CITY COUNCIL

1520 K Avenue, Plano, TX 75074

DATE: **Monday, July 27, 2026**

TIME: **7:00 PM**

This City Council Meeting will be held in person in the Senator Florence Shapiro Council Chambers. A quorum of the City Council, including the presiding officer, will participate in person. The facility will be open to members of the public.

For those wanting to watch the meeting but not address the Council, the meeting will be live-streamed on Plano's website at www.planotv.org, www.youtube.com/cityofplanotexas and www.facebook.com/cityofplanotx.

To speak at the meeting, register at plano.gov/SpeakerRegistration. Online registration opens at 5:00 p.m. on the Tuesday prior to the meeting and closes at 4:00 p.m. on the day of the meeting. ONSITE REGISTRATION IS NOT AVAILABLE.

Emails regarding agenda items and other comments on City business may be submitted to councilcomments@plano.gov.

CALL TO ORDER

INVOCATION: Dr. Gilberto Corredera - Prestonwood Baptist Church

PLEDGE OF ALLEGIANCE / TEXAS PLEDGE

OUR VISION - PLANO IS A GLOBAL ECONOMIC LEADER BONDED BY A SHARED SENSE OF COMMUNITY WHERE RESIDENTS EXPERIENCE UNPARALLELED QUALITY OF LIFE.

The City Council may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.

CONSENT AGENDA

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Council Member, the City Manager or any citizen. The Presiding Officer will establish time limits based upon the number of speaker requests.

Approval of Minutes

(a) June 22, 2026

Approval of Expenditures

Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)

(b) RFP No. 2026-0415-AC for Legislative Advisory Services for a one-year contract with four (4) automatic one-year renewals to Purple Sage Strategies LLC in the estimated annual amount of $240,000 and to Greenberg Traurig, LLP in the estimated annual amount of $300,000; and authorizing the City Manager to execute all necessary documents.

(c) RFB No. 2026-0298-AC for a one (1) year contract with four (4) automatic one-year renewals for Stone and Aggregates to Vulcan Construction Materials, LLC, Big City Crushed Concrete, NSG Logistics, LLC, and E-Lane Freight Services, LLC in the annual amount of $125,000; and authorizing the City Manager to execute all necessary documents.

(d) RFB No. 2026-0418-B for Residential Concrete Repair Zone P3 South Phase 2, Project No. PW-S-00030, for the Public Works Department to Jim Bowman Construction Company, L.P. in the amount of $949,595; and authorizing the City Manager to execute all necessary documents.

(e) Rejection of RFB No. 2026-0190-B for Horseshoe Park Renovation, Project No. PKR-P-7499, from all bidders.

(f) Rejection of RFB No. 2026-0244-B for Harrington Park Renovation, Project No. PKR-P-7501, from all bidders.

(g) RFB No. 2026-0315-B for Building 140 Fire Training Aluminum Window Inserts, Project No. FAC-F-6824, for the Engineering Department to MGS Cortex Construction, Inc. in the amount of $126,750; and authorizing the City Manager to execute all necessary documents.

(h) RFB No. 2026-0311-B for Building 59 - Fire Station No. 7 - Replace Doors and Openers, Project No. FAC-F-00137, for the Engineering Department to Nouveau Technology Services, LP in the amount of $280,466; and authorizing the City Manager to execute all necessary documents.

(i) RFB No. 2026-0330-B for Building 60 Haggard Library Window Replacement, Project No. FAC-F-00133, for the Engineering Department to Thomas II Development, LLC. in the amount of $422,500; and authorizing the City Manager to execute all necessary documents.

(j) RFB No. 2026-0358-B for Erosion Control - Willow Creek and Ports O'Call, Project No. ENG-D-7468, for the Engineering Department to Stoic Civil Construction, Inc. in the amount of $2,194,560; and authorizing the City Manager to execute all necessary documents.

Purchase From Existing Contract

(k) To approve an increase in the current awarded contract amount of $90,000 by $70,000 for a total estimated contract award amount of $160,000 for the purchase of PPE Gear Cleaning for Fire-Rescue; and authorizing the City Manager to execute all necessary documents. (Contract No. 2022-0572-I, Modification No. 1)

(l) To approve the purchase of Police Off-Duty Management Services for a one (1) year contract with four (4) one-year City optional renewals for the Police Department in the estimated total amount of $2,500,000 from Hart Halsey LLC dba Extra Duty Solutions through an existing contract; and authorizing the City Manager to execute all necessary documents. (PCA OD-370-22)

(m) To approve the purchase of eight (8) Full-Size Pick-Up Trucks in the amount of $359,554 from Randall Reed's Prestige Ford through an existing contract; and authorizing the City Manager to execute all necessary documents. (HGAC Contract No. VE05-24)

(n) To approve the purchase of Herbicides, Insecticides, and Misc. Pesticide Products for an initial term of one (1) year with two (2) one-year automatic renewals for Parks and Recreation Department in the estimated annual amount of $234,000 from SiteOne Landscape Supply LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 805-26)

(o) To approve the purchase of All Fire Stations - Replace Overhead Door Opening Systems, Project No. FAC-F-1000, for the Engineering Department in the amount of $355,730 from Convergint Technologies, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (Sourcewell Contract No. 121024-CTL)

(p) To approve the purchase of independent professional services for Salesforce Developer Level Specialist for a one (1) year contract with two (2) City optional one (1) year renewals for Technology Solutions in the total amount of $509,288 from Insight Global, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (DIR Contract No. DIR-CPO-5596)

Approval of Contract Modification

(q) To approve an increase to the current awarded contract amount of $8,100 by $11,900 for a total contract annual amount of not to exceed $20,000 and adding one-year renewals upon a mutual written agreement for employee engagement services from University of Texas at Austin for Human Resources; and authorizing the City Manager to execute all necessary documents. (Contract No. 2025-0508-I; Modification No. 1)

Approval of Change Order

(r) To approve a decrease to the current awarded contract amount of $1,530,000 by $314,166 for a total contract amount of $1,215,834 for Arterial Concrete Repair - Communications Parkway - Legacy Drive to Chapel Hill Boulevard, Project No. PW-S-00064, from Garret Shields Infrastructure, LLC for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (2024-0584-B; Change Order No. 1)

(s) To approve a decrease to the current awarded contract amount of $13,568,203 by $131,544.25 for a total contract amount of $13,436,658.75 for 050 - Tom Muehlenbeck Recreation Center - Renovation, Project No. FAC-F-7525, from Lee Lewis Construction, Inc. for the Engineering - Facilities Division; and authorizing the City Manager to execute all necessary documents. (Contract No. CMAR RFQ 2023-0316-B, Change Order No. 1)

Approval of Expenditure

(t) To approve an expenditure for Stryker Pro Care for LP35s for a 61-month term in the estimated amount of $377,945 from Stryker Sales, LLC for Fire-Rescue; and authorizing the City Manager to execute all necessary documents.

(u) To approve an expenditure for a Centralized Irrigation Control Annual Supply Contract for a one (1) year contract with two (2) one-year automatic renewals in the estimated annual amount of $150,000 from Interspec LLC for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents.

(v) To approve an expenditure for engineering professional services for Los Rios Boulevard Embankment Improvement, Project No. ENG-S-00028, in the amount of $206,000 from Huitt-Zollars, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents.

(w) To approve an expenditure for engineering professional services for Aerial Crossings Erosion Control - Russell Creek, White Rock Creek & Young's Branch, Project No. ENG-SS-00009, in the amount of $226,996 from HDR Engineering, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents.

(x) To approve an expenditure for engineering professional services for Aerial Crossings Erosion Control - Brown Branch, Cottonwood Creek, and Rasor Creek, Project No. ENG-SS-00008, in the amount of $270,000 from Freese and Nichols, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents.

(y) To approve an expenditure for engineering professional services for Water Rehabilitation - Old Shepard Place Phase 2, Project No. ENG-W-00007, in the amount of $317,605 from LJB, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents.

(z) To approve an expenditure for engineering professional services for Willow Bend Traffic Analysis in the amount of $320,000 from Fehr & Peers for the Engineering Department; and authorizing the City Manager to execute all necessary documents.

(aa) To approve an expenditure for engineering professional services for Water Rehabilitation - River Bend Phase 2, Project No. ENG-W-00006, in the amount of $386,507 from Raymond L. Goodson Jr., Inc. dba RLG Consulting Engineers for the Engineering Department; and authorizing the City Manager to execute all necessary documents.

Approval of Contract/Agreement

(ab) To approve an Economic Development Incentive Agreement between the City of Plano, Texas, and Daisy Brand, LLC, a Texas limited liability company ("Company"), providing an economic development grant to the Company; and authorizing the City Manager or his authorized designee to execute all necessary documents.

Adoption of Resolutions

(ac) To amend Resolution No. 2025-7-10(R) that adopted the 2025-2026 Action Plan, including the summary of Community Development Block Grant and HOME Investment Partnerships Program activities and proposed use of funds for program year 2025-2026; and providing an effective date.

(ad) To approve the submission of the City's application for financial assistance to the Texas Water Development Board; designating the City Manager as the Authorized Representative of the City for the purposes of providing required information in connection with said application; authorizing the City Manager to execute all necessary documents; and providing an effective date.

Adoption of Ordinances

(ae) To accept and approve the Annual Update of the Service and Assessment Plan and Assessment Roll for the Collin Creek East Public Improvement District in accordance with Texas Local Government Code §372.013; providing a repealer clause; providing a severability clause; and providing an effective date.

(af) To accept and approve the Annual Update of the Service and Assessment Plan and Assessment Roll for the Collin Creek West Public Improvement District in accordance with Texas Local Government Code §372.013; providing a repealer clause; providing a severability clause; and providing an effective date.

(ag) To adopt and enact Supplement No. 156 to the Code of Ordinances for the City of Plano; providing for an amendment to certain sections of the Code; and providing an effective date.

(ah) To amend Section 6-731, Definitions, Section 6-733, Applicability, administration and training, and Section 6-748, Offenses of Article XXIV, Registration of Short-term Rental Properties, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano, to clarify definitions, remove ambiguity, delineate responsibilities to ensure appropriate enforcement, and set a deadline for nonconformity determinations; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date.

(ai) To appoint an Associate Judge of the Municipal Court of Record of the City of Plano, setting the term of office and compensation for the Judge; and providing a publication clause, and an effective date.

(aj) To amend Section 12-73(d), Same - Specific zones, of Article IV, Speed, of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances, to revise the effective times and split the school zone into two shorter school zones on Cross Bend Road within the city limits of the City of Plano; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date.

(ak) To amend Section 12-101, Prohibited on certain streets at all times, of Article V, Stopping, Standing and Parking, of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances, to establish no parking zones along certain sections of Columbia Place between Park Boulevard and 15th Street, within the city limits of the City of Plano; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date.

ITEMS FOR INDIVIDUAL CONSIDERATION:

Public Hearing Items:

Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The Presiding Officer may amend these times as deemed necessary.

Non-Public Hearing Items:

The Presiding Officer will permit public comment for items on the agenda not posted for a Public Hearing. The Presiding Officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Speakers will be called in the order requests are received until the cumulative time is exhausted.

(1) Public Hearing and consideration of a Resolution to authorize a Substantial Amendment to the 2025-2029 Consolidated Plan and 2025-2026 Action Plan for the use of U.S. Department of Housing and Urban Development Community Development Block Grant; and providing an effective date.

(2) Public Hearing and consideration of a Resolution to adopt the 2026-2027 Action Plan, including the summary of Community Development Block Grant and HOME Investment Partnerships Program activities and proposed use of funds for program year 2026-2027; and providing an effective date.

(3) Public Hearing and consideration of a request to waive the fifty (50) foot maximum height requirement for the construction of a flagpole, as required by Code of Ordinances Chapter 6, Article XII, Division 6, Section 6-501 (a), to allow 2 flagpole(s) to exceed the fifty (50) foot height requirement by 100 feet for an overall height of 150 feet to be located at 3401 N Central Expressway. Applicant: Clay Cooley KIA to be represented by Symonds Flags and Poles Inc.

(4) Consideration to approve the purchase of the Drone as First Responder Program for a five (5) year contract for the Police Department in the estimated amount of $1,439,864 from Motorola Solutions, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (Texas Department of Information Resources Cooperative Contract No. DIR-CPO-5433)

COMMENTS OF PUBLIC INTEREST

This portion of the meeting is to allow up to three (3) minutes per speaker with thirty (30) total minutes on items of interest or concern and not on items that are on the current agenda. The Council may not discuss these items, but may respond with factual or policy information. The Council may choose to place the item on a future agenda.

The City of Plano encourages participation from all citizens. The Plano Municipal Center has accessible restroom facilities, drinking fountains, and power assist entrance doors. The facility is easily accessed from public sidewalks and parking areas. Designated accessible parking is available on the north and south sides of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. If you require additional assistance or reasonable accommodations under the Americans with Disabilities Act for this meeting or facility, including ASL interpreters, you should submit an ADA Reasonable Accommodation Request Form to the ADA Coordinator at least 48 hours in advance. If you need assistance completing the form, please call 972-941-7152. Complete or download the ADA Reasonable Accommodation Request Form at https://www.plano.gov/395/Accessibility-Accommodations.

File #: 26-667 **Agenda Date:** 7/27/2026 **Agenda #:** (a)

Department: City Secretary
Director: Lisa Henderson, City Secretary
Agenda Item: Approval of Minutes
Recommended Action: Approval of Minutes

Item Summary

June 22, 2026

Attachments

Minutes

PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
June 22, 2026

COUNCIL MEMBERS PRESENT
John B. Muns, Mayor
Rick Horne, Mayor Pro Tem
Vidal Quintanilla Jr., Deputy Mayor Pro Tem
Maria Tu
Bob Kehr
Chris Krupa Downs
Steve Lavine
Shun Thomas

STAFF PRESENT
Mark Israelson, City Manager
Jack Carr, Deputy City Manager
LaShon Ross, Deputy City Manager
Doug McDonald, Deputy City Manager
Jeff Moberly, Assistant City Manager
Curtis Howard, Assistant City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Muns called the meeting to order at 5:00 p.m., Monday, June 22, 2026, in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue, Plano, Texas. A quorum was present.

Mayor Muns stated the Council would retire into Executive Session, in Training Room A, in compliance with Chapter 551, Government Code, Vernon's Texas Codes Annotated in order to consult with an attorney to receive Legal Advice and Litigation, Section 551.071; discuss Economic Development matters, Section 551.087; and discuss Personnel matters, Section 551.074; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required. The Council convened into Executive Session at 5:10 p.m.

Mayor Muns reconvened the meeting back into the Preliminary Open Meeting at 5:53 p.m.

- **Consideration and action resulting from Executive Session discussion**
  Personnel
  Appointments/Reappointments:
  a) Board of Adjustment (Appointment/Reappointment)
  Upon a motion made by Mayor Pro Tem Horne and seconded by Councilmember Kehr, the Council voted 8-0 to reappoint Michael Pirek, Jan True, Harish Nahate, and Staci Weaver as regular members and moe Ray Tse from alternate to a regular member to fill a vacancy.
  b) Building Standards Commission
  Upon a motion made by Councilmember Kehr and seconded by Councilmember Tu, the Council voted 8-0 to reappoint Lawrence Chan as a regular member.

c) Heritage Commission
Upon a motion made by Councilmember Thomas and seconded by Councilmember Tu, the Council voted 8-0 to reappoint Nayyer Ale-Rasool, Carole Greisdorf, and Tim Bob.

d) Planning & Zoning Commission
Upon a motion made by Mayor Pro Tem Horne and seconded by Councilmember Downs, the Council voted 8-0 to table the reappointments to the July 27, 2026 Preliminary Open Meeting.

- **Personnel -**
Reappointments

a) Animal Shelter Advisory Committee
Upon a motion made by Councilmember Lavine and seconded by Councilmember Downs, the Council voted 8-0 to reappoint Tammy Chow-Hayes, Brenda Beard, Jamey Cantrell, and Greg Kamstra.

b) Civil Service Commission
Upon a motion made by Mayor Muns and seconded by Councilmember Downs, the Council voted 8-0 to reappoint Penny R. Robe as recommended by City Manager Israelson.

c) Community Relations Commission
Upon a motion made by Deputy Mayor Pro Tem Quintanilla and seconded by Councilmember Downs, the Council voted 8-0 to reappoint Jeanna Davis, Khalid Ishaq, and Misty Jackson-Miller.

d) Cultural Arts Commission
Upon a motion made by Councilmember Downs and seconded by Councilmember Lavine, the Council voted 8-0 to reappoint Toby Todd and Johnny Tseng.

e) Library Advisory Board
Upon a motion made by Councilmember Thomas and seconded by Deputy Mayor Pro Tem Quintanilla, the Council voted 8-0 to reappoint Abbie Alter and Jayashree Prasad-Sinha.

f) Parks and Recreation Planning Board
Upon a motion made by Councilmember Kehr and seconded by Councilmember Thomas, the Council voted 8-0 to reappoint Brett Cooper.

g) Plano Housing Authority
Upon a motion made by Councilmember Lavine and seconded by Councilmember Kehr, the Council voted 8-0 to reappoint Erica Dotras.

h) Retirement Security Plan Committee
Upon a motion made by Mayor Pro Tem Horne and seconded by Councilmember Tu, the Council voted 8-0 to reappoint Chris Biggerstaff, Michael Mendenhall, Susan E. Ohman, and Rachel Patterson as recommended by City Manager Israelson.

i) Senior Advisory Board
Upon a motion made by Councilmember Thomas and seconded by Councilmember Lavine, the Council voted 8-0 to reappoint Deborah Arango, Efrain Giradot, and Dudley Volcansek.

j) Tax Increment Financing Reinvestment Zone No. 4
Upon a motion made by Councilmember Lavine and seconded by Councilmember Tu, the Council voted 8-0 to reappoint Kamal Abuharthieh, Nadia Christian, John Donovan, Jonathan Hetzel, Chris O'Brien, and Douglas Reece.

- **Departmental Overview - Communications and Community Engagement**
- **Departmental Overview - Media Relations**
- **Community Relations Commission Grant Recommendations, Annual Action Plan for FY 2026-2027 and Proposed Public Infrastructure Improvement Project**
- **Consent and Regular Agendas**
  A citizen requested Consent Agenda Items "G", "M", and "W" be pulled for individual consideration.
- **Council items for discussion/action on future agendas**
  Mayor Muns and Councilmember Kehr requested a discussion regarding the use of electric bikes, scooters, and golf carts on street and trails.

With no further discussion, the Preliminary Open Meeting adjourned at 6:38 p.m.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

PLANO CITY COUNCIL
REGULAR MINUTES
June 22, 2026

COUNCIL MEMBERS PRESENT
John B. Muns, Mayor
Rick Horne, Mayor Pro Tem
Vidal Quintanilla Jr., Deputy Mayor Pro Tem
Maria Tu
Bob Kehr
Chris Krupa Downs
Steve Lavine
Shun Thomas

STAFF PRESENT
Mark Israelson, City Manager
Jack Carr, Deputy City Manager
LaShon Ross, Deputy City Manager
Doug McDonald, Deputy City Manager
Jeff Moberly, Assistant City Manager
Curtis Howard, Assistant City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Muns convened the Council into the Regular Session on Monday, June 22, 2026, at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Invocation and Pledge

Mayor Muns led the invocation and the City Council led the Pledge of Allegiance and Texas Pledge.

Proclamations and Special Recognitions

Proclamation: July is National Parks and Recreation Month.

Consent Agenda

MOTION: Upon a motion made by Councilmember Kehr and seconded by Councilmember Lavine, the Council voted 8-0 to approve all items on the Consent Agenda, except Consent Agenda Items "G", "M", and "W"; as follows:

Approval of Minutes

May 29, 2026 (City Council Retreat)
June 8, 2026
(Consent Agenda Item "A")

Approval of Expenditures

Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)

RFB No. 2026-0329-B for Paving Improvements - Pinehurst Drive, Royal Circle, Granada Place, Grand Canyon Drive, Glen Canyon Drive, Project No. ENG-S-00012, for the Engineering Department to S.Y.B. Construction Co., Inc. in the amount of $2,730,420; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "B")

RFB No. 2026-0302-B for Water Rehabilitation - Parkway Estates and Whiffletree Addition, Project No. ENG-CMB-00006, for the Engineering Department to Aushill Construction, LLC in the amount of $5,444,701; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "C")

RFP No. 2026-0201-AC for a one (1) year contract with four (4) automatic renewals for Disaster Debris Removal to a primary contractor, CrowderGulf, LLC, and a secondary contractor, DRC Emergency Services, LLC, in an annual amount not to exceed $3,500,000; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "D")

Purchase from an Existing Contract

To approve the purchase of the Lease Vehicle Program for a one (1) year contract with four (4) one-year automatic renewals for the Police Department in the estimated annual amount of $307,500 from Acme Auto Leasing, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (TIPS Contract No. 240502) (Consent Agenda Item "E")

To approve the purchase of fire hydrants and associated parts in the amount of $1,490,000 or for a term up to two (2) years, whichever occurs first, and two (2) automatic one-year renewals in the estimated annual amount of $450,000 for the Inventory Control/Asset Disposal (ICAD) Division from Ferguson Enterprises, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (City of Denton Contract No. 8788) (Consent Agenda Item "F")

Approval of Contract Modification

To approve an increase to the current awarded contract amount of $356,500 by $122,750 for a total contract amount of $479,250 for Shady Brook Trail at Riverside Drive Erosion Control, Project No. PKR-D-00009, from Teague Nall and Perkins, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2025-0076-X; Modification No. 2) (Consent Agenda Item "H")

Approval of Change Order

To approve an increase to the current awarded contract amount of $2,831,885 by $170,457 for a total contract amount of $3,002,342 for Spring Creek Interceptor Phase 1 (7593), Project No. ENG-SS-00002, from Flow-Line Construction, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2025-0035-B; Change Order No. 2) (Consent Agenda Item "I")

To approve an increase to the current awarded contract amount of $4,619,841 by $123,492 for a total contract amount of $4,743,333 for Water Rehabilitation – Park Boulevard Phase 1 (Preston Road to US 75), Project No. 7573, from A & B Construction, LLC for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0360-B; Change Order No. 3) (Consent Agenda Item "J")

To approve a decrease to the current awarded contract amount of $6,806,386 by $138,186 for a total contract amount of $6,668,200 for Water Rehab - River Bend Phase 1, Project No. 7466, from DDM Construction Corporation for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0411-B; Change Order No. 4) (Consent Agenda Item "K")

Approval of Expenditure

To approve an expenditure for Professional Consulting Services for the Police Training Center in the estimated amount of $203,000 from Abercrombie Creative LLC dba Abercrombie Planning + Design for the Special Projects Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "L")

To approve an expenditure for construction materials testing professional services for Water Rehabilitation - Parkway Estates and Whiffletree Addition, Project No. ENGCMB-00006, in the amount of $148,457 from Terracon Consultants, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "N")

To approve an expenditure for engineering professional services for Traffic Signal Foundation Improvements - Various Locations, Project No. ENG-S-00030, in the amount of $442,832 from Burgess and Niple, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "O")

Approval of Contract / Agreement

To approve an interlocal agreement by and between the City of Plano and the Texas Department of Public Safety in the amount of $484,456 for drug analysis for the Plano Police Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2026-0400-I) (Consent Agenda Item "P")

To approve an Interlocal Agreement through the Interlocal Cooperation Act, Texas Government Code 791 by and between the City of Plano, Texas, and the Texas Municipal League Intergovernmental Risk Pool in the estimated annual amount of $20,000 for group critical illness coverage as required by House Bill 4144 for the Human Resources Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2026-0432-I) (Consent Agenda Item "Q")

To approve the terms and conditions of the Memorandum of Understanding between the City of Plano and the Texas Division of Emergency Management for participation in the Texas Emergency Management Assistance Team Program, including the Incident Support Task Force, State of Texas Incident Management Team, Public Works Response Team, Texas A&M Task Force, and Texas

Intrastate Fire Mutual Aid System; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "R")

To approve the terms and conditions of the Memorandum of Agreement between the City of Plano and the Federal Emergency Management Agency Integrated Public Alert and Warning System (IPAWS) Program Management Office for the Interoperable System(s) and IPAWS Open Platform for Emergency Networks; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "S")

To approve a contract by and between the City of Plano, Texas, and Abernathy, Roeder, Boyd & Hullett, P.C. to assist in the collection of Delinquent Taxes owed to the City of Plano by its taxpayers; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "T")

Adoption of Resolutions

Resolution No. 2026-6-5(R): To appoint a board member to serve on the Dallas Area Rapid Transit Authority (DART) Board of Directors as provided in Chapter 452 of the Texas Transportation Code; and providing an effective date. (Consent Agenda Item "U")

Resolution No. 2026-6-6(R): To affirm the appointment of a shared board member with the City of Farmers Branch to serve on the Dallas Area Rapid Transit Authority (DART) Board of Directors as provided in Chapter 452 of the Texas Transportation Code; and providing an effective date. (Consent Agenda Item "V")

Resolution No. 2026-6-7(R): To approve the terms and conditions of an Advanced Funding Agreement for a Transportation Alternatives Set-Aside (TASA) project for the construction of Los Rios Park Trail; authorizing its execution by the City Manager or his authorized designee; and providing an effective date. (Consent Agenda Item "X")

End of Consent

To approve the purchase of the Oak Point Recreation Center - Athletic Reprogram Requirements in the estimated amount of $49,098 from Clayton Contracting, Inc., $76,051 from Ponder Company, Inc., $40,724 from CFG Contracting, $3,157 from D & A Building Services, and $10,859 from Sports Imports in the total estimated amount of $179,889 through existing contracts; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract Nos. 737-24 and 765-25) (Consent Agenda Item "G")

Bill Lisle spoke to the purchase.

MOTION: Upon a motion made by Councilmember Tu and seconded by Mayor Pro Tem Horne, the Council voted 8-0 to approve the purchase of the Oak Point Recreation Center - Athletic Reprogram Requirements in the estimated amount of $49,098 from Clayton Contracting, Inc., $76,051 from Ponder Company, Inc., $40,724 from CFG Contracting, $3,157 from D & A Building Services, and $10,859 from Sports Imports in the total estimated amount of $179,889 through existing contracts; and authorizing the City Manager to execute all necessary documents.

To approve an expenditure for Architectural Services for the Pecan Hollow Golf Maintenance Building Renovations in the amount of $125,000 from PGAL, Inc. for the Engineering - Facilities Division; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "M")

Bill Lisle spoke to the expenditure.

MOTION: Upon a motion made by Councilmember Kehr and seconded by Councilmember Tu, the Council voted 8-0 to approve an expenditure for Architectural Services for the Pecan Hollow Golf Maintenance Building Renovations in the amount of $125,000 from PGAL, Inc. for the Engineering - Facilities Division; and authorizing the City Manager to execute all necessary documents.

Resolution No. 2026-6-8(R): To act in response to a petition for recognition, received on May 26, 2026, on behalf of the Plano Police Association, FOP Lodge 777, to be the sole and exclusive bargaining agent for Plano Police Department police officers, in accordance with the provisions of the meet and confer statute as set forth in Texas Local Government Code, Chapter 142 and granting recognition of the Association as requested in the petition and determining that the City of Plano may and shall meet and confer with said Association without conducting an election by the voters; and providing an effective date. (Consent Agenda Item "W")

Bill Lisle spoke to the resolution.

MOTION: Upon a motion made by Councilmember Tu and seconded by Mayor Pro Tem Horne, the Council voted 8-0 to act in response to a petition for recognition, received on May 26, 2026, on behalf of the Plano Police Association, FOP Lodge 777, to be the sole and exclusive bargaining agent for Plano Police Department police officers, in accordance with the provisions of the meet and confer statute as set forth in Texas Local Government Code, Chapter 142 and granting recognition of the Association as requested in the petition and determining that the City of Plano may and shall meet and confer with said Association without conducting an election by the voters; and providing an effective dateand further to adopt Resolution No. 2026-6-8(R).

Public Hearing and Adoption of Resolution No. 2026-6-9(R) to approve the terms and conditions of an Interlocal Agreement and Memorandum of Understanding by and between the City of Plano, the City of McKinney, the City of Frisco, and the Collin County Sheriff's Office for the disbursement of the 2025 Edward Byrne Justice Assistance Grant funds; authorizing its execution by the City Manager or his authorized designee; and providing an effective date. (Regular Item "1")

Mayor Muns opened the public hearing. No one requested to speak. Mayor Muns closed the public hearing.

Public Hearing and Adoption of Resolution No. 2026-6-9(R)(Cont'd.)

MOTION: Upon a motion made by Councilmember Downs and seconded by Councilmember Kehr, the Council voted 8-0 to approve the terms and conditions of an Interlocal Agreement and Memorandum of Understanding by and between the City of Plano, the City of McKinney, the City of Frisco, and the Collin County Sheriff's Office for the disbursement of the 2025 Edward Byrne Justice Assistance Grant funds; authorizing its execution by the City Manager or his authorized designee; and providing an effective date; and further to adopt Resolution No. 2026-6-9(R).

Comments of Public Interest

Dr. Catrina Pullum with NCBW Dallas Chapter spoke to maternal health in Plano and requested collaboration with the City.
Kyle McGeehan spoke in opposition of data centers in Plano.
Shirley Lawson spoke in opposition of data centers in Plano.
Connor Boykin spoke in opposition of data centers in Plano.
Sanjay Sai spoke in opposition of data centers in Plano.
Nathan Tan spoke in opposition of data centers in Plano.
Pegah Movahed spoke in opposition of data centers in Plano.
V. Krystal Curry spoke regarding an ongoing issue and requested council assistance.
Shyam Ganeshram spoke in opposition of data centers in Plano.
Ryan Scanlon spoke in opposition of data centers in Plano.
Michael Tijerina spoke in opposition of data centers in Plano.
Bill Lisle spoke to his removal from the Planning and Zoning Commission.

With no further discussion, the Regular City Council Meeting adjourned at 7:57 p.m.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

File #: 26-656 **Agenda Date:** 7/27/2026 **Agenda #:** (b)

Department: Policy & Government Relations
Director: Andrew Fortune, Director of Policy & Government Relations
Agenda Item: Award of Bid for Legislative Advisory Services
Recommended Action: Award/Rejection of Bid/Proposal

Item Summary

RFP No. 2026-0415-AC for Legislative Advisory Services for a one-year contract with four (4) automatic one-year renewals to Purple Sage Strategies LLC in the estimated annual amount of $240,000 and to Greenberg Traurig, LLP in the estimated annual amount of $300,000; and authorizing the City Manager to execute all necessary documents.

Background

City staff recommend that the Plano City Council authorize an expenditure of up to $540,000 to retain consultants to provide legislative support and strategic advisory services on behalf of the City. Engaging these experts will strengthen the City's advocacy efforts at the state and federal levels, support the pursuit of legislative priorities, and enhance the City's ability to secure funding opportunities and influence policy decisions that align with Plano's Legislative Program. These services are being presented for award following the re-solicitation of a Request for Proposals after previously awarded contracts were terminated due to administrative difficulties encountered during the contracting process.

Proposals were evaluated based on the expertise of key personnel, company profile and past performance, and cost. Based on the evaluation results, staff recommend awarding contracts to the highest-ranked offerors: Purple Sage Strategies LLC and Greenberg Traurig, LLP.

The consultants are expected to offer specialized knowledge, established relationships, and strategic guidance to ensure the City is effectively represented and positioned to respond to policy issues. Staff believe this investment will advance key initiatives and deliver long-term benefits to Plano.

Failure to award this item may result in reduced effectiveness in advancing legislative priorities at the state and federal levels.

Financial Summary/Strategic Goals

This item approves a one-year contract with four (4) additional one-year optional renewals for legislative strategic support and advisory services with a not to exceed amount of $540,000 per year. The estimated total to be spent, if all renewals are used, is $2,700,000 (or $90,000 in FY 2025-26, $540,000 per year in FY 2026-27 through 2029-30, and $450,000 in FY 2030-31). All future year expenditures will occur within council approved appropriations.

Approval of this service agreement relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

Attachments

RFP Recap

CITY OF PLANO

RFP No. 2026-0415-AC
Legislative Advisory Services

RFP Recap

Opening Date/Time: Thursday, June 11, 2026 at 2:00 PM CT

Number of Vendors Notified: 1,796

Number of Vendors Submitting "No Bids": 4

Number of Non-Responsive Proposals Submitted: 0

The following Evaluation Criteria was used in determining the best value award recommendation.

CRITERIA	WEIGHT
Expertise of Key Personnel	15%
Company Profile and Past Performance	45%
Cost	40%
Total	100%

Vendor	Score (Max of 5)	Rank	Cost
Purple Sage Strategies LLC	3.53	1	$240,000.00
Greenberg Traurig, LLP	3.45	2	$300,000.00
Gray Reed Advisory Services LLC dba GRPR Public Affairs	3.43	3	$90,000.00
One World Strategy Group, LLC	3.26	4	$102,000.00
Holland & Knight LLP	3.15	5	$240,000.00

File #: 26-666 **Agenda Date:** 7/27/2026 **Agenda #:** (c)

Department: Public Works
Director: Abby Owens, Director of Public Works
Agenda Item: Award of Bid for Stone and Aggregates
Recommended Action: Award/Rejection of Bid/Proposal

Item Summary

RFB No. 2026-0298-AC for a one (1) year contract with four (4) automatic one-year renewals for Stone and Aggregates to Vulcan Construction Materials, LLC, Big City Crushed Concrete, NSG Logistics, LLC, and E-Lane Freight Services, LLC in the annual amount of $125,000; and authorizing the City Manager to execute all necessary documents.

Background

Public Works staff recommend a multiple-vendor award contract agreement to Vulcan Construction Materials LLC, Big City Crushed Concrete, NSG Logistics, LLC, and E-Lane Freight Services, LLC for the provision and delivery of crushed rock and flex-base for Public Works operations. The contract is for one (1) year with four (4) one-year automatic renewals with an annual amount of $125,000, for a total contract value of $625,000.

Public Works staff will administer the multiple-vendor contract selecting a vendor based on unit pricing and material availability at the time of the order. Public Works operations utilize crushed rock for embedment of utilities after repairs; flex-base for preparing the subgrade for repairs to streets, alleys and sidewalks; and sand for winter storm response when applying the salt/sand mixture to streets.

If this contract is not awarded by City Council, Public Works staff will be at risk of paying higher prices for these materials and could experience delays in purchasing these materials without contracted vendors.

Financial Summary/Strategic Goals

Funding for this item is available in the General Fund, Municipal Drainage Fund and Water & Sewer Fund budgets. This request is to approve a one (1) year contract with four (4) additional one (1) year automatic renewals with multiple vendors for the purchase and delivery of crushed rock and flex-base. The estimated total to be spent, if all renewals are used, is $625,000 (or $15,000 in FY 2025-26, $125,000 per year in FY 2026-27 through 2029-30, and $110,000 in FY 2030-31). All future year expenditures will occur within council approved appropriations.

Approval of this item aligns with the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government with Multi-Modal Transportation and Mobility Solutions.

Attachments

Bid Recap

CITY OF PLANO

RFB CIP

Bid No. 2026-0298-AC

Stone and Aggregates Price Agreement

Bid Recap

Bid Opening Date/Time: Tuesday, May 19, 2026 at 2:00 PM

Number of Vendors Notified: 1572

Vendors Submitting "No Bids": 3

Number of Non-Responsive Bids Submitted: 1

Number of Responsive Bids Submitted: 4

Vendor:	Total Bid
Vulcan Construction Materials LLC	
TxDOT Item 247 (Flex Base) - per ton	$48.35
Crushed Stone Embedment - per ton	$50.35
Manufactured Sand - per ton	$43.35
Big City Crushed Concrete	
TxDOT Item 247 (Flex Base) - per ton	$30
Crushed Stone Embedment - per ton	n/a
Manufactured Sand - per ton	n/a
NSG Logistics, LLC	
TxDOT Item 247 (Flex Base) - per ton	$45.45
Crushed Stone Embedment - per ton	$55.45
Manufactured Sand - per ton	$56.85
E-Lane Freight Services LLC	
TxDOT Item 247 (Flex Base) - per ton	$40.50
Crushed Stone Embedment - per ton	$75.00
Manufactured Sand - per ton	$70.00

Recommended Vendor:

Vulcan Construction Materials LLC

Big City Crushed Concrete

NSG Logistics, LLC

E-Lane Freight Services LLC

File #: 26-615 **Agenda Date:** 7/27/2026 **Agenda #:** (d)

Department: Public Works
Director: Abby Owens, Director of Public Works
Agenda Item: Award of Bid for Residential Concrete Repair Zone P3 South Phase 2, Project No. PW-S-00030
Recommended Action: Award/Rejection of Bid/Proposal

Item Summary

RFB No. 2026-0418-B for Residential Concrete Repair Zone P3 South Phase 2, Project No. PW-S-00030, for the Public Works Department to Jim Bowman Construction Company, L.P. in the amount of $949,595; and authorizing the City Manager to execute all necessary documents.

Background

The Public Works Department recommends the bid for RFB No. 2026-0418-B Residential Concrete Repair Zone P3 South Phase 2, Project No. PW-S-00030, be awarded to Jim Bowman Construction Company, L.P. in the amount of $949,595; to be accepted as the lowest responsive and responsible bid for the project, conditioned upon timely execution of all necessary documents. A total of 2,892 vendors were notified of RFB No. 2026-0418-B. Eleven (11) submitted a "No Bid" and sixteen (16) bids were submitted.

This project involves the repair of an estimated 7,450 square yards of residential concrete streets and alleys, 8,320 square feet of sidewalks, and 27 barrier-free ramps located in and around Residential Repair Zone P3 South Phase 2.

The Public Works Department employs three options for different types of pavement repair needs. City staff typically handle smaller isolated repairs of significantly damaged streets, sidewalks, and alleys. Utilizing City crews for these areas is more cost-effective than a third party due to costs of mobilization and economy of scale. Next, the Department utilizes Requirement Projects that are location-based work orders to address moderate sized areas needing repair. City staff create work orders for these areas with higher quantities of concrete repair and traffic control than City crews can address. Staff also inspect third-party construction activities to ensure the work is performed to City specifications. Finally, larger areas of repair, such as this project, are bid as separate contracts for neighborhood zone rehabilitation projects that cover several miles of infrastructure.

Public Works staff evaluate both the effectiveness of our street projects and feasibility to do more work with Public Works staff. At this time, sufficient yard/storage space, staff space, and equipment are not available for City staff to perform larger pavement rehabilitation projects, such as this neighborhood zone rehabilitation project, and still address isolated areas for repair that cost the city more for private contractors to complete.

If this project is not awarded, the areas located inside the project limits of Residential Repair Zone P3 South Phase 2 will not be repaired. This will result in elevated maintenance and replacement costs in the future. In addition, existing ADA compliance issues will not be repaired, leaving pedestrian facilities in an unsafe condition.

Engineer's estimate for this project is $1,100,000.

Financial Summary/Strategic Goals

Funding for this item is available in the 2025-26 Street Improvements CIP and is planned for future years as well. Construction services for Residential Concrete Repair Zone P3 South Phase 2, Project No. PW-S-00030, in the total amount of $949,595, will leave a balance of $150,405 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

Attachments

Bid Recap
Map

CITY OF PLANO

RFB CIP

Bid No. 2026-0418-B

Residential Concrete Repair Zone P3 South Phase 2
Project No. PW-S-00030

Bid Recap

Bid Opening Date/Time: Thursday, June 11, 2026 @ 2 p.m.

Number of Vendors Notified: 2,892

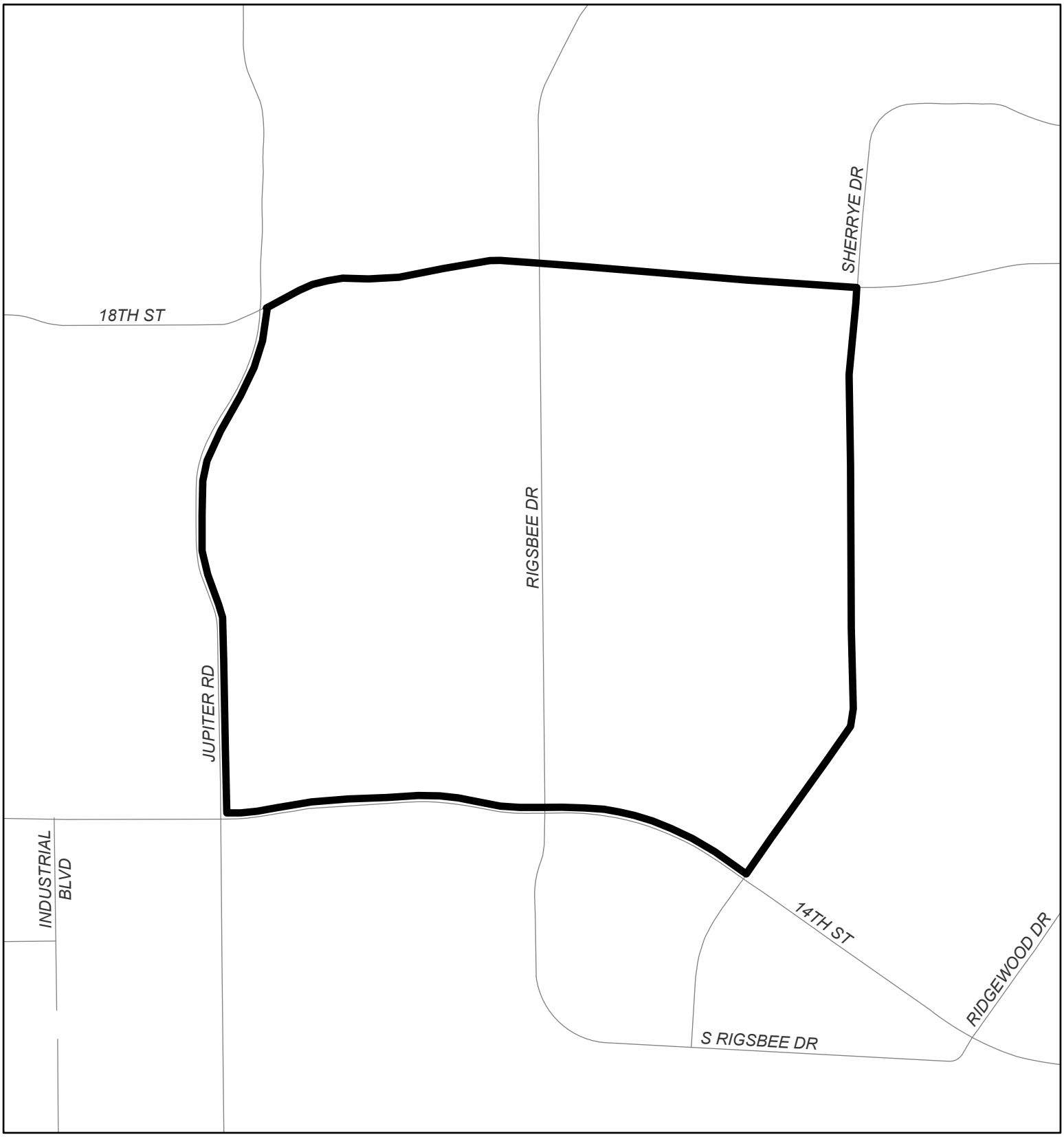
Number of Vendors Submitting "No Bids": 11

Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 16

Vendor:	**Total Bid**
Jim Bowman Construction Company, L.P.	$ 949,595.00
ICOS Management, LLC	$ 949,968.00
Garret Shields Infrastructure, LLC	$ 969,820.00
JAZRY	$1,060,202.70
Cam-Crete Contracting, Inc.	$1,070,850.00
Vernara, LLC	$1,072,215.00
Austin Raymond Construction, LLC dba Texas Civil Construction	$1,141,570.00
VLEX Construction, LLC	$1,186,075.00
Mayer Solar, LLC	$1,199,445.98
Vescorp Construction, LLC	$1,340,260.00
HQS Construction, LLC	$1,378,992.00
Thomas 11 Development, LLC	$1,396,903.00
Ratliff Hardscape, Ltd.	$1,419,993.50
West Texas Rebar Placers, Inc.	$1,436,460.00
Jeske Construction Co.	$1,520,609.00
TK Construction, LLC	$1,582,415.00

Recommended Vendor:	
Jim Bowman Construction Company, L.P.	$ 949,595.00



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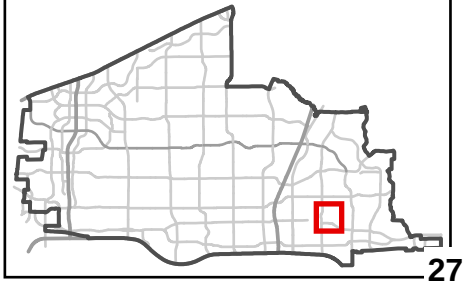
Residential Concrete Repair Zone P3 South Phase 2

Project No. PW-S-00030

Plano

City of Plano BI-GIS Division
April 2026

Project Location



File #: 26-614 **Agenda Date:** 7/27/2026 **Agenda #:** (e)

Department: Parks & Recreation
Director: Ron Smith, Director of Parks & Recreation
Agenda Item: Rejection of Bid for Horseshoe Park Renovation, Project No. PKR-P-7499
Recommended Action: Award/Rejection of Bid/Proposal

Item Summary

Rejection of RFB No. 2026-0190-B for Horseshoe Park Renovation, Project No. PKR-P-7499, from all bidders.

Background

On February 17, 2026, the City received 17 bids for the Horseshoe Park Renovation project. Following a comprehensive evaluation of the solicitation, staff determined that an award under the current solicitation would not provide the best overall value to the City. Given market conditions, staff believe it is in the City's best interest to reject all bids and resolicit the project at a future date to encourage renewed competition and secure current competitive pricing.

