

**CARROLLTON CASTLE HILLS
PUBLIC IMPROVEMENT DISTRICT NO. 2**

**CITY OF CARROLLTON
SERVICE AND ASSESSMENT PLAN**

FEBRUARY 23, 2017

PREPARED BY

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CITY OF CARROLLTON

**SERVICE AND ASSESSMENT PLAN
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Exhibits

- Exhibit A – District Boundary Map and Legal Description**
Exhibit B – Preliminary Castle Hills Phase 10 Concept Plan
Exhibit C – Detailed Estimate of Public Improvement Hard Costs
Exhibit D – Assessment Roll

I. INTRODUCTION

This Service and Assessment Plan is prepared pursuant to the provisions of the "Public Improvement District Act," being Chapter 372 "Improvement Districts in Municipalities and Counties," Subchapter A "Public Improvement Districts," Sections 372.001 through 372.041 of the Local Government Code of the State of Texas, as amended (the "PID Act"), and in connection with City of Carrollton Resolution No. 2017-___ dated March __, 2017 authorizing the formation of CARROLLTON CASTLE HILLS PUBLIC IMPROVEMENT DISTRICT NO. 2 (hereinafter known as the "District" or "Carrollton Castle Hills PID 2"),

Pursuant to the PID Act, this Service and Assessment Plan contains the following:

- PID Boundary and Development Description;
- Improvement Plan;
- Service Plan;
- Assessment Plan; and
- Assessment Roll.

In accordance with the PID Act, the Administrator will prepare an annual update to the Service Plan and Assessment Plan and submit it to the Council for approval along with an updated assessment roll.

II. DEFINITIONS

"Administrator" means the designee of the City, as approved by the Council, who shall have the responsibilities provided for herein or other agreement(s) approved by the Council.

"Assessment" means the assessment levied against each Assessment Parcel pursuant to the Assessment Ordinance, as may be reapportioned pursuant to the provisions herein and as shown on the Assessment Roll.

"Assessment Parcel" means a Tax Parcel or lot or parcel on which an Assessment has been levied.

"Assessment Ordinance" means the Assessment Ordinance approved by the Council on March __, 2017.

"City" means the City of Carrollton, State of Texas.

"Collection Expenses" means the following actual or reasonably estimated costs permitted in accordance with Section 372.018(b) of the PID Act related to the expense of collection of Assessments and/or installment payments on such Assessments, including, but not limited to, the following: the costs of computing the installment payments and preparing the amended Assessment Roll (whether by the City or designee thereof or both); the costs of collecting the installment payments (whether by the County, City, or otherwise); the costs of remitting the installment payments to the fiscal agent, trustee, or other applicable financial institution; the costs of the County, City, Administrator, fiscal agent, trustee, and/or other applicable financial institution, including legal counsel, in the discharge of the duties required of it under the trustee, fiscal agent, or other applicable agreement; and the costs of the City or designee in complying with the disclosure requirements of the PID Act and/or other applicable state laws, including, but not limited to, public inquiries regarding the Assessments and/or installment payments. Collection Expenses shall also include amounts incurred or advanced by the City for any administrative purpose of the District including, but not limited to, the costs of preparing the annual service and assessment plan, computing Assessment payoff amounts, recording of any notices related to the payoff, discharge or satisfaction of any Assessment; and the reasonable fees of legal counsel to the City incurred in connection with all of the foregoing. Pursuant to Section 372.018(b) of the PID Act, Collection Expenses do not include interest, penalties, and attorney's fees due on delinquent installment payments on the Assessments.

"Council" means the governing body of the City of Carrollton having jurisdiction over the Carrollton Castle Hills PID 2.

"County" means the County of Denton, Texas.

"Developer" means CH PH 12, LLC and its successors and assigns.

"Installment Payment" means the annual installment on the Assessment, including interest and Collection Expenses as specified by the City.

"Tax Parcel" means a lot, parcel, and/or other interest in real property within the boundaries of the District to which an account number is assigned by the County Appraisal District's and/or Tax Assessor/Collector's Office for property tax purposes.

III. PID BOUNDARY AND DEVELOPMENT DESCRIPTION

A. DISTRICT BOUNDARIES

The District consists of the portion of Castle Hills Phase 10 to be annexed to the City, exclusive of the eastern most portion between Josey Lane and the northern boundary of the Town of Hebron, and is approximately 144.13 acres. The District is generally located north of Parker Road and east of the City of Lewisville's extra territorial jurisdiction, and abuts the northerly boundary of the Town of Hebron. The map and legal description of the District boundaries are included in Exhibit A. The Castle Hills Phase 10 Concept Plan is attached as Exhibit B.

B. DEVELOPMENT DESCRIPTION

Castle Hills Phase 10 is a residential development consisting of two-hundred eighty-three (283) single-family lots and approximately twenty-one acres (21) of multi-family zoned property. Of the 283 single-family lots, eighty-four (84) are anticipated to be a minimum forty-one (41) feet in width, one-hundred fourteen (114) are anticipated to be a minimum fifty (50) feet in width, fifty-seven (57) are anticipated to be a minimum sixty-five (65) feet in width, and twenty-eight (28) are anticipated to be a minimum eighty (80) feet in width. The approximately 21 acres of multi-family zoned property are anticipated to be developed into four hundred thirty (430) apartments.

IV. IMPROVEMENT PLAN

A. PUBLIC IMPROVEMENT PROJECT

The public improvement project consists of public improvements described below (the "Public Improvement Project"). The Public Improvement Project is necessary for the development of the portion of Castle Hills Phase 10 that will be annexed into the City, and the City hereby finds that it confers a special benefit to the property within the District in the proportional amount set forth in Section VI below. The Public Improvement Project includes, but is not limited to, the following:

- Storm drainage improvements, including but not limited to, on and off-site storm drains, junction boxes, inlets, and headwalls;
- Sanitary sewer facilities, including but not limited to, on and off-site sewer mains and laterals, including force mains, manholes, a lift station, and all other works, and equipment for the collection and transportation of wastewater;
- Water facilities, including but not limited to, on and off-site water mains and laterals, valves, fittings, and fire hydrants;
- Road improvements, including but not limited to, on-site street base and paving, ramps, sidewalks, and brick pavers/median noses and off-site subgrade, base and paving, ramps, and sidewalks associated with new turn lanes;
- Earthwork/grading and retaining walls; and
- City, professional, and other fees, including but not limited to, engineering, materials/soils testing, plan check and inspection fees, construction staking, and construction management.

V. SERVICE PLAN

Pursuant to Section 372.013 of the PID Act, an ongoing service plan defining annual indebtedness and the projected costs for improvements must be submitted to the Council for review and approval. The service plan must cover a period of at least five (5) years and be updated annually.

A. ESTIMATED COST OF PUBLIC IMPROVEMENT PROJECT

The estimated costs of the Public Improvement Project are summarized in Table V-1 below. A detailed estimate of the public improvement hard costs are included in Exhibit C.

TABLE V-1 CARROLLTON CASTLE HILLS PID NO. 2 PUBLIC IMPROVEMENT PROJECT COST SUMMARY			
DESCRIPTION	TOTAL	PUBLIC IMPROVEMENTS	PRIVATE IMPROVEMENTS
HARD COSTS			
STORM DRAINAGE FACILITIES	\$1,208,038	\$1,208,038	\$0
SANITARY SEWER FACILITIES	\$3,072,014	\$3,072,014	\$0
WATER FACILITIES	\$1,957,754	\$1,957,754	\$0
ROAD IMPROVEMENTS	\$2,940,480	\$2,940,480	\$0
EARTHWORK/GRADING AND RETAINING WALLS	\$6,637,616	\$6,637,616	\$0
UTILITIES	\$930,000	\$0	\$930,000
LANDSCAPING/PARKS	\$1,147,826	\$1,147,826	\$0
CONTINGENCY	\$2,502,446	\$2,372,385	\$130,061
SUBTOTAL NEIGHBORHOOD IMPROVEMENTS	\$20,396,174	\$19,336,113	\$1,060,061
SOFT COSTS			
ENGINEERING, DESIGN, AND CITY FEES	\$1,468,356	\$1,468,356	\$0
PROPERTY AND ROLL TAXES AND HOA	\$300,000	\$0	\$300,000
CONSTRUCTION PERIOD INTEREST	\$825,000	\$0	\$825,000
DEVELOPMENT/MANAGEMENT FEES	\$805,740	\$0	\$805,740
DEVELOPMENT FINANCING EXPENSES	\$366,100	\$0	\$366,100
SUBTOTAL SOFT COSTS	\$3,765,196	\$1,468,356	\$2,296,840
GRAND TOTAL	\$24,161,370	\$20,804,469	\$3,356,901
PID PRINCIPAL ASSESSED	\$8,446,180	\$8,446,180	\$0
INTEREST ON PRINCIPAL ASSESSED	\$8,751,012	\$8,751,012	\$0
PID FUNDED PRINCIPAL AND INTEREST	\$17,197,192	\$17,197,192	\$0

B. FIVE YEAR PROJECTIONS

The projected costs and indebtedness, in the form of the obligation to reimburse the Developer, are shown for the first five years in Table V-2 below. The District will not incur any bonded indebtedness.

TABLE V-2 CARROLLTON CASTLE HILLS PID No. 2 PROJECTED COSTS AND INDEBTEDNESS 2017 THROUGH 2021		
YEAR	PROJECTED COSTS	PROJECTED INDEBTEDNESS
2017	\$4,000,000	\$8,446,180
2018	\$15,600,000	\$0
2019	\$4,561,370	\$0
2020	\$0	\$0
2021	\$0	\$0

VI. ASSESSMENT PLAN

Pursuant to Section 372.015 of the PID Act, the cost of an improvement to be assessed against property in an improvement district shall be apportioned on the basis of the special benefits accruing to the property because of the improvement. The costs of an improvement may be assessed (i) equally per front foot or square foot, (ii) according to the value of the property as determined by the Council, 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 properties similarly benefitted. Furthermore, Section 372.015 of the PID Act provides that the Council may establish by ordinance or order (i) reasonable classifications and formulas for the apportionment of the cost between the municipality or county and the area to be assessed and (ii) the methods of assessing the special benefits for various classes of improvements. The Assessment Plan describes the special benefit received by each classification of property from the Public Improvement Project, provides the basis and justification for the determination that the special benefit is equal to or greater than the amount of the Assessments, and establishes the methodology by which the Council apportions costs in a manner that results in equal shares allocated to parcels similarly benefitted. The determination by the Council of the assessment methodology set forth herein is the result of the discretionary exercise by the Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners of Assessment Parcels. This PID is created to provide for reimbursement or payment of improvement costs for the PID; no alternate financing is approved through the approval of this SAP. The City shall not be liable for payment of any costs from general funds or other revenues of the City. The City assumes no financial obligation whatsoever in the event of default or foreclosure of any portion or phase of the development projects within the PID.

