table 6-A**  
**Projected Assessed Values in 2060**

<b>Year</b>	<b>Projected Value<sup>1</sup></b>	<b>Base Value<sup>2</sup></b>	<b>Incremental Value</b>
2060	\$2,218,194,249	(\$15,654,221)	\$2,202,540,028

1 – See Exhibit C for details.

The assessed values displayed in Table 6-A above are the basis for estimating incremental real property taxes. The projected incremental taxes are shown in Table 6-B below. The project is anticipated to be fully built out in calendar year 2033 and the related incremental taxes will become fully available in tax year ending January 31, 2034. Table 6-B illustrates the projected appraised value for tax year ending January 31, 2034 inflated at 2% annually.

**Table 6-B**  
**Projected Appraised Value  
and  
Projected Incremental Tax Revenues at Buildout in 2033**

<b>Jurisdiction</b>	<b>Total Projected Appraised Value at Buildout as of January 31, 2034</b>	<b>Total Projected Incremental Tax Revenue available for TIRZ obligations (50%) at Buildout as of January 31, 2034</b>
Town of Little Elm	\$1,261,611,336	\$4,048,738

Based on the economic feasibility study, the TIRZ is economically feasible and will provide the Town with economic benefits that would not occur without its implementation.

#### **6.4. ANTICIPATED REVENUE SUMMARY**

Based upon the assumptions above, the anticipated gross revenue of the TIRZ over its remaining 39-year life is \$348,625,335 of which \$174,312,667 (50%) is projected to be available for the payment of TIRZ obligation and the balance of \$174,312,667 (50%) is projected to be available to the Town.

**Table 6-C**  
**Aggregate Projected Tax Revenues**

<b>Jurisdiction</b>	<b>Total Projected Appraised Value (January 31, 2060)</b>	<b>Total Projected Incremental Tax Revenue</b>	<b>Total Projected Incremental Tax Revenue available for TIRZ Obligations</b>	<b>Total Projected Incremental Tax Revenue available to the Town<sup>1</sup></b>
Town of Little Elm	\$2,218,194,249	\$348,625,335	\$174,312,667	\$174,312,667

---

## **7. TERMS OF CONDITIONS**

---

### **7.1. PROJECT COST ESTIMATES**

All project costs listed in this Amended Project and Financing Plan are estimates but also represent an aggregate cap on such costs.

### **7.2. TERM**

The TIRZ has a 39-year remaining term (*beginning with incremental real property taxes due by January 31, 2022 and ending with incremental real property taxes due by January 31, 2060*) and is scheduled to end on December 31, 2060.

### **7.3. POWERS AND DUTIES OF THE BOARD OF DIRECTORS**

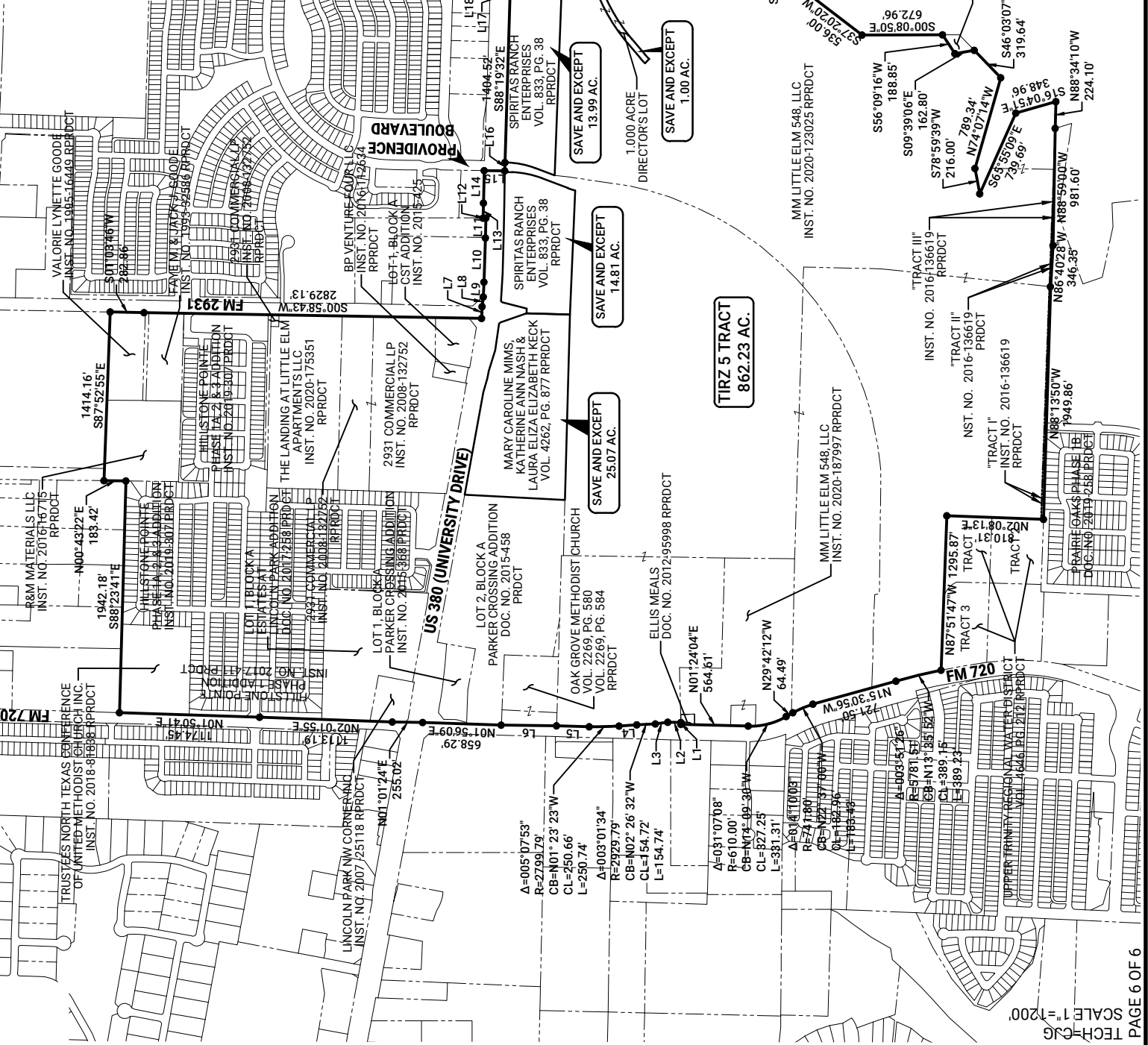
The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's Project and Financing Plan.



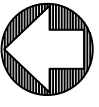
**EXHIBIT A**  
**TIRZ MAP**

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L11	S88°08'45"E	166.45'	L1	N88°35'14"E	14.96'
L12	N00°00'00"E	24.13'	L2	N01°25'09"E	109.00'
L13	S88°47'40"E	126.10'	L3	N08°03'14"W	105.97'
L14	S88°40'05"E	272.38'	L4	N03°57'19"W	149.61'
L15	S00°56'56"W	173.10'	L5	N01°36'16"E	273.49'
L16	S88°18'55"E	71.25'	L6	N00°43'58"E	462.84'
L17	S87°55'29"E	34.49'	L7	S87°26'29"E	99.35'
L18	N85°31'36"E	176.89'	L8	S84°05'13"E	81.16'
L19	S88°15'31"E	241.46'	L9	S87°14'59"E	124.66'
			L10	S88°08'42"E	369.49'



**TIRZ 5 EXHIBIT**  
**862.23 ACRE TRACT**  
SITUATED IN THE  
TOWN AND ETJ OF LITTLE ELM  
DENTON COUNTY, TEXAS

**BARRAZA**  
CONSULTING GROUP, LLC  
TBPLS FIRM REG. NO. 10194538  
TBPE FIRM REG. NO. 20683  
801 East Campbell Road, Ste. 650  
Richardson, Texas 75081  
TELEPHONE - (214)-484-7055  
PROJECT NO. 2019017  
DATE March 2021



**EXHIBIT B**  
**METES AND BOUNDS DESCRIPTION OF THE PROPERTY**

**TOWN OF LITTLE ELM  
TIRZ 5 TRACT  
862.23 ACRES  
DESCRIPTION**

BEING that certain tract of land situated in the Marsella Jones Survey, Abstract Number 662, Denton County, Texas, and being part of that certain tract of land described in deed to MM Little Elm 548, LLC, recorded in Instrument Number 2020-123025, of the Real Property Records of Denton County, Texas (RPRDCT), all of that certain tract of land described in deed to MM Little Elm 548, LLC, recorded in Instrument Number 2020-187997, RPRDCT, part of those certain tracts of land described in deed to Spiritas Ranch Enterprises, recorded in Volume 833, Page 38, RPRDCT, and Volume 2737, Page 126, RPRDCT, all of those certain tracts of land described as Tract I, Tract II, and Tract III in Affidavit recorded in Instrument No. 2016-136619, RPRDCT, part of that certain tract of land described in deed to Ellis Meals recorded in Instrument Number 2012-95998, RPRDCT, all of those certain tracts of land described in deeds to Oak Grove Methodist Church, recorded in Volume 2269, Page 580 and Volume 2269, Page 584, RPRDCT, part of that certain tract of land described in deed to CADG Lincoln Park South, LLC recorded in Document No. 2015-16385, RPRDCT, all of Lot 1, and Lot 2, Block A, Parker Crossing Addition, an addition to the Town of Little Elm recorded in Document Number 2015-458, PRDCT, part of that certain tract of land described in deed to Lincoln Park NW Corner, Inc., recorded in Instrument Number 2007-25118, RPRDCT, all of Lot 1, Block A, Estates at Lincoln Park Addition, an addition to the Town of Little Elm according to the plat recorded in Document Number 2017-258, PRDCT, all of Hillstone Point Phase 1 Addition, an addition to the Town of Little Elm according to the plat recorded in Document Number 2017-411, PRDCT, part of that certain tract of land described in deed to Trustees North Texas Conference of United Methodists Church, Inc., recorded in Instrument Number 2018-81838, RPRDCT, all of Hillstone Point Phase 1A, 2, & 3 Addition, an addition to the Town of Little Elm recorded in Document Number 2019-307, PRDCT, part of that certain tract of land described in deed to R&M Materials, LLC, recorded in Instrument Number 2016-16715, RPRDCT, part of that certain tract of land described in deed to Valorie Lynnette Goode, recorded in Instrument Number 1995-16449, RPRDCT, part of that certain tract of land described in deed to Faye M. & Jack J. Goode, recorded in Instrument Number 1993-32586, RPRDCT, part of those certain tracts of land described in deed to 2931 Commercial, LP, recorded in Instrument Number 2008-132752, RPRDCT, part of that certain tract of land described in deed to The Landing at Little Elm Apartments, LLC, recorded in Instrument Number 2020-175351, RPRDCT, part of that certain tract of land described in deed to BP Venture Four, LLC, recorded in Instrument Number 2016-112634, RPRDCT, all of Lot 1, Block A, CST Addition, an addition to the Town of Little Elm recorded in Document Number 2015-425, PRDCT, part of that certain tract of land described in deed to Mary Caroline Mims, Katherine Ann Nash & Laura Eliza Elizabeth Keck recorded in Volume 4262, Page 877, RPRDCT, part of that certain tract of land described in deed to RPM xConstruction, LLC, recorded in Instrument Number 2014-54052, RPRDCT, part of those certain tracts of land described in deeds to Robert G. Penley, recorded in Volume 623, Page 106 and Volume 2210, Page 648, RPRDCT, and part of US 380 (University Drive), a variable with right-of-way, and being more particularly described as follows:

BEGINNING at the northeast corner of said Robert G. Penley tract recorded in volume 2210, Page 648, RPRDCT, said point being in said south right-of-way line of US 380 and the west "take" line of Lake Lewisville;

THENCE with said westerly "take" line of Lake Lewisville, the following courses and distances, all points for corner:

South 27°06'44" West, a distance of 875.19 feet;  
 South 40°33'24" West, a distance of 543.71 feet;  
 South 09°51'26" East, a distance of 217.20 feet;  
 South 57°28'44" West, a distance of 297.83 feet;  
 North 82°44'26" West, a distance of 642.00 feet;  
 North 05°31'24" East, a distance of 396.96 feet;  
 South 42°15'10" West, a distance of 381.39 feet;  
 South 04°54'16" West, a distance of 350.10 feet;  
 South 04°07'29" West, a distance of 349.25 feet;  
 South 00°09'01" East, a distance of 373.36 feet;  
 North 88°11'41" West, a distance of 800.30 feet;  
 South 37°20'20" West, a distance of 536.00 feet;  
 South 00°08'50" East, a distance of 672.96 feet;  
 South 56°09'16" West, a distance of 188.85 feet;  
 South 09°39'06" East, a distance of 162.80 feet;  
 South 46°03'07" West, a distance of 319.64 feet;  
 North 74°07'14" West, a distance of 789.34 feet;  
 South 78°59'39" West, a distance of 216.00 feet;  
 South 65°55'09" East, a distance of 739.69 feet;  
 South 16°04'51" East, a distance of 348.96 feet, said point being the southeast corner of said MM Little Elm 548, LLC;

THENCE North 88°34'10" West, a distance of 224.10 feet to a point for corner;

THENCE North 88°59'00" West, a distance of 981.60 feet to a point for corner;

THENCE North 86°40'28" West, a distance of 346.35 feet to a point for corner;

THENCE North 88°13'50" West, a distance of 1,949.86 feet to the southeast corner of that certain tract of land described as "Tract 2" in deed to Upper Trinity Regional Water District (UTRWD), recorded in Volume 4646, Page 212, RPRDCT;

THENCE North 02°08'13" East, with the east line of "Tract 2", and "Tract 1" of said UTRWD deed, a distance of 810.31 feet to a point for corner at the northeast corner of said "Tract 1";

THENCE North 87°51'47" West, with the north line of said "Tract 1", and "Tract 3" of said UTRWD deed, a distance of 1,295.87 feet to a point for corner at the northwest corner of said "Tract 3", said point also

being in the east line of Farm to Market Road 720 (a variable width right-of-way), and also being the beginning of a non-tangent curve to the left;

THENCE with said east line of Farm to Market Road 720, the following courses and distances, all points for corner:

Northerly, with said curve which has a central angle of  $03^{\circ}51'26''$ , a radius of 5,781.51 feet, a chord that bears North  $13^{\circ}35'52''$  West, a chord distance of 389.15 feet, and an arc distance of 389.23 feet to a point for corner;

THENCE North  $15^{\circ}30'56''$  West, a distance of 721.50 feet to a point for corner to the beginning of a non-tangent curve to the left;

Northwesterly, with said curve which has a central angle of  $14^{\circ}10'03''$ , a radius of 741.80 feet, a chord that bears North  $22^{\circ}37'00''$  West, a chord distance of 182.96 feet, and an arc distance of 183.43 feet;

North  $29^{\circ}42'12''$  West, a distance of 64.49 feet to the beginning of a non-tangent curve to the right;

Northerly, with said curve which has a central angle of  $31^{\circ}07'08''$ , a radius of 610.00 feet, a chord that bears North  $14^{\circ}09'30''$  West, a chord distance of 327.25 feet, and an arc distance of 331.31 feet;

North  $01^{\circ}24'04''$  East, a distance of 564.61 feet;

North  $88^{\circ}35'14''$  East, a distance of 14.96 feet;

North  $01^{\circ}25'09''$  East, a distance of 109.00 feet;

North  $08^{\circ}03'45''$  West, a distance of 105.97 feet to the beginning of a non-tangent curve to the left;

Northerly, with said curve which has a central angle of  $03^{\circ}01'34''$ , a radius of 2,929.79 feet, a chord that bears North  $02^{\circ}26'32''$  West, a chord distance of 154.72 feet, and an arc distance of 154.74 feet;

North  $03^{\circ}57'19''$  West, a distance of 149.61 feet the beginning of a tangent curve to the right;

Northerly, with said curve, which has a central angle of  $05^{\circ}07'53''$ , a radius of 2,799.79 feet, a chord that bears North  $01^{\circ}23'23''$  West, a chord distance of 250.66 feet, and an arc distance of 250.74 feet;

North  $01^{\circ}36'16''$  East, a distance of 273.49 feet;

North  $00^{\circ}43'58''$  East, a distance of 462.84 feet;

North  $01^{\circ}56'09''$  East, a distance of 658.29 feet;

North  $01^{\circ}01'24''$  East, a distance of 255.02 feet;

North  $02^{\circ}01'55''$  East, a distance of 1,113.19 feet;

North 01°50'41" East, a distance of 1,174.45 feet to the northwest corner of said Trustees North Texas Conference of United Methodist Church, Inc. tract;

THENCE South 88°23'41" East, a distance of 1,942.18 feet to a point for corner in the west line of said R&M Materials, LLC tract;

THENCE North 00°43'22" East, with said west line of said R&M Materials, LLC tract, a distance of 183.42 feet to a point in the northwest corner of said R&M Materials, LLC tract;

THENCE South 87°52'55" East, with said north line of R&M Materials, LLC tract, a distance of 1,414.16 feet to a point for corner in the northeast corner of said Valorie Lynnette Goode tract, said point being in the west line of Farm to Market Road No. 2931 (a variable width right-of-way);

THENCE with said west right-of-way line of Farm to Market Road No. 2931, the following courses and distances, all points for corner:

South 01°03'46" West, a distance of 282.86 feet;

South 00°58'43" West, a distance of 2,829.13 feet, said point being at the intersection of the north right-of-way line of said US 380 and the said west line of Farm to Market Road No. 2931;

THENCE with said north right-of-way line of US 380, the following courses and distances, all points for corner:

South 87°26'29" East, a distance of 99.35 feet;

South 84°05'13" East, a distance of 81.16 feet;

South 87°14'59" East, a distance of 124.66 feet;

South 88°08'42" East, a distance of 369.49 feet;

South 88°08'45" East, a distance of 166.45 feet;

North, a distance of 24.13 feet;

South 88°47'40" East, a distance of 126.10 feet;

South 88°40'05" East, a distance of 272.38 feet to the intersection of said north right-of-way line of US 380 and the west right-of-way line of Providence Boulevard (a variable width right-of-way);

THENCE South 00°56'56" West, a distance of 173.10 feet to a point for corner in said south right-of-way line of US 380;

THENCE with said south right-of-way line of US 380, the following courses and distances, all points for corner:

South 88°18'55" East, a distance of 71.25 feet;

South 88°19'32" East, a distance of 1,404.52 feet;

South 87°55'29" East, a distance of 34.49 feet;

North 85°31'36" East, a distance of 176.89 feet;

South 88°15'31" East, a distance of 241.46 feet;

South 88°19'36" East, a distance of 670.13 feet;

South 84°26'26" East, a distance of 601.89 feet;

South 88°19'36" East, a distance of 681.39 feet;

South 86°50'56" East, a distance of 262.30 feet to the POINT OF BEGINNING, containing an area of 927.57 acres of land, more or less.

## **SAVE AND EXCEPT THE FOLLOWING FIVE DESCRIBED TRACTS OF LAND:**

### **25.07 ACRE TRACT**

BEING that certain tract of land situated in the Marcella Jones Survey, Abstract Number 662, in Denton County, Texas, and being part of that certain tract of land described in deed to Mary Caroline Mims, Katherine Ann Nash & Laura Eliza Elizabeth Keck, recorded in VOL. 4262, PG. 877, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the south right-of-way line of US 380 (University Drive - a variable width right-of-way) and the westerly right-of-way line of Farm to Market Road 2931;

THENCE South 41°00'49" East, a distance of 16.52 feet to a point for corner;

THENCE South 19°06'38" East, a distance of 230.56 feet to a point for corner;

THENCE South 01°47'04" West, a distance of 363.61 feet to the southeast corner of said Mary Caroline Mims, Katherine Ann Nash & Laura Eliza Elizabeth Keck tract;

THENCE North 88°28'06" West, a distance of 1,554.02 feet to the southwest corner of said Mary Caroline Mims, Katherine Ann Nash & Laura Eliza Elizabeth Keck tract;

THENCE North 02°58'59" East, a distance of 840.36 feet to the said south right-of-way line of US 380;

THENCE with said south right-of-way line of US 380, the following courses and distances:

South 79°41'17" East, a distance of 873.07 feet to a point for corner;

South 73°57'48" East, a distance of 121.73 feet to a point for corner;

South 79°40'11" East, a distance of 64.49 feet to a point for corner;

South 72°49'16" East, a distance of 181.08 feet to a point for corner and the beginning of a non-tangent curve to the left;

Easterly, with said curve which has a central angle of 02°44'41", a radius of 4,689.33 feet, a chord that bears South 81°47'48" East, a chord distance of 224.62 feet, and an arc distance of 224.64 feet to the POINT OF BEGINNING, containing an area of 25.07 acres of land, more or less.



## 14.81 ACRE TRACT

BEING that certain tract of land situated in the Marcella Jones Survey, Abstract Number 662, in Denton County, Texas, and being part of that certain tract of land described in deed to Spiritas Ranch Enterprises, recorded in Volume 833, Page 38, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the south right-of-way line of US 380 (University Drive - a variable width right-of-way) and the easterly right-of-way line of FM 2931(a variable width right-of-way), said point being the beginning of a curve to the left, with said south right-of-way line of US 380, which has a central angle of 02°50'17", a radius of 4,687.33 feet, a chord that bears South 86°54'11" East for 232.16 feet, and for an arc distance of 232.19 feet to a point for corner;

THENCE with said south right-of-way line US 380, the following courses and distances to points for corner:

South 88°19'20" East, a distance of 371.36 feet to the beginning of a non-tangent curve to the left;

Easterly, with said curve which has a central angle of 01°26'14", a radius of 8,574.15 feet, a chord that bears South 89°09'01" East, a chord distance of 215.09 feet, and an arc distance of 215.09 feet;

South 88°56'08" East, a distance of 263.54 feet;

THENCE leaving said south right-of-way line of US 380 and with a westerly line of that certain tract of land described in deed to MM Little Elm 548, LLC, recorded in Instrument No. 2020-123025, of the RPRDCT, the following courses and distances to points for corner:

South 01°42'20" West, a distance of 63.42 feet to the beginning of a non-tangent curve to the right;

Southerly, with said curve which has a central angle of 18°12'35", a radius of 802.13 feet, a chord that bears South 11°29'56" West, a chord distance of 253.86 feet, and an arc distance of 254.93 feet;

THENCE South 20°36'58" West, a distance of 232.75 feet to a point for corner, and the beginning of a tangent curve to the left;

THENCE Southerly with said curve, which has a central angle of 05°43'52", a radius of 629.99 feet, a chord that bears South 17°45'02" West, a chord distance of 62.99 feet, and an arc distance of 63.02 feet to a point for corner an ell corner of said MM Little Elm 548, LLC tract;

THENCE North 87°31'42" West, with the north line of said MM Little Elm 548, LLC tract, a distance of 1,042.72 feet to a point for corner;

THENCE North 01°47'04" East, a distance of 363.61 feet to a point for corner;

THENCE South 88°18'01" East, a distance of 38.82 feet to a point for corner;

THENCE North 14°19'05" East, a distance of 210.54 feet to a point for corner;

THENCE North 48°38'08" East, a distance of 15.50 feet to a point for corner to the POINT OF BEGINNING, containing an area of 14.81 acres of land, more or less.

## 13.99 ACRE TRACT

BEING that certain tract of land situated in the Marcella Jones Survey, Abstract Number 662, in Denton County, Texas, and being part of that certain tract of land described in deed to Spiritas Ranch Enterprises, recorded in Volume 833, Page 38, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south right-of-way line of US 380 (University Drive - a variable width right-of-way), said point being the northwest corner of that certain tract of land described in deed to RPM xConstruction LLC, recorded in Instrument No. 2014-54052, of the RPRDCT,

THENCE South  $02^{\circ}13'59''$  West, with the west line of said RPM xConstruction LLC tract, a distance of 430.22 feet to a point for corner;

THENCE North  $87^{\circ}50'52''$  West, departing said west line of the RPM xConstruction LLC tract and with a northerly line of that certain tract of land described in deed to MM Little Elm 548, LLC, recorded in Instrument No. 2020-123025, RPRDCT, a distance of 1,496.33 feet to a point for corner;

THENCE with an easterly line of said MM Little Elm 548, LLC tract, the following courses and distances to points for corner:

North  $20^{\circ}36'58''$  East, a distance of 174.58 feet to the beginning of a tangent curve to the left;

Northerly, with said curve, which has a central angle of  $18^{\circ}54'39''$ , a radius of 720.00 feet, a chord that bears North  $11^{\circ}09'39''$  East, a chord distance of 236.56 feet, and an arc distance of 237.64 feet;

North  $01^{\circ}42'20''$  East, a distance of 19.27 feet, said point being located on said south right-of-way line of US 380;

THENCE South  $88^{\circ}19'32''$  East, with said south right-of-way line of US 380, a distance of 1,404.52 feet to a point for corner;

THENCE South  $87^{\circ}55'29''$  East, continuing with said south right-of-way line of US 380, a distance of 0.28 feet to the POINT OF BEGINNING, containing an area of 13.99 acres of land, more or less.

## 10.47 ACRE TRACT

BEING that certain tract of land situated in the Marcella Jones Survey, Abstract Number 662, in Denton County, Texas, and being part of those certain tracts of land described in deeds to Spiritas Ranch Enterprises recorded in Volume 842, Page 151, of the Real Property Records of Denton County, Texas (RPRDCT), and Volume 2737, Page 126, RPRDCT, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south right-of-way line of US 380 (University Drive - a variable width right-of-way), said point being the northeast corner of that certain tract of land described in deed to RPM xConstruction LLC, recorded in Instrument No. 2014-54052, RPRDCT;

THENCE with said south right-of-way line of US 380, the following courses and distances for points of corner:

South 88°15'31" East, a distance of 241.46 feet;

South 88°19'36" East, a distance of 666.69 feet to the most northerly northeast corner of said Spiritas Ranch Enterprises recorded in Volume 2737, Page 126, RPRDCT;

THENCE South 02°58'01" West, with the east line of said Spiritas Ranch Enterprises recorded in Volume 2737, Page 126, RPRDCT, a distance of 507.81 feet to a point for corner;

THENCE North 87°50'18" West, with a northerly line of that certain tract of land described in deed to MM Little Elm 548, LLC recorded in Instrument No. 2020-123025, RPRDCT, a distance of 901.70 feet to a point for corner located in the east line of said RPM xConstruction, LLC tract;

THENCE North 02°14'40" East, with said east line of the RPM xConstruction, LLC tract, a distance of 500.30 feet to the POINT OF BEGINNING, containing an area of 10.47 acres of land.

#### 1.00 ACRE TRACT

BEING that certain tract of land situated in the Marsella Jones Survey, Abstract No. 662, in Denton County, Texas, according to and being part of those certain tracts of land described in deeds to Spiritas Ranch Enterprises recorded in Volume 833, Page 38, of the Real Property Records of Denton County, Texas (RPRDCT); and Volume 842, Page 851, RPRDCT; and being more particularly described as follows:

COMMENCING at a point located on the south right-of-way line of U.S. Highway No. 380 (variable width right-of-way), and being the most northerly northwest corner of said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, and also being the northeast corner of that certain tract of land described in deed to RPM xConstruction recorded in Document No. 2014-54052, RPRDCT;

THENCE South 02°14'40" West, leaving said south right-of-way line of U.S. Highway No. 380, and with a west line of said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, passing at a distance of 518.63 feet the southeast corner of said RPM xConstruction tract, continuing over and across said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, in all, a total distance of 688.87 feet to the POINT OF BEGINNING;

THENCE South 02°14'40" West, continuing over and across said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, a distance of 52.51 feet to a point for corner, and the beginning of a non-tangent curve to the left;

THENCE continuing over and across said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, and said Spiritas Ranch Enterprises tract recorded in Volume 833, Page 38, RPRDCT, and with said curve which has a central angle of 24°30'27", a radius of 1475.00 feet, a chord which bears South 61°54'11" West, a chord distance of 626.11 feet, and an arc distance of 630.91 feet to the end of said curve, a point for corner;

THENCE continuing over and across said Spiritas Ranch Enterprises tract recorded in Volume 833, Page 38, RPRDCT, the following courses to points for corner;

South 49°38'57" West, a distance of 169.00 feet, and being the beginning of a tangent curve to the left;

With said curve which has a central angle of  $05^{\circ}10'17''$ , a radius of 560.00 feet, a chord which bears South  $47^{\circ}03'49''$  West, a chord distance of 50.53 feet, and an arc distance of 50.54 feet to the end of said curve, a point for corner;

North  $45^{\circ}31'19''$  West, a distance of 50.00 feet, and being the beginning of a non-tangent curve to the right;

With said curve which has a central angle of  $05^{\circ}10'17''$ , a radius of 610.00 feet, a chord which bears North  $47^{\circ}03'49''$  East, a chord distance of 55.04 feet, and an arc distance of 55.06 feet to the end of said curve, a point for corner;

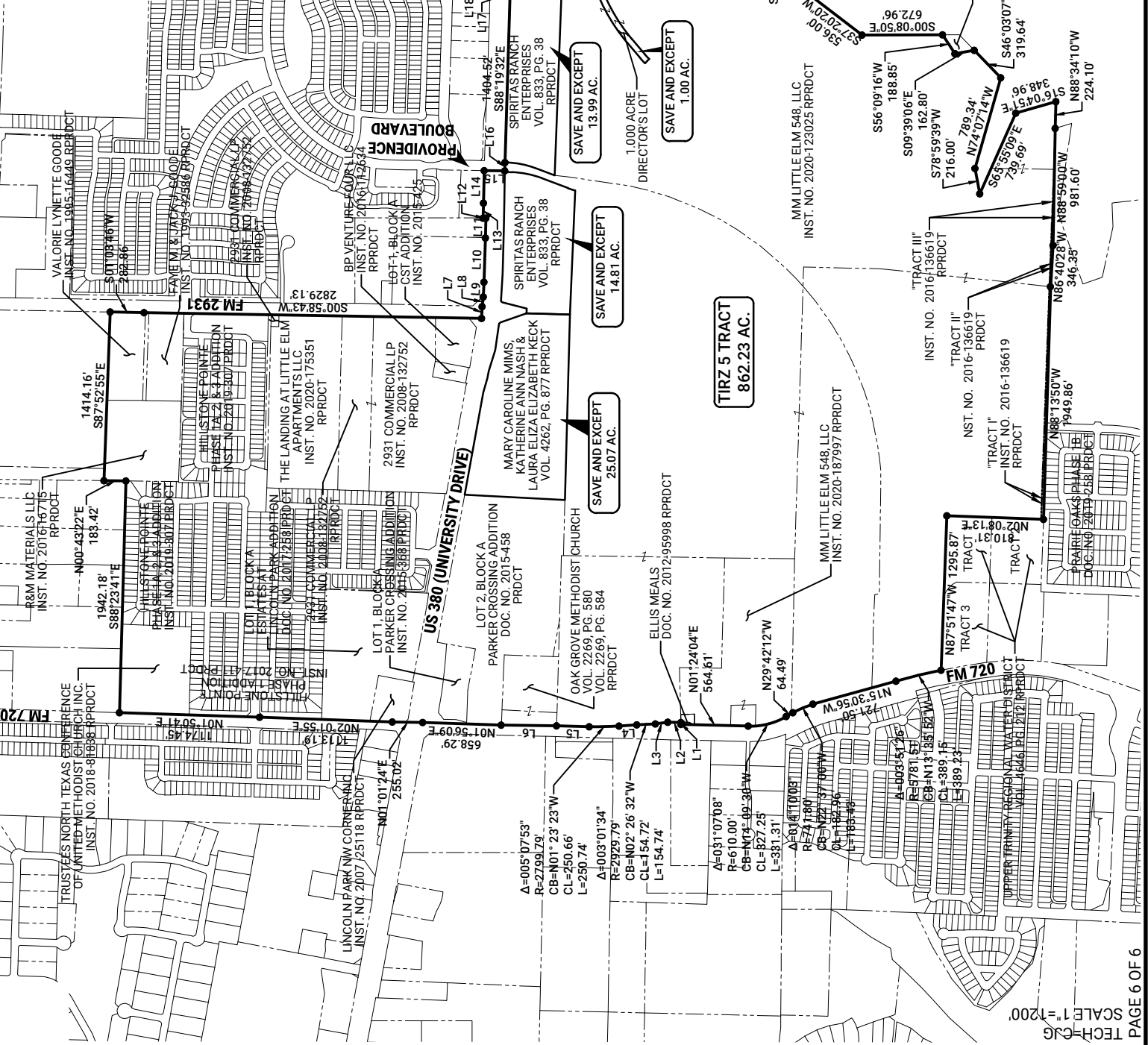
And North  $49^{\circ}38'57''$  East, a distance of 169.00 feet, and being the beginning of a tangent curve to the right;

THENCE continuing over and across said Spiritas Ranch Enterprises tract recorded in Volume 833, Page 38, RPRDCT, and said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, and with said curve which has a central angle of  $25^{\circ}07'12''$ , a radius of 1525.00 feet, a chord which bears North  $62^{\circ}12'33''$  East, a chord distance of 663.26 feet, and an arc distance of 668.60 feet to the end of said curve, and the POINT OF BEGINNING, containing a calculated area of 1.000 acres of land, more or less.

**LEAVING A NET AREA OF 862.23 ACRES OF LAND, MORE OR LESS.**

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L11	S88°08'45"E	166.45'	L1	N88°35'14"E	14.96'
L12	N00°00'00"E	24.13'	L2	N01°25'09"E	109.00'
L13	S88°47'40"E	126.10'	L3	N08°03'14"W	105.97'
L14	S88°40'05"E	272.38'	L4	N03°57'19"W	149.61'
L15	S00°56'56"W	173.10'	L5	N01°36'16"E	273.49'
L16	S88°18'55"E	71.25'	L6	N00°43'58"E	462.84'
L17	S87°55'29"E	34.49'	L7	S87°26'29"E	99.35'
L18	N85°31'36"E	176.89'	L8	S84°05'13"E	81.16'
L19	S88°15'31"E	241.46'	L9	S87°14'59"E	124.66'
			L10	S88°08'42"E	369.49'



**TIRZ 5 EXHIBIT**  
**862.23 ACRE TRACT**  
SITUATED IN THE  
TOWN AND ETJ OF LITTLE ELM  
DENTON COUNTY, TEXAS

**BARRAZA**  
CONSULTING GROUP, LLC  
TBPLS FIRM REG. NO. 10194538  
TBPE FIRM REG. NO. 20683  
801 East Campbell Road, Ste. 650  
Richardson, Texas 75081  
TELEPHONE - (214)-484-7055  
PROJECT NO. 2019017  
DATE March 2021

**25.07 ACRES  
DESCRIPTION**

BEING that certain tract of land situated in the Marcella Jones Survey, Abstract Number 662, in Denton County, Texas, and being part of that certain tract of land described in deed to Mary Caroline Mims, Katherine Ann Nash & Laura Eliza Elizabeth Keck, recorded in VOL. 4262, PG. 877, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the south right-of-way line of US 380 (University Drive - a variable width right-of-way) and the westerly right-of-way line of Farm to Market Road 2931;

THENCE South 41°00'49" East, a distance of 16.52 feet to a point for corner;

THENCE South 19°06'38" East, a distance of 230.56 feet to a point for corner;

THENCE South 01°47'04" West, a distance of 363.61 feet to the southeast corner of said Mary Caroline Mims, Katherine Ann Nash & Laura Eliza Elizabeth Keck tract;

THENCE North 88°28'06" West, a distance of 1,554.02 feet to the southwest corner of said Mary Caroline Mims, Katherine Ann Nash & Laura Eliza Elizabeth Keck tract;

THENCE North 02°58'59" East, a distance of 840.36 feet to the said south right-of-way line of US 380;

THENCE with said south right-of-way line of US 380, the following courses and distances:

South 79°41'17" East, a distance of 873.07 feet to a point for corner;

South 73°57'48" East, a distance of 121.73 feet to a point for corner;

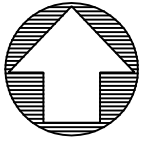
South 79°40'11" East, a distance of 64.49 feet to a point for corner;

South 72°49'16" East, a distance of 181.08 feet to a point for corner and the beginning of a non-tangent curve to the left;

Easterly, with said curve which has a central angle of 02°44'41", a radius of 4,689.33 feet, a chord that bears South 81°47'48" East, a chord distance of 224.62 feet, and an arc distance of 224.64 feet to the POINT OF BEGINNING, containing an area of 25.07 acres of land, more or less.

The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - NAD 83 (CORS Texas North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.999849393.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



THE LANDING AT  
LITTLE ELM APARTMENTS LLC  
INST. NO. 2020-175351  
RPRDCT

2931 COMMERCIAL LP  
INST. NO. 2008-132752  
RPRDCT

2931 COMMERCIAL LP  
INST. NO. 2008-132752  
RPRDCT

LOT 1, BLOCK A  
CST ADDITION  
INST. NO. 2015-425

FM 2931

US 380 (UNIVERSITY DRIVE)

LOT 2, BLOCK A  
PARKER CROSSING ADDITION  
INST. NO. 2015-458  
PRDCT

S73°57'48"E  
121.73'

S79°41'17"E 873.07'

S79°40'11"E  
64.49'

181.08'  
S72°49'16"E

S19°06'38"E  
230.56'

$\Delta=002^{\circ}44'41''$   
 $R=4689.33'$   
 $CB=S81^{\circ}47'48''E$   
 $CL=224.62'$   
 $L=224.64'$

POINT OF  
BEGINNING

S41°00'49"E  
16.52'

SPIRITAS RANCH  
ENTERPRISES  
VOL. 833, PG. 38  
RPRDCT

25.07 AC. TRACT

MARY CAROLINE MIMS,  
KATHERINE ANN NASH &  
LAURA ELIZA ELIZABETH KECK  
VOL. 4262, PG. 877 RPRDCT

N88°28'06"W 1554.02'

MM LITTLE ELM 548, LLC  
INST. NO. 2020-123025 RPRDCT

#### LEGEND

INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS

#### NOTES:

THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849393.

EXHIBIT ONLY-DOES NOT REPRESENT AN ON-THE-GROUND FIELD SURVEY.

## EXHIBIT 25.07 ACRE TRACT

SITUATED IN THE  
MARCELLA JONES SURVEY,  
ABSTRACT NO. 662  
TOWN OF LITTLE ELM  
DENTON COUNTY, TEXAS



**BARRAZA**  
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538  
TBPE FIRM REG. NO. 20683  
801 East Campbell Road, Ste. 650  
Richardson, Texas 75081  
TELEPHONE - (214)-484-7055  
PROJECT NO. 2019017  
DATE March 2021

## 14.81 ACRES DESCRIPTION

BEING that certain tract of land situated in the Marcella Jones Survey, Abstract Number 662, in Denton County, Texas, and being part of that certain tract of land described in deed to Spiritas Ranch Enterprises, recorded in Volume 833, Page 38, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the south right-of-way line of US 380 (University Drive - a variable width right-of-way) and the easterly right-of-way line of FM 2931(a variable width right-of-way), said point being the beginning of a curve to the left, with said south right-of-way line of US 380, which has a central angle of 02°50'17", a radius of 4,687.33 feet, a chord that bears South 86°54'11" East for 232.16 feet, and for an arc distance of 232.19 feet to a point for corner;

THENCE with said south right-of-way line US 380, the following courses and distances to points for corner:

South 88°19'20" East, a distance of 371.36 feet to the beginning of a non-tangent curve to the left;

Easterly, with said curve which has a central angle of 01°26'14", a radius of 8,574.15 feet, a chord that bears South 89°09'01" East, a chord distance of 215.09 feet, and an arc distance of 215.09 feet;

South 88°56'08" East, a distance of 263.54 feet;

THENCE leaving said south right-of-way line of US 380 and with a westerly line of that certain tract of land described in deed to MM Little Elm 548, LLC, recorded in Instrument No. 2020-123025, of the RPRDCT, the following courses and distances to points for corner:

South 01°42'20" West, a distance of 63.42 feet to the beginning of a non-tangent curve to the right;

Southerly, with said curve which has a central angle of 18°12'35", a radius of 802.13 feet, a chord that bears South 11°29'56" West, a chord distance of 253.86 feet, and an arc distance of 254.93 feet;

THENCE South 20°36'58" West, a distance of 232.75 feet to a point for corner, and the beginning of a tangent curve to the left;

THENCE Southerly with said curve, which has a central angle of 05°43'52", a radius of 629.99 feet, a chord that bears South 17°45'02" West, a chord distance of 62.99 feet, and an arc distance of 63.02 feet to a point for corner an ell corner of said MM Little Elm 548, LLC tract;

THENCE North 87°31'42" West, with the north line of said MM Little Elm 548, LLC tract, a distance of 1,042.72 feet to a point for corner;

THENCE North 01°47'04" East, a distance of 363.61 feet to a point for corner;

THENCE South 88°18'01" East, a distance of 38.82 feet to a point for corner;

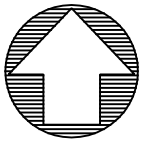


THENCE North  $14^{\circ}19'05''$  East, a distance of 210.54 feet to a point for corner;

THENCE North  $48^{\circ}38'08''$  East, a distance of 15.50 feet to a point for corner to the POINT OF BEGINNING, containing an area of 14.81 acres of land, more or less.

The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - NAD 83 (CORS Texas North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.999849393.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



2931 COMMERCIAL LP  
INST. NO. 2008-132752  
RPRDCT

LOT 1, BLOCK A  
CST ADDITION  
INST. NO. 2015-425

FM 2931

POINT OF  
BEGINNING

$\Delta=002^{\circ}50'17''$   
R=4687.33'  
CB=S86° 54' 11"E  
CL=232.16'  
L=232.19'

$\Delta=001^{\circ}26'14''$   
R=8574.15'  
CB=S89° 09' 01"E  
CL=215.09'  
L=215.09'

PROVIDENCE BOULEVARD

US 380 (UNIVERSITY DRIVE)

MARY CAROLINE MIMS,  
KATHERINE ANN NASH &  
LAURA ELIZA ELIZABETH KECK  
VOL. 4262, PG. 877 RPRDCT

N48°38'08"E  
15.50'  
N14°19'05"E  
210.54'  
S88°18'01"E  
38.82'

14.81 AC. TRACT  
ENTERPRISES  
VOL. 833, PG. 38  
RPRDCT

N01°47'04"E  
363.61'

N87°31'42"W 1042.72'

MM LITTLE ELM 548, LLC  
INST. NO. 2020-123025 RPRDCT

S01°42'20"W  
63.42'  
 $\Delta=018^{\circ}12'35''$   
R=802.13'  
CB=S11° 29' 56"W  
CL=253.86'  
L=254.93'

S20°36'58"W  
232.75'  
 $\Delta=005^{\circ}43'52''$   
R=629.99'  
CB=S17° 45' 02"W  
CL=62.99'  
L=63.02'

1.000 ACRE DIRECTOR'S LOT

### LEGEND

INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS

### NOTES:

THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849393.

EXHIBIT ONLY-DOES NOT REPRESENT AN ON-THE-GROUND FIELD SURVEY.

## EXHIBIT 14.81 ACRE TRACT

SITUATED IN THE  
MARCELLA JONES SURVEY,  
ABSTRACT NO. 662  
TOWN OF LITTLE ELM  
DENTON COUNTY, TEXAS



TBPLS FIRM REG. NO. 10194538  
TBPE FIRM REG. NO. 20683  
801 East Campbell Road, Ste. 650  
Richardson, Texas 75081  
TELEPHONE - (214)-484-7055  
PROJECT NO. 2019017  
DATE March 2021

## **13.99 ACRES DESCRIPTION**

BEING that certain tract of land situated in the Marcella Jones Survey, Abstract Number 662, in Denton County, Texas, and being part of that certain tract of land described in deed to Spiritas Ranch Enterprises, recorded in Volume 833, Page 38, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south right-of-way line of US 380 (University Drive - a variable width right-of-way), said point being the northwest corner of that certain tract of land described in deed to RPM xConstruction LLC, recorded in Instrument No. 2014-54052, of the RPRDCT,

THENCE South 02°13'59" West, with the west line of said RPM xConstruction LLC tract, a distance of 430.22 feet to a point for corner;

THENCE North 87°50'52" West, departing said west line of the RPM xConstruction LLC tract and with a northerly line of that certain tract of land described in deed to MM Little Elm 548, LLC, recorded in Instrument No. 2020-123025, RPRDCT, a distance of 1,496.33 feet to a point for corner;

THENCE with an easterly line of said MM Little Elm 548, LLC tract, the following courses and distances to points for corner:

North 20°36'58" East, a distance of 174.58 feet to the beginning of a tangent curve to the left;

Northerly, with said curve, which has a central angle of 18°54'39", a radius of 720.00 feet, a chord that bears North 11°09'39" East, a chord distance of 236.56 feet, and an arc distance of 237.64 feet;

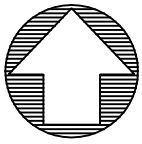
North 01°42'20" East, a distance of 19.27 feet, said point being located on said south right-of-way line of US 380;

THENCE South 88°19'32" East, with said south right-of-way line of US 380, a distance of 1,404.52 feet to a point for corner;

THENCE South 87°55'29" East, continuing with said south right-of-way line of US 380, a distance of 0.28 feet to the POINT OF BEGINNING, containing an area of 13.99 acres of land, more or less.