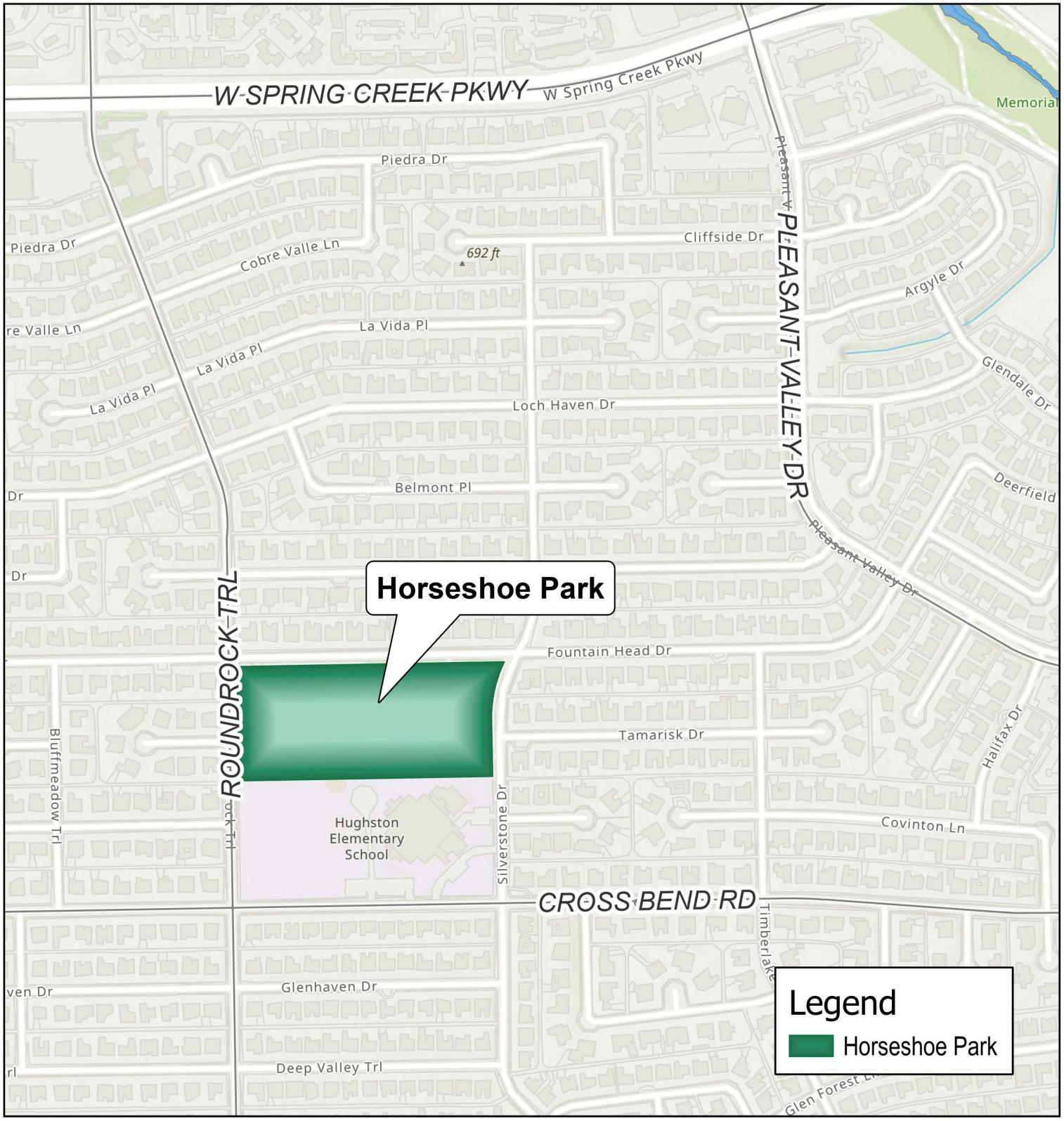
Financial Summary/Strategic Goals

This item has no financial impact.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative and Accountable City Government.

Attachments

Map



0 300 600 Feet

Plano

City of Plano Park Planning Division
June 2026

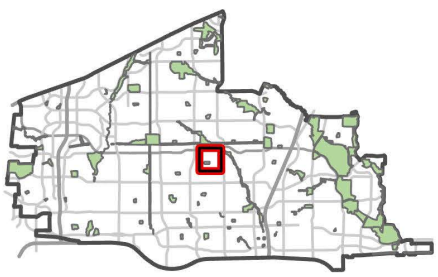
Location Map

Horseshoe Park Renovation

4012 Roundrock Tr.
Plano, TX 75023

Project No. PKR-P-7499

Project Location



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File #: 26-612 **Agenda Date:** 7/27/2026 **Agenda #:** (f)

Department: Parks & Recreation
Director: Ron Smith, Director of Parks & Recreation
Agenda Item: Rejection of Bid for Harrington Park Renovation, Project No. PKR-P-7501
Recommended Action: Award/Rejection of Bid/Proposal

Item Summary

Rejection of RFB No. 2026-0244-B for Harrington Park Renovation, Project No. PKR-P-7501, from all bidders.

Background

On March 26, 2026, the City received 16 bids for the Harrington Park Renovation project. Following a comprehensive evaluation of the solicitation, staff determined that an award under the current solicitation would not provide the best overall value to the City. Given market conditions, staff believe it is in the City's best interest to reject all bids and resolicit the project at a future date to encourage renewed competition and secure current competitive pricing.

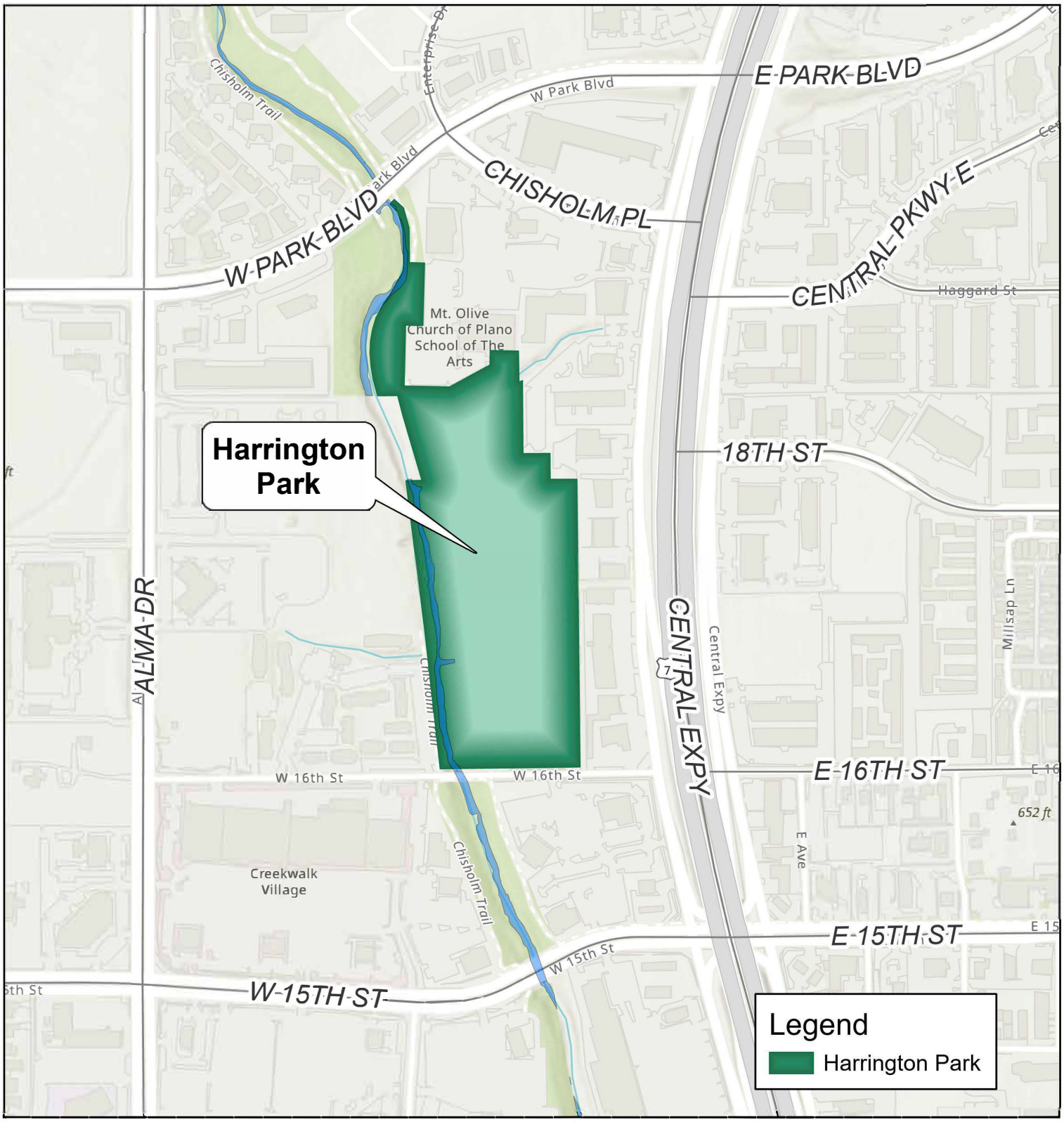
Financial Summary/Strategic Goals

This item has no financial impact.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

Attachments

Map



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Plano

City of Plano Park Planning Division
June 2026

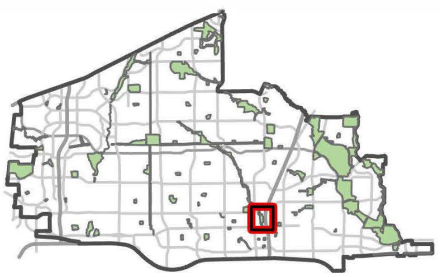
Location Map

Harrington Park Renovation

Project No. PKR-P-7501

401 West 16th St.
Plano, TX 75075

Project Location



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File #: 26-635 **Agenda Date:** 7/27/2026 **Agenda #:** (g)

Department: Engineering
Director: B. Caleb Thornhill, P.E., Director of Engineering
Agenda Item: Award of Bid for Building 140 Fire Training Aluminum Window Inserts, Project No. FAC-F-6824
Recommended Action: Award/Rejection of Bid/Proposal

Item Summary

RFB No. 2026-0315-B for Building 140 Fire Training Aluminum Window Inserts, Project No. FAC-F-6824, for the Engineering Department to MGS Cortex Construction, Inc. in the amount of $126,750; and authorizing the City Manager to execute all necessary documents.

Background

The Engineering Department accepted bids on May 21, 2026, for Project FAC-F-6824, Building 140 Fire Training Aluminum Window Inserts. The project includes replacing the Fire Training tower's deteriorated composite window and door panels with solid aluminum panels designed to provide a more durable, long-term solution for repeated exposure to extreme temperatures during training activities.

The lowest responsive and responsible bid was submitted by MGS Cortex Construction, Inc. in the amount of $126,750. A total of 2,353 vendors were notified of the project, and three (3) complete bids were received as shown in the attached bid recap.

If the project is not awarded, the existing composite panels will remain in service and continue to deteriorate, resulting in increased maintenance needs and reduced long-term reliability of the Fire Training tower.

Financial Summary/Strategic Goals

Funding for this item is available in the 2025-26 Fire & Public Safety Facilities CIP. Construction services for the Fire Training Aluminum Window Inserts project, in the total amount of $126,750, will leave a current year balance of $28,464 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

Attachments

Bid Recap

CITY OF PLANO

RFB CIP
Bid No. 2026-0315-B
Building 140 Fire Training Aluminum Window Inserts
Project No. FAC-F-6824

Bid Recap

Bid Opening Date/Time:	May 21, 2026 @ 2:00 PM
Number of Vendors Notified:	2353
Vendors Submitting "No Bids":	4
Number of Non-Responsive Bids Submitted:	1
Number of Responsive Bids Submitted:	3

Vendor:	**Total Bid**
MGS Cortex Construction, Inc.	$126,750.00
MBC Services, LLC	$147,480.40
FNP	$166,750.00

Recommended Vendor:

MGS Cortex Construction, Inc.	$126,750.00

File #: 26-632 **Agenda Date:** 7/27/2026 **Agenda #:** (h)

Department: Engineering
Director: B. Caleb Thornhill, P.E., Director of Engineering
Agenda Item: Award of Bid for Building 59 - Fire Station No. 7 - Replace Doors and Openers, Project No. FAC-F- 00137
Recommended Action: Award/Rejection of Bid/Proposal

Item Summary

RFB No. 2026-0311-B for Building 59 - Fire Station No. 7 - Replace Doors and Openers, Project No. FAC-F-00137, for the Engineering Department to Nouveau Technology Services, LP in the amount of $280,466; and authorizing the City Manager to execute all necessary documents.

Background

The Engineering Department accepted bids on May 12, 2026, for Building 59 - Fire Station No. 7 - Replace Doors and Openers, Project Number FAC-F-00137. The project includes the replacement of six (6) doors and the openers in the apparatus bays which are at the end of their expected life cycle. In addition, one of the doors will have coiling grilles added behind the sectional doors to improve air flow.

The lowest responsive and responsible bid was submitted by Nouveau Technology Services, LP in the amount of $280,466. There were a total of 1,994 vendors notified of this project. Eight (8) complete bids were received for the project as shown in the attached bid recap.

If this project is not awarded, the mission of the Fire Department may be compromised as the aging doors could delay responses if a failure is experienced.

Financial Summary/Strategic Goals

Funding for this item is available in the 2025-26 Fire & Public Safety Facilities CIP. Construction services for the Fire Station No. 7 Overhead Door Replacement project, in the total amount of $280,466, will leave a current year balance of $164,784 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

Attachments

Bid Recap

CITY OF PLANO

RFB CIP
Bid No. 2026-0311-B
Building 59 Fire Station No. 7 Replace Doors and Openers
Project No. FAC-F-00137

Bid Recap

Bid Opening Date/Time:	May 12, 2026 @ 2:00 PM
Number of Vendors Notified:	1994
Vendors Submitting "No Bids":	5
Number of Non-Responsive Bids Submitted:	0
Number of Responsive Bids Submitted:	8

Vendor:	**Total Bid**
Nouveau Technology Services, LP	$280,466.39
Key Construction Texas, LLC	$303,995.00
Modern Blu	$324,000.00
Anthony Bryan Construction	$352,800.00
SA Styles Construction, LLC	$356,000.00
Concord Commercial Services	$389,872.37
G2 General Contractors	$411,300.00
Cortex Construction (MGS Cortex Construction)	$437,475.80

Recommended Vendor:

Nouveau Technology Services, LP	$280,466.39

File #: 26-641 **Agenda Date:** 7/27/2026 **Agenda #:** (i)

Department: Engineering
Director: B. Caleb Thornhill, P.E., Director of Engineering
Agenda Item: Award of Bid for Building 60 Haggard Library Window Replacement, Project No. FAC-F- 00133.
Recommended Action: Award/Rejection of Bid/Proposal

Item Summary

RFB No. 2026-0330-B for Building 60 Haggard Library Window Replacement, Project No. FAC-F-00133, for the Engineering Department to Thomas II Development, LLC. in the amount of $422,500; and authorizing the City Manager to execute all necessary documents.

Background

The Engineering Department accepted bids on May 7, 2026, for Building 60 Haggard Library Window Replacement, Project FAC-F-00133. This project includes replacement of the exterior glass doors and windows including frames.

The lowest responsive and responsible bid was submitted by Thomas II Development, LLC. in the amount of $422,500. There were a total of 2,092 vendors notified of this project. Nine (9) complete bids were received for the project as shown in the attached bid recap.

If this project is not awarded, the windows and doors at their end-of-life cycle will continue to degrade allowing moisture intrusion causing avoidable damage to existing infrastructure, possibly causing health and departmental mission operational issues.

Financial Summary/Strategic Goals

Funding for this item is available in the 2025-26 Library Facilities CIP and is planned for future years as well. Construction services for the Haggard Window Replacement - FAC-F-00133 - RFB 2026-0330-B project, in the total amount of $422,250, will leave a balance of $2,500 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

Attachments

Bid Recap

CITY OF PLANO

RFB CIP
Bid No. 2026-0330-B
Building 60 Haggard Library Window Replacement
Project No. FAC-F-00133

Bid Recap

Bid Opening Date/Time:	May 7, 2026 @ 2:00 PM
Number of Vendors Notified:	2092
Vendors Submitting "No Bids":	3
Number of Non-Responsive Bids Submitted:	0
Number of Responsive Bids Submitted:	9

Vendor:	**Total Bid**
Thomas II Development, LLC.	$422,500.00
Weil Construction	$525,211.00
Nouveau Construction	$611,504.22
FNP	$640,000.00
Glass Doctor of North Texas (Peruna Glass, Inc.)	$652,500.00
MBC Services, LLC	$721,250.00
JM Consstruction Solutions	$804,259.00
Concord Commercial Services, Inc.	$979,266.01
Talbert Rodd, LLC	$989,118.17

Recommended Vendor:

Thomas II Development, LLC.	$422,500.00

File #: 26-616 **Agenda Date:** 7/27/2026 **Agenda #:** (j)

Department: Engineering
Director: B. Caleb Thornhill, P.E., Director of Engineering
Agenda Item: Award of Bid for Erosion Control - Willow Creek and Ports O'Call, Project No. ENG-D-7468
Recommended Action: Award/Rejection of Bid/Proposal

Item Summary

RFB No. 2026-0358-B for Erosion Control - Willow Creek and Ports O'Call, Project No. ENG-D-7468, for the Engineering Department to Stoic Civil Construction, Inc. in the amount of $2,194,560; and authorizing the City Manager to execute all necessary documents.

Background

The Engineering Department opened bids on May 19, 2026, for Erosion Control - Willow Creek & Ports O'Call, Project No. ENG-D-7468. The project includes miscellaneous drainage, erosion control, and wastewater improvements at three (3) locations in the City of Plano. The project includes two (2) locations along the northern streambank of Willow Creek Drive near Midway Road and one (1) location along the southern streambank of Ports O'Call Court near Country Club Place.

The lowest responsive and responsible bid was submitted by Stoic Civil Construction, Inc. in the amount of $2,194,560. The scope of work includes slope stabilization, wastewater pipeline improvements, and existing gabion wall repairs. A total of 2,846 vendors were notified of this project. Seven (7) bids were received for the project as shown in the attached bid recap.

If this project is not awarded, erosion will continue to occur along these streambanks, exposing wastewater pipelines and resulting in potentially hazardous impacts to adjacent properties and structures.

Financial Summary/Strategic Goals

Funding for this item is available in the 2025-26 Municipal Drainage CIP and Sewer CIP and is planned in both funds for future years as well. Construction services for the Erosion Control - Willow Creek & Ports O'Call project, in the total amount of $2,194,560, will leave a combined balance of $490,322 for future expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

Attachments

Bid Recap

Map

CITY OF PLANO

RFB CIP

Bid No. 2026-0358-B

Erosion Control – Willow Creek and Ports O'Call
Project No. ENG-D-7468

Bid Recap

Bid Opening Date/Time: Tuesday, May 19, 2026 2:00 PM

Number of Vendors Notified: 2846

Vendors Submitting "No Bids": 15

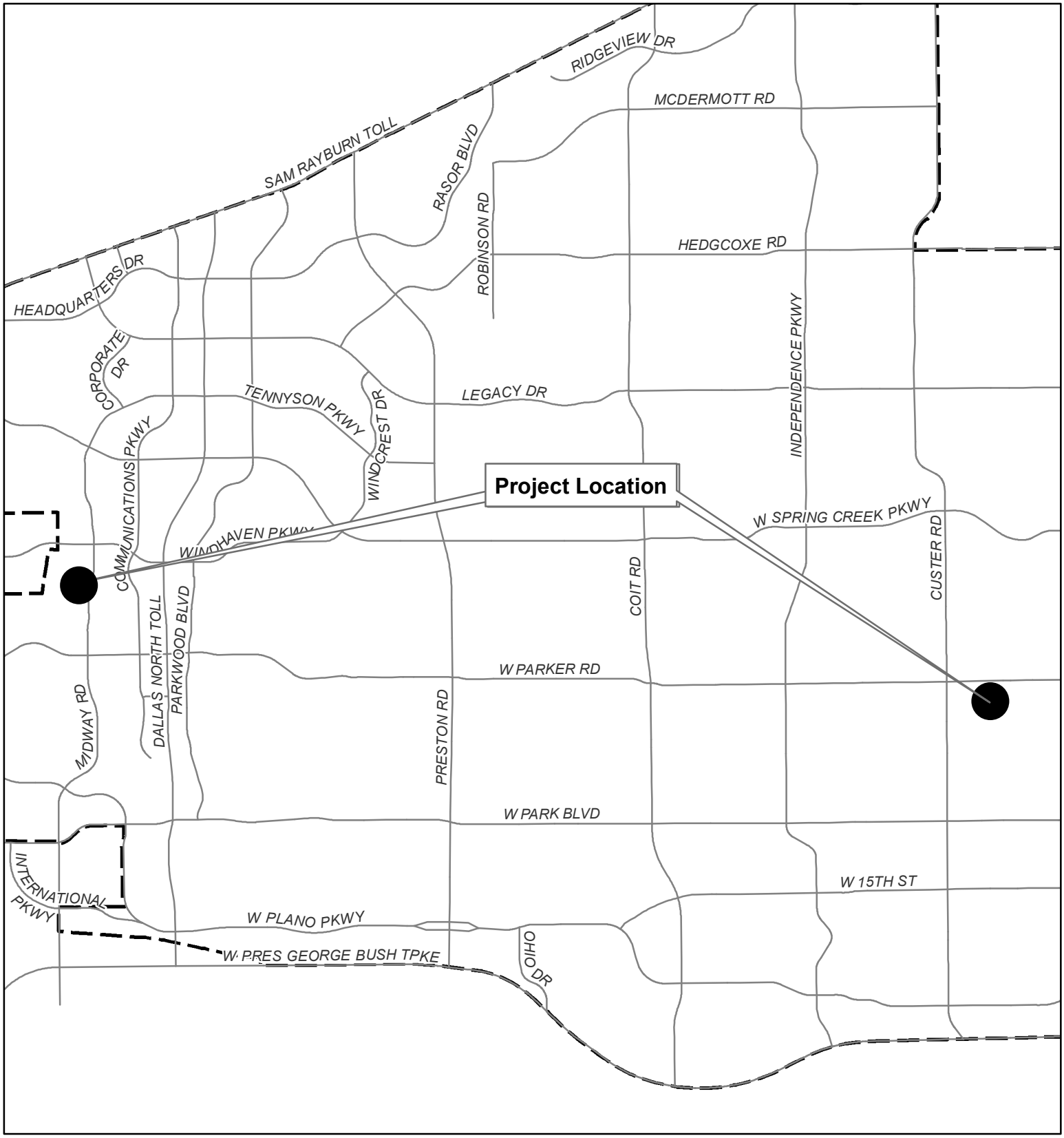
Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 7

Vendor:	Base Bid;	Option 1:	Total Bid:
Stoic Civil Construction, Inc.	$2,175,000.00	$19,560.00	$2,194,560.00
Austin Filter Systems	$2,428,582.00	$ 69,600.00	$2,498,182.00
Knight Erosion Control, Inc.	$2,518,336.60	$128,334.00	$2,646,670.60
Garret Sheilds Infrastructure	$2,577,661.00	$130,400.00	$2,708,061.00
TREG Erosion Control Specialists, LLC	$2,777,777.00	$90,560.00	$2,868,337.00
A & B Construction, LLC	$3,716,377.00	$111,560.00	$3,827,937.00
Cole Construction, Inc.	$3,721,107.68	$224,012.32	$3,945,120.00

Recommended Vendor:

Stoic Civil Construction, Inc.	$2,175,000.00	$19,560.00	$2,194,560.00



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0 2,500 5,000
Feet

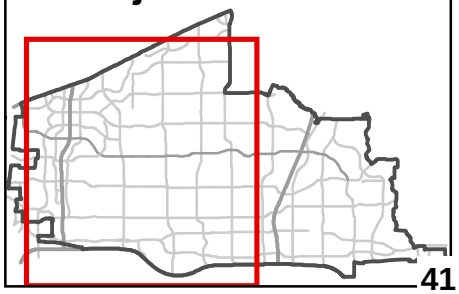
Plano

City of Plano, BI/GIS
March 2022

Project ENG-D-7468

Erosion Control - Willow Creek and Ports O'Call

Project Location



File #: 26-647 **Agenda Date:** 7/27/2026 **Agenda #:** (k)

Department: Fire
Director: Chris Biggerstaff, Fire Chief
Agenda Item: PPE Gear Cleaning for Fire-Rescue
Recommended Action: Approval of Contract Modification

Item Summary

To approve an increase in the current awarded contract amount of $90,000 by $70,000 for a total estimated contract award amount of $160,000 for the purchase of PPE Gear Cleaning for Fire-Rescue; and authorizing the City Manager to execute all necessary documents. (Contract No. 2022-0572-I, Modification No. 1)

Background

Plano Fire-Rescue is seeking approval for an expenditure increase of $70,000 for PPE cleaning, inspection, and repair.

Due an increase in PPE cleaning, inspection, and repair, we have surpassed our historical usage and therefore expecting to exceed the original contract amount of $90,000. If approved, the total estimated expenditure amount for this contract would be $125,000 for FY25/26 and $35,000 for FY26/27; for a total estimated contract amount of $160,000.

Failure to approve this expenditure increase would result in Plano Fire-Rescue not having the allocated funds to continue to have our PPE cleaned, inspected, and repaired.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (City of Frisco, BVB #2212-016 & City of Plano Contract No. 2022-0572-I)

Financial Summary/Strategic Goals

This item approves an increase of $70,000 to the current contract term for bunker gear cleaning, inspections, and repairs, increasing the total estimated amount in FY 2025-26 by $35,000 and FY 2026-27 by $35,000. Funds are available in the Fire Department budget for this increase and all future year expenditures will occur within council approved appropriations.

Approval of this expenditure increase aligns with the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government with Safe, Vibrant Neighborhoods.

File #: 26-668 **Agenda Date:** 7/27/2026 **Agenda #:** (I)

Department: Police
Director: Ed Drain, Police Chief
Agenda Item: Police Off-Duty Management Services
Recommended Action: Purchase from an Existing Contract

Item Summary

To approve the purchase of Police Off-Duty Management Services for a one (1) year contract with four (4) one-year City optional renewals for the Police Department in the estimated total amount of $2,500,000 from Hart Halsey LLC dba Extra Duty Solutions through an existing contract; and authorizing the City Manager to execute all necessary documents. (PCA OD-370-22)

Previous Action/Presentation

On July 22, 2024, City Council approved an increase to the current awarded contract amount of $0 by an estimated amount of $270,000 for a six (6) month contract for management of all secondary employment activities of Plano Police Officers from Extra Duty Solutions (EDS) for the Police Department. (City of Plano Contract No. 2023-0243-OA, Modification No. 2)

On December 17, 2024, City Council approved an increase to the current awarded contract amount of $270,000 by an estimated amount of $270,000 for a six (6) month contract for management of all secondary employment activities of Plano Police Officers from EDS for the Police Department. (City of Plano Contract No. 2023-0243-OA, Modification No. 3)

Background

In June 2023, the City of Plano executed an agreement with Hart Halsey LLC dba Extra Duty Solutions to comprehensively manage all secondary employment activities of Plano Police Officers. The initial agreement would have placed the responsibility of paying Hart Halsey LLC dba Extra Duty Solutions fees on businesses using off-duty police officers for security related work. After some discussion, City Management and City Council agreed to pay the fees associated with using Hart Halsey LLC dba Extra Duty Solutions and have extended the contract through July 28, 2026. For the first year of using Hart Halsey LLC dba Extra Duty Solutions, $540,000 or $45,000 a month was the approved budget. With the latest 12-month extension from July 2025 to July 2026, we budgeted $480,000 or $40,000 a month. To date, the Hart Halsey LLC dba Extra Duty Solutions invoices have been paid out of the City's non-departmental fund.

Since we began using this program, the total fees paid to Hart Halsey LLC dba Extra Duty Solutions have been $907,374 or approximately $39,451 a month. This total represents 23 months of fees (we have not paid or received a bill for June 2026 services).

After almost two years of using Hart Halsey LLC dba Extra Duty Solutions, it has proven to be an

effective solution for managing off-duty employment. The key needs identified for a successful off-duty management system are being met. Hart Halsey LLC dba Extra Duty Solutions has significantly reduced the number of hours police department staff spend coordinating and overseeing off-duty assignments.

The contract for Hart Halsey LLC dba Extra Duty Solutions is up for renewal on July 28, 2026, and the Police Department would like to continue using this service for managing police officer off-duty assignments.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (City of Frisco, BVB #2212-016 & City of Plano Contract No. 2026-0546-OA)

Financial Summary/Strategic Goals

This item approves a one (1) year contract with four (4) additional one (1) year optional renewals to manage the Police Department's secondary employment activities. The estimated total to be spent, if all renewals are used, is $2,500,000 (or $83,333 for the remainder of FY 2025-26, $500,000 per year in FY 2026-27 through 2029-30, and $416,667 for a portion of FY 2030-31). Funds are available in the General Fund budget, and all future year expenditures will occur within council approved appropriations.

Approval of this contract relates to the City of Plano’s Strategic Plan Critical Success Factor of Residential and Commercial Economic Vitality.

File #: 26-623 **Agenda Date:** 7/27/2026 **Agenda #:** (m)

Department: Fleet Services
Director: Abby Owens, Director of Public Works
Agenda Item: Eight (8) Full-Size Pick-Up Trucks
Recommended Action: Purchase from an Existing Contract

Item Summary

To approve the purchase of eight (8) Full-Size Pick-Up Trucks in the amount of $359,554 from Randall Reed's Prestige Ford through an existing contract; and authorizing the City Manager to execute all necessary documents. (HGAC Contract No. VE05-24)

Background

It is the recommendation of Fleet Services to purchase eight (8) Full-Size Pick-up Trucks in the amount of $359,554 from Randall Reed's Prestige Ford through HGAC Contract No. VE05-24. Fleet Services has reviewed multiple bids and found this to be the best value for the City.

Eight (8) units are scheduled replacements from Capital Outlay FY2025-26 and will replace the following: unit 19313 in cost center 421 - Customer and Utility Services, unit 08312 in cost center 635 - Park Planning, unit 11316 in cost center 637 - Athletic Fields Maintenance, unit 11318 in cost center 645 - Park Services; unit 13303 in cost center 648 - Ground Maintenance District #2, units 17313 and 16305 in cost center 742 - Streets, and unit 15320 in cost center 761 - Utility Maintenance Administration.

The purchase of these units is necessary for the following reasons:

1. These units are essential to the department's daily operations and are required to maintain current service levels.
2. The old units are in need of replacement. The determination for the need of replacement is based on age, usage, maintenance cost, and re-sale value. Based on these criteria, Fleet Services recommends the replacement of the above units.
3. If these units are not replaced, we will incur additional maintenance costs, and the salvage value will be greatly depreciated. In addition, the older, aging units will limit the users' ability to perform their duties because of increased breakdowns and additional downtime for repairs.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (HGAC Contract No. VE05-24 and the City of Plano Contract No. 2026-0370-O)

Financial Summary/Strategic Goals

Funds are available in the FY 2025-26 Equipment Replacement Fund and General fund budgets to purchase eight (8) Full-Size Pick-up Trucks from Randall Reed's Prestige Ford. These are scheduled replacements for units 19313 in Customer and Utility Services, 11316 in Athletic Fields Maintenance, 11318 in Park Services, 08312 in Park Planning, 13303 in Ground Maintenance District #2, 16305 and 08312 in Streets, and unit 15320 in Utility Maintenance Administration. The combined purchase amount is $359,554 and the total budgeted amount for these items was $513,500. The General Fund will cover $6,000 for upgrades to the units in Park Planning and Athletic Fields Maintenance, leaving the remaining $353,554 to be paid out of the Equipment Replacement Fund. The remaining balance of $153,946 will be used for other Fleet and Equipment Replacement purchases.

Approval of this item relates to the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

Attachments

Cooperative Quote Recap

Half-Ton Pickup Truck

CITY OF PLANO

Solicitation No. 2026-0370-O
Eight (8) Full-Size Pick-Up Trucks
Cooperative Quote Recap

Quote Due Date/Time: Friday, May 1, 2026 @ 2:00 PM

Number of Vendors Notified: 6

Number of Quotes Received: 2

Quote(s):

Randall Reed's Prestige Ford via HGAC Contract No. VE05-24 $359,554.00
One (1) Half-Ton Extended Cab Pick-up Truck with Four Wheel Drive And Towing
Two (2) Three-Quarter-Ton Crew Cab Pick-up Truck with Four Wheel-Drive, And Tow Package
Two (2) Three-Quarter-Ton Extended Cab Pick-up Truck with Towing
Three (3) Half-Ton Extended Cab Pickup Truck with Towing

Silsbee Ford via Tips Contract No. 240901 $402,189.20
ALT - One (1) Half-Ton Crew Cab Truck with Four Wheel Drive And Towing
Two (2) Three-Quarter-Ton Crew Cab Pick-up Truck with Four Wheel-Drive, And Tow Package
Two (2) Three-Quarter-Ton Extended Cab Pick-up Truck with Towing
ALT – Three (3) Half-Ton Crew Cab Truck with Four Wheel Drive and Towing

Recommended Vendor(s):
Randall Reed's Prestige Ford via HGAC Contract No. VE05-24 $359,554.00
One (1) Half-Ton Extended Cab Pick-up Truck with Four Wheel Drive And Towing
Two (2) Three-Quarter-Ton Crew Cab Pick-up Truck with Four Wheel-Drive, And Tow Package
Two (2) Three-Quarter-Ton Extended Cab Pick-up Truck with Towing
Three (3) Half-Ton Extended Cab Pickup Truck with Towing

File #: 26-631 **Agenda Date:** 7/27/2026 **Agenda #:** (n)

Department: Parks & Recreation
Director: Ron Smith, Director of Parks & Recreation
Agenda Item: Herbicides, Insecticides, and Misc. Pesticide Products
Recommended Action: Purchase from an Existing Contract

Item Summary

To approve the purchase of Herbicides, Insecticides, and Misc. Pesticide Products for an initial term of one (1) year with two (2) one-year automatic renewals for Parks and Recreation Department in the estimated annual amount of $234,000 from SiteOne Landscape Supply LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 805-26)

Background

City of Plano staff use herbicides, insecticides, and pesticides as part of the maintenance program for medians, rights-of-way, park sites, athletic fields, and golf course turf.

These products are essential components of the City's comprehensive landscape management program. When applied properly, they help maintain healthy turf and landscapes, control weeds and pests, and support safe, functional, and aesthetically pleasing public spaces for residents and visitors.

It is the department’s recommendation to approve the purchase of herbicides, insecticides, and pesticides in an estimated annual amount of $234,000 from SiteOne Landscape Supply LLC for term of one (1) year with two (2) one-year automatic renewals through City Contract No. 2026-0519-OR (Buy Board Contract No. 805-86).

If approval of this award is denied, the City's landscapes and turf areas would become increasingly susceptible to weeds, insects, and diseases that adversely affect turf and plant health. Over time, this would result in declining landscape quality, weakened turf, reduced aesthetics and playability of athletic fields and golf course surfaces, and potentially unsafe conditions for park users.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (BuyBoard Contract No. 805-26 and City of Plano Contract No. 2026-0519 -OR)

Financial Summary/Strategic Goals

Funding for this item is available in the 2025-26 General and Municipal Golf Course Funds. This

request is to approve the purchase of herbicides, insecticides, and pesticides in an estimated annual amount of $234,000 for one (1) year with two (2) one-year automatic renewals from SiteOne Landscape Supply LLC. Funding is available in the estimated amount of $38,500 in FY 2025-26, $234,000 in FY's 2026-27 and 2027-28, and $195,500 in FY 2028-29. All future year expenditures will occur within council approved appropriations.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

File #: 26-587 **Agenda Date:** 7/27/2026 **Agenda #:** (o)

Department: Engineering
Director: B. Caleb Thornhill, P.E., Director of Engineering
Agenda Item: All Fire Stations - Replace Overhead Door Opening Systems, Project No. FAC-F-1000
Recommended Action: Approval of Expenditure

Item Summary

To approve the purchase of All Fire Stations - Replace Overhead Door Opening Systems, Project No. FAC-F-1000, for the Engineering Department in the amount of $355,730 from Convergint Technologies, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (Sourcewell Contract No. 121024-CTL)

Background

The Engineering Department received cooperative quotes on June 5, 2026, for All Fire Stations - Replace Remote Overhead Door Opening Systems, Project No. Project FAC-F-1000. Due to the specialized nature of the system, quotes were requested from three (3) factory-authorized firms available through approved public purchasing cooperative contracts. These firms possess the required manufacturer training and authorization to install and support the specified technology. All three (3) firms submitted complete quotes. Following review of the quotes, Convergint Technologies, LLC submitted the lowest-priced quote meeting the project requirements in the amount of $355,730.18, as shown on the attached cooperative quote recap.

If the project is not awarded, the City risks losing the ability to remotely operate the overhead doors because the existing technology is no longer supported by the manufacturer. This could delay emergency response and disrupt critical services.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (Sourcewell Contract No. 121024-CTL)

Financial Summary/Strategic Goals

Funding for this item is available in the 2025-26 Capital Maintenance Fund. Construction services for the All Fire Stations - Replace Remote Overhead Door Opening System project, in the total amount of $355,730, will utilize all remaining funding for this project.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

Attachments

Cooperative Quote Recap

CITY OF PLANO

Solicitation No. 2026-0506-O

All Fire Stations – Replace Overhead Door Opening Systems

FAC-F-1000

Cooperative Quote Recap

Quote Due Date/Time: Friday, June 5, 2026 @ 5:00 PM

Number of Vendors Contacted: 3

Vendors Submitting "No Bids": 0

Number of Non-Responsive Quotes Submitted: 0

Number of Responsive Quotes Submitted: 3

Vendor:	Total Bid
Convergint Technologies, LLC (via Sourcewell 121024-CTL)	$355,730.18
Summit Fire & Security (via Buyboard 751-24)	$417,710.00
Caruth Protection Services, LLC (via TIPS 260202)	$474,572.39

Recommended Vendor:

Convergint Technologies, LLC (via Sourcewell 121024-CTL)	$355,730.18

File #: 26-661 **Agenda Date:** 7/27/2026 **Agenda #:** (p)

Department: Technology Solutions
Director: Roger Wright, Chief Information Officer
Agenda Item: Salesforce Developer Level Specialist
Recommended Action: Purchase from an Existing Contract

Item Summary

To approve the purchase of independent professional services for Salesforce Developer Level Specialist for a one (1) year contract with two (2) City optional one (1) year renewals for Technology Solutions in the total amount of $509,288 from Insight Global, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (DIR Contract No. DIR-CPO-5596)

Background

This role focuses on enhancing, customizing, and supporting the Salesforce Platform to meet the City of Plano's application development, integrations, data, and reporting needs.

There is a current staff augmentation contractor moving to a professional services role and has been instrumental in delivering strategic initiatives including P-Card automation, badge request enhancements, and other Salesforce enhancements that improve operational efficiency and service delivery. The specialized knowledge of the City's Salesforce environment and integration ensures continuity of support for existing Salesforce applications and integrations while enabling the city to continue advancing strategic technology initiatives.

Future Work

During the contract term, the Salesforce Developer Level Specialist will support the City's ongoing digital transformation strategy by developing new Salesforce solutions, enhancing existing applications, and expanding enterprise system integrations. Planned initiatives include continued integration and optimization with **PeopleSoft** and **JD Edwards**, implementation of a **Copado** platform upgrade to modernize application lifecycle management and deployment processes, and the development of additional workflow automation, reporting, and dashboard capabilities.

The specialist will also support future initiatives involving employee self-service applications, approval workflows, document generation, and improve business processes. Additional responsibilities include evaluating and implementing new Salesforce platform capabilities, supporting departmental requests for new business solutions, optimizing existing integrations, and improving data quality, governance, and security.

This role will also provide technical leadership for Salesforce platform, release management, system

performance optimization, and knowledge transfer to City staff. Maintaining continuity of support will help minimize operational risks, reduce technical debt, and ensure that critical business applications remain secure, scalable, and aligned with the City's technology roadmap.

By continuing this investment, the City will be positioned to improve operational efficiency, reduce manual processes, accelerate project delivery, enhance data-driven decision-making, and provide more responsive and cost-effective services to residents, employees, and stakeholders.

Without these services, the City could experience project delays, reduced support capacity, and increase risks of critical business operations that depend on Salesforce. This investment supports the City’s commitment to operational efficiency, data-driven decision-making, and enhanced service delivery to residents and employees.

The City is authorized to purchase from the State Contract list pursuant to Chapter 271 Subchapter D of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items (DIR Contract No. DIR-CPO-5596 & City of Plano Contract No. 2026-0538-OR).

Financial Summary/Strategic Goals

This request is to approve a one (1) year contract with two (2) City optional one-year renewals with Insight Global, LLC to provide independent professional services for Salesforce Developer Level Specialist in the total estimated amount of $509,288. Funding is available in the Applications Budget in the estimated amount of $27,733 in FY 2025-26; $167,787 in FY 2026-27; $176,176 in FY 2027-28; and $137,592 in FY 2028-29. All future year expenditures will occur within council approved appropriations.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

File #: 26-597 **Agenda Date:** 7/27/2026 **Agenda #:** (q)

Department: Human Resources
Director: Victoria Huynh, J.D., Director of Human Resources
Agenda Item: Employment Engagement Services, ILA 2025-0508-I, Modification No. 1
Recommended Action: Approval of Contract Modification

Item Summary

To approve an increase to the current awarded contract amount of $8,100 by $11,900 for a total contract annual amount of not to exceed $20,000 and adding one-year renewals upon a mutual written agreement for employee engagement services from University of Texas at Austin for Human Resources; and authorizing the City Manager to execute all necessary documents. (Contract No. 2025-0508-I; Modification No. 1)

Previous Action/Presentation

ILA 2025-0508-I was approved by Council on October 27, 2025.

Background

Human Resources is requesting an amendment to the existing Interlocal Agreement with the Institute for Organizational Excellence (IOE) at the University of Texas Austin to provide flexibility for additional consulting services related to employee engagement and support the City's intent to conduct employee engagement surveys on a biennial basis under the same agreement.

As part of the organization's commitment to continually strengthen workplace culture and climate, an employee engagement survey was conducted in February 2026. The IOE successfully administered the survey and provided clear, comprehensive reporting in a timely manner. Following the presentation of the survey results to the City Manager's Office on June 16, 2026, the City Manager requested the consultant present the results to Management Team in August 2026.

Additional services (e.g., additional on-site presentations, consultation regarding action planning and implementation, and targeted pulse surveys) are needed to support implementation of the survey findings, including presentation of the results to Management Team in August 2026. Human Resources also intends to conduct employee engagement surveys every other year. Utilizing the same vendor over multiple survey cycles promotes consistency in survey methodology, question structure, benchmarking, and reporting, allowing the City to accurately measure trends in employee engagement over time and evaluate the effectiveness of organizational initiatives.

The initial agreement expires September 30, 2026, with total compensation for the term of the agreement not to exceed $8,100. Following the City Manager's request for the consultant to return in August 2026 to present the survey results to Management Team, additional funding is needed to cover these services, resulting in the need to amend the agreement at this time.

To provide flexibility for future survey cycles and related consulting services without requiring a new or amended agreement for each engagement, Human Resources is requesting an evergreen clause in the amended agreement with an annual not-to-exceed amount of $20,000. Although the full employee engagement survey is anticipated every other year, the annual not-to-exceed amount provides flexibility for presentations, consultation services, targeted surveys, and other related services that may be requested between survey cycles. Actual expenditures will be based on services utilized.

If this amendment is not approved, the City will have limited flexibility to obtain additional consulting services related to interpreting survey results, action planning, and potential future targeted surveys. In addition, conducting future employee engagement surveys through a different vendor could reduce the City's ability to make reliable comparisons over time due to differences in survey methodology, question design, and reporting.

Financial Summary/Strategic Goals

This item approves a first modification of the Interlocal Agreement with the University of Texas at Austin to provide consulting services related to employee engagement, with a not to exceed amount of $20,000 per year of the agreement. Funds are available in the Human Resources budget, and all future year expenditures will occur within council approved appropriations.

Approval of this interlocal agreement aligns with the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

Attachments

Agreement
Modification No. 1

Docusign Envelope ID: BA049538-DAD9-4D7D-BA70-CFC2E3FC0EB7

INTERLOCAL AGREEMENT BY AND BETWEEN
THE CITY OF PLANO, TEXAS AND UNIVERSITY OF TEXAS AT AUSTIN
FOR SURVEY OF EMPLOYEE ENGAGEMENT
2025-0508-I

THIS AGREEMENT is made and entered by and between the **CITY OF PLANO, TEXAS**, a home-rule municipal corporation, hereinafter referred to as "Plano", and **UNIVERSITY OF TEXAS AT AUSTIN**, a Texas institution of higher education, hereinafter referred to as "UT Austin", as follows:

W I T N E S S E T H:

WHEREAS, Plano and UT Austin are categorized as local governments under the Interlocal Cooperation Act, Texas Government Code, Chapter 791, as amended (the "Act"); and

WHEREAS, the Act provides authority for entities such as Plano and UT Austin to enter into interlocal agreements with each other to perform governmental functions and services as set forth in the Act; and

WHEREAS, Plano wishes to give the Human Resources department the ability to obtain a survey of employee engagement (the "Program") offered by UT Austin; and

WHEREAS, UT Austin wishes to offer the Program to Plano; and

WHEREAS, Plano has current revenues available to satisfy the fees incurred pursuant to this Agreement; and

NOW, THEREFORE, Plano and UT Austin, for and in consideration of the recitals set forth above and terms and conditions below, agree as follows:

I.
TERM

This Agreement shall commence on the effective date below and end on September 30, 2026.

II.
THE PROGRAM

The parties agree that UT Austin shall offer the Program according to the terms and conditions as set forth in **Exhibit "A"** attached hereto and incorporated herein by reference. The parties understand and agree that any deviations or modifications in the terms of the Agreement may be authorized from time to time, but said authorization must be made in writing.

Docusign Envelope ID: BA049538-DAD9-4D7D-BA70-CFC2E3FC0EB7

IV.
CONSIDERATION / FEES

A. Total compensation for the term of this Agreement shall not exceed the sum of **EIGHT THOUSAND ONE HUNDRED AND NO/100 DOLLARS ($8,100.00)** unless amended in writing by both parties. Plano will pay for the fees pursuant to this Agreement from the current revenues available.

B. UT Austin recognizes that this Agreement shall commence upon the effective date herein and continue in full force and effect until termination in accordance with its provisions. UT Austin and Plano herein recognize that the continuation of any contract after the close of any given fiscal year of the City of Plano, which fiscal year ends on September 30th of each year, shall be subject to Plano City Council approval. In the event that the Plano City Council does not approve the appropriation of funds for this Agreement, the Agreement shall terminate at the end of the fiscal year for which funds were appropriated and the parties shall have no further obligations hereunder.