A. ALLOCATION OF COST OF PUBLIC IMPROVEMENT PROJECT TO PID

All costs of the Public Improvement Project are allocated to the single-family and multi-family property within the PID. The Public Improvement Project is comprised of public improvements that are a condition for developing and designed specifically to serve the single-family and multi-family property within the PID. Therefore, the Assessment Parcels will receive a direct and special benefit from the Public Improvement Project, and this benefit will be equal to or greater than the amount Assessed.

B. ASSESSMENT METHODOLOGY

The Council has determined to allocate the costs of the Public Improvement Project to the single-family and multi-family property within the PID in proportion to estimated average buildout value (i.e., estimated completed single-family home or multi-family dwelling unit values) of the single-family homes and multi-family dwelling units, and that creating assessment classifications based on the five (5) anticipated lot types will result in imposing equal shares of cost on properties similarly benefitted. Average buildout values and anticipated number of lots or dwelling units, as applicable, for each lot type are shown in Table VI -1 below, and the allocation of the cost of the Public Improvement Project, the portion of such allocated costs to be funded by the PID, and the estimated total Installment Payment applicable to each lot type is shown in Table VI-2 below.

TABLE VI-1						
AVERAGE BUILDOUT VALUES						
LOT CLASSIFICATION	MINIMUM LOT WIDTH	AVERAGE BUILDOUT VALUE	LOTS	DWELLING UNITS	TOTAL BUILDOUT VALUE	% OF TOTAL
1	Multi-Family	\$150,000	NA	430	\$64,500,000	29.17%
2	41 Feet	\$426,000	84	84	\$35,784,000	16.18%
3	50 Feet	\$520,000	114	114	\$59,280,000	26.81%
4	65 Feet	\$675,000	57	57	\$38,475,000	17.40%
5	80 Feet	\$825,000	28	28	\$23,100,000	10.44%
TOTAL			283	713	\$221,139,000	100.00%

TABLE VI-2					
COST ALLOCATION, ASSESSMENTS, AND INSTALLMENT PAYMENTS					
LOT CLASSIFICATION	% OF TOTAL	ALLOCATED COSTS	PID PRINCIPAL	ASSESSMENT PER LOT/UNIT	ESTIMATED AVERAGE INSTALLMENT PAYMENT
1	29.17%	\$7,047,189	\$2,463,512	\$5,729.10	\$594.45
2	16.18%	\$3,909,715	\$1,366,734	\$16,270.64	\$1,688.24
3	26.81%	\$6,476,859	\$2,264,139	\$19,860.87	\$2,060.76
4	17.40%	\$4,203,730	\$1,469,514	\$25,780.94	\$2,675.03
5	10.44%	\$2,523,877	\$882,281	\$31,510.04	\$3,269.48
TOTAL	100.00%	\$24,161,370	\$8,446,180	NA	NA

C. TERMS OF THE ASSESSMENTS

A lien will be established against the property assessed effective as of the date of the Assessment Ordinance levying the assessment, privileged above all other liens, except for liens for State, county, school district or municipality ad valorem taxes, including prior mortgage liens, to the extent allowed by Section 372.018(b) of the Local Government Code. The Assessments shall be imposed and may be collected in annual installments from real property within the PID through the application of the procedures described below. Notwithstanding the above, the assessment lien shall be perfected immediately as to the entire assessment on each parcel in the PID, but is executed only with respect to the amounts then due or past due for current or prior Installment Payments or final payment. The Assessments shall terminate on the date the Assessments are paid in full, including unpaid Installment Payments, if any.

1. ASSESSMENT ROLL

The Assessment for each Assessment Parcel within the District shall be as shown on the Assessment Roll attached hereto as Exhibit D. No Assessment shall be changed hereafter except pursuant to the provisions provided for herein or as permitted under the PID Act. The Assessment Roll shall be updated following the payment of any Assessment in lump sum and each year to reflect any subdivision and/or consolidation of Assessment Parcels within the District.

The Administrator shall prepare for Council approval updates to the Assessment Roll each year to reflect (i) the identification of each Assessment Parcel by Tax Parcel number, if available, (ii) the Assessments and/or any supplemental Assessments pursuant to Section 372.019 of the PID Act, including any adjustments as provided in this Service and Assessment Plan, (iii) the Collection Expenses allocable to each parcel, and (iv) any other changes permitted by law.

2. APPORTIONMENT OF ASSESSMENT UPON SUBDIVISION

Upon the subdivision of an Assessment Parcel, including a replat, the Assessment for each of the resulting Tax Parcels shall be equal to the Assessment corresponding to the lot classification for such Tax Parcel as determined by reference to the Preliminary Castle Hills Phase 10 Plat for the single-family property or Technical Site Plan for the multi-family property. However, the Assessment for any Tax Parcel comprised of single-family property that is not located in a recorded final residential plat shall be equal to the sum of the Assessments for the anticipated number and classification of lots as determined by reference to the Preliminary Castle Hills Phase 10 Concept Plan or the Preliminary Castle Hills Phase 10 Plat, as applicable.

3. APPORTIONMENT OF ASSESSMENT UPON CONSOLIDATION

Upon the consolidation of one or more Assessment Parcels, the Assessment for the resulting new Assessment Parcel shall be equal to the sum of the Assessments for the Assessment Parcels which were consolidated.

4. PAYMENT AND COLLECTION OF ASSESSMENTS

The PID Act provides that an Assessment may be paid in full at any time, without penalty, which amount includes the remaining unpaid principal balance along with interest that has accrued on the Assessment to the date of prepayment. If not paid in full, the PID Act authorizes the District to collect interest and Collection Expenses on the outstanding Assessments. An Assessment that is not paid in full will be collected in annual installments each year in the amounts shown in the Assessment Roll, which include interest on the outstanding balance of such Assessment and Collection Expenses.

a. PAYMENT IN ANNUAL INSTALLMENTS

The Public Improvement Project will be financed from the payment of the Assessments in periodic installments which, pursuant to Sections 372.017 and 372.018 of the PID Act, may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the Council and will (i) be in amounts necessary to meet the annual costs for the improvements and (ii) continue for the period approved by the Council for the payment of the installments. The Council has determined that the Assessments shall be payable as shown in the Assessment Roll in twenty (20) annual installments commencing with the 2018 Installment Payments payable no later than February 1, 2019 at an interest rate of eight percent (8.00%).

The City or County Tax Assessor/Collector will invoice each owner of an Assessment Parcel for the Installment Payment at the same time as the County's annual property tax bill, and the installments shall be due and payable in the same manner as provided for the City's property taxes. Thereafter, subsequent installments shall be due in the same manner in each succeeding calendar year until the assessment together with interest and Collection Expenses as provided herein has been paid in full. Failure of an owner to receive an Installment Payment on the property tax bill shall not relieve the owner of the responsibility for the Assessment or the Installment Payment. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. In the event of default or foreclosure of any element of the Project, the City has no financial obligations under the Reimbursement Agreement other than the enforcement of the collection of the Assessments.

The Assessments are personal obligations of the person owning an Assessment Parcel in the year an Installment Payment becomes due. Any sale of property for nonpayment of the Installment Payments shall be subject to the lien established for the remaining unpaid Installment Payments against such Assessment Parcel and such Assessment Parcel may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Installment Payments against such Assessment Parcel as they become due and payable.

A schedule of the Installment Payments for each Assessment Parcel is included in Exhibit D.

b. COLLECTION EXPENSES

Collection Expenses for the District are estimated at \$15,000 initially and may escalate annually, as set forth in Exhibit D, and are allocated in proportion to the Assessments.

c. DELINQUENCIES AND PENALTIES

Pursuant to 372.018(f) of the Act, delinquent installments of the assessment shall incur interest, penalties, and attorney's fees in the same manner as delinquent ad valorem taxes.

d. PAYMENT IN FULL

The Assessment for any Assessment Parcel may be paid in full, without penalty, by paying to the City the remaining unpaid principal balance along with interest that has accrued on the assessment to the date of prepayment. Unpaid but billed Installment Payments shall remain due and payable notwithstanding any Assessment payoff; any such amounts shall be refunded following their receipt by the fiscal agent and/or trustee.

e. PAYMENT IN PART

The Assessment for any Assessment Parcel may be paid in part by paying to the City a portion of the remaining unpaid principal balance along with interest that has accrued on such unpaid principal balance to the date of prepayment.

f. APPLICATION OF ASSESSMENT PAYOFF AMOUNT

The Assessment payoff amount calculated above shall be paid to the City applied toward the payment of costs of the Public Improvement Project in accordance with the Reimbursement Agreement. Upon the payment of the Assessment either in full or in part to the City, the Assessment Roll shall be amended accordingly and in the event the Assessment has been paid in full the appropriate party shall cause an Assessment lien release for the applicable Assessment Parcel to be recorded.

g. REDUCTION OF ASSESSMENTS FROM EXCESS IMPROVEMENT FUNDS

If the actual cost of the Public Improvement Project is less than the cost used to calculate the Assessments, then the Assessment for each Assessment Parcel shall be reduced by an equal percentage such that the sum of the resulting reduced Assessments for all Parcels equals the actual costs of the Public Improvement Project.