The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - NAD 83 (CORS Texas North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.999849393.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



## US 380 (UNIVERSITY DRIVE)

POINT OF BEGINNING

SPIRITAS RANCH  
ENTERPRISES  
VOL. 833, PG. 38 RPRDCT

$\Delta=018^{\circ}54'39''$   
 $R=720.00'$   
 $CB=N11^{\circ}09'39''E$   
 $CL=236.56'$   
 $L=237.64'$   
 $N20^{\circ}36'58''E$   
174.58'

**13.99 AC. TRACT**

SPIRITAS RANCH  
ENTERPRISES  
VOL. 833, PG. 38 RPRDCT

MM LITTLE ELM 548, LLC  
INST. NO. 2020-123025 RPRDCT

1.000 ACRE DIRECTOR'S LOT

RPM xCONSTRUCTION, LLC  
INST. NO. 2014-54052 RPRDCT

ROBERT G. PENLEY  
VOL. 623, PG. 106 RPRDCT

ROBERT G. PENLEY  
VOL. 2210, PG. 648  
RPRDCT

### LEGEND

INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS

### NOTES:

THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849393.

EXHIBIT ONLY-DOES NOT REPRESENT AN ON-THE-GROUND FIELD SURVEY.

## EXHIBIT 13.99 ACRE TRACT

SITUATED IN THE  
MARCELLA JONES SURVEY,  
ABSTRACT NO. 662  
TOWN OF LITTLE ELM  
DENTON COUNTY, TEXAS



**BARRAZA**  
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538  
TBPE FIRM REG. NO. 20683  
801 East Campbell Road, Ste. 650  
Richardson, Texas 75081  
TELEPHONE - (214)-484-7055  
PROJECT NO. 2019017  
DATE March 2021

## **10.47 ACRES DESCRIPTION**

BEING that certain tract of land situated in the Marcella Jones Survey, Abstract Number 662, in Denton County, Texas, and being part of those certain tracts of land described in deeds to Spiritas Ranch Enterprises recorded in Volume 842, Page 151, of the Real Property Records of Denton County, Texas (RPRDCT), and Volume 2737, Page 126, RPRDCT, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south right-of-way line of US 380 (University Drive - a variable width right-of-way), said point being the northeast corner of that certain tract of land described in deed to RPM xConstruction LLC, recorded in Instrument No. 2014-54052, RPRDCT;

THENCE with said south right-of-way line of US 380, the following courses and distances for points of corner:

South 88°15'31" East, a distance of 241.46 feet;

South 88°19'36" East, a distance of 666.69 feet to the most northerly northeast corner of said Spiritas Ranch Enterprises recorded in Volume 2737, Page 126, RPRDCT;

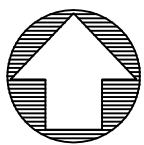
THENCE South 02°58'01" West, with the east line of said Spiritas Ranch Enterprises recorded in Volume 2737, Page 126, RPRDCT, a distance of 507.81 feet to a point for corner;

THENCE North 87°50'18" West, with a northerly line of that certain tract of land described in deed to MM Little Elm 548, LLC recorded in Instrument No. 2020-123025, RPRDCT, a distance of 901.70 feet to a point for corner located in the east line of said RPM xConstruction, LLC tract;

THENCE North 02°14'40" East, with said east line of the RPM xConstruction, LLC tract, a distance of 500.30 feet to the POINT OF BEGINNING, containing an area of 10.47 acres of land.

The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - NAD 83 (CORS Texas North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.999849393.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



0 500 1000

POINT OF BEGINNING

US 380 (UNIVERSITY DRIVE)

SPIRITAS RANCH ENTERPRISES  
VOL. 833, PG. 38  
RPRDCT

RPM xCONSTRUCTION, LLC  
INST. NO. 2014-54052 RPRDCT

241.46'  
S88°15'31"E

S88°19'36"E 666.69'

10.47 AC. TRACT

SPIRITAS RANCH ENTERPRISES  
VOL. 2737, PG. 126 RPRDCT

N02°14'40"E 500.30'

N87°50'18"W 901.70'

S02°58'01"W 507.81'

ROBERT G. PENLEY  
VOL. 623, PG. 106 RPRDCT

1.000 ACRE DIRECTOR'S LOT

ROBERT G. PENLEY  
VOL. 2210, PG. 648  
RPRDCT

MM LITTLE ELM 548, LLC  
INST. NO. 2020-123025 RPRDCT

LAKE LEWISVILLE

### LEGEND

INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS

### NOTES:

THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849393.

EXHIBIT ONLY-DOES NOT REPRESENT AN ON-THE-GROUND FIELD SURVEY.

### EXHIBIT

## 10.47 ACRE TRACT

SITUATED IN THE  
MARCELLA JONES SURVEY,  
ABSTRACT NO. 662  
TOWN OF LITTLE ELM  
DENTON COUNTY, TEXAS



**BARRAZA**  
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538  
TBPE FIRM REG. NO. 20683  
801 East Campbell Road, Ste. 650  
Richardson, Texas 75081  
TELEPHONE - (214)-484-7055  
PROJECT NO. 2019017  
DATE March 2021

## 1.000 ACRES DESCRIPTION

BEING that certain tract of land situated in the Marsella Jones Survey, Abstract No. 662, in Denton County, Texas, according to and being part of those certain tracts of land described in deeds to Spiritas Ranch Enterprises recorded in Volume 833, Page 38, of the Real Property Records of Denton County, Texas (RPRDCT); and Volume 842, Page 851, RPRDCT; and being more particularly described as follows:

COMMENCING at a point located on the south right-of-way line of U.S. Highway No. 380 (variable width right-of-way), and being the most northerly northwest corner of said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, and also being the northeast corner of that certain tract of land described in deed to RPM xConstruction recorded in Document No. 2014-54052, RPRDCT;

THENCE South 02°14'40" West, leaving said south right-of-way line of U.S. Highway No. 380, and with a west line of said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, passing at a distance of 518.63 feet the southeast corner of said RPM xConstruction tract, continuing over and across said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, in all, a total distance of 688.87 feet to the POINT OF BEGINNING;

THENCE South 02°14'40" West, continuing over and across said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, a distance of 52.51 feet to a point for corner, and the beginning of a non-tangent curve to the left;

THENCE continuing over and across said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, and said Spiritas Ranch Enterprises tract recorded in Volume 833, Page 38, RPRDCT, and with said curve which has a central angle of 24°30'27", a radius of 1475.00 feet, a chord which bears South 61°54'11" West, a chord distance of 626.11 feet, and an arc distance of 630.91 feet to the end of said curve, a point for corner;

THENCE continuing over and across said Spiritas Ranch Enterprises tract recorded in Volume 833, Page 38, RPRDCT, the following courses to points for corner;

South 49°38'57" West, a distance of 169.00 feet, and being the beginning of a tangent curve to the left;

With said curve which has a central angle of 05°10'17", a radius of 560.00 feet, a chord which bears South 47°03'49" West, a chord distance of 50.53 feet, and an arc distance of 50.54 feet to the end of said curve, a point for corner;

North 45°31'19" West, a distance of 50.00 feet, and being the beginning of a non-tangent curve to the right;

With said curve which has a central angle of 05°10'17", a radius of 610.00 feet, a chord which bears North 47°03'49" East, a chord distance of 55.04 feet, and an arc distance of 55.06 feet to the end of said curve, a point for corner;

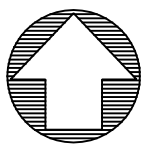
And North  $49^{\circ}38'57''$  East, a distance of 169.00 feet, and being the beginning of a tangent curve to the right;

THENCE continuing over and across said Spiritas Ranch Enterprises tract recorded in Volume 833, Page 38, RPRDCT, and said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, and with said curve which has a central angle of  $25^{\circ}07'12''$ , a radius of 1525.00 feet, a chord which bears North  $62^{\circ}12'33''$  East, a chord distance of 663.26 feet, and an arc distance of 668.60 feet to the end of said curve, and the POINT OF BEGINNING, containing a calculated area of 1.000 acres of land.

The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - NAD 83 (CORS Texas North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.999849393.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.





0 500 1000

PROVIDENCE BOULEVARD

US 380 (UNIVERSITY DRIVE)

POINT OF COMMENCING

SPIRITAS RANCH ENTERPRISES  
VOL. 833, PG. 38  
RPRDCT

RPM xCONSTRUCTION, LLC  
INST. NO. 2014-54052 RPRDCT

POINT OF BEGINNING

SPIRITAS RANCH ENTERPRISES  
VOL. 842, PG. 151  
RPRDCT

SPIRITAS RANCH ENTERPRISES  
VOL. 2737, PG. 126 RPRDCT

MM LITTLE ELM 548, LLC  
INST. NO. 2020-123025 RPRDCT

$\Delta=025^{\circ}07'12''$   
 $R=1525.00'$   
 $CB=N62^{\circ}12'33''E$   
 $CL=663.26'$   
 $L=668.60'$

$N49^{\circ}38'57''E$   
 $169.00'$

$\Delta=005^{\circ}10'17''$   
 $R=610.00'$   
 $CB=N47^{\circ}03'49''E$   
 $CL=55.04'$   
 $L=55.06'$

$N45^{\circ}31'19''W$   
 $50.00'$

$\Delta=005^{\circ}10'17''$   
 $R=560.00'$   
 $CB=S47^{\circ}03'49''W$   
 $CL=50.53'$   
 $L=50.54'$

$S49^{\circ}38'57''W$   
 $169.00'$

1.000 AC. TRACT

1.000 ACRE DIRECTOR'S LOT

$\Delta=024^{\circ}30'27''$   
 $R=1475.00'$   
 $CB=S61^{\circ}54'11''W$   
 $CL=626.11'$   
 $L=630.91'$

$S02^{\circ}14'40''W$   
 $52.51'$

MM LITTLE ELM 548, LLC  
INST. NO. 2020-123025 RPRDCT

ROBERT G. PENLEY  
VOL. 623, PG. 106 RPRDCT

ROBERT G. PENLEY  
VOL. 2210, PG. 648  
RPRDCT

LAKE LEWISVILLE

## LEGEND

INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS

## NOTES:

THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NAD 83 (CORS TEXAS NORTH CENTRAL ZONE NO. 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849393.

EXHIBIT ONLY-DOES NOT REPRESENT AN ON-THE-GROUND FIELD SURVEY.

## EXHIBIT

# 1.000 ACRE TRACT

SITUATED IN THE  
MARCELLA JONES SURVEY,  
ABSTRACT NO. 662  
TOWN OF LITTLE ELM  
DENTON COUNTY, TEXAS



TBPLS FIRM REG. NO. 10194538  
TBPE FIRM REG. NO. 20683  
801 East Campbell Road, Ste. 650  
Richardson, Texas 75081  
TELEPHONE - (214)-484-7055  
PROJECT NO. 2019017  
DATE March 2021

**EXHIBIT C**  
**TIRZ OWNERSHIP, BASE VALUE, AND CURRENT VALUE**

**EXHIBIT C**  
**Town of Little Elm**  
**TIRZ Ownership, Base Value, And Current Value**

Area	CAD Acreage	TIRZ Incorporation Ordinance	TIRZ Incorporation Year	Owner	(2020) Assessed		
					Base Taxable Value	Value	(2020) Taxable Value
A	9.4900	#1255	2014	MCDANIEL, JOHNNIE W SR & LYNDA MARIE	\$88,384.00	\$826,769.00	\$522.00
A	1.0000	#1255	2014	MCDANIEL, JOHNNY W	\$92,329.00	\$104,503.00	\$104,503.00
A	3.9200	#1255	2014	MCDANIEL, JOHNNIE W SR & LYNDA MARIE	\$412.00	\$341,510.00	\$216.00
A	4.2300	#1255	2014	UNITED METHODIST CHURCH/NT	\$0.00	\$737,036.00	\$0.00
A	41.0800	#1255	2014	MM LITTLE ELM 548 LLC	\$2,054.00	\$1,021,865.00	\$2,054.00
A	0.3250	#1255	2014	MEALS, ELLIS	\$81,599.00	\$94,524.00	\$94,524.00
A	1.2280	#1255	2014	OAK GROVE METHODIST CH CEMETERY	\$0.00	\$536,649.00	\$0.00
A	8.6300	#1255	2014	MCDANIEL, JOHNNIE W SR & LYNDA MARIE	\$906.00	\$752,233.00	\$48,747.00
A	130.6730	#1255	2014	MM LITTLE ELM 548 LLC	\$12,532.35	\$3,224,182.34	\$10,642.43
A	47.5600	#1255	2014	MM LITTLE ELM 548 LLC	\$4,993.72	\$1,183,055.00	\$2,616.00
D	4.9970	#1255	2014	GOODE, FAYE M & JACK J	\$331,318.00	\$573,423.00	\$462,542.00
D	10.3170	#1255	2014	R&M MATERIALS LLC	\$187,884.00	\$726,395.00	\$726,395.00
D	22.6177	#1255	2014	2931 COMMERCIAL LP	\$1,321.00	\$2,216,761.00	\$197,051.00
D	10.0000	#1255	2014	TRUSTEES NORTH TEXAS CONFERENCE OF UNITED METHODIST CHURCH INC	\$0.00	\$759,750.00	\$0.00
D	8.5079	#1255	2014	2931 COMMERCIAL LP	\$425.48	\$833,859.00	\$425.00
D	2.8431	#1255	2014	N2I ONE LLC	\$0.00	\$3,035,000.00	\$3,035,000.00
D	0.8550	#1255	2014	BP VENTURE FOUR LLC	\$0.00	\$1,619,624.00	\$1,619,624.00
D	19.8462	#1255	2014	THE LANDING AT LITTLE ELM LLC	\$992.52	\$41,000,000.00	\$41,000,000.00
D	0.1357	#1255	2014	ALI, KUMBER	\$3,645.58	\$257,870.00	\$257,870.00
D	0.1010	#1255	2014	MANDAZA, FUNGAI	\$3,645.58	\$199,038.00	\$199,038.00
D	0.1010	#1255	2014	PEREZ, JAZZIEL RUBEN PEREA & OCHOA, ZURISADAI PEREA	\$3,645.58	\$190,747.00	\$190,747.00
D	0.1010	#1255	2014	DIAZ, MAYRA G REVOCABLE TRUST	\$3,645.58	\$182,452.00	\$182,452.00
D	0.1010	#1255	2014	PETERSON, KATIE	\$3,645.58	\$195,291.00	\$195,291.00
D	0.1010	#1255	2014	JOHNSON, TIFFANE	\$3,645.58	\$257,507.00	\$257,507.00
D	0.1010	#1255	2014	LAFLEUR, RITA MARIE	\$3,645.58	\$198,849.00	\$198,849.00
D	0.1010	#1255	2014	PAN, MINQI	\$3,645.58	\$190,747.00	\$190,747.00
D	0.1010	#1255	2014	HUGHES, TYLER HESTON & LISA MICHELLE	\$3,645.58	\$199,038.00	\$199,038.00
D	0.1010	#1255	2014	MERRETT, ROBBIE ARTIES & TIFFANY	\$3,645.58	\$241,324.00	\$241,324.00
D	0.1010	#1255	2014	CRAIG, YVONNE A	\$3,645.58	\$195,291.00	\$195,291.00
D	0.1010	#1255	2014	LEHMAN, ELISABETH C	\$3,645.58	\$198,849.00	\$198,849.00
D	0.1010	#1255	2014	HARDIN, KATASHA	\$3,645.58	\$249,285.00	\$249,285.00
D	0.1010	#1255	2014	SOYANNWO, OLAITAN	\$3,645.58	\$182,452.00	\$182,452.00
D	0.1010	#1255	2014	AHUJA, DEVESH	\$3,645.58	\$190,747.00	\$190,747.00
D	0.1137	#1255	2014	NEWSOM, ANTHONY WAYNE & JOSSALIN JAY	\$3,645.58	\$239,094.00	\$239,094.00
D	0.1137	#1255	2014	LIN, ZONGDE	\$3,645.58	\$253,000.00	\$253,000.00
D	0.1010	#1255	2014	RODRIGUEZ, JOSE R	\$3,645.58	\$246,062.00	\$246,062.00
D	0.1010	#1255	2014	AJAYI, ANDREW ADEOLA & TCHITCHE-AJAYI, LOVE	\$3,645.58	\$271,000.00	\$271,000.00
D	0.1010	#1255	2014	WATKINS, STEVEN PAUL & BARBARA JEAN	\$3,645.58	\$191,883.00	\$191,883.00
D	0.1010	#1255	2014	PARK, HONG	\$3,645.58	\$183,740.00	\$183,740.00
D	0.1010	#1255	2014	JACKSON, LEROY & CRYSTAL GAIL	\$3,645.58	\$200,494.00	\$200,494.00
D	0.1010	#1255	2014	JONES, CARLA L	\$3,645.58	\$226,879.00	\$226,879.00
D	0.1010	#1255	2014	DE OLIVEIRA, PHILIPPE & CARDENAS, ADILENE	\$3,645.58	\$198,861.00	\$198,861.00
D	0.1010	#1255	2014	MATHIS, COURTNEY	\$3,645.58	\$195,291.00	\$195,291.00
D	0.1010	#1255	2014	HAINSWORTH, GARRY	\$3,645.58	\$184,019.00	\$184,019.00
D	0.1010	#1255	2014	BEDOYA, MARGARITA HOYOS & ABADIA, YESID MOSQUERA	\$3,645.58	\$191,883.00	\$191,883.00
D	0.1010	#1255	2014	PARK, HONG	\$3,645.58	\$200,494.00	\$200,494.00
D	0.1010	#1255	2014	BROWN, TAYLOUR N & SMITH, TATIANA ASHLEY	\$3,645.58	\$243,207.00	\$243,207.00
D	0.1010	#1255	2014	CUTTER, DANIEL J & TAMASY, MEGAN M	\$3,645.58	\$195,291.00	\$195,291.00
D	0.1010	#1255	2014	CURTIS, COURTNEY	\$3,645.58	\$258,328.00	\$258,328.00

**EXHIBIT C**  
**Town of Little Elm**  
**TIRZ Ownership, Base Value, And Current Value**

Area	CAD Acreage	TIRZ Incorporation Ordinance	TIRZ Incorporation Year	Owner	Base Taxable Value	(2020) Assessed Value	(2020) Taxable Value
D	0.1388	#1255	2014	CONTRERAS, LUIS	\$3,645.58	\$264,366.00	\$264,366.00
D	0.2590	#1255	2014	JONES, JEZIEL C	\$3,645.58	\$276,280.00	\$276,280.00
D	0.1976	#1255	2014	MASTELLER, DON & CHRISTINE	\$3,645.58	\$262,146.00	\$262,146.00
D	0.1274	#1255	2014	GONG, QIULIAN & YANG, YIHUA	\$3,645.58	\$260,278.00	\$260,278.00
D	0.1283	#1255	2014	CSH PROPERTY ONE LLC	\$3,645.58	\$262,350.00	\$262,350.00
D	0.1285	#1255	2014	HARBIN, LARRY FRED & LESLIE A	\$3,645.58	\$247,278.00	\$247,278.00
D	0.1288	#1255	2014	MASSOUDIAN, FARIBORZ	\$3,645.58	\$234,413.00	\$234,413.00
D	0.1291	#1255	2014	BROOKS, APRIL & DUSTIN	\$3,645.58	\$302,341.00	\$302,341.00
D	0.1293	#1255	2014	FERNANDO, SUREN S & REBECCA N RAY	\$3,645.58	\$252,074.00	\$252,074.00
D	0.1296	#1255	2014	ERICKSON, FRANK	\$3,645.58	\$248,418.00	\$241,890.00
D	0.1298	#1255	2014	2421 OPELINE SERIES, A SERIES OF LEGACY PREMIER PROPERTIES LLC	\$3,645.58	\$197,530.00	\$197,530.00
D	0.1301	#1255	2014	GREGORY, TIARA SHERISE	\$3,645.58	\$236,262.00	\$236,262.00
D	0.1303	#1255	2014	CSH PROPERTY ONE LLC	\$3,645.58	\$310,000.00	\$310,000.00
D	0.1306	#1255	2014	FAIRLEY, KYRA A	\$3,645.58	\$281,833.00	\$281,833.00
D	0.1307	#1255	2014	PARSON, JAMES & TAIDINA	\$3,645.58	\$258,799.00	\$258,799.00
D	0.1437	#1255	2014	VELEZ, CARLOS F & GLORIA JOHANA	\$3,645.58	\$314,714.00	\$314,714.00
D	0.1389	#1255	2014	HERNANDEZ, THOMAS J & MORENO, NINA	\$3,645.58	\$249,687.00	\$249,687.00
D	0.1263	#1255	2014	EDWARDS, KEAIRA N & MUSE, PATRICK D	\$3,645.58	\$238,408.00	\$238,408.00
D	0.1263	#1255	2014	FORTUNE, JODY W & BRENDA L	\$3,645.58	\$258,199.00	\$258,199.00
D	0.1263	#1255	2014	CSH PROPERTY ONE LLC	\$3,645.58	\$263,000.00	\$263,000.00
D	0.1263	#1255	2014	BLUM, SAMANTHA JEAN & CHRISTOPHER DALE	\$3,645.58	\$246,969.00	\$246,969.00
D	0.1256	#1255	2014	CSH PROPERTY ONE LLC	\$3,645.58	\$232,000.00	\$232,000.00
D	0.1495	#1255	2014	GUDDETI, SRIKANTH	\$3,645.58	\$276,875.00	\$276,875.00
D	0.4497	#1255	2014	HILLSTONE POINT HOA, INC	\$0.00	\$0.00	\$0.00
D	0.1392	#1255	2014	THURMAN, ZAKERY & DAVILA, CORRIENE NICOLE	\$3,645.58	\$42,079.00	\$42,079.00
D	0.1263	#1255	2014	IFARINDE, VICTOR OLADAYO	\$3,645.58	\$68,375.00	\$68,375.00
D	0.1263	#1255	2014	WHITLOW, TANNER & BAILEY	\$3,645.58	\$238,239.00	\$238,239.00
D	0.1263	#1255	2014	CURB, CARL EDWARD & BEASLEY, PHYLLIS DIANE	\$3,645.58	\$252,440.00	\$252,440.00
D	0.1263	#1255	2014	DELGADILLO, GUADALUPE T & YAOWANART	\$3,645.58	\$247,978.00	\$247,978.00
D	0.1263	#1255	2014	SIDDIQUI, ASIM	\$3,645.58	\$273,712.00	\$273,712.00
D	0.1263	#1255	2014	MODY MELING LLC	\$3,645.58	\$248,970.00	\$248,970.00
D	0.1263	#1255	2014	DEMACK, BRANDON FARRELL	\$3,645.58	\$211,265.00	\$211,265.00
D	0.1263	#1255	2014	BURRELL, TRENT & FLERIDA ANGELICA	\$3,645.58	\$193,500.00	\$193,500.00
D	0.1263	#1255	2014	JACKSON, VANDA	\$3,645.58	\$236,562.00	\$236,562.00
D	0.1263	#1255	2014	MUZQUIZ, SANDRA	\$3,645.58	\$258,199.00	\$258,199.00
D	0.1263	#1255	2014	AKAY, EMRAH	\$3,645.58	\$247,978.00	\$247,978.00
D	0.1386	#1255	2014	FALES, ALISON B & CHRISTOPHER M	\$3,645.58	\$300,000.00	\$300,000.00
D	0.2135	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$48,154.00	\$48,154.00
D	0.1312	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$41,424.00	\$41,424.00
D	0.1114	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$36,398.00	\$36,398.00
D	0.1046	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$56,963.00	\$56,963.00
D	0.1042	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$56,763.00	\$56,763.00
D	0.1039	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$56,550.00	\$56,550.00
D	0.1035	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,810.00	\$33,810.00
D	0.1031	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,683.00	\$33,683.00
D	0.1027	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,563.00	\$33,563.00
D	0.1202	#1255	2014	VENTURA, JOSE & VASQUEZ, SENDY	\$5,577.92	\$39,263.00	\$39,263.00
D	0.1190	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$64,813.00	\$64,813.00
D	0.1014	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,213.00	\$55,213.00

**EXHIBIT C**  
**Town of Little Elm**  
**TIRZ Ownership, Base Value, And Current Value**

Area	CAD Acreage	TIRZ Incorporation Ordinance	TIRZ Incorporation Year	Owner	(2020) Assessed		
					Base Taxable Value	Value	(2020) Taxable Value
D	0.1019	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,500.00	\$55,500.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	TAYLOR, BRANDON MICHAEL & GREER, MEGAN MARIE	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1184	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$64,463.00	\$64,463.00
D	0.1940	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$77,594.00	\$77,594.00
D	0.1384	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$46,214.00	\$46,214.00
D	0.1109	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$36,233.00	\$36,233.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1107	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$36,173.00	\$36,173.00
D	0.1515	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$71,816.00	\$71,816.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	MAXEY, JULIE KAY	\$5,577.92	\$89,347.00	\$89,347.00
D	0.1010	#1255	2014	LAUCH, JEAN RENEE	\$5,577.92	\$90,525.00	\$90,525.00
D	0.1010	#1255	2014	OKWUAZU, CHARLES & OSASU JENNIFER	\$5,577.92	\$105,214.00	\$105,214.00
D	0.1010	#1255	2014	MORENO, JOSE GUADALUPE & BRENDA	\$5,577.92	\$89,363.00	\$89,363.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00

**EXHIBIT C**  
**Town of Little Elm**  
**TIRZ Ownership, Base Value, And Current Value**

Area	CAD Acreage	TIRZ Incorporation Ordinance	TIRZ Incorporation Year	Owner	(2020) Assessed		
					Base Taxable Value	Value	(2020) Taxable Value
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1137	#1255	2014	SHERRELL, TIFFANY RENEE	\$5,577.92	\$37,155.00	\$37,155.00
D	0.1305	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,950.00	\$68,950.00
D	0.1108	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$60,338.00	\$60,338.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	ARJONA, RAUL ALFONSO & MARLENE JACQUELINE	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	RIQUELME, EDUARDO ERNESTO	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	WISKO, TAMMI JAYE	\$5,577.92	\$78,895.00	\$78,895.00
D	0.1010	#1255	2014	MISHRA, AMIT K	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	ROVILLOS, JOHN ISRAEL	\$5,577.92	\$113,156.00	\$113,156.00
D	0.1010	#1255	2014	ABOTOHA, HUSSAM & NADA KRAYEM	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	MOYO, MDUDUZI PRINCE	\$5,577.92	\$111,704.00	\$111,704.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1136	#1255	2014	BRAITHWAITE, KIMBERLY G	\$5,577.92	\$110,682.00	\$110,682.00
D	0.1202	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$65,450.00	\$65,450.00
D	0.1141	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$62,125.00	\$62,125.00
D	0.1187	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$64,625.00	\$64,625.00
D	0.1187	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$64,625.00	\$64,625.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$55,000.00	\$55,000.00



**EXHIBIT C**  
**Town of Little Elm**  
**TIRZ Ownership, Base Value, And Current Value**

Area	CAD Acreage	TIRZ Incorporation Ordinance	TIRZ Incorporation Year	Owner	(2020) Assessed		
					Base Taxable Value	Value	(2020) Taxable Value
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1137	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$37,155.00	\$37,155.00
D	0.1131	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$61,575.00	\$61,575.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	ARAIZA, EDITH VERENISE	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	SANCHEZ, JORGE LOPEZ	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	CONFIDENTIAL	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DOAN, JEFFREY BRIAN	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DIAZ, DANIEL ALEJANDRO	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	NECOCHEA, DAVID E	\$5,577.92	\$171,274.00	\$171,274.00
D	0.1010	#1255	2014	SMITH, SONJA	\$5,577.92	\$134,725.00	\$134,725.00
D	0.1010	#1255	2014	PANJWANI, TAHIRA & MOHSIN	\$5,577.92	\$255,000.00	\$255,000.00
D	0.1010	#1255	2014	SPINNER, CAMRY NICOLE & COLLIN	\$5,577.92	\$288,884.00	\$288,884.00
D	0.1010	#1255	2014	2304 ROSALINE SERIES, SERIES OF LEGACY PREMIER PROPERTIES LLC	\$5,577.92	\$200,343.00	\$200,343.00
D	0.1131	#1255	2014	CAVANAUGH, JOHN THOMAS	\$5,577.92	\$104,103.00	\$104,103.00
D	0.1162	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$63,250.00	\$63,250.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	NAMAWA, DAVID	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	FOMBANG, LINDA A	\$5,577.92	\$132,007.00	\$132,007.00
D	0.1010	#1255	2014	ELDER, RONISHIA & WILLIE	\$5,577.92	\$136,816.00	\$136,816.00
D	0.1010	#1255	2014	DRAKE, SHANICE LAKAYE	\$5,577.92	\$89,347.00	\$89,347.00
D	0.1010	#1255	2014	O'CONNER, SEAN DEAN	\$5,577.92	\$90,525.00	\$90,525.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	MORRIS, RICHARD ELLIOTT	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	LOPEZ, JORGE ANTONIO GRANADOS	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	WILLIAMS, DESTINY	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	PATEL, DARSHANBHAI	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1162	#1255	2014	KELLY, TIFFANY	\$5,577.92	\$37,950.00	\$37,950.00
D	0.1136	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$61,875.00	\$61,875.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00

**EXHIBIT C**  
**Town of Little Elm**  
**TIRZ Ownership, Base Value, And Current Value**

Area	CAD Acreage	TIRZ Incorporation Ordinance	TIRZ Incorporation Year	Owner	(2020) Assessed		
					Base Taxable Value	Value	(2020) Taxable Value
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	DOPASO, EMILIO GUAL	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	CASTELLANOS, CARLOS FRANCISCO REYES & CARIAS, NORA YAMILETH CABALLERO	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	TANCREDI, DIANA SOREYA	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	RIDLEY, DEQUALAN DESHUN & COURTNEY SHARDAY	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D	0.1010	#1255	2014	DEINKEN, NICHOLAS	\$5,577.92	\$196,757.00	\$196,757.00
D	0.1010	#1255	2014	GREEN, PATRICIA ANN & REGINALD TERRIL	\$5,577.92	\$200,343.00	\$200,343.00
D	0.1010	#1255	2014	MARTINEZ, ELUVIA SEGURA	\$5,577.92	\$228,599.00	\$228,599.00
D	0.1010	#1255	2014	FULTZ, CIERRA TERRELL	\$5,577.92	\$259,592.00	\$259,592.00
D	0.1010	#1255	2014	LIN, HSUANJEN LIN & WANG, CHENGHUI	\$5,577.92	\$55,000.00	\$55,000.00
D	0.2990	#1255	2014	BLANKENSHIP, NORMITA S & DAVID JR	\$5,577.92	\$55,133.00	\$55,133.00
D	0.2990	#1255	2014	BLANKENSHIP, NORMITA S & DAVID JR	\$5,577.92	\$55,133.00	\$55,133.00
D	0.1702	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$44,612.00	\$44,612.00
D	0.1354	#1255	2014	BOIE, STEPHEN MICHAEL & KRISTINA SHEREE	\$5,577.92	\$120,170.00	\$120,170.00
D	0.1365	#1255	2014	FERRELL, ALICIA CANDICE	\$5,577.92	\$41,863.00	\$41,863.00
D	0.1363	#1255	2014	DUNN, BRIAN LIONEL & GLOVER, KATHLEEN	\$5,577.92	\$69,744.00	\$69,744.00
D	0.1361	#1255	2014	SANCHEZ, DAVID ANTHONY	\$5,577.92	\$69,716.00	\$69,716.00
D	0.1359	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$69,691.00	\$69,691.00
D	0.1357	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$69,663.00	\$69,663.00
D	0.1356	#1255	2014	NJIHIA, MARVIN	\$5,577.92	\$137,497.00	\$137,497.00
D	0.1354	#1255	2014	BARRIOS, YOEL FERMIN MORENO SR & NEGRIN, MAYLING T VILERA	\$5,577.92	\$142,191.00	\$142,191.00
D	0.1354	#1255	2014	WHITE, STEVEN TYLER	\$5,577.92	\$41,768.00	\$41,768.00
D	0.1353	#1255	2014	MINELLO, MARCELLO DOMENICO & DONETTA	\$5,577.92	\$41,760.00	\$41,760.00
D	0.1351	#1255	2014	OTERO, ANA YADIRA & JOATAM OBED	\$5,577.92	\$96,382.00	\$96,382.00
D	0.1351	#1255	2014	WILLIAMS, MERCEDEZ	\$5,577.92	\$250,987.00	\$250,987.00
D	0.1351	#1255	2014	LENNAR HOMES OF TEXAS SALES & MARKETING LTD	\$5,577.92	\$69,584.00	\$69,584.00
D	0.1355	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$69,631.00	\$69,631.00
D	0.1358	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$41,807.00	\$41,807.00
D	0.1362	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$69,725.00	\$69,725.00
D	0.1657	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$73,744.00	\$73,744.00
D	0.3000	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$92,031.00	\$92,031.00
D	0.1392	#1255	2014	HENDERSON, FELEXICIA M	\$5,577.92	\$70,131.00	\$70,131.00
D	0.1263	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D	0.1263	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D	0.1263	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D	0.1263	#1255	2014	EDDINGS, DENAUS	\$5,577.92	\$313,743.00	\$313,743.00
D	0.1263	#1255	2014	VILLARREAL, ALEJANDRA VILLEGAS & ESPARZA, RODOLFO CARLOS OGAZ	\$5,577.92	\$41,025.00	\$41,025.00
D	0.1263	#1255	2014	REYES CORONA, JUAN & REYES, DANIEL	\$5,577.92	\$249,790.00	\$249,790.00
D	0.1263	#1255	2014	RENOVATO, FRANCO SILVA & MORALES, DIANA MEJIA	\$5,577.92	\$238,016.00	\$238,016.00
D	0.1263	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D	0.1263	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D	0.1263	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D	0.1263	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00

**EXHIBIT C**  
**Town of Little Elm**  
**TIRZ Ownership, Base Value, And Current Value**

Area	CAD Acreage	TIRZ Incorporation Ordinance	TIRZ Incorporation Year	Owner	(2020) Assessed		
					Base Taxable Value	Value	(2020) Taxable Value
D	0.1263	#1255	2014	GITHENYA, CHARLES MWANGI & MARY WAKARIMA	\$5,577.92	\$294,655.00	\$294,655.00
D	0.1263	#1255	2014	BAEZ, ELIZABETH & CARLOS	\$5,577.92	\$249,790.00	\$249,790.00
D	0.1263	#1255	2014	WELLS, CHRISTOPHER ALLEN & PEREZ, ITZEL VERONICA	\$5,577.92	\$238,016.00	\$238,016.00
D	0.1263	#1255	2014	DARKO, FELIX AGYEN & SARAH	\$5,577.92	\$45,128.00	\$45,128.00
D	0.2061	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$79,238.00	\$79,238.00
D	0.1331	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$41,580.00	\$41,580.00
D	0.1366	#1255	2014	NANCE, COURTNEY GABRIELLE	\$5,577.92	\$41,867.00	\$41,867.00
D	0.1376	#1255	2014	SIMSON, ERDAS & MAKAYLA ANNE	\$5,577.92	\$41,951.00	\$41,951.00
D	0.1386	#1255	2014	GAU, PATRICK ANTHONY & ERIN ELIZABETH	\$5,577.92	\$255,232.00	\$255,232.00
D	0.1396	#1255	2014	CORTEZ, RICARDO & MEGUMI MELAIN	\$5,577.92	\$189,049.00	\$189,049.00
D	0.1473	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$71,244.00	\$71,244.00
D	0.1531	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$72,028.00	\$72,028.00
D	0.1650	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$73,647.00	\$73,647.00
D	0.1405	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$70,306.00	\$70,306.00
D	0.1654	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$73,700.00	\$73,700.00
D	0.1425	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$70,588.00	\$70,588.00
D	0.1419	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$70,503.00	\$70,503.00
D	0.1414	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$70,434.00	\$70,434.00
D	0.1409	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$70,363.00	\$70,363.00
D	0.1404	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$70,294.00	\$70,294.00
D	0.1399	#1255	2014	SIMMONS, TAKESHA & RYAN	\$5,577.92	\$241,101.00	\$241,101.00
D	0.1393	#1255	2014	JOHNSON, TORREY WILLIAM & LATERESA LASHUN	\$5,577.92	\$42,094.00	\$42,094.00
D	0.1355	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$41,779.00	\$41,779.00
D	0.1952	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$46,659.00	\$46,659.00
D	0.1362	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$41,839.00	\$41,839.00
D	0.1265	#1255	2014	HUI, GARDNER W & PING	\$5,577.92	\$41,044.00	\$41,044.00
D	0.1265	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$41,042.00	\$41,042.00
D	0.1264	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,397.00	\$68,397.00
D	0.1264	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$68,391.00	\$68,391.00
D	0.1263	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$68,384.00	\$68,384.00
D	0.1357	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$69,666.00	\$69,666.00
D	0.1389	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$70,094.00	\$70,094.00
D	0.1263	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D	0.1263	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D	0.1263	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$41,025.00	\$41,025.00
D	0.1263	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$41,025.00	\$41,025.00
D	0.1263	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$41,025.00	\$41,025.00
D	0.1389	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$42,056.00	\$42,056.00
D	0.1389	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$70,094.00	\$70,094.00
D	0.1263	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D	0.1263	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D	0.1263	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D	0.1263	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$41,025.00	\$41,025.00
D	0.1263	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$41,025.00	\$41,025.00
D	0.1389	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$42,056.00	\$42,056.00
D	0.1416	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$42,278.00	\$42,278.00
D	0.1282	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$41,181.00	\$41,181.00
D	0.1276	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$41,132.00	\$41,132.00
D	0.1270	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$41,083.00	\$41,083.00

**EXHIBIT C**  
**Town of Little Elm**  
**TIRZ Ownership, Base Value, And Current Value**

Area	CAD Acreage	TIRZ Incorporation Ordinance	TIRZ Incorporation Year	Owner	(2020) Assessed		
					Base Taxable Value	Value	(2020) Taxable Value
D	0.1264	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,394.00	\$68,394.00
D	0.1263	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D	0.1389	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$70,094.00	\$70,094.00
D	0.1264	#1255	2014	EXETER 1039 EXCHANGE SERICES LLC	\$5,577.92	\$182,262.00	\$182,262.00
D	0.1354	#1255	2014	COLEMAN, BETTY ANN	\$5,577.92	\$260,884.00	\$260,884.00
D	0.1354	#1255	2014	LU, SHENGQING	\$5,577.92	\$251,040.00	\$251,040.00
D	0.1354	#1255	2014	PALMER, CHAREES E & CURTIS LEE	\$5,577.92	\$41,775.00	\$41,775.00
D	0.1490	#1255	2014	KLEMENTI, FOLASADE SAMANTHA	\$5,577.92	\$42,881.00	\$42,881.00
D	0.1490	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$71,469.00	\$71,469.00
D	0.1354	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$69,625.00	\$69,625.00
D	0.1354	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$69,625.00	\$69,625.00
D	0.1354	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$69,625.00	\$69,625.00
D	0.1273	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$75,364.00	\$75,364.00
D	0.1590	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$43,697.00	\$43,697.00
D	0.1491	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$42,891.00	\$42,891.00
D	0.1490	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$42,883.00	\$42,883.00
D	0.1467	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$71,163.00	\$71,163.00
D	0.1465	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$71,125.00	\$71,125.00
D	0.1588	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$72,806.00	\$72,806.00
D	0.1585	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$72,763.00	\$72,763.00
D	0.1456	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$71,006.00	\$71,006.00
D	0.1453	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$70,972.00	\$70,972.00
D	0.1456	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$42,602.00	\$42,602.00
D	0.1459	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$42,630.00	\$42,630.00
D	0.1584	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$43,646.00	\$43,646.00
D	0.1512	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$71,772.00	\$71,772.00
D	0.1520	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$71,872.00	\$71,872.00
D	0.1597	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$72,931.00	\$72,931.00
D	0.1452	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$42,572.00	\$42,572.00
D	0.1452	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$42,572.00	\$42,572.00
D	0.1452	#1255	2014	BLAIR, ZELDA & WRIGHT, DENNIS R	\$5,577.92	\$42,572.00	\$42,572.00
D	0.1452	#1255	2014	RAFAY, MUHAMMED & LABIKA	\$5,577.92	\$42,572.00	\$42,572.00
D	0.1452	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$42,572.00	\$42,572.00
D	0.1452	#1255	2014	DR HORTON TX LTD	\$5,577.92	\$42,572.00	\$42,572.00
D	0.1583	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$72,731.00	\$72,731.00
D	0.1505	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$71,672.00	\$71,672.00
D	0.1481	#1255	2014	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$71,353.00	\$71,353.00
D	0.1131	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$61,563.00	\$61,563.00
D	0.1113	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$60,600.00	\$60,600.00
D	0.1892	#1255	2014	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$5,577.92	\$76,947.00	\$76,947.00
D	1.8540	#1255	2014	DR HORTON TX LTD	\$0.00	\$0.00	\$0.00
D	2.6470	#1255	2014	DR HORTON TX LTD	\$0.00	\$0.00	\$0.00
D	0.5977	#1255	2014	DR HORTON TX LTD	\$0.00	\$0.00	\$0.00
D1	0.1388	#1310	2016	CURTIS, ROOSEVELT II & JESSICA N	\$3,645.58	\$300,430.00	\$300,430.00
D1	0.1263	#1310	2016	SMITH, GEORGE W & BARBARA J	\$3,645.58	\$251,645.00	\$251,645.00
D1	0.1263	#1310	2016	STERN, SANDRA L	\$3,645.58	\$281,385.00	\$281,385.00
D1	0.1263	#1310	2016	TALBERT, JEFFREY ALAN & LAURA	\$3,645.58	\$247,968.00	\$247,968.00
D1	0.1263	#1310	2016	FANG, XU	\$3,645.58	\$211,422.00	\$211,422.00
D1	0.1263	#1310	2016	SELLMAN, ROBERT DALE & BONNIE LYNETTE	\$3,645.58	\$224,286.00	\$224,286.00