V.
TERMINATION

Either party may terminate this Agreement at any time without cause or penalty by giving thirty (30) days advance written notice. Plano shall pay all fees and costs, if any, incurred by UT Austin pursuant to this Agreement through the effective date of termination.

VI.
RELEASE AND HOLD HARMLESS

To the extent authorized by the constitution and laws of the state of Texas, UT Austin agrees to be responsible for its own acts of negligence and Plano, to the extent allowed by law and without waiving any rights or protections provided therein, agrees to be responsible for its own acts of negligence which may arise in connection with any and all claims for damages, cost, and expenses to person or persons and property that may arise out of or be occasioned by this Agreement for any of its activities or from any act or omission of any employee or invitee of UT Austin or Plano.

In the event of joint and concurrent negligence, UT Austin and Plano agree that responsibility shall be apportioned comparatively. This obligation shall be construed for the benefit of the parties hereto, and not for the benefit of any third parties, nor to create liability for the benefit of any third parties, nor to deprive the parties hereto of any defenses each may have as against third parties under the laws and court decisions of the State of Texas.

VII.
NOTICE

Any notice provided under this Agreement shall be delivered by mail or personal service to the parties named below:

Docusign Envelope ID: BA049538-DAD9-4D7D-BA70-CFC2E3FC0EB7

University of Texas at Austin:
University of Texas at Austin
Noel Landuyt, Director
306 Inner Campus Drive, Suite 200, Stop D3500
Austin, TX 78712
(512) 471-9831
nlanduyt@austin.utexas.edu

City of Plano:
City of Plano, Texas
Carla Romine, Human Resources Manager
PO Box 860358
Plano, TX 75086-0358
(972) 941-5573
cromine@plano.gov

VIII.
AUTHORITY TO SIGN/CITY COUNCIL AUTHORIZATION

The undersigned officer and/or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties hereto. Plano has executed this Agreement pursuant to duly authorized action of the Plano City Council on October 27, 2025. UT Austin has executed this Agreement pursuant to the authority granted by its governing body. Upon request, each of the parties shall provide written documentation evidencing the grant of approval by its respective governing body.

IX.
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 to be contrary to the law or contrary to any rule or regulation having the force and effect of the law, such decisions shall not affect the remaining portions of the Agreement. However, upon the occurrence of such event, either party may terminate this Agreement by giving the other party thirty (30) days written notice.

X.
VENUE

This Agreement and any of its terms or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. The parties agree that this Agreement shall be enforceable in Collin County, Texas, and, if legal action is necessary, exclusive venue shall lie in Collin County, Texas.

XI.
INTERPRETATION OF AGREEMENT

Although this Agreement is drafted by Plano, this is a negotiated document. Should any part of this Agreement be in dispute, the parties agree that the Agreement shall not be construed more favorably for either party.

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XII.
REMEDIES

No right or remedy granted herein or reserved to the parties is exclusive of any right or remedy granted by law or equity; but each shall be cumulative of every right or remedy given hereunder. No covenant or condition of this Agreement may be waived without the express written consent of the parties. It is further agreed that one (1) or more instances of forbearance by either party in the exercise of its respective rights under this Agreement shall in no way constitute a waiver thereof.

XIII.
SUCCESSORS AND ASSIGNS

The parties each bind themselves, their respective successors, executors, administrators and assigns to the other party to this contract. Neither party will assign, sublet, subcontract or transfer any interest in this Agreement without the prior written consent of the other party. No assignment, delegation of duties or subcontract under this Agreement will be effective without the written consent of both parties.

XIV.
EFFECTIVE DATE

This Agreement shall be effective from and after the date of execution by the last signatory hereto as evidenced below.

[INTENTIONALLY LEFT BLANK. SIGNATURES TO FOLLOW]

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IN WITNESS WHEREOF, the parties have executed this Agreement by signing below.

UNIVERSITY OF TEXAS AT AUTHIN

Date: 2025-10-29 | 10:00:13 PDT

DocuSigned by:
By: Linda Shaunessy
D9E4710...

Name: Linda Shaunessy
TITLE: Business Contracts Administrator

CITY OF PLANO, TEXAS

Date: 10/29/2025

By: Mark D. Israelson

Mark D. Israelson
CITY MANAGER

APPROVED AS TO FORM:

for Paige Mims, CITY ATTORNEY

Docusign Envelope ID: BA049538-DAD9-4D7D-BA70-CFC2E3FC0EB7

Scope of Services 2025
Survey of Employee Engagement
Survey Iteration 2026

Institute for Organizational Excellence (IOE)

Contact Person: Noel Landuyt
UT – Austin School of Social Work
Institute for Organizational Excellence
306 Inner Campus Dr., Suite 2.200
Stop D3500
Austin, TX 78712
(512) 471-9831
nlanduyt@austin.utexas.edu

Receiving Agency: City of Plano
Carla Romine
1520 K Avenue
Plano, TX 75074
(972) 941-7115
cromine@plano.gov

The IOE will survey the Receiving Agency's employees as to their opinions of the Receiving Agency's organizational climate using the Survey of Employee Engagement (SEE).

1.0 Purpose:

1.1 Receiving Agency employees will be surveyed via email notification and online data collection by the IOE using the standard Survey of Employee Engagement (SEE).

1.2 The standard SEE is an employee perceptual instrument measuring satisfaction of the workforce on factors that impact the quality of work and engagement of employees.

1.3 The standard SEE has demographic and primary items and may contain custom items and groupings.

1.4 The SEE provides a resource for leadership to gain a unique perspective of their organization for decision-making and improvement initiatives.

2.0 Survey Preparation:

2.1 The Receiving Agency will provide the IOE with information of key personnel for preparation, administration, and reporting purposes:

- 2.1.1 A Survey Liaison to serve as the key contact person,
- 2.1.2 A secondary contact to act as backup for the Survey Liaison,
- 2.1.3 A head of organization (such as CEO, Exec. Director or Commissioner) for listing in the reported material,
- 2.1.4 Board or related oversight organization chairperson for listing in the reported materials,
- 2.1.5 A financial person to whom financial aspects of this project can be addressed; and,
- 2.1.6 A technology person if problems arise related to the survey administration.

2.2 The IOE will provide the Receiving Agency the ability to use the electronic version of the SEE to collect survey responses.

- 2.2.1 IOE will maintain an internet based data collection site.
- 2.2.2 IOE will maintain an internet site that is accessible for a visually impaired website reader, and is translated into both English and Spanish.

2.3 The IOE will provide the Receiving Agency the ability to include additional items.

- 2.3.1 Up to 20 additional items are allowed.
- 2.3.2 Items must use a scaling convention compatible with the existing 5 point scale (strongly agree, agree, neutral, disagree, strongly disagree) and an

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option to select “don’t know” or “not applicable”.

2.3.3 Receiving Agency is responsible for the content of the additional items.

2.3.4 Upon request, the IOE will review the Receiving Agency’s additional items to provide suggestions as to how to best frame them.

2.3.5 If Receiving Agency utilizes the Spanish version of the SEE for additional items, the Spanish translation must be provided to the IOE.

2.3.6 The IOE will provide resources detailing ways to design additional items and illustrations from other organizations.

2.4 The IOE will provide the Receiving Agency the ability to include sets of organizational category codes to allow for cross-sectional and internal comparison.

2.4.1 Organizational Category Codes are unique classifications or subdivision such as divisions, offices, regions, or other functional areas or programs.

2.4.2 In each Organizational Category Code, employees can only belong to one category per grouping.

2.4.3 IOE will only provide reports on grouping that have 5 or more respondents; therefore, Receiving Agency must design codes that will likely have at least that number of respondents, with a suggested number of at least 20 individuals in each category.

2.4.4 The Receiving Agency will verify that the Organizational Category Codes and Code Name Descriptions are consistently labeled, unique, and correct prior to submitting the final list of employees.

2.4.5 The IOE will provide resources describing how to establish Organizational Category Codes and illustrations from other organizations.

2.5 The IOE, in agreement with the Receiving Agency, will set an appropriate timeline for the initial distribution of the survey, two follow-up reminders, and the close of the data collection (a recommended 3-week data collection period, which may be extended by mutual agreement).

2.6 The IOE will display the logo or graphic provided by the Receiving Agency (.jpg format) on the web data collection system and on the final reports.

2.7 The Receiving Agency will provide the IOE a final electronic listing of employees - two weeks prior to the initial email invitation distribution date in Excel format.

2.7.1 The Receiving Agency will provide separate data fields containing first name, last name, email address, and if coding any related Organizational Category Codes and Category Names.

2.7.2 The Receiving Agency will provide emails that are unique for each individual and not a list serve or group distribution email.

2.7.3 The Receiving Agency will vet and test all email addresses for accuracy prior to survey administration to limit the number of bounce backs and errors. The IOE recommends a test email is sent out prior to the initial email.

2.7.4 The IOE will, only on its discretion, manually correct email typos, errors, deletions, or additions.

2.8 The IOE will provide upon request a set of instructions and may send a test invitation email to the Receiving Agency’s technology personnel so that emails are allowed through the email servers and will allow individuals to have access to the web-based survey.

2.9 The IOE will make available special features to enhance the survey for participants.

2.9.1 The IOE will electronically store or make available via a link to participants, video, electronic file, or web content produced by the Receiving Agency, which explains, encourages or is otherwise related to the survey process.

2.9.2 The IOE will, upon request, make available a web link or automatic forwarding to a web location as the participants complete the survey, which can redirect respondents to a specified page.

3.0 Survey Administration

3.1 The IOE will send out an initial survey invitation email to all email addresses provided by the Receiving Agency.

3.1.1 Email may contain a direct link to an online survey instrument and an

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alternate method of accessing the survey instrument.

3.1.2 Email may contain the date survey data collection closes.

3.1.3 Email may contain internal contact information to respondents.

3.1.4 In the case that the final email list was not properly vetted, the IOE will attempt, at their discretion, and within the given time restraints, to assist the Receiving Agency with bounce back email corrections.

3.1.5 Receiving Agency may add additional individuals as long as it conforms to the estimated number of employees and if the Receiving Agency can provide any related organizational coded information.

3.2 The IOE will provide response counts to the Receiving Agency

3.3 The IOE will provide a link in the outgoing emails so that respondents can contact our office with technical concerns or general questions regarding the survey.

3.4 Receiving Agency specific inquires will be referred the Receiving Agency's survey liaison.

3.5 The IOE, upon request by the Receiving Agency, will extend the survey administration time by extending the deadline for completing the survey.

3.6 If hardcopy instruments are used, the IOE will scan hardcopy surveys.

3.7 IOE uses web-based technology to deliver the SEE. If the system should encounter an error outside the IOE's control, the IOE will work with due diligence to ensure prompt resolution or in extreme circumstances will provide alternate data collection method to the Receiving Agency within 2 business days.

4.0 Customer Support:

4.1 The IOE will respond to employee questions or concerns about the SEE received via email or telephone.

4.2 The IOE will provide to employees online resources addressing frequently asked questions and a statement regarding survey anonymity processes.

4.3 The IOE will provide access to a website containing benchmark comparison data.

4.4 The IOE will provide up to 1 hour of consultation on administration setup and/or related presentation of data via telephone or email.

4.5 The IOE will provide electronic resources on survey related topics like setup options, administration, best practices, and interpretation of results.

4.6 Additional presentations or support is available at a daily rate plus standard travel and reimbursement cost.

5.0 Tabulation:

5.1 The IOE will tabulate the results by providing the following analysis elements:

5.1.1 Frequency counts and percentages for all items for each response category (strongly agree, agree, etc.).

5.1.2 Means (averages) and standard deviations for each item.

5.1.3 The number of respondents for each item.

5.1.4 Construct and climate average scores.

5.2 The IOE will tabulate the rate of response for the organization as a whole report. Organizational Category Code response rates are not reported.

5.3 If organizational categories are used, the IOE will:

5.3.1 Prepare reports only for groups with 5 or more responses in the category. This is consistent with the anonymity agreement provided to all potential respondents.

5.3.2 Tabulate all the response data elements defined above for each of the Organizational Category Codes.

6.0 Reporting:

6.1 The Receiving Agency must approve and/or edit the contact data prior to the IOE preparing the final reports.

6.2 The IOE will provide the reports of the data within thirty business days of the close of the data collection period. An additional 15 business days are required if hardcopy surveys are returned via the post office to ensure receipt of mailed surveys.

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6.3 All reports generated will be made available in Printable Download Format (pdf).
6.4 IOE provides the following elements in the reports: response rate, overall score, engagement scores, construct scores, climate scores, demographic responses, item analysis, benchmarks, over time (if available), sample timelines, and special item analysis sections.
6.5 Electronic data files in Excel spreadsheet format are provided containing item response data and construct data.

7.0 Security of Data:
7.1 IOE agrees that all Receiving Agency's data is strictly confidential and will be used only for the services outlined in this document.
7.2 IOE will not use or release Receiving Agency's data to any party beyond the scope of this agreement.
7.3 IOE will retain Receiving Agency's data in a strictly confidential manner.
7.4 IOE will destroy employee list data upon completion of the final survey reporting.

8.0 Additional Services (TBD and cost):
8.1 Statistical analysis
8.2 Customer service (additional services)
8.3 Additional items (such as comments or more than 20 questions)
8.4 Onsite presentations
8.5 Additional Reporting

9.0 Cost of Services:

Rate for services as described		$8,100
	TOTAL	**$8,100**

Authorized Signatures

Institute for Organizational Excellence

Noel Landuyt

Noel Landuyt

7/30/25

Receiving Agency

_____

_____

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THE STATE OF TEXAS	**§**	**First Modification of Agreement**
	§	**By and Between City of Plano, Texas and**
	§	**University of Texas at Austin**
	§	**2025-0508-I**
COUNTY OF COLLIN	**§**	

THIS FIRST MODIFICATION OF AGREEMENT (hereinafter "First Modification") is by and between the **CITY OF PLANO, TEXAS**, a home-rule municipal corporation (hereinafter "City"), acting by and through its City Manager or his designee, and **UNIVERSITY OF TEXAS AT AUSTIN**, a Texas institution of higher education (hereinafter "UT Austin").

W I T N E S S E T H:

WHEREAS, City and UT Austin entered into an Agreement on October 29, 2025 (hereinafter "Agreement") to provide Human Resources department with the ability to obtain a survey of employee engagement (hereinafter "Services") with total compensation not to exceed sum of $8,100.00; and

WHEREAS, City and UT Austin desire to amend such Agreement to change the Term and to increase the Consideration / Fees as set forth herein this First Modification.

NOW THEREFORE, the Agreement is incorporated herein as if written word for word. Except as provided below, all other terms and conditions of the Agreement shall remain unchanged and shall remain in full force and effect. In the event of any conflict or inconsistency between the provisions set forth in this First Modification and the Agreement, priority of interpretation shall be in the following order: First Modification, Agreement. In consideration of the foregoing, and for other good and valuable consideration, the parties hereto agree as follows:

I.

Beginning on the effective date of this First Modification and continuing through the remaining term of the Agreement, **section I. TERM** is hereby modified to read in its entirety as follows:

> The Initial Term of this Agreement shall commence on October 29, 2025 (the “Effective Date”) and shall continue for a period of one (1) year. This Agreement may be renewed for successive one (1) year terms (each a “Renewal Term”) by mutual written agreement of the parties, executed not less than sixty (60) days prior to the expiration of the Initial Term or any Renewal Term, as applicable.

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II.

Beginning on the effective date of this First Modification and continuing through the remaining term of the Agreement, **section IV. CONSIDERATION / FEES, subsection A.** is hereby modified to read in its entirety as follows:

> A. Total annual compensation under this Agreement shall not exceed the sum of **TWENTY THOUSAND AND NO/100 DOLLARS ($20,000.00)** unless amended in writing by both parties. Plano will pay for the fees pursuant to this Agreement from the current revenues available.

III.

Each party represents and warrants to the other that the execution and delivery of this First Modification and the performance of such party's obligations hereunder have been duly authorized and that this First Modification is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

IN WITNESS WHEREOF, this First Modification shall be effective from and after the date of execution by the last signatory hereto as evidenced below.

UNIVERSITY OF TEXAS AT AUSTIN

Date: 2026-07-14 | 15:37:02 PDT

Signed by:
By: Ebony Robles
2E2196[illegible]

Name: Ebony Robles
Title: Associate Director - Business Contracts

CITY OF PLANO, TEXAS

Date: _____

By: _____
Mark D. Israelson
CITY MANAGER

APPROVED AS TO FORM:

_____
for Paige Mims, CITY ATTORNEY

File #: 26-611 **Agenda Date:** 7/27/2026 **Agenda #:** (r)

Department: Public Works
Director: Abby Owens, Director of Public Works
Agenda Item: Arterial Concrete Repair - Communications Parkway - Legacy Drive to Chapel Hill Boulevard, Project No. PW-S-00064
Recommended Action: Approval of Change Order

Item Summary

To approve a decrease to the current awarded contract amount of $1,530,000 by $314,166 for a total contract amount of $1,215,834 for Arterial Concrete Repair - Communications Parkway - Legacy Drive to Chapel Hill Boulevard, Project No. PW-S-00064, from Garret Shields Infrastructure, LLC for the Public Works Department; and authorizing the City Manager to execute all necessary documents. (2024-0584-B; Change Order No. 1)

Previous Action/Presentation

On October 28, 2024, City Council approved RFB No. 2024-0584-B for Arterial Concrete Repair - Communications Parkway - Legacy Drive to Chapel Hill Boulevard, Project No. PW-S-00064, for the Public Works Department to Garret Shields Infrastructure, LLC in the amount of $1,530,000.

Background

Public Works recommends the approval of Change Order No.1 decreasing the current awarded amount of $1,530,000 by $314,165.80 for a total contract amount of $1,215,834.20 for Arterial Concrete Pavement Repair - Communications Parkway - Legacy Drive to Chapel Hill Boulevard, Project No. PW-S-00064.

This change order is for a reduction in quantities of contract items that were not necessary to complete Arterial Concrete Repair - Communications Parkway - Legacy Drive to Chapel Hill Boulevard, Project No. PW-S-00064.

Public Works staff utilize street scores to estimate the amount of pavement removal needed for arterial street repair projects and the estimates typically range between 10-15% above or below actual street repair needs within project limits. In this case we were 20.5% below estimated repairs for this project. The remaining funds will be used on future street projects.

If this change order is not approved, the City will not be able to reallocate these funds to a future project.

Financial Summary/Strategic Goals

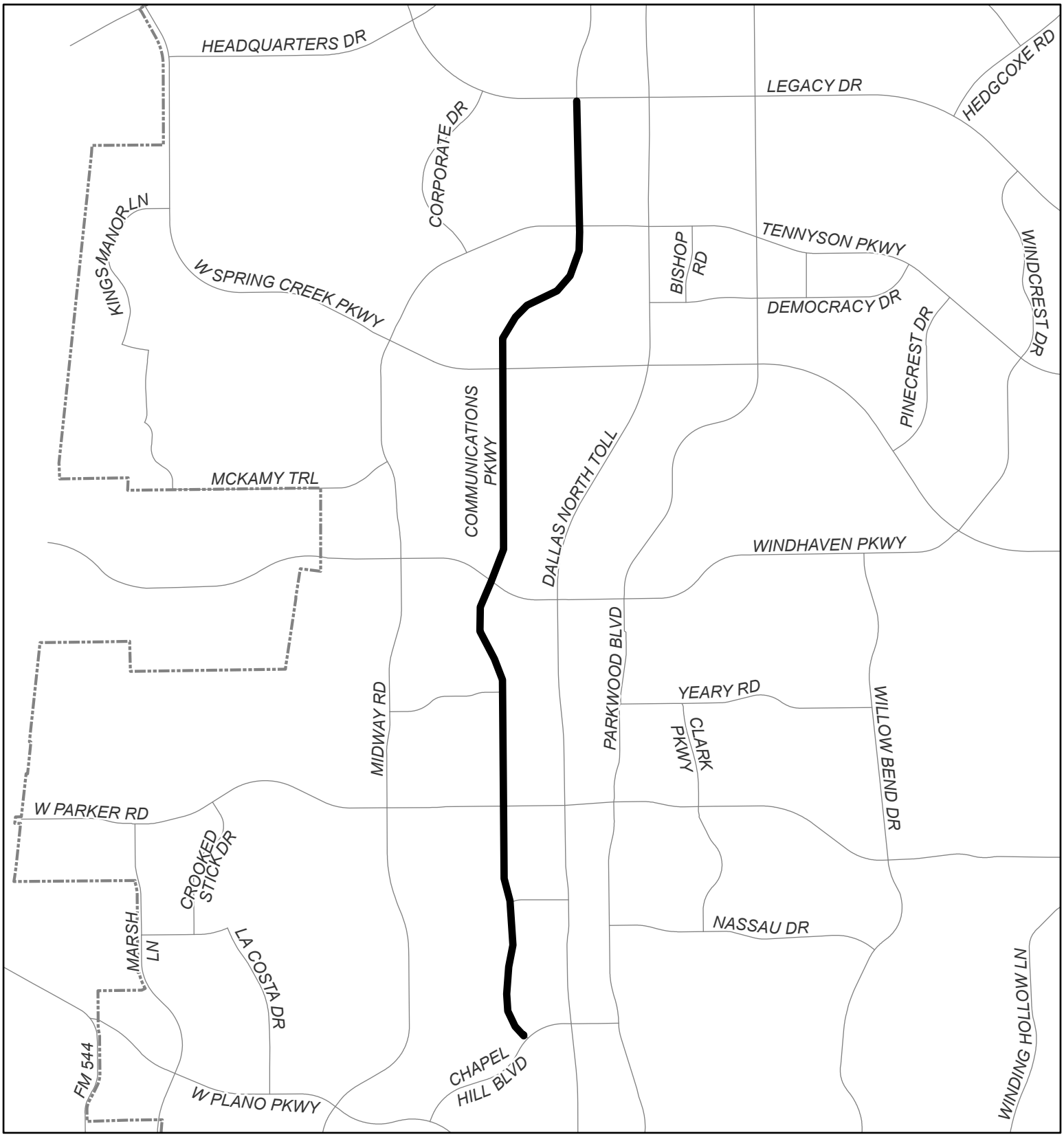
This item approves a change in the contract with Garret Shields Infrastructure, LLC. for construction

services for the Arterial Concrete Repair Communications Parkway - Legacy Drive to Chapel Hill Boulevard project. The first change order reducing the current contract by $314,166 will leave the balance of funds available to be utilized in other arterial street projects.

Approval of this item will support the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government.

Attachments

Map



0 1,000 2,000
Feet

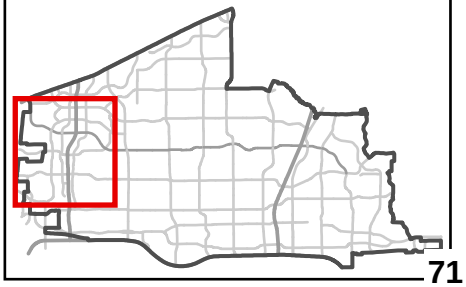
Plano

City of Plano BI-GIS Division
September 2024

Arterial Concrete Repair
Communications Parkway - Legacy Drive to Chapel Hill Boulevard

Project No. PW-S-00064

Project Location



File #: 26-610 **Agenda Date:** 7/27/2026 **Agenda #:** (s)

Department: Engineering
Director: B. Caleb Thornhill, P.E., Director of Engineering
Agenda Item: 050 - Tom Muehlenbeck Recreation Center - Renovation, Project No. FAC-F-7525
Recommended Action: Approval of Change Order

Item Summary

To approve a decrease to the current awarded contract amount of $13,568,203 by $131,544.25 for a total contract amount of $13,436,658.75 for 050 - Tom Muehlenbeck Recreation Center - Renovation, Project No. FAC-F-7525, from Lee Lewis Construction, Inc. for the Engineering - Facilities Division; and authorizing the City Manager to execute all necessary documents. (Contract No. CMAR RFQ 2023-0316-B, Change Order No. 1)

Background

The Engineering - Facilities Division recommends approval of Change Order No. 1 for the decrease in the construction contract with Lee Lewis Construction, Inc. in the amount of $131,544.25 for 050 - Tom Muehlenbeck Recreation Center - Renovation, Project No. FAC-F-7525. This change does not amend the contract time from 434 calendar days.

Change Order No. 1 is a reconciliation of final project costs for contractual shared savings of project subcontractor buyout and unused contractor contingency.

If this change order is not approved, funds will remain allocated to the completed contract leaving them unavailable for utilization in other Tom Muehlenbeck Center Projects.

Financial Summary/Strategic Goals

This item approves a change in the contract with Lee Lewis Construction, Inc..for construction services for the Tom Muehlenbeck Recreation Center - Renovation project. The first change order, reducing the current contract by $131,544, will leave the balance of funds available to be utilized in other improvements to the facility.

Approval of this item will support the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government.

File #: 26-657 **Agenda Date:** 7/27/2026 **Agenda #:** (t)

Department: Fire
Director: Chris Biggerstaff, Fire Chief
Agenda Item: Stryker Pro Care for LP35s
Recommended Action: Approval of Expenditure

Item Summary

To approve an expenditure for Stryker Pro Care for LP35s for a 61-month term in the estimated amount of $377,945 from Stryker Sales, LLC for Fire-Rescue; and authorizing the City Manager to execute all necessary documents.

Background

Plano Fire-Rescue requests authorization to expend an estimated amount of $377,945 for a 61-month service agreement with Stryker Sales, LLC for the maintenance and support of the department's Stryker LIFEPAK 35 cardiac monitors.

In December 2024, Plano Fire-Rescue replaced its Stryker LIFEPAK 15 cardiac monitors with Stryker LIFEPAK 35 devices. The original purchase included a one-year service agreement which expired on December 8, 2025.

Recognizing the need for continued maintenance beyond the initial service period, the department began working with Stryker Sales, LLC in December 2024 to establish a long-term service agreement. Execution of the agreement was delayed while the parties resolved a credit for the unused service agreements associated with the traded-in LIFEPAK 15 devices. Stryker Sales, LLC has since issued a credit of $127,048.97 which is reflected in the proposed contract pricing.

The proposed agreement is effective December 9, 2025, through December 31, 2030. Although the agreement was delayed pending resolution of the credit, Stryker Sales, LLC continued to provide maintenance and support for the cardiac monitors during the interim period to ensure uninterrupted service.

Failure to approve this agreement would leave Plano Fire-Rescue without a service agreement for its cardiac monitors.

The City is exempt from the competitive bid process for this purchase as allowed by Texas Local Government Code Chapter 252 Subchapter B Section 252.022(a)(7)(A). (City of Plano Contract No. 2026-0457-X)

Financial Summary/Strategic Goals

This item approves a five (5) year contract with Stryker Sales, LLC for the annual LifePak 35 cardiac

monitor maintenance. The estimated total to be spent over the life of the contract is $377,945 (or $0 in FY 2025-26 due to a credit, $74,948 in FY 2026-27, and $100,999 in FY 2027-28 through 2029-30). Funds are available in the Fire Department budget, and all future year expenditures will occur within council approved appropriations.

Approval of this service contract supports the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government with Safe, Vibrant Neighborhoods.

File #: 26-630 **Agenda Date:** 7/27/2026 **Agenda #:** (u)

Department: Parks & Recreation
Director: Ron Smith, Director of Parks & Recreation
Agenda Item: Centralized Irrigation Control Annual Supply Contract
Recommended Action: Approval of Expenditure

Item Summary

To approve an expenditure for a Centralized Irrigation Control Annual Supply Contract for a one (1) year contract with two (2) one-year automatic renewals in the estimated annual amount of $150,000 from Interspec LLC for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents.

Background

This annual contract is required to procure replacement parts, supplies, services, and technical support necessary for the continued operation of the City's proprietary Irrigation Central Control (ICC) system. These components are critical to maintaining reliable system performance and supporting effective irrigation water management and control.

A centralized irrigation management system is required to support both current operations and future growth. ICC is a proprietary system with exclusive technology, components, and functionality. As a result, related services, replacement parts, and supplies are not available through competitive sources. The system supports irrigation for approximately 1,200 acres of parks, athletic fields, landscaped areas, public facilities, and nearly 6,000 median trees.

The Parks and Recreation Department will procure ICC-related goods and services as needed directly from Interspec LLC, the sole source provider. The contract has an estimated annual expenditure of $150,000 and a base term of one (1) year, with two (2) optional one-year automatic renewals. Total potential expenditure over the full term is estimated at $450,000. Funding will be provided through CMF Account #353013, Irrigation Technology & Mechanical.

The ICC system is critical to water conservation, irrigation management, and maintaining safe, usable park facilities for residents. If this recommendation is not approved, portions of the City's Irrigation Central Control system may not receive necessary maintenance, parts, and services required for proper operation. This could result in system failures, outages, and operational malfunctions, increasing the risk of damage to City assets.

The City is exempt from the competitive bid process for this purchase as allowed by Texas Local Government Code Chapter 252 Subchapter B Section 252.022(a)(7)(A).

Financial Summary/Strategic Goals

Funding for this item is available in the 2025-26 Capital Maintenance Fund and is planned for future years as well. Award of the Centralized Irrigation Control Annual Supply Contract has an initial term of one (1) year with an estimated expenditure of $150,000 and two (2) City automatic renewals of the same term, for an estimated total amount of $450,000 if all renewal options are exercised.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

File #: 26-613 **Agenda Date:** 7/27/2026 **Agenda #:** (v)

Department: Engineering
Director: B. Caleb Thornhill, P.E., Director of Engineering
Agenda Item: Los Rios Boulevard Embankment Improvements, Project No. ENG-S-00028
Recommended Action: Approval of Expenditure

Item Summary

To approve an expenditure for engineering professional services for Los Rios Boulevard Embankment Improvement, Project No. ENG-S-00028, in the amount of $206,000 from Huitt-Zollars, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents.

Background

The Engineering Department recommends approval of an expenditure in the amount of $206,000 for professional engineering design services from Huitt-Zollars, Inc. for Los Rios Boulevard Embankment Improvements, Project No. ENG-S-00028. These design services include the preliminary design, final design, and construction-related professional engineering services for the removal of approximately 900 LF of brick retaining wall and replacement with an earthen embankment along the parkway of Los Rios Boulevard adjacent to Los Rios Park north of 14th Street.

Huitt-Zollars, Inc. was deemed most qualified based on their Statement of Qualifications for the Community Investment Program Civil Design Solicitation RFQ No. 2025-0154-AC. Huitt-Zollars, Inc. has previously performed engineering services on structural improvements for the City of Plano, including projects with retaining walls, screening walls, and bridges, demonstrating an understanding of City of Plano construction standards for structures. The firm also has experience in surveying and subsurface utility engineering, all of which are necessary for the completion of this project.

The project will eliminate the risk of wall failure, improve safety for pedestrians, and reduce infrastructure maintenance costs along the Los Rios Boulevard corridor. These benefits will be achieved by removing the aging brick retaining walls with structurally designed earthen embankments.

Not approving this expenditure would result in continued deterioration of the aging brick walls, higher maintenance costs, and continued safety risk for residents in the area.

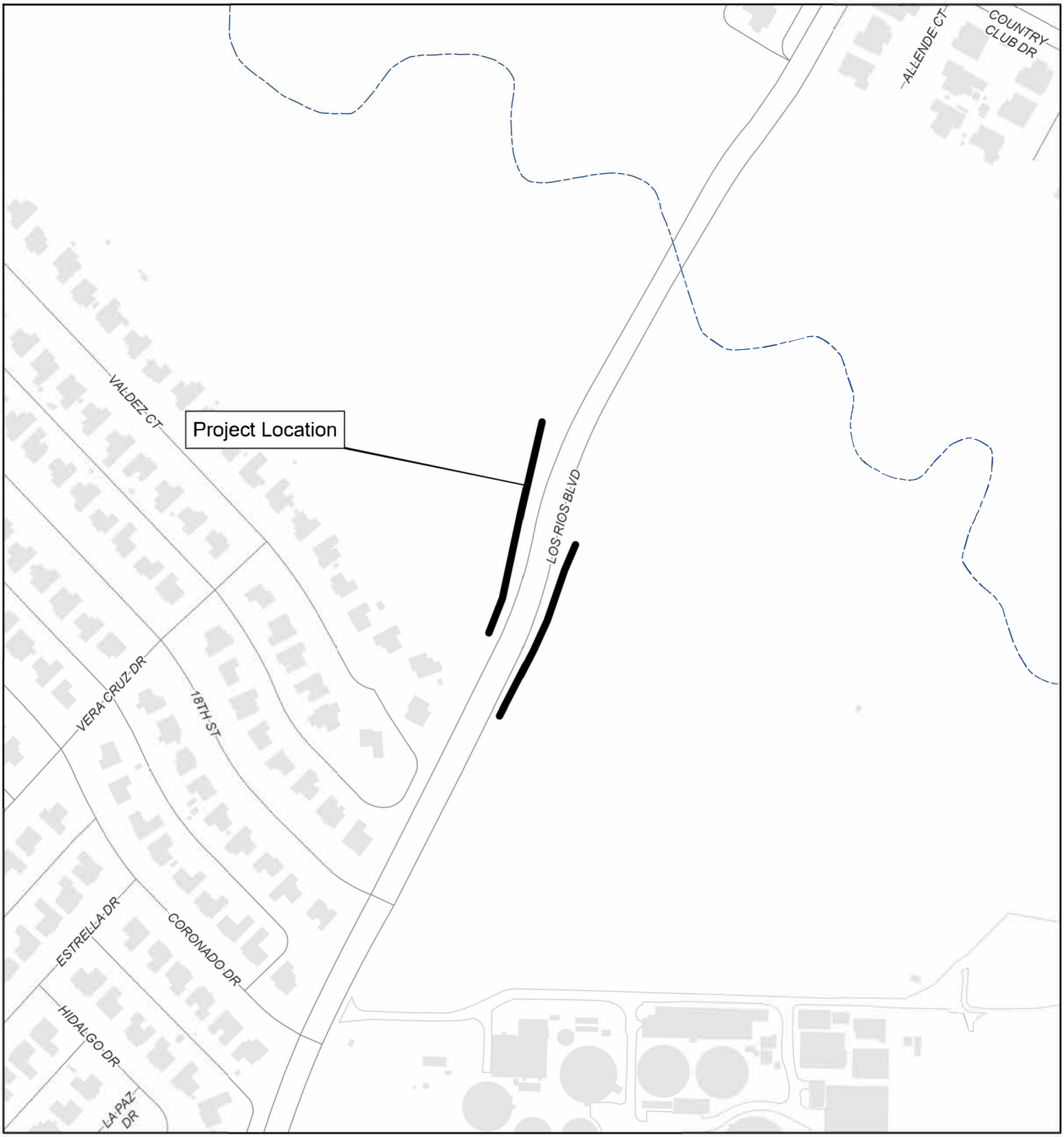
Financial Summary/Strategic Goals

Funding for this item is budgeted in the 2025-26 Street Improvements CIP and is planned for future years as well. The contract for professional engineering services for the Los Rios Boulevard Embankment Improvements project has a total cost of $206,000.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

Attachments

Map



0 135 270
Feet

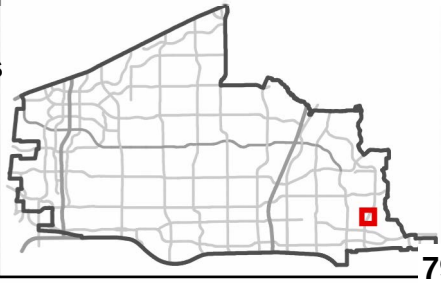
Los Rios Boulevard Embankment Improvements

Project No. ENG-S-00028

Plano

City of Plano BI-GIS Division
June 2026

Project Location



File #: 26-607 **Agenda Date:** 7/27/2026 **Agenda #:** (w)

Department: Engineering
Director: B. Caleb Thornhill, P.E., Director of Engineering
Agenda Item: Aerial Crossings Erosion Control - Russell Creek, White Rock Creek, & Young's Branch, Project No. ENG-SS-00009
Recommended Action: Approval of Expenditure

Item Summary

To approve an expenditure for engineering professional services for Aerial Crossings Erosion Control - Russell Creek, White Rock Creek & Young's Branch, Project No. ENG-SS-00009, in the amount of $226,996 from HDR Engineering, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents.

Background

The Engineering Department recommends approval of an expenditure in the amount of $226,996 for engineering professional design services from HDR Engineering, Inc. for the Aerial Crossings Erosion Control - Russell Creek, White Rock Creek & Young's Branch project. This project includes a feasibility study and preparation of a Preliminary Engineering Report to evaluate the severity of the erosion threat to existing sanitary sewer infrastructure at seven (7) sites on Russell Creek, White Rock Creek & Young's Branch.

HDR Engineering, Inc. was deemed most qualified based on their Statement of Qualifications submission for Community Investment Program for Civil Design RFQ No. 2025-0154-AC. HDR Engineering, Inc. has also demonstrated experience performing erosion control and sanitary sewer projects for other public agencies in the DFW metroplex. HDR Engineering, Inc. has technical expertise in streambank stabilization, hydrologic and hydraulic analysis, drainage design, and utility coordination, all of which are necessary for this study.

The project study will identify alternatives to limit streambank erosion in these creeks resulting in the protection of aerial wastewater pipeline crossings at creeks and adjacent properties.

Not approving the expenditure may lead to further erosion of the streambanks and deterioration of the wastewater lines, potentially resulting in service disruptions, environmental impacts, and increased maintenance costs.

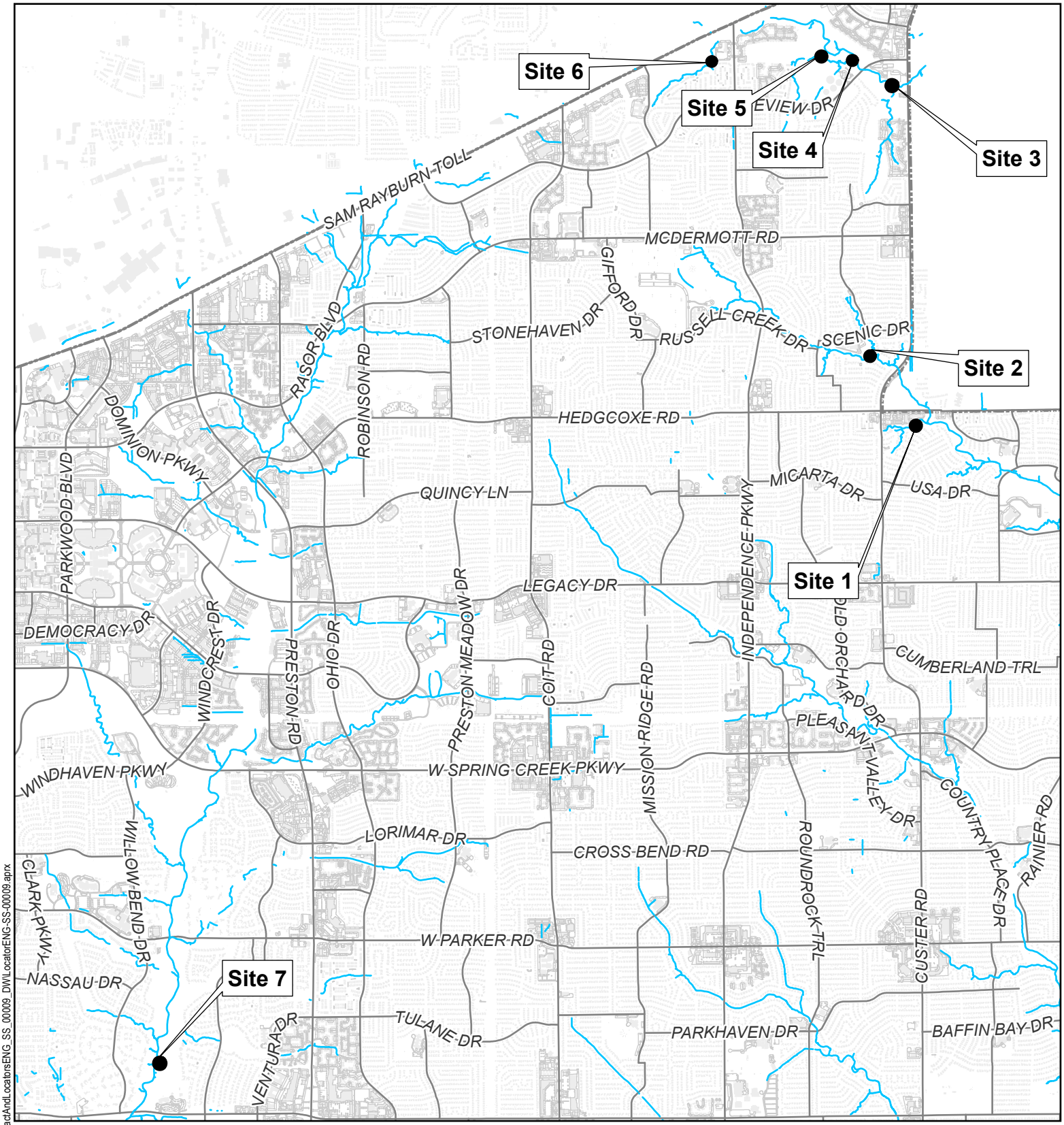
Financial Summary/Strategic Goals

Funding for this item is available in the 2025-26 Sewer CIP and is planned for future years as well. Engineering professional services for the Aerial Crossings Erosion Control - Russell Creek, White Rock Creek & Young's Branch, in the total amount of $226,996, will leave a balance of $73,004 for future design expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

Attachments

Map



0 1,500 3,000
Feet

Plano

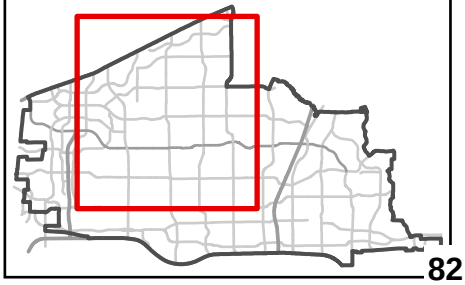
City of Plano BI-GIS Division
May 2026

Project ENG-SS-00009

Aerial Crossings Erosion Control - Russell Creek, White Rock Creek, & Young's Branch

Stream

Project Location



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File #: 26-577 **Agenda Date:** 7/27/2026 **Agenda #:** (x)

Department: Engineering
Director: B. Caleb Thornhill, P.E., Director of Engineering
Agenda Item: Aerial Crossings Erosion Control - Brown Branch, Cottonwood Creek, and Rasor Creek, Project No. ENG-SS-00008
Recommended Action: Approval of Expenditure

Item Summary

To approve an expenditure for engineering professional services for Aerial Crossings Erosion Control - Brown Branch, Cottonwood Creek, and Rasor Creek, Project No. ENG-SS-00008, in the amount of $270,000 from Freese and Nichols, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents.

Background

The Engineering Department recommends approval of an expenditure in the amount of $270,000 for engineering professional services from Freese and Nichols, Inc. for Aerial Crossings Erosion Control - Brown Branch, Cottonwood Creek, and Rasor Creek, Project No. ENG-SS-00008. This project includes preparation of a Preliminary Engineering Report to evaluate the causes and severity of the erosion threat to existing wastewater infrastructure at seven (7) sites on Brown Branch, Cottonwood Creek, and Rasor Creek.

Freese and Nichols, Inc. was deemed most qualified based on their Statement of Qualifications submission for Community Investment Program for Civil Design RFQ No. 2025-0154-AC. Freese and Nichols, Inc. has experience performing engineering services on similar erosion control projects for the City of Plano, including Arbor Hills Nature Preserve Erosion Control, Hoblitzelle at Breckenridge Channel Repair, and Chisolm Trail at San Simeon Erosion Study. The engineering firm has demonstrated technical expertise in streambank stabilization, drainage improvements, and wastewater engineering, all of which are necessary for this study.

The project study will identify strategies to limit streambank erosion in these creeks resulting in the protection of aerial wastewater pipeline crossings at creeks and adjacent properties.

Not approving the expenditure may lead to further deterioration of the wastewater lines, potentially causing service disruptions, environmental hazards, and higher maintenance expenses.