VII. AMENDMENTS

This Service and Assessment Plan may be amended by ordinance of the City and, to the maximum extent permitted by the PID Act, such amendments may be made without further notice under the PID Act and without notice to owners of property within the District in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Assessments and/or Installment Payments so as to assure the efficient collection of the Assessments and/or Installment Payments, (iii) otherwise improve the ability of the City to fulfill its obligations to collect the Assessments and/or Installment Payments and to make it available for the reimbursement of the costs of the Public Improvement Project and Collection Expenses, and (iv) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Assessments. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the Developer or the City has obtained the consent of the Developer.

A. ADMINISTRATIVE REVIEW

Any owner of an Assessment Parcel claiming that a calculation error has been made in the amount of an Installment Payment may send a written notice describing the error to the Administrator not later than thirty (30) days after having paid the Installment Payment which is alleged to be in error. The Administrator shall promptly review the notice, and if necessary, meet with the property owner, consider written and oral evidence regarding the alleged error, and decide whether, in fact, such an error occurred. If the Administrator determines that an error did in fact occur and the Installment Payment should be modified or changed in favor of the property owner, an adjustment shall be made in the amount of the Installment Payment applicable to such Assessment Parcel in the following year. The decision of the Administrator regarding any error in respect to the Installment Payment shall be final.

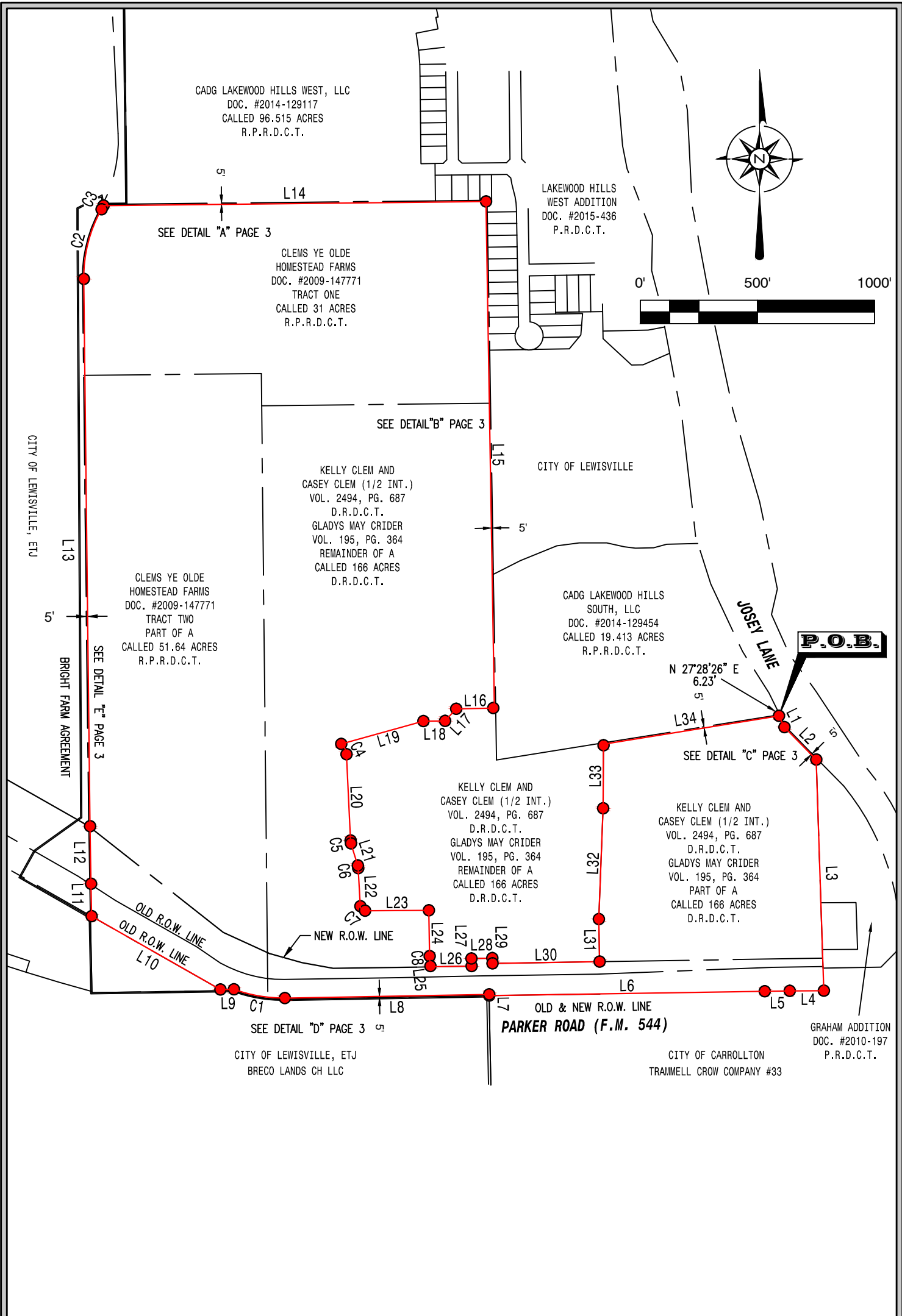
B. SEVERABILITY

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

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

EXHIBIT A

**DISTRICT BOUNDARY MAP
AND
LEGAL DESCRIPTION**



NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83.
2. 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 INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECREATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

**CARROLLTON ANNEXATION
144.130 ACRES
DENTON COUNTY, TEXAS**



301 W. BROADWAY ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106
TBPLS FIRM NO. 10048000

DRAWN BY: CJ	DATE: 11/09/2016	JOB NO. 1512.0026-2	SCALE: 1" = 500'	PAGE: 1 OF 6
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LINE	BEARING	DISTANCE
L1	S 25°56'50" E	53.29'
L2	S 44°23'30" E	194.15'
L3	S 01°51'21" E	987.78'
L4	S 89°38'18" W	145.73'
L5	S 89°06'26" W	106.25'
L6	S 89°06'15" W	1176.80'
L7	N 00°59'58" W	5.00'
L8	S 89°00'02" W	872.86'
L9	S 89°18'15" W	57.44'
L10	N 60°20'31" W	632.87'
L11	N 01°07'27" W	139.00'
L12	N 00°55'32" W	245.62'
L13	N 00°39'37" W	2338.14'
L14	N 89°23'57" E	1633.18'
L15	S 00°58'02" E	2163.83'
L16	S 88°42'42" W	163.66'
L17	S 42°55'38" W	69.88'
L18	S 89°25'50" W	92.18'
L19	S 74°24'19" W	364.91'
L20	S 02°44'36" E	369.26'
L21	S 16°57'44" E	98.33'
L22	S 03°13'09" E	162.93'
L23	N 89°40'39" E	272.51'
L24	S 00°55'33" E	195.47'
L25	S 07°12'10" E	3.01'
L26	N 89°04'27" E	175.39'
L27	N 00°55'27" W	32.49'
L28	N 89°01'44" E	89.22'
L29	S 01°15'48" E	22.71'
L30	N 89°04'17" E	457.51'
L31	N 00°55'43" W	182.10'
L32	N 02°11'42" E	473.52'
L33	N 00°25'08" E	274.64'
L34	N 80°53'43" E	758.65'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	608.02'	221.78'	220.55'	N 80°22'09" W	20°53'55"
C2	595.00'	310.66'	307.14'	N 14°15'51" E	29°54'53"
C3	605.00'	18.07'	18.07'	N 28°21'58" E	1°42'41"
C4	59.00'	50.72'	49.17'	S 27°22'09" E	49°15'07"
C5	50.00'	12.41'	12.38'	S 09°51'10" E	14°13'09"
C6	50.00'	11.99'	11.96'	S 10°05'27" E	13°44'35"
C7	20.00'	30.40'	27.56'	S 46°46'15" E	87°06'11"
C8	390.00'	42.73'	42.70'	S 04°03'52" E	6°16'37"


NOTES:

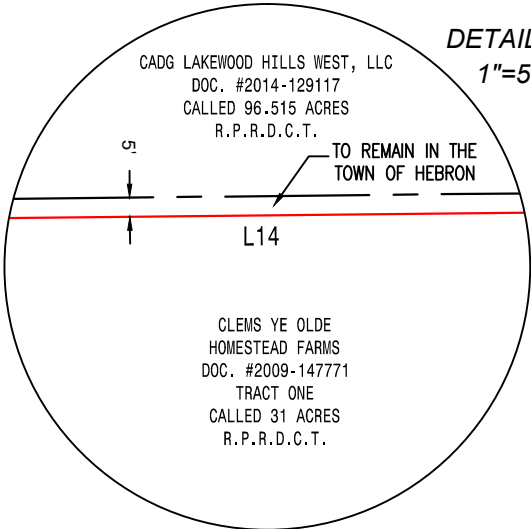
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CARROLLTON ANNEXATION