**EXHIBIT C**  
**Town of Little Elm**  
**TIRZ Ownership, Base Value, And Current Value**

Area	CAD Acreage	TIRZ Incorporation Ordinance	TIRZ Incorporation Year	Owner	Base Taxable Value	(2020) Assessed Value	(2020) Taxable Value
D1	0.1263	#1310	2016	DINH, THANH & SHIN, LINDA	\$3,645.58	\$235,743.00	\$235,743.00
D1	0.1263	#1310	2016	MASSOUDIAN, FARBORZ	\$3,645.58	\$224,782.00	\$224,782.00
D1	0.1263	#1310	2016	ARCHIE, TANETTA D & ROGERS, DEMARCUS A	\$3,645.58	\$235,199.00	\$235,199.00
D1	0.1263	#1310	2016	GONG, QIULIAN & YANG, YIHUA	\$3,645.58	\$308,201.00	\$308,201.00
D1	0.1263	#1310	2016	CARRILLO, ARNULFO VASQUEZ & YOLANDA	\$3,645.58	\$246,325.00	\$246,325.00
D1	0.1263	#1310	2016	WADE, TIMOTHY TERRELL & BOOKER-WADE, JACQUELINE	\$3,645.58	\$41,025.00	\$41,025.00
D1	0.1390	#1310	2016	LYU, MINGRUI & WANG, LI	\$3,645.58	\$42,064.00	\$42,064.00
D1	0.1106	#1310	2016	WARD, TIMOTHY ERVIN & BRENDA DUNHAM	\$3,645.58	\$200,516.00	\$200,516.00
D1	0.1010	#1310	2016	D R HORTON	\$3,645.58	\$256,827.00	\$256,827.00
D1	0.1010	#1310	2016	METOYER, ERNEST GAVIN SR & VONCITA P MAY	\$3,645.58	\$245,806.00	\$245,806.00
D1	0.1010	#1310	2016	PROGRESS RESIDENTIAL BORROWER 14 LLC	\$3,645.58	\$181,193.00	\$181,193.00
D1	0.1010	#1310	2016	AINO DALLAS LLC	\$3,645.58	\$241,324.00	\$241,324.00
D1	0.1010	#1310	2016	GANDHI, TAPAN SHEKHAR	\$3,645.58	\$171,700.00	\$171,700.00
D1	0.1010	#1310	2016	AINO DALLAS LLC	\$3,645.58	\$199,038.00	\$199,038.00
D1	0.1010	#1310	2016	SEYOUM, SARON	\$3,645.58	\$248,926.00	\$248,926.00
D1	0.1010	#1310	2016	GRIMES, WESLEY EARL & CHYKELA MASHAE	\$3,645.58	\$289,644.00	\$289,644.00
D1	0.1010	#1310	2016	EWING, CEDRIC L	\$3,645.58	\$249,000.00	\$249,000.00
D1	0.1010	#1310	2016	MCCUIN, ANDRIAN RHYSON & THACKER, AMANDA RENAY	\$3,645.58	\$232,169.00	\$232,169.00
D1	0.1010	#1310	2016	CIRUJANO, ALFREDO	\$3,645.58	\$182,452.00	\$182,452.00
D1	0.1137	#1310	2016	ANDRADE, TERESA PLASCENCIA	\$3,645.58	\$248,249.00	\$248,249.00
D1	0.1177	#1310	2016	RAILSBACK, KYLE	\$3,645.58	\$64,088.00	\$64,088.00
D1	0.1208	#1310	2016	RODRIGUEZ, RICARDO JR & COURTNEY L	\$3,645.58	\$65,788.00	\$65,788.00
D1	0.1234	#1310	2016	SCOTT, STACEY	\$3,645.58	\$259,000.00	\$259,000.00
D1	0.1209	#1310	2016	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$3,645.58	\$65,825.00	\$65,825.00
D1	0.1209	#1310	2016	LOPEZ, RODRIGO ALEJANDRO	\$3,645.58	\$254,442.00	\$254,442.00
D1	0.1137	#1310	2016	MEENACH, CHRISTOPHER C & ZAMORA, LORENA	\$3,645.58	\$263,019.00	\$263,019.00
D1	0.1010	#1310	2016	MAY, MARCELLA	\$3,645.58	\$194,989.00	\$194,989.00
D1	0.1010	#1310	2016	ASUNCION, DWIGHT T	\$3,645.58	\$289,644.00	\$289,644.00
D1	0.1010	#1310	2016	MOORE, MARILYN & JENNINGS, CRAIG	\$3,645.58	\$183,740.00	\$183,740.00
D1	0.1010	#1310	2016	FILKIL, CAROL ANN	\$3,645.58	\$200,494.00	\$200,494.00
D1	0.1010	#1310	2016	HANDALL-PACHECO, EVELYN	\$3,645.58	\$55,000.00	\$55,000.00
D1	0.1010	#1310	2016	MARTINEZ, VERONICA SUSANA & ALEJANDRO	\$3,645.58	\$274,372.00	\$274,372.00
D1	0.1010	#1310	2016	TIPTON, JESSICA ANN	\$3,645.58	\$248,926.00	\$248,926.00
D1	0.1010	#1310	2016	LEWIS, MARGARET JOI	\$3,645.58	\$256,093.00	\$256,093.00
D1	0.1010	#1310	2016	LANDEROS, LUIS	\$3,645.58	\$199,443.00	\$199,443.00
D1	0.1010	#1310	2016	TARDIFF, RONALD DAVID	\$3,645.58	\$241,324.00	\$241,324.00
D1	0.1010	#1310	2016	HANDALL-PACHECO, EVELYN	\$3,645.58	\$181,193.00	\$181,193.00
D1	0.1108	#1310	2016	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	\$3,645.58	\$60,338.00	\$60,338.00
D1	0.2244	#1310	2016	ACEVEDO, LUIS RUBEN & OROZCO, VICTORIA VIVEROS	\$3,645.58	\$222,500.00	\$222,500.00
D1	0.1289	#1310	2016	HERNANDEZ, VIVIANA Y	\$3,645.58	\$112,141.00	\$112,141.00
D1	0.1299	#1310	2016	RAZA, SYED Y	\$3,645.58	\$258,708.00	\$258,708.00
D1	0.1299	#1310	2016	SORIANO GARCIA, ALMA DELIA & GARCIA PEREZ, MARIA DEL ROSARIO	\$3,645.58	\$235,693.00	\$235,693.00
D1	0.1298	#1310	2016	NKE, GOERGES & NDI, EVELYNE CAROLE FOE NGA	\$3,645.58	\$248,456.00	\$248,456.00
D1	0.1298	#1310	2016	BARAHONA-ALVAREZ, HUGO NELSON & BARAHONA, HAILEY JUNE	\$3,645.58	\$225,266.00	\$225,266.00
D1	0.1298	#1310	2016	MODY MELING LLC	\$3,645.58	\$236,221.00	\$236,221.00
D1	0.1298	#1310	2016	2428 DOLOSTONE SERIES, A SERIES OF LEGACY PREMIER PROPERTIES LLC	\$3,645.58	\$210,004.00	\$210,004.00
D1	0.1297	#1310	2016	HILZ LLC	\$3,645.58	\$252,127.00	\$252,127.00
D1	0.1297	#1310	2016	WAHEED, AISHA	\$3,645.58	\$258,665.00	\$258,665.00
D1	0.1296	#1310	2016	MONTALVO-MELGAREJO, PEDRO HANS & HAZEL JOYCE	\$3,645.58	\$248,437.00	\$248,437.00

**EXHIBIT C**  
**Town of Little Elm**  
**TIRZ Ownership, Base Value, And Current Value**

Area	CAD Acreage	TIRZ Incorporation Ordinance	TIRZ Incorporation Year	Owner	Base Taxable Value	(2020) Assessed Value	(2020) Taxable Value
D1	0.1296	#1310	2016	REYES, YOEL ANDRES CRUZ & PERALTA, SILVY MEDINA	\$3,645.58	\$125,983.00	\$125,983.00
D1	0.1296	#1310	2016	PAWLIK, MICHAEL ANTHONY & DAMIAN-CEJA, JESSICA JANET	\$3,645.58	\$94,560.00	\$94,560.00
D1	0.1295	#1310	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$3,645.58	\$41,291.00	\$41,291.00
D1	0.1295	#1310	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$3,645.58	\$41,289.00	\$41,289.00
D1	0.4927	#1310	2016	HILLSTONE POINT HOA, INC	\$0.00	\$0.00	\$0.00
D1	0.1389	#1310	2016	SOSA, RONALD & ERIN	\$3,645.58	\$42,056.00	\$42,056.00
D1	0.1263	#1310	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$3,645.58	\$41,025.00	\$41,025.00
D1	0.1263	#1310	2016	FAROOQ, UMER & ANAM HAFIZ	\$3,645.58	\$41,025.00	\$41,025.00
D1	0.1263	#1310	2016	STEVENSON, SABRINA ANGELA BRIGITTE & BRETT TYLER	\$3,645.58	\$41,025.00	\$41,025.00
D1	0.1263	#1310	2016	VINNETT, ANGELA	\$3,645.58	\$247,902.00	\$247,902.00
D1	0.1261	#1310	2016	SADIQ, WAQAR & TALAT JEHAN KHESHGI	\$3,645.58	\$283,536.00	\$283,536.00
D1	0.1411	#1310	2016	KAMORE, PETER CHEGE & KIMINDIRI, GRACE	\$3,645.58	\$70,400.00	\$70,400.00
D1	0.2584	#1310	2016	COLLINS, SARAH RAE & MCKINNEY, WILLIAM TYRELL	\$3,645.58	\$220,261.00	\$220,261.00
D1	0.1263	#1310	2016	ELIZONDO-GOMEZ, ANDRES & RACHAEL MARIE LOPEZ	\$5,577.92	\$118,171.00	\$118,171.00
D1	0.1263	#1310	2016	JASEWICZ, STEVEN PHILIP & TIGERT, JORDYN	\$5,577.92	\$41,025.00	\$41,025.00
D1	0.1263	#1310	2016	ESPINOSA, ADRIAN & MARIA DEL MAR	\$5,577.92	\$41,025.00	\$41,025.00
D1	0.1263	#1310	2016	MONTILVA, HUMBERTO E VALBUENA	\$5,577.92	\$41,025.00	\$41,025.00
D1	0.1263	#1310	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D1	0.1263	#1310	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D1	0.1263	#1310	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D1	0.1263	#1310	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D1	0.1263	#1310	2016	TUMBLER, KIMBERLY V & JUNIOR B	\$5,577.92	\$117,356.00	\$117,356.00
D1	0.1263	#1310	2016	DR HORTON TX LTD	\$5,577.92	\$41,025.00	\$41,025.00
D1	0.1263	#1310	2016	GUAY, ADAM JACKSON	\$5,577.92	\$108,956.00	\$108,956.00
D1	0.1263	#1310	2016	PRESLEY, GLADYS & THOMAS PHILIP	\$5,577.92	\$68,375.00	\$68,375.00
D1	0.1263	#1310	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D1	0.1263	#1310	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D1	0.1263	#1310	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,375.00	\$68,375.00
D1	0.1390	#1310	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$70,106.00	\$70,106.00
D1	1.8540	#1310	2016	DR HORTON TX LTD	\$0.00	\$0.00	\$0.00
D2	2.3580	#1371	2016	LINCOLN PARK NW CORNER INCs	\$2,496,986.00	\$2,725,000.00	\$2,725,000.00
D2	16.8492	#1371	2016	CENTENNIAL LUXE LP	\$3,868,630.00	\$50,000,000.00	\$50,000,000.00
D2	0.1268	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$41,070.00	\$41,070.00
D2	0.1264	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$41,038.00	\$41,038.00
D2	0.1268	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$41,072.00	\$41,072.00
D2	0.1273	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$41,106.00	\$41,106.00
D2	0.1277	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$41,139.00	\$41,139.00
D2	0.1281	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$41,173.00	\$41,173.00
D2	0.1281	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,622.00	\$68,622.00
D2	0.1289	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,734.00	\$68,734.00
D2	0.1293	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,791.00	\$68,791.00
D2	0.1297	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,847.00	\$68,847.00
D2	0.1301	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,903.00	\$68,903.00
D2	0.1306	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,959.00	\$68,959.00
D2	0.1310	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$41,409.00	\$41,409.00
D2	0.1314	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$41,443.00	\$41,443.00
D2	0.1318	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$41,477.00	\$41,477.00
D2	0.1322	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$41,511.00	\$41,511.00
D2	0.1326	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$41,544.00	\$41,544.00



**EXHIBIT C**  
**Town of Little Elm**  
**TIRZ Ownership, Base Value, And Current Value**

Area	CAD Acreage	TIRZ Incorporation Ordinance	TIRZ Incorporation Year	Owner	(2020) Assessed		
					Base Taxable Value	Value	(2020) Taxable Value
D2	0.1330	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$69,297.00	\$69,297.00
D2	0.1334	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$69,353.00	\$69,353.00
D2	0.1339	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$69,409.00	\$69,409.00
D2	0.1343	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$69,466.00	\$69,466.00
D2	0.1416	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$77,505.00	\$77,505.00
D2	0.1233	#1371	2016	SHAHRIER, SHAHED & KHAN, ARPITA HOSSAIN	\$5,577.92	\$67,125.00	\$67,125.00
D2	0.1010	#1371	2016	HUBBARD, MARK RANDALL & IRELAN, JENNIFER KAROL	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	BAR-JONA, ANDREW JAMES & CARISSA ELYSIA	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	BARNETT, KATHERINE S	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	CARILLO, JOEL ALONSO & KRISTINA NAKOVSKA	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	COLE, GEORGE ANTHONY & RONAMAE CALBONERO	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	SINHA, ABHISHEK KUMAR & SONAL, KIRTI	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	WALLER, LAKENDRICK DEQUIN	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	COX, TERRY LEE & DIANE COLLINS	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1108	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$36,203.00	\$36,203.00
D2	0.1220	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$39,855.00	\$39,855.00
D2	0.1222	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$39,923.00	\$39,923.00
D2	0.1108	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$36,203.00	\$36,203.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	CASBY, MANDAICHELE	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	OKECHUKWU, WENDY EZINNE	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1202	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$65,450.00	\$65,450.00
D2	0.1194	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$39,008.00	\$39,008.00
D2	0.1108	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$36,203.00	\$36,203.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00

**EXHIBIT C**  
**Town of Little Elm**  
**TIRZ Ownership, Base Value, And Current Value**

Area	CAD Acreage	TIRZ Incorporation Ordinance	TIRZ Incorporation Year	Owner	(2020) Assessed		
					Base Taxable Value	Value	(2020) Taxable Value
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	CHAVEZ, RUBEN & YANSI ROSMERI	\$5,577.92	\$243,249.00	\$243,249.00
D2	0.1010	#1371	2016	MUSE, NOI	\$5,577.92	\$119,371.00	\$119,371.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	SPURGIN, JACQUELINE MAE	\$5,577.92	\$150,818.00	\$150,818.00
D2	0.1010	#1371	2016	MARTINEZ, DANIEL JACOB II & SCARLETH AYME ROMO	\$5,577.92	\$184,209.00	\$184,209.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1003	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$32,753.00	\$32,753.00
D2	0.1121	#1371	2016	NELLON, DAYSHAWN NICOLE	\$5,577.92	\$241,235.00	\$241,235.00
D2	0.1816	#1371	2016	ADHIKARI, SURYA BIKRAM & BANDANA	\$5,577.92	\$264,162.00	\$264,162.00
D2	0.1136	#1371	2016	SMITH, TWASKY T SR & DAKNEEQUA DEANN	\$5,577.92	\$250,124.00	\$250,124.00
D2	0.1010	#1371	2016	DAROVICH, GINGER LEE	\$5,577.92	\$192,053.00	\$192,053.00
D2	0.1010	#1371	2016	MCCOMAS, JAROENTHAM M & GALLEGOS, ELIZABETH ROJAS	\$5,577.92	\$200,749.00	\$200,749.00
D2	0.1010	#1371	2016	DEL CID CASTILLO, JACKELYNE YESSSENIA & JOSE JUAN DEL CID GUZMAN	\$5,577.92	\$184,062.00	\$184,062.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1136	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$37,125.00	\$37,125.00
D2	0.1106	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$60,200.00	\$60,200.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$162,181.00	\$162,181.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$210,061.00	\$210,061.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$245,966.00	\$245,966.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1106	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$60,200.00	\$60,200.00
D2	0.1136	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$37,125.00	\$37,125.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	KRESS, CHRISTOPHER DAVID & ERICA MARIBEL	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	TRUITTI-TURNER, KIMBERLY ANNE & PAUL THOMAS	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	HOKE, SCOT GORDON & DOBBS, ALEXANDRA ELIZABETH	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	REUANG, ROEMELLO & VICTORIA	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	BAFFOE, PATRICIA	\$5,577.92	\$55,000.00	\$55,000.00

**EXHIBIT C**  
**Town of Little Elm**  
**TIRZ Ownership, Base Value, And Current Value**

Area	CAD Acreage	TIRZ Incorporation Ordinance	TIRZ Incorporation Year	Owner	(2020) Assessed		
					Base Taxable Value	Value	(2020) Taxable Value
D2	0.1136	#1371	2016	DIXON, MURAD A	\$5,577.92	\$61,875.00	\$61,875.00
D2	0.1010	#1371	2016	CHAVEZ, ANABEL	\$5,577.92	\$191,883.00	\$191,883.00
D2	0.1010	#1371	2016	ANTHONY, IBUKUN PAUL & UYOVBO DORCAS	\$5,577.92	\$243,249.00	\$243,249.00
D2	0.1010	#1371	2016	RAMIREZ, ELIDA CALIXTO & MARCHANTE, FREDY ARNOLDO MEDINA	\$5,577.92	\$200,536.00	\$200,536.00
D2	0.1010	#1371	2016	ZANIN, CHRISTIAN M & AMANDA VIOLETA	\$5,577.92	\$242,218.00	\$242,218.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1136	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$37,125.00	\$37,125.00
D2	0.1136	#1371	2016	EDEBOR, ANDREW & LINDA	\$5,577.92	\$250,124.00	\$250,124.00
D2	0.1010	#1371	2016	PATRYKONT, DONALD BRUNO & DAWN REBECCA	\$5,577.92	\$183,740.00	\$183,740.00
D2	0.1136	#1371	2016	GLADNEY, SUNDRA LOUISE	\$5,577.92	\$61,875.00	\$61,875.00
D2	0.1010	#1371	2016	STRAPP, TAVIO DEMARCUS & TAMMIE BLAKELY	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	OLIVER, HERMAN RAY	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	CARRILLO, YAN CARLOS SALAS & CARDENAS, CARLOS	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	MURRAY, PATRICE ROBB	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1136	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$37,125.00	\$37,125.00
D2	0.1136	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$37,125.00	\$37,125.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$33,000.00	\$33,000.00
D2	0.1010	#1371	2016	PLANTE, MICHELLE	\$5,577.92	\$96,065.00	\$96,065.00
D2	0.1010	#1371	2016	PERALES, JUDITH NEREIDA	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	JOHNSON, MIYESHA LEEANN & OSEI, ERIC	\$5,577.92	\$55,000.00	\$55,000.00
D2	0.1010	#1371	2016	EDMONDON, KELLIE DIANE	\$5,577.92	\$106,624.00	\$106,624.00
D2	0.1010	#1371	2016	JOHNSON, INGRID GWENQUITA & WIGGINS, JOHN EARL	\$5,577.92	\$82,377.00	\$82,377.00
D2	0.1136	#1371	2016	HOLT, ERIN ASHLEY & MEYER, JOSEPH DANIEL	\$5,577.92	\$163,721.00	\$163,721.00
D2	0.1295	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$41,286.00	\$41,286.00
D2	0.1294	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$41,282.00	\$41,282.00
D2	0.1294	#1371	2016	DR HORTON TX LTD	\$5,577.92	\$41,280.00	\$41,280.00
D2	0.1293	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,794.00	\$68,794.00
D2	0.1293	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$68,794.00	\$68,794.00
D2	0.1513	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$71,778.00	\$71,778.00
D2	0.1582	#1371	2016	ROWEL, CHELSEA JOY	\$5,577.92	\$251,713.00	\$251,713.00
D2	0.1156	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$62,963.00	\$62,963.00
D2	0.1158	#1371	2016	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$5,577.92	\$63,050.00	\$63,050.00
D2	0.2791	#1371	2016	DR HORTON TX LTD	\$0.00	\$0.00	\$0.00
D2	0.1854	#1371	2016	DR HORTON TX LTD	\$0.00	\$0.00	\$0.00
D2	2.0762	#1371	2016	DR HORTON TX LTD	\$0.00	\$0.00	\$0.00

**EXHIBIT C**  
**Town of Little Elm**  
**TIRZ Ownership, Base Value, And Current Value**

Area	CAD Acreage	TIRZ Incorporation Ordinance	TIRZ Incorporation Year	Owner	Base Taxable Value	(2020) Assessed Value	(2020) Taxable Value
E	3.1800	#1258	2014	LG 720 & 380 LLC	\$1,328,090.99	\$2,149,608.00	\$2,149,608.00
E	31.1830	#1258	2014	HEB GROCERY COMPANY LP	\$3,183,875.01	\$7,470,823.00	\$7,470,823.00
E	0.1340	#1258	2014	TEXAS DEPARTMENT OF TRANSPORTATION	\$0.00	\$100.00	\$0.00
E	1.5830	#1258	2014	TEXAS DEPARTMENT OF TRANSPORTATION	\$0.00	\$0.00	\$0.00
E	0.003	#1258	2014	LG 720 & 380 LLC	\$392.00	\$392.00	\$392.00
G	5.0000	#1406	2017	FREEMAN, VALORIE L	\$190,286.00	\$564,304.00	\$233,181.00
H	168.8390	#1406	2017	MM LITTLE ELM 548 LLC	\$36,974.00	\$4,199,870.00	\$34,106.00
H	3.6010	#1406	2017	MM LITTLE ELM 548 LLC	\$113.00	\$114,883.00	\$25,506.00
H	2.4510	#1406	2017	RPM XCONSTRUCTION LLC	\$597,573.00	\$638,381.00	\$638,381.00
H	36.0000	#1406	2017	MM LITTLE ELM 548 LLC	\$2,520.00	\$895,500.00	\$1,980.00
H	5.1950	#1406	2017	MM LITTLE ELM 548 LLC	\$259.96	\$129,225.73	\$259.96
H	41.2150	#1406	2017	PENLEY, ROBERT G	\$4,149.00	\$1,372,379.00	\$37,346.00
H	91.1470	#1406	2017	MM LITTLE ELM 548 LLC	\$6,380.00	\$2,267,282.00	\$5,013.00
H	2.5480	#1406	2017	PENLEY, ROBERT G SR & FAITH	\$127.00	\$84,714.00	\$127.00
H	0.0490	#1406	2017	TEXAS DEPARTMENT OF TRANSPORTATION	\$0.00	\$500.00	\$0.00
I	5.0010	#1406	2017	GARZA, GILBERTO CESAR ETAL	\$275.00	\$165,031.00	\$275.00
<b>826.4520</b>					<b>\$15,654,221.31</b>	<b>\$193,162,520.06</b>	<b>\$171,417,720.39</b>

**EXHIBIT D**  
**PROPOSED DEVELOPMENT PLAN**

***Town of Little Elm***  
***Tax Increment Reinvestment Zone No. 5***

**Exhibit D: Summary of Development - Total Real Property Assessed Value**

Property Type	Estimated Completion	Units (1,000 sq. ft) <sup>1</sup>	Assessed Value Per Unit or sq. ft <sup>2</sup>	Total Assessed Value	Notes
<i>Tract A, H and I (Expanded)</i>					
SF units - 60 Ft	2021-2031	303	\$378,000	\$114,534,000	3
SF units - 50 Ft	2021-2031	977	\$315,000	\$307,755,000	3
SF units - 40 Ft	2021-2031	876	\$252,000	\$220,752,000	3
SF units - Undeveloped Lots	2021-2031		\$72,670		
Commercial (in 1,000 sq. ft)	2025-2029	6	\$106	\$638,381	4
<i>Tract D and G</i>					
Single Family units	2020-2029	393	\$252,000	\$99,036,000	
Multifamily units	2020-2029	699	\$106,771	\$74,632,813	5
Commercial (in 1,000 sq. ft)	2020-2027	125	\$295	\$36,875,000	4
<i>Tract E</i>					
Single Family units	2020-2029	215	\$252,000	\$54,180,000	4
Multifamily units	2020-2029	416	\$120,192	\$50,000,000	5
Commercial - Big Box - (in 1,000 sq. ft)	2025	200	\$80	\$16,000,000	6
Commercial in 1,000 sq. ft)	2020-2026	144	\$295	\$42,454,925	4
<b><i>Total - Single Family</i></b>		2,764			
<b><i>Total - Multifamily</i></b>		1,115			
<b><i>Total - Commercial</i></b>		475		\$1,016,858,119	

MuniCap, Inc.

icap\texas\Little Elm\TIRZs\TIRZ No. 5\Project and Finance Plan\Amended\LE TIRZ 5 Projection (PPFP Tables) v4.1.xlsx\I.

28-Apr-21

1 - Quantity estimated as provided by CADG.

2 - See Schedule II. According to the Denton County Appraisal District, assessed value is equal to 100% of market value.

3 - The estimated assessed values for single family units are based on CADG estimates.

4 - The estimated assessed value for commercial developments is based on the 2020 assessed values shown in Denton CAD for existing commercial developments within the TIRZ.

5 - The estimated assessed value for multifamily units is based on the actual 2020 assessed values shown in Denton CAD for the multifamily developments already built.

6 - The estimated assessed value for commercial developments - box structures is based on the 2020 assessed values Wal-Mart and Kroger Parcels located near the TIRZ.



**EXHIBIT E**  
**COMPARABLE PROPERTIES**

**Town of Little Elm**  
**Tax Increment Reinvestment Zone No. 5**

Exhibit E: Calculation of Market Value - Comparables (Residential)<sup>1</sup>

Property Type	Account Identifier	Year Built	Address	Municipality	County	Assessed Value			GSF/units	Acres	Assessed
		Land				Improvement	Total	Value Per GSF			
Residential - Single Family - Hillstone											
40 Ft Lot-Detached	717448	2018	2440 Opaline Dr	Little Elm	Denton	\$55,000	\$193,842	\$248,842			
40 Ft Lot-Detached	717455	2018	2412 Opaline Dr	Little Elm	Denton	\$55,000	\$186,160	\$241,160			
40 Ft Lot-Detached	717460	2018	2405 Larimar Dr	Little Elm	Denton	\$55,000	\$182,319	\$237,319			
40 Ft Lot-Detached	717461	2018	2409 Larimar Dr	Little Elm	Denton	\$55,000	\$210,990	\$265,990			
40 Ft Lot-Detached	717465	2018	2425 Larimar Dr	Little Elm	Denton	\$55,000	\$164,951	\$219,951			
40 Ft Lot-Detached	717473	2018	2457 Larimar Dr	Little Elm	Denton	\$55,000	\$194,616	\$249,616			
40 Ft Lot-Detached	717525	2018	2444 Evening Stone Dr	Little Elm	Denton	\$55,000	\$194,253	\$249,253			
40 Ft Lot-Detached	717526	2018	2440 Evening Stone Dr	Little Elm	Denton	\$55,000	\$182,076	\$237,076			
40 Ft Lot-Detached	717528	2018	2432 Evening Stone Dr	Little Elm	Denton	\$55,000	\$180,622	\$235,622			
40 Ft Lot-Detached	717531	2018	2420 Evening Stone Dr	Little Elm	Denton	\$55,000	\$185,831	\$240,831			
40 Ft Lot-Detached	717532	2018	2416 Evening Stone Dr	Little Elm	Denton	\$55,000	\$224,714	\$279,714			
40 Ft Lot-Detached	717533	2018	2412 Evening Stone Dr	Little Elm	Denton	\$55,000	\$193,560	\$248,560			
40 Ft Lot-Detached	717544	2018	2409 Dolostone Dr	Little Elm	Denton	\$55,000	\$224,714	\$279,714			
40 Ft Lot-Detached	717548	2018	2435 Dolostone Dr	Little Elm	Denton	\$55,000	\$209,679	\$264,679			
40 Ft Lot-Detached	717549	2018	2429 Dolostone Dr	Little Elm	Denton	\$55,000	\$187,931	\$242,931			
40 Ft Lot-Detached	717550	2018	2433 Dolostone Dr	Little Elm	Denton	\$55,000	\$193,560	\$248,560			
40 Ft Lot-Detached	717552	2018	2441 Dolostone Dr	Little Elm	Denton	\$55,000	\$180,622	\$235,622			
40 Ft Lot-Detached	717459	2018	2401 Larimar Dr	Little Elm	Denton	\$61,925	\$193,561	\$255,486			
40 Ft Lot-Detached	717542	2018	2401 Dolostone Dr	Little Elm	Denton	\$61,925	\$193,561	\$255,486			
40 Ft Lot-Detached	717539	2018	4508 Ashmark Rd	Little Elm	Denton	\$67,200	\$195,824	\$263,024			
50 Ft Lot-Detached	717491	2018	4605 Ashmark Rd	Little Elm	Denton	\$68,375	\$163,943	\$232,318			
50 Ft Lot-Detached	717492	2018	4609 Ashmark Rd	Little Elm	Denton	\$68,375	\$183,026	\$251,401			
50 Ft Lot-Detached	717502	2018	2432 Larimar Dr	Little Elm	Denton	\$68,375	\$173,171	\$241,546			
50 Ft Lot-Detached	717507	2018	2412 Larimar Dr	Little Elm	Denton	\$68,375	\$162,165	\$230,540			
50 Ft Lot-Detached	717508	2018	2408 Larimar Dr	Little Elm	Denton	\$68,375	\$183,026	\$251,401			
50 Ft Lot-Detached	717509	2018	2404 Larimar Dr	Little Elm	Denton	\$68,375	\$173,171	\$241,546			
50 Ft Lot-Detached	717512	2018	2405 Evening Stone Dr	Little Elm	Denton	\$68,375	\$176,708	\$245,083			
50 Ft Lot-Detached	717513	2018	2409 Evening Stone Dr	Little Elm	Denton	\$68,375	\$206,555	\$274,930			
50 Ft Lot-Detached	717514	2018	2413 Evening Stone Dr	Little Elm	Denton	\$68,375	\$173,162	\$241,537			
50 Ft Lot-Detached	717519	2018	2433 Evening Stone Dr	Little Elm	Denton	\$68,375	\$160,850	\$229,225			
50 Ft Lot-Detached	717481	2018	2433 Opaline Dr	Little Elm	Denton	\$68,756	\$224,743	\$293,499			
50 Ft Lot-Detached	717482	2018	2429 Opaline Dr	Little Elm	Denton	\$68,791	\$176,720	\$245,511			
50 Ft Lot-Detached	717483	2018	2425 Opaline Dr	Little Elm	Denton	\$68,825	\$151,075	\$219,900			
50 Ft Lot-Detached	717565	2018	2416 Dolostone Dr	Little Elm	Denton	\$68,834	\$173,171	\$242,005			
50 Ft Lot-Detached	717564	2018	2420 Dolostone Dr	Little Elm	Denton	\$68,841	\$183,026	\$251,867			
50 Ft Lot-Detached	717563	2018	2424 Dolostone Dr	Little Elm	Denton	\$68,844	\$176,720	\$245,564			
50 Ft Lot-Detached	717559	2018	2440 Dolostone Dr	Little Elm	Denton	\$68,863	\$173,162	\$242,025			
50 Ft Lot-Detached	717558	2018	2500 Dolostone Dr	Little Elm	Denton	\$68,869	\$160,850	\$229,719			
50 Ft Lot-Detached	717557	2018	2504 Dolostone Dr	Little Elm	Denton	\$68,875	\$183,034	\$251,909			
50 Ft Lot-Detached	717487	2018	2409 Opaline Dr	Little Elm	Denton	\$68,963	\$206,421	\$275,384			
50 Ft Lot-Detached	717488	2018	2405 Opaline Dr	Little Elm	Denton	\$68,975	\$183,026	\$252,001			
50 Ft Lot-Detached	717510	2018	2400 Larimar Dr	Little Elm	Denton	\$70,056	\$232,572	\$302,628			
50 Ft Lot-Detached	717511	2018	2401 Evening Stone Dr	Little Elm	Denton	\$70,081	\$221,641	\$291,722			
50 Ft Lot-Detached	717490	2018	4601 Ashmark Rd	Little Elm	Denton	\$70,094	\$173,162	\$243,256			
50 Ft Lot-Detached	717489	2018	2401 Opaline Dr	Little Elm	Denton	\$70,747	\$233,228	\$303,975			
50 Ft Lot-Detached	717475	2018	4629 Ashmark Rd	Little Elm	Denton	\$86,447	\$183,034	\$269,481			
Residential - Multifamily											
The Luxe 380	706438	2018	26493 E University DR	Little Elm	Denton	\$3,669,756	\$49,948,244	\$50,000,000	416		\$120,192
The Landing	705799	2019	1031 FM 2931	Little Elm	Denton	\$4,322,502	\$36,585,701	\$41,000,000	384		\$106,771
Commercial - Big Boxes											
Wal-Mart	527460	2013	11700 W HWY 380	Cross Roads	Denton	\$5,849,524	\$9,723,615	\$15,573,139	192,002		\$81
Kroger	711996	2016	4650 W University DR	Prosper	Denton	\$6,612,408	\$3,309,192	\$9,921,600	128,210		\$77
Commercial - Others											
Lincoln Park NW Corner	310712	2007		Little Elm	Denton	\$673,753	\$2,054,280	\$2,728,033	11,813		\$231
LG 720 & 380	670752			Little Elm	Denton	\$3,423,359	\$0	\$3,423,359		3.180	
HEB	670753			Little Elm	Denton	\$7,470,823	\$0	\$7,470,823		31.183	
2931 Commercial	619242			Little Elm	Denton	\$1,111,812	\$0	\$1,111,812		8.5079	
2932 Commercial	200772			Little Elm	Denton	\$262,391	\$0	\$262,391		22.618	
BP Venture	699101	2016		Little Elm	Denton	\$744,876	\$932,703	\$1,677,579	5,188		\$323
N2I One	675372	2015		Little Elm	Denton	\$2,229,218	\$770,782	\$3,000,000	9,074		\$331
Keck	73921			Little Elm	Denton	\$3,686	\$0	\$3,686		24.5758	
Spiritas	651076			Little Elm	Denton	\$12,656	\$1,976	\$14,632		159.4730	

MuniCap, Inc.

<sup>1</sup>Information illustrated for each property based on information provided by Denton County Appraisal District. Value chosen for each type of development is underlined and shown in bold and italics.

**EXHIBIT F**  
**PROJECTED ABSORPTION**

**Town of Little Elm**  
**Tax Increment Reinvestment Zone No. 5**

Exhibit F-1: Projected Absorption - Tract A, H and I<sup>1</sup>

Development Year	Assessed As Of <sup>2</sup>	For Sale Residential										Commercial - Others		Total - Residential	
		SF units - 60 Ft		SF units - 50 Ft		SF units - 40 Ft		SF units - Undeveloped Lots							
		Units	Cumulative	Units	Cumulative	Units	Cumulative	Units (in 1,000 sq. ft)	Cumulative	Units (in 1,000 sq. ft)	Cumulative	Units	Cumulative		
31-Dec-19	1-Jan-20	0	0	0	0	0	0	0	0	0	6	0	0		
31-Dec-20	1-Jan-21	0	0	0	0	0	0	0	0	0	6	0	0		
31-Dec-21	1-Jan-22	0	0	0	0	0	0	0	0	0	6	0	0		
31-Dec-22	1-Jan-23	4	4	42	42	29	29	982	982	0	6	75	75		
31-Dec-23	1-Jan-24	13	17	111	153	76	105	782	782	0	6	200	275		
31-Dec-24	1-Jan-25	13	30	111	264	76	181	582	582	0	6	200	475		
31-Dec-25	1-Jan-26	13	43	111	375	76	257	382	382	0	6	200	675		
31-Dec-26	1-Jan-27	13	56	111	486	76	333	659	659	0	6	200	875		
31-Dec-27	1-Jan-28	16	72	106	592	78	411	459	459	0	6	200	1,075		
31-Dec-28	1-Jan-29	44	116	70	662	86	497	259	259	0	6	200	1,275		
31-Dec-29	1-Jan-30	44	160	70	732	86	583	681	681	0	6	200	1,475		
31-Dec-30	1-Jan-31	44	204	70	802	86	669	481	481	0	6	200	1,675		
31-Dec-31	1-Jan-32	44	248	70	872	86	755	281	281	0	6	200	1,875		
31-Dec-32	1-Jan-33	44	292	70	942	86	841	81	81	0	6	200	2,075		
31-Dec-33	1-Jan-34	11	303	35	977	35	876	0	0	0	6	81	2,156		
31-Dec-34	1-Jan-35	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-35	1-Jan-36	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-36	1-Jan-37	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-37	1-Jan-38	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-38	1-Jan-39	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-39	1-Jan-40	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-40	1-Jan-41	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-41	1-Jan-42	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-42	1-Jan-43	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-43	1-Jan-44	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-44	1-Jan-45	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-45	1-Jan-46	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-46	1-Jan-47	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-47	1-Jan-48	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-48	1-Jan-49	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-49	1-Jan-50	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-50	1-Jan-51	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-51	1-Jan-52	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-52	1-Jan-53	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-53	1-Jan-54	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-54	1-Jan-55	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-55	1-Jan-56	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-56	1-Jan-57	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-57	1-Jan-58	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-58	1-Jan-59	0	303	0	977	0	876	0	0	0	6	0	2,156		
31-Dec-59	1-Jan-60	0	303	0	977	0	876	0	0	0	6	0	2,156		
Total		303		977		876				6		2,156			

MuniCap, Inc.

C:\Users\Devon.Whitlock\Dropbox (MuniCap)\MuniCap Team Folder\tx-municipal\texas\Little Elm\TIRZs\TIRZ No. 5\Project and Finance Plan\Amended\LE TIRZ 5 Projection (PPFP Tables) v4.1.xlsx\III-A

28-Apr-21

<sup>1</sup>Provided by CADG.

<sup>2</sup>According to the Denton County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Town of Little Elm**  
**Tax Increment Reinvestment Zone No. 5**

**Exhibit F-2: Projected Absorption - Tract D and G<sup>1</sup>**

Development Year	Assessed Year	For Sale Residential									
		Single family		Multifamily		Commercial - Big Box		Commercial - Others		Total	
		Units	Cumulative	Units	Cumulative	Units	Cumulative	Units (in 1,000 sq. ft)	Cumulative	Units	Cumulative
Ending	As Of <sup>2</sup>										
31-Dec-19	1-Jan-20	75	122	0	384	0	0	0	14	75	520
31-Dec-20	1-Jan-21	68	190	0	384	0	0	0	14	68	588
31-Dec-21	1-Jan-22	68	258	0	384	0	0	0	14	68	656
31-Dec-22	1-Jan-23	68	326	0	384	0	0	0	14	68	724
31-Dec-23	1-Jan-24	67	393	315	699	0	0	0	14	382	1,106
31-Dec-24	1-Jan-25	0	393	0	699	0	0	50	64	50	1,156
31-Dec-25	1-Jan-26	0	393	0	699	0	0	50	114	50	1,206
31-Dec-26	1-Jan-27	0	393	0	699	0	0	11	125	11	1,217
31-Dec-27	1-Jan-28	0	393	0	699	0	0	0	125	0	1,217
31-Dec-28	1-Jan-29	0	393	0	699	0	0	0	125	0	1,217
31-Dec-29	1-Jan-30	0	393	0	699	0	0	0	125	0	1,217
31-Dec-30	1-Jan-31	0	393	0	699	0	0	0	125	0	1,217
31-Dec-31	1-Jan-32	0	393	0	699	0	0	0	125	0	1,217
31-Dec-32	1-Jan-33	0	393	0	699	0	0	0	125	0	1,217
31-Dec-33	1-Jan-34	0	393	0	699	0	0	0	125	0	1,217
31-Dec-34	1-Jan-35	0	393	0	699	0	0	0	125	0	1,217
31-Dec-35	1-Jan-36	0	393	0	699	0	0	0	125	0	1,217
31-Dec-36	1-Jan-37	0	393	0	699	0	0	0	125	0	1,217
31-Dec-37	1-Jan-38	0	393	0	699	0	0	0	125	0	1,217
31-Dec-38	1-Jan-39	0	393	0	699	0	0	0	125	0	1,217
31-Dec-39	1-Jan-40	0	393	0	699	0	0	0	125	0	1,217
31-Dec-40	1-Jan-41	0	393	0	699	0	0	0	125	0	1,217
31-Dec-41	1-Jan-42	0	393	0	699	0	0	0	125	0	1,217
31-Dec-42	1-Jan-43	0	393	0	699	0	0	0	125	0	1,217
31-Dec-43	1-Jan-44	0	393	0	699	0	0	0	125	0	1,217
31-Dec-44	1-Jan-45	0	393	0	699	0	0	0	125	0	1,217
31-Dec-45	1-Jan-46	0	393	0	699	0	0	0	125	0	1,217
31-Dec-46	1-Jan-47	0	393	0	699	0	0	0	125	0	1,217
31-Dec-47	1-Jan-48	0	393	0	699	0	0	0	125	0	1,217
31-Dec-48	1-Jan-49	0	393	0	699	0	0	0	125	0	1,217
31-Dec-49	1-Jan-50	0	393	0	699	0	0	0	125	0	1,217
31-Dec-50	1-Jan-51	0	393	0	699	0	0	0	125	0	1,217
31-Dec-51	1-Jan-52	0	393	0	699	0	0	0	125	0	1,217
31-Dec-52	1-Jan-53	0	393	0	699	0	0	0	125	0	1,217
31-Dec-53	1-Jan-54	0	393	0	699	0	0	0	125	0	1,217
31-Dec-54	1-Jan-55	0	393	0	699	0	0	0	125	0	1,217
31-Dec-55	1-Jan-56	0	393	0	699	0	0	0	125	0	1,217
31-Dec-56	1-Jan-57	0	393	0	699	0	0	0	125	0	1,217
31-Dec-57	1-Jan-58	0	393	0	699	0	0	0	125	0	1,217
31-Dec-58	1-Jan-59	0	393	0	699	0	0	0	125	0	1,217
31-Dec-59	1-Jan-60	0	393	0	699	0	0	0	125	0	1,217
Total		393		699		0		125		1,217	

MuniCap, Inc. C:\Users\Devon.Whitlock\Dropbox (MuniCap)\MuniCap Team Folder\tx-municap\texas\Little Elm\TIRZs\TIRZ No. 5\Project and Finance Plan\Amended\LE TIRZ 5 Projection (PPFP Tables) v4.1.xlsx\III-B

28-Apr-21

<sup>1</sup>Provided by CADG.

<sup>2</sup>According to the Denton County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Town of Little Elm**  
**Tax Increment Reinvestment Zone No. 5**

**Exhibit F-3: Projected Absorption - Tract E<sup>1</sup>**

Development Year	Assessed As Of <sup>2</sup>	For Sale Residential									
		Single family		Multifamily		Commercial - Big Box		Commercial - Others		Total	
		Units	Cumulative	Units	Cumulative	Units	Cumulative	Units (in 1,000 sq. ft)	Cumulative	Units	Cumulative
31-Dec-19	1-Jan-20	52	52	0	416	0	0	0	9	52	477
31-Dec-20	1-Jan-21	41	93	0	416	0	0	0	9	41	518
31-Dec-21	1-Jan-22	41	134	0	416	0	0	0	9	41	559
31-Dec-22	1-Jan-23	41	175	0	416	0	0	0	9	41	600
31-Dec-23	1-Jan-24	40	215	0	416	0	0	0	9	40	640
31-Dec-24	1-Jan-25	0	215	0	416	200	200	75	84	275	915
31-Dec-25	1-Jan-26	0	215	0	416	0	200	60	144	60	975
31-Dec-26	1-Jan-27	0	215	0	416	0	200	0	144	0	975
31-Dec-27	1-Jan-28	0	215	0	416	0	200	0	144	0	975
31-Dec-28	1-Jan-29	0	215	0	416	0	200	0	144	0	975
31-Dec-29	1-Jan-30	0	215	0	416	0	200	0	144	0	975
31-Dec-30	1-Jan-31	0	215	0	416	0	200	0	144	0	975
31-Dec-31	1-Jan-32	0	215	0	416	0	200	0	144	0	975
31-Dec-32	1-Jan-33	0	215	0	416	0	200	0	144	0	975
31-Dec-33	1-Jan-34	0	215	0	416	0	200	0	144	0	975
31-Dec-34	1-Jan-35	0	215	0	416	0	200	0	144	0	975
31-Dec-35	1-Jan-36	0	215	0	416	0	200	0	144	0	975
31-Dec-36	1-Jan-37	0	215	0	416	0	200	0	144	0	975
31-Dec-37	1-Jan-38	0	215	0	416	0	200	0	144	0	975
31-Dec-38	1-Jan-39	0	215	0	416	0	200	0	144	0	975
31-Dec-39	1-Jan-40	0	215	0	416	0	200	0	144	0	975
31-Dec-40	1-Jan-41	0	215	0	416	0	200	0	144	0	975
31-Dec-41	1-Jan-42	0	215	0	416	0	200	0	144	0	975
31-Dec-42	1-Jan-43	0	215	0	416	0	200	0	144	0	975
31-Dec-43	1-Jan-44	0	215	0	416	0	200	0	144	0	975
31-Dec-44	1-Jan-45	0	215	0	416	0	200	0	144	0	975
31-Dec-45	1-Jan-46	0	215	0	416	0	200	0	144	0	975
31-Dec-46	1-Jan-47	0	215	0	416	0	200	0	144	0	975
31-Dec-47	1-Jan-48	0	215	0	416	0	200	0	144	0	975
31-Dec-48	1-Jan-49	0	215	0	416	0	200	0	144	0	975
31-Dec-49	1-Jan-50	0	215	0	416	0	200	0	144	0	975
31-Dec-50	1-Jan-51	0	215	0	416	0	200	0	144	0	975
31-Dec-51	1-Jan-52	0	215	0	416	0	200	0	144	0	975
31-Dec-52	1-Jan-53	0	215	0	416	0	200	0	144	0	975
31-Dec-53	1-Jan-54	0	215	0	416	0	200	0	144	0	975
31-Dec-54	1-Jan-55	0	215	0	416	0	200	0	144	0	975
31-Dec-55	1-Jan-56	0	215	0	416	0	200	0	144	0	975
31-Dec-56	1-Jan-57	0	215	0	416	0	200	0	144	0	975
31-Dec-57	1-Jan-58	0	215	0	416	0	200	0	144	0	975
31-Dec-58	1-Jan-59	0	215	0	416	0	200	0	144	0	975
31-Dec-59	1-Jan-60	0	215	0	416	0	200	0	144	0	975
Total		215		416		200		144		975	

MuniCap, Inc.