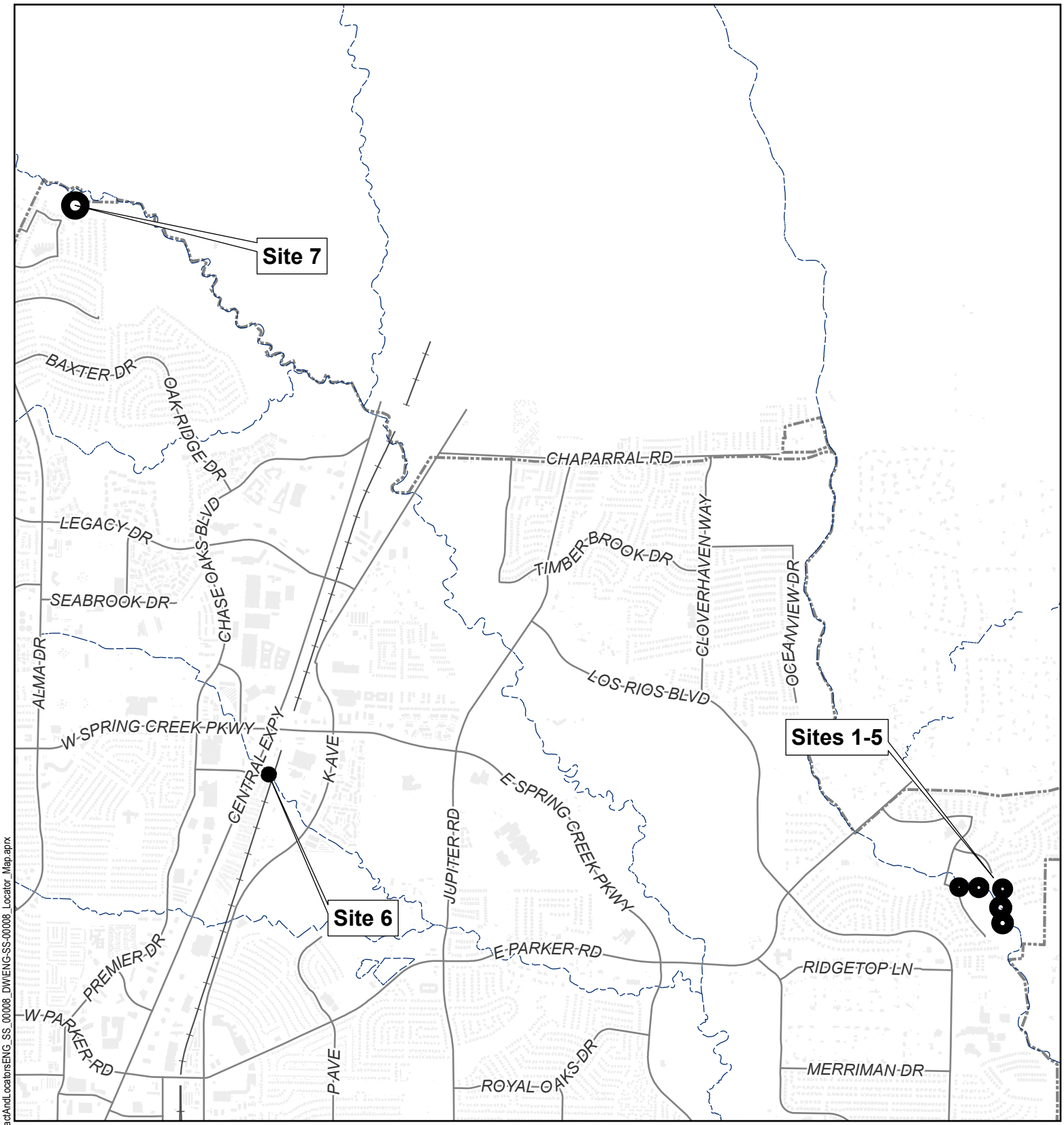
Financial Summary/Strategic Goals

Funding for this item is available in the 2025-26 Sewer CIP and is planned for future years as well. Engineering professional services for Aerial Crossings Erosion Control - Brown Branch, Cottonwood Creek, and Rasor Creek project, in the total amount of $270,000 will leave a balance of $180,000 available for future project design expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

Attachments

Map



0 1,500 3,000
Feet

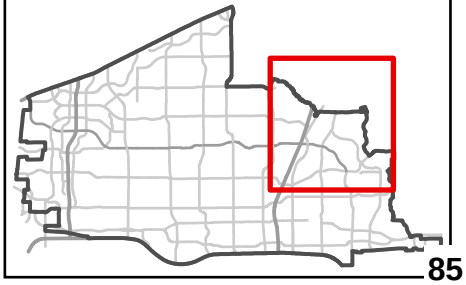
Plano

City of Plano BI-GIS Division
May 2026

Aerial Crossings Erosion Control – Brown Branch, Cottonwood Creek, and Rasor Creek

Project No. ENG-SS-00008

Project Location



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File #: 26-636 **Agenda Date:** 7/27/2026 **Agenda #:** (y)

Department: Engineering
Director: B. Caleb Thornhill, P.E., Director of Engineering
Agenda Item: Water Rehabilitation - Old Shepard Place Phase 2, Project No. ENG-W-00007
Recommended Action: Approval of Expenditure

Item Summary

To approve an expenditure for engineering professional services for Water Rehabilitation - Old Shepard Place Phase 2, Project No. ENG-W-00007, in the amount of $317,605 from LJB, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents.

Background

The Engineering Department recommends approval of an expenditure in the amount of $317,605 for engineering professional design services from LJB, Inc. for Water Rehabilitation - Old Shepard Place Phase 2, Project No. ENG-W-00007. This project includes the preliminary and final design and construction related engineering professional services for the replacement of approximately 9,540 LF of 6-inch and 8-inch cast iron water lines including all related appurtenances in roads and parkways. The project includes repair of effected concrete pavement and the installation of sidewalk ramps in the eastern section of the Old Shepard Place neighborhood located north of Plano Parkway and east of Winding Hollow Lane.

LJB, Inc. (formerly Grantham & Associates, LLC) was deemed most qualified based on their Statement of Qualifications submission for the Community Investment Program Water and Wastewater Solicitation RFQ No. 2023-0525-XR. LJB, Inc. has also performed engineering services for waterline rehabilitation projects for other municipalities in the DFW Metroplex. Their team has demonstrated technical expertise with surveying, subsurface utility engineering, and street improvements, all of which are necessary for the successful completion of this project.

This project will reduce the risk of water service interruptions and ongoing maintenance costs by replacing aging cast iron water lines with modern infrastructure designed to provide more reliable service and extend the useful life of the water distribution system.

If the expenditure is not approved, the existing pipelines will remain in service and continue to deteriorate, increasing the likelihood of corrosion, line breaks, emergency repairs, service interruptions, and higher maintenance costs.

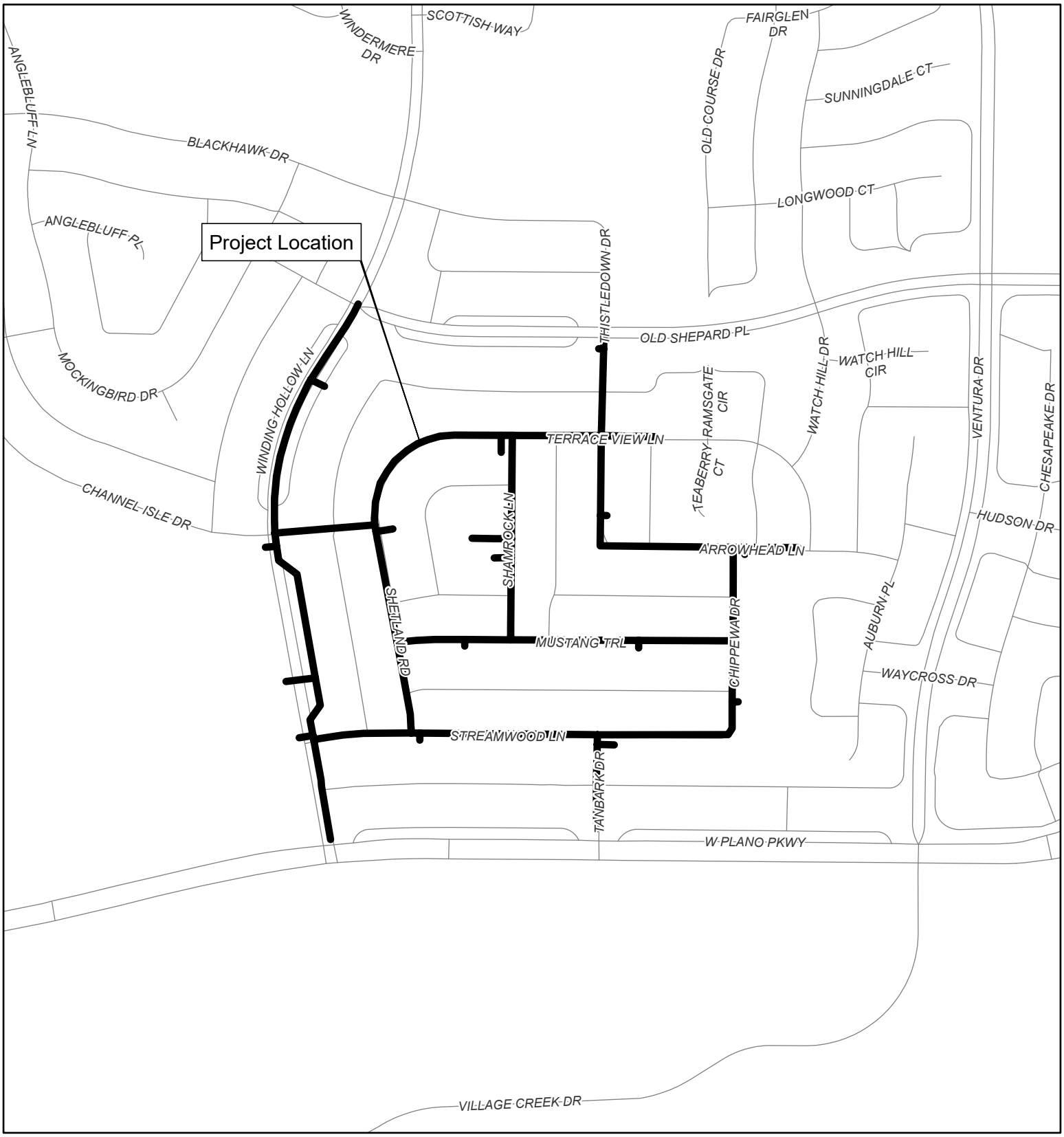
Financial Summary/Strategic Goals

Funding for this item is available in the 2025-26 Water CIP and is planned for future years as well. The contract for engineering professional design services for the Water Rehabilitation - Old Shepard Place Phase 2 project has a total cost of $317,605.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

Attachments

Map



0 205 410
Feet

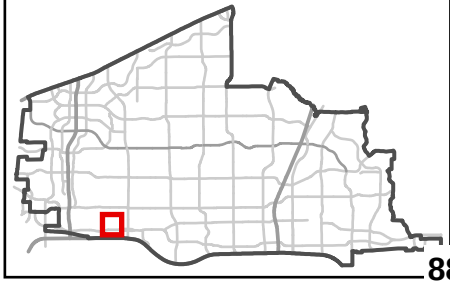
Water Rehabilitation - Old Shepard Place

Phase 2 Project No. ENG-W-00007

Plano

City of Plano BI-GIS Division
March 2026

Project Location



File #: 26-606 **Agenda Date:** 7/27/2026 **Agenda #:** (z)

Department: Engineering
Director: B. Caleb Thornhill, P.E., Director of Engineering
Agenda Item: Willow Bend Traffic Analysis
Recommended Action: Approval of Expenditure

Item Summary

To approve an expenditure for engineering professional services for Willow Bend Traffic Analysis in the amount of $320,000 from Fehr & Peers for the Engineering Department; and authorizing the City Manager to execute all necessary documents.

Background

The Engineering Department recommends approval of an expenditure in the amount of $320,000 for engineering professional services from Fehr & Peers for the Willow Bend Traffic Analysis. This project includes professional transportation planning and engineering services for a preliminary transportation assessment and mitigation framework related to the potential redevelopment of the Shops at Willow Bend property, including a possible National Hockey League arena and associated entertainment district.

Fehr & Peers was deemed most qualified based on their Statement of Qualifications submission from RFQ #2023-0003-X for Traffic Engineering and selective interview process. Fehr & Peers also has successful experience with similar stadium event venue analysis and traffic management plans in the western United States.

This preliminary traffic analysis will provide the City with technical information to evaluate potential transportation impacts associated with the proposed redevelopment and identify areas where future mitigation strategies may be needed. If the analysis is not completed, the City will have limited information to assess potential mobility, access, parking, and public safety impacts during the early stages of redevelopment planning.

Financial Summary/Strategic Goals

Funding for this item is budgeted in the 2025-26 Economic Development Incentive Fund and is planned for future years as well. Approval of the contract for engineering professional services for the Willow Bend Redevelopment Traffic Analysis project has a total amount of $320,000.

Approval of this item will support the City's Strategic Plan Critical Success Factor of Safe, Vibrant Neighborhoods and Residential and Commercial Economic Vitality.

File #: 26-634 **Agenda Date:** 7/27/2026 **Agenda #:** (aa)

Department: Engineering
Director: B. Caleb Thornhill, P.E., Director of Engineering
Agenda Item: Water Rehabilitation - River Bend Phase 2, Project No. ENG-W-00006
Recommended Action: Approval of Expenditure

Item Summary

To approve an expenditure for engineering professional services for Water Rehabilitation - River Bend Phase 2, Project No. ENG-W-00006, in the amount of $386,507 from Raymond L. Goodson Jr., Inc. dba RLG Consulting Engineers for the Engineering Department; and authorizing the City Manager to execute all necessary documents.

Background

The Engineering Department recommends approval of an expenditure in the amount of $386,507 for engineering professional services from Raymond L. Goodson Jr., Inc. dba RLG Consulting Engineers for Water Rehabilitation - River Bend Phase 2, Project No. ENG-W-00006. These design services include the preliminary design, final design, and construction-related engineering professional services for the replacement of approximately 13,570 LF of 8-inch cast iron water lines including all related appurtenances in roads and parkways. The project includes repair of effected concrete pavement and the installation of sidewalk ramps in the northern section of the River Bend neighborhood located at the southeast corner of Coit Road and Parker Road.

RLG Consulting Engineers was deemed most qualified based on their Statement of Qualifications for the Community Investment Program Water and Wastewater Solicitation RFQ No. 2023-0525-XR. RLG Consulting Engineers has previously performed engineering services on similar waterline rehabilitation projects for the City of Plano, including West Plano Estates & Hunters Glen Water and Pavement Rehab, Phase 1; West Plano Estates & Hunters Glen Water and Pavement Rehab, Phase 2; and Water Rehabilitation - Parker Rd Estates Phase 1. Their team has also demonstrated experience with surveying and subsurface utility engineering and street improvements, all of which are essential for the completion of this project.

This project will reduce the risk of water service interruptions and ongoing maintenance costs by replacing aging cast iron water lines with modern infrastructure designed to provide more reliable service and extend the useful life of the water distribution system.

If the expenditure is not approved, the existing pipelines will remain in service and continue to deteriorate, increasing the likelihood of corrosion, line breaks, emergency repairs, service interruptions, and higher maintenance costs.

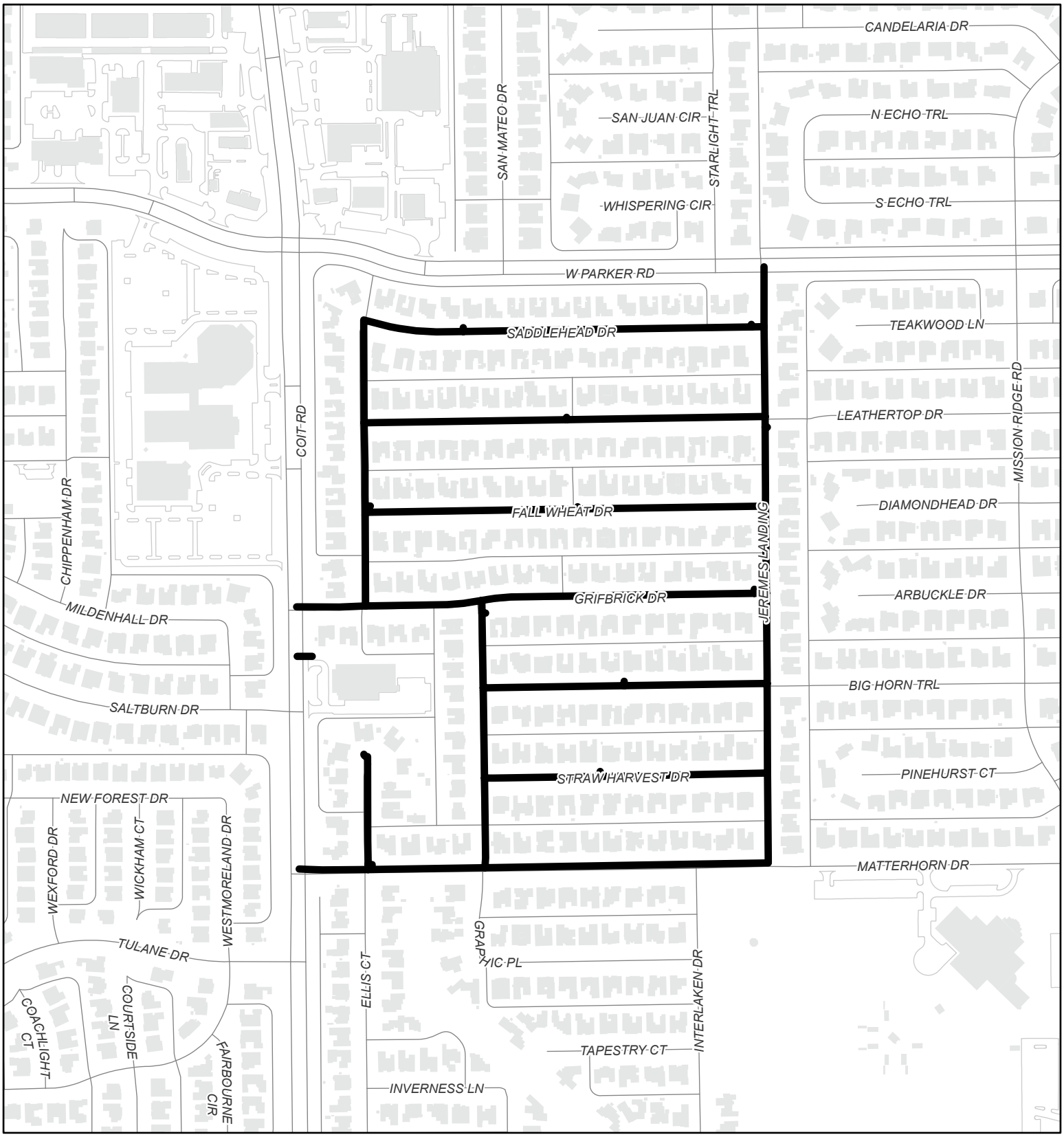
Financial Summary/Strategic Goals

Funding for this item is available in the 2025-26 Water CIP and is planned for future years as well. Engineering design services for the Water Rehabilitation - River Bend Phase 2 project, in the total amount of $386,507, will leave a balance of $88,493 for future project design expenditures.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

Attachments

Map



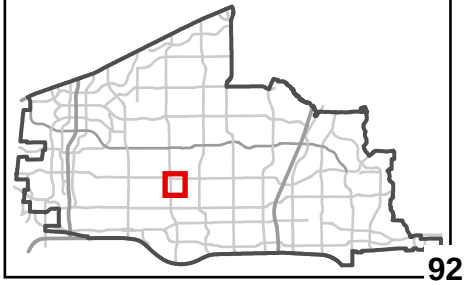
0 215 430

Feet

Water Rehab - River Bend Ph 2

Project No. ENG-W-00006

Project Location



City of Plano BI-GIS Division
April 2026

Agenda Item Memo

File #: 26-618 **Agenda Date:** 7/27/2026 **Agenda #:** (ab)

Department: Economic Development
Director: Michael Talley, Director of Economic Development
Agenda Item: Economic Development Incentive Agreement for Daisy Brand, LLC
Recommended Action: Approval of Contract/Agreement

Item Summary

To approve an Economic Development Incentive Agreement between the City of Plano, Texas, and Daisy Brand, LLC, a Texas limited liability company ("Company"), providing an economic development grant to the Company; and authorizing the City Manager or his authorized designee to execute all necessary documents.

Background

This agenda item represents a request to approve an Economic Development Incentive Agreement for Daisy Brand, LLC, a Texas limited liability company, pursuant to Chapter 380 of the Texas Local Government Code and conditioned on the terms as set forth in the attached agreement. Daisy Brand, LLC agrees to occupy a minimum of 54,498 square feet of office space at 5850 Granite Parkway, Plano, Texas 75024 and construct or cause to construct real property improvements with a minimum capital investment of $10,000,000 on the Real Property by December 31, 2027.

Financial Summary/Strategic Goals

Funding for this item is available in the 2025-26 Economic Development Fund. This item, in the amount of $500,000, will leave an unencumbered balance of $26,624,514 available for future project consideration.

Approval of this Agreement supports the City's Strategic Plan Critical Success Factor of Residential and Commercial Economic Vitality.

Attachments

Agreement

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

This Economic Development Incentive Agreement ("Agreement") is made by and between the City of Plano, Texas ("City"), a home-rule municipal corporation, and Daisy Brand, LLC, a Texas limited liability company ("Company"), acting by and through their respective authorized officers and representatives.

WITNESSETH:

WHEREAS, Company is a fluid milk manufacturer focused on dairy-based condiment products and agrees to lease a building suite located at 5850 Granite Parkway, Plano, Texas 75024 ("Real Property") and Occupy a minimum of 54,498 square feet of office space at the Real Property for its corporate headquarters; and

WHEREAS, Company agrees to construct or cause to be constructed real property improvements with a minimum capital investment of $10,000,000.00 on the Real Property; and

WHEREAS, Company has advised the City that a contributing factor that would induce the Company to relocate and expand its business and commercial activities in the City, thereby generating additional local sales tax revenues and increasing ad valorem tax values for the City, would be an agreement by the City to provide an economic development grant to the Company; and

WHEREAS, City finds that the lease and Occupancy of a minimum 54,498 square feet of office space at the Real Property and the investment of at least $10,000,000.00 of real property improvements will promote economic development, stimulate commercial activity, and enhance the tax base and economic vitality of the City; and

WHEREAS, the City has adopted programs for promoting economic development; and

WHEREAS, the City is authorized by TEX. LOC. GOV'T CODE §380.001 *et seq*. to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City has determined that making an economic development grant to the Company in accordance with the terms and conditions set forth in this Agreement will further the objectives of the City, will benefit the City and its citizens, and will promote local economic development and stimulate business and commercial activity in the City.

NOW THEREFORE, in consideration of the foregoing and the premises, mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, hereby covenant and agree as follows:

Article I
Definitions

For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

"Commencement Date" shall mean December 31, 2027.

"Company" shall mean Daisy Brand, LLC, a Texas limited liability company.

"Event of Force Majeure" shall mean any contingency or cause beyond the reasonable control of a party including, without limitation, acts of God or the public enemy, war, riot, civil commotion, insurrection, government or de facto governmental action (unless caused by the intentionally wrongful acts or omissions of the party), fires, explosions or floods, strikes, slowdowns or work stoppages any of which event(s) directly and significantly impact the Company's operations in the City. An economic downturn shall not constitute an Event of Force Majeure.

"Occupancy" or "Occupy" shall mean the Company has received a certificate of occupancy for the occupancy of the Real Property and the Company is regularly open and operating their business at the Real Property.

"Real Property" or "Property" shall mean 5850 Granite Parkway, Plano, Texas 75024.

Article II
Term

The term of this Agreement shall begin on the Commencement Date and continue for ten (10) years thereafter, unless sooner terminated as provided herein ("Term").

Article III
Obligations of Company

In consideration of the grant of public funds as set forth in Section 4.01 below, the Company agrees to perform the following:

(a) By the Commencement Date, lease the building located at the Real Property and Occupy a minimum of 54,498 square feet of office space on the Real Property and maintain Occupancy throughout the Term of the Agreement; and

(b) By the Commencement Date, construct or cause to be constructed real property improvements with a minimum capital investment of $10,000,000.00 on the Real Property; and

(c) Use reasonable efforts to use facilities, including hotels and motels, located in the City of Plano, Texas for any Company-related or sponsored business activities throughout the term of the Agreement; and

(d) Use reasonable efforts to use the words "Plano, Texas" or "Plano, TX" when referencing the address for the Company on printed or electronic materials.

Article IV
Economic Development Grant

4.01 **Grant.** City agrees to provide the Company a cash grant of $500,000.00 ("Grant") as long as Company meets each of the obligations of this Agreement.

4.02 **Grant Payment Requirements and Schedule.** Except as otherwise indicated, the Company shall be entitled to Grant in accordance with the following requirements and schedule:

(a) **Grant #1.** Company shall be entitled to an initial grant payment of $250,000.00 to offset costs to complete the construction of real property improvements ("Grant #1") if:

1. Company complies with the obligations set forth in Article III(a), and (b); and

2. Company submits a certification that the Company has added a minimum capital investment of $10,000,000.00 in real property improvements on the Property.

(b) **Grant #2.** Company shall be entitled to a second grant payment of $250,000 to offset cost to complete the construction of real property improvements ("Grant #2") if:

1. Company complies with the obligations set forth in Article III(a) and (b); and

2. Company complies with the obligations necessary to receive Grant #1.

(c) **Grant #1 Request.** For the Grant #1 payment request, Company must submit an executed Certification of Compliance form, attached hereto as **Exhibit "A."** Such Grant #1 Request shall include any documentation required by Grant #1, as described in Section 4.02(a). Company's request for payment under Grant #1 must be submitted to the City between December 31, 2029 and June 1, 2030. A failure to submit the Certification of Compliance form by June 1, 2030, to the City shall result in forfeiture of the Grant #1 by the Company. City shall have no further obligation to pay Company Job Creation Grant #1 after June 1, 2030.

1. City will make Grant #1 payment within thirty (30) days of receipt of Grant #1 Request. City may, in its sole discretion, withhold such payment

if additional documents or information is needed from the Company.

(d) **Grant #2 Request.** For the Grant #2 payment request, Company must submit an executed Certification of Compliance form, attached hereto as **Exhibit "A."** Such Grant #2 Request shall include any documentation required by Grant #2, as described in Section 4.02(b). Company's request for payment under Grant #2 must be submitted to the City between December 31, 2031 and June 1, 2032. A failure to submit the Certification of Compliance form by June 1, 2032, to the City shall result in forfeiture of the Grant #2 by the Company. City shall have no further obligation to pay Company Job Creation Grant #2 after June 1, 2032.

1. City will make Grant #2 payment within thirty (30) days of receipt of the Initial Grant Request. City may, in its sole discretion, withhold such payment if additional documents or information is needed from the Company.

(e) Beginning January 31, 2029, Company must submit an annual certification on the form, attached hereto as **Exhibit "B"** not later than January 31st of each year for the duration of this Agreement. As part of the annual certification, Company agrees to provide the City with the total number of full-time employees Company employed as of December 31st of the prior year. **A failure to file the annual certification by the January 31st deadline during the remaining years of the Agreement shall be an event of default and, if not cured, results in the City's right to a full refund, including damages as set out in Section 4.03 below.**

(f) All certifications required under this Agreement must be executed by the Company's chief human resource or financial officer.

4.03 **Refund/Repayment/Default.**

(a) The following events shall constitute an event of default ("Event of Default") during the Term of this Agreement, if Company:

1. Fails to Occupy or maintain Occupancy at the Real Property;

2. Fails to refund any payments as required by the City;

3. Fails to fulfill any of the obligations set forth in this Agreement; or

4. Is convicted of a violation under 8 U.S.C. Section 1324a(f) regarding the unlawful employment of undocumented workers.

(b) If any Event of Default occurs prior to any Grant funds being paid to the Company by the City, then Company shall forfeit the entire Grant and the City's obligations under this Agreement shall terminate.

(c) If any Event of Default, excluding an Event of Default under Section 4.03(a)(4), occurs after Grant funds have been paid to the Company by the City, then Company shall repay to the City all Grant funds paid to it within thirty (30) days of written notice of default from the City. City may use any efforts to collect such sums owed and Company agrees to pay any and all interest, and expenses, including attorney fees and costs incurred by City. This obligation shall survive termination of this Agreement.

(d) If a default occurs under Section 4.03(a)(4), then Company shall repay to the City all Grant funds paid pursuant to this Agreement together with interest charged from the date of payment of the funds at the statutory rate for delinquent taxes as determined by V.T.C.A., Tax Code § 33.01, but without the addition of penalty. Repayment of grant funds and interest shall be due not later than 120 days after the date the Company is convicted of the offense.

Article V
Termination

5.01 **Events of Termination.** This Agreement terminates upon any one or more of the following:

(a) By expiration of the term and where no defaults have occurred; or

(b) If a party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof by the non-defaulting party unless a longer period is provided. Any default under this provision and right to recover any claims, refunds, damages and/or expenses shall survive the termination of the Agreement.

The City Manager is authorized on behalf of the City to send notice of default and to terminate this Agreement for any default that is not cured.

5.02 **Effect of Termination/Survival of Obligations.** The rights, responsibilities and liabilities of the parties under this Agreement shall be extinguished upon the applicable effective date of termination of this Agreement, except for any obligations or default(s) that existed prior to such termination or as otherwise provided herein and those liabilities and obligations shall survive the termination of this Agreement, including the refund provision, maintenance of records, and access thereto.

Article VI
Retention and Accessibility of Records

6.01 Company shall maintain the fiscal records and supporting documentation for expenditures of funds associated with this Agreement. Company shall retain such records, and any supporting documentation for the greater of:

(a) Five (5) years from the end of the Agreement period; or

(b) The period required by other applicable laws and regulations.

6.02 Company gives City, its designee, or any of their duly authorized representatives, access to and the right to examine relevant books, accounts, records, audit reports, reports, files, documents, written or photographic material, videotape and other papers, things, or personal and Real Property belonging to or in use by Company pertaining to the Economic Development Program Grant (the "Records") upon receipt of ten (10) business days written notice from the City. The City's access to Company's books and records will be limited to information needed to verify that Company is and has been complying with the terms of this Agreement. Any information that is not required by law to be made public shall be kept confidential by City. In no event shall City's access to Company's Records include any access to any personal and/or medical data of any employees of Company except to confirm payroll information compliance for Full-Time Job Equivalents. Company shall not be required to disclose to the City any information that by law Company is required to keep confidential. Should any good faith dispute or question arise as to the validity of the data provided, the City reserves the right to require Company to obtain an independent firm to verify the information. This certified statement by an independent firm shall be provided at the sole cost of Company. The rights to access the Records shall terminate five (5) years after the termination or expiration of this Agreement. Failure to provide reasonable access to the Records to authorized City representatives shall give the City the right to suspend or terminate this Agreement as provided for in Section 5.01 above, or any portion thereof, for reason of default. All Records shall be retained by Company for a period of five (5) years after all performance requirements are achieved for audit purposes until such audits or other administrative, civil or criminal matters including, but not limited to, investigations, lawsuits, administrative inquiries and open record requests are completed. Company agrees to maintain the Records in an accessible location.

Article VII
Assignment

This Agreement may not be assigned without the express written consent of the non-assigning party, except that the Company may assign this Agreement without obtaining the City's consent (a) to one of its wholly owned affiliates, or (b) to any person or entity that directly or indirectly acquires, through merger, sale of stock, purchase or otherwise, all or more than ninety (90) percent of the assets of the Company as long as the Company gives sixty (60) days prior written notice to the City and the assignee executes an agreement with the City to be bound to all the terms and conditions of this Agreement and be responsible for any default(s) that occurred prior to or after the assignment.

For any assignment not covered by (a) or (b) in the preceding paragraph, the Company must obtain the prior approval of the City through its City Manager and the assignee must agree to be bound to all the terms and conditions of this Agreement and to accept all liability for any default that occurred prior to and/or after the assignment.

Any assignment agreement must be furnished in a form acceptable to the City and be provided at least thirty (30) days prior to the effective assignment date. City agrees to notify the

potential assignee of any known default, but such notification shall not excuse defaults that are not yet known to the City.

Article VIII
Miscellaneous

8.01 **No Joint Venture.** It is acknowledged and agreed by the parties that the terms of this Agreement are not intended to and shall not be deemed to create a partnership or joint venture among the parties. Neither party shall have any authority to act on behalf of the other party under any circumstances by virtue of this Agreement.

8.02 **Notice of Bankruptcy.** In the event Company files for bankruptcy, whether involuntarily or voluntary, Company shall provide written notice to the City within three (3) business days of such event.

8.03 **Authorization.** Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

8.04 **Notice.** Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below (or such other address as such party may subsequently designate in writing) or on the day actually received if sent by courier or otherwise hand delivered.

If intended for the City:
City of Plano, Texas
Attention: Mr. Mark D. Israelson
City Manager
1520 Avenue K
P.O. Box 860358
Plano, TX 75086-0358

With a copy to:
City of Plano, Texas
Attention: Ms. Paige Mims
City Attorney
1520 Avenue K
P.O. Box 860358
Plano, TX 75086-0358

If intended for the Company before Occupancy:
Daisy Brand, LLC
Attention: Ms. Julie King
Chief Human Resource Officer
12750 Merit Drive, Suite 600
Dallas, TX 75251

If intended for the Company after Occupancy:
Daisy Brand, LLC
Attention: Ms. Julie King
Chief Human Resource Officer
5850 Granite Parkway, Suite 600
Plano, TX 75024

8.05 **Compliance with Equal Rights Ordinance.** Company agrees to comply with Section 2-11(F) of the City Code of Ordinances, which reads as follows:

"It shall be unlawful for an employer to discriminate against any person on the basis of race, color, sex, religion, age, national origin, genetic information, sexual orientation, gender

identity, disability status or United States military/veteran status by the following actions or inactions:

(a) for an employer to fail or refuse to hire, or to discharge, any person;

(b) for an employer to discriminate against any person with respect to compensation, terms, conditions or privileges, of employment;

(c) for an employer to limit, segregate or classify employees or applicants for employment in any way that would deprive or tend to deprive a person of employment or employment opportunities, or that would otherwise adversely affect a person's status as an employee;

(d) for an employment agency to fail or refuse to refer for employment, or to otherwise discriminate against, any person because of a protected employment characteristic;

(e) for an employment agency to classify or refer for employment any person, on the basis of a protected employment characteristic;

(f) for a labor organization to exclude or expel from its membership, or to otherwise discriminate against, any person because of a protected employment characteristic;

(g) for a labor organization to fail or refuse to refer for employment any person because of a protected employment characteristic;

(h) for a labor organization to limit, segregate or classify its members or applicants for membership, in any way that would deprive or tend to deprive a person of employment or employment opportunities, or that would otherwise adversely affect a person's status as an employee or as an applicant for employment;

(i) for a labor organization to cause or attempt to cause an employer to discriminate against a person in violation of this subsection;

(j) for an employer, a labor organization or a joint labor-management committee, to discriminate against any person because of a protected employment characteristic in the admission to, or employment in, any program established to provide apprenticeship or other training;

(k) for an employer to print or publish, or cause to be printed or published, any notice or advertisement relating to employment by the employer that indicates any preference, limitation, specification or discrimination, based on a protected employment characteristic;

(l) for an employment agency to print or publish, or cause to be printed or published, any notice or advertisement relating to membership in or any classification or referral for employment by the employment agency that indicates any preference, limitation, specification or discrimination, based on a protected employment characteristic; or

(m) for a joint labor-management committee to print or publish, or cause to be printed or published, any notice or advertisement relating to admission to, or employment in, any program established to provide apprenticeship or other training by the joint labor-management committee that indicates any preference, limitation, specification or discrimination, based on a protected employment characteristic."

Company also understands that it is entitled to apply to the City Manager for a waiver from the Equal Rights Ordinance's application to its business if applying it would conflict with state or federal law. During the review of the waiver request, the contract will be placed on hold.

8.06 **Entire Agreement.** This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the parties that in any manner relates to the subject matter of this Agreement.

8.07 **Governing Law.** This Agreement shall be governed and construed in accordance with the laws of the State of Texas, without giving effect to any conflicts of law rule or principle that might result in the application of the laws of another jurisdiction. Venue for any action concerning this Agreement, the transactions contemplated hereby or the liabilities or obligations imposed hereunder shall be in the State District Court of Collin County, Texas.

8.08 **Amendment.** This Agreement may only be amended by the mutual written agreement of the parties.

8.09 **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.

8.10 **Recitals.** The recitals to this Agreement are incorporated herein.

8.11 **Authorized to Bind.** The persons who execute their signatures to this Agreement represent and agree that they are authorized to sign and bind their respective parties to all of the terms and conditions contained herein.

8.12 **Counterparts.** This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

[INTENTIONALLY LEFT BLANK. SIGNATURES TO FOLLOW]

This Agreement shall be effective upon the last date on which all parties have executed this Agreement.

ATTEST:

CITY OF PLANO, TEXAS, a home-rule municipal corporation

Lisa C. Henderson, CITY SECRETARY

Mark D. Israelson, CITY MANAGER
Date: _____

APPROVED AS TO FORM:

For Paige Mims, CITY ATTORNEY

ATTEST:

DAISY BRAND, LLC, a Texas limited liability company

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

EXHIBIT "A"
CERTIFICATE OF COMPLIANCE

Step One (Due between December 31, 2029 and June 1, 2030):
Please select one of the options below:

_____ a. I hereby certify that Daisy Brand, L.L.C. has (1) Occupied the Real Property by December 31, 2027, (2) has added a minimum of $10,000,000.00 in real property improvements to the office space located at the Real Property by December 31, 2027, and (3) is in compliance with all terms of the Agreement.

_____ b. I hereby certify that Daisy Brand, LLC has (1) failed to Occupy the Real Property by December 31, 2027, (2) failed to add a minimum of $10,000,000.00 in real property improvements to the office space located at the Real Property by December 31, 2027, and (3) is not in compliance with all terms of the Agreement and therefore, is not entitled to receive payment in accordance with Article IV of the Agreement.

Step Two (Due between December 31, 2031 and June 1, 2032):
Please select one of the options below under each grant, as applicable:

_____ a. I hereby certify that Daisy Brand, L.L.C. has (1) maintained occupancy at the Real Property, (2) has added a minimum of $10,000,000.00 in real property improvements to the office space located at the Real Property by December 31, 2027, (3) Company met obligations to receive Grant #1 and (4) is in compliance with all terms of the Agreement.

_____ b. I hereby certify that Daisy Brand LLC has (1) failed to Occupy the Real Property by December 31, 2027, (2) failed to add a minimum of $10,000,000.00 in real property improvements to the office space located at the Real Property by December 31, 2027, (3) failed to qualify for Grant #1, and (4) is not in compliance with all terms of the Agreement and therefore, is not entitled to receive payment in accordance with Article IV of the Agreement.

ATTEST:

Daisy Brand, LLC, a Texas limited liability company

_____

By: _____

Name:

Name: _____

Title: _____

Chief Legal and Administrative Officer

Date:_____

For Grant #1, this certification shall be submitted between December 31, 2029 and June 1, 2030. For the Job Creation Grant #2, this certification shall be submitted by December 31, 2031 and June 1, 2032.

This Certificate of Compliance should be mailed to:

City of Plano
Finance Department
P.O. Box 860358
Plano, TX 75086-0358

EXHIBIT "B"
ANNUAL CERTIFICATE OF COMPLIANCE

Please select one of the options for annual certification beginning in January 2029:

_____ a. I hereby certify that Daisy Brand, LLC is in compliance with each applicable term as set forth in the Agreement.

_____ b. I hereby certify that Daisy Brand, LLC is not in compliance with each applicable term as set forth in the Agreement.

ATTEST:

Daisy Brand, LLC, a Texas limited liability company

_____

By: _____

Name: _____

Name: _____

Title: _____

Chief Legal and Administrative Officer

Date: _____

NOTE: This form is due by January 31 of each year beginning on January 31, 2029, and as long as this Agreement is in effect.

This Certificate of Compliance should be mailed to:

City of Plano
Finance Department
P.O. Box 860358
Plano, TX 75086-0358

File #: 26-627 **Agenda Date:** 7/27/2026 **Agenda #:** (ac)

Department: Neighborhood Services
Director: Curtis Howard, Director of Neighborhood Services
Agenda Item: Amendment of 2025-2026 Action Plan
Recommended Action: Adoption of Resolutions

Item Summary

To amend Resolution No. 2025-7-10(R) that adopted the 2025-2026 Action Plan, including the summary of Community Development Block Grant and HOME Investment Partnerships Program activities and proposed use of funds for program year 2025-2026; and providing an effective date.

Previous Action/Presentation

The Community Relations Commission held meetings in 2025 on April 3, April 8, April 10, April 15 and April 17, and made final recommendations at a public hearing on April 22 concerning the 2025-2026 Action Plan which detailed the use of Community Development Block Grant Funds ("CDBG Funds") and HOME Investment Partnerships Program funds ("HOME Funds").

City Council held a public hearing on July 28, 2025, to receive public comments concerning the recommendation of the Community Relations Commission. At the close of the public hearing, City Council approved the 2025-2026 Action Plan and related summaries, activities and proposed uses of CDBG and HOME Funds.

Background

Due to a clerical error, the summary of funding allocations in Resolution No. 2025-7-10(R) was incorrect and inconsistent with the approved 2025-2026 Action Plan approved by City Council, resulting in the need for adoption of an amendment to the resolution.

The Community Relations Commission held meetings in 2025 on April 3, April 8, April 10, April 15 and April 17, and made final recommendations at a public hearing on April 22 concerning the 2025-2026 Action Plan which detailed the use of Community Development Block Grant Funds ("CDBG Funds") and HOME Investment Partnerships Program funds ("HOME Funds").

City Council held a public hearing on July 28, 2025, to receive public comments concerning the recommendation of the Community Relations Commission. At the close of the public hearing, City Council approved the 2025-2026 Action Plan and related summaries, activities and proposed uses of CDBG and HOME Funds.

Due to a clerical error, the summary of funding allocations in Resolution No. 2025-7-10(R) was incorrect and inconsistent with the approved 2025-2026 Action Plan approved by City Council, resulting in the need for adoption of an amendment to the resolution.

Summary of Fund Allocations in Amended Resolution:

- City of Plano Grant Administration $ 379,224
- City of Plano Housing Rehabilitation $1,059,515
- City of Plano Homelessness Prevention $ 122,000
- City of Plano Tenant Based Rental Assistance Program $ 168,195
- Agape Resource and Assistance Center $ 194,000
- City House, Inc. $ 31,595
- Samaritan Inn $ 61,983
- Texas Muslim Women's Foundation $ 36,983
- Housing Channel $ 419,281

All other provisions of and exhibits to Resolution No. 2025-7-10(R) remain the same.

Financial Summary/Strategic Goals

This item has no financial impact.

Approval of this agenda item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

Attachments

Resolution

A Resolution of the City of Plano, Texas, amending Resolution No. 2025-7-10(R) that adopted the 2025-2026 Action Plan, including the summary of Community Development Block Grant and HOME Investment Partnerships Program activities and proposed use of funds for program year 2025-2026; and providing an effective date.

WHEREAS, the Community Relations Commission held meetings in 2025 on April 3, April 8, April 10, April 15 and April 17, and made final recommendations at a public hearing on April 22 concerning the 2025-2026 Action Plan which details the use of Community Development Block Grant Funds ("CDBG Funds") and HOME Investment Partnerships Program funds ("HOME Funds"), collectively referred to herein as the "Funds"; and

WHEREAS, the City Council held a public hearing on July 28, 2025, to receive public comments concerning the recommendations of the Community Relations Commission; and

WHEREAS, after the close of the public hearing, the City Council approved the 2025-2026 Action Plan, a copy of which is attached hereto as Exhibit "A," and the related summaries, activities, and proposed uses of the Funds; and

WHEREAS, the summary of funding allocations in Resolution No. 2025-7-10(R) was incorrect and inconsistent with the approved 2025-2026 Action Plan approved by City Council, resulting in the need for adoption of an amendment to the resolution.

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

SECTION I. The summary of fund allocations in Section I of Resolution No. 2025-7-10(R) is hereby amended as follows:

City of Plano Grant Administration $379,224

City of Plano Housing Rehabilitation $1,059,515

City of Plano Homelessness Prevention $122,000

City of Plano Tenant Based Rental Assistance Program $168,195

Agape Resource and Assistance Center $194,000

City House, Inc. $31,595

Samaritan Inn $61,983

Texas Muslim Women's Foundation $36,983

Housing Channel $419,281

SECTION II. All other provisions of and exhibits to Resolution No. 2025-7-10(R) remain the same.

SECTION III. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED on the 27th day of July, 2026.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

File #: 26-669 **Agenda Date:** 7/27/2026 **Agenda #:** (ad)

Department: Engineering
Director: B. Caleb Thornhill, P.E., Director of Engineering
Agenda Item: Submission of the City's Application for Financial Assistance to the Texas Water Development Board
Recommended Action: Adoption of Resolutions

Item Summary

To approve the submission of the City's application for financial assistance to the Texas Water Development Board; designating the City Manager as the Authorized Representative of the City for the purposes of providing required information in connection with said application; authorizing the City Manager to execute all necessary documents; and providing an effective date.

Background

The Texas Water Development Board (TWDB) received $1.038 billion per House Bill 500 to provide one-time Water Supply and Infrastructure Grant (WSIG) funding. This funding supports construction-ready projects, including water supply and infrastructure improvements, TCEQ compliance efforts, and water reuse initiatives. The grant application requires a resolution from the City's governing body approving the application and designating an authorized representative.

If the resolution is approved, the City would have the opportunity to apply for this TWDB grant and potentially be awarded the WSIG funds to support Engineering Project No. ENG-W-00001, Water Rehabilitation - Kimberlea Additions in the amount of $9,835,500 for construction. The grant funding would enable staff to supplement the City's 2026-2027 water fund.

If the resolution is not approved, funding for the project will come out of the City's water fund in the Community Investment Program budget for 2026-2027.

Attachments listed for the grant application have been prepared and will be included in the full application packet to the TWDB.

Financial Summary/Strategic Goals

This item has no financial impact but may result in potential future revenue of indeterminate value.

Approval of this item will support the City's Strategic Plan Critical Success Factor of being an Excellent, Innovative, and Accountable City Government.

Attachments

Resolution

Exhibit A

A Resolution of the City of Plano, Texas, approving the submission of the City's application for financial assistance to the Texas Water Development Board; designating the City Manager as the Authorized Representative of the City for the purposes of providing required information in connection with said application; authorizing the City Manager to execute all necessary documents; and providing an effective date.

WHEREAS, the Texas Water Development Board (TWDB), per House Bill 500, was appropriated $1.038 billion in funds for water supply and infrastructure grants (WSIG) for construction-ready projects in the state of Texas; and

WHEREAS, the WSIG provides a one-time opportunity for a limited number of Texas communities to receive grant funding to implement water supply or water infrastructure projects, such as water supply and water infrastructure improvements, as well as reuse efforts such as addressing real or apparent water loss, TCEQ violations, or upgrading or replacing water systems; and

WHEREAS, as part of the application, the City must provide a resolution of approval by its governing body documenting the approval of the application filing and designation of an authorized representative; and

WHEREAS, after review of documents and information, the City Council approves the application for financial assistance to the TWDB, a copy of which is attached as Exhibit "A."

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

SECTION I. The application, attached as Exhibit "A", is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in the amount not to exceed $9,835,500.00 to be used for the Water Rehab – Kimberlea Addition project, as detailed in the application.

SECTION II. The City Manager, or his designee, is hereby designated as the authorized representative of the City for purposes of providing the required information as needed under the application and the grant program as well as executing all necessary documents in connection with the application and rules of the Texas Water Development Board.

SECTION III. This Resolution shall become effective immediately upon its passage

PASSED AND APPROVED on the 27th day of July, 2026.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

Financial Assistance Application for Water Supply and Infrastructure Grant

Submittal Instructions.

Entities must submit **by email only** to:

- WSI_grants@twdb.texas.gov
- Email subject line: "WSIG Application Submittal for *[Enter Applicant's Name]*"

The complete application submittal must include:

1. this completed application in Microsoft Word format,
2. the WSIG AMHI Worksheet in Microsoft Excel format, and
3. all other required attachments in PDF format (see Part VI: Financial Assistance Application Checklist).

The TWDB is not able to use the Online Loan Application System (OLA) for these submittals.

If your file size is greater than 25Mb, please

- submit an inquiry to WSI_grants@twdb.texas.gov and
- include "WSIG Link Request" in the subject line.