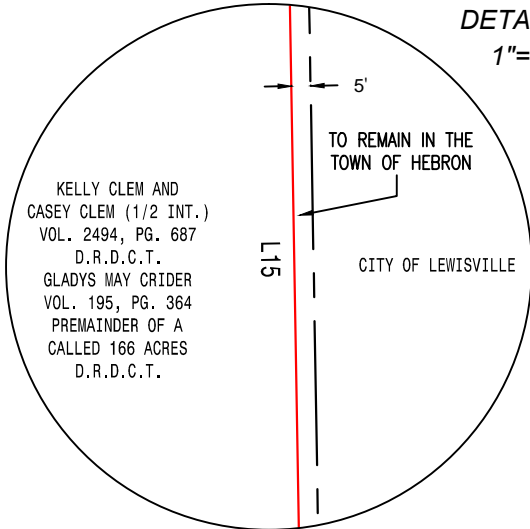
144.130 ACRES

DENTON COUNTY, TEXAS

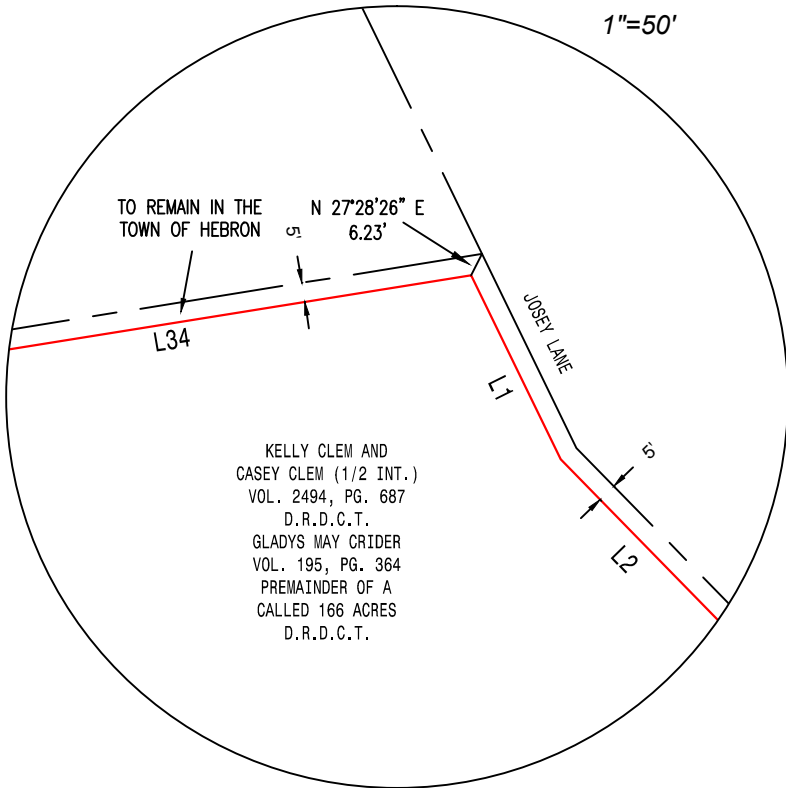
			301 W. BROADWAY ST. GAINESVILLE, TX 76240 PH. 940-665-9105 FAX. 940-665-9106 TBPLS FIRM NO. 10048000		
DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:	
CJ	11/09/2016	1512.0026-2	1" = 500'	2 OF 6	



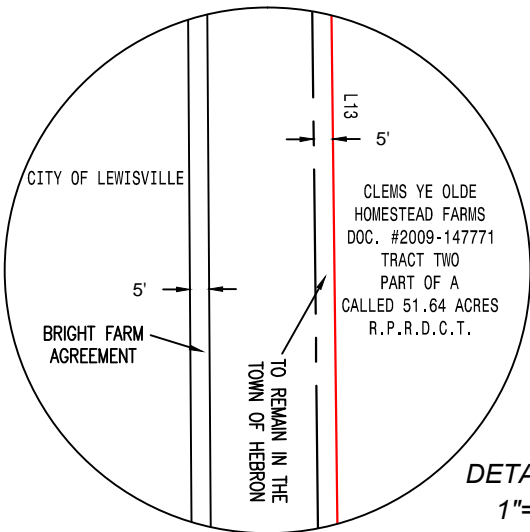
DETAIL "A"
1"=50'



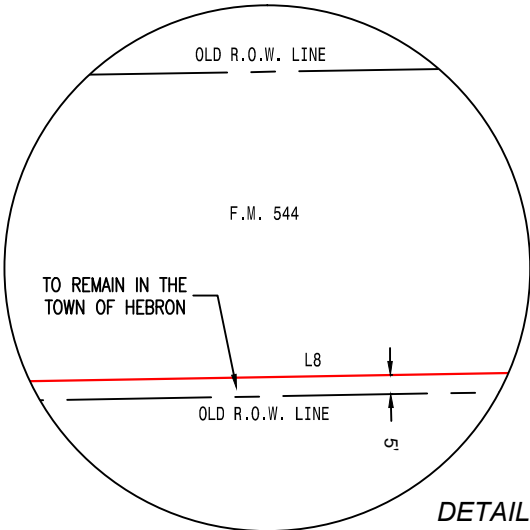
DETAIL "B"
1"=50'



DETAIL "C"
1"=50'



DETAIL "E"
1"=50'



DETAIL "D"
1"=50'

NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83.
2. 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 INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECREATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

**CARROLLTON ANNEXATION
144.130 ACRES
DENTON COUNTY, TEXAS**

		301 W. BROADWAY ST. GAINESVILLE, TX 76240 PH. 940-665-9105 FAX. 940-665-9106 TBPLS FIRM NO. 10048000			
DRAWN BY: CJ	DATE: 11/09/2016	JOB NO. 1512.0026-2	SCALE: 1" = 500'	PAGE: 3 OF 6	

CARROLLTON ANNEXATION
144.130 ACRES
T. WEST SURVEY, A-1345
A. SINGLETON SURVEY, A-1138
B. SCHOONOVER SURVEY, A-1209
DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE T. WEST SURVEY, ABSTRACT NO. 1345, THE A. SINGLETON SURVEY, ABSTRACT NO. 1138 AND THE B. SCHOONOVER SURVEY, ABSTRACT NO. 1209, DENTON COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 51.64 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN DEED TO CLEMS YE OLDE HOMESTEAD FARMS, RECORDED IN DOCUMENT #2009-147771, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, ALL OF THAT CERTAIN CALLED 31 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN SAID DOCUMENT #2009-147771 AND PART OF THAT CERTAIN CALLED 166 ACRE TRACT OF LAND DESCRIBED IN DEED TO GLADYS MAY CRIDER, RECORDED IN VOLUME 195, PAGE 364, DEED RECORDS, DENTON COUNTY, 1/2 INTEREST CONVEYED TO KELLY CLEM AND CASEY CLEM BY DEED RECORDED IN VOLUME 2494, PAGE 687, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A POINT 5 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF JOSEY LANE AND 5 FEET SOUTH OF THE SOUTH LINE OF THAT CERTAIN CALLED 19.413 ACRE TRACT OF LAND DESCRIBED IN DEED TO CADG LAKEWOOD HILLS SOUTH, LLC, RECORDED IN DOCUMENT #2014-129454, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, FROM WHICH THE SOUTHEAST CORNER THEREOF BEARS NORTH 27 DEGREES 28 MINUTES 26 SECONDS EAST, A DISTANCE OF 6.23 FEET;

THENCE SOUTH 25 DEGREES 56 MINUTES 50 SECONDS EAST, PARALLEL WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 53.29 FEET TO A POINT FOR CORNER;

THENCE SOUTH 44 DEGREES 23 MINUTES 30 SECONDS EAST, PARALLEL WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 194.15 FEET TO A POINT FOR CORNER IN THE WEST LINE OF GRAHAM ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT #2010-197, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 51 MINUTES 21 SECONDS EAST, WITH SAID WEST LINE, A DISTANCE OF 987.78 FEET MORE OR LESS TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 544 AND THE NORTH LINE OF THE CITY OF CARROLLTON CITY LIMITS FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 38 MINUTES 18 SECONDS WEST, WITH SAID RIGHT-OF-WAY LINE AND SAID CITY LIMITS, A DISTANCE OF 145.73 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 06 MINUTES 26 SECONDS WEST, CONTINUING WITH SAID RIGHT-OF-WAY LINE AND SAID CITY LIMITS, A DISTANCE OF 106.25 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 06 MINUTES 15 SECONDS WEST, CONTINUING WITH SAID RIGHT-OF-WAY LINE AND SAID CITY LIMITS, A DISTANCE OF 1176.80 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT FOR CORNER 5 FEET NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 544;

THENCE SOUTH 89 DEGREES 00 MINUTES 02 SECONDS WEST, PARALLEL WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 872.86 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE PARALLEL WITH SAID RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 221.78 FEET, A RADIUS OF 608.02 FEET, A CENTRAL ANGLE OF 20 DEGREES 53 MINUTES 55 SECONDS, AND A CHORD THAT BEARS NORTH 80 DEGREES 22 MINUTES 09 SECONDS WEST, A DISTANCE OF 220.55 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 89 DEGREES 18 MINUTES 15 SECONDS WEST, A DISTANCE OF 57.44 FEET TO A POINT FOR CORNER IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID F.M. 544;

THENCE NORTH 60 DEGREES 20 MINUTES 31 SECONDS WEST, WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 632.87 FEET TO A POINT 5 FEET EAST OF THE WEST LINE OF SAID TRACT TWO FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01 DEGREES 07 MINUTES 27 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID TRACT TWO, A DISTANCE OF 139.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 55 MINUTES 32 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID TRACT TWO, A DISTANCE OF 245.62 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 39 MINUTES 37 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID TRACT TWO AND 5 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT ONE , A DISTANCE OF 2338.14 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;


THENCE PARALLEL WITH THE WEST LINE OF SAID TRACT ONE AND WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 310.66 FEET, A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 29 DEGREES 54 MINUTES 53 SECONDS, AND A CHORD THAT BEARS NORTH 14 DEGREES 15 MINUTES 51 SECONDS EAST, A DISTANCE OF 307.14 FEET TO THE POINT OF REVERSE CURVE;

THENCE PARALLEL WITH THE WEST LINE OF SAID TRACT ONE AND WITH SAID REVERSE CURVE TO THE LEFT, AN ARC LENGTH OF 18.07 FEET, A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 42 MINUTES 41 SECONDS, AND A CHORD THAT BEARS NORTH 28 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 18.07 FEET TO A POINT 5 FEET SOUTH OF THE NORTH LINE OF SAID TRACT ONE FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

NOTES:

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CARROLLTON ANNEXATION
144.130 ACRES
DENTON COUNTY, TEXAS

		301 W. BROADWAY ST. GAINESVILLE, TX 76240 PH. 940-665-9105 FAX. 940-665-9106 TBPLS FIRM NO. 10048000		
DRAWN BY: CJ	DATE: 11/09/2016	JOB NO. 1512.0026-2	SCALE: 1" = 500'	PAGE: 5 OF 6

THENCE NORTH 89 DEGREES 23 MINUTES 57 SECONDS EAST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 1633.18 FEET TO A POINT 5 FEET WEST OF THE EAST LINE OF SAID TRACT ONE FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 58 MINUTES 02 SECONDS EAST, PARALLEL WITH SAID EAST LINE AND 5 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID CLEM AND CRIDER TRACT, A DISTANCE OF 2163.83 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 163.66 FEET TO A POINT FOR CORNER;