C:\Users\Devon.Whitlock\Dropbox (MuniCap)\MuniCap Team Folder\tx-municap\texas\Little Elm\TIRZs\TIRZ No. 5\Project and Finance Plan\Amended\LE TIRZ 5 Projection (PPFP Tables) v4.1.xlsx\III-C

28-Apr-21

<sup>1</sup> Provided by CADG.

<sup>2</sup> According to the Denton County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.



**EXHIBIT G**  
**PROJECTED ASSESSED VALUE**

Town of Little Elm  
Tax Increment Reinvestment Zone No. 5

Exhibit G-1: Projected Assessed Value - Tract A, H and I

			Residential						Commercial									
Tax Collection			SF units - 60 Ft			SF units - 50 Ft			SF units - 40 Ft			SF units - Undeveloped Lots			Commercial - Others			Projected Total
Assessed	Year	Inflation	Value Per	Projected	Assessed Value	Value Per	Projected	Assessed Value	Value Per	Projected	Assessed Value	Value Per	Projected	Assessed Value	Value Per	Projected	Assessed	Assessed
As Of	Ending <sup>1</sup>	Factor <sup>2</sup>	Units <sup>3</sup>	Unit <sup>4</sup>		Units <sup>3</sup>	Unit <sup>4</sup>		Units <sup>3</sup>	Unit <sup>4</sup>		Units <sup>3</sup>	Unit <sup>4</sup>		Units <sup>3</sup>	Unit <sup>4</sup>		Value (Residential)
1-Jan-20	31-Jan-21	100%	0	\$378,000	\$0	0	\$315,000	\$0	0	\$252,000	\$0	0	\$72,670	\$0	6	\$106,397	\$638,381	\$368,437
1-Jan-21	31-Jan-22	100%	0	\$378,000	\$0	0	\$315,000	\$0	0	\$252,000	\$0	0	\$72,670	\$0	6	\$106,397	\$638,381	\$368,437
1-Jan-22	31-Jan-23	100%	0	\$378,000	\$0	0	\$315,000	\$0	0	\$252,000	\$0	0	\$72,670	\$0	6	\$106,397	\$638,381	\$368,437
1-Jan-23	31-Jan-24	102%	4	\$385,560	\$1,542,240	42	\$321,300	\$13,494,600	29	\$257,040	\$7,454,160	982	\$74,124	\$72,789,659	6	\$108,525	\$651,149	\$95,280,659
1-Jan-24	31-Jan-25	104%	17	\$393,271	\$6,685,610	153	\$327,726	\$50,142,078	105	\$262,181	\$27,528,984	782	\$75,606	\$59,124,179	6	\$110,695	\$664,172	\$143,480,851
1-Jan-25	31-Jan-26	106%	30	\$401,137	\$12,034,099	264	\$334,281	\$88,250,057	181	\$267,424	\$48,403,819	582	\$77,118	\$44,882,964	6	\$112,909	\$677,455	\$193,570,939
1-Jan-26	31-Jan-27	108%	43	\$409,159	\$17,593,852	375	\$340,966	\$127,862,299	257	\$272,773	\$70,102,636	382	\$78,661	\$30,048,450	6	\$115,167	\$691,004	\$245,607,238
1-Jan-27	31-Jan-28	110%	56	\$417,343	\$23,371,182	486	\$347,785	\$169,023,730	333	\$278,228	\$92,650,045	659	\$80,234	\$52,874,260	6	\$124,661	\$747,965	\$337,919,217
1-Jan-28	31-Jan-29	113%	72	\$425,689	\$30,649,636	592	\$354,741	\$210,006,768	411	\$283,793	\$116,638,894	459	\$81,839	\$37,563,992	6	\$127,154	\$762,924	\$394,859,291
1-Jan-29	31-Jan-30	115%	116	\$434,203	\$50,367,569	662	\$361,836	\$239,535,422	497	\$289,469	\$143,865,988	259	\$83,476	\$21,620,164	6	\$129,697	\$778,183	\$455,389,144
1-Jan-30	31-Jan-31	117%	160	\$442,887	\$70,861,959	732	\$369,073	\$270,161,220	583	\$295,258	\$172,135,510	681	\$85,145	\$57,983,778	6	\$132,291	\$793,747	\$571,142,468
1-Jan-31	31-Jan-32	120%	204	\$451,745	\$92,155,978	802	\$376,454	\$301,916,236	669	\$301,163	\$201,478,266	481	\$86,848	\$41,773,864	6	\$134,937	\$809,621	\$637,324,344
1-Jan-32	31-Jan-33	122%	248	\$460,780	\$114,273,413	872	\$383,983	\$334,833,387	755	\$307,187	\$231,925,878	281	\$88,585	\$24,892,359	6	\$137,636	\$825,814	\$705,925,038
1-Jan-33	31-Jan-34	124%	292	\$469,995	\$137,238,683	942	\$391,663	\$368,946,459	841	\$313,330	\$263,510,804	81	\$90,357	\$7,318,885	6	\$140,388	\$842,330	\$777,014,830
1-Jan-34	31-Jan-35	127%	303	\$479,395	\$145,256,806	977	\$399,496	\$390,307,753	876	\$319,597	\$279,966,913	0	\$92,164	\$0	6	\$143,196	\$859,177	\$815,531,472
1-Jan-35	31-Jan-36	129%	303	\$488,983	\$148,161,942	977	\$407,486	\$398,113,909	876	\$325,989	\$285,566,251	0	\$94,007	\$0	6	\$146,060	\$876,360	\$831,842,101
1-Jan-36	31-Jan-37	132%	303	\$498,763	\$151,125,181	977	\$415,636	\$406,076,187	876	\$332,509	\$291,277,576	0	\$95,887	\$0	6	\$148,981	\$893,888	\$848,478,943
1-Jan-37	31-Jan-38	135%	303	\$508,738	\$154,147,684	977	\$423,949	\$414,197,710	876	\$339,159	\$297,103,127	0	\$97,805	\$0	6	\$151,961	\$911,765	\$865,448,522
1-Jan-38	31-Jan-39	137%	303	\$518,913	\$157,230,638	977	\$432,427	\$422,481,665	876	\$345,942	\$303,045,190	0	\$99,761	\$0	6	\$155,000	\$930,001	\$882,757,493
1-Jan-39	31-Jan-40	140%	303	\$529,291	\$160,375,251	977	\$441,076	\$430,931,298	876	\$352,861	\$309,106,094	0	\$101,756	\$0	6	\$158,100	\$948,601	\$900,412,642
1-Jan-40	31-Jan-41	143%	303	\$539,877	\$163,582,756	977	\$449,898	\$439,549,924	876	\$359,918	\$315,288,216	0	\$103,791	\$0	6	\$161,262	\$967,573	\$918,420,895
1-Jan-41	31-Jan-42	146%	303	\$550,675	\$166,854,411	977	\$458,896	\$448,340,922	876	\$367,116	\$321,593,980	0	\$105,867	\$0	6	\$164,487	\$986,924	\$936,789,313
1-Jan-42	31-Jan-43	149%	303	\$561,688	\$170,191,499	977	\$468,073	\$457,307,741	876	\$374,459	\$328,025,860	0	\$107,985	\$0	6	\$167,777	\$1,006,663	\$955,525,099
1-Jan-43	31-Jan-44	152%	303	\$572,922	\$173,595,329	977	\$477,435	\$466,453,896	876	\$381,948	\$334,586,377	0	\$110,144	\$0	6	\$171,133	\$1,026,796	\$974,635,601
1-Jan-44	31-Jan-45	155%	303	\$584,380	\$177,067,236	977	\$486,984	\$475,782,974	876	\$389,587	\$341,278,104	0	\$112,347	\$0	6	\$174,555	\$1,047,332	\$994,128,313
1-Jan-45	31-Jan-46	158%	303	\$596,068	\$180,608,580	977	\$496,723	\$485,298,633	876	\$397,379	\$348,103,666	0	\$114,594	\$0	6	\$178,046	\$1,068,278	\$1,014,010,880
1-Jan-46	31-Jan-47	161%	303	\$607,989	\$184,220,752	977	\$506,658	\$495,004,606	876	\$405,326	\$355,065,740	0	\$116,886	\$0	6	\$181,607	\$1,089,644	\$1,034,291,097
1-Jan-47	31-Jan-48	164%	303	\$620,149	\$187,905,167	977	\$516,791	\$504,904,698	876	\$413,433	\$362,167,054	0	\$119,224	\$0	6	\$185,239	\$1,111,437	\$1,054,976,919
1-Jan-48	31-Jan-49	167%	303	\$632,552	\$191,663,270	977	\$527,127	\$515,002,792	876	\$421,701	\$369,410,396	0	\$121,608	\$0	6	\$188,944	\$1,133,666	\$1,076,076,458
1-Jan-49	31-Jan-50	171%	303	\$645,203	\$195,496,536	977	\$537,669	\$525,302,848	876	\$430,135	\$376,798,603	0	\$124,040	\$0	6	\$192,723	\$1,156,339	\$1,097,597,987
1-Jan-50	31-Jan-51	174%	303	\$658,107	\$199,406,466	977	\$548,423	\$535,808,905	876	\$438,738	\$384,334,576	0	\$126,521	\$0	6	\$196,578	\$1,179,466	\$1,119,549,947
1-Jan-51	31-Jan-52	178%	303	\$671,269	\$203,394,596	977	\$559,391	\$546,525,083	876	\$447,513	\$392,021,267	0	\$129,051	\$0	6	\$200,509	\$1,203,055	\$1,141,940,945
1-Jan-52	31-Jan-53	181%	303	\$684,695	\$207,462,488	977	\$570,579	\$557,455,584	876	\$456,463	\$399,861,692	0	\$131,633	\$0	6	\$204,519	\$1,227,116	\$1,164,779,764
1-Jan-53	31-Jan-54	185%	303	\$698,389	\$211,611,737	977	\$581,990	\$568,604,696	876	\$465,592	\$407,858,926	0	\$134,265	\$0	6	\$208,610	\$1,251,658	\$1,188,075,360
1-Jan-54	31-Jan-55	188%	303	\$712,356	\$215,843,972	977	\$593,630	\$579,976,790	876	\$474,904	\$416,016,105	0	\$136,950	\$0	6	\$212,782	\$1,276,691	\$1,211,836,867
1-Jan-55	31-Jan-56	192%	303	\$726,603	\$220,160,852	977	\$605,503	\$591,576,326	876	\$484,402	\$424,336,427	0	\$139,689	\$0	6	\$217,038	\$1,302,225	\$1,236,073,604
1-Jan-56	31-Jan-57	196%	303	\$741,136	\$224,564,069	977	\$617,613	\$603,407,852	876	\$494,090	\$432,823,155	0	\$142,483	\$0	6	\$221,378	\$1,328,270	\$1,260,795,076
1-Jan-57	31-Jan-58	200%	303	\$755,958	\$229,055,350	977	\$629,965	\$615,476,009	876	\$503,972	\$441,479,619	0	\$145,333	\$0	6	\$225,806	\$1,354,835	\$1,286,010,978
1-Jan-58	31-Jan-59	204%	303	\$771,077	\$233,636,457	977	\$642,565	\$627,785,529	876	\$514,052	\$450,309,211	0	\$148,240	\$0	6	\$230,322	\$1,381,932	\$1,311,731,197
1-Jan-59	31-Jan-60	208%	303	\$786,499	\$238,309,186	977	\$655,416	\$640,341,240	876	\$524,333	\$459,315,395	0	\$151,204	\$0	6	\$234,928	\$1,409,571	\$1,337,965,821

<sup>1</sup> According to the Denton County Appraisal District, real property taxes are due without penalty as of January 31st in the year following the year in which property is assessed.  
<sup>2</sup> Assumes an annual inflation factor of 2%.  
<sup>3</sup> See Schedule III-A.  
<sup>4</sup> See Schedule I.

**Town of Little Elm**  
**Tax Increment Reinvestment Zone No. 5**

**Exhibit G-2: Projected Assessed Value - Tract D and G**

Assessed As Of	Tax Collection Year Ending <sup>1</sup>	2% Inflation Factor <sup>2</sup>	Residential						Commercial			
			Single Family units			Multifamily units			Commercial - Others			Projected Total
			Units <sup>3</sup>	Value Per Unit <sup>4</sup>	Projected Assessed Value	Units <sup>3</sup>	Value Per Unit <sup>4</sup>	Projected Assessed Value	Units <sup>3</sup>	Value Per Unit <sup>4</sup>	Projected Assessed Value	Assessed Value
1-Jan-20	31-Jan-21	102%	122	\$257,040	\$31,358,880	384	\$108,906	\$41,820,000	14		\$6,041,037	\$89,256,894
1-Jan-21	31-Jan-22	104%	190	\$262,181	\$49,814,352	384	\$111,084	\$42,656,400	14		\$6,285,095	\$98,755,847
1-Jan-22	31-Jan-23	106%	258	\$267,424	\$68,995,499	384	\$113,306	\$43,509,528	14		\$6,669,793	\$119,174,820
1-Jan-23	31-Jan-24	108%	326	\$272,773	\$88,923,967	384	\$115,572	\$44,379,719	14		\$7,219,598	\$140,523,284
1-Jan-24	31-Jan-25	110%	393	\$278,228	\$109,343,746	699	\$117,884	\$82,400,656	14		\$7,971,020	\$199,715,422
1-Jan-25	31-Jan-26	113%	393	\$283,793	\$111,530,621	699	\$120,241	\$84,048,669	64	\$295,000	\$18,957,290	\$214,536,580
1-Jan-26	31-Jan-27	115%	393	\$289,469	\$113,761,234	699	\$122,646	\$85,729,642	114	\$301,644	\$34,466,488	\$233,957,364
1-Jan-27	31-Jan-28	117%	393	\$295,258	\$116,036,458	699	\$125,099	\$87,444,235	125	\$308,574	\$38,571,781	\$242,052,475
1-Jan-28	31-Jan-29	120%	393	\$301,163	\$118,357,188	699	\$127,601	\$89,193,120	125	\$315,805	\$39,475,641	\$247,025,948
1-Jan-29	31-Jan-30	122%	393	\$307,187	\$120,724,331	699	\$130,153	\$90,976,982	125	\$323,353	\$40,419,182	\$252,120,495
1-Jan-30	31-Jan-31	124%	393	\$313,330	\$123,138,818	699	\$132,756	\$92,796,522	125	\$331,237	\$41,404,597	\$257,339,937
1-Jan-31	31-Jan-32	127%	393	\$319,597	\$125,601,594	699	\$135,411	\$94,652,452	125	\$339,474	\$42,434,225	\$262,688,272
1-Jan-32	31-Jan-33	129%	393	\$325,989	\$128,113,626	699	\$138,119	\$96,545,501	125	\$348,084	\$43,510,562	\$268,169,690
1-Jan-33	31-Jan-34	132%	393	\$332,509	\$130,675,899	699	\$140,882	\$98,476,411	125	\$357,090	\$44,636,273	\$273,788,583
1-Jan-34	31-Jan-35	135%	393	\$339,159	\$133,289,417	699	\$143,699	\$100,445,939	125	\$366,514	\$45,814,206	\$279,549,562
1-Jan-35	31-Jan-36	137%	393	\$345,942	\$135,955,205	699	\$146,573	\$102,454,858	125	\$376,379	\$47,047,404	\$285,457,467
1-Jan-36	31-Jan-37	140%	393	\$352,861	\$138,674,309	699	\$149,505	\$104,503,955	125	\$386,713	\$48,339,124	\$291,517,388
1-Jan-37	31-Jan-38	143%	393	\$359,918	\$141,447,795	699	\$152,495	\$106,594,034	125	\$397,543	\$49,692,852	\$297,734,682
1-Jan-38	31-Jan-39	146%	393	\$367,116	\$144,276,751	699	\$155,545	\$108,725,915	125	\$408,899	\$51,112,325	\$304,114,991
1-Jan-39	31-Jan-40	149%	393	\$374,459	\$147,162,286	699	\$158,656	\$110,900,433	125	\$420,812	\$52,601,545	\$310,664,265
1-Jan-40	31-Jan-41	152%	393	\$381,948	\$150,105,532	699	\$161,829	\$113,118,442	125	\$433,318	\$54,164,808	\$317,388,782
1-Jan-41	31-Jan-42	155%	393	\$389,587	\$153,107,643	699	\$165,066	\$115,380,811	125	\$446,454	\$55,806,723	\$324,295,177
1-Jan-42	31-Jan-43	158%	393	\$397,379	\$156,169,796	699	\$168,367	\$117,688,427	125	\$460,258	\$57,532,244	\$331,390,467
1-Jan-43	31-Jan-44	161%	393	\$405,326	\$159,293,191	699	\$171,734	\$120,042,196	125	\$474,774	\$59,346,696	\$338,682,083
1-Jan-44	31-Jan-45	164%	393	\$413,433	\$162,479,055	699	\$175,169	\$122,443,040	125	\$490,046	\$61,255,804	\$346,177,899
1-Jan-45	31-Jan-46	167%	393	\$421,701	\$165,728,636	699	\$178,672	\$124,891,900	125	\$506,126	\$63,265,737	\$353,886,274
1-Jan-46	31-Jan-47	171%	393	\$430,135	\$169,043,209	699	\$182,246	\$127,389,738	125	\$523,065	\$65,383,138	\$361,816,085
1-Jan-47	31-Jan-48	174%	393	\$438,738	\$172,424,073	699	\$185,891	\$129,937,533	125	\$540,921	\$67,615,170	\$369,976,776
1-Jan-48	31-Jan-49	178%	393	\$447,513	\$175,872,555	699	\$189,608	\$132,536,284	125	\$559,756	\$69,969,562	\$378,378,401
1-Jan-49	31-Jan-50	181%	393	\$456,463	\$179,390,006	699	\$193,401	\$135,187,009	125	\$579,637	\$72,454,664	\$387,031,679
1-Jan-50	31-Jan-51	185%	393	\$465,592	\$182,977,806	699	\$197,269	\$137,890,750	125	\$600,636	\$75,079,496	\$395,948,051
1-Jan-51	31-Jan-52	188%	393	\$474,904	\$186,637,362	699	\$201,214	\$140,648,565	125	\$622,831	\$77,853,817	\$405,139,743
1-Jan-52	31-Jan-53	192%	393	\$484,402	\$190,370,109	699	\$205,238	\$143,461,536	125	\$646,306	\$80,788,190	\$414,619,835
1-Jan-53	31-Jan-54	196%	393	\$494,090	\$194,177,512	699	\$209,343	\$146,330,767	125	\$671,152	\$83,894,062	\$424,402,340
1-Jan-54	31-Jan-55	200%	393	\$503,972	\$198,061,062	699	\$213,530	\$149,257,382	125	\$697,471	\$87,183,844	\$434,502,287
1-Jan-55	31-Jan-56	204%	393	\$514,052	\$202,022,283	699	\$217,800	\$152,242,530	125	\$725,368	\$90,671,005	\$444,935,817
1-Jan-56	31-Jan-57	208%	393	\$524,333	\$206,062,729	699	\$222,156	\$155,287,380	125	\$754,961	\$94,370,177	\$455,720,286
1-Jan-57	31-Jan-58	212%	393	\$534,819	\$210,183,983	699	\$226,600	\$158,393,128	125	\$786,378	\$98,297,270	\$466,874,381
1-Jan-58	31-Jan-59	216%	393	\$545,516	\$214,387,663	699	\$231,132	\$161,560,990	125	\$819,757	\$102,469,593	\$478,418,247
1-Jan-59	31-Jan-60	221%	393	\$556,426	\$218,675,416	699	\$235,754	\$164,792,210	125	\$855,248	\$106,906,004	\$490,373,630

<sup>1</sup>According to the Denton County Appraisal District, real property taxes are due without penalty as of January 31st in the year following the year in which property is assessed.

<sup>2</sup>Assumes an annual inflation factor of 2%.

<sup>3</sup>See Schedule III-B.

<sup>4</sup>See Schedule I.

Town of Little Elm  
Tax Increment Reinvestment Zone No. 5

Exhibit G-3: Projected Assessed Value - Tract E

			Residential						Commercial						
Tax Collection			Single Family units			Multifamily units			Commercial - Big Box - (in 1,000 sq. ft)			Commercial in 1,000 sq. ft)			Projected
Assessed	Year	2% Inflation		Value Per	Projected		Value Per	Projected		Value Per	Projected		Value Per	Projected	Total
As Of	Ending <sup>1</sup>	Factor <sup>2</sup>	Units <sup>3</sup>	Unit <sup>4</sup>	Assessed Value	Units <sup>3</sup>	Unit <sup>4</sup>	Assessed Value	Units <sup>3</sup>	Unit <sup>4</sup>	Assessed Value	Units <sup>3</sup>	Unit <sup>4</sup>	Assessed Value	Assessed Value
1-Jan-20	31-Jan-21	102%	52		\$18,808,185	416		\$122,596	0		\$7,470,823	9		\$4,875,000	\$81,154,008
1-Jan-21	31-Jan-22	104%	93	\$262,181	\$24,382,814	416	\$125,048	\$52,020,000	0		\$7,772,644	9		\$5,071,950	\$89,247,409
1-Jan-22	31-Jan-23	106%	134	\$267,424	\$35,834,872	416	\$127,549	\$53,060,400	0		\$7,928,097	9		\$5,173,389	\$101,996,758
1-Jan-23	31-Jan-24	108%	175	\$272,773	\$47,735,258	416	\$130,100	\$54,121,608	0		\$8,086,659	9		\$5,276,857	\$115,220,382
1-Jan-24	31-Jan-25	110%	215	\$278,228	\$59,819,098	416	\$132,702	\$55,204,040	0		\$8,248,392	9		\$5,382,394	\$128,653,924
1-Jan-25	31-Jan-26	113%	215	\$283,793	\$61,015,480	416	\$135,356	\$56,308,121	200	\$90,093	\$18,018,599	84	\$295,000	\$24,754,925	\$160,097,125
1-Jan-26	31-Jan-27	115%	215	\$289,469	\$62,235,789	416	\$138,063	\$57,434,283	200	\$91,895	\$18,378,971	144	\$301,644	\$43,411,148	\$181,460,191
1-Jan-27	31-Jan-28	117%	215	\$295,258	\$63,480,505	416	\$140,824	\$58,582,969	200	\$93,733	\$18,746,550	144	\$308,574	\$44,408,463	\$185,218,487
1-Jan-28	31-Jan-29	120%	215	\$301,163	\$64,750,115	416	\$143,641	\$59,754,628	200	\$95,607	\$19,121,481	144	\$315,805	\$45,449,095	\$189,075,320
1-Jan-29	31-Jan-30	122%	215	\$307,187	\$66,045,118	416	\$146,514	\$60,949,721	200	\$97,520	\$19,503,911	144	\$323,353	\$46,535,412	\$193,034,162
1-Jan-30	31-Jan-31	124%	215	\$313,330	\$67,366,020	416	\$149,444	\$62,168,715	200	\$99,470	\$19,893,989	144	\$331,237	\$47,669,941	\$197,098,665
1-Jan-31	31-Jan-32	127%	215	\$319,597	\$68,713,340	416	\$152,433	\$63,412,090	200	\$101,459	\$20,291,869	144	\$339,474	\$48,855,372	\$201,272,671
1-Jan-32	31-Jan-33	129%	215	\$325,989	\$70,087,607	416	\$155,482	\$64,680,332	200	\$103,489	\$20,697,706	144	\$348,084	\$50,094,581	\$205,560,226
1-Jan-33	31-Jan-34	132%	215	\$332,509	\$71,489,359	416	\$158,591	\$65,973,938	200	\$105,558	\$21,111,660	144	\$357,090	\$51,390,634	\$209,965,592
1-Jan-34	31-Jan-35	135%	215	\$339,159	\$72,919,147	416	\$161,763	\$67,293,417	200	\$107,669	\$21,533,893	144	\$366,514	\$52,746,811	\$214,493,268
1-Jan-35	31-Jan-36	137%	215	\$345,942	\$74,377,530	416	\$164,998	\$68,639,285	200	\$109,823	\$21,964,571	144	\$376,379	\$54,166,617	\$219,148,003
1-Jan-36	31-Jan-37	140%	215	\$352,861	\$75,865,080	416	\$168,298	\$70,012,071	200	\$112,019	\$22,403,863	144	\$386,713	\$55,653,800	\$223,934,814
1-Jan-37	31-Jan-38	143%	215	\$359,918	\$77,382,382	416	\$171,664	\$71,412,312	200	\$114,260	\$22,851,940	144	\$397,543	\$57,212,375	\$228,859,009
1-Jan-38	31-Jan-39	146%	215	\$367,116	\$78,930,029	416	\$175,097	\$72,840,559	200	\$116,545	\$23,308,979	144	\$408,899	\$58,846,642	\$233,926,209
1-Jan-39	31-Jan-40	149%	215	\$374,459	\$80,508,630	416	\$178,599	\$74,297,370	200	\$118,876	\$23,775,158	144	\$420,812	\$60,561,211	\$239,142,369
1-Jan-40	31-Jan-41	152%	215	\$381,948	\$82,118,803	416	\$182,171	\$75,783,317	200	\$121,253	\$24,250,662	144	\$433,318	\$62,361,026	\$244,513,808
1-Jan-41	31-Jan-42	155%	215	\$389,587	\$83,761,179	416	\$185,815	\$77,298,984	200	\$123,678	\$24,735,675	144	\$446,454	\$64,251,397	\$250,047,233
1-Jan-42	31-Jan-43	158%	215	\$397,379	\$85,436,402	416	\$189,531	\$78,844,963	200	\$126,152	\$25,230,388	144	\$460,258	\$66,238,024	\$255,749,777
1-Jan-43	31-Jan-44	161%	215	\$405,326	\$87,145,130	416	\$193,322	\$80,421,862	200	\$128,675	\$25,734,996	144	\$474,774	\$68,327,037	\$261,629,026
1-Jan-44	31-Jan-45	164%	215	\$413,433	\$88,888,033	416	\$197,188	\$82,030,300	200	\$131,248	\$26,249,696	144	\$490,046	\$70,525,033	\$267,693,061
1-Jan-45	31-Jan-46	167%	215	\$421,701	\$90,665,793	416	\$201,132	\$83,670,906	200	\$133,873	\$26,774,690	144	\$506,126	\$72,839,108	\$273,950,497
1-Jan-46	31-Jan-47	171%	215	\$430,135	\$92,479,109	416	\$205,155	\$85,344,324	200	\$136,551	\$27,310,184	144	\$523,065	\$75,276,914	\$280,410,531
1-Jan-47	31-Jan-48	174%	215	\$438,738	\$94,328,691	416	\$209,258	\$87,051,210	200	\$139,282	\$27,856,387	144	\$540,921	\$77,846,697	\$287,082,986
1-Jan-48	31-Jan-49	178%	215	\$447,513	\$96,215,265	416	\$213,443	\$88,792,235	200	\$142,068	\$28,413,515	144	\$559,756	\$80,557,357	\$293,978,372
1-Jan-49	31-Jan-50	181%	215	\$456,463	\$98,139,571	416	\$217,712	\$90,568,079	200	\$144,909	\$28,981,785	144	\$579,637	\$83,418,504	\$301,107,939
1-Jan-50	31-Jan-51	185%	215	\$465,592	\$100,102,362	416	\$222,066	\$92,379,441	200	\$147,807	\$29,561,421	144	\$600,636	\$86,440,525	\$308,483,749
1-Jan-51	31-Jan-52	188%	215	\$474,904	\$102,104,409	416	\$226,507	\$94,227,030	200	\$150,763	\$30,152,649	144	\$622,831	\$89,634,656	\$316,118,744
1-Jan-52	31-Jan-53	192%	215	\$484,402	\$104,146,497	416	\$231,037	\$96,111,570	200	\$153,779	\$30,755,702	144	\$646,306	\$93,013,059	\$324,026,829
1-Jan-53	31-Jan-54	196%	215	\$494,090	\$106,229,427	416	\$235,658	\$98,033,802	200	\$156,854	\$31,370,817	144	\$671,152	\$96,588,912	\$332,222,957
1-Jan-54	31-Jan-55	200%	215	\$503,972	\$108,354,016	416	\$240,371	\$99,994,478	200	\$159,991	\$31,998,233	144	\$697,471	\$100,376,503	\$340,723,229
1-Jan-55	31-Jan-56	204%	215	\$514,052	\$110,521,096	416	\$245,179	\$101,994,367	200	\$163,191	\$32,638,197	144	\$725,368	\$104,391,341	\$349,545,002
1-Jan-56	31-Jan-57	208%	215	\$524,333	\$112,731,518	416	\$250,082	\$104,034,255	200	\$166,455	\$33,290,961	144	\$754,961	\$108,650,273	\$358,707,007
1-Jan-57	31-Jan-58	212%	215	\$534,819	\$114,986,149	416	\$255,084	\$106,114,940	200	\$169,784	\$33,956,781	144	\$786,378	\$113,171,613	\$368,229,482
1-Jan-58	31-Jan-59	216%	215	\$545,516	\$117,285,872	416	\$260,186	\$108,237,238	200	\$173,180	\$34,635,916	144	\$819,757	\$117,975,292	\$378,134,319
1-Jan-59	31-Jan-60	221%	215	\$556,426	\$119,631,589	416	\$265,389	\$110,401,983	200	\$176,643	\$35,328,635	144	\$855,248	\$123,083,020	\$388,445,227

<sup>1</sup>According to the Denton County Appraisal District, real property taxes are due without penalty as of January 31st in the year following the year in which property is assessed.

<sup>2</sup>Assumes an annual inflation factor of 2%.

<sup>3</sup>See Schedule III-C.

<sup>4</sup>See Schedule I.

**Town of Little Elm**  
**Tax Increment Reinvestment Zone No. 5**

**Exhibit G-4: Projected Assessed Value - Total**

Tax Collection			Tract A, H and I (Expanded)	Tract D and G	Tract E	Total
Assessed	Year	Inflation	Projected	Projected	Projected	Total
As Of	Ending <sup>1</sup>	Factor <sup>2</sup>	Assessed Value <sup>3</sup>	Assessed Value <sup>4</sup>	Assessed Value <sup>5</sup>	Assessed Value
1-Jan-20	31-Jan-21	100%	\$1,006,818	\$89,256,894	\$81,154,008	\$171,417,720
1-Jan-21	31-Jan-22	100%	\$1,006,818	\$98,755,847	\$89,247,409	\$189,010,074
1-Jan-22	31-Jan-23	100%	\$1,006,818	\$119,174,820	\$101,996,758	\$222,178,397
1-Jan-23	31-Jan-24	102%	\$95,931,808	\$140,523,284	\$115,220,382	\$351,675,474
1-Jan-24	31-Jan-25	104%	\$144,145,023	\$199,715,422	\$128,653,924	\$472,514,369
1-Jan-25	31-Jan-26	106%	\$194,248,394	\$214,536,580	\$160,097,125	\$568,882,099
1-Jan-26	31-Jan-27	108%	\$246,298,242	\$233,957,364	\$181,460,191	\$661,715,797
1-Jan-27	31-Jan-28	110%	\$338,667,182	\$242,052,475	\$185,218,487	\$765,938,144
1-Jan-28	31-Jan-29	113%	\$395,622,215	\$247,025,948	\$189,075,320	\$831,723,483
1-Jan-29	31-Jan-30	115%	\$456,167,327	\$252,120,495	\$193,034,162	\$901,321,984
1-Jan-30	31-Jan-31	117%	\$571,936,214	\$257,339,937	\$197,098,665	\$1,026,374,816
1-Jan-31	31-Jan-32	120%	\$638,133,965	\$262,688,272	\$201,272,671	\$1,102,094,908
1-Jan-32	31-Jan-33	122%	\$706,750,852	\$268,169,690	\$205,560,226	\$1,180,480,767
1-Jan-33	31-Jan-34	124%	\$777,857,160	\$273,788,583	\$209,965,592	\$1,261,611,336
1-Jan-34	31-Jan-35	127%	\$816,390,649	\$279,549,562	\$214,493,268	\$1,310,433,479
1-Jan-35	31-Jan-36	129%	\$832,718,462	\$285,457,467	\$219,148,003	\$1,337,323,931
1-Jan-36	31-Jan-37	132%	\$849,372,831	\$291,517,388	\$223,934,814	\$1,364,825,032
1-Jan-37	31-Jan-38	135%	\$866,360,287	\$297,734,682	\$228,859,009	\$1,392,953,979
1-Jan-38	31-Jan-39	137%	\$883,687,493	\$304,114,991	\$233,926,209	\$1,421,728,693
1-Jan-39	31-Jan-40	140%	\$901,361,243	\$310,664,265	\$239,142,369	\$1,451,167,877
1-Jan-40	31-Jan-41	143%	\$919,388,468	\$317,388,782	\$244,513,808	\$1,481,291,057
1-Jan-41	31-Jan-42	146%	\$937,776,237	\$324,295,177	\$250,047,233	\$1,512,118,648
1-Jan-42	31-Jan-43	149%	\$956,531,762	\$331,390,467	\$255,749,777	\$1,543,672,006
1-Jan-43	31-Jan-44	152%	\$975,662,397	\$338,682,083	\$261,629,026	\$1,575,973,506
1-Jan-44	31-Jan-45	155%	\$995,175,645	\$346,177,899	\$267,693,061	\$1,609,046,605
1-Jan-45	31-Jan-46	158%	\$1,015,079,158	\$353,886,274	\$273,950,497	\$1,642,915,929
1-Jan-46	31-Jan-47	161%	\$1,035,380,741	\$361,816,085	\$280,410,531	\$1,677,607,357
1-Jan-47	31-Jan-48	164%	\$1,056,088,356	\$369,976,776	\$287,082,986	\$1,713,148,118
1-Jan-48	31-Jan-49	167%	\$1,077,210,123	\$378,378,401	\$293,978,372	\$1,749,566,896
1-Jan-49	31-Jan-50	171%	\$1,098,754,326	\$387,031,679	\$301,107,939	\$1,786,893,944
1-Jan-50	31-Jan-51	174%	\$1,120,729,412	\$395,948,051	\$308,483,749	\$1,825,161,213
1-Jan-51	31-Jan-52	178%	\$1,143,144,000	\$405,139,743	\$316,118,744	\$1,864,402,488
1-Jan-52	31-Jan-53	181%	\$1,166,006,880	\$414,619,835	\$324,026,829	\$1,904,653,545
1-Jan-53	31-Jan-54	185%	\$1,189,327,018	\$424,402,340	\$332,222,957	\$1,945,952,315
1-Jan-54	31-Jan-55	188%	\$1,213,113,558	\$434,502,287	\$340,723,229	\$1,988,339,075
1-Jan-55	31-Jan-56	192%	\$1,237,375,830	\$444,935,817	\$349,545,002	\$2,031,856,649
1-Jan-56	31-Jan-57	196%	\$1,262,123,346	\$455,720,286	\$358,707,007	\$2,076,550,639
1-Jan-57	31-Jan-58	200%	\$1,287,365,813	\$466,874,381	\$368,229,482	\$2,122,469,676
1-Jan-58	31-Jan-59	204%	\$1,313,113,129	\$478,418,247	\$378,134,319	\$2,169,665,695
1-Jan-59	31-Jan-60	208%	\$1,339,375,392	\$490,373,630	\$388,445,227	\$2,218,194,249

MuniCap, Inc. on:Whitlock\Dropbox (MuniCap)\MuniCap Team Folder\tx-municap\texas\Little Elm\TIRZs\TIRZ No. 5\Project and Finance Plan\Amended\LE TIRZ 5 Projection (PPFP Tables) v4.1.xlsx\IV-D  
28-Apr-21

<sup>1</sup> According to the Denton County Appraisal District, real property taxes are due without penalty as of January 31st in the year following the year in which property is assessed.

<sup>2</sup> Assumes an annual inflation factor of 2%.

<sup>3</sup> See Schedule IV-A.

<sup>4</sup> See Schedules IV-B.1 and IV-B.2.

<sup>5</sup> See Schedules IV-C.

**EXHIBIT H**  
**PROJECTED INCREMENTAL TAXES**



**Town of Little Elm**  
**Tax Increment Reinvestment Zone No. 5**

Exhibit-H: Projected Incremental Tax Revenues (Total)

Tax Year Ending	TIRZ Obligations Ending	Inflation Factor <sup>1</sup>	Total Incremental Tax Revenues Tract A, H, and I <sup>2</sup>	Total Incremental Tax Revenues Tract D and G <sup>4</sup>	Total Incremental Tax Revenues Tract E <sup>7</sup>	Total Available Incremental Tax Revenues
31-Jan-21	30-Sep-21	100%	\$489	\$562,411	\$449,407	\$1,012,307
31-Jan-22	30-Sep-22	100%	\$489	\$624,144	\$502,006	\$1,126,640
31-Jan-23	30-Sep-23	100%	\$489	\$756,847	\$584,864	\$1,342,201
31-Jan-24	30-Sep-24	102%	\$617,406	\$895,591	\$670,805	\$2,183,802
31-Jan-25	30-Sep-25	104%	\$930,744	\$1,280,281	\$758,109	\$2,969,134
31-Jan-26	30-Sep-26	106%	\$1,256,366	\$1,376,603	\$962,459	\$3,595,428
31-Jan-27	30-Sep-27	108%	\$1,594,638	\$1,502,819	\$1,101,297	\$4,198,754
31-Jan-28	30-Sep-28	110%	\$2,194,944	\$1,555,429	\$1,125,722	\$4,876,095
31-Jan-29	30-Sep-29	113%	\$2,565,094	\$1,587,752	\$1,150,788	\$5,303,634
31-Jan-30	30-Sep-30	115%	\$2,958,577	\$1,620,861	\$1,176,516	\$5,755,955
31-Jan-31	30-Sep-31	117%	\$3,710,959	\$1,654,782	\$1,202,932	\$6,568,673
31-Jan-32	30-Sep-32	120%	\$4,141,178	\$1,689,541	\$1,230,058	\$7,060,778
31-Jan-33	30-Sep-33	122%	\$4,587,119	\$1,725,165	\$1,257,923	\$7,570,208
31-Jan-34	30-Sep-34	124%	\$5,049,239	\$1,761,682	\$1,286,554	\$8,097,475
31-Jan-35	30-Sep-35	127%	\$5,299,668	\$1,799,123	\$1,315,979	\$8,414,770
31-Jan-36	30-Sep-36	129%	\$5,405,783	\$1,837,518	\$1,346,230	\$8,589,531
31-Jan-37	30-Sep-37	132%	\$5,514,020	\$1,876,902	\$1,377,340	\$8,768,261
31-Jan-38	30-Sep-38	135%	\$5,624,421	\$1,917,308	\$1,409,342	\$8,951,071
31-Jan-39	30-Sep-39	137%	\$5,737,031	\$1,958,774	\$1,442,274	\$9,138,078
31-Jan-40	30-Sep-40	140%	\$5,851,892	\$2,001,337	\$1,476,174	\$9,329,403
31-Jan-41	30-Sep-41	143%	\$5,969,051	\$2,045,040	\$1,511,083	\$9,525,174
31-Jan-42	30-Sep-42	146%	\$6,088,553	\$2,089,925	\$1,547,044	\$9,725,522
31-Jan-43	30-Sep-43	149%	\$6,210,446	\$2,136,037	\$1,584,105	\$9,930,588
31-Jan-44	30-Sep-44	152%	\$6,334,776	\$2,183,425	\$1,622,314	\$10,140,515
31-Jan-45	30-Sep-45	155%	\$6,461,592	\$2,232,140	\$1,661,725	\$10,355,457
31-Jan-46	30-Sep-46	158%	\$6,590,945	\$2,282,237	\$1,702,392	\$10,575,574
31-Jan-47	30-Sep-47	161%	\$6,722,885	\$2,333,773	\$1,744,375	\$10,801,033
31-Jan-48	30-Sep-48	164%	\$6,857,464	\$2,386,809	\$1,787,740	\$11,032,013
31-Jan-49	30-Sep-49	167%	\$6,994,734	\$2,441,411	\$1,832,553	\$11,268,698
31-Jan-50	30-Sep-50	171%	\$7,134,750	\$2,497,649	\$1,878,888	\$11,511,287
31-Jan-51	30-Sep-51	174%	\$7,277,566	\$2,555,597	\$1,926,823	\$11,759,986
31-Jan-52	30-Sep-52	178%	\$7,423,239	\$2,615,333	\$1,976,443	\$12,015,015
31-Jan-53	30-Sep-53	181%	\$7,571,824	\$2,676,945	\$2,027,838	\$12,276,607
31-Jan-54	30-Sep-54	185%	\$7,723,382	\$2,740,521	\$2,081,104	\$12,545,007
31-Jan-55	30-Sep-55	188%	\$7,877,971	\$2,806,161	\$2,136,348	\$12,820,479
31-Jan-56	30-Sep-56	192%	\$8,035,651	\$2,873,968	\$2,193,680	\$13,103,300
31-Jan-57	30-Sep-57	196%	\$8,196,485	\$2,944,056	\$2,253,224	\$13,393,766
31-Jan-58	30-Sep-58	200%	\$8,360,536	\$3,016,547	\$2,315,111	\$13,692,194
31-Jan-59	30-Sep-59	204%	\$8,527,868	\$3,091,570	\$2,379,482	\$13,998,921
31-Jan-60	30-Sep-60	208%	\$8,698,546	\$3,169,268	\$2,446,493	\$14,314,308
Total			\$208,098,324	\$80,540,875	\$59,986,136	\$348,625,335

MuniCap, Inc. )\MuniCap Team Folder\tx-municap\texas\Little Elm\TIRZs\TIRZ No. 5\Project and Finance Plan\Amended\LE TIRZ 5 Projection (PPFP Tables) v4.1.xlsx\Exhibit H

28-Apr-21

<sup>1</sup> Assumes an annual inflation factor of 2%.

<sup>2</sup> See Schedule VI-A.1.

<sup>3</sup> See Schedule VI-A.2.

<sup>4</sup> See Schedule VI-B.1.

<sup>5</sup> See Schedule VI-B.2.

<sup>6</sup> See Schedule VI-B.3.

<sup>7</sup> See Schedule VI-C.