For more information, please send inquiries to: WSI_grants@twdb.texas.gov and include "WSIG Inquiry" in the subject line.

Applicants do not need to submit this application for the separate funding allocation for canal lining/conversion projects funded through the NADBank; unless they wish to ALSO submit the same project for consideration in one of the five population-based funding categories.

PART I: Applicant Information

Applicant Name	City of Plano
County	Collin
Project Name	Water Rehab – Kimberlea Addition
Public Water System Number (numbers only please)	TX0430007
Physical Address	1520 K Avenue, Plano, TX, 75074
Mailing Address	P.O. Box 860358, Plano, TX 75086-0358
Phone	(972) 941-7000
Website	https://www.plano.gov/
Applicant's Legal Authority *	d) Home-Rule Municipality (Texas Local Gov't Code Sec. 5.004)
If *h) Other Governmental Entity* was selected above, explain:	N/A
***Note: reference solicitation for eligible entities/political subdivisions** a) Type A General-Law Municipality (Texas Local Gov't Code Sec. 5.001) b) Type B General-Law Municipality (Texas Local Gov't Code Sec. 5.002) c) Type C General-Law Municipality (Texas Local Gov't Code Sec. 5.003) d) Home-Rule Municipality (Texas Local Gov't Code Sec. 5.004) e) Special-Law Municipality (Texas Local Gov't Code Sec. 5.005) f) County g) District or Authority (Texas Water Code Chapter 49)	
WSIG Request Amount: *	$9,835,500

***Note:** Below are the WSIG funding caps per project based on population served. Please verify that your funding request does not exceed the applicable cap. If the proposed project cost is greater than the WSIG cap, please make certain that you appropriately identify in the application the additional sources of funds to complete the project.

Service Area Population Size	**Less than 1,000**	**1,001 to 10,000**	**10,001 to 150,000**	**150,001 to 1 million**	**Greater than 1 million**
Funding Cap per Project	$6 million	$10 million	$21 million	$35 million	$55 million

For additional information, visit our Water Supply and Infrastructure Grants web page.

PART II: Eligibility Determination

SECTION 1. POPULATION AND SOCIOECONOMIC DATA

To determine population served, indicate the number of people who reside within the service area of, or receive wholesale or retail water service from, the applicant. *****

To determine the Annual Median Household Income (AMHI), please use the WSIG AMHI Worksheet (Microsoft Excel document). The data loaded onto this worksheet is from the 2024 American Community Survey (ACS) 5-year Estimates. On the worksheet, enter your system name, select the Census Geographic areas that cover your service area, and enter the number of water service connections your system serves within each of those areas. An average AMHI for your service area will be calculated automatically, and that is the AMHI amount you will enter into the field below.

Please attach the completed WSIG AMHI Worksheet Microsoft Excel document to your email submittal with your completed application and attachments.

Population Served by the System *(see above)	301,320
Annual Median Household Income (AMHI)	$112,253
Is the AMHI data from the U.S. Census or from a Socioeconomic Survey approved by TWDB within the past five years? *If the AMHI is from a Socioeconomic Survey, please attach the letter from the TWDB approving the survey results.	Using Census Data

SECTION 2. SERVICE

Will this project provide first-time water service to households not currently served by a public water system?	NO
If “Yes”, how many currently un-served households will receive water service from the applicant with this project?	N/A
Does the applicant system primarily provide Retail or Wholesale water service? Primarily providing *Retail* water means that less than 75% of the water produced by that applicant is provided to wholesale customers. Primarily providing *Wholesale* service means that 75% or more of the water produced by the applicant is provided to wholesale customers.	Retail

SECTION 3. PROJECT FOCUS

A. Water Supply	Answers
Does this project provide new water supply (i.e. additional supply of source water delivered to either a wholesale or a retail water provider)? • If "Yes", describe below the source, quantity (acre-feet), and additional water infrastructure.	**NO**
N/A	
Does this project provide new conservation savings for the existing water supply (i.e. annual water savings are anticipated)?	**YES**
Does this project provide new reuse water supply (i.e. reclaimed wastewater effluent or water reuse infrastructure mitigating the need for additional potable supply)? • If "Yes", attach evidence that an application for a new Texas Pollution Discharge Elimination System Permit (TPDES) or amendment to an existing permit related to proposed project has been filed with the Texas Commission on Environmental Quality (TCEQ). Final permit authorization must be obtained from the TCEQ before funds can be released for construction activities.	**NO**
B. Regulatory Compliance	
Does this project address compliance violations? • If "Yes", attach documentation. Example documentation includes but is not limited to TCEQ Notice of Violation (NOV) letter, TCEQ Notice of Enforcement (NOE) letter, Agreed Order, Boil Water Notice and/or Public Notice. Monitoring and Reporting Violations do not apply.	NO
C. Water Loss Mitigation	
Does this project include water loss mitigation? If "Yes", describe below the mitigation, cost of the mitigation (either in dollars or as a % of the total project), and the estimated water savings from the mitigation.	YES
This entire project serves to mitigate water loss. In the last 5 years, we have lost an average of over 450,000 gallons annually in the project area. By rehabilitating the water mains in this area we expect to totally mitigate future losses. The water system will be rehabilitated by replacing all existing cast iron mains with new PVC mains. The total cost of this project is $9,835,500.	

SECTION 4. FINANCIAL

A. Financial Audit

Attach a copy of the Applicant's Annual Financial Audit and Management Letter for the immediately preceding fiscal year (see below), prepared and certified by a Certified Public Accountant or Firm of Accountants.	☒ Audit attached
• Indicate Applicant's fiscal year end:	**9/30/2025**

Note: The only acceptable annual financial audits will be those adopted by the Applicant's governing body for a fiscal year-end that falls between January 31, 2025, and June 30, 2026.

B. Other Funding Sources

Is the proposed project directly related to a project currently funded by the TWDB?	NO
• If Yes, Enter Project ID:	N/A
• If Yes Enter Project Name:	N/A
• If Yes, will funds supplement a project having cost-overruns?	N/A
• If Yes, were all costs related to this portion of the project incurred AFTER June 22, 2025?	N/A

WSIG funds can be used to supplement existing project funding but not replace TWDB funding commitments. All additional TWDB funding sources must be closed at the time of application to ensure sufficient funds are available to complete a stand-alone project - except for SWIFT multiyear commitment tranches in 2027 or later.

SECTION 5. WATER PLANNING AND CONSERVATION

A. Water Project Information.

Attach a completed Water Project Information form, WRD-253D.	☒ WRD-253 Attached

B. Regional and State Water Plans

Is the project a recommended strategy/project in the 2026 Regional Water Plan/ 2027 State Water Plan?	NO
• If Yes, attach the cover page, table of contents, and highlighted pages featuring the relevant information from the plan that clearly identifies the element(s) to be implemented.	N/A

Note: No waivers will be granted if the project is not consistent with the 2026 Regional Water Plan/ 2027 State Water Plan.

Current consistency reviews are being assessed against the Board-approved 2026 Regional Water Plans, which can be found here: https://www.twdb.texas.gov/waterplanning/rwp/plans/2026/index.asp. The 2027 SWP is anticipated to be taken to our Board for considered approval in July 2026. Upon issuance, the SWP

will be posted on our website at: https://www.twdb.texas.gov/waterplanning/index.asp. The 2022 SWP should not be utilized for consistency purposes.

C. Water Use Survey Applicants that provide retail water services (i.e. a retail public utility that provides potable water) must have submitted to the TWDB the annual Water Use Survey (WUS) of groundwater and surface water for the last THREE years. Submittal of the WUS begins the first working day of January and the survey is due March 1 annually via the online portal: https://www.twdb.texas.gov/waterplanning/waterusesurvey/index.asp	SUBMITTED
D. Water Loss Audit Applicants that provide retail water services must have submitted to the TWDB the most recently required water loss audit on or before May 1, 2026. The online TWDB Water Audit worksheet is available at: http://www.twdb.texas.gov/conservation/resources/waterloss-resources.asp, and the online portal is located at: https://www.twdb.texas.gov/apps/overview.asp. **Note: If not submitted prior to this application submittal, the project will be considered ineligible for WSIG**.	SUBMITTED
E. Water Loss Audit Validation. Applicant acknowledges that its most current water loss audit will be validated prior to consideration of a request for financial assistance from the Board. **Note: If water loss validation is not completed, the project will be considered ineligible for WSIG.**	☒ Click Box to Acknowledge
F. Water Loss Thresholds. Applicant acknowledges that, upon validation of its water loss audit, if the Applicant meets or exceeds the water loss thresholds, the project must address water loss to be eligible for funding. For a project addressing water loss, please complete Part II, Section 3, subsection C. Water Loss. **Note: No water loss waivers will be granted.**	☒ Click Box to Acknowledge

G. Water Conservation Plan. If the funding request for funding exceeds $500,000, a Water Conservation Plan (WCP) is required. Plans must have been adopted by the Applicant's governing body on July 20, 2021, or later. If the Applicant's current WCP was adopted earlier than July 20, 2021, or the Applicant does not have an adopted WCP, a new TWDB-approvable draft WCP must be submitted to the TWDB prior to May 1, 2026, which must then be adopted by the Applicant's governing body prior to submitting this financial assistance application. **Note: If not submitted prior to this application submittal, the project will be considered ineligible for WSIG.** WCP adoption date: April 22nd, 2024	Attached is WCP adopted July 20, 2021, or later.

- Applicants are not required to submit a WCP if the financial assistance is $500,000 or less, or the Board determines an emergency exists per 31 TAC § 363.15(c), pursuant to Texas Water Code § 16.4021.
- For questions regarding water conservation plans, contact wcpteam@twdb.texas.gov, 512-476-1639, or visit the Municipal Water Conservation Plans web page at www.twdb.texas.gov/conservation/municipal/plans/index.asp.
- Information on drought contingency planning can be found online at https://www.tceq.texas.gov/permitting/water_rights/wr_technical-resources/contingency.html.

H. Annual Water Conservation Report. All entities with a Water Conservation Plan are required to submit an Annual Report by May 1st of each year. The online portal for submittals and information is located at: https://www.twdb.texas.gov/apps/overview.asp. **Note: If not submitted prior to this application submittal, the project will be considered ineligible for WSIG.**	SUBMITTED

SECTION 6. WATER RIGHTS, PERMITS, AND BENEFITS

A. Water Rights Information.

Will this project result in any of the following:
(a) an increase by the applicant in the use of surface water or groundwater,
(b) drilling of new water well(s),
(c) an increase in water treatment capacity,
(d) an increase in raw water pumping or intake capacity,
(e) new or increase in transmission capacity, or
(f) new or expansion of reservoir(s)

If YES, attach a completed Water Rights Certification Affidavit, TWDB-0208.

NO

B. Water Supply Benefits

If the project includes a construction component, please indicate the following information regarding new water supply, new reuse water supply, and new water conservation savings to be created by the project; or maintenance of current supply.

Water Supply Benefits	Acre-Feet/Year	Project Capital Cost ($)
Increase in the total annual volume of water supply. Additional supply to be created by the project and delivered to wholesale or retail water provider	**N/A**	**$N/A**
Increase in the annual volume of (direct or indirect) reuse water supply. New reuse supply to be created by the project	N/A	$N/A
Annual volume of anticipated water savings. New conservation savings to be created by the project.	1.38 ac-ft/yr	$9,835,500
Volume of current water supplies that will be maintained. Maintenance of current supply	N/A	$N/A

PART III: ALL Applicants Must Complete

Please visit http://www.twdb.texas.gov/financial/instructions/index.asp for any referenced Guidance and Forms.

SECTION 1. GENERAL PROJECT INFORMATION

A. Project Need.

Provide description of project need, specifically for water supply and/or water infrastructure.

This project, Water Rehab – Kimberlea Addition, is needed to address water infrastructure concerns. This project will replace aged cast iron water lines to mitigate water loss from the system, resulting in reduced interruptions of service to residents and reduced maintenance costs. Not completing this project would result in increased ongoing localized maintenance, intermittent service interruptions, additional maintenance costs, and a reduction in quality of life for local residents.

B. Project Description.

Detailed description of the project, including a bullet list of significant project elements/ components and alternatives considered (include information about related existing facilities):

The project, Water Rehab – Kimberlea Addition, includes the replacement of 13,400 linear feet of 6” and 8” cast iron water lines.
1. Mission Ridge Road – Canoncita Lane to Parker Road (Approx. 1,050 LF)
2. Canoncita Lane – Mission Ridge Road to Parker Road (Approx. 1,020 LF)
3. Hollow Drive – Sandia Drive to San Mateo Drive (Approx. 315 LF)
4. Sandia Drive – Cul-de-sac to Haversham Drive (Approx. 1,675 LF)
5. Haversham Drive – Whiffletree Drive to Candelaria Drive (Approx. 1,160 LF)
6. San Mateo Drive – Coit Road to Parker Road (Approx. 1,895 LF)
7. Starlight Trail – Sandia Drive to Parker Road (Approx. 1,805 LF)
8. Candelaria Drive – Cul-de-sac to Mission Ridge Road (Approx. 1,665 LF)
9. San Juan Circle – Cul-de-sac to Starlight Trail (Approx. 430 LF)
10. Whispering Circle – Cul-de-sac to Starlight Trail (Approx. 430 LF)
11. N. Echo Trail – Mission Ridge Road to S. Echo Trail (Approx. 770 LF)
12. S. Echo Trail – N. Echo Trail to Mission Ridge Road (Approx. 975 LF)
13. Twin Diamond Court – Cul-de-sac to S. Echo Trail (Approx. 210 LF)

C. Is more than one Public Water Systems (PWS) Served by the Proposed Project?	NO

If Yes above, list below the PWS to be served by the Proposed Project

Note: The list needs to be consistent with the regional water plan; if not consistent, provide in the Project Description section above an explanation regarding why it is not consistent.

Name	PWS ID

SECTION 2. PROJECT LOCATION

A. Project Map. Attach a map of the service area and drawings as necessary to locate and describe the project. The map should show the project footprint, major project components, roads, and major landmarks.		☒ Map Attached
B. Project Location.	**Latitude:** 33° 02’ 36” N	**Longitude:** 96° 45’ 53” W
C. Counties in Applicant’s Service Area. List county(ies) where the project is located or will provide service:		Collin
D. Colonias: If the proposed project impacts any colonias, provide the Colonia M number(s):		N/A

SECTION 3. OTHER FUNDING SOURCES

A. Are other funding source(s) being utilized to complete the project?	NO

Note: Additional funding must be secured prior to submitting this grant application. Provide commitment letters if available. Additional funding sources must also be included within the Project Budget (TWDB-1201).

If Yes above, include all secured funding sources in the table below.

Funding Source	Type of Funds (Grant/Loan)	Amount ($)	Date Applied	Anticipated or Funding Secured Date
		$		
		$		
		$		
		$		
Total Funding from All Other Sources:		**$0**		

SECTION 4. APPLICANT CONTACT INFORMATION

A. Official Representative Contact Information.

Applicant's official contact (not a consultant) with decision-making authority for project implementation

Name	Caleb Thornhill, P.E.	Employer Name	City of Plano
Title	Director of Engineering	Phone Number	(972) 941-5358
Address	1520 K Ave, Suite 250, Plano, TX 75074	Email	calebt@plano.gov

B. Primary Contact

Applicant's primary contact for day-to-day project implementation.

Name	Alison Smith, P.E.	Employer Name	City of Plano
Title	CIP Engineer	Phone Number	(972) 941-5249
Address	1520 K Ave, Suite 250, Plano, TX 75074	Email	asmith@plano.gov

SECTION 5. APPLICANT'S CONSULTANTS

Provide contact information for the applicant's consultants. Please attach copies of all draft and/or executed contracts for consultant services to be used by the applicant in applying for financial assistance or constructing the proposed project

A. Applicant's Engineer			Executed Contract Attached
Name	Benjamin Gleichert, P.E.	Employer Name	Kimley-Horn and Associates, Inc.
Title	Associate	Phone Number	(972) 770-1300
Address	13455 Noel Rd, Suite 700, Dallas, TX 75240	Email	ben.gleichert@kimley-horn.com
B. Applicant's Financial Advisor		**None**	
Name	N/A	Employer Name	N/A
Title	N/A	Phone Number	N/A
Address	N/A	Email	N/A

C. Certified Public Accountant (or other appropriate rep)		**None**	
Name	N/A	Employer Name	N/A
Title	N/A	Phone Number	N/A
Address	N/A	Email	N/A
D. Applicant's Legal Counsel		**None**	
Name	N/A	Employer Name	N/A
Title	N/A	Phone Number	N/A
Address	N/A	Email	N/A
E. Any Other Consultant Representing the Applicant Before the Board		**None**	
Name	N/A	Employer Name	N/A
Title	N/A	Phone Number	N/A
Address	N/A	Email	N/A

SECTION 6. LEGAL INFORMATION

A. Legal Documents	
Resolution. Attach the resolution from the governing body requesting financial assistance. (TWDB-0201A)	☒ Resolution Attached
Application Affidavit. Attach the Application Affidavit. (TWDB-0201)	☒ Application Affidavit Attached
Certificate of Secretary. Attach the Certificate of Secretary. (TWDB-0201B)	☒ Cert. Sec. Attached
B. Certificate of Convenience and Necessity Does the applicant possess a Certificate of Convenience and Necessity (CCN)? • If Yes, attach CCN and map detailing CCN boundaries and service area.	YES, Attached is CCN and Map
• If No, please indicate the status of the CCN below.	

CCN No. 10191	
C. Site Certificate (ED-101) Attach ED-101, documenting all necessary land and easements for the project.	☒ ED-101 Attached
D. Affidavit of No Objection. Are any facilities to be constructed (or is the area to be served) within the service area of a municipality, or other public utility, with responsibility for serving the area? If Yes, has the applicant obtained an affidavit stating that the municipality or public utility, servicing the area does not object to the proposed construction and operation of the applicant's services and facilities in the service area?	No- Project or Area To Be Served Are Not in Another's Service Area
E. Enforcement Actions. Has the applicant been the subject of any enforcement action by the Texas Commission on Environmental Quality (TCEQ), the Environmental Protection Agency (EPA), or any other entity within the past three years? If yes, attach a brief description of every enforcement action within the past three years and action(s) to address requirements.	NO
F. Ownership Interests of the Project. Does the Applicant have 100 percent ownership interest in the project? If No, attach a breakdown of ownership interests, an allocation of project costs, and an explanation of the allocation of liability.	100% Ownership
G. Service Agreements. Is the project intended to allow the applicant to provide or receive water services to or from another entity? If Yes, the applicant must attach, at a minimum, the proposed agreement, contract, or other documentation establishing the service relationship, with the final and binding agreements provided prior to closing.	NO
H. Assurance Related to State Funds. Is the applicant prohibited from receiving funds under Texas Penal Code § 1.10(d) (related to federal laws regulating firearms, firearm accessories, and firearm ammunition)?	NO
I. Regulations Related to Public Camping Bans.	
For city or county applicants: Is the applicant prohibited from receiving state grant funds under Texas Local Government Code § 364.004 (related to Public Camping Bans).	NO

For city or county applicants: Has the applicant been sued by the Attorney General under Local Government Code § 364.003 (related to public camping bans)? If Yes, what is the current posture of the lawsuit: N/A	NO
J. Regulations Related to Firearm Suppressors. For city, county, or special district/authority applicants: Is the applicant prohibited from receiving state grant funds under Texas Government Code § 2.103 (related to regulation of firearm suppressors)?	NO

SECTION 7. PROJECT MANAGEMENT INFORMATION

A. Project Schedule

Estimated date to submit environmental planning documents. * (Not applicable for ready-to-proceed projects)	N/A
Estimated date to submit engineering planning documents. * (Not applicable for ready-to-proceed projects)	N/A
Estimated date for completion of design. * (Not applicable for ready-to-proceed projects.	N/A
Estimated Construction start date for first contract.	Summer 2026
Estimated Construction end date for last contract. **	Fall 2027
* Entities with populations greater than or equal to 150,000 must have completed engineering, environmental, and design prior to application submittal. ** Construction contract(s) cannot have end date past January 31, 2031. Construction closeout documents must be submitted by February 28, 2031 – this includes completion of a final site visit by TWDB staff. **Applicant acknowledges project schedule conditions noted above.**	☒ Applicant Acknowledges Project Schedule Conditions

B. Project Cost Estimate. Attach the most current itemized project cost estimate, utilizing the TWDB Budget Form TWDB-1201*. Include all costs and funding sources (e.g., DWSRF, SWIFT, WDF, local contribution, other lender). If applying for pre-construction costs only (i.e., Planning, Acquisition, Design) then itemize only the relevant portions in the attached budget template. Please refer to the Instructions tab in theTWDB-1201 Excel workbook. Please consider that U.S. Iron & Steel requirements will apply (See United States Iron and Steel Guidance, TWDB-1105) * TWDB-1201 Must be signed, dated, and sealed by a Texas Professional Engineer.	☒ TWDB-1201 Attached
C. Construction Contracts	
Planned total number of construction contracts for the project (current estimate):	1
Select the planned construction contract delivery method. • If “Other” selected, please indicate method: N/A • If alternative delivery is selected (non-traditional design-bid-build), provide the implementation letter per TWDB-0570 alternative delivery methods guidance.	Design-Bid-Build (Traditional)

PART IV: READY TO PROCEED - CONSTRUCTION-ONLY FUNDING

Complete this section if either the system's service area population is greater than 150,000, OR for any service area population ONLY funding for construction phase is requested. Other applicants skip this section.

- Entities serving populations GREATER than 150,000 can only request funds for project construction phase and must be ready to proceed.
- To be considered ready to proceed, ALL items below must be complete.

☐ N/A Part IV– Service area population is less than or equal to 150,000 AND requesting funds for the project's planning, acquisition, and/or design phase(s).

SECTION 1. PLANNING AND ACQUISITION	
A. Permitting	
All applicable permitting aspects of the project have been achieved; including Certificate of Convenience and Necessity (CCN), TCEQ approval, and completion of piloting, etc.	☒ Permitting Complete
Applicant has acquired all the necessary rights to appropriate and use the surface water and/or groundwater that the project will provide as documented in the previously attached Water Rights Affidavit WRD-208.	☒ All Water Rights Acquired
B. Environmental Review Has the proposed project received a Finding of No Significant Impact, Categorical Exclusion, Record of Decision, or other environmental determination prepared by the TWDB or another agency within the last five years? • If Yes, attach a copy of the environmental determination to this application and provide name of issuer (Agency) N/A, and date of issuance(s) N/A • If No, attach TWDB-0802 Water Supply and Infrastructure Grant Affidavit of Environmental Compliance.	NO Finding Issued. Affidavit Attached
C. Engineering Feasibility. Has been completed for the project planning phase.	☒ Complete
D. Land Acquisition. Applicant has obtained all land and easements necessary to complete the project, as documented in the previously attached Site Certificate (ED-101).	☒ Acquisition Complete

SECTION 2. DESIGN

A. Design Process. Is complete, including full development of plans and specifications for all project components, and Plans and Specifications (P&S) are attached.	☒ P&S Attached
B. Plans and Specifications. Plans and specifications for all project components have been approved by authorized entity (TWDB will not provide new design approvals for ready-to-proceed projects requesting this funding): • Attached copy of approval letter(s) by the TCEQ • Attached copy of approval letter by an entity(ies) other than the TCEQ (e.g., TWDB). Indicate approving entity(ies): City of Plano	Attached Other Approval
C. Project Components Not Requiring TCEQ Approval. Authorized approval of plans and specifications of certain project components is not required by the TCEQ (e.g., meter replacement). Indicate project components not requiring approval: Water line replacement.	
Note: For the following types of water projects funded by the TWDB, technical review of plans and specifications must have been completed by the TCEQ. • New surface water treatment plants (WTP), including pilot and concentration-time studies, • Existing surface WTPs involving process related improvements or increase in capacity, • New well projects, • Existing well projects, including increase in capacity or process related improvements, • New raw water intakes, including pumping facilities at the intake location, • Any project involving treatment, such as membranes, ion exchange, UV disinfection, etc., • New interconnections, • New construction or improvements to disinfection and other treatment projects, and • New ground storage tanks (GSTs), or improvements to existing GSTs, when the source of water is surface water and GSTs are a clear well.	

SECTION 3. CONSTRUCTION

The proposed project • will be ready to advertise construction bids immediately following a funding commitment for construction costs. OR • has already been bid for construction. **Note: WSIG requirements for project construction must be met (e.g., US I&S), and only those costs incurred after June 21, 2025, can be reimbursed.**	Ready to Bid for Construction

PART V: REQUESTING PLANNING/ACQUISITION/DESIGN FUNDING

Complete this section if the system's service area population is less than 150,001 AND the funding request includes planning, acquisition, or design project phases, or any combination thereof with or without construction (i.e. NOT construction-only funding).

☒ N/A Part V – Funding request is ONLY for construction phase and proposed project is ready to proceed.

SECTION 1. PLANNING, ACQUISITION, AND/OR DESIGN

A. Land and Easements Ownership. Provide a general description of the land and easements acquisition needs for this project:

N/A

B. Conveyance Coordination.	
Applicant acknowledges that if the proposed project is related to or includes water conveyance, then considerations must be included in the project planning phase to reduce the necessity of exercising the power of eminent domain to obtain interest in real property by prioritizing the use of existing transportation and utility easements [SB 7, 89th Texas Legislature, Texas Water Code 6.301-305]. If eminent domain is being considered by the Applicant, then a future coordination meeting will need to be scheduled by the Applicant during the project's planning phase to include joint planning and coordination between project sponsors, governmental entities, utilities, common carriers, and other applicable stakeholders including the TxDOT Right of Way Division. The purpose of the meeting is to promote collaboration among stakeholders and to reduce the necessity of exercising the power of eminent domain to obtain interest in real property by identifying opportunities to utilize existing transportation and utility easements. The outcome of the meeting(s) must be addressed in the Engineering Feasibility Report. The scheduling of the meeting should be coordinated with the TWDB project manager.	☒ Click Box to Acknowledge

C. Engineering Permits.
List any major permits that are necessary for the completion of the project. Also, list any other necessary minor permits that may involve particular difficulty due to the nature of the proposed project (e.g., railroad crossing, TxDOT, FAA for elevated structure in vicinity of airport).

Permit	**Issuing Entity**	**Acquired (Y/N)**

D. Environmental Compliance. Applicant acknowledges that they will ensure compliance with all applicable local, state, and federal regulations and will complete coordination and/or permitting as required to ensure compliance with the Endangered Species Act of 1973, as amended; Section 404 of the Clean Water Act; Section 10 of the Rivers and Harbors Act of 1899; the Migratory Bird Treaty Act; Texas Antiquities Code; Texas Parks and Wildlife Code; Edwards Aquifer Rules; and any other applicable state, federal, and local regulations. Prior to the release of acquisition, design, and/or construction funding, the applicant will provide a signed affidavit of environmental compliance (<Insert Link Here>) and submit documentation that the proposed project has been adequately reviewed by the required regulatory agencies within the last five years.	☒ Click Box to Acknowledge

PART VI: Financial Assistance Application Checklist

The following checklist is a full list of the documents that are necessary to process this application. An incomplete application will not be processed. Clearly label all attachments with the corresponding document name and applicant name. Please visit http://www.twdb.texas.gov/financial/instructions/index.asp for any referenced Guidance and Forms.

Certification and Checklist	Item Attached	N/A
Part II: Eligibility Determination		
Reuse permit documentation, if applicable	☐	☒
Regulatory compliance documentation, if applicable	☐	☐
Annual financial audit and management letter	☒	
Water Project Information - WRD-253D	☒	
State Water Plan documentation, if applicable	☐	☒
Adopted Water Conservation Plan; if applicable	☒	☐
Water Rights Affidavit – WRD-208	☐	☒
Part III: All Applicants		
Project Map	☒	
Other funding sources commitment letter(s), if applicable	☐	☒
Consultants draft or executed contracts	☒	☐
Resolution – TWDB-0201A	☒	
Application Affidavit – TWDB-0201	☒	
Certificate of Secretary – TWDB-0201B	☒	
Certificate of Convenience and Necessity, if available	☒	☐
Site Certificate – ED-101	☒	
Affidavit of No Objection, if available	☐	☒
Enforcement Actions, if applicable	☐	☒
Breakdown of Ownership Interests of the Project, if applicable	☐	☒
Service Agreements, if applicable	☐	☒
Project Cost Estimate – TWDB-1201	☒	
Part IV: Ready to Proceed - Construction Only		☒
Environmental review documentation (determination or affidavit)	☒	
Plans and Specifications	☒	
Design approval letters(s)	☒	

PART VII: Financial Assistance Application Certification

I hereby approve and authorize the submission of this Financial Assistance Application to the Texas Water Development Board. I certify that all information contained herein is true and correct to the best of my knowledge. I understand the failure to submit a complete Financial Assistance Application may result in the withdrawal of the form without review.

Caleb Thornhill, P.E.

Printed Name of Applicant's Authorized Representative

Director of Engineering

Title of Applicant's Authorized Representative

X

Double Click Box Above: In the pop-up prompt, enter the name of applicant's authorized representative **(not a consultant)** and then click the "Sign" button to apply electronic signature. **Applying the electronic signature will lock the document from further changes.**

File #: 26-659 **Agenda Date:** 7/27/2026 **Agenda #:** (ae)

Department: Special Projects
Director: Peter Braster, Director of Special Projects
Agenda Item: 2026 Annual Update for Collin Creek East PID SAP
Recommended Action: Adoption of Ordinances

Item Summary

To accept and approve the Annual Update of the Service and Assessment Plan and Assessment Roll for the Collin Creek East Public Improvement District in accordance with Texas Local Government Code §372.013; providing a repealer clause; providing a severability clause; and providing an effective date.

Previous Action/Presentation

As part of the financing plan for the Collin Creek Mall Redevelopment, City Council approved two (2) public improvement districts to fund infrastructure on the 99-acre property. Public improvement districts require service and assessment plans. For the Collin Creek East Public Improvement District, City Council approved a resolution that accepted a preliminary service and assessment plan on May 24, 2021. That was followed on August 23, 2021, by Council approving and accepting the service and assessment plan in conformity with the requirement of the PID Act.

Background

Each year, pursuant to Section 372.013 of the PID Act, the service and assessment plan must be reviewed and updated for the purpose of determining the annual budget for improvements. In addition, the plans must cover a period of at least five (5) years and must also define the annual indebtedness and projected costs for improvements. This ordinance fulfills those annual requirements.

Financial Summary/Strategic Goals

This item is for approval of the 2026 Collin Creek East PID Service and Assessment Plan update and has no immediate financial impact.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Residential and Commercial Economic Vitality.

Attachments

Ordinance
Exhibit A

An Ordinance of the City of Plano, Texas, accepting and approving the Annual Update of the Service and Assessment Plan and Assessment Roll for the Collin Creek East Public Improvement District in accordance with Texas Local Government Code §372.013; and providing a cumulative clause; providing a savings and severability clause; and providing an effective date.

WHEREAS, on January 13, 2020, the City Council of the City of Plano, Texas (the "City") approved Resolution No. 2020-1-11(R) establishing the Collin Creek East Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"); and

WHEREAS, on February 8, 2021, the City Council of the City approved Resolution No. 2021-2-3(R) expanding the boundaries of the PID in accordance with the provisions of the PID Act; and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2021-8-16, which ordinance also approved the Collin Creek East Public Improvement District Service and Assessment Plan and the Assessment Roll attached thereto as Exhibit F, dated as of August 23, 2021 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the updated Assessment Roll attached thereto, updates the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

Section I. Preambles.

All matters stated in the preambles are found to be true and correct and are incorporated herein as if copied in their entirety.

Section II. Annual Update.

The Collin Creek East Public Improvement District 2026 Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of

the updated Assessment Roll contained therein and made a part thereof, is hereby accepted and approved.

Section III. Cumulative.

The provisions of this Ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

Section IV. Severability.

Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this Ordinance as a whole.

Section V. Effective Date.

This Ordinance shall take effect immediately after its passage as the law and charter in such case provide.

Section VI. Filing in Land Records.

The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

PASSED AND APPROVED on the 27th day of July, 2026.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT

2026 ANNUAL SERVICE PLAN UPDATE

JULY 27, 2026

INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the Service and Assessment Plan (the "SAP").

The District was created pursuant to the PID Act by Resolution No. 2020-1-11(R) on January 13, 2020 by the governing body of the City (the "Governing Body") to finance certain Authorized Improvements for the benefit of the property in the District. On February 8, 2021, the City Council passed and approved Resolution No. 2021-2-3(R) authorizing the addition of land to the boundaries of the District.

On August 23, 2021, the Governing Body approved the SAP for the District by adopting Ordinance No. 2021-8-16 which (1) approved the levy of certain Assessments for Assessed Property within the District; (2) approved the Assessment Roll, and (3) approved the issuance of the Improvement PID Bonds.

On June 27, 2022, the Governing Body approved the 2022 Annual Service Plan Update for the District by adopting Resolution No. 2022-6-9(R) which updated each Assessment Roll within the District for 2022.

On July 24, 2023, the Governing Body approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 2023-7-3 which updated each Assessment Roll within the District for 2023.

On August 12, 2024, the Governing Body approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 2024-8-2 which updated each Assessment Roll within the District for 2024.

On July 28, 2025, the Governing Body approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 2025-7-3 which updated each Assessment Roll within the District for 2025.

The SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

The Governing Body also adopted each Assessment Roll identifying the Assessments on Parcels of Assessed Property within the District, based on the method of assessment identified in the SAP. This 2026 Annual Service Plan Update also updates the Assessment Rolls for 2026.

PARCEL SUBDIVISION

District

- The final replat of Collin Creek Single Family Phase 2 was filed and recorded with the County as document number 2026010000230 on June 8, 2026.

See **Exhibit C** for the Lot Type classification map.

LOT AND HOME SALES

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the MSRB's EMMA by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records. See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the SAP. The Authorized Improvements and estimated costs as described in the SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, is based on information provided by the Developer and other available project information at the time such information is compiled. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of $30,904,000.00.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. For Assessments securing

reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and other publicly available records. A debt service schedule is attached as **Exhibit B**.

ANNUAL INSTALLMENT DUE 1/31/2027

District

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is shown below.

- ***Additional Interest*** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in the Annual Installment as shown below.

Due January 31, 2027	
Principal	$ 677,000.00
Interest	$ 1,352,050.00
	$ 2,029,050.00
Additional Interest	$ 154,520.00
Annual Collection Costs	$ 111,931.64
Total Annual Installment	**$ 2,295,501.64**

- ***Annual Collection Costs*** – The cost of administering the District shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for the District is shown below.

Annual Collection Costs		
P3Works Administration	$	66,244.85
City Auditor	$	2,500.00
Filing Fees	$	1,000.00
County Collection	$	1,000.00
PID Trustee	$	4,500.00
Dissemination Agent	$	3,500.00
Draw Request Review	$	-
P3Works Dev/Issuer CDA Review	$	2,645.00
Past Due P3Works, LLC Invoices	$	19,041.79
Collection Cost Maintenance Balance	$	10,000.00
Arbitrage Calculation	$	1,500.00
Total	**$**	**111,931.64**

PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments are reflected in the corresponding Assessment Roll.

EXTRAORDINARY OPTIONAL REDEMPTIONS

Information relating to any redemptions, including extraordinary optional redemption of any PID Bonds, may be available through continuing disclosure filings accessible via EMMA website by searching for the District.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years, and is included below:

Collin Creek East PID						
Annual Installments Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
PID Bonds						
Principal		$ 677,000.00	$ 708,000.00	$ 741,000.00	$ 776,000.00	$ 812,000.00
Interest		$ 1,352,050.00	$ 1,322,431.26	$ 1,291,456.26	$ 1,259,037.50	$ 1,225,087.50
	(1)	$ 2,029,050.00	$ 2,030,431.26	$ 2,032,456.26	$ 2,035,037.50	$ 2,037,087.50
Annual Collection Costs	(2)	$ 111,931.64	$ 83,017.65	$ 84,678.00	$ 86,371.56	$ 88,098.99
Additional Interest	(3)	$ 154,520.00	$ 151,135.00	$ 147,595.00	$ 143,890.00	$ 140,010.00
Total Annual Installment	**(4)=(1)+(2)+(3)**	**$ 2,295,501.64**	**$ 2,264,583.91**	**$ 2,264,729.26**	**$ 2,265,299.06**	**$ 2,265,196.49**

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at admin@p3-works.com) by December 1st of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the Governing Body and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The Governing Body shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the Governing Body shall make a final determination as to whether an error has been made. If the Governing Body determines that an error has been made, the Governing Body shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Governing Body. The determination by the Governing Body as to whether an error has been made, and any corrective action taken by the Governing Body shall be final and binding on the owner and the Administrator.

EXHIBIT A – ASSESSMENT ROLL

Property ID[a]	Block	Land Use	Outstanding Assessment	Annual Installment due 1/31/2027[c]
2977284	Block M	Independent Living/Multi-Family	$ 1,471,056.60	$ 109,267.82
2986668	Non-Benefited Property	Non-Benefited Property	$ -	$ -
2885409[d]	Blocks N-Z		$ 29,432,943.40	$ 2,186,233.82
Total[b]			**$ 30,904,000.00**	**$ 2,295,501.64**

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Totals may not add or match the Service Plan or Annual Installment schedules due to rounding or prepayments.

[c] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[d] The Outstanding Assessment and Annual Installment due 1/31/2027 by Block and land use for all Property within Property 2885409 is shown below.

Property ID[e]	Block[a]	Land Use	Outstanding Assessment	Annual Installment due 1/31/2027
2885409	Block N	Independent Living/Multi-Family	$ 2,256,963.55	$ 167,643.78
2885409	Block O	Non-Benefitted	$ -	$ -
2885409	Block P	Independent Living/Multi-Family	$ 3,150,344.95	$ 234,002.78
2885409	Block Q	Single-Family	$ 2,527,799.17	$ 187,761.04
2885409	Block R-1	Independent Living/Multi-Family	$ 1,625,551.13	$ 120,743.44
2885409	Block R-2	Retail	$ 223,331.92	$ 16,588.75
2885409	Block S-1	Independent Living/Multi-Family	$ 1,343,430.68	$ 99,787.97
2885409	Block S-1	Retail	$ 415,979.88	$ 30,898.35
2885409	Block S-2	Independent Living/Multi-Family	$ 1,343,430.68	$ 99,787.97
2885409	Block S-2	Retail	$ 401,331.11	$ 29,810.26
2885409	Block S-3	Mall Urban Core	$ 2,752,818.44	$ 204,475.12
2885409	Block S-4	Restaurant	$ 429,897.82	$ 31,932.15
2885409	Block T/W	Independent Living/Multi-Family	$ 3,586,959.92	$ 266,433.87
2885409	Block T/W	Retail	$ 363,371.13	$ 26,990.65
2885409	Block X	Office/Hotel	$ 5,545,681.86	$ 411,924.73
2885409	Block Y[b]	Open Space	$ -	$ -
2885409	Block Z	Office/Hotel	$ 3,466,051.16	$ 257,452.96
Total[c]			**$ 29,432,943.40**	**$ 2,186,233.82**

Footnotes:

[a] Block N, Block O, Block P, Block Q, Block R-1, Block R-2, Block S-1, Block S-2, Block S-3, Block S-4, Block T/W, Block X, Block Y, and Block Z are all contained within Property ID 2885409 per Collin Central Appraisal District. See Exhibit C for Block locations.

[b] Non-Benefited Property

[c] Total may not match installment schedules or Service Plan due to rounding or prepayments.

[d] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[e] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT B – DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 15)	Principal	Interest	Total
2022	-	$1,433,293.76	$1,433,293.76
2023	-	1,433,293.76	1,433,293.76
2024	$591,000.00	1,433,293.76	2,024,293.76
2025	619,000.00	1,407,437.50	2,026,437.50
2026	647,000.00	1,380,356.26	2,027,356.26
2027	677,000.00	1,352,050.00	2,029,050.00
2028	708,000.00	1,322,431.26	2,030,431.26
2029	741,000.00	1,291,456.26	2,032,456.26
2030	776,000.00	1,259,037.50	2,035,037.50
2031	812,000.00	1,225,087.50	2,037,087.50
2032	849,000.00	1,189,562.50	2,038,562.50
2033	889,000.00	1,152,418.76	2,041,418.76
2034	931,000.00	1,113,525.00	2,044,525.00
2035	974,000.00	1,072,793.76	2,046,793.76
2036	1,020,000.00	1,030,181.26	2,050,181.26
2037	1,067,000.00	985,556.26	2,052,556.26
2038	1,117,000.00	938,875.00	2,055,875.00
2039	1,170,000.00	890,006.26	2,060,006.26
2040	1,225,000.00	838,818.76	2,063,818.76
2041	1,282,000.00	785,225.00	2,067,225.00
2042	1,343,000.00	729,137.50	2,072,137.50
2043	1,406,000.00	670,381.26	2,076,381.26
2044	1,472,000.00	608,868.76	2,080,868.76
2045	1,541,000.00	544,468.76	2,085,468.76
2046	1,614,000.00	477,050.00	2,091,050.00
2047	1,690,000.00	406,437.50	2,096,437.50
2048	1,770,000.00	332,500.00	2,102,500.00
2049	1,854,000.00	255,062.50	2,109,062.50
2050	1,942,000.00	173,950.00	2,115,950.00
2051	2,034,000.00	88,987.50	2,122,987.50
Total	**$32,761,000.00**	**$27,821,543.90**	**$60,582,543.90**

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

EXHIBIT D – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Block M
- Block N
- Block P
- Block Q
- Block R-1
- Block R-2
- Block S-1 Independent Living/Multi-Family
- Block S-1 Retail
- Block S-2 Independent Living/Multi-Family
- Block S-2 Retail
- Block S-3
- Block S-4
- Block T/W Independent Living/Multi-Family
- Block T/W Retail
- Block X
- Block Z

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT
BLOCK M – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

BLOCK M PRINCIPAL ASSESSMENT: $1,471,056.60

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Plano. The exact amount of each annual installment will be approved each year by the Plano City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Plano.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in a copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - BLOCK M

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 32,225.77	$ 64,358.73	$ 7,355.28	$ 5,328.04	$ 109,267.82
2028	$ 33,701.40	$ 62,948.85	$ 7,194.15	$ 3,951.71	$ 107,796.11
2029	$ 35,272.23	$ 61,474.41	$ 7,025.65	$ 4,030.74	$ 107,803.03
2030	$ 36,938.26	$ 59,931.25	$ 6,849.29	$ 4,111.36	$ 107,830.16
2031	$ 38,651.89	$ 58,315.20	$ 6,664.59	$ 4,193.59	$ 107,825.27
2032	$ 40,413.12	$ 56,624.18	$ 6,471.34	$ 4,277.46	$ 107,786.10
2033	$ 42,317.15	$ 54,856.11	$ 6,269.27	$ 4,363.01	$ 107,805.54
2034	$ 44,316.39	$ 53,004.73	$ 6,057.68	$ 4,450.27	$ 107,829.07
2035	$ 46,363.23	$ 51,065.89	$ 5,836.10	$ 4,539.27	$ 107,804.49
2036	$ 48,552.86	$ 49,037.50	$ 5,604.29	$ 4,630.06	$ 107,824.71
2037	$ 50,790.10	$ 46,913.31	$ 5,361.52	$ 4,722.66	$ 107,787.60
2038	$ 53,170.15	$ 44,691.25	$ 5,107.57	$ 4,817.11	$ 107,786.08
2039	$ 55,692.99	$ 42,365.05	$ 4,841.72	$ 4,913.46	$ 107,813.22
2040	$ 58,311.04	$ 39,928.48	$ 4,563.26	$ 5,011.72	$ 107,814.50
2041	$ 61,024.29	$ 37,377.38	$ 4,271.70	$ 5,111.96	$ 107,785.32
2042	$ 63,927.94	$ 34,707.56	$ 3,966.58	$ 5,214.20	$ 107,816.28
2043	$ 66,926.79	$ 31,910.72	$ 3,646.94	$ 5,318.48	$ 107,802.93
2044	$ 70,068.45	$ 28,982.67	$ 3,312.30	$ 5,424.85	$ 107,788.27
2045	$ 73,352.91	$ 25,917.17	$ 2,961.96	$ 5,533.35	$ 107,765.39
2046	$ 76,827.77	$ 22,707.98	$ 2,595.20	$ 5,644.02	$ 107,774.97
2047	$ 80,445.43	$ 19,346.77	$ 2,211.06	$ 5,756.90	$ 107,760.16
2048	$ 84,253.50	$ 15,827.28	$ 1,808.83	$ 5,872.03	$ 107,761.65
2049	$ 88,251.97	$ 12,141.19	$ 1,387.56	$ 5,989.47	$ 107,770.20
2050	$ 92,440.85	$ 8,280.17	$ 946.30	$ 6,109.26	$ 107,776.58
2051	$ 96,820.12	$ 4,235.88	$ 484.10	$ 6,231.45	$ 107,771.55
Total	**$ 1,471,056.60**	**$ 986,949.73**	**$ 112,794.25**	**$ 125,546.43**	**$ 2,696,347.02**

Footnotes:

[a] Interest on the PID Bonds is 4.375%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT
BLOCK N – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

BLOCK N PRINCIPAL ASSESSMENT: $2,256,963.55

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Plano. The exact amount of each annual installment will be approved each year by the Plano City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Plano.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in a copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - BLOCK N