THENCE SOUTH 42 DEGREES 55 MINUTES 38 SECONDS WEST, A DISTANCE OF 69.88 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 25 MINUTES 50 SECONDS WEST, A DISTANCE OF 92.18 FEET TO A POINT FOR CORNER;

THENCE SOUTH 74 DEGREES 24 MINUTES 19 SECONDS WEST, A DISTANCE OF 364.91 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 50.72 FEET, A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 15 MINUTES 07 SECONDS, AND A CHORD THAT BEARS SOUTH 27 DEGREES 22 MINUTES 09 SECONDS EAST, A DISTANCE OF 49.17 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 02 DEGREES 44 MINUTES 36 SECONDS EAST, A DISTANCE OF 369.26 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 12.41 FEET, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 13 MINUTES 09 SECONDS, AND A CHORD THAT BEARS SOUTH 09 DEGREES 51 MINUTES 10 SECONDS EAST, A DISTANCE OF 12.38 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 16 DEGREES 57 MINUTES 44 SECONDS EAST, A DISTANCE OF 98.33 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 11.99 FEET, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 44 MINUTES 35 SECONDS, AND A CHORD THAT BEARS SOUTH 10 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF 11.96 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 03 DEGREES 13 MINUTES 09 SECONDS EAST, A DISTANCE OF 162.93 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 30.40 FEET, A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 06 MINUTES 11 SECONDS, AND A CHORD THAT BEARS SOUTH 46 DEGREES 46 MINUTES 15 SECONDS EAST, A DISTANCE OF 27.56 FEET TO THE END OF SAID CURVE;

THENCE NORTH 89 DEGREES 40 MINUTES 39 SECONDS EAST, A DISTANCE OF 272.51 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 55 MINUTES 33 SECONDS EAST, A DISTANCE OF 195.47 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 42.73 FEET, A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 16 MINUTES 37 SECONDS, AND A CHORD THAT BEARS SOUTH 04 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 42.70 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 07 DEGREES 12 MINUTES 10 SECONDS EAST, A DISTANCE OF 3.01 FEET TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 544;

THENCE NORTH 89 DEGREES 04 MINUTES 27 SECONDS EAST, WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 175.39 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 55 MINUTES 27 SECONDS WEST, CONTINUING WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 32.49 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 01 MINUTES 44 SECONDS EAST, CONTINUING WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 89.22 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01 DEGREES 15 MINUTES 48 SECONDS EAST, CONTINUING WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 22.71 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 04 MINUTES 17 SECONDS EAST, CONTINUING WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 457.51 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 55 MINUTES 43 SECONDS WEST, A DISTANCE OF 182.10 FEET TO A POINT FOR CORNER;

THENCE NORTH 02 DEGREES 11 MINUTES 42 SECONDS EAST, A DISTANCE OF 473.52 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 25 MINUTES 08 SECONDS EAST, A DISTANCE OF 274.64 FEET TO A POINT FOR CORNER 5 FEET SOUTH OF THE SOUTH LINE OF SAID LAKEWOOD HILLS TRACT;

THENCE NORTH 80 DEGREES 53 MINUTES 43 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 758.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 144.130 ACRES OF LAND, MORE OR LESS.

NOTES:

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CARROLLTON ANNEXATION
144.130 ACRES
DENTON COUNTY, TEXAS


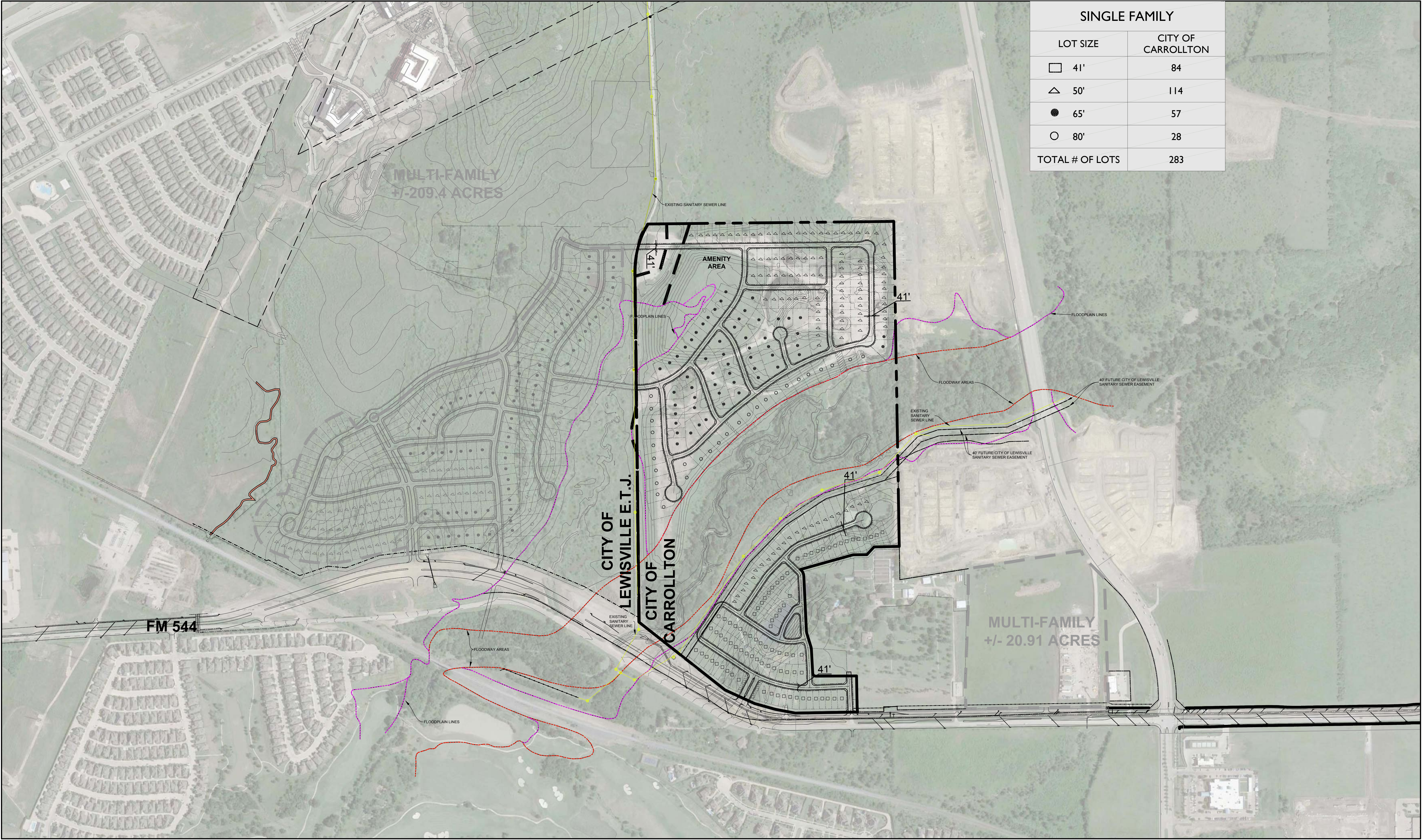
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DRAWN BY: CJ	DATE: 11/09/2016	JOB NO. 1512.0026-2	SCALE: 1" = 500'	PAGE: 6 OF 6	