**EXHIBIT I**  
**PROJECTED INCREMENTAL REAL PROPERTY TAXES AVAILABLE FOR DEBT  
SERVICE**

**Town of Little Elm**  
**Tax Increment Reinvestment Zone No. 5**

Exhibit-I: Projected Incremental Real Property Taxes Available for Debt Service

Taxes Due	TIRZ Obligations Ending	2% Inflation Factor <sup>1</sup>	Total Projected Assessed Value <sup>2</sup>	Base Value <sup>3</sup>	Estimated Incremental Value	Town of Little Elm Real Property Tax Rate (Per \$100 A.V.) <sup>4</sup>	Total Incremental Tax Revenues	Percent Available Retained By Town <sup>5</sup>	Total Available Incremental Tax Revenues To Town	Percent Available for TIRZ Obligations <sup>4</sup>	Total Available Incremental Tax Revenues
31-Jan-21	30-Sep-21	100%	\$171,417,720	(\$15,654,221)	\$155,763,499	\$0.649900	\$1,012,307	100.00%	\$1,012,307	0.00%	\$0
31-Jan-22	30-Sep-22	100%	\$189,010,074	(\$15,654,221)	\$173,355,853	\$0.649900	\$1,126,640	50.00%	\$563,320	50.00%	\$563,320
31-Jan-23	30-Sep-23	100%	\$222,178,397	(\$15,654,221)	\$206,524,175	\$0.649900	\$1,342,201	50.00%	\$671,100	50.00%	\$671,100
31-Jan-24	30-Sep-24	102%	\$351,675,474	(\$15,654,221)	\$336,021,252	\$0.649900	\$2,183,802	50.00%	\$1,091,901	50.00%	\$1,091,901
31-Jan-25	30-Sep-25	104%	\$472,514,369	(\$15,654,221)	\$456,860,148	\$0.649900	\$2,969,134	50.00%	\$1,484,567	50.00%	\$1,484,567
31-Jan-26	30-Sep-26	106%	\$568,882,099	(\$15,654,221)	\$553,227,877	\$0.649900	\$3,595,428	50.00%	\$1,797,714	50.00%	\$1,797,714
31-Jan-27	30-Sep-27	108%	\$661,715,797	(\$15,654,221)	\$646,061,575	\$0.649900	\$4,198,754	50.00%	\$2,099,377	50.00%	\$2,099,377
31-Jan-28	30-Sep-28	110%	\$765,938,144	(\$15,654,221)	\$750,283,923	\$0.649900	\$4,876,095	50.00%	\$2,438,048	50.00%	\$2,438,048
31-Jan-29	30-Sep-29	113%	\$831,723,483	(\$15,654,221)	\$816,069,262	\$0.649900	\$5,303,634	50.00%	\$2,651,817	50.00%	\$2,651,817
31-Jan-30	30-Sep-30	115%	\$901,321,984	(\$15,654,221)	\$885,667,762	\$0.649900	\$5,755,955	50.00%	\$2,877,977	50.00%	\$2,877,977
31-Jan-31	30-Sep-31	117%	\$1,026,374,816	(\$15,654,221)	\$1,010,720,594	\$0.649900	\$6,568,673	50.00%	\$3,284,337	50.00%	\$3,284,337
31-Jan-32	30-Sep-32	120%	\$1,102,094,908	(\$15,654,221)	\$1,086,440,687	\$0.649900	\$7,060,778	50.00%	\$3,530,389	50.00%	\$3,530,389
31-Jan-33	30-Sep-33	122%	\$1,180,480,767	(\$15,654,221)	\$1,164,826,546	\$0.649900	\$7,570,208	50.00%	\$3,785,104	50.00%	\$3,785,104
31-Jan-34	30-Sep-34	124%	\$1,261,611,336	(\$15,654,221)	\$1,245,957,115	\$0.649900	\$8,097,475	50.00%	\$4,048,738	50.00%	\$4,048,738
31-Jan-35	30-Sep-35	127%	\$1,310,433,479	(\$15,654,221)	\$1,294,779,257	\$0.649900	\$8,414,770	50.00%	\$4,207,385	50.00%	\$4,207,385
31-Jan-36	30-Sep-36	129%	\$1,337,323,931	(\$15,654,221)	\$1,321,669,710	\$0.649900	\$8,589,531	50.00%	\$4,294,766	50.00%	\$4,294,766
31-Jan-37	30-Sep-37	132%	\$1,364,825,032	(\$15,654,221)	\$1,349,170,811	\$0.649900	\$8,768,261	50.00%	\$4,384,131	50.00%	\$4,384,131
31-Jan-38	30-Sep-38	135%	\$1,392,953,979	(\$15,654,221)	\$1,377,299,757	\$0.649900	\$8,951,071	50.00%	\$4,475,536	50.00%	\$4,475,536
31-Jan-39	30-Sep-39	137%	\$1,421,728,693	(\$15,654,221)	\$1,406,074,472	\$0.649900	\$9,138,078	50.00%	\$4,569,039	50.00%	\$4,569,039
31-Jan-40	30-Sep-40	140%	\$1,451,167,877	(\$15,654,221)	\$1,435,513,656	\$0.649900	\$9,329,403	50.00%	\$4,664,702	50.00%	\$4,664,702
31-Jan-41	30-Sep-41	143%	\$1,481,291,057	(\$15,654,221)	\$1,465,636,836	\$0.649900	\$9,525,174	50.00%	\$4,762,587	50.00%	\$4,762,587
31-Jan-42	30-Sep-42	146%	\$1,512,118,648	(\$15,654,221)	\$1,496,464,426	\$0.649900	\$9,725,522	50.00%	\$4,862,761	50.00%	\$4,862,761
31-Jan-43	30-Sep-43	149%	\$1,543,672,006	(\$15,654,221)	\$1,528,017,785	\$0.649900	\$9,930,588	50.00%	\$4,965,294	50.00%	\$4,965,294
31-Jan-44	30-Sep-44	152%	\$1,575,973,506	(\$15,654,221)	\$1,560,319,285	\$0.649900	\$10,140,515	50.00%	\$5,070,258	50.00%	\$5,070,258
31-Jan-45	30-Sep-45	155%	\$1,609,046,605	(\$15,654,221)	\$1,593,392,384	\$0.649900	\$10,355,457	50.00%	\$5,177,729	50.00%	\$5,177,729
31-Jan-46	30-Sep-46	158%	\$1,642,915,929	(\$15,654,221)	\$1,627,261,708	\$0.649900	\$10,575,574	50.00%	\$5,287,787	50.00%	\$5,287,787
31-Jan-47	30-Sep-47	161%	\$1,677,607,357	(\$15,654,221)	\$1,661,953,136	\$0.649900	\$10,801,033	50.00%	\$5,400,517	50.00%	\$5,400,517
31-Jan-48	30-Sep-48	164%	\$1,713,148,118	(\$15,654,221)	\$1,697,493,897	\$0.649900	\$11,032,013	50.00%	\$5,516,006	50.00%	\$5,516,006
31-Jan-49	30-Sep-49	167%	\$1,749,566,896	(\$15,654,221)	\$1,733,912,674	\$0.649900	\$11,268,698	50.00%	\$5,634,349	50.00%	\$5,634,349
31-Jan-50	30-Sep-50	171%	\$1,786,893,944	(\$15,654,221)	\$1,771,239,723	\$0.649900	\$11,511,287	50.00%	\$5,755,643	50.00%	\$5,755,643
31-Jan-51	30-Sep-51	174%	\$1,825,161,213	(\$15,654,221)	\$1,809,506,991	\$0.649900	\$11,759,986	50.00%	\$5,879,993	50.00%	\$5,879,993
31-Jan-52	30-Sep-52	178%	\$1,864,402,488	(\$15,654,221)	\$1,848,748,267	\$0.649900	\$12,015,015	50.00%	\$6,007,507	50.00%	\$6,007,507
31-Jan-53	30-Sep-53	181%	\$1,904,653,545	(\$15,654,221)	\$1,888,999,324	\$0.649900	\$12,276,607	50.00%	\$6,138,303	50.00%	\$6,138,303
31-Jan-54	30-Sep-54	185%	\$1,945,952,315	(\$15,654,221)	\$1,930,298,094	\$0.649900	\$12,545,007	50.00%	\$6,272,504	50.00%	\$6,272,504
31-Jan-55	30-Sep-55	188%	\$1,988,339,075	(\$15,654,221)	\$1,972,684,854	\$0.649900	\$12,820,479	50.00%	\$6,410,239	50.00%	\$6,410,239
31-Jan-56	30-Sep-56	192%	\$2,031,856,649	(\$15,654,221)	\$2,016,202,428	\$0.649900	\$13,103,300	50.00%	\$6,551,650	50.00%	\$6,551,650
31-Jan-57	30-Sep-57	196%	\$2,076,550,639	(\$15,654,221)	\$2,060,896,418	\$0.649900	\$13,393,766	50.00%	\$6,696,883	50.00%	\$6,696,883
31-Jan-58	30-Sep-58	200%	\$2,122,469,676	(\$15,654,221)	\$2,106,815,454	\$0.649900	\$13,692,194	50.00%	\$6,846,097	50.00%	\$6,846,097
31-Jan-59	30-Sep-59	204%	\$2,169,665,695	(\$15,654,221)	\$2,154,011,473	\$0.649900	\$13,998,921	50.00%	\$6,999,460	50.00%	\$6,999,460
31-Jan-60	30-Sep-60	208%	\$2,218,194,249	(\$15,654,221)	\$2,202,540,028	\$0.649900	\$14,314,308	50.00%	\$7,157,154	50.00%	\$7,157,154
<b>Total</b>							<b>\$348,625,335</b>		<b>\$174,312,667</b>		<b>\$174,312,667</b>

MuniCap, Inc.

C:\Users\Devon.Whitlock\Dropbox (MuniCap)\MuniCap Team Folder\tx-municap\texas\Little Elm\TIRZs\TIRZ No. 5\Project and Finance Plan\Amended\LE TIRZ 5 Projection (PPFP Tables) v4.1.xlsx\Exhibit I

28-Apr-21

<sup>1</sup> Assumes an annual inflation factor of 2%.

<sup>2</sup> See Schedule IV-A.

<sup>3</sup> See Schedule V.

<sup>4</sup> Source: Denton County Tax Office.

<sup>5</sup> Assumes 10% of incremental tax revenues are available for the repayment of debt service, while the balance (90%) is retained by the Town.



**Date:** 05/04/2021  
**Agenda Item #:** 7. A.  
**Department:** Economic Development Corporation  
**Strategic Goal:** Maintain operational integrity and viability  
**Staff Contact:** Jennette Espinosa, EDC Executive Director

---

**AGENDA ITEM:**

Continue Public Hearing on **Accepting and Approving a Service and Assessment Plan and Improvements on Area #1 Assessment Roll for the Spiritas Ranch Public Improvement District.**

**Continue Public Hearing:**  
**Receive Public Comments:**  
**Close Public Hearing:**

**DESCRIPTION:**

Public Hearing will continue to consider proposed assessments to be levied against the assessable property within the Spiritas Ranch Public Improvement District (the "District"), relating to the Phase #1 Improvements and the portion of the Major Improvements allocated to Phase #1 Assessed Property. Assessed Property (collectively, the "Assessment Rolls"), which Assessment Rolls include the assessments to be levied against each parcel in the District for the Phase #1 Improvements, pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as emended (the "Act").

**BUDGET IMPACT:**

There is no budget impact for this item.

**RECOMMENDED ACTION:**

Staff recommends continuing the public hearing until the Special Meeting on May 11, 2021.

---



**Date:** 05/04/2021  
**Agenda Item #:** 7. B.  
**Department:** Economic Development Corporation  
**Strategic Goal:** Maintain operational integrity and viability  
**Staff Contact:** Jennette Espinosa, EDC Executive Director

---

**AGENDA ITEM:**

Continue Public Hearing on **Accepting and Approving a Service and Assessment Plan and Major Improvements Area Assessment Roll for the Spiritas Ranch Public Improvement District**

**Continue Public Hearing:**

**Receive Public Comments:**

**Close Public Hearing:**

**DESCRIPTION:**

Public Hearing will continue to consider proposed assessments to be levied against the assessable property within the Spiritas Ranch Public Improvement District (the "District"), relating to Phases #2 - 4 Major Improvements Assessment Roll relating to the Major Improvements allocated to Phases #2-4 Assessed Property (collectively, the "Assessment Rolls"), which Assessment Rolls include the assessments to be levied against each parcel in the District for the Major Improvements allocated to Phases #2-4, pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

**BUDGET IMPACT:**

There is no budget impact for this item.

**RECOMMENDED ACTION:**

Staff recommends continuing the public hearing to the Special Meeting on May 11, 2021.

---



**Date:** 05/04/2021  
**Agenda Item #:** 7. C.  
**Department:** Development Services  
**Strategic Goal:** Promote and expand Little Elm's identity  
**Staff Contact:** Fred Gibbs, Director of Development Services

---

**AGENDA ITEM:**

Hold a Public Hearing on **Annexing an Approximately 7.21 Acre Tract or Tracts of Land Located Within the Marsella Jones Survey, Abstract No. 662, Within the Extraterritorial Jurisdiction (ETJ) of the Town of Little Elm, Denton County, Texas.**

**Open Public Hearing:**

**Receive Public Comments:**

**Close Public Hearing:**

**DESCRIPTION:**

On February 2, 2021, the Town Council entered into an agreement with MM Little Elm 548, LLC (Spiritas Ranch Development Agreement) for the development of approximately 545 acres. The development is estimated to include approximately 2,135 single-family lots which is located on the southeast corner of FM 720 and US Hwy 380. The property is partially located within the Town limits which is zoned Agriculture, and the remainder is partially located within the Town's ETJ. The development will include a number of amenities, parks and open space, trails, infrastructure, a school, and a Fire Station. As part of Section 9 of the developer's agreement, a voluntary annexation must happen that includes the additional acres to be brought into the Town after the receipt of the petition which we have received. After more review of the PID and annexation documents, staff found that approximately 7.21 acres was left off and needed to be included in the annexation.

**BUDGET IMPACT:**

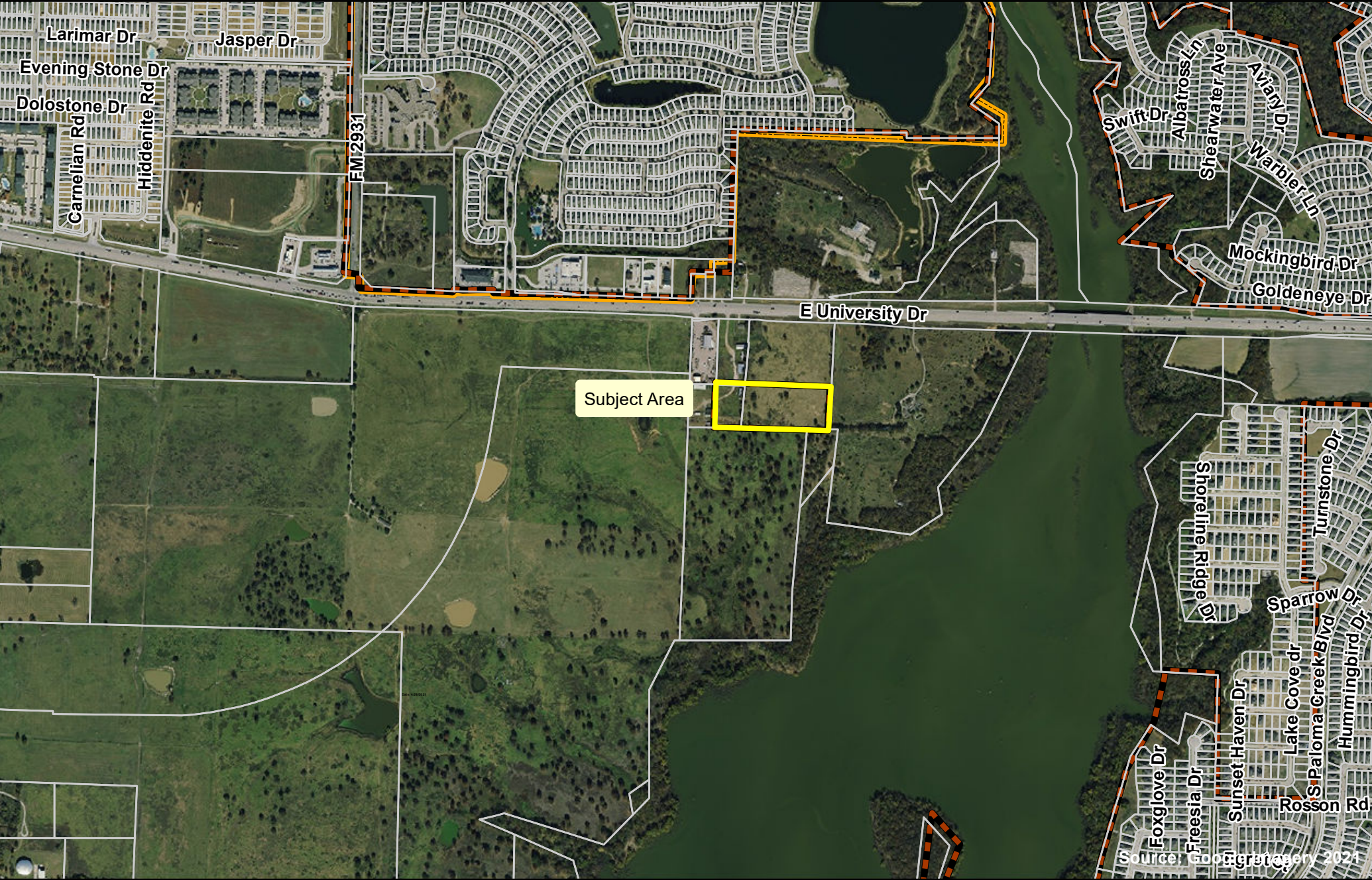
There is no budget impact for this item.

---

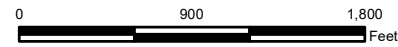
**Attachments**

Spiritas Annexation 7.21 Acres







**Spiritas Ranch Annexation**  
**7.21 Acres**  
**Abstract #0662A M Jones**  
Date: 4/26/2021



**Legend**

 Spiritas Ranch Annexation

 Town Limits



*This map is the property of the Town of Little Elm, and is not to be reproduced by any means, mechanical or digital, without written consent of the Town.*

*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.*





**Date:** 05/04/2021  
**Agenda Item #:** 8. A.  
**Department:** Development Services  
**Strategic Goal:** Promote and expand Little Elm's identity  
**Staff Contact:** Fred Gibbs, Director of Development Services

---

**AGENDA ITEM:**

Present, Discuss, and Consider Action on **Resolution No. 0504202101 Approving an Annexation Agreement with MM Little Elm 548, LLC, Concerning the Annexation of 7.21 Acres of Land in the Marsella Jones Survey, Abstract No. 662, Denton County, Texas.**

**DESCRIPTION:**

As part of the annexation process, Town Council must adopt a resolution approving an annexation agreement that provides a list of services that the Town will provide as part of the annexation process. The service plan includes utilities, public safety, parks, and code enforcement.

**BUDGET IMPACT:**

There is no budget impact for this item.

**RECOMMENDED ACTION:**

Staff recommends approval.

---

**Attachments**

Resolution and Annexation Agreement

**TOWN OF LITTLE ELM, TEXAS**

**RESOLUTION NO. 0504202101**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, APPROVING AN ANNEXATION AGREEMENT WITH MM LITTLE ELM 548, LLC, A TEXAS LIMITED LIABILITY COMPANY, CONCERNING THE ANNEXATION OF 7.21-ACRES OF LAND IN THE MARSELLA JONES SURVEY, ABSTRACT NO. 662, DENTON COUNTY, TEXAS; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.**

**WHEREAS**, MM Little Elm 548, LLC, a Texas limited liability company (the “Owner”) is the owner of 7.21-acres of land in the Marsella Jones Survey, Abstract No. 662, in Denton County, Texas (the “Annexation Property”); and

**WHEREAS**, on April 15, 2021, the Owner submitted a petition to the Town of Little Elm, Texas (the “Town”), requesting the Town to annex the Annexation Property; and

**WHEREAS**, Section 43.0672 of the Texas Local Government Code requires the Town and Owner to enter into an Annexation Agreement prior to the annexation of the Annexation Property, a copy of which is attached hereto as *Exhibit A*; and

**WHEREAS**, the Town Council of the Town of Little Elm, Texas, hereby finds and determines that the Annexation Agreement, a copy of which is attached hereto as *Exhibit A*, is in the best interests of the citizens of the Town of Little Elm, Texas.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, THAT:**

**Section 1.** That the foregoing recitals are hereby found to be true and correct legislative findings of the Town Council of the Town of Little Elm, Texas, and are fully incorporated into the body of this Resolution.

**Section 2.** That the Town Council of the Town of Little Elm, Texas, does hereby approve and authorize the execution of the Annexation Agreement, a copy of which is attached hereto as *Exhibit A* and is incorporated herein for all purposes.

**Section 3.** This Resolution shall become effective from and after its passage.

**PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, THIS THE 4<sup>TH</sup> DAY OF MAY, 2021.**

---

David Hillock, Mayor

**ATTEST:**

---

Caitlan Biggs, Town Secretary

**APPROVED AS TO FORM:**

---

Robert F. Brown, Town Attorney

***Exhibit A***

[Annexation Agreement]

7.21 Acres

## ANNEXATION AGREEMENT

This Annexation Agreement (hereinafter referred to as the “Agreement”) is entered into pursuant to Section 43.0672(a) of the Texas Local Government Code, as amended, by and between the **TOWN OF LITTLE ELM, TEXAS**, a Texas home-rule municipality (hereinafter referred to as the “Town”) and **MM Little Elm 548, LLC**, a Texas limited liability company (hereinafter referred to as the “Owner”). The Town and Owner may hereafter be referred to collectively as the “Parties” or, individually, as a “Party.”

**WHEREAS**, Owner owns certain real property (hereinafter referred to as the “Property”) in Denton County, Texas, which is particularly described and/or depicted in *Exhibit A*, which is attached hereto and is incorporated herein for all purposes; and

**WHEREAS**, the Property lies wholly within the Town’s extraterritorial jurisdiction (hereinafter referred to as the “ETJ”); and

**WHEREAS**, the Town and Owner agree the Property is contiguous to the Town’s corporate limits; and

**WHEREAS**, the Town and Owner desire to annex the Property in accordance with Chapter 43 of the Texas Local Government Code, as amended; and

**WHEREAS**, Sections 43.067 to 43.0673 of the Texas Local Government Code provides the process to annex property on request of the property owner; and

**WHEREAS**, Section 43.0672 of the Texas Local Government Code provide that “(a) The governing body of the municipality that elects to annex an area under this subchapter must first negotiate and enter into a written agreement with the owners of land in the area for the provision of services in the area. (b) The agreement must include: (1) a list of each service the municipality will provide on the effective date of the annexation; and (2) a schedule that includes the period within which the municipality will provide each service that is not provided on the effective date of the annexation. (c) The municipality is not required to provide a service that is not included in the agreement”; and

**WHEREAS**, the Town desires to enter into this Agreement with Owner concerning the services to be provided to the Property in accordance with Section 43.0672 of the Texas Local Government Code; and

**WHEREAS**, the Town and Owner acknowledge that this Agreement is binding upon the Town and Owner and their respective successors and assigns for the term of this Agreement; and

**WHEREAS**, this Agreement is to be recorded in the Real Property Records of Denton County, Texas.

**NOW, THEREFORE**, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby



acknowledged, Town and Owner agree as follows:

## **SECTION 1. FINDINGS INCORPORATED.**

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

## **SECTION 2. TERM.**

This Agreement shall be effective as of the Effective Date, as defined herein. This Agreement is intended to run with the Property, and shall be recorded in the deed records of Denton County, Texas, and shall be binding upon the Property.

## **SECTION 3. DEFINITIONS.**

The following words shall have the following meanings when used in this Agreement.

- (a) **Act.** The word “Act” means Chapter 43 of the Texas Local Government Code, as amended.
- (b) **Agreement.** The word “Agreement” means this Annexation Agreement, authorized by Section 43.0672 of the Act, together with all exhibits and schedules attached to this Agreement from time to time, if any.
- (c) **Effective Date.** The words “Effective Date” of this Agreement shall be the date of the later to execute this Agreement by Owner and Town.
- (d) **ETJ.** The term “ETJ” refers to the Town’s extraterritorial jurisdiction as authorized by Chapter 42 of the Texas Local Government Code, as amended.
- (e) **Event of Default.** The words “Event of Default” mean and include any of the Events of Default set forth below in the section entitled “Events of Default.”
- (f) **Owner.** The word “Owner” means **MM Little Elm 548**, LLC, a Texas limited liability company, its successors and assigns, whose address for the purposes of this Agreement is 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75234.
- (g) **Property.** The word “Property” means the approximately 7.21-acre tract of land located within the Denton County, Texas, as more particularly described and or depicted in ***Exhibit A*** of this Agreement, which is attached hereto and incorporated herein for all purposes.
- (h) **Term.** The word “Term” means the term of this Agreement as specified in Section 2 of this Agreement.
- (i) **Town.** The word “Town” means the Town of Little Elm, Texas, a Texas home-rule municipality. For the purposes of this Agreement, Town’s address is 100 W. Eldorado Parkway, Little Elm, Texas 75068.

#### **SECTION 4. LIST OF SERVICES TO BE PROVIDED TO THE PROPERTY.**

In accordance with Section 43.0672 of the Act, the Town will provide the following services to the Property after its annexation into the corporate limits of the Town:

(a) Police Protection:

- (1) Police personnel and equipment from the Town's Police Department shall be provided to the Property, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of the annexation of the Property.
- (2) As development commences on the Property, sufficient police protection, including personnel and equipment will be provided to furnish the Property with the level of police services consistent with the characteristics of topography, land utilization and population density of other areas of the Town.
- (3) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the Town limits.

(b) Fire Protection / Emergency Medical Services:

- (1) Fire protection and Emergency Medical Services (EMS) from the Town shall be provided to the Property, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of the annexation of the Property.
- (2) As development commences on the Property, sufficient fire protection and EMS, including personnel and equipment will be provided to furnish the Property with the level of services consistent with the characteristics of topography, land utilization and population density of other areas of the Town. It is anticipated that fire stations planned to serve areas currently within the Town will be sufficient to serve the Property.
- (3) Upon ultimate development, fire protection and EMS will be provided at a level consistent with other similarly situated areas within the Town limits.

(c) Fire Prevention:

The services of the Town's Fire Department shall be provided to the Property on the effective date of the annexation of the Property.

(d) Solid Waste Collection:

- (1) Solid waste collection shall be provided to the areas annexed upon request on the effective date of the annexation of the Property. The collection of refuse from individual properties shall be made in accordance with the usual solid waste scheduling.
  - (2) As development commences in these areas, sufficient solid waste collection will be provided to furnish the level of services consistent with the characteristics of topography, land utilization, and population density of other areas of the Town.
  - (3) Upon ultimate development, solid waste collection will be provided at a level consistent with other similarly situated within the Town limits.
- (e) Water Service (to be provided only in those areas that are not within the service area of another water or wastewater utility):
- (1) Connection to existing Town water mains for water service will be provided in accordance with existing Town policies. Upon connection to existing mains, water will be provided at rates established by Town ordinances.
  - (2) As development commences within these areas, water mains will be extended in accordance with the provisions of the Town Code and/or other applicable ordinances and regulations. Town participation in the costs of these extensions shall be in accordance with applicable Town ordinances and regulations. Capacity shall be provided consistent with the characteristics of topography, land utilization, and population density of other areas of the Town.
  - (3) Water mains installed or improved to Town standards within the annexed areas which are located within dedicated easements, rights-of-way, or any other acceptable location approved by the Town Engineer, shall be maintained by the Town on the effective date of the annexation of the Property.
  - (4) Maintenance of private lines will be the responsibility of the owner or occupant.
  - (5) Operation and maintenance of water facilities located on the Property that are within the service area of another water utility will be the responsibility of that utility.
- (f) Sanitary Sewer Service (to be provided only in those areas that are not within the service area of another water or wastewater utility):
- (1) Connection to existing Town sanitary sewer mains for sewage service will be provided in accordance with existing Town policies. Upon connection to existing mains, sanitary sewer collection will be provided at rates established by Town ordinances.

- (2) As development commences in these areas, sanitary sewer mains will be extended in accordance with the provisions of the Town Code and/or other applicable ordinances and regulations. Town participation in the costs of these extensions shall be in accordance with applicable Town ordinances and regulations. Capacity shall be provided consistent with the characteristics of topography, land utilization, and population density of other areas of the Town.
- (3) Sanitary sewer mains and lift stations installed or improved to Town standards within the annexed areas which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the Town Engineer, shall be maintained by the Town on the effective date of the annexation of the Property.
- (4) Operation and maintenance of wastewater facilities located on the Property that are within the service area of another water utility will be the responsibility that utility.
- (5) Operation and maintenance of private wastewater facilities located on the Property will be the responsibility of the owner.

(g) Streets:

- (1) Emergency street maintenance shall be provided for publicly dedicated streets or roads within the Property on the effective date of the annexation of the Property. Routine maintenance will be scheduled as part of the Town's annual street maintenance program in accordance with the then current policies and procedures defined by ordinance.
- (2) As development commences in these areas, all publicly dedicated streets shall be constructed to current Town standards. The regulations and ordinance regarding Town participation, maintenance and acceptance upon completion, shall apply. Maintenance will be provided at a level consistent with the characteristics of topography, land utilization, and population density of other areas of the Town.

(h) Parks and Recreation:

- (1) Any residents within the Property may utilize all existing park and recreation facilities, on the effective date of the annexation of the Property. Fees for such usage shall be in accordance with current fees established by ordinance.
- (2) As development commences in these areas, additional park and recreation facilities shall be constructed based on park policies defined in the Town's Master Plan. The general planned locations and classifications of parks will ultimately serve residents from the current Town limits and residents of the Property.

- (i) Environmental Health and Code Enforcement services:
  - (1) Enforcement of current environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicles ordinances and animal control ordinances, shall begin within these areas within sixty (60) days of the effective date of the annexation of the Property.
  - (2) Inspection services, including but not limited to, the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical, and electrical work to ensure compliance with Town codes and ordinances will be provided within sixty (60) days of the effective date of the annexation of the Property.
  - (3) As development commences in this area, the Town shall provide the level of Environmental Health and Code Enforcement Services as are furnished in other similarly situated areas throughout the Town.

## **SECTION 5. MISCELLANEOUS PROVISIONS.**

The following miscellaneous provisions are a part of this Agreement:

- (a) **Amendments.** This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.
- (b) **Applicable Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Denton County, Texas.
- (c) **Assignment.** This Agreement may not be assigned without the express written consent of the other party.
- (d) **Binding Obligation.** This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. Town warrants and represents that the individual executing this Agreement on behalf of Town has full authority to execute this Agreement and bind Town to the same. Owner warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same.
- (e) **Caption Headings.** Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of the Agreement.
- (f) **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same

document.

- (g) **Enforcement.** This Agreement may be enforced by either Owner or the Town by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.
- (h) **Entire Agreement.** This written agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.
- (i) **Force Majeure.** It is expressly understood and agreed by the parties to this Agreement that if the performance of any obligations hereunder is delayed by reason of war, civil commotion, acts of God, inclement weather, fire or other casualty, or court injunction, the party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or requirement shall be extended for a period of time equal to the period such party was delayed.
- (j) **Notices.** Any notice or other communication required or permitted by this Agreement (hereinafter referred to as the "Notice") is effective when in writing and (i) personally delivered either by facsimile (with electronic information and a mailed copy to follow) or by hand or (ii) three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested. The parties agree to keep the other party or parties informed of their address at all times during the Term of this Agreement. The Notices shall be addressed as follows:

if to Town:	Town of Little Elm, Texas 100 W. Eldorado Parkway Little Elm, Texas 75068 Attn: Matt Mueller, Town Manager Telephone: 214-975-0406
-------------	--

if to Owner:	<b>MM Little Elm 548</b> 1800 Valley View Lane, Suite 300 Farmers Branch, Texas 75234 Attn: Mehrdad Moayedi Telephone: 469-892-7200
--------------	---

- (k) **Recording.** This Agreement is intended to run with the Property, and upon execution by the Parties shall be recorded in the deed records of Denton County, Texas, and shall be binding upon the Property.
- (l) **Severability.** The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation have the force and effect of the law, the remaining portions of the Agreement shall be enforced as if the invalid provision had never been included.



- (m) **Sovereign Immunity.** No party hereto waives any statutory or common law right to sovereign immunity by virtue of its execution hereof.
- (n) **Time is of the Essence.** Time is of the essence in the performance of this Agreement.

**[The Remainder of this Page Intentionally Left Blank]**

**IN WITNESS WHEREOF**, the parties hereto have caused this instrument to be duly executed.

**TOWN:**

**TOWN OF LITTLE ELM, TEXAS,**  
A Texas home-rule municipality,

By: \_\_\_\_\_  
David Hillock, Mayor

Date: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Caitlan Biggs, Town Secretary

**STATE OF TEXAS**

§

§

**COUNTY OF DENTON**

§

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2021, by David Hillock, Mayor of the Town of Little Elm, Texas, a Texas home-rule municipality, on behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas

**OWNER:**

**MM Little Elm 548,**  
a Texas limited liability company,

By: \_\_\_\_\_

Name: Mehrdad Moayedí

Title: Owner

Date Signed: \_\_\_\_\_

**STATE OF TEXAS**

§

§

**COUNTY OF \_\_\_\_\_**

§

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2021, by Mehrdad Moayedí, Owner of , **MM Little Elm 548** LLC, a Texas limited liability company, on behalf of said company.

\_\_\_\_\_  
Notary Public, State of Texas

***Exhibit A***

[Legal Description and/or Depiction of the Property]

DESCRIPTION  
7.21 ACRES

BEING that certain tract of land situated in the Marsella Jones Survey, Abstract Number 662, Denton County, Texas, and being part of those certain tracts of land described in deeds to Spiritas Ranch Enterprises recorded in Volume 842, Page 851, of the Real Property Records of Denton County, Texas (RPRDCT), and Volume 2737, Page 126, RPRDCT, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "WESTWOOD" found at the southeast corner of said Spiritas Ranch Enterprises tract recorded in Volume 2737, Page 126, RPRDCT;

THENCE North 88°08'15" West, with the south line of said Spiritas Ranch Enterprises tract recorded in Volume 2737, Page 126, RPRDCT, and the north line of that certain tract of land described in deed to Robert G. Penley recorded in Volume 2210, Page 648, RPRDCT, a distance of 170.04 feet to a 5/8-inch iron rod found for corner at the most southerly northwest corner of said Robert G. Penley tract, and the northeast corner of that certain tract of land described in deed to Spiritas Ranch Enterprises recorded in Volume 1078, Page 859, RPRDCT;

THENCE North 88°28'46" West, with said south line of the Spiritas Ranch Enterprises tract recorded in Volume 2737, Page 126, RPRDCT, the south line of said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, and the north line of said Spiritas Ranch Enterprises tract recorded in Volume 1078, Page 859, RPRDCT, a distance of 727.39 feet to a point for corner;

THENCE North 02°14'45" East, over and across said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, passing at a distance of 335.74 feet a 5/8-inch iron rod found at the southeast corner of that certain tract of land described in deed to RPM xConstruction, LLC recorded in Instrument No. 2014-54052, RPRDCT, in all, a total distance of 354.07 feet to a point for corner;

THENCE South 87°50'18" East, over and across said Spiritas Ranch Enterprises recorded in Volume 842, Page 851, RPRDCT, and Volume 2737, Page 126, RPRDCT, a distance of 901.70 feet to a point for corner located on the east line of said Spiritas Ranch Enterprises recorded in Volume 2737, Page 126, RPRDCT, and a west line (called 3 foot strip) of said Robert G. Penley tract;

THENCE South 02°58'01" West, with said east line of the Spiritas Ranch Enterprises tract recorded in Volume 2737, Page 126, RPRDCT, and said west line of the Robert G. Penley tract, a distance of 345.08 feet to the POINT OF BEGINNING and containing a calculated area of 7.21 acres of land, more or less.

NOTES:

The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 (NAD83). All distances are surface distances.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.







**Date:** 05/04/2021  
**Agenda Item #:** 8. B.  
**Department:** Development Services  
**Strategic Goal:** Promote and expand Little Elm's identity  
**Staff Contact:** Fred Gibbs, Director of Development Services

---

**AGENDA ITEM:**

Present, Discuss, and Consider Action on **Ordinance No. 1608 to Annex an Approximately 7.21 Acre Tract or Tracts of Land Located Within the Marsella Jones Survey, Abstract No. 662, Within the Extraterritorial Jurisdiction (ETJ) of the Town of Little Elm, Denton County, Texas.**

**DESCRIPTION:**

On February 2, 2021, the Town Council entered into an agreement with MM Little Elm 548, LLC (Spiritas Ranch Development Agreement) for the development of approximately 545 acres. The development is estimated to include approximately 2,135 single-family lots which is located on the southeast corner of FM 720 and US Hwy 380. The property is partially located within the Town limits which is zoned Agriculture, and the remainder is partially located within the Town's ETJ. The development will include a number of amenities, parks and open space, trails, infrastructure, a school, and a Fire Station. As part of Section 9 of the developer's agreement, a voluntary annexation must happen that includes the additional acres to be brought into the Town after the receipt of the petition which we have received. After more review of the PID and annexation documents, staff found that approximately 7.21 acres was left off and needed to be included in the annexation.

**BUDGET IMPACT:**

There is no budget impact for this item.

**RECOMMENDED ACTION:**

Staff recommends approval.

---

**Attachments**

Annexation Ordinance  
Annexation Exhibit  
Annexation Petition



## ORDINANCE NO. 1608

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, ANNEXING AN APPROXIMATELY 7.21-ACRES OF LAND LOCATED IN THE TOWN'S EXTRATERRITORIAL JURISDICTION AND ADJACENT AND CONTIGUOUS TO THE TOWN OF LITTLE ELM, AS DESCRIBED AND/OR DEPICTED IN EXHIBIT A, WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES; PROVIDING THAT SUCH AREAS SHALL BECOME A PART OF THE TOWN AND THAT THE OWNERS AND INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND TO BE HEREAFTER ADOPTED; PROVIDING FOR AMENDING AND CORRECTING THE OFFICIAL BOUNDARIES OF THE TOWN OF LITTLE ELM, TEXAS, AS HERETOFORE ADOPTED; PROVIDING THAT THE TOWN MANAGER UNDERTAKE CERTAIN ACTIONS RELATIVE TO SAID ANNEXATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR SAID ORDINANCE TO TAKE EFFECT AND BE IN FORCE FROM AND AFTER ITS PASSAGE.**

**WHEREAS**, the Town of Little Elm, Texas (also referred to as the "Town"), pursuant to Chapter 43 of the Texas Local Government Code, as amended, has instituted annexation proceedings to annex certain territories adjacent and contiguous to the Town, which territories are depicted in **Exhibit A**, attached hereto and incorporated herein for all purposes; and

**WHEREAS**, the Town of Little Elm, Texas, received a request from each owner of certain property that the area be annexed into the Town limits of the Town of Little Elm, Texas, a legal description and/or depiction of said property is attached hereto as **Exhibit A**, and is incorporated herein for all purposes; and

**WHEREAS**, said request was from each owner of land in the area in accordance with Section 43.0671 of the Texas Local Government Code; and

**WHEREAS**, the Town and owners of land entered into a written agreement regarding Town services consistent with Section 43.0672(a) of the Texas Local Government Code; and

**WHEREAS**, on **Tuesday May 4, 2021**, one (1) public hearing was conducted in accordance with Section 43.0673(a) of the Texas Local Government Code, at the Little Elm Town Hall, located at 100 W. Eldorado Parkway, Little Elm, Texas 75068; and

**WHEREAS**, the public hearing was conducted and held in accordance with Chapter 43 of the Texas Local Government Code; and

**WHEREAS**, all required statutory notices pursuant to the Chapter 43 of the Texas Local Government Code have been accomplished; and

**WHEREAS**, the area to be annexed is contiguous and adjacent to the corporate limits of the Town of Little Elm, Texas, and meets all applicable size and shape requirements of state law governing eligibility for annexation.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:**

**Section 1. FINDINGS INCORPORATED**

That the findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**Section 2. ANNEXATION OF PROPERTY**

That the property depicted in ***Exhibit A***, attached hereto and incorporated herein for all purposes is hereby determined to be in the Town's extraterritorial jurisdiction is hereby annexed and brought within the corporate limits of the Town of Little Elm, Denton County, Texas, and the same is hereby made a part of the Town of Little Elm, Texas.

**Section 3. SERVICE PLAN**

The service plan, attached hereto as ***Exhibit B*** and incorporated herein for all purposes, was submitted in accordance with Chapter 43 of the Texas Local Government Code, and is hereby approved as part of this Ordinance, and is made a part thereof.

**Section 4. RIGHTS AND PRIVILEGES**

The properties depicted in ***Exhibit A*** shall bear their pro rata share of the taxes levied by the Town of Little Elm, Texas, and any inhabitants of the area herein annexed shall be entitled to all of the rights, privileges, and responsibilities of other citizens of the Town of Little Elm, Texas, and are hereby bound by all acts, ordinances and all other legal action now in full force and effect and all those which may be hereafter adopted.

**Section 5. OFFICIAL TOWN MAP**

The official map and boundaries of the Town of Little Elm, Texas, heretofore adopted and amended be and are hereby amended so as to include the properties depicted in ***Exhibit A*** as part of the Town of Little Elm, Denton County, Texas.

**Section 6. CORRECTION OF OFFICIAL TOWN MAP**

The Town Manager is hereby directed and authorized to perform or cause to be performed all acts necessary to effectuate this Ordinance, including but not limited to any corrections to the official map of the Town of Little Elm, Texas, and to add the territories hereby annexed as required by law.

**Section 7. SUBMISSION TO GOVERNMENTAL AGENCIES**

The Town Manager and or Town Attorney are hereby directed and authorized to file a certified copy of this Ordinance with the necessary governmental agencies, including the United States Department of Justice, as needed.

**Section 8. SEVERABILITY CLAUSE**

If any section, subsection, sentence, phrase, or word be found to be illegal, invalid, or unconstitutional, or if any portion of said properties is incapable of being annexed by the Town of Little Elm, Texas, for any reason whatsoever, the adjudication shall not affect any other section, sentence, phrase, word, paragraph or provision of this Ordinance or the application of any other section, sentence, phrase, word, paragraph or provision to any other person or portion of said properties, situation or circumstance, nor shall the adjudication affect any other section, sentence, phrase, word, paragraph or provision of any other ordinance of the Town of Little Elm, Texas. The Town Council declares that it would have adopted the valid portions and applications of this Ordinance and would have annexed the valid properties without the invalid part and invalid properties and to this end the provisions of this Ordinance are declared to be severable.

**Section 9.     EFFECTIVE DATE**

This Ordinance shall become effective immediately upon its passage, as provided by the laws of the State of Texas.

**PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS, THIS THE 4<sup>th</sup> day of May, 2021.**

---

David Hillock, Mayor  
Town of Little Elm, Texas

**ATTEST:**

---

Caitlan Biggs, Town Secretary

**APPROVED AS TO FORM:**

---

Robert F. Brown, Town Attorney

***Exhibit A***

Legal Description and/or Depiction  
of  
Annexation Property

DESCRIPTION  
7.21 ACRES

BEING that certain tract of land situated in the Marsella Jones Survey, Abstract Number 662, Denton County, Texas, and being part of those certain tracts of land described in deeds to Spiritas Ranch Enterprises recorded in Volume 842, Page 851, of the Real Property Records of Denton County, Texas (RPRDCT), and Volume 2737, Page 126, RPRDCT, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "WESTWOOD" found at the southeast corner of said Spiritas Ranch Enterprises tract recorded in Volume 2737, Page 126, RPRDCT;

THENCE North 88°08'15" West, with the south line of said Spiritas Ranch Enterprises tract recorded in Volume 2737, Page 126, RPRDCT, and the north line of that certain tract of land described in deed to Robert G. Penley recorded in Volume 2210, Page 648, RPRDCT, a distance of 170.04 feet to a 5/8-inch iron rod found for corner at the most southerly northwest corner of said Robert G. Penley tract, and the northeast corner of that certain tract of land described in deed to Spiritas Ranch Enterprises recorded in Volume 1078, Page 859, RPRDCT;

THENCE North 88°28'46" West, with said south line of the Spiritas Ranch Enterprises tract recorded in Volume 2737, Page 126, RPRDCT, the south line of said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, and the north line of said Spiritas Ranch Enterprises tract recorded in Volume 1078, Page 859, RPRDCT, a distance of 727.39 feet to a point for corner;

THENCE North 02°14'45" East, over and across said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, passing at a distance of 335.74 feet a 5/8-inch iron rod found at the southeast corner of that certain tract of land described in deed to RPM xConstruction, LLC recorded in Instrument No. 2014-54052, RPRDCT, in all, a total distance of 354.07 feet to a point for corner;

THENCE South 87°50'18" East, over and across said Spiritas Ranch Enterprises recorded in Volume 842, Page 851, RPRDCT, and Volume 2737, Page 126, RPRDCT, a distance of 901.70 feet to a point for corner located on the east line of said Spiritas Ranch Enterprises recorded in Volume 2737, Page 126, RPRDCT, and a west line (called 3 foot strip) of said Robert G. Penley tract;

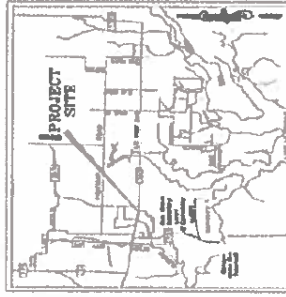
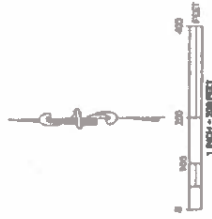
THENCE South 02°58'01" West, with said east line of the Spiritas Ranch Enterprises tract recorded in Volume 2737, Page 126, RPRDCT, and said west line of the Robert G. Penley tract, a distance of 345.08 feet to the POINT OF BEGINNING and containing a calculated area of 7.21 acres of land, more or less.