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 49,442.28	$ 98,742.16	$ 11,284.82	$ 8,174.53	$ 167,643.78
2028	$ 51,706.26	$ 96,579.06	$ 11,037.61	$ 6,062.90	$ 165,385.82
2029	$ 54,116.30	$ 94,316.91	$ 10,779.08	$ 6,184.16	$ 165,396.43
2030	$ 56,672.40	$ 91,949.32	$ 10,508.49	$ 6,307.84	$ 165,438.05
2031	$ 59,301.53	$ 89,469.90	$ 10,225.13	$ 6,434.00	$ 165,430.56
2032	$ 62,003.69	$ 86,875.46	$ 9,928.62	$ 6,562.68	$ 165,370.45
2033	$ 64,924.95	$ 84,162.80	$ 9,618.61	$ 6,693.93	$ 165,400.28
2034	$ 67,992.27	$ 81,322.33	$ 9,293.98	$ 6,827.81	$ 165,436.39
2035	$ 71,132.62	$ 78,347.67	$ 8,954.02	$ 6,964.36	$ 165,398.67
2036	$ 74,492.07	$ 75,235.62	$ 8,598.36	$ 7,103.65	$ 165,429.69
2037	$ 77,924.54	$ 71,976.59	$ 8,225.90	$ 7,245.72	$ 165,372.75
2038	$ 81,576.12	$ 68,567.39	$ 7,836.27	$ 7,390.64	$ 165,370.42
2039	$ 85,446.78	$ 64,998.44	$ 7,428.39	$ 7,538.45	$ 165,412.06
2040	$ 89,463.51	$ 61,260.14	$ 7,001.16	$ 7,689.22	$ 165,414.03
2041	$ 93,626.30	$ 57,346.11	$ 6,553.84	$ 7,843.01	$ 165,369.26
2042	$ 98,081.22	$ 53,249.96	$ 6,085.71	$ 7,999.87	$ 165,416.76
2043	$ 102,682.20	$ 48,958.91	$ 5,595.30	$ 8,159.86	$ 165,396.27
2044	$ 107,502.28	$ 44,466.56	$ 5,081.89	$ 8,323.06	$ 165,373.79
2045	$ 112,541.45	$ 39,763.34	$ 4,544.38	$ 8,489.52	$ 165,338.68
2046	$ 117,872.74	$ 34,839.65	$ 3,981.67	$ 8,659.31	$ 165,353.37
2047	$ 123,423.13	$ 29,682.71	$ 3,392.31	$ 8,832.50	$ 165,330.65
2048	$ 129,265.64	$ 24,282.95	$ 2,775.19	$ 9,009.15	$ 165,332.94
2049	$ 135,400.29	$ 18,627.58	$ 2,128.87	$ 9,189.33	$ 165,346.06
2050	$ 141,827.05	$ 12,703.82	$ 1,451.86	$ 9,373.12	$ 165,355.85
2051	$ 148,545.94	$ 6,498.89	$ 742.73	$ 9,560.58	$ 165,348.14
Total	**$ 2,256,963.55**	**$ 1,514,224.25**	**$ 173,054.20**	**$ 192,619.18**	**$ 4,136,861.18**

Footnotes:

[a] Interest on the PID Bonds is 4.375%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT
BLOCK P – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

BLOCK P PRINCIPAL ASSESSMENT: $3,150,344.95

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Plano. The exact amount of each annual installment will be approved each year by the Plano City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Plano.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in a copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - BLOCK P

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 69,013.19	$ 137,827.59	$ 15,751.72	$ 11,410.28	$ 234,002.78
2028	$ 72,173.32	$ 134,808.27	$ 15,406.66	$ 8,462.80	$ 230,851.04
2029	$ 75,537.33	$ 131,650.68	$ 15,045.79	$ 8,632.05	$ 230,865.86
2030	$ 79,105.22	$ 128,345.92	$ 14,668.11	$ 8,804.69	$ 230,923.94
2031	$ 82,775.05	$ 124,885.07	$ 14,272.58	$ 8,980.79	$ 230,913.48
2032	$ 86,546.82	$ 121,263.66	$ 13,858.70	$ 9,160.40	$ 230,829.59
2033	$ 90,624.41	$ 117,477.24	$ 13,425.97	$ 9,343.61	$ 230,871.23
2034	$ 94,905.87	$ 113,512.42	$ 12,972.85	$ 9,530.48	$ 230,921.63
2035	$ 99,289.28	$ 109,360.29	$ 12,498.32	$ 9,721.09	$ 230,868.98
2036	$ 103,978.51	$ 105,016.38	$ 12,001.87	$ 9,915.51	$ 230,912.28
2037	$ 108,769.68	$ 100,467.32	$ 11,481.98	$ 10,113.82	$ 230,832.80
2038	$ 113,866.66	$ 95,708.65	$ 10,938.13	$ 10,316.10	$ 230,829.54
2039	$ 119,269.47	$ 90,726.98	$ 10,368.80	$ 10,522.42	$ 230,887.67
2040	$ 124,876.15	$ 85,508.95	$ 9,772.45	$ 10,732.87	$ 230,890.42
2041	$ 130,686.71	$ 80,045.61	$ 9,148.07	$ 10,947.53	$ 230,827.93
2042	$ 136,905.04	$ 74,328.07	$ 8,494.64	$ 11,166.48	$ 230,894.22
2043	$ 143,327.24	$ 68,338.47	$ 7,810.11	$ 11,389.81	$ 230,865.63
2044	$ 150,055.26	$ 62,067.91	$ 7,093.48	$ 11,617.60	$ 230,834.25
2045	$ 157,089.10	$ 55,502.99	$ 6,343.20	$ 11,849.96	$ 230,785.25
2046	$ 164,530.70	$ 48,630.34	$ 5,557.75	$ 12,086.96	$ 230,805.75
2047	$ 172,278.12	$ 41,432.12	$ 4,735.10	$ 12,328.69	$ 230,774.04
2048	$ 180,433.30	$ 33,894.96	$ 3,873.71	$ 12,575.27	$ 230,777.23
2049	$ 188,996.23	$ 26,001.00	$ 2,971.54	$ 12,826.77	$ 230,795.55
2050	$ 197,966.93	$ 17,732.41	$ 2,026.56	$ 13,083.31	$ 230,809.21
2051	$ 207,345.38	$ 9,071.36	$ 1,036.73	$ 13,344.98	$ 230,798.44
Total	**$ 3,150,344.95**	**$ 2,113,604.68**	**$ 241,554.82**	**$ 268,864.27**	**$ 5,774,368.73**

Footnotes:

[a] Interest on the PID Bonds is 4.375%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT
BLOCK Q – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

BLOCK Q PRINCIPAL ASSESSMENT: $2,527,799.17

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Plano. The exact amount of each annual installment will be approved each year by the Plano City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Plano.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in a copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - BLOCK Q

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 55,375.36	$ 110,591.21	$ 12,639.00	$ 9,155.47	$ 187,761.04
2028	$ 57,911.01	$ 108,168.54	$ 12,362.12	$ 6,790.45	$ 185,232.12
2029	$ 60,610.25	$ 105,634.94	$ 12,072.56	$ 6,926.25	$ 185,244.01
2030	$ 63,473.08	$ 102,983.24	$ 11,769.51	$ 7,064.78	$ 185,290.61
2031	$ 66,417.71	$ 100,206.29	$ 11,452.15	$ 7,206.08	$ 185,282.22
2032	$ 69,444.13	$ 97,300.51	$ 11,120.06	$ 7,350.20	$ 185,214.90
2033	$ 72,715.94	$ 94,262.33	$ 10,772.84	$ 7,497.20	$ 185,248.32
2034	$ 76,151.34	$ 91,081.01	$ 10,409.26	$ 7,647.14	$ 185,288.76
2035	$ 79,668.53	$ 87,749.39	$ 10,028.50	$ 7,800.09	$ 185,246.52
2036	$ 83,431.11	$ 84,263.89	$ 9,630.16	$ 7,956.09	$ 185,281.26
2037	$ 87,275.49	$ 80,613.78	$ 9,213.00	$ 8,115.21	$ 185,217.49
2038	$ 91,365.25	$ 76,795.48	$ 8,776.63	$ 8,277.52	$ 185,214.87
2039	$ 95,700.40	$ 72,798.25	$ 8,319.80	$ 8,443.07	$ 185,261.51
2040	$ 100,199.13	$ 68,611.36	$ 7,841.30	$ 8,611.93	$ 185,263.71
2041	$ 104,861.46	$ 64,227.64	$ 7,340.30	$ 8,784.17	$ 185,213.57
2042	$ 109,850.97	$ 59,639.96	$ 6,815.99	$ 8,959.85	$ 185,266.77
2043	$ 115,004.07	$ 54,833.98	$ 6,266.74	$ 9,139.05	$ 185,243.83
2044	$ 120,402.55	$ 49,802.55	$ 5,691.72	$ 9,321.83	$ 185,218.64
2045	$ 126,046.42	$ 44,534.94	$ 5,089.71	$ 9,508.26	$ 185,179.33
2046	$ 132,017.47	$ 39,020.40	$ 4,459.47	$ 9,698.43	$ 185,195.78
2047	$ 138,233.91	$ 33,244.64	$ 3,799.39	$ 9,892.40	$ 185,170.33
2048	$ 144,777.52	$ 27,196.91	$ 3,108.22	$ 10,090.25	$ 185,172.89
2049	$ 151,648.32	$ 20,862.89	$ 2,384.33	$ 10,292.05	$ 185,187.59
2050	$ 158,846.30	$ 14,228.28	$ 1,626.09	$ 10,497.89	$ 185,198.55
2051	$ 166,371.46	$ 7,278.75	$ 831.86	$ 10,707.85	$ 185,189.92
Total	**$ 2,527,799.17**	**$ 1,695,931.16**	**$ 193,820.70**	**$ 215,733.48**	**$ 4,633,284.52**

Footnotes:

[a] Interest on the PID Bonds is 4.375%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT
BLOCK R-1 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

BLOCK R-1 PRINCIPAL ASSESSMENT: $1,625,551.13

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Plano. The exact amount of each annual installment will be approved each year by the Plano City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Plano.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in a copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - BLOCK R-1

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 35,610.22	$ 71,117.86	$ 8,127.76	$ 5,887.61	$ 120,743.44
2028	$ 37,240.82	$ 69,559.92	$ 7,949.70	$ 4,366.73	$ 119,117.17
2029	$ 38,976.62	$ 67,930.63	$ 7,763.50	$ 4,454.06	$ 119,124.81
2030	$ 40,817.62	$ 66,225.40	$ 7,568.62	$ 4,543.15	$ 119,154.78
2031	$ 42,711.22	$ 64,439.63	$ 7,364.53	$ 4,634.01	$ 119,149.39
2032	$ 44,657.42	$ 62,571.02	$ 7,150.97	$ 4,726.69	$ 119,106.10
2033	$ 46,761.42	$ 60,617.25	$ 6,927.69	$ 4,821.22	$ 119,127.58
2034	$ 48,970.62	$ 58,571.44	$ 6,693.88	$ 4,917.65	$ 119,153.59
2035	$ 51,232.42	$ 56,428.98	$ 6,449.03	$ 5,016.00	$ 119,126.43
2036	$ 53,652.02	$ 54,187.56	$ 6,192.86	$ 5,116.32	$ 119,148.77
2037	$ 56,124.23	$ 51,840.28	$ 5,924.60	$ 5,218.65	$ 119,107.76
2038	$ 58,754.23	$ 49,384.85	$ 5,643.98	$ 5,323.02	$ 119,106.08
2039	$ 61,542.03	$ 46,814.35	$ 5,350.21	$ 5,429.48	$ 119,136.07
2040	$ 64,435.03	$ 44,121.89	$ 5,042.50	$ 5,538.07	$ 119,137.49
2041	$ 67,433.23	$ 41,302.85	$ 4,720.33	$ 5,648.83	$ 119,105.24
2042	$ 70,641.83	$ 38,352.65	$ 4,383.16	$ 5,761.81	$ 119,139.45
2043	$ 73,955.63	$ 35,262.07	$ 4,029.95	$ 5,877.04	$ 119,124.70
2044	$ 77,427.23	$ 32,026.51	$ 3,660.17	$ 5,994.58	$ 119,108.50
2045	$ 81,056.64	$ 28,639.07	$ 3,273.04	$ 6,114.48	$ 119,083.22
2046	$ 84,896.44	$ 25,092.84	$ 2,867.75	$ 6,236.77	$ 119,093.80
2047	$ 88,894.04	$ 21,378.62	$ 2,443.27	$ 6,361.50	$ 119,077.43
2048	$ 93,102.04	$ 17,489.51	$ 1,998.80	$ 6,488.73	$ 119,079.08
2049	$ 97,520.44	$ 13,416.29	$ 1,533.29	$ 6,618.51	$ 119,088.53
2050	$ 102,149.25	$ 9,149.77	$ 1,045.69	$ 6,750.88	$ 119,095.58
2051	$ 106,988.45	$ 4,680.74	$ 534.94	$ 6,885.89	$ 119,090.03
Total	**$ 1,625,551.13**	**$ 1,090,601.99**	**$ 124,640.23**	**$ 138,731.67**	**$ 2,979,525.01**

Footnotes:

[a] Interest on the PID Bonds is 4.375%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT
BLOCK R-2 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

BLOCK R-2 PRINCIPAL ASSESSMENT: $223,331.92

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Plano. The exact amount of each annual installment will be approved each year by the Plano City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Plano.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in a copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - BLOCK R-2

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 4,892.43	$ 9,770.77	$ 1,116.66	$ 808.89	$ 16,588.75
2028	$ 5,116.46	$ 9,556.73	$ 1,092.20	$ 599.94	$ 16,365.32
2029	$ 5,354.94	$ 9,332.88	$ 1,066.62	$ 611.94	$ 16,366.37
2030	$ 5,607.87	$ 9,098.60	$ 1,039.84	$ 624.18	$ 16,370.49
2031	$ 5,868.03	$ 8,853.26	$ 1,011.80	$ 636.66	$ 16,369.75
2032	$ 6,135.41	$ 8,596.53	$ 982.46	$ 649.39	$ 16,363.80
2033	$ 6,424.48	$ 8,328.11	$ 951.78	$ 662.38	$ 16,366.75
2034	$ 6,728.00	$ 8,047.04	$ 919.66	$ 675.63	$ 16,370.32
2035	$ 7,038.74	$ 7,752.69	$ 886.02	$ 689.14	$ 16,366.59
2036	$ 7,371.17	$ 7,444.74	$ 850.83	$ 702.92	$ 16,369.66
2037	$ 7,710.82	$ 7,122.26	$ 813.97	$ 716.98	$ 16,364.03
2038	$ 8,072.15	$ 6,784.91	$ 775.42	$ 731.32	$ 16,363.80
2039	$ 8,455.16	$ 6,431.75	$ 735.06	$ 745.95	$ 16,367.92
2040	$ 8,852.63	$ 6,061.84	$ 692.78	$ 760.87	$ 16,368.11
2041	$ 9,264.55	$ 5,674.53	$ 648.52	$ 776.08	$ 16,363.68
2042	$ 9,705.37	$ 5,269.21	$ 602.20	$ 791.61	$ 16,368.38
2043	$ 10,160.65	$ 4,844.60	$ 553.67	$ 807.44	$ 16,366.36
2044	$ 10,637.61	$ 4,400.07	$ 502.87	$ 823.59	$ 16,364.13
2045	$ 11,136.24	$ 3,934.68	$ 449.68	$ 840.06	$ 16,360.66
2046	$ 11,663.79	$ 3,447.47	$ 394.00	$ 856.86	$ 16,362.11
2047	$ 12,213.01	$ 2,937.18	$ 335.68	$ 874.00	$ 16,359.86
2048	$ 12,791.14	$ 2,402.86	$ 274.61	$ 891.48	$ 16,360.09
2049	$ 13,398.18	$ 1,843.24	$ 210.66	$ 909.31	$ 16,361.39
2050	$ 14,034.12	$ 1,257.07	$ 143.67	$ 927.49	$ 16,362.36
2051	$ 14,698.97	$ 643.08	$ 73.49	$ 946.04	$ 16,361.59
Total	**$ 223,331.92**	**$ 149,836.09**	**$ 17,124.13**	**$ 19,060.13**	**$ 409,352.26**

Footnotes:

[a] Interest on the PID Bonds is 4.375%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT
BLOCK S-1 INDEPENDENT LIVING/MULTI-FAMILY – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

BLOCK S-1 INDEPENDENT LIVING/MULTI-FAMILY PRINCIPAL ASSESSMENT: $1,343,430.68

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Plano. The exact amount of each annual installment will be approved each year by the Plano City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Plano.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in a copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - BLOCK S-1 INDEPENDENT LIVING/MULTI-FAMILY

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 29,429.93	$ 58,775.09	$ 6,717.15	$ 4,865.79	$ 99,787.97
2028	$ 30,777.53	$ 57,487.53	$ 6,570.00	$ 3,608.87	$ 98,443.94
2029	$ 32,212.08	$ 56,141.02	$ 6,416.12	$ 3,681.05	$ 98,450.26
2030	$ 33,733.57	$ 54,731.74	$ 6,255.06	$ 3,754.67	$ 98,475.03
2031	$ 35,298.53	$ 53,255.89	$ 6,086.39	$ 3,829.76	$ 98,470.57
2032	$ 36,906.96	$ 51,711.58	$ 5,909.90	$ 3,906.35	$ 98,434.79
2033	$ 38,645.80	$ 50,096.90	$ 5,725.36	$ 3,984.48	$ 98,452.55
2034	$ 40,471.59	$ 48,406.15	$ 5,532.13	$ 4,064.17	$ 98,474.04
2035	$ 42,340.85	$ 46,635.52	$ 5,329.77	$ 4,145.45	$ 98,451.59
2036	$ 44,340.52	$ 44,783.11	$ 5,118.07	$ 4,228.36	$ 98,470.06
2037	$ 46,383.66	$ 42,843.21	$ 4,896.37	$ 4,312.93	$ 98,436.16
2038	$ 48,557.21	$ 40,813.92	$ 4,664.45	$ 4,399.19	$ 98,434.77
2039	$ 50,861.18	$ 38,689.55	$ 4,421.66	$ 4,487.17	$ 98,459.56
2040	$ 53,252.09	$ 36,464.37	$ 4,167.36	$ 4,576.92	$ 98,460.73
2041	$ 55,729.94	$ 34,134.59	$ 3,901.10	$ 4,668.46	$ 98,434.08
2042	$ 58,381.68	$ 31,696.40	$ 3,622.45	$ 4,761.82	$ 98,462.35
2043	$ 61,120.36	$ 29,142.21	$ 3,330.54	$ 4,857.06	$ 98,450.16
2044	$ 63,989.45	$ 26,468.19	$ 3,024.94	$ 4,954.20	$ 98,436.78
2045	$ 66,988.96	$ 23,668.65	$ 2,704.99	$ 5,053.29	$ 98,415.88
2046	$ 70,162.35	$ 20,737.89	$ 2,370.04	$ 5,154.35	$ 98,424.63
2047	$ 73,466.15	$ 17,668.28	$ 2,019.23	$ 5,257.44	$ 98,411.10
2048	$ 76,943.84	$ 14,454.14	$ 1,651.90	$ 5,362.59	$ 98,412.46
2049	$ 80,595.41	$ 11,087.85	$ 1,267.18	$ 5,469.84	$ 98,420.28
2050	$ 84,420.86	$ 7,561.80	$ 864.21	$ 5,579.24	$ 98,426.10
2051	$ 88,420.20	$ 3,868.38	$ 442.10	$ 5,690.82	$ 98,421.51
Total	**$ 1,343,430.68**	**$ 901,323.96**	**$ 103,008.45**	**$ 114,654.27**	**$ 2,462,417.37**

Footnotes:

[a] Interest on the PID Bonds is 4.375%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT
BLOCK S-1 RETAIL – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

BLOCK S-1 RETAIL PRINCIPAL ASSESSMENT: $415,979.88

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Plano. The exact amount of each annual installment will be approved each year by the Plano City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Plano.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in a copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County

ANNUAL INSTALLMENTS - BLOCK S-1 RETAIL

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 9,112.68	$ 18,199.12	$ 2,079.90	$ 1,506.64	$ 30,898.35
2028	$ 9,529.96	$ 17,800.44	$ 2,034.34	$ 1,117.45	$ 30,482.18
2029	$ 9,974.15	$ 17,383.50	$ 1,986.69	$ 1,139.80	$ 30,484.14
2030	$ 10,445.26	$ 16,947.14	$ 1,936.82	$ 1,162.59	$ 30,491.81
2031	$ 10,929.84	$ 16,490.15	$ 1,884.59	$ 1,185.85	$ 30,490.43
2032	$ 11,427.87	$ 16,011.97	$ 1,829.94	$ 1,209.56	$ 30,479.35
2033	$ 11,966.29	$ 15,512.01	$ 1,772.80	$ 1,233.75	$ 30,484.85
2034	$ 12,531.62	$ 14,988.48	$ 1,712.97	$ 1,258.43	$ 30,491.50
2035	$ 13,110.42	$ 14,440.22	$ 1,650.31	$ 1,283.60	$ 30,484.55
2036	$ 13,729.60	$ 13,866.64	$ 1,584.76	$ 1,309.27	$ 30,490.27
2037	$ 14,362.24	$ 13,265.97	$ 1,516.11	$ 1,335.46	$ 30,479.77
2038	$ 15,035.26	$ 12,637.62	$ 1,444.30	$ 1,362.17	$ 30,479.34
2039	$ 15,748.66	$ 11,979.83	$ 1,369.12	$ 1,389.41	$ 30,487.02
2040	$ 16,488.98	$ 11,290.83	$ 1,290.38	$ 1,417.20	$ 30,487.38
2041	$ 17,256.22	$ 10,569.43	$ 1,207.94	$ 1,445.54	$ 30,479.13
2042	$ 18,077.30	$ 9,814.47	$ 1,121.65	$ 1,474.45	$ 30,487.88
2043	$ 18,925.31	$ 9,023.59	$ 1,031.27	$ 1,503.94	$ 30,484.11
2044	$ 19,813.69	$ 8,195.61	$ 936.64	$ 1,534.02	$ 30,479.96
2045	$ 20,742.46	$ 7,328.76	$ 837.57	$ 1,564.70	$ 30,473.49
2046	$ 21,725.07	$ 6,421.28	$ 733.86	$ 1,595.99	$ 30,476.20
2047	$ 22,748.06	$ 5,470.81	$ 625.24	$ 1,627.91	$ 30,472.01
2048	$ 23,824.89	$ 4,475.58	$ 511.49	$ 1,660.47	$ 30,472.44
2049	$ 24,955.56	$ 3,433.24	$ 392.37	$ 1,693.68	$ 30,474.85
2050	$ 26,140.08	$ 2,341.43	$ 267.59	$ 1,727.55	$ 30,476.66
2051	$ 27,378.43	$ 1,197.81	$ 136.89	$ 1,762.11	$ 30,475.24
Total	**$ 415,979.88**	**$ 279,085.95**	**$ 31,895.54**	**$ 35,501.55**	**$ 762,462.91**

Footnotes:

[a] Interest on the PID Bonds is 4.375%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT
BLOCK S-2 INDEPENDENT LIVING/MULTI-FAMILY – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

BLOCK S-2 INDEPENDENT LIVING/MULTI-FAMILY PRINCIPAL ASSESSMENT: $1,343,430.68

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Plano. The exact amount of each annual installment will be approved each year by the Plano City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Plano.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in a copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - BLOCK S-2 INDEPENDENT LIVING/MULTI-FAMILY

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 29,429.93	$ 58,775.09	$ 6,717.15	$ 4,865.79	$ 99,787.97
2028	$ 30,777.53	$ 57,487.53	$ 6,570.00	$ 3,608.87	$ 98,443.94
2029	$ 32,212.08	$ 56,141.02	$ 6,416.12	$ 3,681.05	$ 98,450.26
2030	$ 33,733.57	$ 54,731.74	$ 6,255.06	$ 3,754.67	$ 98,475.03
2031	$ 35,298.53	$ 53,255.89	$ 6,086.39	$ 3,829.76	$ 98,470.57
2032	$ 36,906.96	$ 51,711.58	$ 5,909.90	$ 3,906.35	$ 98,434.79
2033	$ 38,645.80	$ 50,096.90	$ 5,725.36	$ 3,984.48	$ 98,452.55
2034	$ 40,471.59	$ 48,406.15	$ 5,532.13	$ 4,064.17	$ 98,474.04
2035	$ 42,340.85	$ 46,635.52	$ 5,329.77	$ 4,145.45	$ 98,451.59
2036	$ 44,340.52	$ 44,783.11	$ 5,118.07	$ 4,228.36	$ 98,470.06
2037	$ 46,383.66	$ 42,843.21	$ 4,896.37	$ 4,312.93	$ 98,436.16
2038	$ 48,557.21	$ 40,813.92	$ 4,664.45	$ 4,399.19	$ 98,434.77
2039	$ 50,861.18	$ 38,689.55	$ 4,421.66	$ 4,487.17	$ 98,459.56
2040	$ 53,252.09	$ 36,464.37	$ 4,167.36	$ 4,576.92	$ 98,460.73
2041	$ 55,729.94	$ 34,134.59	$ 3,901.10	$ 4,668.46	$ 98,434.08
2042	$ 58,381.68	$ 31,696.40	$ 3,622.45	$ 4,761.82	$ 98,462.35
2043	$ 61,120.36	$ 29,142.21	$ 3,330.54	$ 4,857.06	$ 98,450.16
2044	$ 63,989.45	$ 26,468.19	$ 3,024.94	$ 4,954.20	$ 98,436.78
2045	$ 66,988.96	$ 23,668.65	$ 2,704.99	$ 5,053.29	$ 98,415.88
2046	$ 70,162.35	$ 20,737.89	$ 2,370.04	$ 5,154.35	$ 98,424.63
2047	$ 73,466.15	$ 17,668.28	$ 2,019.23	$ 5,257.44	$ 98,411.10
2048	$ 76,943.84	$ 14,454.14	$ 1,651.90	$ 5,362.59	$ 98,412.46
2049	$ 80,595.41	$ 11,087.85	$ 1,267.18	$ 5,469.84	$ 98,420.28
2050	$ 84,420.86	$ 7,561.80	$ 864.21	$ 5,579.24	$ 98,426.10
2051	$ 88,420.20	$ 3,868.38	$ 442.10	$ 5,690.82	$ 98,421.51
Total	**$ 1,343,430.68**	**$ 901,323.96**	**$ 103,008.45**	**$ 114,654.27**	**$ 2,462,417.37**

Footnotes:

[a] Interest on the PID Bonds is 4.375%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT
BLOCK S-2 RETAIL – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

BLOCK S-2 RETAIL PRINCIPAL ASSESSMENT: $401,331.11

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Plano. The exact amount of each annual installment will be approved each year by the Plano City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Plano.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in a copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - BLOCK S-2 RETAIL

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 8,791.78	$ 17,558.24	$ 2,006.66	$ 1,453.59	$ 29,810.26
2028	$ 9,194.36	$ 17,173.60	$ 1,962.70	$ 1,078.10	$ 29,408.75
2029	$ 9,622.91	$ 16,771.34	$ 1,916.72	$ 1,099.66	$ 29,410.64
2030	$ 10,077.43	$ 16,350.34	$ 1,868.61	$ 1,121.65	$ 29,418.04
2031	$ 10,544.94	$ 15,909.45	$ 1,818.22	$ 1,144.09	$ 29,416.70
2032	$ 11,025.44	$ 15,448.11	$ 1,765.50	$ 1,166.97	$ 29,406.02
2033	$ 11,544.89	$ 14,965.75	$ 1,710.37	$ 1,190.31	$ 29,411.32
2034	$ 12,090.32	$ 14,460.66	$ 1,652.65	$ 1,214.11	$ 29,417.74
2035	$ 12,648.73	$ 13,931.71	$ 1,592.20	$ 1,238.40	$ 29,411.03
2036	$ 13,246.11	$ 13,378.33	$ 1,528.95	$ 1,263.16	$ 29,416.55
2037	$ 13,856.47	$ 12,798.81	$ 1,462.72	$ 1,288.43	$ 29,406.43
2038	$ 14,505.79	$ 12,192.59	$ 1,393.44	$ 1,314.20	$ 29,406.01
2039	$ 15,194.07	$ 11,557.96	$ 1,320.91	$ 1,340.48	$ 29,413.42
2040	$ 15,908.32	$ 10,893.22	$ 1,244.94	$ 1,367.29	$ 29,413.77
2041	$ 16,648.54	$ 10,197.23	$ 1,165.40	$ 1,394.64	$ 29,405.80
2042	$ 17,440.71	$ 9,468.86	$ 1,082.16	$ 1,422.53	$ 29,414.25
2043	$ 18,258.85	$ 8,705.83	$ 994.95	$ 1,450.98	$ 29,410.61
2044	$ 19,115.95	$ 7,907.00	$ 903.66	$ 1,480.00	$ 29,406.61
2045	$ 20,012.01	$ 7,070.68	$ 808.08	$ 1,509.60	$ 29,400.37
2046	$ 20,960.02	$ 6,195.15	$ 708.02	$ 1,539.79	$ 29,402.98
2047	$ 21,946.98	$ 5,278.15	$ 603.22	$ 1,570.59	$ 29,398.94
2048	$ 22,985.89	$ 4,317.97	$ 493.48	$ 1,602.00	$ 29,399.35
2049	$ 24,076.75	$ 3,312.34	$ 378.55	$ 1,634.04	$ 29,401.68
2050	$ 25,219.55	$ 2,258.98	$ 258.17	$ 1,666.72	$ 29,403.42
2051	$ 26,414.30	$ 1,155.63	$ 132.07	$ 1,700.05	$ 29,402.05
Total	**$ 401,331.11**	**$ 269,257.91**	**$ 30,772.33**	**$ 34,251.36**	**$ 735,612.71**

Footnotes:

[a] Interest on the PID Bonds is 4.375%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT
BLOCK S-3 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

BLOCK S-3 PRINCIPAL ASSESSMENT: $2,752,818.44

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Plano. The exact amount of each annual installment will be approved each year by the Plano City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Plano.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in a copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - BLOCK S-3

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 60,304.75	$ 120,435.81	$ 13,764.09	$ 9,970.47	$ 204,475.12
2028	$ 63,066.12	$ 117,797.47	$ 13,462.57	$ 7,394.92	$ 201,721.08
2029	$ 66,005.65	$ 115,038.33	$ 13,147.24	$ 7,542.82	$ 201,734.03
2030	$ 69,123.32	$ 112,150.58	$ 12,817.21	$ 7,693.67	$ 201,784.79
2031	$ 72,330.07	$ 109,126.44	$ 12,471.59	$ 7,847.54	$ 201,775.65
2032	$ 75,625.90	$ 105,962.00	$ 12,109.94	$ 8,004.50	$ 201,702.34
2033	$ 79,188.96	$ 102,653.37	$ 11,731.81	$ 8,164.59	$ 201,738.72
2034	$ 82,930.17	$ 99,188.85	$ 11,335.87	$ 8,327.88	$ 201,782.76
2035	$ 86,760.46	$ 95,560.65	$ 10,921.22	$ 8,494.43	$ 201,736.76
2036	$ 90,857.97	$ 91,764.88	$ 10,487.42	$ 8,664.32	$ 201,774.60
2037	$ 95,044.57	$ 87,789.85	$ 10,033.13	$ 8,837.61	$ 201,705.15
2038	$ 99,498.39	$ 83,631.65	$ 9,557.90	$ 9,014.36	$ 201,702.30
2039	$ 104,219.44	$ 79,278.59	$ 9,060.41	$ 9,194.65	$ 201,753.09
2040	$ 109,118.64	$ 74,718.99	$ 8,539.31	$ 9,378.54	$ 201,755.49
2041	$ 114,196.00	$ 69,945.05	$ 7,993.72	$ 9,566.11	$ 201,700.89
2042	$ 119,629.66	$ 64,948.98	$ 7,422.74	$ 9,757.44	$ 201,758.82
2043	$ 125,241.48	$ 59,715.18	$ 6,824.59	$ 9,952.58	$ 201,733.84
2044	$ 131,120.53	$ 54,235.86	$ 6,198.38	$ 10,151.64	$ 201,706.41
2045	$ 137,266.80	$ 48,499.34	$ 5,542.78	$ 10,354.67	$ 201,663.59
2046	$ 143,769.38	$ 42,493.92	$ 4,856.45	$ 10,561.76	$ 201,681.51
2047	$ 150,539.19	$ 36,204.01	$ 4,137.60	$ 10,773.00	$ 201,653.80
2048	$ 157,665.31	$ 29,617.92	$ 3,384.90	$ 10,988.46	$ 201,656.59
2049	$ 165,147.73	$ 22,720.06	$ 2,596.58	$ 11,208.23	$ 201,672.59
2050	$ 172,986.46	$ 15,494.85	$ 1,770.84	$ 11,432.39	$ 201,684.53
2051	$ 181,181.49	$ 7,926.69	$ 905.91	$ 11,661.04	$ 201,675.12
Total	**$ 2,752,818.44**	**$ 1,846,899.32**	**$ 211,074.21**	**$ 234,937.62**	**$ 5,045,729.58**

Footnotes:

[a] Interest on the PID Bonds is 4.375%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT
BLOCK S-4 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

BLOCK S-4 PRINCIPAL ASSESSMENT: $429,897.82

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Plano. The exact amount of each annual installment will be approved each year by the Plano City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Plano.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in a copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - BLOCK S-4

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 9,417.58	$ 18,808.03	$ 2,149.49	$ 1,557.05	$ 31,932.15
2028	$ 9,848.81	$ 18,396.01	$ 2,102.40	$ 1,154.84	$ 31,502.06
2029	$ 10,307.87	$ 17,965.13	$ 2,053.16	$ 1,177.93	$ 31,504.08
2030	$ 10,794.74	$ 17,514.16	$ 2,001.62	$ 1,201.49	$ 31,512.01
2031	$ 11,295.53	$ 17,041.89	$ 1,947.64	$ 1,225.52	$ 31,510.58
2032	$ 11,810.23	$ 16,547.71	$ 1,891.17	$ 1,250.03	$ 31,499.13
2033	$ 12,366.66	$ 16,031.01	$ 1,832.12	$ 1,275.03	$ 31,504.82
2034	$ 12,950.91	$ 15,489.97	$ 1,770.28	$ 1,300.53	$ 31,511.69
2035	$ 13,549.07	$ 14,923.37	$ 1,705.53	$ 1,326.55	$ 31,504.51
2036	$ 14,188.97	$ 14,330.59	$ 1,637.78	$ 1,353.08	$ 31,510.42
2037	$ 14,842.77	$ 13,709.83	$ 1,566.84	$ 1,380.14	$ 31,499.57
2038	$ 15,538.31	$ 13,060.46	$ 1,492.62	$ 1,407.74	$ 31,499.13
2039	$ 16,275.58	$ 12,380.65	$ 1,414.93	$ 1,435.90	$ 31,507.06
2040	$ 17,040.67	$ 11,668.60	$ 1,333.55	$ 1,464.61	$ 31,507.43
2041	$ 17,833.58	$ 10,923.07	$ 1,248.35	$ 1,493.91	$ 31,498.91
2042	$ 18,682.14	$ 10,142.85	$ 1,159.18	$ 1,523.78	$ 31,507.95
2043	$ 19,558.51	$ 9,325.51	$ 1,065.77	$ 1,554.26	$ 31,504.05
2044	$ 20,476.62	$ 8,469.82	$ 967.98	$ 1,585.34	$ 31,499.77
2045	$ 21,436.47	$ 7,573.97	$ 865.60	$ 1,617.05	$ 31,493.08
2046	$ 22,451.95	$ 6,636.12	$ 758.41	$ 1,649.39	$ 31,495.88
2047	$ 23,509.17	$ 5,653.85	$ 646.15	$ 1,682.38	$ 31,491.55
2048	$ 24,622.03	$ 4,625.32	$ 528.61	$ 1,716.03	$ 31,491.99
2049	$ 25,790.53	$ 3,548.11	$ 405.50	$ 1,750.35	$ 31,494.49
2050	$ 27,014.68	$ 2,419.77	$ 276.55	$ 1,785.36	$ 31,496.35
2051	$ 28,294.47	$ 1,237.88	$ 141.47	$ 1,821.06	$ 31,494.88
Total	**$ 429,897.82**	**$ 288,423.67**	**$ 32,962.70**	**$ 36,689.37**	**$ 787,973.56**

Footnotes:

[a] Interest on the PID Bonds is 4.375%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT
BLOCK T/W INDEPENDENT LIVING/MULTI-FAMILY – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

BLOCK T/W INDEPENDENT LIVING/MULTI-FAMILY PRINCIPAL ASSESSMENT: $3,586,959.92

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Plano. The exact amount of each annual installment will be approved each year by the Plano City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Plano.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in a copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - BLOCK T/W INDEPENDENT LIVING/MULTI-FAMILY

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 78,577.91	$ 156,929.50	$ 17,934.80	$ 12,991.66	$ 266,433.87
2028	$ 82,176.02	$ 153,491.71	$ 17,541.91	$ 9,635.68	$ 262,845.32
2029	$ 86,006.25	$ 149,896.51	$ 17,131.03	$ 9,828.39	$ 262,862.19
2030	$ 90,068.63	$ 146,133.74	$ 16,701.00	$ 10,024.96	$ 262,928.32
2031	$ 94,247.07	$ 142,193.24	$ 16,250.66	$ 10,225.46	$ 262,916.42
2032	$ 98,541.58	$ 138,069.93	$ 15,779.42	$ 10,429.97	$ 262,820.89
2033	$ 103,184.29	$ 133,758.73	$ 15,286.71	$ 10,638.57	$ 262,868.30
2034	$ 108,059.14	$ 129,244.42	$ 14,770.79	$ 10,851.34	$ 262,925.69
2035	$ 113,050.06	$ 124,516.83	$ 14,230.50	$ 11,068.36	$ 262,865.75
2036	$ 118,389.18	$ 119,570.89	$ 13,665.24	$ 11,289.73	$ 262,915.05
2037	$ 123,844.36	$ 114,391.37	$ 13,073.30	$ 11,515.53	$ 262,824.56
2038	$ 129,647.76	$ 108,973.17	$ 12,454.08	$ 11,745.84	$ 262,820.84
2039	$ 135,799.35	$ 103,301.09	$ 11,805.84	$ 11,980.75	$ 262,887.03
2040	$ 142,183.08	$ 97,359.87	$ 11,126.84	$ 12,220.37	$ 262,890.16
2041	$ 148,798.95	$ 91,139.35	$ 10,415.93	$ 12,464.78	$ 262,819.00
2042	$ 155,879.08	$ 84,629.40	$ 9,671.93	$ 12,714.07	$ 262,894.49
2043	$ 163,191.36	$ 77,809.69	$ 8,892.54	$ 12,968.35	$ 262,861.94
2044	$ 170,851.83	$ 70,670.07	$ 8,076.58	$ 13,227.72	$ 262,826.20
2045	$ 178,860.51	$ 63,195.30	$ 7,222.32	$ 13,492.27	$ 262,770.41
2046	$ 187,333.46	$ 55,370.15	$ 6,328.02	$ 13,762.12	$ 262,793.75
2047	$ 196,154.62	$ 47,174.31	$ 5,391.35	$ 14,037.36	$ 262,757.64
2048	$ 205,440.04	$ 38,592.55	$ 4,410.58	$ 14,318.11	$ 262,761.28
2049	$ 215,189.74	$ 29,604.55	$ 3,383.38	$ 14,604.47	$ 262,782.14
2050	$ 225,403.71	$ 20,190.00	$ 2,307.43	$ 14,896.56	$ 262,797.69
2051	$ 236,081.95	$ 10,328.59	$ 1,180.41	$ 15,194.49	$ 262,785.43
Total	**$ 3,586,959.92**	**$ 2,406,534.97**	**$ 275,032.57**	**$ 306,126.91**	**$ 6,574,654.37**

Footnotes:

[a] Interest on the PID Bonds is 4.375%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT
BLOCK T/W RETAIL – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

BLOCK T/W RETAIL PRINCIPAL ASSESSMENT: $363,371.13

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Plano. The exact amount of each annual installment will be approved each year by the Plano City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Plano.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in a copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - BLOCK T/W RETAIL

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 7,960.21	$ 15,897.49	$ 1,816.86	$ 1,316.10	$ 26,990.65
2028	$ 8,324.71	$ 15,549.23	$ 1,777.05	$ 976.13	$ 26,627.12
2029	$ 8,712.72	$ 15,185.02	$ 1,735.43	$ 995.65	$ 26,628.83
2030	$ 9,124.26	$ 14,803.84	$ 1,691.87	$ 1,015.56	$ 26,635.53
2031	$ 9,547.55	$ 14,404.65	$ 1,646.25	$ 1,035.87	$ 26,634.32
2032	$ 9,982.59	$ 13,986.95	$ 1,598.51	$ 1,056.59	$ 26,624.64
2033	$ 10,452.92	$ 13,550.21	$ 1,548.60	$ 1,077.72	$ 26,629.45
2034	$ 10,946.76	$ 13,092.90	$ 1,496.33	$ 1,099.28	$ 26,635.26
2035	$ 11,452.35	$ 12,613.97	$ 1,441.60	$ 1,121.26	$ 26,629.19
2036	$ 11,993.22	$ 12,112.93	$ 1,384.34	$ 1,143.69	$ 26,634.18
2037	$ 12,545.85	$ 11,588.23	$ 1,324.37	$ 1,166.56	$ 26,625.01
2038	$ 13,133.75	$ 11,039.35	$ 1,261.64	$ 1,189.89	$ 26,624.64
2039	$ 13,756.93	$ 10,464.75	$ 1,195.97	$ 1,213.69	$ 26,631.34
2040	$ 14,403.63	$ 9,862.88	$ 1,127.19	$ 1,237.96	$ 26,631.66
2041	$ 15,073.83	$ 9,232.72	$ 1,055.17	$ 1,262.72	$ 26,624.45
2042	$ 15,791.08	$ 8,573.24	$ 979.80	$ 1,287.98	$ 26,632.10
2043	$ 16,531.83	$ 7,882.38	$ 900.84	$ 1,313.74	$ 26,628.80
2044	$ 17,307.87	$ 7,159.12	$ 818.18	$ 1,340.01	$ 26,625.18
2045	$ 18,119.17	$ 6,401.90	$ 731.65	$ 1,366.81	$ 26,619.53
2046	$ 18,977.51	$ 5,609.18	$ 641.05	$ 1,394.15	$ 26,621.89
2047	$ 19,871.12	$ 4,778.92	$ 546.16	$ 1,422.03	$ 26,618.24
2048	$ 20,811.77	$ 3,909.56	$ 446.81	$ 1,450.47	$ 26,618.60
2049	$ 21,799.45	$ 2,999.04	$ 342.75	$ 1,479.48	$ 26,620.72
2050	$ 22,834.16	$ 2,045.31	$ 233.75	$ 1,509.07	$ 26,622.29
2051	$ 23,915.90	$ 1,046.32	$ 119.58	$ 1,539.25	$ 26,621.05
Total	**$ 363,371.13**	**$ 243,790.10**	**$ 27,861.73**	**$ 31,011.69**	**$ 666,034.65**

Footnotes:

[a] Interest on the PID Bonds is 4.375%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT
BLOCK X – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

BLOCK X PRINCIPAL ASSESSMENT: $5,545,681.86

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Plano. The exact amount of each annual installment will be approved each year by the Plano City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Plano.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in a copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - BLOCK X

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 121,486.75	$ 242,623.58	$ 27,728.41	$ 20,085.98	$ 411,924.73
2028	$ 127,049.66	$ 237,308.54	$ 27,120.98	$ 14,897.41	$ 406,376.58
2029	$ 132,971.47	$ 231,750.11	$ 26,485.73	$ 15,195.35	$ 406,402.67
2030	$ 139,252.17	$ 225,932.61	$ 25,820.87	$ 15,499.26	$ 406,504.92
2031	$ 145,712.32	$ 219,840.33	$ 25,124.61	$ 15,809.25	$ 406,486.51
2032	$ 152,351.93	$ 213,465.41	$ 24,396.05	$ 16,125.43	$ 406,338.82
2033	$ 159,529.87	$ 206,800.02	$ 23,634.29	$ 16,447.94	$ 406,412.12
2034	$ 167,066.72	$ 199,820.59	$ 22,836.64	$ 16,776.90	$ 406,500.84
2035	$ 174,783.01	$ 192,511.42	$ 22,001.30	$ 17,112.44	$ 406,408.17
2036	$ 183,037.65	$ 184,864.66	$ 21,127.39	$ 17,454.69	$ 406,484.39
2037	$ 191,471.74	$ 176,856.77	$ 20,212.20	$ 17,803.78	$ 406,344.48
2038	$ 200,444.17	$ 168,479.87	$ 19,254.84	$ 18,159.86	$ 406,338.74
2039	$ 209,954.95	$ 159,710.44	$ 18,252.62	$ 18,523.05	$ 406,441.07
2040	$ 219,824.63	$ 150,524.92	$ 17,202.85	$ 18,893.51	$ 406,445.90
2041	$ 230,053.20	$ 140,907.59	$ 16,103.72	$ 19,271.38	$ 406,335.90
2042	$ 240,999.57	$ 130,842.76	$ 14,953.46	$ 19,656.81	$ 406,452.60
2043	$ 252,304.84	$ 120,299.03	$ 13,748.46	$ 20,049.95	$ 406,402.27
2044	$ 264,148.45	$ 109,260.69	$ 12,486.94	$ 20,450.95	$ 406,347.03
2045	$ 276,530.41	$ 97,704.20	$ 11,166.19	$ 20,859.97	$ 406,260.77
2046	$ 289,630.16	$ 85,605.99	$ 9,783.54	$ 21,277.17	$ 406,296.86
2047	$ 303,268.26	$ 72,934.67	$ 8,335.39	$ 21,702.71	$ 406,241.03
2048	$ 317,624.16	$ 59,666.68	$ 6,819.05	$ 22,136.76	$ 406,246.65
2049	$ 332,697.84	$ 45,770.63	$ 5,230.93	$ 22,579.50	$ 406,278.90
2050	$ 348,489.33	$ 31,215.10	$ 3,567.44	$ 23,031.09	$ 406,302.95
2051	$ 364,998.61	$ 15,968.69	$ 1,824.99	$ 23,491.71	$ 406,284.00
Total	**$ 5,545,681.86**	**$ 3,720,665.30**	**$ 425,218.89**	**$ 473,292.84**	**$ 10,164,858.89**

Footnotes:

[a] Interest on the PID Bonds is 4.375%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK EAST PUBLIC IMPROVEMENT DISTRICT
BLOCK Z – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PLANO, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

BLOCK Z PRINCIPAL ASSESSMENT: $3,466,051.16

As the purchaser of the real property described above, you are obligated to pay assessments to City of Plano, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Plano. The exact amount of each annual installment will be approved each year by the Plano City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Plano.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in a copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - BLOCK Z

Annual Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 75,929.22	$ 151,639.74	$ 17,330.26	$ 12,553.74	$ 257,452.96
2028	$ 79,406.04	$ 148,317.84	$ 16,950.61	$ 9,310.88	$ 253,985.36
2029	$ 83,107.17	$ 144,843.82	$ 16,553.58	$ 9,497.10	$ 254,001.67
2030	$ 87,032.61	$ 141,207.88	$ 16,138.04	$ 9,687.04	$ 254,065.57
2031	$ 91,070.20	$ 137,400.21	$ 15,702.88	$ 9,880.78	$ 254,054.07
2032	$ 95,219.95	$ 133,415.88	$ 15,247.53	$ 10,078.40	$ 253,961.76
2033	$ 99,706.17	$ 129,250.01	$ 14,771.43	$ 10,279.96	$ 254,007.58
2034	$ 104,416.70	$ 124,887.87	$ 14,272.90	$ 10,485.56	$ 254,063.03
2035	$ 109,239.38	$ 120,319.64	$ 13,750.82	$ 10,695.27	$ 254,005.11
2036	$ 114,398.53	$ 115,540.41	$ 13,204.62	$ 10,909.18	$ 254,052.74
2037	$ 119,669.84	$ 110,535.48	$ 12,632.63	$ 11,127.36	$ 253,965.30
2038	$ 125,277.61	$ 105,299.92	$ 12,034.28	$ 11,349.91	$ 253,961.71
2039	$ 131,221.84	$ 99,819.03	$ 11,407.89	$ 11,576.91	$ 254,025.67
2040	$ 137,390.39	$ 94,078.07	$ 10,751.78	$ 11,808.45	$ 254,028.69
2041	$ 143,783.25	$ 88,067.24	$ 10,064.83	$ 12,044.62	$ 253,959.93
2042	$ 150,624.73	$ 81,776.72	$ 9,345.91	$ 12,285.51	$ 254,032.87
2043	$ 157,690.52	$ 75,186.89	$ 8,592.79	$ 12,531.22	$ 254,001.42
2044	$ 165,092.78	$ 68,287.93	$ 7,804.34	$ 12,781.84	$ 253,966.89
2045	$ 172,831.51	$ 61,065.12	$ 6,978.87	$ 13,037.48	$ 253,912.98
2046	$ 181,018.85	$ 53,503.74	$ 6,114.71	$ 13,298.23	$ 253,935.54
2047	$ 189,542.66	$ 45,584.17	$ 5,209.62	$ 13,564.19	$ 253,900.64
2048	$ 198,515.10	$ 37,291.68	$ 4,261.91	$ 13,835.48	$ 253,904.16
2049	$ 207,936.15	$ 28,606.64	$ 3,269.33	$ 14,112.19	$ 253,924.31
2050	$ 217,805.83	$ 19,509.44	$ 2,229.65	$ 14,394.43	$ 253,939.35
2051	$ 228,124.13	$ 9,980.43	$ 1,140.62	$ 14,682.32	$ 253,927.50
Total	**$ 3,466,051.16**	**$ 2,325,415.81**	**$ 265,761.81**	**$ 295,808.03**	**$ 6,353,036.81**

Footnotes:

[a] Interest on the PID Bonds is 4.375%.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

File #: 26-672 **Agenda Date:** 7/27/2026 **Agenda #:** (af)

Department: Special Projects
Director: Peter Braster, Director of Special Projects
Agenda Item: 2026 Annual Update for Collin Creek West PID SAP
Recommended Action: Adoption of Ordinances

Item Summary

To accept and approve the Annual Update of the Service and Assessment Plan and Assessment Roll for the Collin Creek West Public Improvement District in accordance with Texas Local Government Code §372.013; providing a repealer clause; providing a severability clause; and providing an effective date.