EXHIBIT B

**PRELIMINARY CASTLE HILLS PHASE 10
CONCEPT PLAN**



SINGLE FAMILY	
LOT SIZE	CITY OF CARROLLTON
□ 41'	84
△ 50'	114
● 65'	57
○ 80'	28
TOTAL # OF LOTS	
283	

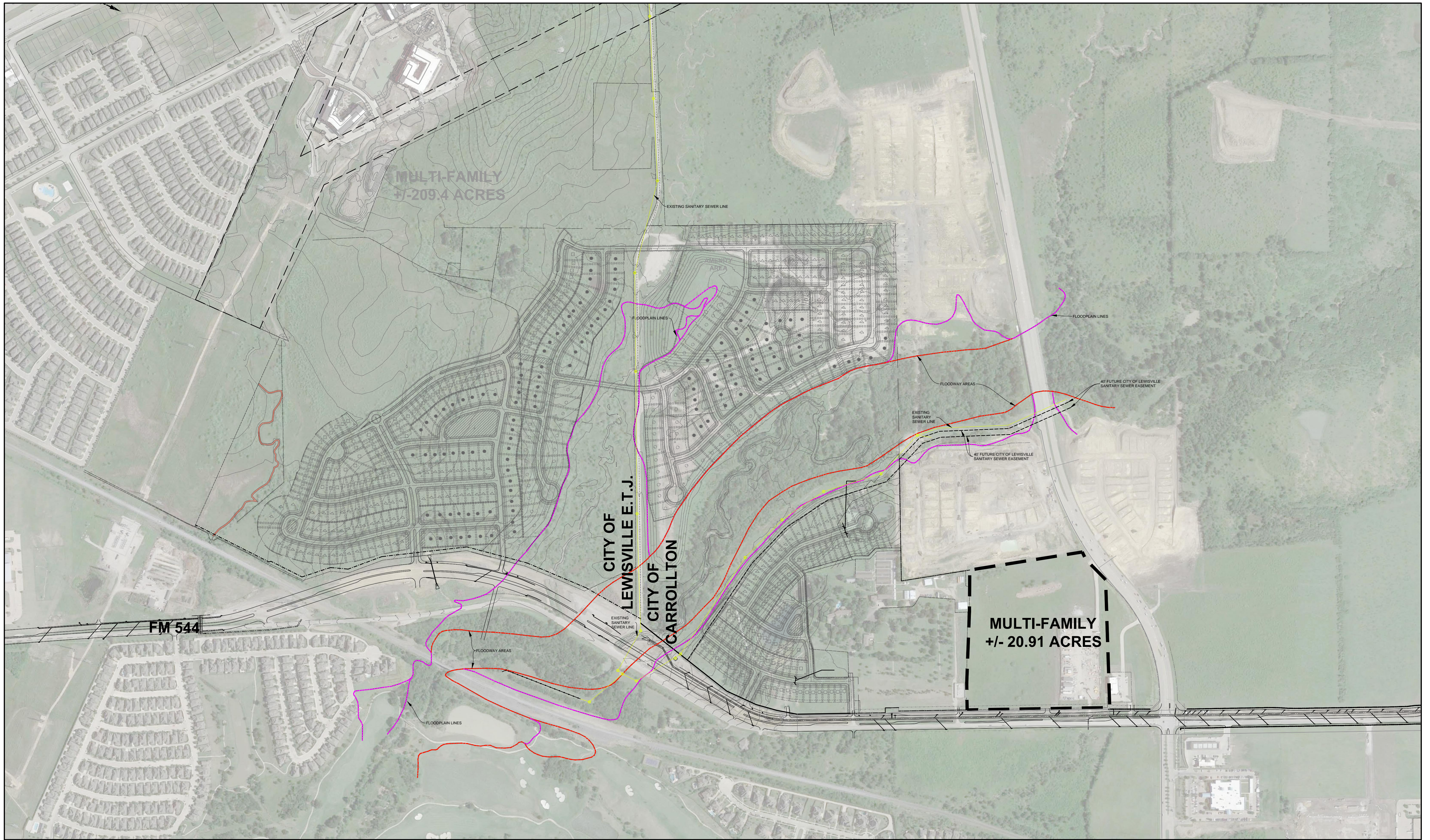


EXHIBIT C

DETAILED HARD COST ESTIMATES

CASTLE HILLS PHASE 10 SECTION A - CARROLLTON ADDITION
CONCEPTUAL COST ESTIMATE
STORM DRAINAGE INFRASTRUCTURE COSTS
February 6, 2017

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
<u>On Site Storm</u>				
18" RCP	3525	LF	\$55.00	\$193,875.00
21" RCP	1021	LF	\$61.00	\$62,281.00
24" RCP	2165	LF	\$70.00	\$151,550.00
27" RCP	246	LF	\$78.00	\$19,188.00
30" RCP	2256	LF	\$90.00	\$203,040.00
36" RCP	922	LF	\$115.00	\$106,030.00
48" RCP	317	LF	\$190.00	\$60,230.00
5'X5' Junction Box	1	EA	\$5,300.00	\$5,300.00
4'X4' Junction Box	5	EA	\$4,300.00	\$21,500.00
10' Curb Inlet	4	EA	\$4,000.00	\$16,000.00
8' Curb Inlet	70	EA	\$3,600.00	\$252,000.00
24" Type B Headwall	1	EA	\$2,500.00	\$2,500.00
30" Type B Headwall	1	EA	\$3,000.00	\$3,000.00
36" Type B Headwall	3	EA	\$3,500.00	\$10,500.00
48" Type B Headwall	1	EA	\$4,000.00	\$4,000.00
Trench Safety	10452	LF	\$1.00	\$10,452.00
Miscellaneous	1	EA	\$25,000.00	\$25,000.00
<u>Sub-Total On Site</u>				\$1,146,446.00
<u>Off-Site Storm</u>				
18" RCP	17	LF	\$55.00	\$935.00
48" RCP	40	LF	\$190.00	\$7,600.00
STD TxDOT PCO Inlet	2	EA	\$6,650.00	\$13,300.00
Y-Inlet	2	EA	\$3,000.00	\$6,000.00
Connect to Existing with Concrete Collar	4	EA	\$1,500.00	\$6,000.00
Remove Existing Combination Inlet	3	EA	\$700.00	\$2,100.00
Remove Existing 5'x5' Inlet	1	EA	\$600.00	\$600.00
Trench Safety	57	LF	\$1.00	\$57.00
Miscellaneous	1	EA	\$25,000.00	\$25,000.00
<u>Sub-Total Off-Site</u>				\$61,592.00
Sub-Total Overall				\$1,208,038.00
15% Contingencies				\$181,205.70
TOTAL				\$1,389,243.70

Notes:

1. Miscellaneous costs include proposed signage, traffic control, testing, and other minor incidental costs.
2. Costs associated with the demolition/removal and/or relocation of existing private utilities, power poles, gas lines and buildings etc. are not included in the conceptual cost estimate.
3. General landscape, hardscape, project signage, irrigation, street lights, traffic signal improvements, building demolition, screen walls, and associated items are not included in the conceptual cost estimates.
4. The Conceptual Cost Estimates are based upon the plans dated October 26, 2016 by LandDesign, Inc.
5. Any conceptual cost estimates provided by LandDesign will be on a basis of experience and judgment, but since it has no control over market conditions or bidding procedures, LandDesign cannot and does not warrant that bids or ultimate construction costs will not vary from these conceptual cost estimates. We recommend that you review these unit prices with local contractors.

CASTLE HILLS PHASE 10 SECTION A - CARROLLTON ADDITION
CONCEPTUAL COST ESTIMATE
SANITARY SEWER INFRASTRUCTURE COSTS
February 6, 2017

On Site

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
8" Sanitary Sewer(SDR 26-35)	14,314	LF	\$40.00	\$572,560.00
6' Dia Manholes > 10' Deep	22	EA	\$19,000.00	\$418,000.00
6' Dia Manholes < 10' Deep	33	EA	\$7,000.00	\$231,000.00
Sanitary Sewer Service Laterals	283	EA	\$820.00	\$232,060.00
Connect to Existing SS MH > 10' Deep	1	EA	\$6,000.00	\$6,000.00
Concrete Encasement	1,420	LF	\$80.00	\$113,600.00
8" Force Main	2,164	LF	\$45.00	\$97,380.00
Lift Station	1	LS	\$850,000.00	\$850,000.00
Trench Safety	14,314	LF	\$1.00	\$14,314.00
Miscellaneous	1	EA	\$25,000.00	\$25,000.00

Sub Total On Site \$2,559,914.00

Off-Site

8" Force Main	1,200	LF	\$45.00	\$54,000.00
12" Sanitary Sewer (SDR 26)	1,650	LF	\$65.00	\$107,250.00
6' Dia Manholes > 10' Deep	1	EA	\$19,000.00	\$19,000.00
6' Dia Manholes < 10' Deep	3	EA	\$7,000.00	\$21,000.00
Connect to Existing SS MH > 10' Deep	3	EA	\$6,000.00	\$18,000.00
Bore with Steel Encasement	500	LF	\$480.00	\$240,000.00
Trench Safety	2,850	LF	\$1.00	\$2,850.00
Miscellaneous	1	EA	\$50,000.00	\$50,000.00

Sub Total Off-Site \$512,100.00

Sub-Total \$3,072,014.00
 15% Contingencies \$460,802.10

TOTAL \$3,532,816.10

Notes:

1. Miscellaneous costs include proposed signage, traffic control, testing, and other minor incidental costs.
2. Costs associated with the demolition/removal and/or relocation of existing private utilities, power poles, gas lines and buildings etc. are not included in the conceptual cost estimate.
3. General landscape, hardscape, project signage, irrigation, street lights, traffic signal improvements, building demolition, screen walls, and associated items are not included in the conceptual cost estimates.
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CASTLE HILLS PHASE 10 SECTION A - CARROLLTON ADDITION
CONCEPTUAL COST ESTIMATE
WATER INFRASTRUCTURE COSTS
February 6, 2017

On Site

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
8" Water	5,953	LF	\$35.00	\$208,355.00
12" Water	8,516	LF	\$50.00	\$425,800.00
6" Valve	22	EA	\$1,000.00	\$22,000.00
8" Valve	26	EA	\$1,400.00	\$36,400.00
12" Valve	27	EA	\$2,500.00	\$67,500.00
Domestic Water Service Laterals	283	EA	\$1,400.00	\$396,200.00
Fittings	9.2	TONS	\$7,800.00	\$71,760.00
Fire Hydrant Assembly	22	EA	\$3,700.00	\$81,400.00
Connect to Existing with	0	EA	\$6,200.00	\$0.00
Encasement	1,495	LF	\$62.00	\$92,690.00
Trench Safety	14,469	LF	\$1.00	\$14,469.00
Miscellaneous	1	EA	\$25,000.00	\$25,000.00

Sub-Total On Site **\$1,441,574.00**

Off-Site

12" Water	4,980	LF	\$60.00	\$298,800.00
12" Valve	12	EA	\$2,500.00	\$30,000.00
6" Valve	10	EA	\$1,000.00	\$10,000.00
Fire Hydrant Assembly	10	EA	\$3,700.00	\$37,000.00
Fittings	5	TONS	\$7,800.00	\$39,000.00
Connect to Existing with	2	EA	\$6,200.00	\$12,400.00
Bore with Steel Encasement	100	LF	\$350.00	\$35,000.00
Trench Safety	4,980	LF	\$1.00	\$4,980.00
Miscellaneous	1	EA	\$25,000.00	\$25,000.00

Sub-Total Off-Site **\$492,180.00**

CONDUIT

4" Electrical	300	LF	\$20.00	\$6,000.00
4" Gas	300	LF	\$20.00	\$6,000.00
4" Communication	300	LF	\$20.00	\$6,000.00
4" Irrigation	300	LF	\$20.00	\$6,000.00

Sub-Total Off-Site **\$24,000.00**

Sub-Total Overall **\$1,957,754.00**
15% Contingencies **\$293,663.10**

TOTAL **\$2,251,417.10**

Notes:

1. Miscellaneous costs include proposed signage, traffic control, testing, and other minor incidental costs.
2. Costs associated with the demolition/removal and/or relocation of existing private utilities, power poles, gas lines and buildings etc. are not included in the conceptual cost estimate.
3. General landscape, hardscape, project signage, irrigation, street lights, traffic signal improvements, building demolition, screen walls, and associated items are not included in the conceptual cost estimates.
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CASTLE HILLS PHASE 10 SECTION A - CARROLLTON ADDITION
CONCEPTUAL COST ESTIMATE
PAVING INFRASTRUCTURE COSTS
February 6, 2017