NOTES:

The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 (NAD83). All distances are surface distances.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.





## LOCATION MAP

NOT TO SCALE

7.21 ACRES

SPIRITAS RANCH

## RESIDENTS OF THE SITUATED IN THE

LA JONES SURVEY - ABSTRACT NO. 68

TOWN OF LITTLE ELM BE

DÉNTON COUNTY, TEXAS

1. **Introduction**  
 2. **Background**  
 3. **Methodology**  
 4. **Results**  
 5. **Conclusion**  
 6. **References**  
 7. **Appendix**  
 8. **Index**  
 9. **Table of Contents**  
 10. **Figure**  
 11. **Table**  
 12. **Figure**  
 13. **Table**  
 14. **Figure**  
 15. **Table**  
 16. **Figure**  
 17. **Table**  
 18. **Figure**  
 19. **Table**  
 20. **Figure**  
 21. **Table**  
 22. **Figure**  
 23. **Table**  
 24. **Figure**  
 25. **Table**  
 26. **Figure**  
 27. **Table**  
 28. **Figure**  
 29. **Table**  
 30. **Figure**  
 31. **Table**  
 32. **Figure**  
 33. **Table**  
 34. **Figure**  
 35. **Table**  
 36. **Figure**  
 37. **Table**  
 38. **Figure**  
 39. **Table**  
 40. **Figure**  
 41. **Table**  
 42. **Figure**  
 43. **Table**  
 44. **Figure**  
 45. **Table**  
 46. **Figure**  
 47. **Table**  
 48. **Figure**  
 49. **Table**  
 50. **Figure**  
 51. **Table**  
 52. **Figure**  
 53. **Table**  
 54. **Figure**  
 55. **Table**  
 56. **Figure**  
 57. **Table**  
 58. **Figure**  
 59. **Table**  
 60. **Figure**  
 61. **Table**  
 62. **Figure**  
 63. **Table**  
 64. **Figure**  
 65. **Table**  
 66. **Figure**  
 67. **Table**  
 68. **Figure**  
 69. **Table**  
 70. **Figure**  
 71. **Table**  
 72. **Figure**  
 73. **Table**  
 74. **Figure**  
 75. **Table**  
 76. **Figure**  
 77. **Table**  
 78. **Figure**  
 79. **Table**  
 80. **Figure**  
 81. **Table**  
 82. **Figure**  
 83. **Table**  
 84. **Figure**  
 85. **Table**  
 86. **Figure**  
 87. **Table**  
 88. **Figure**  
 89. **Table**  
 90. **Figure**  
 91. **Table**  
 92. **Figure**  
 93. **Table**  
 94. **Figure**  
 95. **Table**  
 96. **Figure**  
 97. **Table**  
 98. **Figure**  
 99. **Table**  
 100. **Figure**  
 101. **Table**  
 102. **Figure**  
 103. **Table**  
 104. **Figure**  
 105. **Table**  
 106. **Figure**  
 107. **Table**  
 108. **Figure**  
 109. **Table**  
 110. **Figure**  
 111. **Table**  
 112. **Figure**  
 113. **Table**  
 114. **Figure**  
 115. **Table**  
 116. **Figure**  
 117. **Table**  
 118. **Figure**  
 119. **Table**  
 120. **Figure**  
 121. **Table**  
 122. **Figure**  
 123. **Table**  
 124. **Figure**  
 125. **Table**  
 126. **Figure**  
 127. **Table**  
 128. **Figure**  
 129. **Table**  
 130. **Figure**  
 131. **Table**  
 132. **Figure**  
 133. **Table**  
 134. **Figure**  
 135. **Table**  
 136. **Figure**  
 137. **Table**  
 138. **Figure**  
 139. **Table**  
 140. **Figure**  
 141. **Table**  
 142. **Figure**  
 143. **Table**  
 144. **Figure**  
 145. **Table**  
 146. **Figure**  
 147. **Table**  
 148. **Figure**  
 149. **Table**  
 150. **Figure**  
 151. **Table**  
 152. **Figure**  
 153. **Table**  
 154. **Figure**  
 155. **Table**  
 156. **Figure**  
 157. **Table**  
 158. **Figure**  
 159. **Table**  
 160. **Figure**  
 161. **Table**  
 162. **Figure**  
 163. **Table**  
 164. **Figure**  
 165. **Table**  
 166. **Figure**  
 167. **Table**  
 168. **Figure**  
 169. **Table**  
 170. **Figure**  
 171. **Table**  
 172. **Figure**  
 173. **Table**  
 174. **Figure**  
 175. **Table**  
 176. **Figure**  
 177. **Table**  
 178. **Figure**  
 179. **Table**  
 180. **Figure**  
 181. **Table**  
 182. **Figure**  
 183. **Table**  
 184. **Figure**  
 185. **Table**  
 186. **Figure**  
 187. **Table**  
 188. **Figure**  
 189. **Table**  
 190. **Figure**  
 191. **Table**  
 192. **Figure**  
 193. **Table**  
 194. **Figure**  
 195. **Table**  
 196. **Figure**  
 197. **Table**  
 198. **Figure**  
 199. **Table**  
 200. **Figure**  
 201. **Table**  
 202. **Figure**  
 203. **Table**  
 204. **Figure**  
 205. **Table**  
 206. **Figure**  
 207. **Table**  
 208. **Figure**  
 209. **Table**  
 210. **Figure**  
 211. **Table**  
 212. **Figure**  
 213. **Table**  
 214. **Figure**  
 215. **Table**  
 216. **Figure**  
 217. **Table**  
 218. **Figure**  
 219. **Table**  
 220. **Figure**  
 221. **Table**  
 222. **Figure**  
 223. **Table**  
 224. **Figure**  
 225. **Table**  
 226. **Figure**  
 227. **Table**  
 228. **Figure**  
 229. **Table**  
 230. **Figure**  
 231. **Table**  
 232. **Figure**  
 233. **Table**  
 234. **Figure**  
 235. **Table**  
 236. **Figure**  
 237. **Table**  
 238. **Figure**  
 239. **Table**  
 240. **Figure**  
 241. **Table**  
 242. **Figure**  
 243. **Table**  
 244. **Figure**  
 245. **Table**  
 246. **Figure**  
 247. **Table**  
 248. **Figure**  
 249. **Table**  
 250. **Figure**  
 251. **Table**  
 252. **Figure**  
 253. **Table**  
 254. **Figure**  
 255. **Table**  
 256. **Figure**  
 257. **Table**  
 258. **Figure**  
 259. **Table**  
 260. **Figure**  
 261. **Table**  
 262. **Figure**  
 263

**BARKAZA**

**CONSTRUCTION GROUP, LLC**

© 2000 The McGraw-Hill Companies

TOTALS FROM REG. NO. 10194533

**THESE ENROLLMENT NO. 2003**  
**Art: 2003-0004-0001-0001-0001**

**Don't Miss Out on the Best of the Best!**

800-967-6121 • [www.bell.com](http://www.bell.com)

PROJECT: 201001700

DATE - April 2001

[illegible]

00570717

## INDEX

The two-page document and related lecture are scheduled to be the "Guest Contributor Feature" of 1983 - March Chemical News No. 4709 (P.4205). All discussion are welcome and distributed.

DOC. NO. - DOCUMENT NUMBER  
INST. NO. - INSTRUMENT NUMBER  
B.L.W. - BLIND WAY  
P.D.C.T. - PLAT RECORDS OF DENTON  
COUNTY, TEXAS  
B.U.D.C.T. - REAL PROPERTY RECORDS OF  
DENTON COUNTY, TEXAS  
VOL. - VOLUME  
FOL. - PAGE  
SER. - BOOK FOUND  
C.D.P. - CAPPED IRON ROD FOUND

PAGE 1 OF 1

DATE - April 2001

***EXHIBIT B***

**TOWN OF LITTLE ELM, TEXAS**

**SERVICE PLAN FOR ANNEXED AREAS**

**DATE OF ANNEXATION ORDINANCE:** May 4, 2021.

**ACREAGE ANNEXED:** *Exhibit A* – Approximately 7.21-acres of land

**PROPERTY DESCRIPTION:** *See Exhibit A* attached to the Annexation Ordinance.

In accordance with Chapter 43 of the Texas Local Government Code, the Town will provide the following services to the Annexation Property after its annexation into the corporate limits of the Town:

**(a) Police Protection:**

- (1) Police personnel and equipment from the Town's Police Department shall be provided to the Annexation Property, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of the annexation of the Annexation Property.
- (2) As development commences on the Annexation Property, sufficient police protection, including personnel and equipment will be provided to furnish the Annexation Property with the level of police services consistent with the characteristics of topography, land utilization and population density of other areas of the Town.
- (3) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the Town limits.

**(b) Fire Protection / Emergency Medical Services:**

- (1) Fire protection and Emergency Medical Services (EMS) from the Town shall be provided to the Annexation Property, at a level consistent with current methods and procedures presently provided to similar areas, on the effective date of the annexation of the Annexation Property.

- (2) As development commences on the Annexation Property, sufficient fire protection and EMS, including personnel and equipment will be provided to furnish the Annexation Property with the level of services consistent with the characteristics of topography, land utilization and population density of other areas of the Town. It is anticipated that fire stations planned to serve areas currently within the Town will be sufficient to serve the Annexation Property.
- (3) Upon ultimate development, fire protection and EMS will be provided at a level consistent with other similarly situated areas within the Town limits.

**(c) Solid Waste Collection:**

- (1) Landowner has agreed to extend wastewater utility services as needed at Landowner's expense. Solid waste collection shall be provided to the areas annexed upon request on the effective date of the annexation of the Annexation Property. The collection of refuse from individual properties shall be made in accordance with the usual solid waste scheduling.
- (2) As development commences in these areas, sufficient solid waste collection will be provided to furnish the level of services consistent with the characteristics of topography, land utilization, and population density of other areas of the Town.
- (3) Upon ultimate development, solid waste collection will be provided at a level consistent with other similarly situated within the Town limits.

**(d) Water Service (to be provided only in those areas that are not within the service area of another water or wastewater utility and within the CCN of the Town):**

- (1) Landowner has agreed to extend water utility services as needed at Landowner's expense. Connection to existing Town water mains for water service will be provided in accordance with existing Town policies. Upon connection to existing mains, water will be provided at rates established by Town ordinances.
- (2) As development commences within these areas, water mains will be extended in accordance with the provisions of the Town Code and/or other applicable ordinances and regulations. Town participation in the costs of these extensions shall be in accordance with applicable Town ordinances and regulations. Capacity shall be provided consistent with the characteristics of topography, land utilization, and population density of other areas of the Town.
- (3) Water mains installed or improved to Town standards within the annexed areas which are located within dedicated easements, rights-of-way, or any other acceptable location approved by the Town Engineer, shall be maintained by the Town on the effective date of the annexation of the Annexation Property.
- (4) Maintenance of private lines will be the responsibility of the owner or occupant.

- (5) Operation and maintenance of water facilities located on the Annexation Property that are within the service area of another water utility will be the responsibility that utility.

**(e) Sanitary Sewer Service/Wastewater (to be provided only in those areas that are not within the service area of another water or wastewater utility and within the CCN of the Town):**

- (1) Landowner has agreed to extend wastewater utility services as needed at Landowner's expense. Connection to existing Town sanitary sewer mains for sewage service will be provided in accordance with existing Town policies. Upon connection to existing mains, sanitary sewer collection will be provided at rates established by Town ordinances.
- (2) As development commences in these areas, sanitary sewer mains will be extended in accordance with the provisions of the Town Code and/or other applicable ordinances and regulations. Town participation in the costs of these extensions shall be in accordance with applicable Town ordinances and regulations. Capacity shall be provided consistent with the characteristics of topography, land utilization, and population density of other areas of the Town.
- (3) Sanitary sewer mains and lift stations installed or improved to Town standards within the annexed areas which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the Town Engineer, shall be maintained by the Town on the effective date of the annexation of the Annexation Property.
- (4) Operation and maintenance of wastewater facilities located on the Annexation Property that are within the service area of another water utility will be the responsibility that utility.
- (5) Operation and maintenance of private wastewater facilities located on the Annexation Property will be the responsibility of the owner.

**(f) Roads and Streets:**

- (1) Emergency street maintenance shall be provided for publicly dedicated streets or roads within the Annexation Property on the effective date of the annexation of the Annexation Property. Routine maintenance will be scheduled as part of the Town's annual street maintenance program in accordance with the then current policies and procedures defined by ordinance.
- (2) As development commences in these areas, all publicly dedicated streets shall be constructed to current Town standards. The regulations and ordinance regarding Town participation, maintenance and acceptance upon completion, shall apply.

Maintenance will be provided at a level consistent with the characteristics of topography, land utilization, and population density of other areas of the Town.

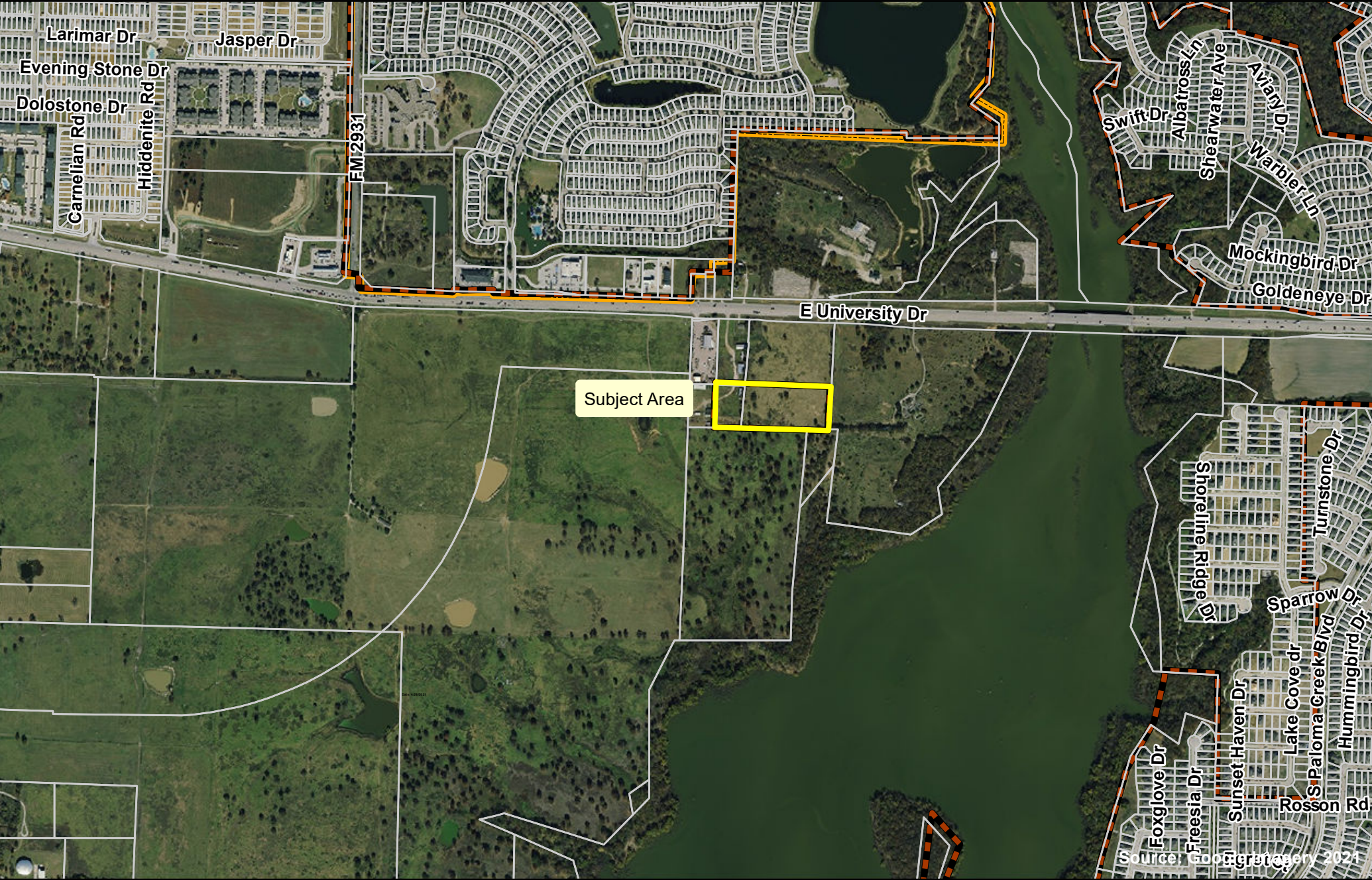
**(g) Parks and Recreation:**

- (1) Any residents within the Annexation Property may utilize all existing park and recreation facilities, on the effective date of the annexation of the Annexation Property. Fees for such usage shall be in accordance with current fees established by ordinance.
- (2) As development commences in these areas, additional park and recreation facilities shall be constructed based on park policies defined in the Town' Master Plan. The general planned locations and classifications of parks will ultimately serve residents from the current Town limits and residents of the Annexation Property.

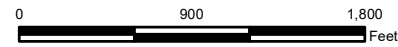
**(h) Operation and Maintenance of any Other Publicly Owned Facility, Building or Service:**

Any publicly owned facility, building, or service located within the annexed area shall be maintained by the Town on the effective date of the annexation ordinance.







**Spiritas Ranch Annexation**  
**7.21 Acres**  
**Abstract #0662A M Jones**  
Date: 4/26/2021



**Legend**

-  Spiritas Ranch Annexation
-  Town Limits



*This map is the property of the Town of Little Elm, and is not to be reproduced by any means, mechanical or digital, without written consent of the Town.*

*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.*



**VOLUNTARY PETITION FOR ANNEXATION**  
**TO THE TOWN OF LITTLE ELM, TEXAS**

STATE OF TEXAS           §  
   §  
COUNTY OF DENTON       §

This Voluntary Petition for the Annexation of an area within the extraterritorial jurisdiction of the Town of Little Elm, Texas (the "Town") is submitted by MM Little Elm 548, LLC (the "Landowner").

**SECTION 1.** The undersigned Landowner owns approximately 7.21 acres of real property, (the "Property") located wholly within the extraterritorial jurisdiction (the "ETJ") of the Town and not within the ETJ or corporate limit of any other town or city, which property is described by metes and bounds and depicted on **Exhibit A** attached hereto and made a part hereof for all purposes. The Landowner is the sole owner of the Property. The Property has no residents.

**SECTION 2.** The Town is a home rule municipality of the State of Texas, located in Denton County.

**SECTION 3.** The Landowner hereby petitions the Town Council of the Town to annex the Property into the corporate limits of the Town pursuant to Section 43.0671 of the Texas Local Government Code, as amended.

**SECTION 4.** Pursuant to Section 43.0671 of the Texas Local Government Code, as amended, the Town may annex an area if each owner of land in the area requests the annexation.

RESPECTFULLY SUBMITTED this 15<sup>th</sup> day of April, 2021.

*[signature page to follow]*




**LANDOWNER:**

**MM Little Elm 548, LLC,**  
a Texas limited liability company

By: MMM Ventures, LLC,  
a Texas limited liability company  
Its Manager

By: 2M Ventures, LLC,  
a Delaware limited liability company  
Its Manager

By:   
Name: Mehrdad Moayedi  
Its: Manager

*[Signature Page of Voluntary Annexation Petition]*

**EXHIBIT A**

**Metes and Bounds and Depiction of Property**

DESCRIPTION  
7.21 ACRES

BEING that certain tract of land situated in the Marsella Jones Survey, Abstract Number 662, Denton County, Texas, and being part of those certain tracts of land described in deeds to Spiritas Ranch Enterprises recorded in Volume 842, Page 851, of the Real Property Records of Denton County, Texas (RPRDCT), and Volume 2737, Page 126, RPRDCT, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "WESTWOOD" found at the southeast corner of said Spiritas Ranch Enterprises tract recorded in Volume 2737, Page 126, RPRDCT;

THENCE North 88°08'15" West, with the south line of said Spiritas Ranch Enterprises tract recorded in Volume 2737, Page 126, RPRDCT, and the north line of that certain tract of land described in deed to Robert G. Penley recorded in Volume 2210, Page 648, RPRDCT, a distance of 170.04 feet to a 5/8-inch iron rod found for corner at the most southerly northwest corner of said Robert G. Penley tract, and the northeast corner of that certain tract of land described in deed to Spiritas Ranch Enterprises recorded in Volume 1078, Page 859, RPRDCT;

THENCE North 88°28'46" West, with said south line of the Spiritas Ranch Enterprises tract recorded in Volume 2737, Page 126, RPRDCT, the south line of said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, and the north line of said Spiritas Ranch Enterprises tract recorded in Volume 1078, Page 859, RPRDCT, a distance of 727.39 feet to a point for corner;

THENCE North 02°14'45" East, over and across said Spiritas Ranch Enterprises tract recorded in Volume 842, Page 851, RPRDCT, passing at a distance of 335.74 feet a 5/8-inch iron rod found at the southeast corner of that certain tract of land described in deed to RPM xConstruction, LLC recorded in Instrument No. 2014-54052, RPRDCT, in all, a total distance of 354.07 feet to a point for corner;

THENCE South 87°50'18" East, over and across said Spiritas Ranch Enterprises recorded in Volume 842, Page 851, RPRDCT, and Volume 2737, Page 126, RPRDCT, a distance of 901.70 feet to a point for corner located on the east line of said Spiritas Ranch Enterprises recorded in Volume 2737, Page 126, RPRDCT, and a west line (called 3 foot strip) of said Robert G. Penley tract;

THENCE South 02°58'01" West, with said east line of the Spiritas Ranch Enterprises tract recorded in Volume 2737, Page 126, RPRDCT, and said west line of the Robert G. Penley tract, a distance of 345.08 feet to the POINT OF BEGINNING and containing a calculated area of 7.21 acres of land, more or less.

NOTES:

The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 (NAD83). All distances are surface distances.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



**NOT TO SCALE**

7.21 ACRES

## SITUATED IN THE

TOWN OF LITTLE ELM ETJ

TOWN OF LITTLE ELMEIR  
DENTON COUNTY, TEXAS

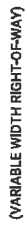


TBPE FIRM REG. NO. 20683

**Richardson, Texas 75081**  
**TELEPHONE (214) 484-7055**

TELEPHONE - (214) 484-7000  
PROJECT # - 2019017-00

PROJECT # - 2019017-00  
DATE - April 2021



The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 (NAD83). All distances are surface distances.

There are no easements, improvements, or floodplain lines shown or referenced on this exhibit.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

## DOC. NO. - DOCUMENT NUMBER

DOC. NO. - DOCUMENT NUMBER  
INST. NO. - INSTRUMENT NUMBER

INST. NO. - INSTRUMENT NUMBER  
R.O.W. - RIGHT OF WAY

R.O.W.  
PRDCT  
- RIGHT OF WAY  
- PLAT RECORDS OF DEN

RPRDCT - REAL PROPERTY RECORDS  
COUNTY, TEXAS

VOI DENTON COUNTY, VOL 1 ME

PG. - PAGE  
INP INCHES

CTRF - CAPPED IRON ROD FOU

---



**Date:** 05/04/2021  
**Agenda Item #:** 8. C.  
**Department:** Development Services  
**Strategic Goal:** Provide a safe and welcoming environment for Little Elm residents and visitors  
**Staff Contact:** Fred Gibbs, Director of Development Services

---

**AGENDA ITEM:**

Present, Discuss, and Consider an **Appeal of the Planning and Zoning Commission Decision on Linden Hill Phase 3 Preliminary Plat and Consider any Actions Determined to be Appropriate by the Town Council.**

**DESCRIPTION:**

On April 1, 2021, the Planning and Zoning Commission took action to deny the Preliminary Plat for Linden Hill Phase 3. After our staff review, there were some items on the plat that didn't meet our subdivision ordinances along with some items that needed separate action from the Town Council. One of those items included a note on the plat that indicated that maintenance of roads and drainage will be dedicated to the HOA. In addition, below are the sections and attached is the certified letter that was sent to the applicant after the Planning and Zoning Commission meeting outlining the sections that resulted in the action taken by the Planning and Zoning Commission.

State law requires a Town or City to take action on a plat within 30 days of the submittal after being considered complete. After the meeting, the applicant expressed interest in appealing the action from the Planning and Zoning Commission per Section 107.04.03 (i) Appeal of the decision on a preliminary plat application. That provision allows the applicant the opportunity to appeal the decision of the Planning and Zoning Commission to Council after 30 days of receiving the appeal. The Town Council may affirm, modify, or reverse the decision of the commission by simple majority vote. The decision of the Town Council is final. The applicant has decided to revise their Preliminary Plat and new appeal letter for the Council to consider as well.

This item was tabled by Town Council at the April 20, 2021, meeting to the May 4, 2021, meeting.

**1. Section 107.01.01 – Authority, purpose and applicability.**

g. Special provisions.

4. The town shall not authorize any other person, nor shall the town itself repair, maintain, install or provide any streets or public utility services in any subdivision for which the standards contained herein or referred to herein have not been complied with in full.

## **2. Section 107.07.01 - General policies in the extraterritorial jurisdiction (ETJ).**

- c. *Design and construction standards for public improvements in the town's extraterritorial jurisdiction (ETJ).* All public improvements constructed in conjunction with a new development in the town's ETJ shall be designed, engineered and constructed in accordance with the town's standards and all other applicable town master plans (e.g., water reuse master plan, the comprehensive plan, etc.).

## **3. Section 107.08.01 General Subdivision Policies.**

(b) *Adequate public facilities.*

1. *Adequate services for areas proposed for development.* Land proposed for development in the town and in the town's ETJ shall be served adequately by essential public facilities and services, including, but not limited to, water distribution, wastewater collection and treatment, roadways, pedestrian circulation, storm drainage conveyance, and park and recreational facilities. Land shall not be approved for platting or development until adequate public facilities necessary to serve the development exist or provisions have been made for the facilities, whether the facilities are to be located within the property being developed or offsite.

(3) *Property owner's responsibilities.* The property owner shall be responsible for, but not limited to, the following:

- a. *Dedication and construction of improvements.* The property owner shall dedicate all rights-of-way and easements for, and shall construct and extend, all necessary on-site and off-site public improvements for water distribution, wastewater collection and treatment, streets, storm drainage conveyance, and other improvements that are necessary to adequately serve each phase of a proposed development at service levels that are consistent with the town's applicable master facilities plans and engineering design standards.

h. *Operations and maintenance of public facilities.* The property owner shall make provide for all operations and maintenance of the public facilities, or shall provide proof that a separate entity will be responsible for the operations and maintenance of the facilities.

## **4. Section 107.08.03 – Streets and alleys.**

c. Private Streets.

2. Town Council action required. Dedicated streets and rights-of-way shall not be designated or used as private streets and such use is prohibited, except where specific approval is given by action of the town council for properties within the town's extraterritorial jurisdiction and upon approval of a specific use permit for properties within the town limits. The town council may add any conditions as deemed appropriate as part of the approval of a private street development.

The submitted preliminary plat was denied based off the provisions above. The preliminary plat indicated on the face of the plat in note 13, that the streets and drainage would be maintained by the HOA. As indicated above, this would take a separate action from the Town Council to consider the HOA for that maintenance. In addition, if the dedication is to be to a utility district, that too requires separate action from the Council prior to action on the preliminary plat. Without proper action, as well as the ordinance require the infrastructure to be dedicated and maintained by some entity, the Planning and Zoning Commission denied the request.

## **BUDGET IMPACT:**

There is no budget impact for this item.

## **RECOMMENDED ACTION:**

Staff requests direction from Town Council.

---

### **Attachments**

Linden Hills Phase 3 Appeal Letter

Linden Hills Phase 3 PP Certification Letter

Linden Hills Phase 3 PP Submittal

New Appeal Letter

New Revised Preliminary Plat





April 5, 2021

Town of Little Elm  
Planning & Zoning Commission  
Attn: Fred Gibbs  
100 W. Eldorado Parkway  
Little Elm, TX 75068

**Re: *Linden Hill Ph. 3 (Town Project No. PP-21-00292)***  
***Preliminary Plat: Notice of Appeal of Denial***  
***P&Z Agenda Item 5 – April 1, 2021***

Dear Mr. Gibbs:

Pursuant to Section 107.04.03(i) of the Little Elm Code of Ordinances, I am submitting this notice of the appeal of the decision of the Little Elm Planning and Zoning Commission to deny the preliminary plat referenced above. The reasons for this appeal are stated in Misty Ventura's March 31, 2021 letter, a copy of which is included with this notice of appeal.

Please confirm the date the Town Council will consider this appeal, which by code must be within 30 calendar days after the date of the submittal of this notice of appeal.

Sincerely,

A handwritten signature in black ink that reads "J. Casey Ross".

J. Casey Ross, PE, C.F.M.  
Applicant

cc: Robert Brown, Town Attorney  
Misty Ventura, Applicant's Attorney  
James F.S. Eppright, Owner  
Elizabeth Bentley, Developer

Encl.

**SHUPE VENTURA, PLLC**  
**Attorneys and Counselors**  
**9406 Biscayne Boulevard | Dallas, TX 75218**

March 31, 2021

*Via email*

Town of Little Elm  
Planning & Zoning Commission  
Attn: Fred Gibbs  
100 W. Eldorado Parkway  
Little Elm, Texas 75068

Misty Ventura  
214.328.1101  
misty.ventura@svlandlaw.com

Re: Preliminary Plat – Linden Hills Phase 3 Addition (PP-21-00292)  
April 1, 2021, P&Z Agenda Item 5

Dear Mr. Gibbs:

As noted in your staff report published with the April 1, 2021, Town of Little Elm Planning & Zoning Commission meeting agenda: Staff recommends disapproval of the preliminary plat with the explanation of the included note on the face of the plat that speaks to HOA maintaining infrastructure prior to Council action per Subdivision Ordinance Section 107.08.03.(c)(2).

I respectfully request that you share this letter with each Planning & Zoning Commissioner in advance of any action to be taken on Preliminary Plat PP-21-00292.

As presented, Preliminary Plat PP-21-00292 complies with all Little Elm Subdivision Regulation requirements. The applicant added note (13) to Preliminary Plat PP-21-00292 to address staff concerns about street ownership and maintenance. The applicant volunteered to remove note (13) and if the only objection to Preliminary Plat PP-21-00292 is note (13), the applicant respectfully requests Preliminary Plat PP-21-00292 be approved on condition that note (13) be removed.

The fact that Preliminary Plat PP-21-00292 was placed on the April 1, 2021, Planning & Zoning Commission agenda demonstrates Preliminary Plat PP-21-00292 is administratively complete. The staff report evidences no basis to deny Preliminary Plat PP-21-00292 other than note (13) which applicant has volunteered to remove. The applicant understands Little Elm requests assurance regarding road dedication and maintenance upon plat approval. With respect to such road dedication and maintenance, the applicant has confirmed that Denton County Municipal Utility District No. 8 will accept the dedication and road maintenance responsibilities after annexing the property within Preliminary Plat PP-21-00292 into the district. Such district annexation will be accomplished after Little Elm consents to district annexation or after

completion of the Texas Local Government Code 42.042 process. In addition, at Little Elm's option, the applicant also offered to do one of the following:

1. Allow Little Elm to annex roads (but not balance of development).
2. Fund road maintenance with an HOA.
3. Fund road maintenance with a PID – assuming Little Elm support for an ETJ PID.

Notwithstanding the foregoing, and with or without addressing road dedication and maintenance obligations, Preliminary Plat PP-21-00292 satisfies all requirements for plat approval. As such, the applicant respectfully requests the plat be approved.

In the event the Planning & Zoning Commission conditionally approves or disapproves Preliminary Plat PP-21-00292, the Planning & Zoning Commission is required to provide the applicant a written statement of the conditions for the conditional approval or reasons for disapproval, in accordance with Section 212.0091 of the Texas Local Government Code. This letter is applicant's request that the Planning & Zoning Commission provide the required written statement in accordance with the requirements of Little Elm Subdivision Ordinance Section 107.04.03(e)(3) if Preliminary Plat PP-21-00292 is either conditionally approved or disapproved.

Please contact me with any questions or concerns regarding this matter.

Sincerely,



Misty Ventura

cc: Robert Brown, City Attorney  
J. Casey Ross, Applicant  
James F.S. Eppright, Owner



# TOWN OF LITTLE ELM

## DEVELOPMENT SERVICES DEPARTMENT

100 West Eldorado Parkway  
Little Elm, TX 75068

214-975-0471  
developmentservices@littleelm.org  
www.littleelm.org

---

April 6, 2021

J. Casey Ross, PE, C.F.M.  
Kimley Horn & Associates, Inc.  
6160 Warren Parkway Suite 210  
Frisco, Texas 75034

**Re: Preliminary Plat for Linden Hills Phase 3 (Town Project No. PP-21-00292)**

Dear Mr. Ross,

The Town of Little Elm's Planning and Zoning Commission at its regularly scheduled meeting on April 1, 2021 denied the Preliminary Plat request for Linden Hill Phase 3 based off the following Subdivision Ordinance Requirements:

**1. Section 107.01.01 – Authority, purpose and applicability.**

g. Special provisions.

4. The town shall not authorize any other person, nor shall the town itself repair, **maintain**, install or provide any streets or public utility services in any subdivision for which the standards contained herein or referred to herein have not been complied with in full.

**2. Section 107.07.01 - General policies in the extraterritorial jurisdiction (ETJ).**

c. *Design and construction standards for public improvements in the town's extraterritorial jurisdiction (ETJ).* All public improvements constructed in conjunction with a new development in the town's ETJ shall be designed, engineered and constructed in accordance with the town's standards and all other applicable town master plans (e.g., water reuse master plan, the comprehensive plan, etc.).

**3. Section 107.08.01 General Subdivision Policies.**

(b) *Adequate public facilities.*

(1) *Adequate services for areas proposed for development.* Land proposed for development in the town and in the town's ETJ shall be served adequately by essential public facilities and services, including, but not limited to, water distribution, wastewater collection and treatment, roadways, pedestrian circulation, storm drainage conveyance, and park and recreational facilities. Land shall not be approved for platting or development until adequate public facilities necessary to serve the development exist or provisions have been made for the facilities, whether the facilities are to be located within the property being developed or offsite.



# TOWN OF LITTLE ELM

## DEVELOPMENT SERVICES DEPARTMENT

100 West Eldorado Parkway  
Little Elm, TX 75068

214-975-0471  
developmentservices@littleelm.org  
www.littleelm.org

---

(3) *Property owner's responsibilities.* The property owner shall be responsible for, but not limited to, the following:

- a. *Dedication and construction of improvements.* The property owner shall dedicate all rights-of-way and easements for, and shall construct and extend, all necessary on-site and off-site public improvements for water distribution, wastewater collection and treatment, streets, storm drainage conveyance, and other improvements that are necessary to adequately serve each phase of a proposed development at service levels that are consistent with the town's applicable master facilities plans and engineering design standards.
- h. *Operations and maintenance of public facilities.* The property owner shall make provide for all operations and maintenance of the public facilities, or shall provide proof that a separate entity will be responsible for the operations and maintenance of the facilities.

#### 4. Section 107.08.03 – Streets and alleys.

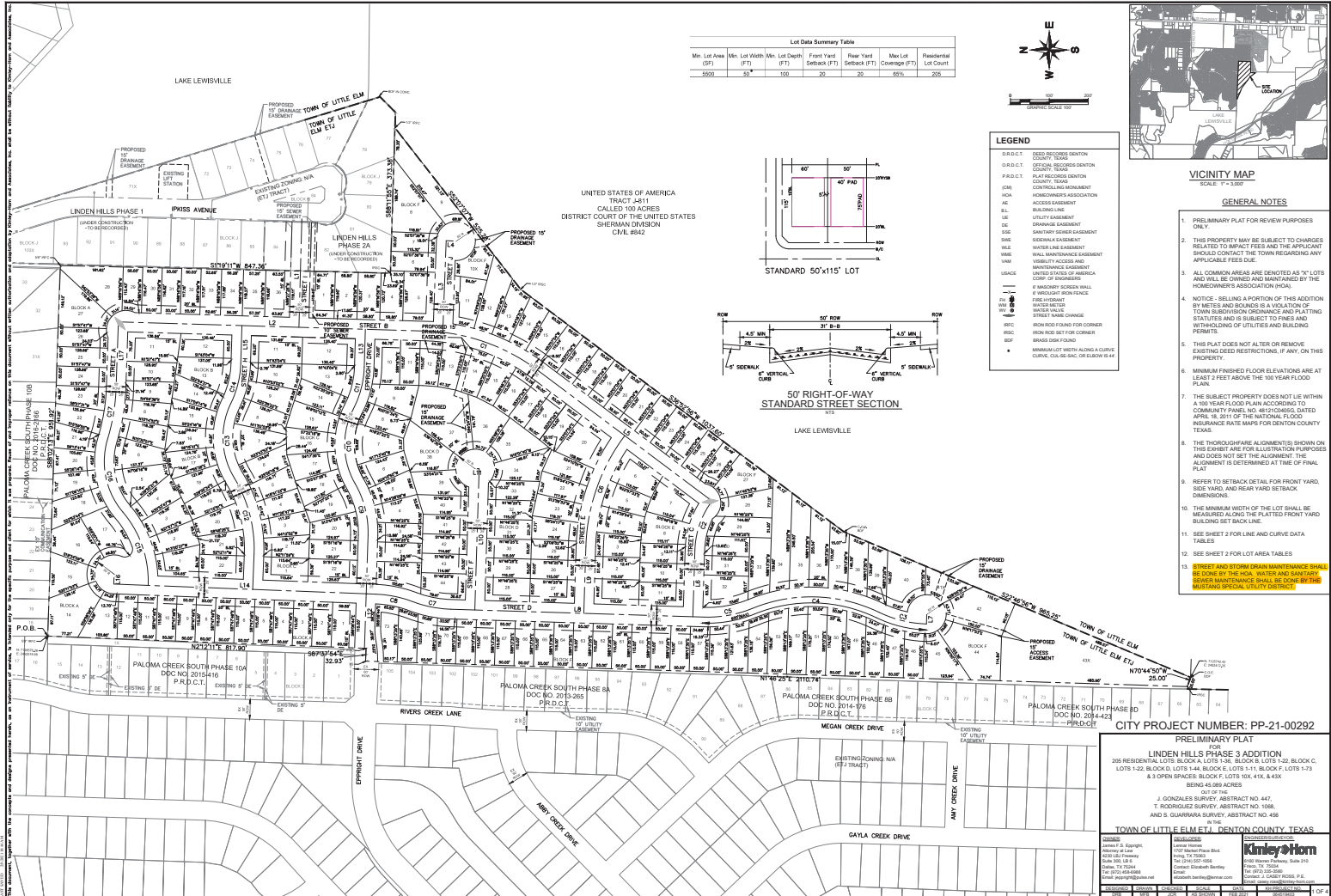
##### c. Private Streets.

2. Town Council action required. Dedicated streets and rights-of-way shall not be designated or used as private streets and such use is prohibited, except where specific approval is given by action of the town council for properties within the town's extraterritorial jurisdiction and upon approval of a specific use permit for properties within the town limits. The town council may add any conditions as deemed appropriate as part of the approval of a private street development.

The submitted preliminary plat was denied based off the provisions above. The preliminary plat indicated on the face of the plat in note 13, that the streets and drainage would be maintained by the HOA. As indicated above, this would take a separate action from the Town Council to consider the HOA for that maintenance. In addition, if the dedication is to be to a utility district, that too requires separate action from the Council prior to action on the preliminary plat. Without proper action, as well as the ordinance require the infrastructure to be dedicated and maintained by some entity, the Planning and Zoning Commission denied the request.

Regards,

Fred Gibbs  
Director of Development Services





April 14, 2021

Town of Little Elm  
Planning & Zoning Commission  
Attn: Fred Gibbs  
100 W. Eldorado Parkway  
Little Elm, TX 75068

**Re: *Linden Hill Ph. 3 (Town Project No. PP-21-00292)***  
***Preliminary Plat: Notice of Appeal of Denial***  
***P&Z Agenda Item 5 – April 1, 2021***

Dear Mr. Gibbs:

In connection with the pending appeal regarding the denial of the preliminary plat referenced above, note 13 on the preliminary plat has been revised as follows:

~~13. STREET AND STORM DRAIN MAINTENANCE SHALL BE DONE BY THE HOA. WATER AND SANITARY SEWER MAINTENANCE SHALL BE DONE BY THE MUSTANG SPECIAL UTILITY DISTRICT.~~

13. AS REQUIRED BY LITTLE ELM SUBDIVISION REGULATION SECTION 107.08.01(b)(3)(h), THE PROPERTY OWNER WILL PROVIDE FOR ALL OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES OR PROVIDE PROFF THAT A SEPARATE ENTITY WILL BE RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE FACILITIES.

A copy of the revised preliminary plat is enclosed with this letter. Please provide the revised plat to the Town Council for consideration in connection with this appeal.

Sincerely,

J. Casey Ross, PE, C.F.M.  
Applicant

cc: Robert Brown, Town Attorney  
Misty Ventura, Applicant's Attorney  
James F.S. Eppright, Owner  
Elizabeth Bentley, Developer

Encl.