Previous Action/Presentation

As part of the financing plan for the Collin Creek Mall Redevelopment, City Council approved two public improvement districts to fund infrastructure on the 99-acre property. Public improvement districts require service and assessment plans. For the Collin Creek West Public Improvement District, City Council approved a resolution that accepted a preliminary service and assessment plan on May 24, 2021. That was followed on August 23, 2021, by Council approving and accepting the service and assessment plan, in conformity with the requirement of the PID Act.

Background

Each year, pursuant to Section 372.013 of the PID Act, the service and assessment plan must be reviewed and updated for the purpose of determining the annual budget for improvements. In addition, the plans must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements. This ordinance fulfills those annual requirements.

Financial Summary/Strategic Goals

This item is for approval of the 2026 Collin Creek West PID Service and Assessment Plan update and has no immediate financial impact.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Residential and Commercial Economic Vitality.

Attachments

Ordinance
Exhibit A

An Ordinance of the City of Plano, Texas, accepting and approving the Annual Update of the Service and Assessment Plan and Assessment Roll for the Collin Creek West Public Improvement District in accordance with Texas Local Government Code §372.013; providing a cumulative clause; providing a savings and severability clause; and providing an effective date.

WHEREAS, on February 8, 2021, the City Council of the City of Plano, Texas (the "City") approved Resolution No. 2021-2-4(R) establishing the Collin Creek West Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2021-8-17, which ordinance also approved the Collin Creek West Public Improvement District Service and Assessment Plan and the Assessment Roll attached thereto as Exhibit E, dated as of August 23, 2021 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll are required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the updated Assessment Roll attached thereto, updates the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

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

Section I. Preambles.

All matters stated in the preambles are found to be true and correct and are incorporated herein as if copied in their entirety.

Section II. Annual Update.

The Collin Creek West Public Improvement District 2026 Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, is hereby accepted and approved.

Section III. Cumulative.

The provisions of this Ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

Section IV. Severability.

Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this Ordinance as a whole.

Section V. Effective Date.

This Ordinance shall take effect immediately after its passage as the law and charter in such case provide.

Section VI. Filing in Land Records.

The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

PASSED AND APPROVED on the 27th day of July, 2026.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

COLLIN CREEK WEST PUBLIC IMPROVEMENT DISTRICT

2026 ANNUAL SERVICE PLAN UPDATE

JULY 27, 2026

INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the 2021 Service and Assessment Plan (the "Levying SAP").

The District was created pursuant to the PID Act by Resolution No. 2021-2-4(R) on February 8, 2021 by the governing body of the City (the "Governing Body") to finance certain Authorized Improvements for the benefit of the property in the District.

On August 23, 2021, the Governing Body approved the Levying SAP for the District by adopting Ordinance No. 2021-8-17 which (1) approved the levy of certain Assessments for Assessed Property within the District; (2) approved the Assessment Roll, and (3) approved the issuance of the PID Bonds.

On June 27, 2022, the Governing Body approved the 2022 Annual Service Plan Update for the District by adopting Resolution No. 2022-6-8(R) which updated each Assessment Roll within the District for 2022.

On July 24, 2023, the Governing Body approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 2023-7-2 which updated each Assessment Roll within the District for 2023.

On August 12, 2024, the Governing Body approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 2024-8-1 which updated each Assessment Roll within the District for 2024.

On July 28, 2025, the Governing Body approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 2025-7-4 which updated each Assessment Roll within the District for 2025.

The Levying SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the Levying SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

The Governing Body also adopted each Assessment Roll identifying the Assessments on Parcels of Assessed Property within the District, based on the method of assessment identified in the Levying SAP. This 2026 Annual Service Plan Update also updates the Assessment Rolls for 2026.

PARCEL SUBDIVISION

District

- The final plat of Collin Creek Single Family Blocks A-L was filed and recorded with the County as document number 2023010000194 on May 17, 2023.

See **Exhibit C** for the Lot Type classification map.

LOT AND HOME SALES

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the MSRB's EMMA by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records. See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the Levying SAP. The Authorized Improvements and estimated costs as described in the Levying SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, is based on information provided by the Developer and other available project information at the time such information is compiled. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

District

The District has an outstanding Assessment of $13,543,000.00, which is less than the debt service due on the outstanding PID Bonds due to Prepayment of Assessment for which PID Bonds have

not yet been redeemed.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and other publicly available records. A debt service schedule is attached as **Exhibit B**.

ANNUAL INSTALLMENT DUE 1/31/2027

District

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is shown below.

- ***Additional Interest*** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in the Annual Installment for the District as shown below.

PID Bonds		
Due January 31, 2027		
PID Bonds		
Principal	$	314,000.00
Interest	$	542,120.00
	$	856,120.00
Additional Interest	$	67,765.00
Annual Collection Costs	$	70,490.41
Total Annual Installment	**$**	**994,375.41**

- ***Annual Collection Costs*** – The cost of administering the District shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for the District is shown below.

Annual Collection Costs		
P3Works Administration	$	33,122.42
City Auditor	$	2,500.00
Filing Fees	$	1,000.00
County Collection	$	1,000.00
PID Trustee	$	4,500.00
Dissemination Agent	$	3,500.00
P3Works Dev/Issuer CDA Review	$	11,500.00
Past Due P3Works, LLC Invoices	$	1,867.99
Collection Cost Maintenance Balance	$	10,000.00
Arbitrage Calculation	$	1,500.00
Total	**$**	**70,490.41**

PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments are reflected in the corresponding Assessment Roll.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years, and is included below:

Collin Creek West PID						
Installments Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
PID Bonds						
Principal		$ 314,000.00	$ 327,000.00	$ 341,000.00	$ 356,000.00	$ 371,000.00
Interest		$ 542,120.00	$ 529,560.00	$ 516,480.00	$ 502,840.00	$ 488,600.00
	(1)	$ 856,120.00	$ 856,560.00	$ 857,480.00	$ 858,840.00	$ 859,600.00
Annual Collection Costs	(2)	$ 70,490.41	$ 58,264.87	$ 59,430.17	$ 60,618.77	$ 61,831.14
Additional Interest	(3)	$ 67,765.00	$ 66,195.00	$ 64,560.00	$ 62,855.00	$ 61,075.00
Total Annual Installment	**(4) = (1) + (2) + (3)**	**$ 994,375.41**	**$ 981,019.87**	**$ 981,470.17**	**$ 982,313.77**	**$ 982,506.14**

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding

Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the Levying SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at admin@p3-works.com) by December 1st of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the Governing Body and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The Governing Body shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the Governing Body shall make a final determination as to whether an error has been made. If the Governing Body determines that an error has been made, the Governing Body shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Governing Body. The determination by the Governing Body as to whether an error has been made, and any corrective action taken by the Governing Body shall be final and binding on the owner and the Administrator.

EXHIBIT A – DISTRICT ASSESSMENT ROLL

Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027[f]
2884936	1		$26,661.31	$1,956.23
2884937	1		$26,661.31	$1,956.23
2884938	1		$26,661.31	$1,956.23
2884939	1		$26,661.31	$1,956.23
2884940	1		$26,661.31	$1,956.23
2884941	1		$26,661.31	$1,956.23
2884942	1		$26,661.31	$1,956.23
2884943	1		$26,661.31	$1,956.23
2884944	1		$26,661.31	$1,956.23
2884945	1		$26,661.31	$1,956.23
2884946	1		$26,661.31	$1,956.23
2884947	1		$26,661.31	$1,956.23
2884948	1		$26,661.31	$1,956.23
2884949	1		$26,661.31	$1,956.23
2884950	1		$26,661.31	$1,956.23
2884951	1		$26,661.31	$1,956.23
2884952	1		$26,661.31	$1,956.23
2884953	1		$26,661.31	$1,956.23
2884954	1		$26,661.31	$1,956.23
2884955	1		$26,661.31	$1,956.23
2884956	1		$26,661.31	$1,956.23
2884957	1		$26,661.31	$1,956.23
2884958	1		$26,661.31	$1,956.23
2884959	1		$26,661.31	$1,956.23
2884960	1		$26,661.31	$1,956.23
2884961	1		$26,661.31	$1,956.23
2884962	1		$26,661.31	$1,956.23
2884963	1	[d]	$26,661.31	$978.11
2951427	1	[d]	$26,661.31	$978.11
2884964	1		$26,661.31	$1,956.23
2884965	1		$26,661.31	$1,956.23
2884966	1		$26,661.31	$1,956.23
2884967	1		$26,661.31	$1,956.23
2884968	1		$26,661.31	$1,956.23
2884969	1		$26,661.31	$1,956.23
2884970	1		$26,661.31	$1,956.23
2884971	Non-Benefitted		$0.00	$0.00
2884972	Non-Benefitted		$0.00	$0.00

Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027[f]
2884973	1		$26,661.31	$1,956.23
2884974	1		$26,661.31	$1,956.23
2884975	1		$26,661.31	$1,956.23
2884976	1		$26,661.31	$1,956.23
2884977	1		$26,661.31	$1,956.23
2884978	1		$26,661.31	$1,956.23
2884979	Non-Benefitted		$0.00	$0.00
2884980	1		$26,661.31	$1,956.23
2884981	1		$26,661.31	$1,956.23
2884982	1		$26,661.31	$1,956.23
2884983	1		$26,661.31	$1,956.23
2884984	1		$26,661.31	$1,956.23
2884985	1		$26,661.31	$1,956.23
2884986	1		$26,661.31	$1,956.23
2884987	1		$26,661.31	$1,956.23
2884988	1		$26,661.31	$1,956.23
2884989	1		$26,661.31	$1,956.23
2884990	1		$26,661.31	$1,956.23
2884991	1		$26,661.31	$1,956.23
2884992	1		$26,661.31	$1,956.23
2884993	1		$26,661.31	$1,956.23
2884994	1		$26,661.31	$1,956.23
2884995	1		$26,661.31	$1,956.23
2884996	1		$26,661.31	$1,956.23
2884997	1		$26,661.31	$1,956.23
2884998	1		$26,661.31	$1,956.23
2884999	1		$26,661.31	$1,956.23
2885000	1		$26,661.31	$1,956.23
2885001	1		$26,661.31	$1,956.23
2885002	1		$26,661.31	$1,956.23
2885003	1		$26,661.31	$1,956.23
2885004	1		$26,661.31	$1,956.23
2885005	1		$26,661.31	$1,956.23
2885006	1		$26,661.31	$1,956.23
2885007	1		$26,661.31	$1,956.23
2885008	1		$26,661.31	$1,956.23
2885009	1		$26,661.31	$1,956.23
2885010	1		$26,661.31	$1,956.23
2885011	1		$26,661.31	$1,956.23
2885012	1		$26,661.31	$1,956.23
2885013	1		$26,661.31	$1,956.23

Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027[f]
2885014	1		$26,661.31	$1,956.23
2885043	1		$26,661.31	$1,956.23
2885044	1		$26,661.31	$1,956.23
2885045	1		$26,661.31	$1,956.23
2885046	1		$26,661.31	$1,956.23
2885047	1		$26,661.31	$1,956.23
2885048	1		$26,661.31	$1,956.23
2885049	1		$26,661.31	$1,956.23
2885050	1		$26,661.31	$1,956.23
2885051	1		$26,661.31	$1,956.23
2885052	1		$26,661.31	$1,956.23
2885053	1		$26,661.31	$1,956.23
2885054	1		$26,661.31	$1,956.23
2885055	1		$26,661.31	$1,956.23
2885056	1		$26,661.31	$1,956.23
2885057	1		$26,661.31	$1,956.23
2885058	1		$26,661.31	$1,956.23
2885059	1		$26,661.31	$1,956.23
2885060	1		$26,661.31	$1,956.23
2885061	1		$26,661.31	$1,956.23
2885062	1		$26,661.31	$1,956.23
2885063	1		$26,661.31	$1,956.23
2885064	1		$26,661.31	$1,956.23
2885065	1		$26,661.31	$1,956.23
2885066	1		$26,661.31	$1,956.23
2885067	1		$26,661.31	$1,956.23
2885068	1		$26,661.31	$1,956.23
2885069	1		$26,661.31	$1,956.23
2885070	Non-Benefitted		$0.00	$0.00
2885071	Non-Benefitted		$0.00	$0.00
2885072	Non-Benefitted		$0.00	$0.00
2885073	Non-Benefitted		$0.00	$0.00
2885074	1		$26,661.31	$1,956.23
2885077	1		$26,661.31	$1,956.23
2885078	1		$26,661.31	$1,956.23
2885079	1		$26,661.31	$1,956.23
2885080	1		$26,661.31	$1,956.23
2885081	1		$26,661.31	$1,956.23
2885082	1		$26,661.31	$1,956.23
2885083	1		$26,661.31	$1,956.23
2885084	1		$26,661.31	$1,956.23

Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027[f]
2885085	1		$26,661.31	$1,956.23
2885086	1		$26,661.31	$1,956.23
2885087	1		$26,661.31	$1,956.23
2885088	1		$26,661.31	$1,956.23
2885089	1		$26,661.31	$1,956.23
2885090	1		$26,661.31	$1,956.23
2885091	1		$26,661.31	$1,956.23
2885094	1		$26,661.31	$1,956.23
2885095	1		$26,661.31	$1,956.23
2885096	1		$26,661.31	$1,956.23
2885097	1		$26,661.31	$1,956.23
2885098	1		$26,661.31	$1,956.23
2885099	1		$26,661.31	$1,956.23
2885100	1		$26,661.31	$1,956.23
2885101	1		$26,661.31	$1,956.23
2885102	1		$26,661.31	$1,956.23
2885103	1		$26,661.31	$1,956.23
2885104	1		$26,661.31	$1,956.23
2885105	1		$26,661.31	$1,956.23
2885106	1		$26,661.31	$1,956.23
2885107	1		$26,661.31	$1,956.23
2885108	Non-Benefitted		$0.00	$0.00
2885109	Non-Benefitted		$0.00	$0.00
2885110	1		$26,661.31	$1,956.23
2885111	1		$26,661.31	$1,956.23
2885112	1		$26,661.31	$1,956.23
2885113	1		$26,661.31	$1,956.23
2885114	1		$26,661.31	$1,956.23
2885115	1		$26,661.31	$1,956.23
2885116	1		$26,661.31	$1,956.23
2885117	1		$26,661.31	$1,956.23
2885118	1		$26,661.31	$1,956.23
2885119	1		$26,661.31	$1,956.23
2885120	1		$26,661.31	$1,956.23
2885121	1		$26,661.31	$1,956.23
2885122	1		$26,661.31	$1,956.23
2885123	1		$26,661.31	$1,956.23
2885124	1		$26,661.31	$1,956.23
2885125	1		$26,661.31	$1,956.23
2885126	1		$26,661.31	$1,956.23
2885127	1		$26,661.31	$1,956.23

Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027[f]
2885128	1		$26,661.31	$1,956.23
2885129	1		$26,661.31	$1,956.23
2885130	1		$26,661.31	$1,956.23
2885131	1		$26,661.31	$1,956.23
2885132	1		$26,661.31	$1,956.23
2885133	1		$26,661.31	$1,956.23
2885134	1		$26,661.31	$1,956.23
2885135	1		$26,661.31	$1,956.23
2885136	1		$26,661.31	$1,956.23
2885137	1		$26,661.31	$1,956.23
2885138	1		$26,661.31	$1,956.23
2885139	1		$26,661.31	$1,956.23
2885140	1		$26,661.31	$1,956.23
2885141	Non-Benefitted		$0.00	$0.00
2885142	Non-Benefitted		$0.00	$0.00
2885143	1		$26,661.31	$1,956.23
2885144	1		$26,661.31	$1,956.23
2885145	1		$26,661.31	$1,956.23
2885146	1		$26,661.31	$1,956.23
2885147	1		$26,661.31	$1,956.23
2885148	1		$26,661.31	$1,956.23
2885149	1		$26,661.31	$1,956.23
2885150	1		$26,661.31	$1,956.23
2885151	1		$26,661.31	$1,956.23
2885152	1		$26,661.31	$1,956.23
2885153	1		$26,661.31	$1,956.23
2885154	1		$26,661.31	$1,956.23
2885155	1		$26,661.31	$1,956.23
2885156	Non-Benefitted		$0.00	$0.00
2885157	1		$26,661.31	$1,956.23
2885160	1		$26,661.31	$1,956.23
2885161	1		$26,661.31	$1,956.23
2885162	1		$26,661.31	$1,956.23
2885163	1		$26,661.31	$1,956.23
2885164	1		$26,661.31	$1,956.23
2885165	1		$26,661.31	$1,956.23
2885166	1		$26,661.31	$1,956.23
2885167	1		$26,661.31	$1,956.23
2885168	Non-Benefitted		$0.00	$0.00
2885169	1		$26,661.31	$1,956.23
2885171	1		$26,661.31	$1,956.23

Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027[f]
2885172	1		$26,661.31	$1,956.23
2885173	1		$26,661.31	$1,956.23
2885174	1		$26,661.31	$1,956.23
2885175	1		$26,661.31	$1,956.23
2885176	1		$26,661.31	$1,956.23
2885177	1		$26,661.31	$1,956.23
2885178	1		$26,661.31	$1,956.23
2885179	1		$26,661.31	$1,956.23
2885180	1		$26,661.31	$1,956.23
2885181	1		$26,661.31	$1,956.23
2885182	1		$26,661.31	$1,956.23
2885183	1		$26,661.31	$1,956.23
2885184	1		$26,661.31	$1,956.23
2885185	1		$26,661.31	$1,956.23
2885186	1		$26,661.31	$1,956.23
2885187	1		$26,661.31	$1,956.23
2885188	1		$26,661.31	$1,956.23
2885189	1		$26,661.31	$1,956.23
2885190	1		$26,661.31	$1,956.23
2885191	1		$26,661.31	$1,956.23
2885192	1		$26,661.31	$1,956.23
2885193	1		$26,661.31	$1,956.23
2885194	1		$26,661.31	$1,956.23
2885195	1		$26,661.31	$1,956.23
2885196	Non-Benefitted		$0.00	$0.00
2885197	Non-Benefitted		$0.00	$0.00
2885198	1		$26,661.31	$1,956.23
2885200	1		$26,661.31	$1,956.23
2885201	1		$26,661.31	$1,956.23
2885202	1		$26,661.31	$1,956.23
2885203	1		$26,661.31	$1,956.23
2885204	1		$26,661.31	$1,956.23
2885205	1		$26,661.31	$1,956.23
2885206	1		$26,661.31	$1,956.23
2885207	1		$26,661.31	$1,956.23
2885208	1		$26,661.31	$1,956.23
2885209	1		$26,661.31	$1,956.23
2885210	1		$26,661.31	$1,956.23
2885211	1		$26,661.31	$1,956.23
2885212	1		$26,661.31	$1,956.23
2885213	1		$26,661.31	$1,956.23

Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027[f]
2885214	1		$26,661.31	$1,956.23
2885215	1		$26,661.31	$1,956.23
2885216	Non-Benefitted		$0.00	$0.00
2885217	1		$26,661.31	$1,956.23
2885219	1		$26,661.31	$1,956.23
2885220	1		$26,661.31	$1,956.23
2885221	1		$26,661.31	$1,956.23
2885222	1		$26,661.31	$1,956.23
2885223	1		$26,661.31	$1,956.23
2885224	1		$26,661.31	$1,956.23
2885225	1		$26,661.31	$1,956.23
2885226	1		$26,661.31	$1,956.23
2885227	1		$26,661.31	$1,956.23
2885228	1		$26,661.31	$1,956.23
2885229	Non-Benefitted		$0.00	$0.00
2885230	1		$26,661.31	$1,956.23
2885231	1	[e]	$26,661.31	$978.11
2950963	1	[e]	$26,661.31	$978.11
2885232	1		$26,661.31	$1,956.23
2885233	1		$26,661.31	$1,956.23
2885234	1		$26,661.31	$1,956.23
2885235	1		$26,661.31	$1,956.23
2885236	1		$26,661.31	$1,956.23
2885237	1		$26,661.31	$1,956.23
2885238	1		$26,661.31	$1,956.23
2885239	1		$26,661.31	$1,956.23
2885240	1		$26,661.31	$1,956.23
2885241	1		$26,661.31	$1,956.23
2885242	1		$26,661.31	$1,956.23
2885243	1		$26,661.31	$1,956.23
2885244	1		$26,661.31	$1,956.23
2885246	1		$26,661.31	$1,956.23
2885247	1		$26,661.31	$1,956.23
2885248	1		$26,661.31	$1,956.23
2885249	1		$26,661.31	$1,956.23
2885250	1		$26,661.31	$1,956.23
2885255	1		$26,661.31	$1,956.23
2885256	1		$26,661.31	$1,956.23
2885257	1		$26,661.31	$1,956.23
2885258	1		$26,661.31	$1,956.23
2885259	1		$26,661.31	$1,956.23

Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027[f]
2885260	1		$26,661.31	$1,956.23
2885261	1		$26,661.31	$1,956.23
2885262	1		$26,661.31	$1,956.23
2885263	Non-Benefitted		$0.00	$0.00
2885264	1		$26,661.31	$1,956.23
2885265	1		$26,661.31	$1,956.23
2885266	1		$26,661.31	$1,956.23
2885267	1		$26,661.31	$1,956.23
2885268	1		$26,661.31	$1,956.23
2885269	1		$26,661.31	$1,956.23
2885270	1		$26,661.31	$1,956.23
2885271	1		$26,661.31	$1,956.23
2885272	1		$26,661.31	$1,956.23
2885273	1		$26,661.31	$1,956.23
2885274	1		$26,661.31	$1,956.23
2885275	1		$26,661.31	$1,956.23
2885276	1		$26,661.31	$1,956.23
2885277	1		$26,661.31	$1,956.23
2885278	1		$26,661.31	$1,956.23
2885279	1		$26,661.31	$1,956.23
2885280	1		$26,661.31	$1,956.23
2885281	1		$26,661.31	$1,956.23
2885282	1		$26,661.31	$1,956.23
2885283	1		$26,661.31	$1,956.23
2885284	1		$26,661.31	$1,956.23
2885285	1		$26,661.31	$1,956.23
2885286	1		$26,661.31	$1,956.23
2885287	1		$26,661.31	$1,956.23
2885288	1		$26,661.31	$1,956.23
2885289	1		$26,661.31	$1,956.23
2885290	1		$26,661.31	$1,956.23
2885291	Lot Type 1 – Parcel 2885291	[c]	$16,661.31	$1,222.49
2885292	1		$26,661.31	$1,956.23
2885293	1		$26,661.31	$1,956.23
2885294	1		$26,661.31	$1,956.23
2885295	1		$26,661.31	$1,956.23
2885296	1		$26,661.31	$1,956.23
2885297	1		$26,661.31	$1,956.23
2885298	1		$26,661.31	$1,956.23
2885299	1		$26,661.31	$1,956.23
2885300	1		$26,661.31	$1,956.23

Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027[f]
2885301	1		$26,661.31	$1,956.23
2885302	1		$26,661.31	$1,956.23
2885303	1		$26,661.31	$1,956.23
2885304	1		$26,661.31	$1,956.23
2885305	1		$26,661.31	$1,956.23
2885306	Non-Benefitted		$0.00	$0.00
2885307	1		$26,661.31	$1,956.23
2885308	1		$26,661.31	$1,956.23
2885309	1		$26,661.31	$1,956.23
2885310	1		$26,661.31	$1,956.23
2885311	1		$26,661.31	$1,956.23
2885312	1		$26,661.31	$1,956.23
2885313	1		$26,661.31	$1,956.23
2885314	1		$26,661.31	$1,956.23
2885315	1		$26,661.31	$1,956.23
2885316	1		$26,661.31	$1,956.23
2885317	1		$26,661.31	$1,956.23
2885318	1		$26,661.31	$1,956.23
2885319	1		$26,661.31	$1,956.23
2885320	1		$26,661.31	$1,956.23
2885321	1		$26,661.31	$1,956.23
2885322	1		$26,661.31	$1,956.23
2885323	1		$26,661.31	$1,956.23
2885324	1		$26,661.31	$1,956.23
2885325	1		$26,661.31	$1,956.23
2885326	1		$26,661.31	$1,956.23
2885327	1		$26,661.31	$1,956.23
2885328	1		$26,661.31	$1,956.23
2885329	1		$26,661.31	$1,956.23
2885330	1		$26,661.31	$1,956.23
2885331	1		$26,661.31	$1,956.23
2885332	1		$26,661.31	$1,956.23
2885333	1		$26,661.31	$1,956.23
2885334	1		$26,661.31	$1,956.23
2885335	1		$26,661.31	$1,956.23
2885336	1		$26,661.31	$1,956.23
2885337	1		$26,661.31	$1,956.23
2885338	1		$26,661.31	$1,956.23
2885339	1		$26,661.31	$1,956.23
2885340	1		$26,661.31	$1,956.23
2885341	1		$26,661.31	$1,956.23

Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027[f]
2885342	1		$26,661.31	$1,956.23
2885343	1		$26,661.31	$1,956.23
2885344	1		$26,661.31	$1,956.23
2885345	1		$26,661.31	$1,956.23
2885346	1		$26,661.31	$1,956.23
2885347	1		$26,661.31	$1,956.23
2885348	1		$26,661.31	$1,956.23
2885349	1		$26,661.31	$1,956.23
2885350	1		$26,661.31	$1,956.23
2885351	1		$26,661.31	$1,956.23
2885352	Non-Benefitted		$0.00	$0.00
2885353	Non-Benefitted		$0.00	$0.00
2885354	1		$26,661.31	$1,956.23
2885357	1		$26,661.31	$1,956.23
2885358	1		$26,661.31	$1,956.23
2885359	1		$26,661.31	$1,956.23
2885360	1		$26,661.31	$1,956.23
2885361	1		$26,661.31	$1,956.23
2885362	1		$26,661.31	$1,956.23
2885363	1		$26,661.31	$1,956.23
2885364	1		$26,661.31	$1,956.23
2885365	1		$26,661.31	$1,956.23
2885366	1		$26,661.31	$1,956.23
2885367	1		$26,661.31	$1,956.23
2885368	1		$26,661.31	$1,956.23
2885369	1		$26,661.31	$1,956.23
2885370	1		$26,661.31	$1,956.23
2885371	1		$26,661.31	$1,956.23
2885372	1		$26,661.31	$1,956.23
2885373	1		$26,661.31	$1,956.23
2885374	1		$26,661.31	$1,956.23
2885375	1		$26,661.31	$1,956.23
2885376	1		$26,661.31	$1,956.23
2885377	1		$26,661.31	$1,956.23
2885378	Non-Benefitted		$0.00	$0.00
2885379	1		$26,661.31	$1,956.23
2885382	1		$26,661.31	$1,956.23
2885383	1		$26,661.31	$1,956.23
2885384	1		$26,661.31	$1,956.23
2885385	1		$26,661.31	$1,956.23
2885386	1		$26,661.31	$1,956.23

Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027[f]
2885387	1		$26,661.31	$1,956.23
2885388	1		$26,661.31	$1,956.23
2885389	1		$26,661.31	$1,956.23
2885390	1		$26,661.31	$1,956.23
2885391	1		$26,661.31	$1,956.23
2885392	1		$26,661.31	$1,956.23
2885393	1		$26,661.31	$1,956.23
2885394	1		$26,661.31	$1,956.23
2885395	1		$26,661.31	$1,956.23
2885396	1		$26,661.31	$1,956.23
2885397	1		$26,661.31	$1,956.23
2885398	1		$26,661.31	$1,956.23
2885399	Non-Benefitted		$0.00	$0.00
2885400	1		$26,661.31	$1,956.23
2885401	1		$26,661.31	$1,956.23
2885402	1		$26,661.31	$1,956.23
2885403	1		$26,661.31	$1,956.23
2885404	1		$26,661.31	$1,956.23
2885405	1		$26,661.31	$1,956.23
2885406	1		$26,661.31	$1,956.23
2885407	Non-Benefitted		$0.00	$0.00
2885408	Non-Benefitted		$0.00	$0.00
2885409	2 (400 Units)		$2,835,153.64	$208,024.40
Total[b]			**$13,543,000.00**	**$993,695.10**

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.
[b] Totals may not add or match Service Plan or installment schedules due to rounding.
[c] Property ID has partially prepaid their Assessment.
[d] Lot is an undivided interest lot located at 1121 Concan Dr. The Annual Installment for the Lot shall be billed 50% to Property ID 2884963, and 50% to Property ID 2951427, as provided by the County Appraisal District.
[e] Lot is an undivided interest lot located at 804 Meadow Dr. The Annual Installment for the Lot shall be billed 50% to Property ID 2885231, and 50% to Property ID 2950963, as provided by the County Appraisal District.
[f] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT B – DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 15)	Principal	Interest	Total
2022	-	$587,480	$587,480
2023	$266,000	587,480	853,480
2024	278,000	576,840	854,840
2025	289,000	565,720	854,720
2026	301,000	554,160	855,160
2027	314,000	542,120	856,120
2028	327,000	529,560	856,560
2029	341,000	516,480	857,480
2030	356,000	502,840	858,840
2031	371,000	488,600	859,600
2032	386,000	473,760	859,760
2033	403,000	458,320	861,320
2034	420,000	442,200	862,200
2035	438,000	425,400	863,400
2036	456,000	407,880	863,880
2037	476,000	389,640	865,640
2038	496,000	370,600	866,600
2039	517,000	350,760	867,760
2040	540,000	330,080	870,080
2041	563,000	308,480	871,480
2042	587,000	285,960	872,960
2043	612,000	262,480	874,480
2044	638,000	238,000	876,000
2045	666,000	212,480	878,480
2046	695,000	185,840	880,840
2047	725,000	158,040	883,040
2048	756,000	129,040	885,040
2049	789,000	98,800	887,800
2050	823,000	67,240	890,240
2051	858,000	34,320	892,320
Total	**$14,687,000**	**$11,080,600**	**$25,767,600**

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

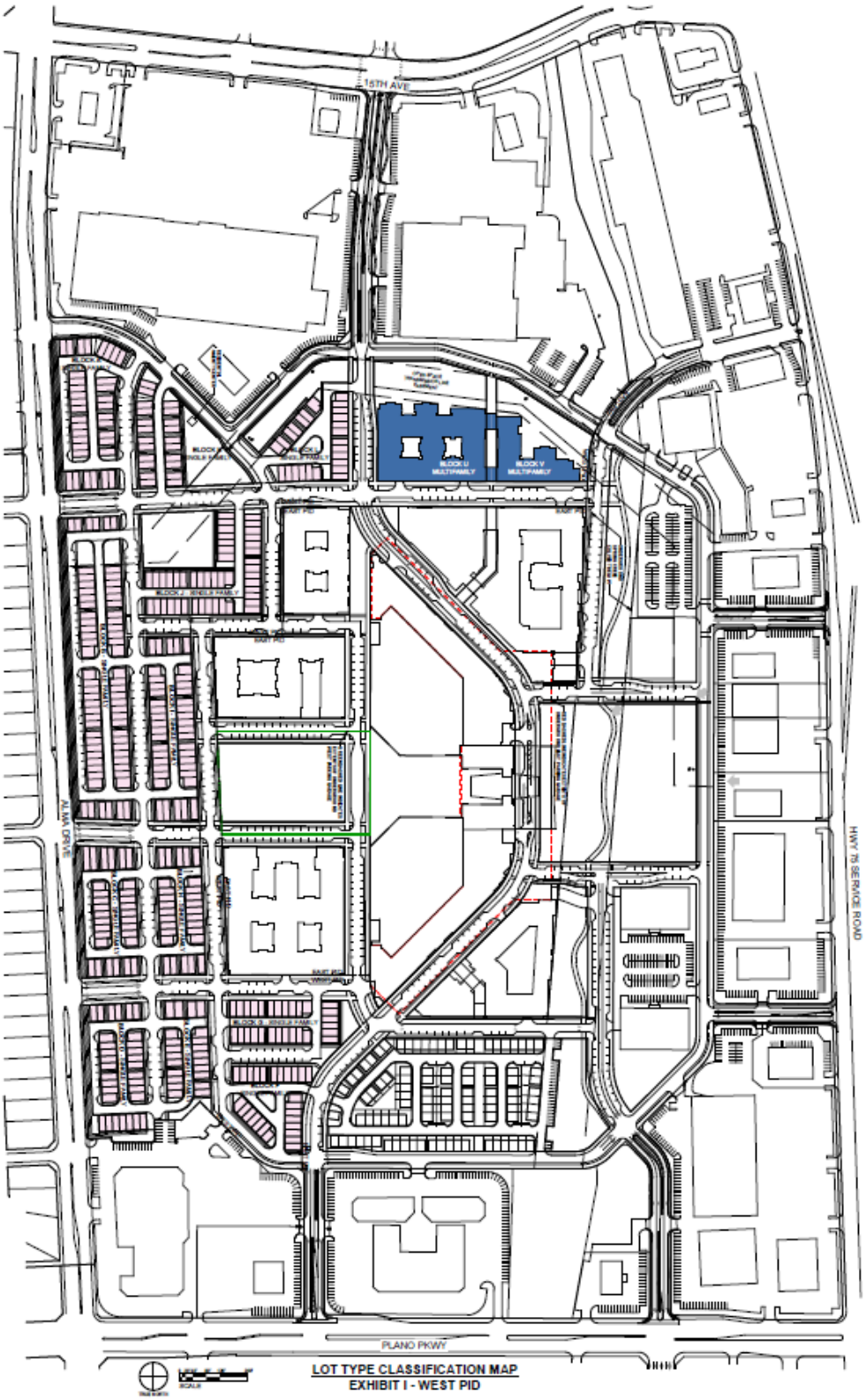


EXHIBIT D – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- District
  - Lot Type 1
  - Lot Type 1 - Parcel 2885291
  - Lot Type 2

COLLIN CREEK WEST PUBLIC IMPROVEMENT DISTRICT LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____

_____

_____

_____

_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

CITY OF PLANO, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: $26,661.31

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek West Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Plano, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - LOT TYPE 1

Installments Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2027	$ 617.70	$ 1,066.45	$ 133.31	$ 138.77	$ 1,956.23
2028	$ 643.27	$ 1,041.74	$ 130.22	$ 114.70	$ 1,929.94
2029	$ 670.81	$ 1,016.01	$ 127.00	$ 117.00	$ 1,930.82
2030	$ 700.32	$ 989.18	$ 123.65	$ 119.34	$ 1,932.48
2031	$ 729.83	$ 961.17	$ 120.15	$ 121.72	$ 1,932.86
2032	$ 759.33	$ 931.98	$ 116.50	$ 124.16	$ 1,931.96
2033	$ 792.78	$ 901.60	$ 112.70	$ 126.64	$ 1,933.72
2034	$ 826.22	$ 869.89	$ 108.74	$ 129.17	$ 1,934.02
2035	$ 861.63	$ 836.84	$ 104.61	$ 131.76	$ 1,934.83
2036	$ 897.04	$ 802.38	$ 100.30	$ 134.39	$ 1,934.10
2037	$ 936.38	$ 766.50	$ 95.81	$ 137.08	$ 1,935.77
2038	$ 975.73	$ 729.04	$ 91.13	$ 139.82	$ 1,935.72
2039	$ 1,017.04	$ 690.01	$ 86.25	$ 142.62	$ 1,935.92
2040	$ 1,062.28	$ 649.33	$ 81.17	$ 145.47	$ 1,938.25
2041	$ 1,107.53	$ 606.84	$ 75.85	$ 148.38	$ 1,938.60
2042	$ 1,154.74	$ 562.54	$ 70.32	$ 151.35	$ 1,938.94
2043	$ 1,203.92	$ 516.35	$ 64.54	$ 154.37	$ 1,939.19
2044	$ 1,255.07	$ 468.19	$ 58.52	$ 157.46	$ 1,939.24
2045	$ 1,310.15	$ 417.99	$ 52.25	$ 160.61	$ 1,941.00
2046	$ 1,367.20	$ 365.58	$ 45.70	$ 163.82	$ 1,942.30
2047	$ 1,426.21	$ 310.89	$ 38.86	$ 167.10	$ 1,943.07
2048	$ 1,487.19	$ 253.85	$ 31.73	$ 170.44	$ 1,943.21
2049	$ 1,552.11	$ 194.36	$ 24.29	$ 173.85	$ 1,944.62
2050	$ 1,619.00	$ 132.27	$ 16.53	$ 177.33	$ 1,945.13
2051	$ 1,687.85	$ 67.51	$ 8.44	$ 180.87	$ 1,944.68
Total	**$ 26,661.31**	**$ 16,148.50**	**$ 2,018.56**	**$ 3,628.24**	**$ 48,456.60**

Footnotes:

[a] Interest is calculated at a 4.00% rate.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK WEST PUBLIC IMPROVEMENT DISTRICT LOT TYPE 1 – PARCEL 2885291 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____

_____

_____

_____

_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

CITY OF PLANO, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

STREET ADDRESS

LOT TYPE 1 - Parcel 2885291 PRINCIPAL ASSESSMENT: $16,661.31

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek West Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Plano, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - LOT TYPE 2885291

Installments Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2027	$ 386.01	$ 666.45	$ 83.31	$ 86.72	$ 1,222.49
2028	$ 402.00	$ 651.01	$ 81.38	$ 71.68	$ 1,206.06
2029	$ 419.21	$ 634.93	$ 79.37	$ 73.11	$ 1,206.62
2030	$ 437.65	$ 618.16	$ 77.27	$ 74.58	$ 1,207.66
2031	$ 456.09	$ 600.66	$ 75.08	$ 76.07	$ 1,207.89
2032	$ 474.53	$ 582.41	$ 72.80	$ 77.59	$ 1,207.33
2033	$ 495.43	$ 563.43	$ 70.43	$ 79.14	$ 1,208.43
2034	$ 516.32	$ 543.62	$ 67.95	$ 80.72	$ 1,208.62
2035	$ 538.45	$ 522.96	$ 65.37	$ 82.34	$ 1,209.13
2036	$ 560.58	$ 501.43	$ 62.68	$ 83.99	$ 1,208.67
2037	$ 585.17	$ 479.00	$ 59.88	$ 85.66	$ 1,209.71
2038	$ 609.75	$ 455.60	$ 56.95	$ 87.38	$ 1,209.68
2039	$ 635.57	$ 431.20	$ 53.90	$ 89.13	$ 1,209.80
2040	$ 663.85	$ 405.78	$ 50.72	$ 90.91	$ 1,211.26
2041	$ 692.12	$ 379.23	$ 47.40	$ 92.73	$ 1,211.48
2042	$ 721.63	$ 351.54	$ 43.94	$ 94.58	$ 1,211.69
2043	$ 752.36	$ 322.68	$ 40.33	$ 96.47	$ 1,211.84
2044	$ 784.32	$ 292.58	$ 36.57	$ 98.40	$ 1,211.88
2045	$ 818.74	$ 261.21	$ 32.65	$ 100.37	$ 1,212.98
2046	$ 854.39	$ 228.46	$ 28.56	$ 102.38	$ 1,213.79
2047	$ 891.27	$ 194.29	$ 24.29	$ 104.42	$ 1,214.27
2048	$ 929.38	$ 158.63	$ 19.83	$ 106.51	$ 1,214.36
2049	$ 969.95	$ 121.46	$ 15.18	$ 108.64	$ 1,215.24
2050	$ 1,011.75	$ 82.66	$ 10.33	$ 110.82	$ 1,215.56
2051	$ 1,054.78	$ 42.19	$ 5.27	$ 113.03	$ 1,215.28
Total	**$ 16,661.31**	**$ 10,091.59**	**$ 1,261.45**	**$ 2,267.38**	**$ 30,281.73**

Footnotes:

[a] Interest is calculated at a 4.00% rate.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

COLLIN CREEK WEST PUBLIC IMPROVEMENT DISTRICT LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____

_____

_____

_____

_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

CITY OF PLANO, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: $7,087.88

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Plano, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Collin Creek West Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Plano, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - DISTRICT LOT TYPE 2

Installments Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2027	$ 164.21	$ 283.52	$ 35.44	$ 36.89	$ 520.06
2028	$ 171.01	$ 276.95	$ 34.62	$ 30.49	$ 513.07
2029	$ 178.33	$ 270.11	$ 33.76	$ 31.10	$ 513.31
2030	$ 186.18	$ 262.97	$ 32.87	$ 31.73	$ 513.75
2031	$ 194.02	$ 255.53	$ 31.94	$ 32.36	$ 513.85
2032	$ 201.87	$ 247.76	$ 30.97	$ 33.01	$ 513.61
2033	$ 210.76	$ 239.69	$ 29.96	$ 33.67	$ 514.08
2034	$ 219.65	$ 231.26	$ 28.91	$ 34.34	$ 514.16
2035	$ 229.06	$ 222.47	$ 27.81	$ 35.03	$ 514.37
2036	$ 238.48	$ 213.31	$ 26.66	$ 35.73	$ 514.18
2037	$ 248.94	$ 203.77	$ 25.47	$ 36.44	$ 514.62
2038	$ 259.40	$ 193.81	$ 24.23	$ 37.17	$ 514.61
2039	$ 270.38	$ 183.44	$ 22.93	$ 37.91	$ 514.66
2040	$ 282.41	$ 172.62	$ 21.58	$ 38.67	$ 515.28
2041	$ 294.44	$ 161.33	$ 20.17	$ 39.45	$ 515.38
2042	$ 306.99	$ 149.55	$ 18.69	$ 40.24	$ 515.47
2043	$ 320.06	$ 137.27	$ 17.16	$ 41.04	$ 515.53
2044	$ 333.66	$ 124.47	$ 15.56	$ 41.86	$ 515.55
2045	$ 348.30	$ 111.12	$ 13.89	$ 42.70	$ 516.01
2046	$ 363.47	$ 97.19	$ 12.15	$ 43.55	$ 516.36
2047	$ 379.16	$ 82.65	$ 10.33	$ 44.42	$ 516.56
2048	$ 395.37	$ 67.48	$ 8.44	$ 45.31	$ 516.60
2049	$ 412.63	$ 51.67	$ 6.46	$ 46.22	$ 516.97
2050	$ 430.41	$ 35.16	$ 4.40	$ 47.14	$ 517.11
2051	$ 448.71	$ 17.95	$ 2.24	$ 48.09	$ 516.99
Total	**$ 7,087.88**	**$ 4,293.06**	**$ 536.63**	**$ 964.56**	**$ 12,882.14**

Footnotes:

[a] Interest is calculated at a 4.00% rate.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown. Note property ID 2885409 has 400 total units of Lot Type 2 for a total Assessment of $2,835,153.64.

File #: 26-599 **Agenda Date:** 7/27/2026 **Agenda #:** (ag)

Department: City Secretary
Director: Lisa Henderson, City Secretary
Agenda Item: Quarterly Code Supplement No. 156
Recommended Action: Adoption of Ordinances

Item Summary

To adopt and enact Supplement No. 156 to the Code of Ordinances for the City of Plano; providing for an amendment to certain sections of the Code; and providing an effective date.

Financial Summary/Strategic Goals

This item has no financial impact.

Approval of this Ordinance will support the City's Strategic Plan Critical Success Factor of Excellent, Innovative and Accountable City Government.

Attachments

Ordinance

An Ordinance of the City of Plano, Texas, adopting and enacting Supplement Number 156 to the Code of Ordinances for the City of Plano; providing for amendment to certain sections of the Code; and providing an effective date.