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
<u>On Site Paving</u>				
6" Reinforced Concrete Pavement	47,786	SY	\$35.00	\$1,672,510.00
8" Flex Base	50,607	SY	\$15.00	\$759,105.00
Barrier Free Ramps	66	EA	\$1,500.00	\$99,000.00
5' Sidewalk	1,495	SY	\$55.00	\$82,225.00
Brick Pavers/Median Noses	2	EA	\$2,500.00	\$5,000.00
Miscellaneous	1	EA	\$25,000.00	\$25,000.00
Sub-Total On Site Paving				\$2,642,840.00
<u>TxDOT Turn Lanes</u>				
8" Reinforced Concrete Pavement	1,386	SY	\$85.00	\$117,810.00
12" FL BS (CMP In PLC) (TY D GR2)	920	SY	\$30.00	\$27,600.00
8" Lime Treated Subgrade	660	SY	\$20.00	\$13,200.00
4" HMA (TYP B) Base	1,580	SY	\$20.00	\$31,600.00
Sidewalk Demo	581	SY	\$20.00	\$11,620.00
Proposed TxDOT Sidewalk	458	SY	\$55.00	\$25,190.00
Barrier Free Ramps	4	EA	\$1,500.00	\$6,000.00
Demo and Remove Existing Pavement	217	SY	\$10.00	\$2,170.00
Sawcut Existing Curb	1,070	LF	\$35.00	\$37,450.00
Miscellaneous	1	EA	\$25,000.00	\$25,000.00
Sub-Total TxDOT Turn Lanes				\$297,640.00
Sub-Total Overall				\$2,940,480.00
15% Contingencies				\$441,072.00
TOTAL				\$3,381,552.00

Notes:

1. Miscellaneous costs include proposed signage, traffic control, testing, and other minor incidental costs.
2. Costs associated with the demolition/removal and/or relocation of existing private utilities, power poles, gas lines and buildings etc. are not included in the conceptual cost estimate.
3. General landscape, hardscape, project signage, irrigation, street lights, traffic signal improvements, building demolition, screen walls, and associated items are not included in the conceptual cost estimates.
4. The Conceptual Cost Estimates are based upon the plans dated October 26, 2016 by LandDesign, Inc.
5. Any conceptual cost estimates provided by LandDesign will be on a basis of experience and judgment, but since it has no control over market conditions or bidding procedures, LandDesign cannot and does not warrant that bids or ultimate construction costs will not vary from these conceptual cost estimates. We recommend that you review these unit prices with local contractors.

CASTLE HILLS PHASE 10 SECTION A - CARROLLTON ADDITION
CONCEPTUAL COST ESTIMATE
EARTHWORK AND RETAINING WALLS COSTS
February 6, 2017

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
Erosion Control	1	LS	\$20,000.00	\$20,000.00
Clearing & Grubbing Carrollton	69.34	AC	\$620.00	\$42,990.80
Excavation Carrollton	932,000	CY	\$2.50	\$2,330,000.00
Retaining Walls < 4 ft	6,552	SF	\$30.00	\$196,560.00
Retaining Walls 4-6 ft	15,390	SF	\$55.00	\$846,450.00
Retaining Walls >6 ft	48,871	SF	\$65.00	\$3,176,615.00
Miscellaneous	1	EA	\$25,000.00	\$25,000.00
Sub-Total				\$6,637,615.80
15% Contingencies				\$995,642.37
TOTAL				\$7,633,258.17

Notes:

1. Miscellaneous costs include proposed signage, traffic control, testing, and other minor incidental costs.
2. Costs associated with the demolition/removal and/or relocation of existing private utilities, power poles, gas lines and buildings etc. are not included in the conceptual cost estimate.
3. Earthwork quantities do not account for shale analysis for the single family developments or soil remediation at the rock crushing plant site. Earthwork and retaining wall quantities will be reviewed upon completion of the geotechnical report.
4. General landscape, hardscape, project signage, irrigation, street lights, traffic signal improvements, building demolition, screen walls, and associated items are not included in the conceptual cost estimates.
5. The Conceptual Cost Estimates are based upon the plans dated October 31, 2016 by LandDesign, Inc.
6. Any conceptual cost estimates provided by LandDesign will be on a basis of experience and judgment, but since it has no control over market conditions or bidding procedures, LandDesign cannot and does not warrant that bids or ultimate construction costs will not vary from these conceptual cost estimates. We recommend that you review these unit prices with local contractors.

CASTLE HILLS PHASE 10 SECTION A - CARROLLTON
CONCEPTUAL COST ESTIMATE
HARDSCAPE / LANDSCAPE / IRRIGATION COSTS
February 17, 2017

ITEM	QUANTITY	UNIT	UNIT PRICE		COST
Misc. Grading	99090	SF	\$	0.75	\$ 74,317.50
10' Wide Sidewalk	99090	SF	\$	8.40	\$ 832,356.00
Project Signage	1	LS	\$	84,317.50	\$ 84,317.50
Landscape	1	LS	\$	116,835.00	\$ 116,835.00
Irrigation	1	LS	\$	40,000.00	\$ 40,000.00
Total				\$	1,147,826.00

Notes:

1. Maintenance to begin immediately upon completion of landscape installation by the City of Carrollton.
2. Inspection fees, franchise connections to controllers, if required, not included.
3. Water not included.

EXHIBIT D

ASSESSMENT ROLL

PID TOTAL 8% INTEREST ALL LOTS					
YEAR	INTEREST	PRINCIPAL	COLLECTION EXPENSES	TOTAL	ASSESSMENT BALANCE
2017					\$8,446,179.77
2018	\$675,694.38	\$185,679.48	\$15,000.00	\$876,373.86	\$8,260,500.29
2019	\$660,840.02	\$200,383.83	\$15,150.00	\$876,373.86	\$8,060,116.46
2020	\$644,809.32	\$216,263.04	\$15,301.50	\$876,373.86	\$7,843,853.42
2021	\$627,508.27	\$233,411.07	\$15,454.52	\$876,373.86	\$7,610,442.35
2022	\$608,835.39	\$251,929.41	\$15,609.06	\$876,373.86	\$7,358,512.94
2023	\$588,681.04	\$271,927.67	\$15,765.15	\$876,373.86	\$7,086,585.27
2024	\$566,926.82	\$293,524.23	\$15,922.80	\$876,373.86	\$6,793,061.03
2025	\$543,444.88	\$316,846.94	\$16,082.03	\$876,373.86	\$6,476,214.09
2026	\$518,097.13	\$342,033.88	\$16,242.85	\$876,373.86	\$6,134,180.21
2027	\$490,734.42	\$369,234.16	\$16,405.28	\$876,373.86	\$5,764,946.05
2028	\$461,195.68	\$398,608.84	\$16,569.33	\$876,373.86	\$5,366,337.21
2029	\$429,306.98	\$430,331.86	\$16,735.03	\$876,373.86	\$4,936,005.35
2030	\$394,880.43	\$464,591.05	\$16,902.38	\$876,373.86	\$4,471,414.30
2031	\$357,713.14	\$501,589.31	\$17,071.40	\$876,373.86	\$3,969,824.99
2032	\$317,586.00	\$541,545.74	\$17,242.11	\$876,373.86	\$3,428,279.24
2033	\$274,262.34	\$584,696.98	\$17,414.53	\$876,373.86	\$2,843,582.26
2034	\$227,486.58	\$631,298.60	\$17,588.68	\$876,373.86	\$2,212,283.66
2035	\$176,982.69	\$681,626.60	\$17,764.57	\$876,373.86	\$1,530,657.06
2036	\$122,452.57	\$735,979.08	\$17,942.21	\$876,373.86	\$794,677.98
2037	\$63,574.24	\$794,677.98	\$18,121.63	\$876,373.86	(\$0.00)
	\$8,751,012.31	\$8,446,179.77	\$330,285.06	\$17,527,477.14	

TPN 17579 8% INTEREST					
41' Lots: 0 50' Lots: 91 65' Lots: 20 80' Lots: 0					
YEAR	INTEREST	PRINCIPAL	COLLECTION EXPENSES	TOTAL	ASSESSMENT BALANCE
2017					\$2,322,958.20
2018	\$185,836.66	\$51,067.54	\$4,125.46	\$241,029.66	\$2,271,890.66
2019	\$181,751.25	\$55,111.69	\$4,166.71	\$241,029.66	\$2,216,778.96
2020	\$177,342.32	\$59,478.96	\$4,208.38	\$241,029.66	\$2,157,300.00
2021	\$172,584.00	\$64,195.19	\$4,250.47	\$241,029.66	\$2,093,104.81
2022	\$167,448.38	\$69,288.31	\$4,292.97	\$241,029.66	\$2,023,816.50
2023	\$161,905.32	\$74,788.44	\$4,335.90	\$241,029.66	\$1,949,028.06
2024	\$155,922.24	\$80,728.16	\$4,379.26	\$241,029.66	\$1,868,299.90
2025	\$149,463.99	\$87,142.62	\$4,423.05	\$241,029.66	\$1,781,157.29
2026	\$142,492.58	\$94,069.80	\$4,467.28	\$241,029.66	\$1,687,087.49
2027	\$134,967.00	\$101,550.71	\$4,511.95	\$241,029.66	\$1,585,536.78
2028	\$126,842.94	\$109,629.64	\$4,557.07	\$241,029.66	\$1,475,907.14
2029	\$118,072.57	\$118,354.44	\$4,602.64	\$241,029.66	\$1,357,552.70
2030	\$108,604.22	\$127,776.77	\$4,648.67	\$241,029.66	\$1,229,775.92
2031	\$98,382.07	\$137,952.43	\$4,695.16	\$241,029.66	\$1,091,823.49
2032	\$87,345.88	\$148,941.67	\$4,742.11	\$241,029.66	\$942,881.82
2033	\$75,430.55	\$160,809.58	\$4,789.53	\$241,029.66	\$782,072.24
2034	\$62,565.78	\$173,626.46	\$4,837.43	\$241,029.66	\$608,445.78
2035	\$48,675.66	\$187,468.20	\$4,885.80	\$241,029.66	\$420,977.59
2036	\$33,678.21	\$202,416.80	\$4,934.66	\$241,029.66	\$218,560.79
2037	\$17,484.86	\$218,560.79	\$4,984.00	\$241,029.66	(\$0.00)
	\$2,406,796.49	\$2,322,958.20	\$90,838.51	\$4,820,593.20	