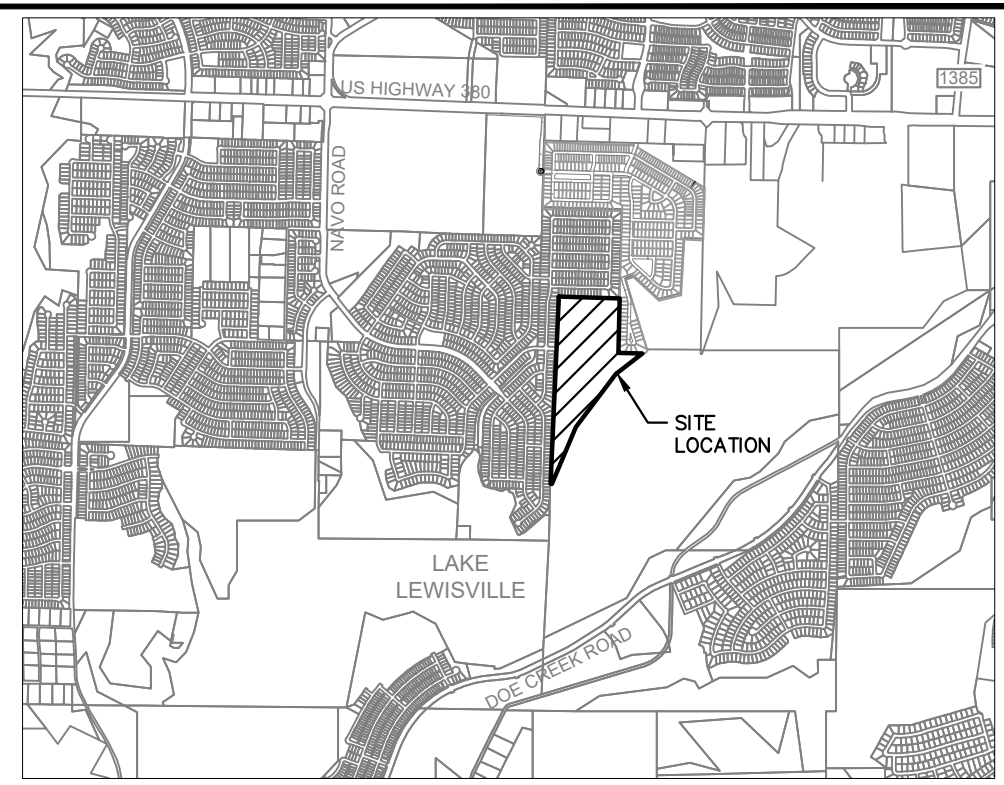
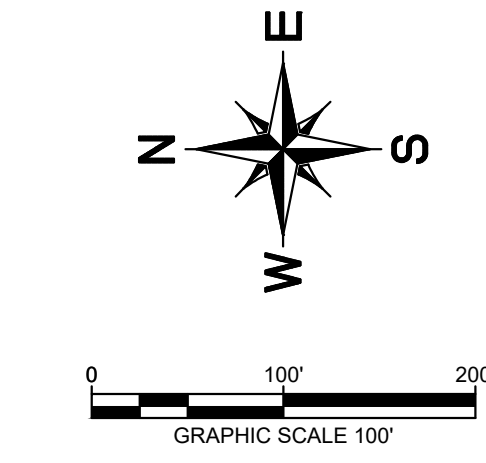


PLATTED BY: JEFFREY A. CASEY, JR., P.E., L.S. 4421, 4422, 4423, 4424, 4425, 4426, 4427, 4428, 4429, 4430, 4431, 4432, 4433, 4434, 4435, 4436, 4437, 4438, 4439, 4440, 4441, 4442, 4443, 4444, 4445, 4446, 4447, 4448, 4449, 4450, 4451, 4452, 4453, 4454, 4455, 4456, 4457, 4458, 4459, 4460, 4461, 4462, 4463, 4464, 4465, 4466, 4467, 4468, 4469, 4470, 4471, 4472, 4473, 4474, 4475, 4476, 4477, 4478, 4479, 4480, 4481, 4482, 4483, 4484, 4485, 4486, 4487, 4488, 4489, 4490, 4491, 4492, 4493, 4494, 4495, 4496, 4497, 4498, 4499, 4500, 4501, 4502, 4503, 4504, 4505, 4506, 4507, 4508, 4509, 4510, 4511, 4512, 4513, 4514, 4515, 4516, 4517, 4518, 4519, 4520, 4521, 4522, 4523, 4524, 4525, 4526, 4527, 4528, 4529, 4530, 4531, 4532, 4533, 4534, 4535, 4536, 4537, 4538, 4539, 4540, 4541, 4542, 4543, 4544, 4545, 4546, 4547, 4548, 4549, 4550, 4551, 4552, 4553, 4554, 4555, 4556, 4557, 4558, 4559, 4560, 4561, 4562, 4563, 4564, 4565, 4566, 4567, 4568, 4569, 4570, 4571, 4572, 4573, 4574, 4575, 4576, 4577, 4578, 4579, 4580, 4581, 4582, 4583, 4584, 4585, 4586, 4587, 4588, 4589, 4590, 4591, 4592, 4593, 4594, 4595, 4596, 4597, 4598, 4599, 4600, 4601, 4602, 4603, 4604, 4605, 4606, 4607, 4608, 4609, 4610, 4611, 4612, 4613, 4614, 4615, 4616, 4617, 4618, 4619, 4620, 4621, 4622, 4623, 4624, 4625, 4626, 4627, 4628, 4629, 4630, 4631, 4632, 4633, 4634, 4635, 4636, 4637, 4638, 4639, 4640, 4641, 4642, 4643, 4644, 4645, 4646, 4647, 4648, 4649, 4650, 4651, 4652, 4653, 4654, 4655, 4656, 4657, 4658, 4659, 4660, 4661, 4662, 4663, 4664, 4665, 4666, 4667, 4668, 4669, 4670, 4671, 4672, 4673, 4674, 4675, 4676, 4677, 4678, 4679, 4680, 4681, 4682, 4683, 4684, 4685, 4686, 4687, 4688, 4689, 4690, 4691, 4692, 4693, 4694, 4695, 4696, 4697, 4698, 4699, 4700, 4701, 4702, 4703, 4704, 4705, 4706, 4707, 4708, 4709, 4710, 4711, 4712, 4713, 4714, 4715, 4716, 4717, 4718, 4719, 4720, 4721, 4722, 4723, 4724, 4725, 4726, 4727, 4728, 4729, 4730, 4731, 4732, 4733, 4734, 4735, 4736, 4737, 4738, 4739, 4740, 4741, 4742, 4743, 4744, 4745, 4746, 4747, 4748, 4749, 4750, 4751, 4752, 4753, 4754, 4755, 4756, 4757, 4758, 4759, 4760, 4761, 4762, 4763, 4764, 4765, 4766, 4767, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4789, 4790, 4791, 4792, 4793, 4794, 4795, 4796, 4797, 4798, 4799, 4800, 4801, 4802, 4803, 4804, 4805, 4806, 4807, 4808, 4809, 4810, 4811, 4812, 4813, 4814, 4815, 4816, 4817, 4818, 4819, 4820, 4821, 4822, 4823, 4824, 4825, 4826, 4827, 4828, 4829, 4830, 4831, 4832, 4833, 4834, 4835, 4836, 4837, 4838, 4839, 4840, 4841, 4842, 4843, 4844, 4845, 4846, 4847, 4848, 4849, 4850, 4851, 4852, 4853, 4854, 4855, 4856, 4857, 4858, 4859, 4860, 4861, 4862, 4863, 4864, 4865, 4866, 4867, 4868, 4869, 4870, 4871, 4872, 4873, 4874, 4875, 4876, 4877, 4878, 4879, 4880, 4881, 4882, 4883, 4884, 4885, 4886, 4887, 4888, 4889, 4890, 4891, 4892, 4893, 4894, 4895, 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 4909, 4910, 4911, 4912, 4913, 4914, 4915, 4916, 4917, 4918, 4919, 4920, 4921, 4922, 4923, 4924, 4925, 4926, 4927, 4928, 4929, 4930, 4931, 4932, 4933, 4934, 4935, 4936, 4937, 4938, 4939, 4940, 4941, 4942, 4943, 4944, 4945, 4946, 4947, 4948, 4949, 4950, 4951, 4952, 4953, 4954, 4955, 4956, 4957, 4958, 4959, 4960, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4973, 4974, 4975, 4976, 4977, 4978, 4979, 4980, 4981, 4982, 4983, 4984, 4985, 4986, 4987, 4988, 4989, 4990, 4991, 4992, 4993, 4994, 4995, 4996, 4997, 4998, 4999, 5000.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



Lot Data Summary Table						
Min. Lot Area (SF)	Min. Lot Width (FT)	Min. Lot Depth (FT)	Front Yard Setback (FT)	Rear Yard Setback (FT)	Max Lot Coverage (FT)	Residential Lot Count
5500	50'	100	20	20	65%	205



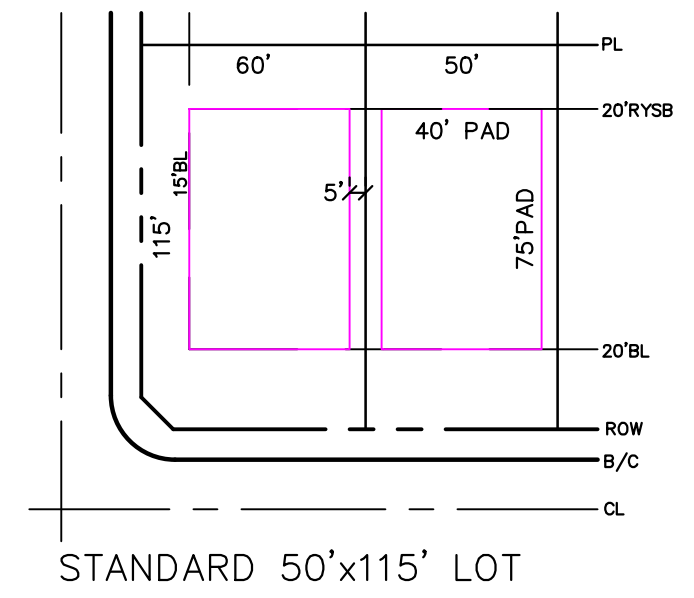
VICINITY MAP  
SCALE: 1" = 3,000'

GENERAL NOTES

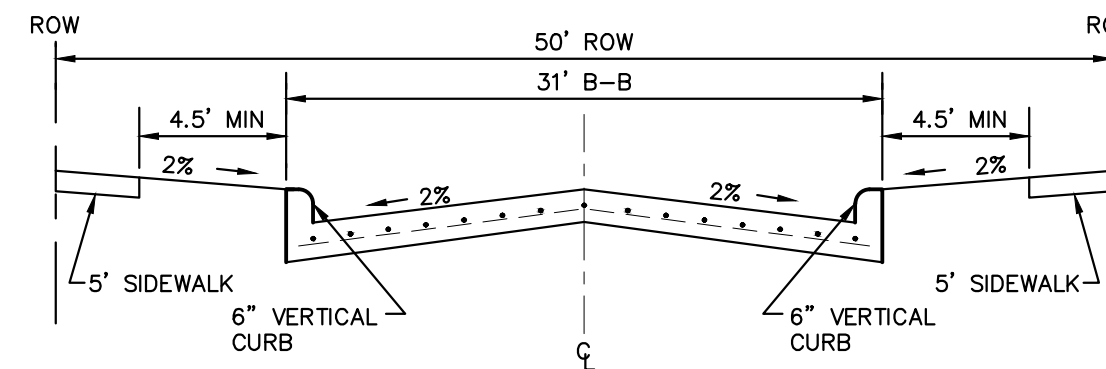
- PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUE.
- ALL COMMON AREAS ARE DENOTED AS "X" LOTS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
- NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE AND PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C04056, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY TEXAS.
- THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- REFER TO SETBACK DETAIL FOR FRONT YARD, SIDE YARD, AND REAR YARD SETBACK DIMENSIONS.
- THE MINIMUM WIDTH OF THE LOT SHALL BE MEASURED ALONG THE PLATTED FRONT YARD BUILDING SET BACK LINE.
- SEE SHEET 2 FOR LINE AND CURVE DATA TABLES.
- SEE SHEET 2 FOR LOT AREA TABLES.
- AS REQUIRED BY LITTLE ELM SUBDIVISION REGULATION SECTION 107.08.01(b)(3)(h), THE PROPERTY OWNER WILL PROVIDE FOR ALL OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES OR PROVIDE PROOF THAT A SEPARATE ENTITY WILL BE RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE FACILITIES.

**LEGEND**

D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
HOA	HOMEOWNERS ASSOCIATION
AE	ACCESS EASEMENT
B.L.	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
SWE	SIDEWALK EASEMENT
WLE	WATER LINE EASEMENT
WME	WALL MAINTENANCE EASEMENT
VAM	VISIBILITY ACCESS AND MAINTENANCE EASEMENT
USACE	UNITED STATES OF AMERICA CORP. OF ENGINEERS
-X-	6' MASONRY SCREEN WALL
-FH-	6' WROUGHT IRON FENCE
WM	FIRE HYDRANT
WM	WATER METER
WM	WATER VALVE
WM	STREET NAME CHANGE
IRFC	IRON ROD FOUND FOR CORNER
IRSC	IRON ROD SET FOR CORNER
BDF	BRASS DISK FOUND
*	MINIMUM LOT WIDTH ALONG A CURVE CURVE, CUL-SE-SAC, OR ELBOW IS 44'.



STANDARD 50'x115' LOT



50' RIGHT-OF-WAY  
STANDARD STREET SECTION  
NTS

CITY PROJECT NUMBER: PP-21-00292

**PRELIMINARY PLAT FOR LINDEN HILLS PHASE 3 ADDITION**  
205 RESIDENTIAL LOTS: BLOCK A, LOTS 1-36, BLOCK B, LOTS 1-22, BLOCK C, LOTS 1-22, BLOCK D, LOTS 1-44, BLOCK E, LOTS 1-11, BLOCK F, LOTS 1-73 & 3 OPEN SPACES: BLOCK F, LOTS 10X, 41X, & 43X  
BEING 45.089 ACRES  
OUT OF THE  
J. GONZALES SURVEY, ABSTRACT NO. 447,  
T. RODRIGUEZ SURVEY, ABSTRACT NO. 1068,  
AND S. GUARRARA SURVEY, ABSTRACT NO. 456  
IN THE  
TOWN OF LITTLE ELM ETJ, DENTON COUNTY, TEXAS

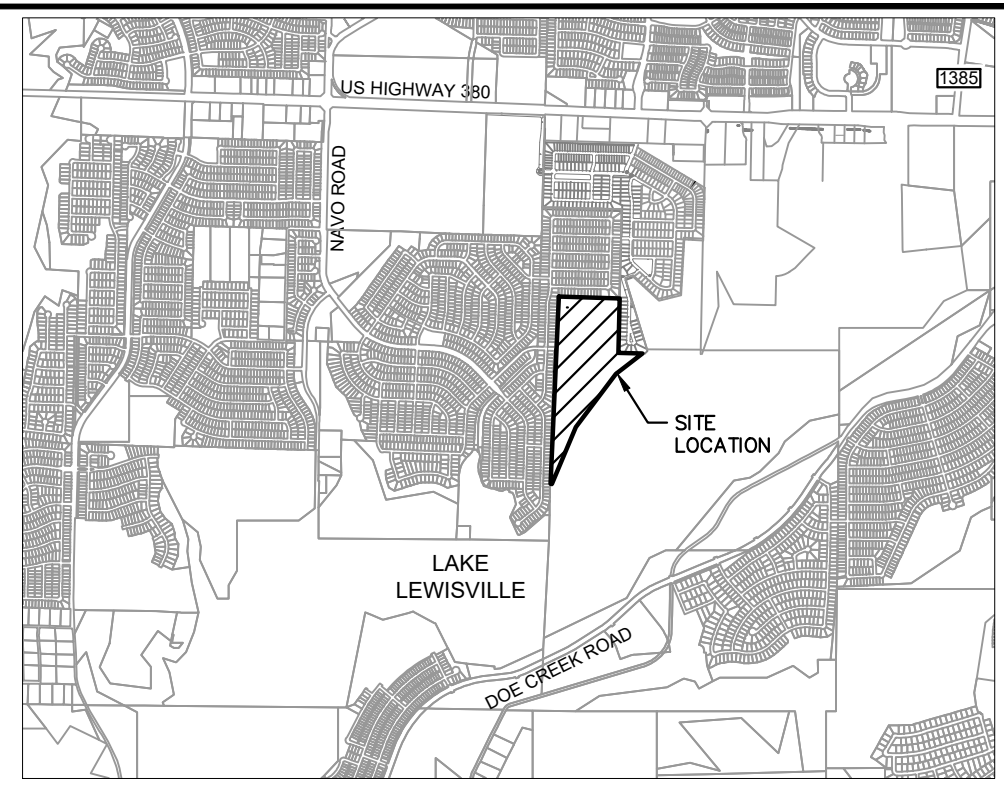
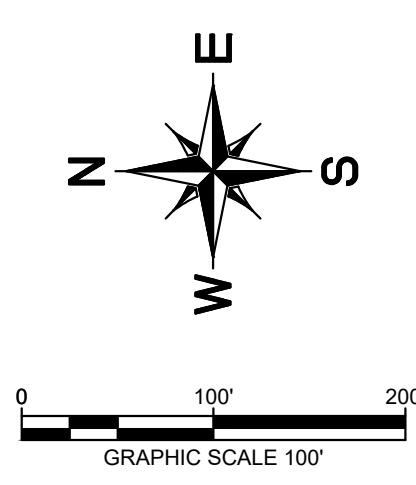
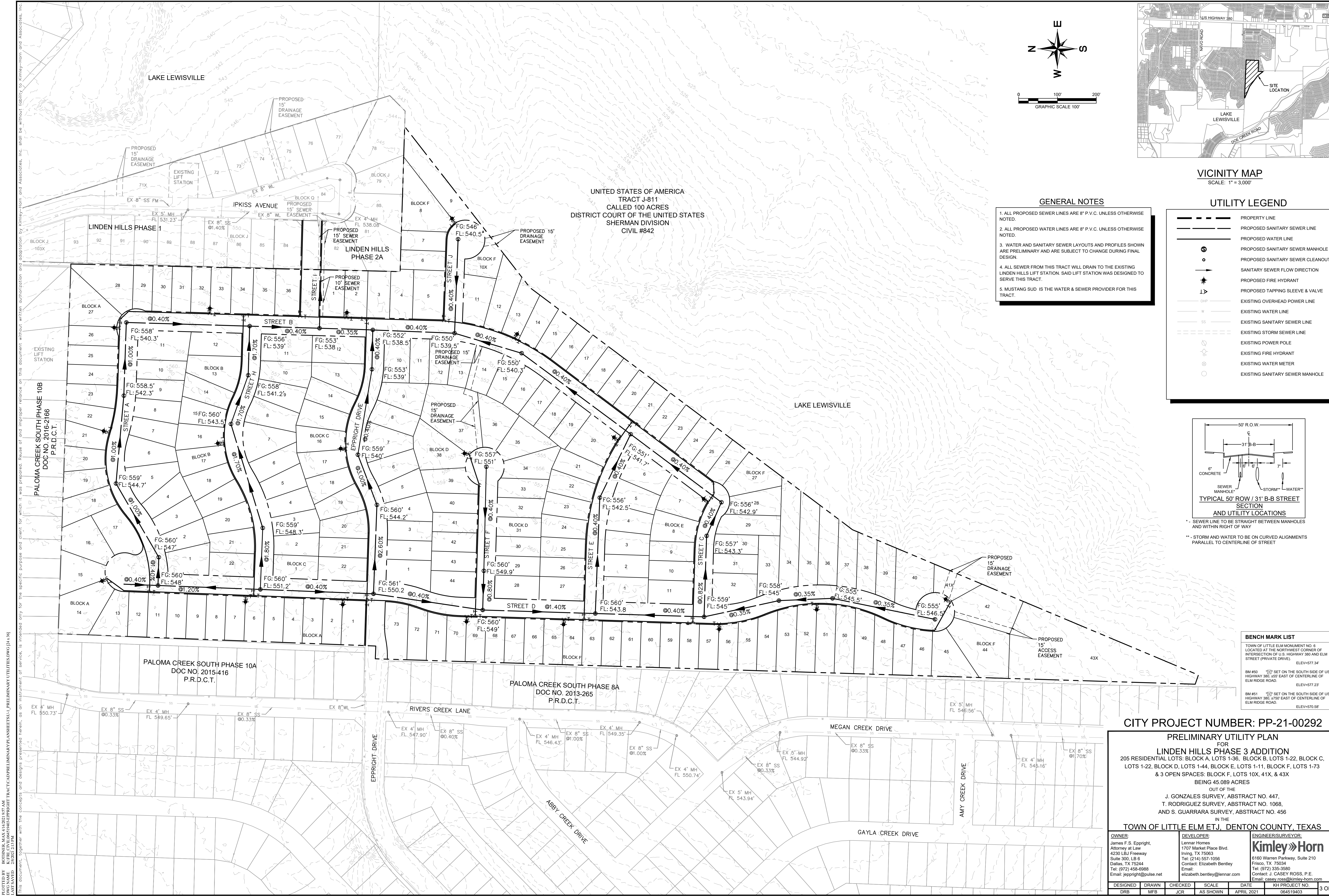
<b>OWNER:</b> James F. S. Eppright, Attorney at Law 4230 LBJ Freeway Suite 300, LB 6 Dallas, TX 75244 Tel: (214) 557-1056 Contact: Elizabeth Bentley Email: elizabeth.bentley@jlenmar.com	<b>DEVELOPER:</b> Lennar Homes 1707 Market Place Blvd. Irving, TX 75063 Tel: (214) 557-1056 Contact: Elizabeth Bentley Email: elizabeth.bentley@jlenmar.com	<b>ENGINEER/SURVEYOR:</b> <b>Kimley»Horn</b> 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: J. CASEY ROSS, P.E. Email: casey.ross@kimley-horn.com
---	---	---

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	1 OF 4
DRB	MFB	JCR	AS SHOWN	APRIL 2021	064519403	









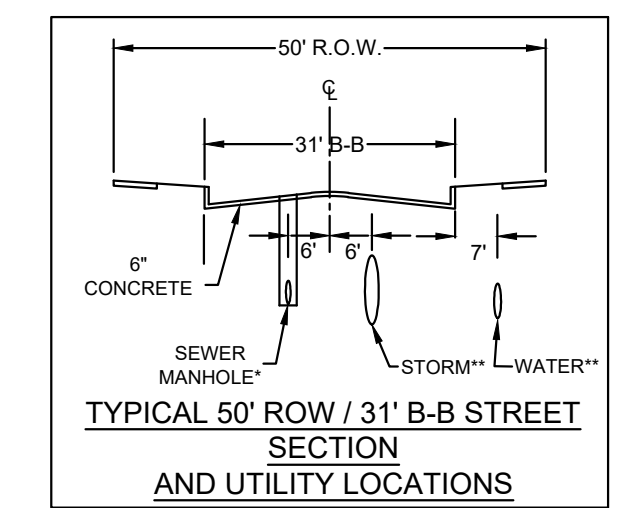
VICINITY MAP  
SCALE: 1" = 3,000'

GENERAL NOTES

1. ALL PROPOSED SEWER LINES ARE 8" P.V.C. UNLESS OTHERWISE NOTED.
2. ALL PROPOSED WATER LINES ARE 8" P.V.C. UNLESS OTHERWISE NOTED.
3. WATER AND SANITARY SEWER LAYOUTS AND PROFILES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
4. ALL SEWER FROM THIS TRACT WILL DRAIN TO THE EXISTING LINDEN HILLS LIFT STATION. SAID LIFT STATION WAS DESIGNED TO SERVE THIS TRACT.
5. MUSTANG SUD IS THE WATER & SEWER PROVIDER FOR THIS TRACT.

UTILITY LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE



\* - SEWER LINE TO BE STRAIGHT BETWEEN MANHOLES AND WITHIN RIGHT OF WAY  
\*\* - STORM AND WATER TO BE ON CURVED ALIGNMENTS PARALLEL TO CENTERLINE OF STREET

- BENCH MARK LIST**
- TOWN OF LITTLE ELM MONUMENT NO. 6  
LOCATED AT THE NORTHWEST CORNER OF  
INTERSECTION OF U.S. HIGHWAY 380 AND ELM  
STREET (PRIVATE DRIVE)  
ELEV=577.34'
  - BM #50 1/2" SET ON THE SOUTH SIDE OF US  
HIGHWAY 380, 450' EAST OF CENTERLINE OF  
ELM RIDGE ROAD  
ELEV=577.23'
  - BM #51 1/2" SET ON THE SOUTH SIDE OF US  
HIGHWAY 380, 470' EAST OF CENTERLINE OF  
ELM RIDGE ROAD  
ELEV=570.58'

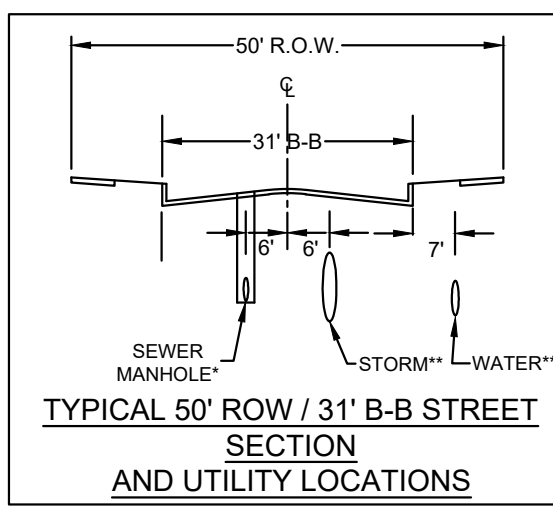
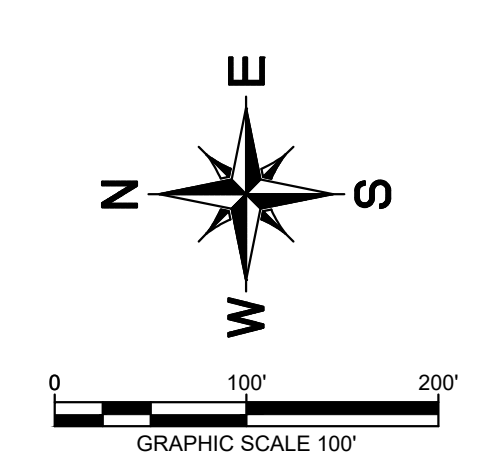
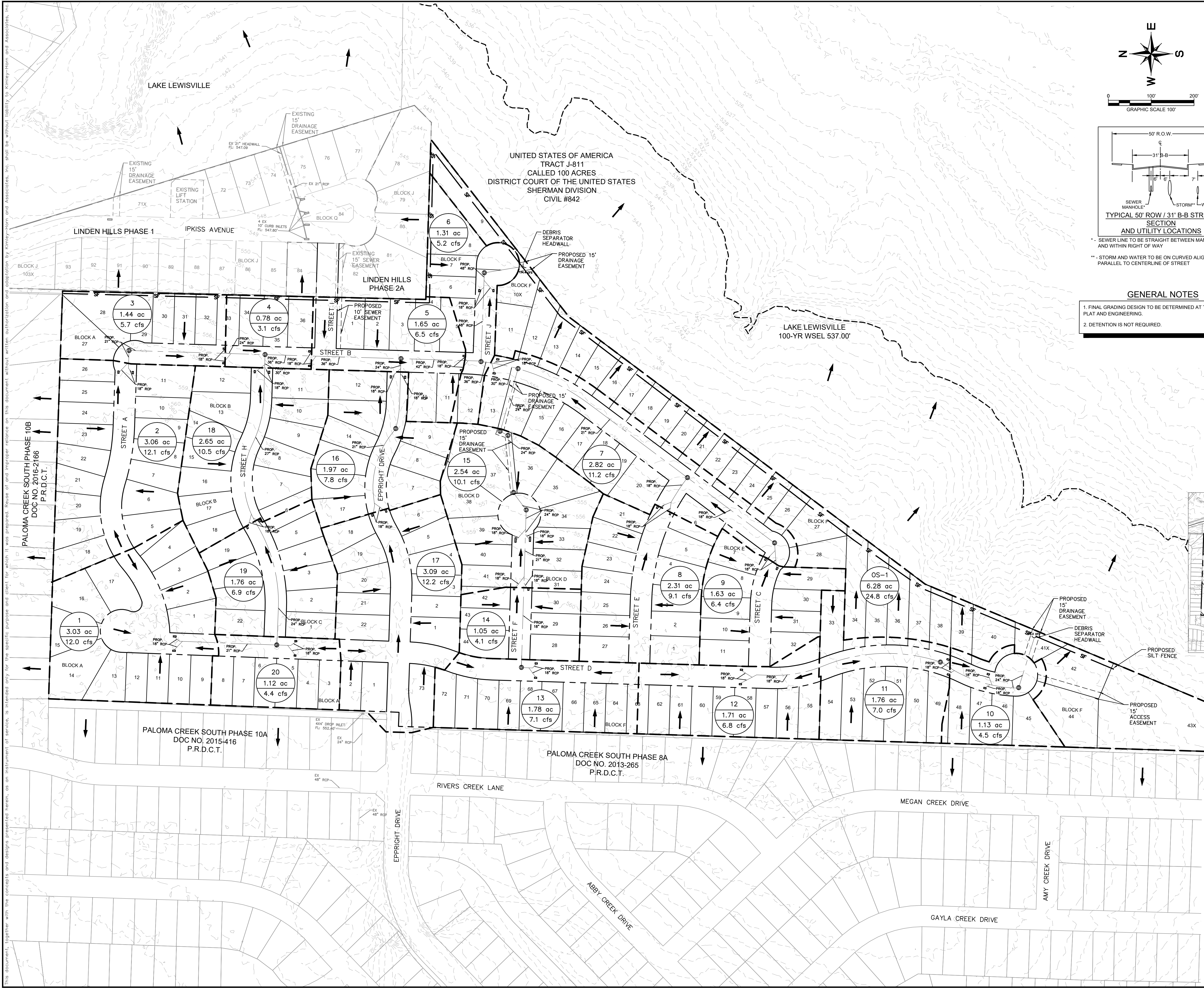
CITY PROJECT NUMBER: PP-21-00292

**PRELIMINARY UTILITY PLAN**  
FOR  
**LINDEN HILLS PHASE 3 ADDITION**  
205 RESIDENTIAL LOTS: BLOCK A, LOTS 1-36, BLOCK B, LOTS 1-22, BLOCK C,  
LOTS 1-22, BLOCK D, LOTS 1-44, BLOCK E, LOTS 1-11, BLOCK F, LOTS 1-73  
& 3 OPEN SPACES: BLOCK F, LOTS 10X, 41X, & 43X  
BEING 45.089 ACRES  
OUT OF THE  
J. GONZALES SURVEY, ABSTRACT NO. 447,  
T. RODRIGUEZ SURVEY, ABSTRACT NO. 1068,  
AND S. GUARRARA SURVEY, ABSTRACT NO. 456  
IN THE  
TOWN OF LITTLE ELM ETJ, DENTON COUNTY, TEXAS

<b>OWNER:</b> James F. S. Eppright, Attorney at Law 4230 LBJ Freeway Suite 300, LB 6 Dallas, TX 75244 Tel: (972) 455-6988 Email: jseppright@pulse.net			<b>DEVELOPER:</b> Lennar Homes 1707 Market Place Blvd. Irving, TX 75063 Tel: (214) 557-1056 Contact: Elizabeth Bentley Email: elizabeth.bentley@lennar.com			<b>ENGINEER/SURVEYOR:</b> <b>Kimley»Horn</b> 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: J. CASEY ROSS, P. E. Email: casey.ross@kimley-horn.com		
DESIGNED DRB	DRAWN MFB	CHECKED JCR	SCALE AS SHOWN	DATE APRIL 2021	KH PROJECT NO. 064519403		3 OF 4	

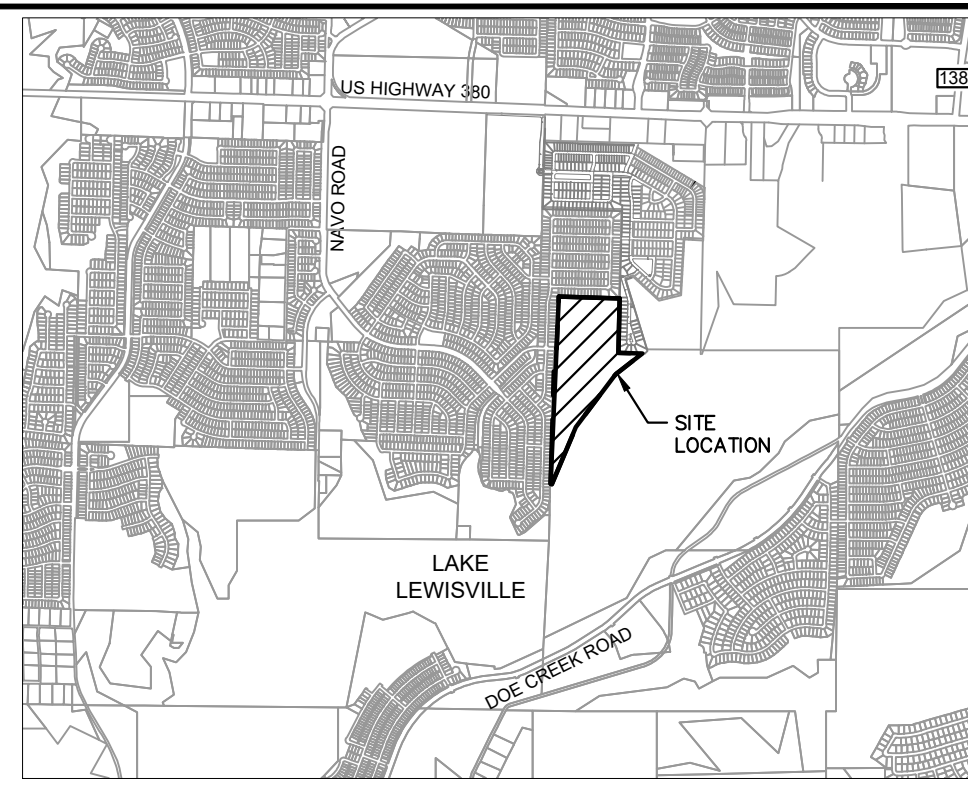


PLANNED BY: KIMLEY-HORN & ASSOCIATES, INC. DATE: 04/20/2021  
DRAWN BY: J. GONZALES SURVEY, ABSTRACT NO. 447, T. RODRIGUEZ SURVEY, ABSTRACT NO. 1068, AND S. GUARRARA SURVEY, ABSTRACT NO. 456  
LAST NAME: J. GONZALES SURVEY, ABSTRACT NO. 447, T. RODRIGUEZ SURVEY, ABSTRACT NO. 1068, AND S. GUARRARA SURVEY, ABSTRACT NO. 456  
LAST NAME: J. GONZALES SURVEY, ABSTRACT NO. 447, T. RODRIGUEZ SURVEY, ABSTRACT NO. 1068, AND S. GUARRARA SURVEY, ABSTRACT NO. 456



**GENERAL NOTES**

1. FINAL GRADING DESIGN TO BE DETERMINED AT THE TIME OF FINAL PLAT AND ENGINEERING.
2. DETENTION IS NOT REQUIRED.



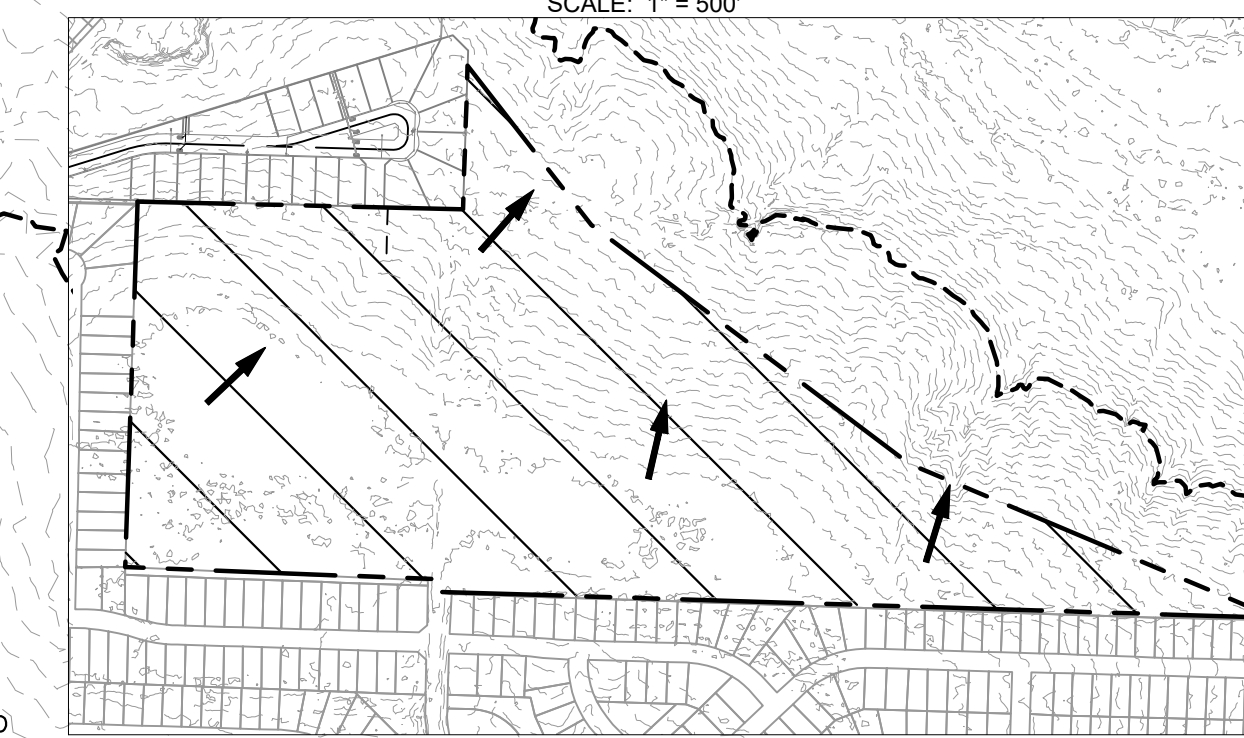
**VICINITY MAP**  
SCALE: 1" = 3,000'

LEGEND	
	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	PROPERTY LINE
	PROPOSED FLOW DIRECTION
	PROPOSED DRAINAGE BASIN OUTFALL LOCATION
	EXISTING CONTOUR

**DRAINAGE DESIGN CRITERIA**

Q100 = Ca \* C \* I \* A  
Q = FLOW IN CUBIC FEET PER SECOND (CFS)  
Ca = FREQUENCY FACTOR = 1.00  
C = RUNOFF COEFFICIENT  
0.50 SINGLE FAMILY (1% TO 3.5% AVERAGE LAND SLOPE)  
0.30 OPEN SPACE (1% TO 3.5% AVERAGE LAND SLOPE)  
0.80 COMMERCIAL (1% TO 3.5% AVERAGE LAND SLOPE)  
I = INTENSITY FOR TIME OF CONCENTRATION = TC,  
15 MIN = 7.91 IN/HR  
10 MIN = 9.24 IN/HR (COMMERCIAL PARKWAY)  
A = DRAINAGE AREA IN ACRES

**EXISTING DRAINAGE AREA MAP**  
SCALE: 1" = 500'



BENCH MARK LIST	
BM #50	12" SET ON THE SOUTH SIDE OF US HIGHWAY 380, 450' EAST OF CENTERLINE OF ELM RIDGE ROAD. ELEV=577.34'
BM #51	12" SET ON THE SOUTH SIDE OF US HIGHWAY 380, 450' EAST OF CENTERLINE OF ELM RIDGE ROAD. ELEV=577.23'
BM #52	12" SET ON THE SOUTH SIDE OF US HIGHWAY 380, 450' EAST OF CENTERLINE OF ELM RIDGE ROAD. ELEV=577.58'

**CITY PROJECT NUMBER: PP-21-00292**

**PRELIMINARY DRAINAGE PLAN**  
FOR  
**LINDEN HILLS PHASE 3 ADDITION**  
205 RESIDENTIAL LOTS: BLOCK A, LOTS 1-36, BLOCK B, LOTS 1-22, BLOCK C, LOTS 1-22, BLOCK D, LOTS 1-44, BLOCK E, LOTS 1-11, BLOCK F, LOTS 1-73 & 3 OPEN SPACES: BLOCK F, LOTS 10X, 41X, & 43X  
BEING 45.089 ACRES  
OUT OF THE  
J. GONZALES SURVEY, ABSTRACT NO. 447,  
T. RODRIGUEZ SURVEY, ABSTRACT NO. 1068,  
AND S. GUARRARA SURVEY, ABSTRACT NO. 456  
IN THE  
**TOWN OF LITTLE ELM ETJ, DENTON COUNTY, TEXAS**

<b>OWNER:</b> James F. S. Eppright, Attorney at Law 4230 LBJ Freeway Suite 300, LB 6 Dallas, TX 75244 Tel: (972) 458-6988 Email: jseppright@pulse.net	<b>DEVELOPER:</b> Lennar Homes 1707 Market Place Blvd. Irving, TX 75063 Tel: (214) 557-1056 Contact: Elizabeth Bentley Email: elizabeth.bentley@lennar.com	<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: J. CASEY ROSS, P.E. Email: casey.ross@kimley-horn.com
--	--	---

DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.	4 OF 4
DRB	MFB	JCR	AS SHOWN	APRIL 2021	064519403	





**Date:** 05/04/2021  
**Agenda Item #:** 8. D.  
**Department:** Development Services  
**Strategic Goal:** Promote and expand Little Elm's identity  
**Staff Contact:** Fred Gibbs, Director of Development Services

---

**AGENDA ITEM:**

Present, Discuss, and Consider Action to Approve a **Development Agreement between the Town of Little Elm and James F. S. Eppright.**

**DESCRIPTION:**

Since the April 20, 2021, Council meeting we have been negotiating with the developer to ensure that Phase 3 of Linden Hills has the same consistent feel and development standards as Phase 1 and 2. As you recall, Phase 1 and 2 are being developed under the current Spiritas Agreement development standards. This area lies outside the original Spiritas Agreement East Tract designation. Town Council at the last meeting, wanted to see how some of those elements of the Spiritas Agreement could be incorporated into this Phase. After numerous conversations, the developer has agreed through a developers agreement to include some standards from that agreement outlined below.

1. Masonry content: The exterior facades of a main building or structure shall be constructed of 100 percent masonry. Cementitious fiberboard may constitute 50 percent of stories other than the first floor. Cementitious fiberboard may also be used for architectural features, including window box-outs, bay windows, roof dormers, garage door headers of rear entry garages, columns, chimney not part of an exterior wall, or other architectural features approved by the building official.
2. Maximum lot coverage: 65% (excluding open and screened porches and garages).
3. Minimum floor area of dwelling unit: 1,400 square feet (excluding basements, open and screened porches and garages).
4. Landscaping regulations: It shall be the homebuilder's responsibility that each lot shall contain a minimum of two trees of at least three caliper inches each and a fully sodded or hydro mulched yard.
5. Owner will use commercially reasonable efforts to cause the MUD to: (1) present a fire/EMS plan to the Texas Commission on Environmental Quality ("**TCEQ**"); (2) get the TCEQ to approve the fire/EMS plan; (3) call an election to request the district voters to approve the plan after the TCEQ approves it; and (4) if the voters approve the plan, enter into an agreement for police/fire/EMS services with the Town or another

provider.

6. The Town will consent to the MUD annexing the Property and will evidence such consent by executing the resolution attached hereto as **Exhibit B contemporaneous with the execution of this Agreement.**

In addition to the standards, one other outstanding issue that came up during the plat appeal was who would be responsible to maintain the streets and drainage infrastructure. To address that concern, the developer is requesting consent from the Town Council for this area to be included in the Municipal Utility District that exists in that area which is MUD No.8. The District will ensure that the streets and drainage will be maintained from a more secure entity than the proposed HOA scenario. Lastly, the agreement will encourage the District to provide Public Safety to the area via a contract similar to ones we have with other Districts.

**BUDGET IMPACT:**

This item has no budget impact.

**RECOMMENDED ACTION:**

Town Staff requests direction from Council.

---

**Attachments**

Linden Hills Phase 3 Developers Agreement

STATE OF TEXAS           §  
                                     §  
COUNTY OF DENTON   §

**DEVELOPMENT AGREEMENT**  
  
**FOR LINDEN HILLS PHASE 3**

This Development Agreement for Linden Hills Phase 3 (“**Agreement**”) is entered into between James F. S. Eppright (“**Owner**”), whose address for purposes of this Agreement is 2701 Eppright Drive, Little Elm, Texas 75068 and the Town of Little Elm, Texas (“**Town**”), whose address for purposes of this Agreement is 100 W. Eldorado Parkway, Little Elm, TX 75068. Owner and the Town are sometimes referred herein together as the “**Parties**” and individually as a “**Party**.”

**Recitals:**

1. Owner is the owner of 46.272 acres located in the extraterritorial jurisdiction of the Town of Little Elm, Texas (the “**Property**”), which Property is more particularly described in **Exhibit A** attached hereto.
2. Owner made application to the Town to preliminary plat the Property and the Town designated the preliminary plat as Plat PP-21-00292.
3. On March 31, 2021, Owner petitioned the Town for consent to annex the Property into Denton County Municipal Utility District No. 8 (the “**MUD**”)
4. In furtherance of the development of the Property, the Parties have negotiated certain matters regarding the Property as set forth in this Agreement.
5. The Parties seek to memorialize these negotiated matters and to include them in this contractually-binding Agreement.

**NOW, THEREFORE**, for and in consideration of the above and foregoing premises, the benefits to each of the Parties from this Agreement, and other good and valuable consideration, the sufficiency of which is hereby acknowledged and agreed, the Parties do hereby agree as follows:

**Section 1.     Incorporation of Premises.** The above and foregoing Recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

**Section 2.     Term.** This Agreement shall be effective as of the date of execution of this Agreement by the last of the Parties to do so (“**Effective Date**”). This Agreement shall remain in full force and effect from the Effective Date until December 31, 2036 (“**Term**”).

**Section 3.     Agreements.** The Parties agree as follows:

- A. The Property will be developed consistent with the following restrictions:



1. Masonry content: The exterior facades of a main building or structure shall be constructed of 100 percent masonry. Cementitious fiberboard may constitute 50 percent of stories other than the first floor. Cementitious fiberboard may also be used for architectural features, including window box-outs, bay windows, roof dormers, garage door headers of rear entry garages, columns, chimney not part of an exterior wall, or other architectural features approved by the building official.
  2. Maximum lot coverage: 65% (excluding open and screened porches and garages).
  3. Minimum floor area of dwelling unit: 1,400 square feet (excluding basements, open and screened porches and garages).
  4. Landscaping regulations: It shall be the homebuilder's responsibility that each lot shall contain a minimum of two trees of at least three caliper inches each and a fully sodded or hydro mulched yard.
- B.** Owner will use commercially reasonable efforts to cause the MUD to: (1) present a fire/EMS plan to the Texas Commission on Environmental Quality ("**TCEQ**"); (2) get the TCEQ to approve the fire/EMS plan; (3) call an election to request the district voters to approve the plan after the TCEQ approves it; and (4) if the voters approve the plan, enter into an agreement for police/fire/EMS services with the Town or another provider.
- C.** The Town will consent to the MUD annexing the Property and will evidence such consent by executing the resolution attached hereto as **Exhibit B** contemporaneous with the execution of this Agreement.

#### **Section 4. Miscellaneous.**

**A. Default/Mediation.** No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to non-binding mediation.

**B. Venue.** This Agreement and any dispute arising out of or relating to this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without reference to its conflict of law rules. In the event of any dispute or action under this Agreement, venue for any and all disputes or actions shall be instituted and maintained in Denton County, Texas.

C. **Relationship of Parties.** It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership, joint venture, joint enterprise, or other relationship between or among the Parties.

D. **Severability.** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, 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 shall 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.

E. **Cumulative Rights and Remedies.** The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either Party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the Parties may have by law statute, ordinance, or otherwise. The failure by any Party to exercise any right, power, or option given to it by this Agreement, or to insist upon strict compliance with the terms of this Agreement, shall not constitute a waiver of the terms and conditions of this Agreement with respect to any other or subsequent breach thereof, nor a waiver by such Party of its rights at any time thereafter to require exact and strict compliance with all the terms hereof. Any rights and remedies any Party may have with respect to the other arising out of this Agreement shall survive the cancellation, expiration or termination of this Agreement, except as otherwise expressly set forth herein.

F. **Exhibits.** All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

G. **Surviving Rights.** Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination or expiration of this Agreement shall survive termination or expiration.

H. **Applicable Laws.** This Agreement is made subject to the existing provisions of the Charter of the Town of Little Elm, its present rules, regulations, procedures and ordinances, and all applicable laws, rules, and regulations of the State of Texas and the United States.

I. **Authority to Execute.** The undersigned officers and/or agents of the Parties hereto are the properly authorized persons and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

J. **Amendments.** This Agreement may be only amended or altered by written instrument signed by the Parties.

K. **Headings.** The headings and captions used in this Agreement are for the convenience of the Parties only and shall not in any way define, limit or describe the scope or intent of any provisions of this Agreement.

L. **Entire Agreement.** This Agreement, the MUD consent resolution attached hereto as **Exhibit B**, and Plat PP-21-00292 are all of the documents between the Parties with respect to the

subject matters covered in this Agreement. There are no other collateral oral or written agreements between the Parties that in any manner relates to the subject matter of this Agreement, except as provided or referenced in this Agreement.

**M. Filing in Deed Records.** This Agreement shall be recorded in the real property records of Denton County, Texas. This Agreement and all of its terms, conditions, and provisions is and shall constitute a restriction and condition upon the development of the Property and all portions thereof and a covenant running with the Property and all portions thereof, and is and shall be binding upon Owner and all of Owner's heirs, successors, and assigns and the future owners of the Property and any portion thereof; provided, however, this Agreement shall not constitute an obligation of or be deemed a restriction or encumbrance with respect to any final platted residential lot upon which a completed home has been constructed.

**N. Assignment of Agreement.** Owner has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Owner under this Agreement, to any person or entity (an "**Assignee**") that is or will become an owner of any portion of the Property or that is an entity that is controlled by or under common control with Owner. Each assignment shall be in writing executed by Owner and the Assignee and shall obligate the Assignee to be bound by this Agreement with respect to the portion of the Property transferred to Assignee. If the Property is transferred or owned by multiple parties, this Agreement shall only apply to, and be binding on, such parties to the extent of the Property owned by such successor owner, and if the Owner or any Assignee is in default under this Agreement, such default shall not be an event of default for any non-defaulting Assignee which owns any portion of the Property separate from the defaulting Owner or Assignee. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor Owner assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement with respect to the Property transferred to the successor Owner, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Owner shall release Owner from any liability that resulted from an act or omission by Owner that occurred prior to the effective date of the assignment. Owner shall maintain true and correct copies of all assignments made by Owner to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

**O. Waiver of Texas Government Code § 3000.001 et seq.** With respect to the improvements constructed on the Property pursuant to this Agreement, Owner hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005.

**P. No Israel Boycott.** 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 Owner verifies by Owner's signature on this

Agreement that the company does not boycott Israel and will not boycott Israel during the term of this contract

[REMAINDER OF PAGE INTENTIONALLY BLANK]

**EXECUTED** by the Parties on the dates set forth below, to be effective as of the date first written above.

**OWNER**

**TOWN OF LITTLE ELM, TEXAS**

**JAMES F. S. EPPRIGHT**

By: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Matt Mueller  
Town Manager

Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Kathy Phillips  
Town Secretary

**STATE OF TEXAS       §**  
**§**  
**COUNTY OF DENTON   §**

Before me, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared MATT MUELLER, Town Manager of the Town of Little Elm, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal] By: \_\_\_\_\_  
Notary Public, State of Texas

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

Before me, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared James F. S. Eppright, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in his individual capacity.

[Seal] By: \_\_\_\_\_  
Notary Public, State of Texas



## **EXHIBIT A**

### Property Description

**BEING** a tract of land situated in the J. Gonzalez Survey, Abstract No. 447 and the S. Guarrara Survey, Abstract No. 456, Town of Little Elm, Denton County, Texas, and being all of a called 45.00 acre tract of land described in a Special Warranty Deed to James F.S. Eppright, as recorded in Document No. 2004-5039 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with plastic cap stamped "Petitt RPLS 4087" found for the northerly northwest corner of said 45.00 acre tract, common to an ell corner of Paloma Creek South Phase 10A, according to the plat thereof recorded in Document No. 2015-416 of the Plat Records of Denton County, Texas;

**THENCE** South 88°10'51" East, along the northerly line of said 45.00 acre tract, the southerly line of said Paloma Creek South Phase 10A and the southerly line of Paloma Creek South Phase 10B, according to the plat thereof recorded in Document No. 2016-2166 of the Plat Records of Denton County, Texas, a distance of 952.32 feet to the northerly northeast corner of said 45.00 acre tract, common to the southeast corner of said Paloma Creek South Phase 10B, being on the westerly line of a called 96.382 acre tract of land described in a deed to Lennar Homes of Texas Land and Construction, Ltd., as recorded in Instrument No. 2019-157118 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped "Petitt RPLS 4087" found for witness bears North 0°01' West, 0.6 feet;

**THENCE** South 1°32'34" West, along the easterly line of said 45.00 acre tract and the westerly line of said 96.382 acre tract, a distance of 818.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 96.382 acre tract, common to an ell corner of said 45.00 acre tract;

**THENCE** South 88°11'55" East, continuing along the easterly line of said 45.00 acre tract and along the southerly line of said 96.382 acre tract, a distance of 413.14 feet to a 1/2 inch iron rod with plastic cap (illegible) found for the southerly northeast corner of said 45.00 acre tract, common to the southeast corner of said 96.382 acre tract, the southwest corner of Tract J-814, a called 26.6 acre tract of land described in a Judgement on Declaration of Taking to the United States of America, as recorded in Volume 386, Page 251 of the Deed Records of said county, and the northwest corner of Tract J-811, a called 100 acre tract of land described in a Judgement and Declaration of Taking to the United States of America, as recorded in Civil No. 842 of the United States District Court for the Eastern District of Texas Sherman Division, and being on the westerly line of Lake Lewisville;

**THENCE** along continuing along the easterly line of said 45.00 acre tract, the westerly line of said 100 acre tract, and the westerly line of said Lake Lewisville, the following courses and distances:

South 45°15'20" West, a distance of 600.00 feet to a 5/8 inch iron rod with a red plastic cap, stamped "KHA", set for corner;



South 40°14'42" West, a distance of 995.45 feet to a Corps of Engineers brass disk found for corner;

South 22°38'40" West, a distance of 965.25 feet to a Corps of Engineers brass disk found for the southeast corner of said 45.00 acre tract;

**THENCE** North 70°53'06" West, along the southerly line of said 45.00 acre tract and continuing along the westerly line of said Lake Lewisville, a distance of 25.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 45.00 acre tract, being on the easterly line of Paloma Creek South Phase 8D, according to the plat thereof recorded in Document No. 2014-423 of the Plat Records of Denton County, Texas;

**THENCE** along the westerly line of said 45.00 acre tract, the easterly line of said Paloma Creek South Phase 8D, the easterly line of Paloma Creek South Phase 8B, according to the plat thereof recorded in Document No. 2014-176 of the Plat Records of Denton County, Texas, the easterly line of Paloma Creek South Phase 8A, according to the plat thereof recorded in Document No. 2013-265 of the Plat Records of Denton County, Texas, the easterly terminus of Eppright Drive, a 50 foot wide right of way, as dedicated in the plat of Paloma Creek South Phase 9A, according to the plat thereof recorded in Document No. 2010-200 of the Plat Records of Denton County, Texas, and the easterly line of aforesaid Paloma Creek South Phase 10A, the following courses and distances:

North 1°38'02" East, a distance of 499.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°21'58" West, a distance of 1.67 feet to a point for corner, from which, a 5/8 inch iron rod with plastic cap stamped "PETitt RPLS 4087" found for witness bears South 82°04'39" West, 1.03 feet;

North 1°09'59" East, a distance of 73.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°51'01" East, a distance of 142.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°57'12" East, a distance of 216.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°12'30" East, a distance of 245.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°43'19" East, a distance of 177.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°41'05" East, a distance of 67.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 2°05'26" East, a distance of 165.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°11'24" East, a distance of 50.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°43'24" East, a distance of 54.77 feet to a 5/8 inch iron rod with plastic cap stamped "Petitt RPLS 4087" found for corner;

North 0°02'44" East, a distance of 8.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°21'58" East, a distance of 1.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°38'02" East, a distance of 408.91 feet to an "X" cut in concrete set for corner;

South 87°47'00" East, a distance of 32.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 2°03'05" East, a distance of 817.93 feet to the **POINT OF BEGINNING** and containing 46.272 acres (2,015,602 square feet) of land, more or less.

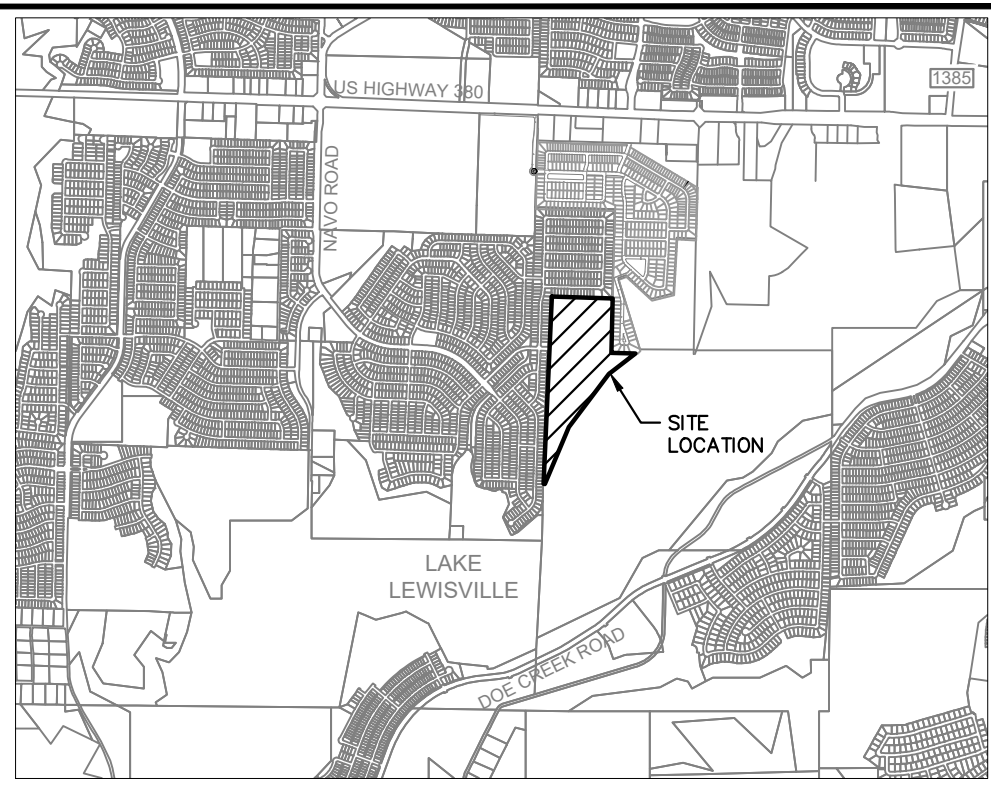
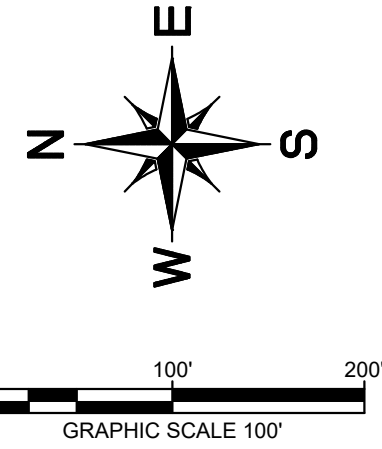


PLATTED BY: JEFFREY A. CASEY, JR., P.E., L.S. 4421, 4422, 4423, 4424, 4425, 4426, 4427, 4428, 4429, 4430, 4431, 4432, 4433, 4434, 4435, 4436, 4437, 4438, 4439, 4440, 4441, 4442, 4443, 4444, 4445, 4446, 4447, 4448, 4449, 4450, 4451, 4452, 4453, 4454, 4455, 4456, 4457, 4458, 4459, 4460, 4461, 4462, 4463, 4464, 4465, 4466, 4467, 4468, 4469, 4470, 4471, 4472, 4473, 4474, 4475, 4476, 4477, 4478, 4479, 4480, 4481, 4482, 4483, 4484, 4485, 4486, 4487, 4488, 4489, 4490, 4491, 4492, 4493, 4494, 4495, 4496, 4497, 4498, 4499, 4500, 4501, 4502, 4503, 4504, 4505, 4506, 4507, 4508, 4509, 4510, 4511, 4512, 4513, 4514, 4515, 4516, 4517, 4518, 4519, 4520, 4521, 4522, 4523, 4524, 4525, 4526, 4527, 4528, 4529, 4530, 4531, 4532, 4533, 4534, 4535, 4536, 4537, 4538, 4539, 4540, 4541, 4542, 4543, 4544, 4545, 4546, 4547, 4548, 4549, 4550, 4551, 4552, 4553, 4554, 4555, 4556, 4557, 4558, 4559, 4560, 4561, 4562, 4563, 4564, 4565, 4566, 4567, 4568, 4569, 4570, 4571, 4572, 4573, 4574, 4575, 4576, 4577, 4578, 4579, 4580, 4581, 4582, 4583, 4584, 4585, 4586, 4587, 4588, 4589, 4590, 4591, 4592, 4593, 4594, 4595, 4596, 4597, 4598, 4599, 4600, 4601, 4602, 4603, 4604, 4605, 4606, 4607, 4608, 4609, 4610, 4611, 4612, 4613, 4614, 4615, 4616, 4617, 4618, 4619, 4620, 4621, 4622, 4623, 4624, 4625, 4626, 4627, 4628, 4629, 4630, 4631, 4632, 4633, 4634, 4635, 4636, 4637, 4638, 4639, 4640, 4641, 4642, 4643, 4644, 4645, 4646, 4647, 4648, 4649, 4650, 4651, 4652, 4653, 4654, 4655, 4656, 4657, 4658, 4659, 4660, 4661, 4662, 4663, 4664, 4665, 4666, 4667, 4668, 4669, 4670, 4671, 4672, 4673, 4674, 4675, 4676, 4677, 4678, 4679, 4680, 4681, 4682, 4683, 4684, 4685, 4686, 4687, 4688, 4689, 4690, 4691, 4692, 4693, 4694, 4695, 4696, 4697, 4698, 4699, 4700, 4701, 4702, 4703, 4704, 4705, 4706, 4707, 4708, 4709, 4710, 4711, 4712, 4713, 4714, 4715, 4716, 4717, 4718, 4719, 4720, 4721, 4722, 4723, 4724, 4725, 4726, 4727, 4728, 4729, 4730, 4731, 4732, 4733, 4734, 4735, 4736, 4737, 4738, 4739, 4740, 4741, 4742, 4743, 4744, 4745, 4746, 4747, 4748, 4749, 4750, 4751, 4752, 4753, 4754, 4755, 4756, 4757, 4758, 4759, 4760, 4761, 4762, 4763, 4764, 4765, 4766, 4767, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4789, 4790, 4791, 4792, 4793, 4794, 4795, 4796, 4797, 4798, 4799, 4800, 4801, 4802, 4803, 4804, 4805, 4806, 4807, 4808, 4809, 4810, 4811, 4812, 4813, 4814, 4815, 4816, 4817, 4818, 4819, 4820, 4821, 4822, 4823, 4824, 4825, 4826, 4827, 4828, 4829, 4830, 4831, 4832, 4833, 4834, 4835, 4836, 4837, 4838, 4839, 4840, 4841, 4842, 4843, 4844, 4845, 4846, 4847, 4848, 4849, 4850, 4851, 4852, 4853, 4854, 4855, 4856, 4857, 4858, 4859, 4860, 4861, 4862, 4863, 4864, 4865, 4866, 4867, 4868, 4869, 4870, 4871, 4872, 4873, 4874, 4875, 4876, 4877, 4878, 4879, 4880, 4881, 4882, 4883, 4884, 4885, 4886, 4887, 4888, 4889, 4890, 4891, 4892, 4893, 4894, 4895, 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 4909, 4910, 4911, 4912, 4913, 4914, 4915, 4916, 4917, 4918, 4919, 4920, 4921, 4922, 4923, 4924, 4925, 4926, 4927, 4928, 4929, 4930, 4931, 4932, 4933, 4934, 4935, 4936, 4937, 4938, 4939, 4940, 4941, 4942, 4943, 4944, 4945, 4946, 4947, 4948, 4949, 4950, 4951, 4952, 4953, 4954, 4955, 4956, 4957, 4958, 4959, 4960, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4973, 4974, 4975, 4976, 4977, 4978, 4979, 4980, 4981, 4982, 4983, 4984, 4985, 4986, 4987, 4988, 4989, 4990, 4991, 4992, 4993, 4994, 4995, 4996, 4997, 4998, 4999, 5000.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



Lot Data Summary Table						
Min. Lot Area (SF)	Min. Lot Width (FT)	Min. Lot Depth (FT)	Front Yard Setback (FT)	Rear Yard Setback (FT)	Max Lot Coverage (FT)	Residential Lot Count
5500	50'	100	20	20	65%	205



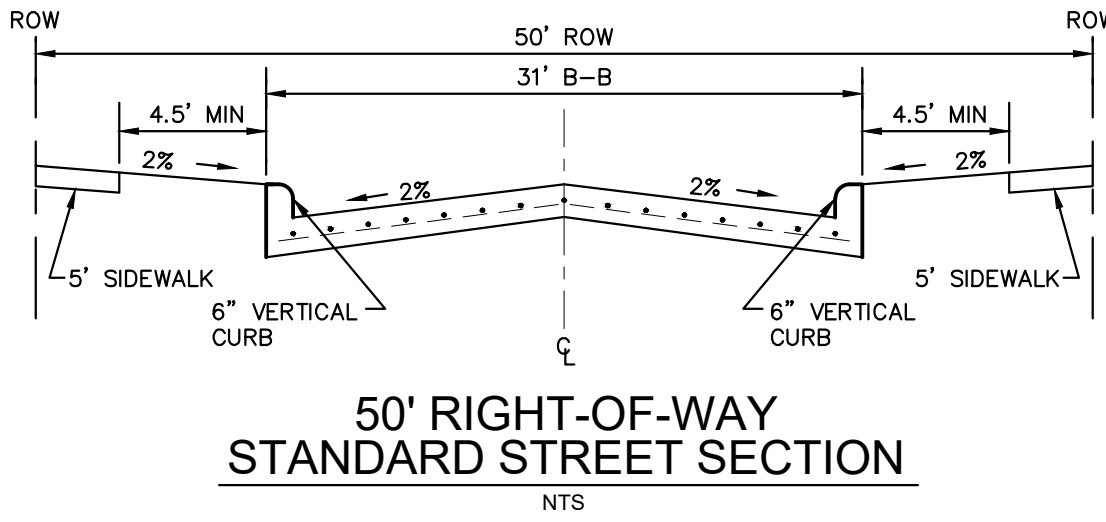
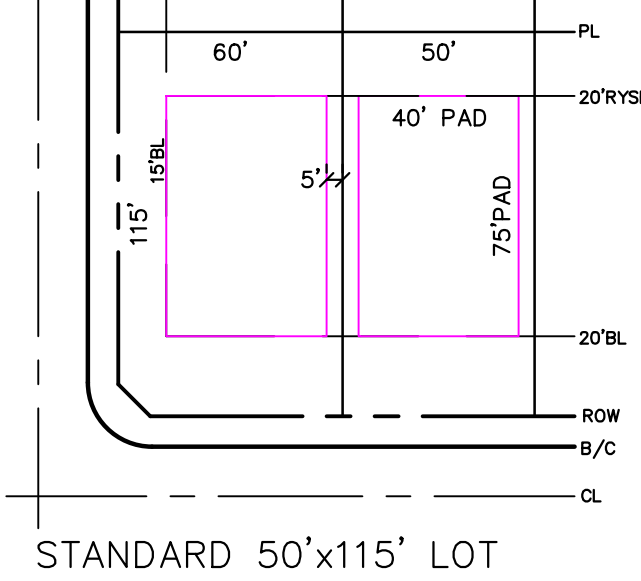
VICINITY MAP  
SCALE: 1" = 3,000'

GENERAL NOTES

- PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUE.
- ALL COMMON AREAS ARE DENOTED AS "X" LOTS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
- NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE AND PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C04056, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY TEXAS.
- THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT
- REFER TO SETBACK DETAIL FOR FRONT YARD, SIDE YARD, AND REAR YARD SETBACK DIMENSIONS.
- THE MINIMUM WIDTH OF THE LOT SHALL BE MEASURED ALONG THE PLATTED FRONT YARD BUILDING SET BACK LINE.
- SEE SHEET 2 FOR LINE AND CURVE DATA TABLES
- SEE SHEET 2 FOR LOT AREA TABLES
- AS REQUIRED BY LITTLE ELM SUBDIVISION REGULATION SECTION 107.08.01(b)(3)(h), THE PROPERTY OWNER WILL PROVIDE FOR ALL OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES OR PROVIDE PROOF THAT A SEPARATE ENTITY WILL BE RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE FACILITIES.

**LEGEND**

D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
HOA	HOMEOWNERS ASSOCIATION
AE	ACCESS EASEMENT
B.L.	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
SWE	SIDEWALK EASEMENT
WLE	WATER LINE EASEMENT
WME	WALL MAINTENANCE EASEMENT
VAM	VISIBILITY ACCESS AND MAINTENANCE EASEMENT
USACE	UNITED STATES OF AMERICA CORP. OF ENGINEERS
-X-	6" MASONRY SCREEN WALL
-FH-	6" WROUGHT IRON FENCE
WM	FIRE HYDRANT
WM	WATER METER
WM	WATER VALVE
WM	STREET NAME CHANGE
IRFC	IRON ROD FOUND FOR CORNER
IRSC	IRON ROD SET FOR CORNER
BDF	BRASS DISK FOUND
*	MINIMUM LOT WIDTH ALONG A CURVE CURVE, CUL-SE-SAC, OR ELBOW IS 44'.



CITY PROJECT NUMBER: PP-21-00292

**PRELIMINARY PLAT FOR LINDEN HILLS PHASE 3 ADDITION**  
205 RESIDENTIAL LOTS: BLOCK A, LOTS 1-36, BLOCK B, LOTS 1-22, BLOCK C, LOTS 1-22, BLOCK D, LOTS 1-44, BLOCK E, LOTS 1-11, BLOCK F, LOTS 1-73 & 3 OPEN SPACES: BLOCK F, LOTS 10X, 41X, & 43X  
BEING 45.089 ACRES  
OUT OF THE  
J. GONZALES SURVEY, ABSTRACT NO. 447,  
T. RODRIGUEZ SURVEY, ABSTRACT NO. 1068,  
AND S. GUARRARA SURVEY, ABSTRACT NO. 456  
IN THE  
TOWN OF LITTLE ELM ETJ, DENTON COUNTY, TEXAS

<b>OWNER:</b> James F. S. Eppright, Attorney at Law 4230 LBJ Freeway Suite 300, LB 6 Dallas, TX 75244 Tel: (214) 557-1056 Contact: Elizabeth Bentley Email: elizabeth.bentley@jennar.com	<b>DEVELOPER:</b> Lennar Homes 1707 Market Place Blvd. Irving, TX 75063 Tel: (214) 557-1056 Contact: Elizabeth Bentley Email: elizabeth.bentley@jennar.com	<b>ENGINEER/SURVEYOR:</b> <b>Kimley»Horn</b> 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-5880 Contact: J. CASEY ROSS, P.E. Email: casey.ross@kimley-horn.com				
<b>DESIGNED</b>	<b>DRAWN</b>	<b>CHECKED</b>	<b>SCALE</b>	<b>DATE</b>	<b>KH PROJECT NO.</b>	<b>1 OF 4</b>
DRB	MFB	JCR	AS SHOWN	APRIL 2021	064519403	



**EXHIBIT B**

MUD Consent Resolution

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM,  
TEXAS CONSENTING TO THE ANNEXATION OF CERTAIN LAND INTO A  
MUNICIPAL UTILITY DISTRICT

WHEREAS, on March 31, 2021, the Town of Little Elm, Texas (the “Town”) received the Petition for Consent to Annexation of Land into Denton County Municipal Utility District No. 8 (the “Petition”) executed by James F.S. Eppright (the “Petitioner”), attached hereto as Exhibit “A”; and

WHEREAS, the Petition seeks to include that certain 46.272 acre tract of land described therein (the “Property”) within the proposed Denton County Municipal Utility District No. 8 (the “District”), the same currently being wholly located in the extraterritorial jurisdiction of the Town; and

WHEREAS, Texas Local Government Code, Section 42.0425, provides that land within the extraterritorial jurisdiction of a city, town or village may not be included in the District without the written consent of such city, town or village; and

WHEREAS, the Town Council of the Town desires to adopt a Resolution for the purpose of consenting to the inclusion of the Property in the District.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

Section 1. That the facts set out in the preamble are true and correct and are incorporated herein for all purposes.

Section 2. That the Town Council hereby gives its written consent, pursuant to Section 42.0425, Texas Local Government Code, to the inclusion of the Property in the District.

Section 3. The Town Council of the Town officially finds determines, recites, and declares that a sufficient written notice of the date, hour, place, and subject of this meeting of the Town Council was posted at a place convenient to the public and at the Town Hall of the Town for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting was open to the public as required by law at all times during which this Resolution and the subject matter thereof was discussed, considered, and formally acted upon. The Town Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 4<sup>th</sup> day of May, 2021.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Secretary

(TOWN SEAL)

## Exhibit “A”

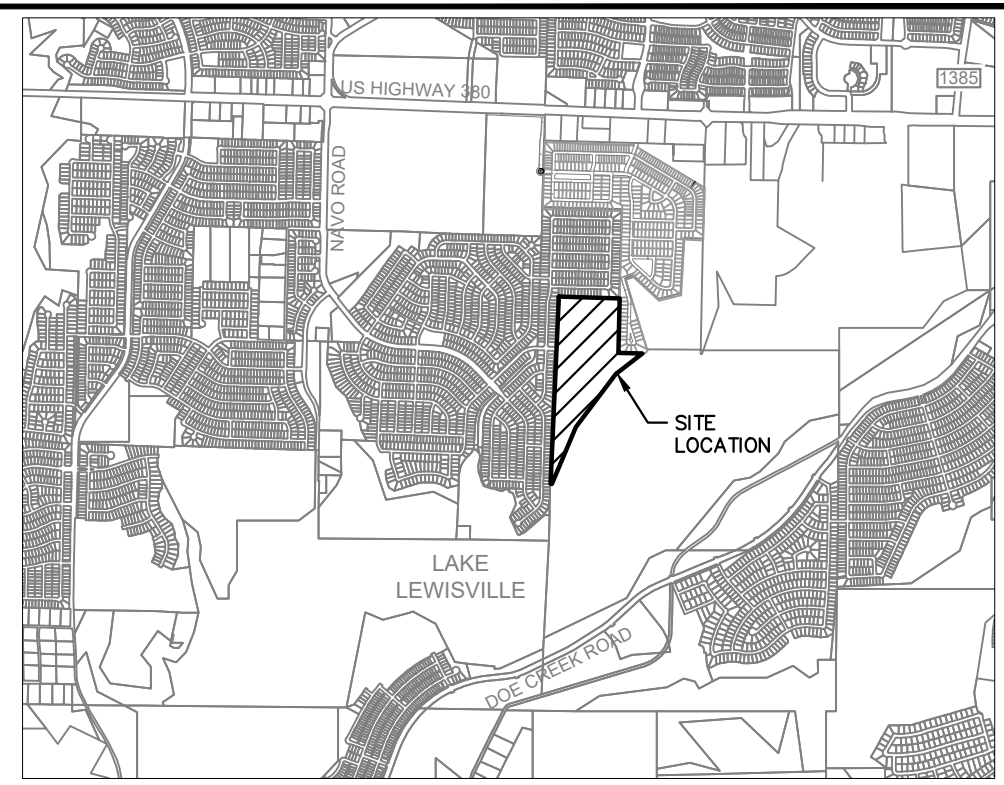
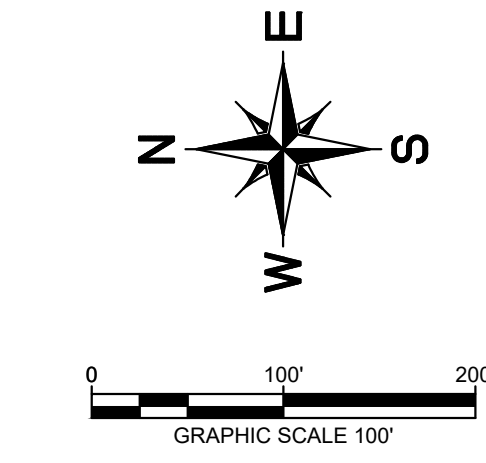


PLATTED BY: JEFFREY A. CASEY, JR., P.E., L.S. 4421, 4422, 4423, 4424, 4425, 4426, 4427, 4428, 4429, 4430, 4431, 4432, 4433, 4434, 4435, 4436, 4437, 4438, 4439, 4440, 4441, 4442, 4443, 4444, 4445, 4446, 4447, 4448, 4449, 4450, 4451, 4452, 4453, 4454, 4455, 4456, 4457, 4458, 4459, 4460, 4461, 4462, 4463, 4464, 4465, 4466, 4467, 4468, 4469, 4470, 4471, 4472, 4473, 4474, 4475, 4476, 4477, 4478, 4479, 4480, 4481, 4482, 4483, 4484, 4485, 4486, 4487, 4488, 4489, 4490, 4491, 4492, 4493, 4494, 4495, 4496, 4497, 4498, 4499, 4500, 4501, 4502, 4503, 4504, 4505, 4506, 4507, 4508, 4509, 4510, 4511, 4512, 4513, 4514, 4515, 4516, 4517, 4518, 4519, 4520, 4521, 4522, 4523, 4524, 4525, 4526, 4527, 4528, 4529, 4530, 4531, 4532, 4533, 4534, 4535, 4536, 4537, 4538, 4539, 4540, 4541, 4542, 4543, 4544, 4545, 4546, 4547, 4548, 4549, 4550, 4551, 4552, 4553, 4554, 4555, 4556, 4557, 4558, 4559, 4560, 4561, 4562, 4563, 4564, 4565, 4566, 4567, 4568, 4569, 4570, 4571, 4572, 4573, 4574, 4575, 4576, 4577, 4578, 4579, 4580, 4581, 4582, 4583, 4584, 4585, 4586, 4587, 4588, 4589, 4590, 4591, 4592, 4593, 4594, 4595, 4596, 4597, 4598, 4599, 4600, 4601, 4602, 4603, 4604, 4605, 4606, 4607, 4608, 4609, 4610, 4611, 4612, 4613, 4614, 4615, 4616, 4617, 4618, 4619, 4620, 4621, 4622, 4623, 4624, 4625, 4626, 4627, 4628, 4629, 4630, 4631, 4632, 4633, 4634, 4635, 4636, 4637, 4638, 4639, 4640, 4641, 4642, 4643, 4644, 4645, 4646, 4647, 4648, 4649, 4650, 4651, 4652, 4653, 4654, 4655, 4656, 4657, 4658, 4659, 4660, 4661, 4662, 4663, 4664, 4665, 4666, 4667, 4668, 4669, 4670, 4671, 4672, 4673, 4674, 4675, 4676, 4677, 4678, 4679, 4680, 4681, 4682, 4683, 4684, 4685, 4686, 4687, 4688, 4689, 4690, 4691, 4692, 4693, 4694, 4695, 4696, 4697, 4698, 4699, 4700, 4701, 4702, 4703, 4704, 4705, 4706, 4707, 4708, 4709, 4710, 4711, 4712, 4713, 4714, 4715, 4716, 4717, 4718, 4719, 4720, 4721, 4722, 4723, 4724, 4725, 4726, 4727, 4728, 4729, 4730, 4731, 4732, 4733, 4734, 4735, 4736, 4737, 4738, 4739, 4740, 4741, 4742, 4743, 4744, 4745, 4746, 4747, 4748, 4749, 4750, 4751, 4752, 4753, 4754, 4755, 4756, 4757, 4758, 4759, 4760, 4761, 4762, 4763, 4764, 4765, 4766, 4767, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4789, 4790, 4791, 4792, 4793, 4794, 4795, 4796, 4797, 4798, 4799, 4800, 4801, 4802, 4803, 4804, 4805, 4806, 4807, 4808, 4809, 4810, 4811, 4812, 4813, 4814, 4815, 4816, 4817, 4818, 4819, 4820, 4821, 4822, 4823, 4824, 4825, 4826, 4827, 4828, 4829, 4830, 4831, 4832, 4833, 4834, 4835, 4836, 4837, 4838, 4839, 4840, 4841, 4842, 4843, 4844, 4845, 4846, 4847, 4848, 4849, 4850, 4851, 4852, 4853, 4854, 4855, 4856, 4857, 4858, 4859, 4860, 4861, 4862, 4863, 4864, 4865, 4866, 4867, 4868, 4869, 4870, 4871, 4872, 4873, 4874, 4875, 4876, 4877, 4878, 4879, 4880, 4881, 4882, 4883, 4884, 4885, 4886, 4887, 4888, 4889, 4890, 4891, 4892, 4893, 4894, 4895, 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 4909, 4910, 4911, 4912, 4913, 4914, 4915, 4916, 4917, 4918, 4919, 4920, 4921, 4922, 4923, 4924, 4925, 4926, 4927, 4928, 4929, 4930, 4931, 4932, 4933, 4934, 4935, 4936, 4937, 4938, 4939, 4940, 4941, 4942, 4943, 4944, 4945, 4946, 4947, 4948, 4949, 4950, 4951, 4952, 4953, 4954, 4955, 4956, 4957, 4958, 4959, 4960, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4973, 4974, 4975, 4976, 4977, 4978, 4979, 4980, 4981, 4982, 4983, 4984, 4985, 4986, 4987, 4988, 4989, 4990, 4991, 4992, 4993, 4994, 4995, 4996, 4997, 4998, 4999, 5000.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



Lot Data Summary Table						
Min. Lot Area (SF)	Min. Lot Width (FT)	Min. Lot Depth (FT)	Front Yard Setback (FT)	Rear Yard Setback (FT)	Max Lot Coverage (FT)	Residential Lot Count
5500	50'	100	20	20	65%	205



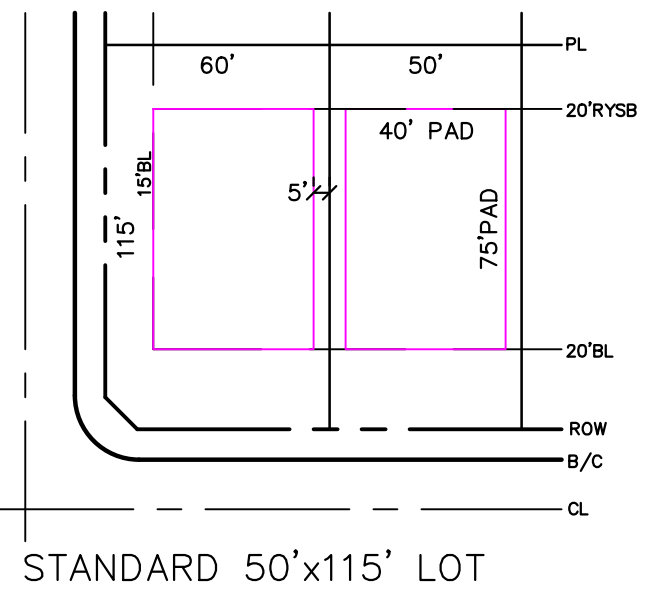
VICINITY MAP  
SCALE: 1" = 3,000'

GENERAL NOTES

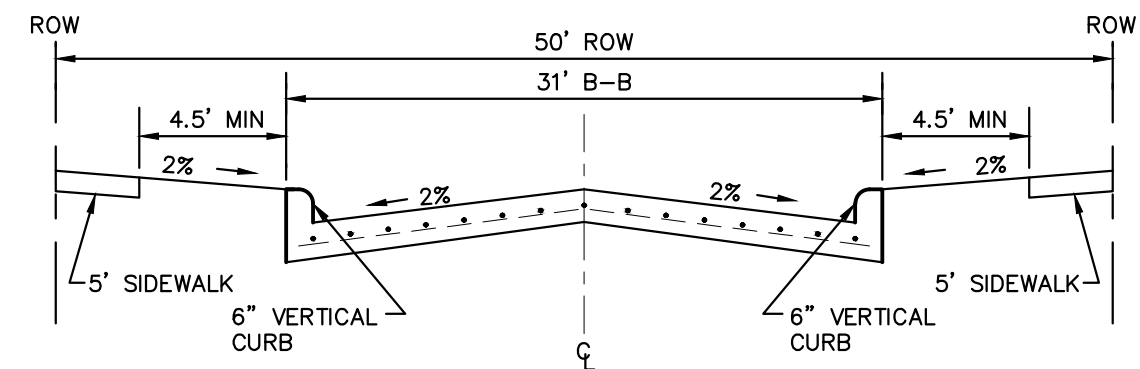
- PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY.
- THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUE.
- ALL COMMON AREAS ARE DENOTED AS "X" LOTS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
- NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE AND PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C04056, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY TEXAS.
- THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- REFER TO SETBACK DETAIL FOR FRONT YARD, SIDE YARD, AND REAR YARD SETBACK DIMENSIONS.
- THE MINIMUM WIDTH OF THE LOT SHALL BE MEASURED ALONG THE PLATTED FRONT YARD BUILDING SET BACK LINE.
- SEE SHEET 2 FOR LINE AND CURVE DATA TABLES.
- SEE SHEET 2 FOR LOT AREA TABLES.
- AS REQUIRED BY LITTLE ELM SUBDIVISION REGULATION SECTION 107.08.01(b)(3)(h), THE PROPERTY OWNER WILL PROVIDE FOR ALL OPERATIONS AND MAINTENANCE OF THE PUBLIC FACILITIES OR PROVIDE PROOF THAT A SEPARATE ENTITY WILL BE RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE FACILITIES.

**LEGEND**

D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
HOA	HOMEOWNERS ASSOCIATION
AE	ACCESS EASEMENT
B.L.	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
SWE	SIDEWALK EASEMENT
WLE	WATER LINE EASEMENT
WME	WALL MAINTENANCE EASEMENT
VAM	VISIBILITY ACCESS AND MAINTENANCE EASEMENT
USACE	UNITED STATES OF AMERICA CORP. OF ENGINEERS
X	6" MASONRY SCREEN WALL
—X—	6" WROUGHT IRON FENCE
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
WM	STREET NAME CHANGE
IRFC	IRON ROD FOUND FOR CORNER
IRSC	IRON ROD SET FOR CORNER
BDF	BRASS DISK FOUND
*	MINIMUM LOT WIDTH ALONG A CURVE CURVE, CUL-SE-SAC, OR ELBOW IS 44'.



STANDARD 50'x115' LOT



50' RIGHT-OF-WAY  
STANDARD STREET SECTION  
NTS

CITY PROJECT NUMBER: PP-21-00292

**PRELIMINARY PLAT FOR LINDEN HILLS PHASE 3 ADDITION**  
205 RESIDENTIAL LOTS: BLOCK A, LOTS 1-36, BLOCK B, LOTS 1-22, BLOCK C, LOTS 1-22, BLOCK D, LOTS 1-44, BLOCK E, LOTS 1-11, BLOCK F, LOTS 1-73 & 3 OPEN SPACES: BLOCK F, LOTS 10X, 41X, & 43X  
BEING 45.089 ACRES  
OUT OF THE  
J. GONZALES SURVEY, ABSTRACT NO. 447,  
T. RODRIGUEZ SURVEY, ABSTRACT NO. 1068,  
AND S. GUARRARA SURVEY, ABSTRACT NO. 456  
IN THE  
TOWN OF LITTLE ELM ETJ, DENTON COUNTY, TEXAS

<b>OWNER:</b> James F. S. Eppright, Attorney at Law 4230 LBJ Freeway Suite 300, LB 6 Dallas, TX 75244 Tel: (214) 557-1056 Contact: Elizabeth Bentley Email: elizabeth.bentley@jlenmar.com	<b>DEVELOPER:</b> Lennar Homes 1707 Market Place Blvd. Irving, TX 75063 Tel: (214) 557-1056 Contact: Elizabeth Bentley Email: elizabeth.bentley@jlenmar.com	<b>ENGINEER/SURVEYOR:</b> <b>Kimley»Horn</b> 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: J. CASEY ROSS, P.E. Email: casey.ross@kimley-horn.com
---	---	---

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	1 OF 4
DRB	MFB	JCR	AS SHOWN	APRIL 2021	064519403	





**Date:** 05/04/2021  
**Agenda Item #:** 8. E.  
**Department:** Development Services  
**Strategic Goal:** Promote and expand Little Elm's identity  
**Staff Contact:** Fred Gibbs, Director of Development Services

---

**AGENDA ITEM:**

Present, Discuss, and Consider Action to Approve **Resolution No. 0504202103 of the Town Council of the Town of Little Elm, Texas Consenting to the Annexation of Land into Denton County Municipal Utility District No. 8.**

**DESCRIPTION:**

This resolution is required from the Town Council to consent approximately 46.272 acres to the annexation of land into Denton County Municipal Utility District No 8. This resolution allows the District to be formed within the Towns ETJ. The area being added to the existing MUD n. 8 will address the maintenance concern regarding the streets and drainage infrastructure.

**BUDGET IMPACT:**

This item has no budget impact.

**RECOMMENDED ACTION:**

Town Staff requests Council direction.

---

**Attachments**

Linden Hills Phase 3 MUD Consent Resolution

**EXHIBIT B**

MUD Consent Resolution

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM,  
TEXAS CONSENTING TO THE ANNEXATION OF CERTAIN LAND INTO A  
MUNICIPAL UTILITY DISTRICT

WHEREAS, on March 31, 2021, the Town of Little Elm, Texas (the “Town”) received the Petition for Consent to Annexation of Land into Denton County Municipal Utility District No. 8 (the “Petition”) executed by James F.S. Eppright (the “Petitioner”), attached hereto as Exhibit “A”; and

WHEREAS, the Petition seeks to include that certain 46.272 acre tract of land described therein (the “Property”) within the proposed Denton County Municipal Utility District No. 8 (the “District”), the same currently being wholly located in the extraterritorial jurisdiction of the Town; and

WHEREAS, Texas Local Government Code, Section 42.0425, provides that land within the extraterritorial jurisdiction of a city, town or village may not be included in the District without the written consent of such city, town or village; and

WHEREAS, the Town Council of the Town desires to adopt a Resolution for the purpose of consenting to the inclusion of the Property in the District.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

Section 1. That the facts set out in the preamble are true and correct and are incorporated herein for all purposes.

Section 2. That the Town Council hereby gives its written consent, pursuant to Section 42.0425, Texas Local Government Code, to the inclusion of the Property in the District.

Section 3. The Town Council of the Town officially finds determines, recites, and declares that a sufficient written notice of the date, hour, place, and subject of this meeting of the Town Council was posted at a place convenient to the public and at the Town Hall of the Town for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting was open to the public as required by law at all times during which this Resolution and the subject matter thereof was discussed, considered, and formally acted upon. The Town Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 4<sup>th</sup> day of May, 2021.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Secretary

(TOWN SEAL)

## Exhibit “A”