TPN 17866 8% INTEREST					
41' Lots: 25 50' Lots: 4 65' Lots: 31 80' Lots: 18					
YEAR	INTEREST	PRINCIPAL	COLLECTION EXPENSES	TOTAL	ASSESSMENT BALANCE
2017					\$1,852,599.27
2018	\$148,207.94	\$40,727.25	\$3,290.13	\$192,225.32	\$1,811,872.02
2019	\$144,949.76	\$43,952.53	\$3,323.03	\$192,225.32	\$1,767,919.49
2020	\$141,433.56	\$47,435.50	\$3,356.26	\$192,225.32	\$1,720,483.99
2021	\$137,638.72	\$51,196.78	\$3,389.82	\$192,225.32	\$1,669,287.22
2022	\$133,542.98	\$55,258.62	\$3,423.72	\$192,225.32	\$1,614,028.60
2023	\$129,122.29	\$59,645.07	\$3,457.95	\$192,225.32	\$1,554,383.53
2024	\$124,350.68	\$64,382.10	\$3,492.53	\$192,225.32	\$1,490,001.43
2025	\$119,200.11	\$69,497.74	\$3,527.46	\$192,225.32	\$1,420,503.69
2026	\$113,640.29	\$75,022.29	\$3,562.73	\$192,225.32	\$1,345,481.40
2027	\$107,638.51	\$80,988.44	\$3,598.36	\$192,225.32	\$1,264,492.96
2028	\$101,159.44	\$87,431.53	\$3,634.35	\$192,225.32	\$1,177,061.42
2029	\$94,164.91	\$94,389.71	\$3,670.69	\$192,225.32	\$1,082,671.71
2030	\$86,613.74	\$101,904.18	\$3,707.40	\$192,225.32	\$980,767.53
2031	\$78,461.40	\$110,019.44	\$3,744.47	\$192,225.32	\$870,748.09
2032	\$69,659.85	\$118,783.55	\$3,781.91	\$192,225.32	\$751,964.53
2033	\$60,157.16	\$128,248.42	\$3,819.73	\$192,225.32	\$623,716.11
2034	\$49,897.29	\$138,470.10	\$3,857.93	\$192,225.32	\$485,246.02
2035	\$38,819.68	\$149,509.12	\$3,896.51	\$192,225.32	\$335,736.89
2036	\$26,858.95	\$161,430.89	\$3,935.47	\$192,225.32	\$174,306.00
2037	\$13,944.48	\$174,306.00	\$3,974.83	\$192,225.32	(\$0.00)
	\$1,919,461.75	\$1,852,599.27	\$72,445.28	\$3,844,506.30	

TPN 18350 8% INTEREST Multi-Family Units: 430					
YEAR	INTEREST	PRINCIPAL	COLLECTION EXPENSES	TOTAL	ASSESSMENT BALANCE
2017					\$2,463,512.07
2018	\$197,080.97	\$54,157.46	\$4,375.08	\$255,613.50	\$2,409,354.61
2019	\$192,748.37	\$58,446.30	\$4,418.83	\$255,613.50	\$2,350,908.30
2020	\$188,072.66	\$63,077.82	\$4,463.02	\$255,613.50	\$2,287,830.48
2021	\$183,026.44	\$68,079.42	\$4,507.65	\$255,613.50	\$2,219,751.07
2022	\$177,580.09	\$73,480.69	\$4,552.72	\$255,613.50	\$2,146,270.38
2023	\$171,701.63	\$79,313.62	\$4,598.25	\$255,613.50	\$2,066,956.75
2024	\$165,356.54	\$85,612.73	\$4,644.23	\$255,613.50	\$1,981,344.03
2025	\$158,507.52	\$92,415.30	\$4,690.67	\$255,613.50	\$1,888,928.72
2026	\$151,114.30	\$99,761.62	\$4,737.58	\$255,613.50	\$1,789,167.10
2027	\$143,133.37	\$107,695.18	\$4,784.96	\$255,613.50	\$1,681,471.93
2028	\$134,517.75	\$116,262.94	\$4,832.81	\$255,613.50	\$1,565,208.99
2029	\$125,216.72	\$125,515.65	\$4,881.13	\$255,613.50	\$1,439,693.34
2030	\$115,175.47	\$135,508.09	\$4,929.95	\$255,613.50	\$1,304,185.25
2031	\$104,334.82	\$146,299.43	\$4,979.24	\$255,613.50	\$1,157,885.82
2032	\$92,630.87	\$157,953.60	\$5,029.04	\$255,613.50	\$999,932.22
2033	\$79,994.58	\$170,539.59	\$5,079.33	\$255,613.50	\$829,392.62
2034	\$66,351.41	\$184,131.97	\$5,130.12	\$255,613.50	\$645,260.66
2035	\$51,620.85	\$198,811.23	\$5,181.42	\$255,613.50	\$446,449.43
2036	\$35,715.95	\$214,664.31	\$5,233.24	\$255,613.50	\$231,785.12
2037	\$18,542.81	\$231,785.12	\$5,285.57	\$255,613.50	(\$0.00)
	\$2,552,423.11	\$2,463,512.07	\$96,334.82	\$5,112,270.00	

TPN 18351 8% INTEREST					
41' Lots: 12 50' Lots: 15 65' Lots: 6 80' Lots: 10					
YEAR	INTEREST	PRINCIPAL	COLLECTION EXPENSES	TOTAL	ASSESSMENT BALANCE
2017					\$962,946.76
2018	\$77,035.74	\$21,169.27	\$1,710.15	\$99,915.16	\$941,777.49
2019	\$75,342.20	\$22,845.71	\$1,727.25	\$99,915.16	\$918,931.79
2020	\$73,514.54	\$24,656.09	\$1,744.52	\$99,915.16	\$894,275.69
2021	\$71,542.06	\$26,611.14	\$1,761.97	\$99,915.16	\$867,664.56
2022	\$69,413.16	\$28,722.41	\$1,779.58	\$99,915.16	\$838,942.15
2023	\$67,115.37	\$31,002.40	\$1,797.38	\$99,915.16	\$807,939.75
2024	\$64,635.18	\$33,464.62	\$1,815.35	\$99,915.16	\$774,475.13
2025	\$61,958.01	\$36,123.64	\$1,833.51	\$99,915.16	\$738,351.49
2026	\$59,068.12	\$38,995.19	\$1,851.84	\$99,915.16	\$699,356.29
2027	\$55,948.50	\$42,096.29	\$1,870.36	\$99,915.16	\$657,260.00
2028	\$52,580.80	\$45,445.29	\$1,889.07	\$99,915.16	\$611,814.71
2029	\$48,945.18	\$49,062.02	\$1,907.96	\$99,915.16	\$562,752.69
2030	\$45,020.22	\$52,967.91	\$1,927.04	\$99,915.16	\$509,784.78
2031	\$40,782.78	\$57,186.07	\$1,946.31	\$99,915.16	\$452,598.72
2032	\$36,207.90	\$61,741.49	\$1,965.77	\$99,915.16	\$390,857.23
2033	\$31,268.58	\$66,661.15	\$1,985.43	\$99,915.16	\$324,196.08
2034	\$25,935.69	\$71,974.19	\$2,005.28	\$99,915.16	\$252,221.89
2035	\$20,177.75	\$77,712.07	\$2,025.33	\$99,915.16	\$174,509.81
2036	\$13,960.79	\$83,908.78	\$2,045.59	\$99,915.16	\$90,601.03
2037	\$7,248.08	\$90,601.03	\$2,066.04	\$99,915.16	(\$0.00)
	\$997,700.64	\$962,946.76	\$37,655.71	\$1,998,303.12	

TPN 18352 8% INTEREST					
41' Lots: 47 50' Lots: 4 65' Lots: 0 80' Lots: 0					
YEAR	INTEREST	PRINCIPAL	COLLECTION EXPENSES	TOTAL	ASSESSMENT BALANCE
2017					\$844,163.47
2018	\$67,533.08	\$18,557.96	\$1,499.19	\$87,590.23	\$825,605.51
2019	\$66,048.44	\$20,027.60	\$1,514.18	\$87,590.23	\$805,577.91
2020	\$64,446.23	\$21,614.67	\$1,529.33	\$87,590.23	\$783,963.25
2021	\$62,717.06	\$23,328.55	\$1,544.62	\$87,590.23	\$760,634.70
2022	\$60,850.78	\$25,179.38	\$1,560.07	\$87,590.23	\$735,455.32
2023	\$58,836.43	\$27,178.13	\$1,575.67	\$87,590.23	\$708,277.18
2024	\$56,662.17	\$29,336.63	\$1,591.42	\$87,590.23	\$678,940.55
2025	\$54,315.24	\$31,667.64	\$1,607.34	\$87,590.23	\$647,272.91
2026	\$51,781.83	\$34,184.98	\$1,623.41	\$87,590.23	\$613,087.93
2027	\$49,047.03	\$36,903.55	\$1,639.65	\$87,590.23	\$576,184.38
2028	\$46,094.75	\$39,839.43	\$1,656.04	\$87,590.23	\$536,344.95
2029	\$42,907.60	\$43,010.03	\$1,672.60	\$87,590.23	\$493,334.92
2030	\$39,466.79	\$46,434.10	\$1,689.33	\$87,590.23	\$446,900.81
2031	\$35,752.07	\$50,131.94	\$1,706.22	\$87,590.23	\$396,768.87
2032	\$31,741.51	\$54,125.43	\$1,723.28	\$87,590.23	\$342,643.44
2033	\$27,411.48	\$58,438.23	\$1,740.52	\$87,590.23	\$284,205.21
2034	\$22,736.42	\$63,095.89	\$1,757.92	\$87,590.23	\$221,109.32
2035	\$17,688.75	\$68,125.98	\$1,775.50	\$87,590.23	\$152,983.34
2036	\$12,238.67	\$73,558.30	\$1,793.26	\$87,590.23	\$79,425.03
2037	\$6,354.00	\$79,425.03	\$1,811.19	\$87,590.23	(\$0.00)
	\$874,630.32	\$844,163.47	\$33,010.73	\$1,751,804.52	