WHEREAS, the City Council of the City of Plano, Texas, adopted a new Code of Ordinances upon adoption of Ordinance No. 87-3-14, on March 9, 1987; and
WHEREAS, Sections V and VI of Ordinance No. 87-3-14 provide for amendment to said Code of Ordinances; and

WHEREAS, the Code of Ordinances of the City of Plano, Texas, has been revised by previous amendments duly passed as individual ordinances by the City Council and such amendments are reflected on Supplement Number 156; and

WHEREAS, the City Council wishes to adopt the ordinance codification version appearing in Supplement Number 156 of the Plano Code of Ordinances in order for the printed Code form to be considered identical to the original ordinance and to eliminate any confusion or differences in the format of the original ordinance.

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

Section I. The City Council hereby adopts the printed Code form of the ordinances contained in Supplement Number 156 as prepared by the codifier.

Section II. This Ordinance shall become effective immediately upon its passage.

PASSED AND APPROVED on the 27th day of July, 2026.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

File #: 26-624 **Agenda Date:** 7/27/2026 **Agenda #:** (ah)

Department: Neighborhood Services
Director: Curtis Howard, Director of Neighborhood Services
Agenda Item: Amendment for Registration of Short-term Rental Properties
Recommended Action: Adoption of Ordinances

Item Summary

To amend Section 6-731, Definitions, Section 6-733, Applicability, administration and training, and Section 6-748, Offenses of Article XXIV, Registration of Short-term Rental Properties, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano, to clarify definitions, remove ambiguity, delineate responsibilities to ensure appropriate enforcement, and set a deadline for nonconformity determinations; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date.

Background

The Short-term Rental Registration Ordinance was originally adopted in April 2024. During the two (2) years since its adoption, the Planning Department and Neighborhood Services Department have identified several minor amendments necessary to improve the administration and enforcement of the ordinance. These amendments include clarifications to definitions and offense provisions to enhance transparency, promote consistent interpretation, and provide a clearer understanding of ordinance requirements. Additionally, revisions to the rebate provisions are proposed to eliminate overlapping financial incentives and ensure equitable administration of the program.

Financial Summary/Strategic Goals

This item has no financial impact.

Approval of this agenda item supports the City's Strategic Plan Critical Success Factor of Safe, Vibrant Neighborhoods.

Attachments

Ordinance

An Ordinance of the City of Plano, Texas, amending Section 6-731, Definitions, Section 6-733, Applicability, administration and training, and Section 6-748, Offenses of Article XXIV, Registration of Short-term Rental Properties, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano, to clarify definitions, remove ambiguity, delineate responsibilities to ensure appropriate enforcement, and set a deadline for nonconformity determinations; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date.

WHEREAS, the City of Plano has adopted procedures and requirements for registration issuance, suspension, revocation, and enforcement of short-term rentals; and

WHEREAS, removal of ambiguity, clarification of definitions, and delineation of responsibilities would assist with overall compliance and enforcement; and

WHEREAS, the City Council finds that the regulations relating to the procedures and requirements for registration issuance, suspension, revocation, and enforcement of short-term rentals should be updated to ensure increased understanding, compliance and enforceability of the short-term registration requirements within the City's corporate limits; and

WHEREAS, the City Council further finds that the updating of the City's Code of Ordinances relating to short-term rental registration is in the best interest of the City and its citizens.

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

Section I. Section 6-731, Definitions, of Article XXIV, Registration of Short-term Rental Properties, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano is hereby amended as follows:

"Sec. 6-731. - Definitions.

Any terms not defined in this article shall be defined as they are in the City of Plano Zoning Ordinance. Any terms not defined in this article or in the Zoning Ordinance shall have their ordinary accepted meanings. The following terms and phrases, as used in this article, are defined as follows:

Advertise or Promote means to offer an STR for rental in any medium, including but not limited to, newspaper, magazine, handbill, brochure, website, social media, or mobile application.

Applicant means a person applying for registration of an STR.

Booking Service means any reservation and/or payment service provided by a person or entity that facilitates an STR rental transaction between an owner

and a prospective occupant, and for which the person or entity collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the reservation or payment services provided for the STR transaction.

Criminal Conduct means any violation of local, state, or federal law. Criminal conduct includes, but is not limited to, violations of the City of Plano Code of Ordinances, the City of Plano Zoning Ordinance, or state or federal law. Proof of criminal conduct may include, but does not require, criminal enforcement action, criminal prosecution, an adjudication of guilt, or a criminal defendant's plea of No Contest or Guilty.

Designated Contact means an individual designated to respond to a report or request regarding an emergency condition, property or building maintenance condition, nuisance or criminal conduct at an STR.

Director means the director of the department of the City of Plano designated by the City Manager to administer and enforce the provisions of this article and any person or persons designated by the Director to represent the department for this purpose.

Hosting Platform means a person or entity that participates in the STR business by providing, and collecting or receiving a fee for, booking services through which an owner may offer an STR. Hosting platforms usually, though not necessarily, provide booking services through an online platform that allows an owner to advertise the STR through a website provided by the hosting platform and the hosting platform conducts a transaction by which potential occupants arrange their use and their payment, whether the would-be occupant pays rent directly to the owner or to the hosting platform.

Noise monitoring device means a device capable of all of the following (i) monitoring noise levels (ii) detecting exposure to noise levels that exceed an acceptable level for more than a continuous five-minute period (iii) sending real-time alerts to the subject short-term rental owner and operator, and (iv) being programmed to receive real-time alerts if noise levels continuously exceed an acceptable level for the five-minute period. The noise monitoring device shall comply with all laws, rules and regulations regarding privacy.

Nuisance Incident means an incident involving criminal conduct, as defined by city ordinance, state law, or federal law, committed at the premises of the STR by an occupant, guest or visitor of the STR, that tends to substantially interfere with the use or enjoyment of private or public property by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities attempting to use and enjoy their property, including, but not limited to, conduct involving assault, sexual misconduct, public order and decency, alcohol, drugs, weapons, noise, trash, and parking.

Occupant means any person lawfully living in, sleeping in or possessing an STR. A person is not required to be paying rent, providing in-kind services, or named in any lease, contract or other legal document to be considered an occupant.

Operate means to do or allow any of the following for an STR: rent or lease; offer, advertise, or market to rent or lease; or enter into an agreement to rent or lease.

Operator means a natural person designated on the registration application as the operator. For live-in management STRs as defined by the City of Plano Zoning Ordinance, the Operator is the person who stays in the dwelling overnight whenever guests are present at the STR.

Owner means any person, agent, firm or trust who: (1) has a legal or equitable interest in the STR and their designee; (2) is recorded in the official records of the county as holding title to the STR; or (3) has control of the STR, including the guardian of the estate of any such person, and the executor of the estate of such person if ordered to take possession of the STR by a court.

Person means an individual, corporation, association, partnership or other entity acting as a group.

Premises means any parcel of real property together with all buildings and structures thereon used as an STR and any public property immediately adjacent to the STR that is used because of the use of the STR, such as the public right-of-way used for parking, or the sidewalk used to access the STR.

Registrant means a person who has applied for and been approved for registration and operation of an STR.

Registration means approval by the Director of an application to operate an STR.

Serious Incident means an incident involving criminal conduct, as defined by city ordinance, state law, or federal law, committed at the premises of the STR by an occupant, guest or visitor of the STR that substantially interferes with the use or enjoyment of private or public property and is reasonably likely to induce fear in persons of ordinary sensibilities, including but not limited to, conduct involving child abuse, sexual offenses, discharge of firearms, and offenses causing serious bodily injury or death.

Short-term Rental (STR) means any portion, or all, of a dwelling unit offered or used for transient lodging, in exchange for compensation, for less than thirty (30) consecutive days. This definition of Short-term Rental includes all uses

defined as short-term rentals in the City of Plano Zoning Ordinance, but does not include Temporary Accessory Housing Shelter.

Video Monitoring Device means an outdoor camera or other device, which captures, records or broadcasts video.

Section II. Section 6-733, Applicability, administration, and training, of Article XXIV, Registration of Short-term Rental Properties, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano is hereby amended as follows:

"Sec. 6-733. – Applicability, administration, and training.

(a) This article shall apply to STRs located in the city. The Director is authorized to administer and enforce the provisions of this article.

(b) Registration of a short-term rental with the City of Plano does not supersede any prohibition or requirement placed upon a short-term rental owner by a lease, private contract, or property covenant, such as a deed restriction or binding HOA rules.

(c) The Director may provide training to be completed by an owner, operator or applicant for STR registration. The Director establishes the training and shall include at least the following: requirements of this ordinance, noise regulations, parking requirements, trash pickup, human trafficking awareness and prevention, and property maintenance requirements. The Director may discount the initial registration up to a maximum of $100.00 for completion of this training.

Section III. Section 6-748, Offenses, of Article XXIV, Registration of Short-term Rental Properties, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano is hereby amended as follows:

"Sec. 6-748. – Offenses.

(a) It shall be an offense for any person to operate an STR and:

(1) Fail to have a valid registration for the STR;

(2) Fail to pay registration fees as required in this article;

(3) Fail to comply with self-inspection requirements or record-retention as required in this article;

(4) Fail to provide information as required in Section 6-743;

(5) Advertise, promote, or allow the use of an STR that is not in compliance with the STR registration, this article or other law. The owner, operator or registrant is presumed to have allowed an advertisement or promotion on a hosting platform identified pursuant to Section 6-735(d)(2)(viii);

(6) Operate the STR using a registration number not assigned to the owner, operator, or registrant, or to a different address, or to a different dwelling unit;

(7) Operate the STR without current, valid insurance in compliance with this article;

(8) Fail to provide within thirty (30) days following a request by the Director an accounting of payment of hotel occupancy taxes and history of occupants as required in this article;

(9) Fail to designate a contact as required by 6-736(a);

(10) Fail to ensure the designated contact(s) is/are available and authorized to act as described in section 6-736(a) above during all periods of guest occupancy, including nights and weekends, to facilitate compliance with this article;

(11) Fail to provide complete and accurate information in an application for registration or renewal of registration of an STR; or

(12) Fail to notify the Director within seventy-two (72) hours after information in an application or approved STR registration becomes inaccurate, excluding information regarding the change in the ownership of the STR.

(b) It shall be an offense for a person to operate an STR and intentionally, knowingly, or recklessly allow the use of the STR:

(1) To promote or engage in an illegal activity;

(2) By one or more persons in violation of the Residency Restrictions for Child Predator Offenders as set forth in Sec. 14-123 of this Code or in violation of Registration Requirements in Chapter 62 of the Texas Code of Criminal Procedure;

(3) To promote or engage in illegal distribution or possession with intent to distribute marijuana, a dangerous drug, or any controlled substance, as defined by the Texas Health and Safety Code;

(4) To promote or engage in selling alcohol or another activity that requires a permit or license under the Texas Alcoholic Beverage Code;

(5) To operate as a sexually oriented business as defined in Sec. 17.5-2 of this Code; or

(6) As an “assembly hall” as defined in the City of Plano Zoning Ordinance unless the short-term rental is located in a district where assembly hall use is permitted.

Section IV. All provisions of the Code of Ordinances of the City of Plano, codified or uncodified, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano, codified or uncodified, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section V. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

Section VI. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this ordinance.

Section VII. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City of Plano Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VIII. This ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 27th day of July, 2026.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

File #: 26-628 **Agenda Date:** 7/27/2026 **Agenda #:** (ai)

Department: Municipal Court
Director: Paul McNulty, Chief Municipal Court Judge
Agenda Item: Reappointment of Kristine Primrose as Associate Municipal Court Judge
Recommended Action: Adoption of Ordinances

Item Summary

To appoint an Associate Judge of the Municipal Court of Record of the City of Plano, setting the term of office and compensation for the Judge; and providing a publication clause, and an effective date.

Background

An Ordinance is being submitted for adoption to reappoint Kristine Primrose as Associate Judge of the City of Plano Municipal Court of Record for a four (4) year term beginning August 15, 2026, and set to expire on August 14, 2030, and to set the compensation of said Associate Judge.

Financial Summary/Strategic Goals

This request is to reappoint Associate Municipal Judge Kristine Primrose for a four-year term. The estimated amount to be spent including benefits for the remainder of FY 2025-26 is $23,798 and is available in the FY 2025-26 Municipal Court Judge Budget. The future amount is estimated to be $775,349 or $199,595 annually for FY's 2026-27 thru 2028-29 and $176,565 for a portion of FY 2029 -30. All future years expenditures will occur within Council approved appropriations.

Approval of this item relates to the Strategic Plan Critical Success Factor of an Excellent, Innovative, and Accountable City Government.

Attachments

Ordinance

An Ordinance of the City of Plano, Texas, appointing an Associate Judge of the Municipal Court of Record of the City of Plano, setting the term of office and compensation for the Judge; and providing a publication clause, and an effective date.

WHEREAS, Section 4.04, Article 4, General Administration, of the Home Rule Charter for the City of Plano, Texas, established the municipal court for the trial of misdemeanor offenses; and

WHEREAS, Section 13-3, Chapter 13, Municipal Court, Plano Code of Ordinances provides for the selection and appointment of the judges of the Municipal Court of Record; and

WHEREAS, the Chief Municipal Judge and the Associate Judges are to be selected and appointed by the City Council to serve specific terms.

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

Section I. The City Council hereby appoints the following individual as an Associate Judge of the Municipal Court of Record of the City of Plano, Texas and sets the compensation for the individual:

NAME	POSITION	COMPENSATION
Kristine Schwann Primrose	Associate Judge	$70.570787 per hour

Section II. The City Council hereby appoints the Associate Judge to a four (4) year term beginning on August 15, 2026 and set to expire on August 14, 2030.

Section III. Future adjustments to compensation for Associate Judges are permitted for all Associate Judges as long as those adjustments are consistent with any authorized changes to the city's compensation plan including raises authorized as part of the annual budget process.

Section IV. Nothing in this Ordinance limits or otherwise prevents the City Council from revising the compensation of any individual at any time.

Section V. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 27th day of July, 2026

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John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

File #: 26-633 **Agenda Date:** 7/27/2026 **Agenda #:** (aj)

Department: Engineering
Director: B. Caleb Thornhill, P.E., Director of Engineering
Agenda Item: School Zone Revisions on Cross Bend Road
Recommended Action: Adoption of Ordinances

Item Summary

To amend Section 12-73(d), Same - Specific zones, of Article IV, Speed, of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances, to revise the effective times and split the school zone into two shorter school zones on Cross Bend Road within the city limits of the City of Plano; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date.

Background

A school zone on Cross Bend Road serving Christie Elementary and the former Carpenter Middle School was reviewed earlier this year. The 2025-2026 pedestrian utilization review found that a portion of this school zone was no longer necessary.

After concurrence from Plano ISD Administration, staff recommend reconfiguring this Cross Bend Road school zone into two (2) shorter zones at the existing crossings per the attached map.

Financial Summary/Strategic Goals

This item has no immediate financial impact; however, some revenue may be collected as fines resulting from violation of this ordinance. The exact change in revenue is indeterminable and will have minimal impact on the General Fund budget.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Multi-Modal Transportation and Mobility Solutions.

Attachments

Ordinance
Map

An Ordinance of the City of Plano, Texas, amending Section 12-73(d), Same — Specific zones, of Article IV, Speed, of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances, to revise the effective times and split the school zone into two shorter school zones on Cross Bend Road, within the city limits of the City of Plano; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date.

WHEREAS, school zone speed limits exist primarily to slow traffic near school crosswalks and reduce the risk of collisions between vehicles and pedestrians; and

WHEREAS, Cross Bend Road is a thirty-six-foot-wide (36) collector street situated between Christie Elementary School and Carpenter Middle School (now closed), and currently contains a school zone that serves the elementary and middle school students ("Cross Bend School Zone"); and

WHEREAS, the existing school crossings sit at opposite ends of the school zone, resulting in one of the longest school zones in the city; and

WHEREAS, a utilization review conducted during the 2025-2026 school year found that middle school students were not using the Cross Bend School Zone during the effective times; and

WHEREAS, the Traffic Engineering Division recommends converting the Cross Bend School Zone to an elementary-only school zone and eliminating its midsection, thereby splitting it into two shorter school zones; and

WHEREAS, the Traffic Engineering Division consulted with the Plano Independent School District (PISD), which supports the revision of the Cross Bend Road School Zone.

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

Section I. Subsection "Cross Bend Road" of Section 12-73(d), Same — Specific zones, of Article IV, Speed, of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances, is hereby amended to read as follows:

"Cross Bend Road:

(1) Between a point three hundred fifty (350) feet west of Roundrock Trail and a point one hundred (100) feet east of Timberlake Drive on school days between 7:00 a.m. and 8:00 a.m. and between 2:30 p.m. and 3:30 p.m. (P).

(2) Between a point two hundred fifty (250) feet east of Wilshire Drive and a point four hundred twenty-five (425) feet west of Wilshire Drive on school days between 7:00 a.m. and 8:00 a.m. and between 2:30 p.m. and 3:30 p.m. (P)

(3) Between a point three hundred fifty (350) feet east of Mission Ridge Road and a point three hundred fifty (350) feet west of Mission Ridge Road on school days between 7:00 a.m. and 8:00 a.m. and between 2:30 p.m. and 3:30 p.m.

(P).

(4) Between a point one hundred seventy-five (175) feet west of Country Place Drive and a point one hundred sixty (160) feet east of Old Orchard Place on school days between 7:00 a.m. and 8:00 a.m. and between 2:30 p.m. and 3:30
p.m. (P).

(5) Between a point two hundred fifteen (215) feet west of Rainier Road and a point three hundred (300) feet east of Rainier Road on school days between 7:00 a.m. and 8:00 a.m. and between 2:30 p.m. and 3:30 p.m. (P)."

Section II. All provisions of the Ordinances of the City of Plano, codified or uncodified, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano, codified or uncodified, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section III. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision, or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section IV. The repeal of any Ordinance or part of an Ordinance effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section V. Any violation of any provision or term of this Ordinance shall be a Class C Misdemeanor offense. Any person, firm, corporation, or association who is adjudged guilty of a Class C Misdemeanor offense under this Ordinance shall be punished by a fine not to exceed FIVE HUNDRED AND NO/100 DOLLARS ($500.00) for each offense. Each and every violation shall be deemed to constitute a separate offense.

Section VI. This Ordinance shall become effective from and after its passage and publication as required by law and after all necessary signs and pavement markings have been installed.

PASSED AND APPROVED on the 27th day of July, 2026.

_____
John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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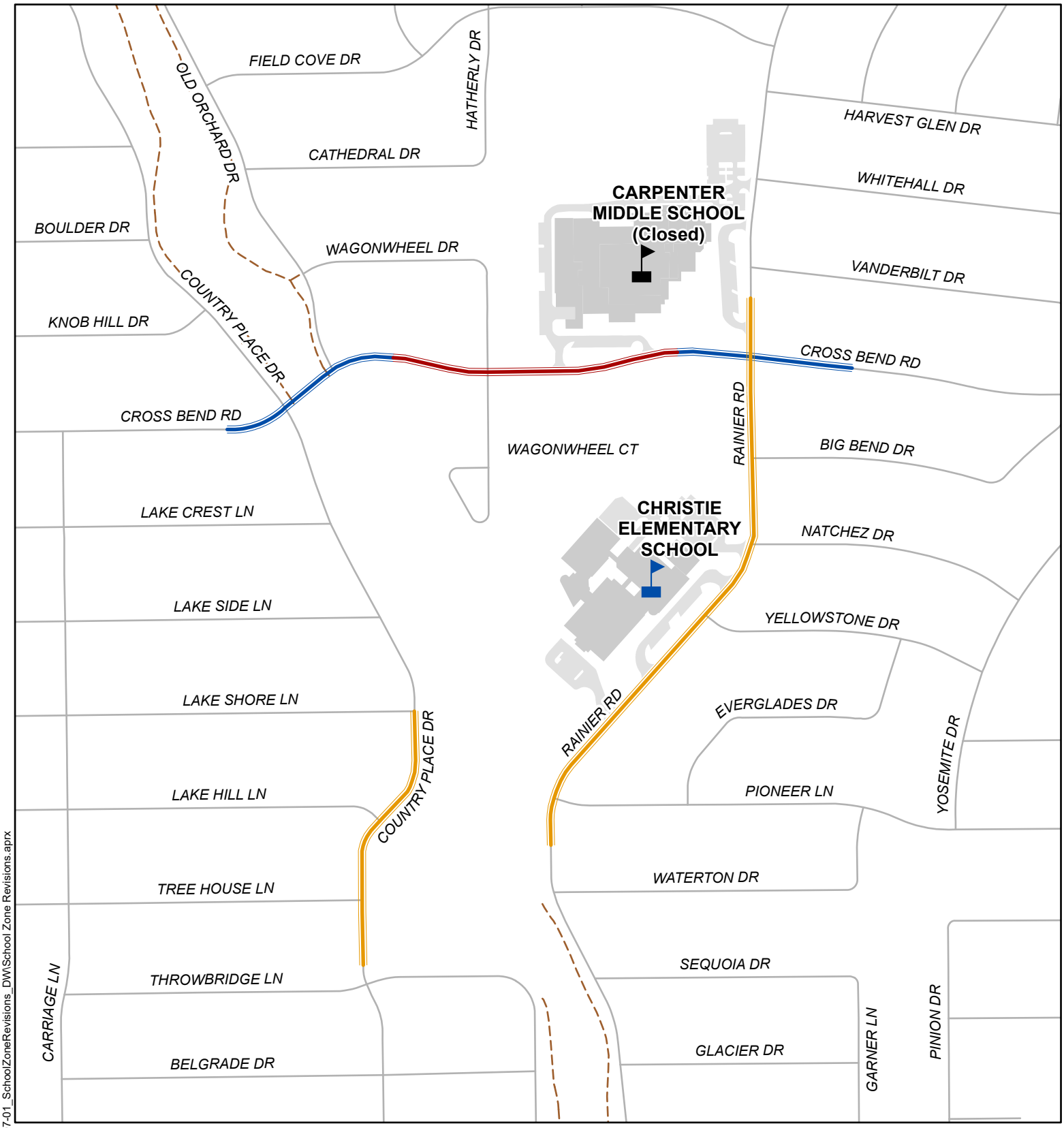
Paige Mims, CITY ATTORNEY



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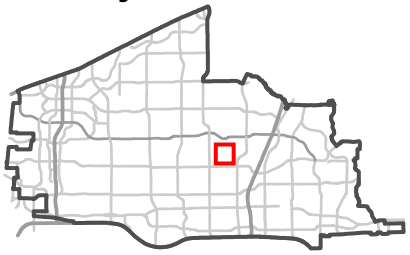
Plano
City of Excellence
BI/GIS Division
July 2026

School Zone Revisions
Christie Elementary School

- Existing Elementary/Middle School Zone Converted to be Elementary School Zone
- Existing Elementary School Zone to Remain in Place
- Existing Elementary/Middle School Zone to be Removed

Project Location



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File #: 26-640 **Agenda Date:** 7/27/2026 **Agenda #:** (ak)

Department: Engineering
Director: B. Caleb Thornhill, P.E., Director of Engineering
Agenda Item: No Parking Zones Along Certain Sections of Columbia Place Between Park Boulevard and 15th Street
Recommended Action: Adoption of Ordinances

Item Summary

To amend Section 12-101, Prohibited on certain streets at all times, of Article V, Stopping, Standing and Parking, of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances, to establish no parking zones along certain sections of Columbia Place between Park Boulevard and 15th Street, within the city limits of the City of Plano; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date.

Background

Columbia Place is a 36-foot-wide collector street connecting Park Boulevard and 15th Street. Traffic circles are located at Sacramento Terrace and Brazos Trail to reduce vehicle speeds and improve traffic operations. Because the traffic circles narrow the available travel lanes, vehicles parked near the intersections could obstruct motorists and interfere with safe and efficient traffic flow.

The Transportation Engineering Division recommends establishing no parking zones on both sides of Columbia Place at Sacramento Terrace and Brazos Trail to maintain adequate clearance through the intersections.

Financial Summary/Strategic Goals

This item has no immediate financial impact; however, some revenue may be collected as fines resulting from violation of this ordinance. The exact change in revenue is indeterminable and will have minimal impact on the General Fund budget.

Approval of this item supports the City's Strategic Plan Critical Success Factor of Multi-Modal Transportation and Mobility Solutions.

Attachments

Ordinance
Map

An Ordinance of the City of Plano, Texas, amending Section 12-101, Prohibited on certain streets at all times, of Article V, Stopping, Standing and Parking, of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances, to establish no parking zones along certain sections of Columbia Place between Park Boulevard and 15th Street, within the city limits of the City of Plano; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date.

WHEREAS, Columbia Place is a thirty-six-foot-wide (36) collector street connecting Park Boulevard and 15th Street; and

WHEREAS, two traffic circles are located on Columbia Place, at Sacramento Terrace and at Brazos Trail, to help reduce vehicle speeds; and

WHEREAS, the reduced lane widths created by these traffic circles mean that parked vehicles in these areas could prevent motorists from safely maneuvering through the intersections; and

WHEREAS, the Transportation Engineering Division has evaluated both locations and recommends establishing no parking zones on both sides of Columbia Place at Sacramento Terrace and at Brazos Trail to ensure safe and efficient traffic flow.

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

Section I. It shall be unlawful for any person to stop, stand, or park a motor vehicle along certain sections of Columbia Place, except when necessary to avoid conflict with other traffic or in compliance with law or the directions of a police officer.

Section II. Section 12-101, Prohibited on certain streets at all times, of Article V, Stopping, Standing and Parking, of Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances, is hereby amended by adding the following subsection:

"Columbia Place:

(1) Along both sides of Columbia Place between a point one hundred thirty-five (135) feet north of its intersection with Sacramento Terrace and a point one hundred thirty-five (135) feet south of its intersection with Sacramento Terrace.

(2) Along both sides of Columbia Place between a point one hundred thirty-five (135) feet north of its intersection with Brazos Trail and a point one hundred thirty-five (135) feet south of its intersection with Brazos Trail."

Section III. All provisions of the Ordinances of the City of Plano, codified or uncodified, in conflict with the provisions of this Ordinance are hereby repealed, and all

other provisions of the Ordinances of the City of Plano, codified or uncodified, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section IV. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision, or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

Section V. The repeal of any Ordinance or part of an Ordinance effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section VI. Any violation of any provision or term of this Ordinance shall be a Class C misdemeanor offense. Any person, firm, corporation, or association who is adjudged guilty of a Class C Misdemeanor offense under this Ordinance shall be punished by a fine not to exceed FIVE HUNDRED AND NO/100 DOLLARS ($500.00) for each offense. Each and every violation shall be deemed to constitute a separate offense.

Section VII. This Ordinance shall become effective after its passage and publication as required by law and after all necessary signs and pavement markings have been installed.

PASSED AND APPROVED on the 27th day of July, 2026.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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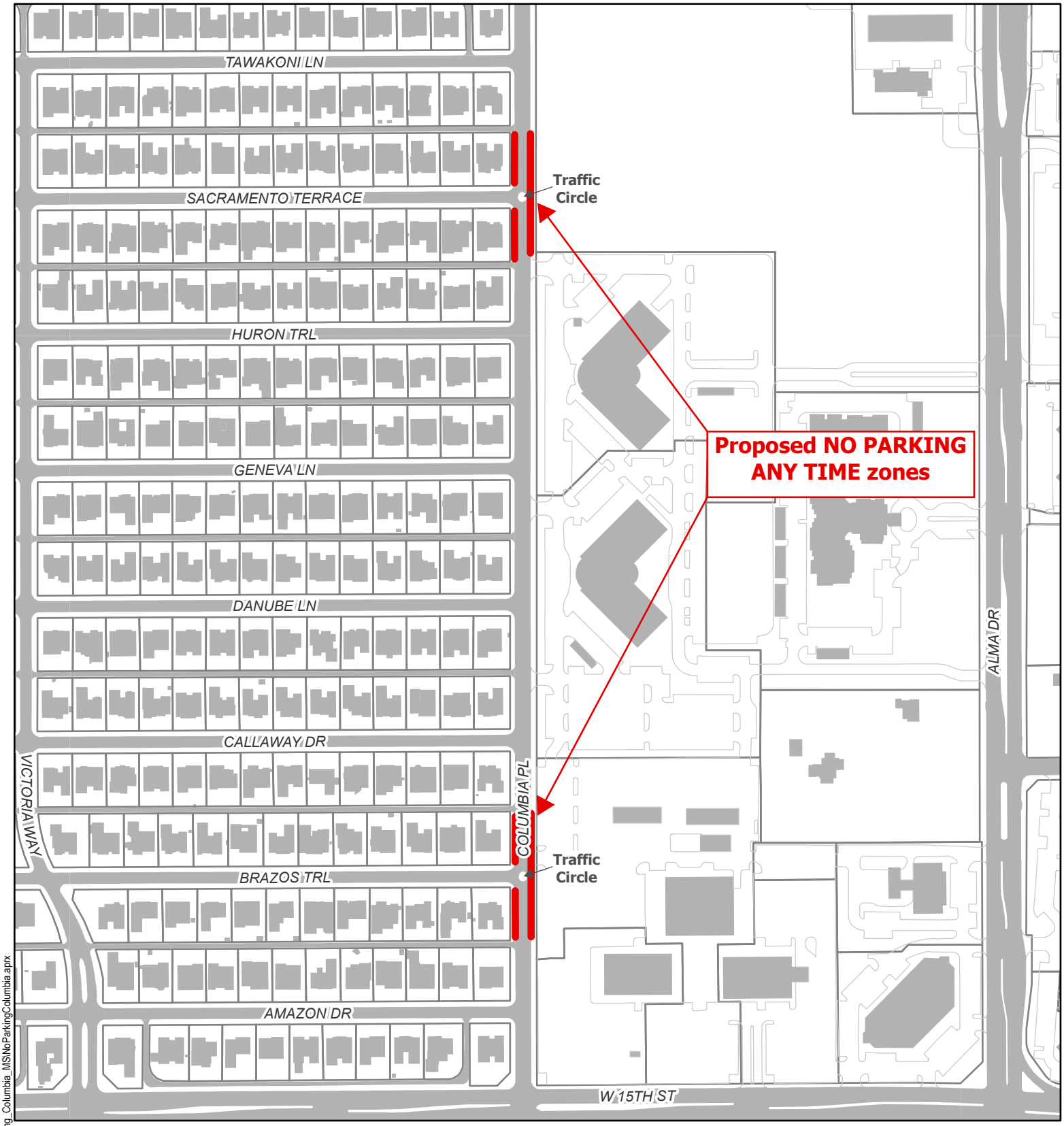
Paige Mims, CITY ATTORNEY



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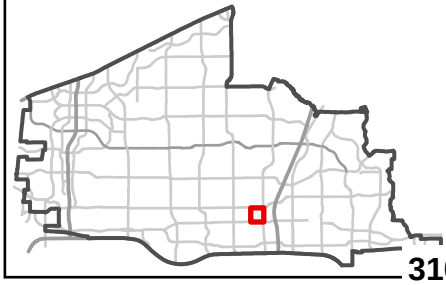
Proposed No Parking Zones: Columbia Place

Project Location



City of Plano BI-GIS Division
June 2026

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File #: 26-626 **Agenda Date:** 7/27/2026 **Agenda #:** (1)

Department: Neighborhood Services
Director: Curtis Howard, Director of Neighborhood Services
Agenda Item: Substantial Amendment to the 2025-2029 Consolidated Plan and 2025-2026 Action Plan
Recommended Action: Items for Individual Consideration

Item Summary

Public Hearing and consideration of a Resolution to authorize a Substantial Amendment to the 2025-2029 Consolidated Plan and 2025-2026 Action Plan for the use of U.S. Department of Housing and Urban Development Community Development Block Grant; and providing an effective date.

Background

In June 2025, the City of Plano engaged the services of an engineering consultant to conduct a feasibility study to evaluate the conversion of overhead utility lines to underground utilities within the Douglass Community.

The City of Plano currently has two (2) infrastructure projects taking place in the Douglass Community: replacement of the water lines and the addition of sidewalks. The Douglass Community Utility Project would complete the overall improvements being made in this neighborhood that serves as a gateway community into downtown Plano.

The City will utilize approximately $50,0000 of existing CDBG funds that remain unused and reprogram funds from the 2025-2026 City of Plano Housing Rehabilitation Program to convert overhead utility lines to underground utilities in conjunction with these two (2) projects.

Financial Summary/Strategic Goals

This item has no financial impact.

Approval of this agenda item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

Attachments

Resolution
Exhibit A
Exhibit B
Presentation

A Resolution of the City of Plano, Texas, authorizing a Substantial Amendment to the 2025-2029 Consolidated Plan and 2025-2026 Action Plan for the use of U.S. Department of Housing and Urban Development Community Development Block Grant; and providing an effective date.

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires local governments seeking federal assistance through the Community Development Block Grant (CDBG) to develop a Five Year Consolidated Plan for Housing and Community Development (Consolidated Plan) and an annual Action Plan; and

WHEREAS, on April 14, 2025, the City Council adopted Resolution No. 2025-4-5(R) approving goals and proposed use of funds set forth in the 2025-2029 Consolidated Plan; and

WHEREAS, on July 28, 2025, the City Council adopted Resolution No. 2025-7-10(R) approving activities and proposed use of the funds set forth in the 2025-2026 Action Plan; and

WHEREAS, the City's Citizen Participation Plan, required by HUD, requires the approval of a substantial amendment when (1) changes are made to Consolidated Plan goals and objectives, (2) changes made to project budgets approved in the annual Action Plan exceed twenty-five percent (25%) of the project's approved budget, and (3) new activities are added to the approved annual Action Plan; and

WHEREAS, the City's Citizen Participation Plan required by HUD details the public participation process when seeking a substantial amendment to the Consolidated Plan and annual Action Plans; and

WHEREAS, in accordance with the Citizen Participation Plan, a public notice was published in the Plano Star Courier on June 26, 2026, a copy of which is attached hereto as Exhibit "A", informing the public of the proposed Substantial Amendment to the 2025-2029 Consolidated Plan and 2025-2026 Action Plan; and

WHEREAS, the City Council held a public hearing on July 27, 2026, to receive public comments regarding the proposed amendment to the Consolidated Plan and annual Action Plan; and

WHEREAS, at the close of the public hearing, the City Council approves of the Substantial Amendment to the 2025-2029 Consolidated Plan and 2025-2026 Action Plan which is attached hereto as Exhibit "B" and the related activities and proposed uses of the funds.

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

SECTION I. The City Council adopts the Substantial Amendment to the 2025-2029 Consolidated Plan and 2025-2026 Action Plan which is attached hereto as Exhibit “B”.

SECTION II. The adoption of the Substantial Amendment approves changes to the 2025-2029 Consolidated Plan and 2025-2026 Action Plan and shall become effective immediately upon its passage.

SECTION III. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED on the 27th day of July, 2026.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

CITY OF PLANO
NOTICE OF PUBLIC HEARING AND COMMENT FOR 2026-2027 ACTION PLAN FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIPS PROGRAM GRANT FUNDS, AND SUBSTANTIAL AMENDMENT TO THE 2025-2029 CONSOLIDATED PLAN AND 2025-2026 ACTION PLAN
Publication Date: June 26, 2026

ACTION PLAN

In October 2026, the City of Plano anticipates receiving from the U.S. Department of Housing and Urban Development (HUD), $1,647,687 in Community Development Block Grant (CDBG) funds and $599,759.22 in HOME Investment Partnerships (HOME) funds. The City also anticipates receiving $80,000 in CDBG program income and $6,750 in HOME program income during the period of October 1, 2026 to September 30, 2027 (Grant Year 2026).

The purpose of the CDBG and HOME programs is to support and perform activities that primarily benefit low- and moderate-income persons. Total HUD funds in the amount of $2,296,732 will be used to fund activities during Grant Year (GY) 2026. Included in this amount is $55,842 of unallocated GY 2023 and 2024 HOME entitlement funds and $19,694 of unallocated GY 2023 HOME Community Housing Development Organization (CHDO) funds. An additional $127,978 in GY 2026 CDBG funds and $61,262 in GY 2026 HOME funds were not allocated by the Community Relations Commission (CRC) and will be used to fund activities during Grant Year 2026. Based on the goals and objectives of the City's HUD Consolidated Plan, the CRC has recommended the following CDBG and HOME activities:

2026-2027 ACTION PLAN				
1.	**Housing Rehabilitation**	Proposed Amount	CDBG: CDBG Program Income: HOME: HOME Program Income:	$938,497 $80,000 $100,000 $6,750
	This program provides low-interest rehabilitation and reconstruction loans to low- and moderate-income owner-occupied households. Terms of loans are based on need and ability to repay. The program also provides for emergency repair grants for low and moderate-income homeowners. The program is administered at 777 E. 15th Street, Plano, TX 75074, and activity locations are city-wide.			
2.	**Homelessness Prevention**	Proposed Amount	CDBG:	$132,500
	This program will provide rent payments and utility assistance for low-income families in Plano who are at risk of homelessness. The activity is located at and administered by the Assistance Center of Collin County at 900 18th Street, Plano, TX 75074.			
3.	**Tenant-Based Rental Assistance**	Proposed Amount	HOME:	$150,000
	This program will provide tenant-based rental assistance to eligible households experiencing homelessness or at-risk of homelessness to include housing and supportive services. This activity will be administered by Catholic Charities of Dallas, Inc., at 1421 W. Mockingbird Ln., Dallas, TX 75247, and activity locations are city-wide in Plano.			

4.	**City House Inc.**	Proposed Amount	CDBG:	$40,000
	This program will provide supportive services including case management, counseling, and transitional housing to young adults ages 18-21. The program location is confidential.			
5.	**Texas Muslim Women's Foundation**	Proposed Amount	CDBG:	$40,000
	This program will provide supportive services including case management, counseling, emergency shelter, and transitional housing to women who are victims of domestic violence. The program location is confidential.			
6.	**The Samaritan Inn**	Proposed Amount	CDBG:	$46,653
	This program will provide supportive services including case management, counseling, and transitional shelter to unsheltered individuals and families. The activity location is at 1514 N. McDonald St, McKinney, TX 75071.			
7.	**Bella House**	Proposed Amount	CDBG:	$7,500
	This program will provide shelter along with transformative services aimed towards self-sufficiency for homeless pregnant women and their newborn babies. The funds will provide for the installation of a sprinkler system to support maintenance of the foundation. The activity location is confidential.			
8.	**Housing Channel**	Proposed Amount	HOME: HOME CHDO:	$255,661 $109,658
	This program will provide affordable housing for low- and moderate-income households through the new construction of two single-family housing units. This activity is administered at 815 Grainger Street, Fort Worth, TX 76104, and activity location is in Plano.			
9.	**Grant Administration**	Proposed Amount	CDBG: HOME:	$329,537 $59,976
	Grant administration includes planning, coordination, and monitoring of the CDBG and HOME programs, as well as homebuyer education, fair housing promotion, services, and counseling. The activity location is 777 E. 15th Street, Plano, TX 75074.			
			TOTAL CDBG and HOME RECOMMENDED:	**$2,296,732**

It is estimated that at least 95% of all funds to be expended will benefit low- and moderate-income persons. None of the proposed CDBG and HOME activities are expected to directly or indirectly result in the displacement of persons. Should any displacement occur, the City has a plan to assist displaced persons that conforms to the Uniform Relocation Assistance and Real Property Acquisition Policies Act.

PROPOSED SUBSTANTIAL AMENDMENT TO THE 2025-2029 CONSOLIDATED PLAN AND 2025-2026 ACTION PLAN

The City of Plano proposes a substantial amendment to its 2025-2029 Consolidated Plan and 2025-2026 Action Plan for the use of the United States Department of Housing and Urban Development (HUD funds). The purpose of this amendment is to respond to a public infrastructure need in the Douglass Community by adding a public infrastructure need and goal to the Consolidated Plan, a corresponding project to the 2025-2026 Action Plan, and reprogramming existing Community Development Block Grant (CDBG) funds for an identified activity.

In June 2025, City of Plano engaged the services of an engineering consultant to conduct a utility feasibility study in the Douglass Community. As a result of the feasibility study recommendations, the substantial amendment will allow the City to undertake a public infrastructure improvement activity to reduce overhead utility lines within the Douglass Community thereby improving street access and safety, while positively affecting the aesthetics of the neighborhood that serves as a gateway community into downtown Plano.

The City's Consolidated Plan and Action Plan will be updated to reprogram $50,000 of existing CDBG funds to be used during the current Grant Year (GY) 2025-2026 and GY 2026-2027 for the public improvements in Douglass Community.

PUBLIC HEARING

The 2026-2027 Action Plan and the Substantial Amendment to the 2025-2029 Consolidated Plan and 2025-2026 Action Plan will be reviewed by City Council, and the public may comment at a public hearing on Monday, July 27, 2026, to be held at 7:00 p.m. at the Plano Municipal Center, 1520 K. Avenue, Plano, TX 75074 in the Senator Florence Shapiro Council Chambers. An agenda will be made available at least 72 hours before the meeting at the following address: https://www.plano.gov/1444/City-Council-Agendas.

PUBLIC COMMENTS

A public comment period will be open from June 26, 2026, to July 27, 2026, for the 2026-2027 Action Plan and Substantial Amendment to the 2025-2029 Consolidated Plan and 2025-2026 Action Plan. The public may review the 2026-2027 Action Plan and Substantial Amendment to the 2025-2029 Consolidated Plan and 2025-2026 Action Plan in-person at the Neighborhood Services Department, 777 E. 15th Street, Plano, TX 75074. City department office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The 2026-2027 Action Plan and Substantial Amendment to the 2025-2029 Consolidated Plan and 2025-2026 Action Plan may also be reviewed online at https://plano.gov/923/Grant-Funding-for-Nonprofits under the "Federal Grants" tab.

Comments regarding the 2026-2027 Action Plan and Substantial Amendment to the 2025-2029 Consolidated Plan and 2025-2026 Action Plan should be directed to Sandra Ottinger, Housing and Community Services Manager, 777 E. 15th Street, Plano, TX 75074, Phone: (972) 208-8150, Email: sottinger@plano.gov. Comments received by 5:00 p.m. on Monday, July 27, 2026, will be provided to City Council. Comments may also be made at the public hearing (see above).

ACCESSIBILITY STATEMENT

The City of Plano encourages participation from all citizens. The Plano Municipal Center has accessible restroom facilities, drinking fountains, and power assist doors. The facility is easily accessed from public sidewalks and parking areas. Designated accessible parking is available on the north and south sides of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. If you require additional assistance or reasonable accommodations under the Americans with Disabilities Act for this meeting or facility, including ASL interpreters, you should submit an ADA Reasonable Accommodation Request Form to the ADA Coordinator at least 48 hours in advance. If you need assistance completing the form, please call 972-941-7152. Complete or download the ADA Reasonable Accommodation Request Form at https://www.plano.gov/395/Accessibility-Accommodations.

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EQUAL HOUSING
OPPORTUNITY

Substantial Amendment to the 2025-2029 Consolidated Plan and 2025-2026 Action Plan

INTRODUCTION

The City of Plano proposes a substantial amendment to its 2025-2029 Consolidated Plan and 2025-2026 Action Plan for the use of United States Department of Housing and Urban Development (HUD) funds. The purpose of this amendment is to respond to a public infrastructure improvement need in the Douglass Community by adding a public improvement need and goal to the Consolidated Plan, a corresponding project in the Action Plan, and reprogramming existing Community Development Block Grant (CDBG) funds for an identified activity.

In June 2025, the City of Plano engaged the services of an engineering consultant to conduct a feasibility study to evaluate the conversion of overhead utility lines to underground utilities within the Douglass Community. As a result of the study, the substantial amendment will allow the City to undertake a public infrastructure improvement activity to reduce overhead utility lines and street crossings, thereby improving street access and safety in the Douglass Community, which serves as a gateway community into downtown Plano. The City will use existing CDBG funds that remain unused and reprogram a small amount of funds from the City's Housing Rehabilitation program for the public infrastructure improvement activity. The City's Douglass Community Utilities Project webpage provides a project timeline and community public meeting information.

SUMMARY OF BUDGET AMENDMENTS

Action Plan Year	Activity	Activity Budget	Current Funding Balance	Proposed Amendment	Proposed Budget
2023	CDBG Unallocated	$28,152	$28,152	-$28,152	$0
2025	Housing Rehabilitation	$1,059,515	$830,884	-$21,848	$1,037,667
2025	Public Infrastructure Improvement	$0	$0	+$50,000	$50,000

PROPOSED AMENDED SECTIONS OF PLANS

I. 2025-2029 CONSOLIDATED PLAN

The proposed substantial amendment will amend the 2025-2029 Consolidated Plan to add a need and goal for public facility and infrastructure improvement in the following sections:

A. ES-05 Executive Summary

i. Add to the HUD Objective – Suitable Living Environment

approximately 1,710 low to moderate income persons to be provided public facility and infrastructure improvements.

ii. Modify the Summary sections to indicate an additional need for Public Facility & Infrastructure Improvements was identified and through a substantial amendment is being added as a need in the community.

B. PR-15 Citizen Participation

i. Update to include the public meetings held for the Douglass Community to inform on the proposed public infrastructure project.

C. NA-50 Non-Housing Community Development

i. Modify NA-50 Non-Housing Community Development Needs to describe the jurisdiction's substantial amendment adding a need/goal for public facility & infrastructure improvement.

D. SP-25 Priority Needs

i. Modify Non-Housing Community Development Need 3 –to include Public Facility & Infrastructure Improvement in the description, population, and associated goal.

E. SP-35 Anticipated Resources

i. Modify Source of Funds – CDBG Prior Year Resources to include the CDBG Unallocated funds to be reprogrammed.

F. SP-45 Goals

i. Modify Goal 1 – Housing Rehabilitation to update the funding allocation.

ii. Add Goal 9 –Public Facility & Infrastructure improvement and add all information including the goal category to Non-Housing Community Development, outcome of availability/accessibility and objective of creating a suitable living environment, priority needs addressed of Public Facility & Infrastructure Improvement, and the funding allocation of CDBG funding, and goal outcome indicator.

II. 2025-2026 Annual Action Plan

The proposed substantial amendment will amend the 2025-2026 Annual Action Plan in the following sections:

A. AP-20 Annual Goals and Objectives

   i. Add Goal 8 – Public Facility & Infrastructure with a goal outcome indicator of Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit.

B. AP-35 Projects

   i. Modify Project 1 – 25-26 City of Plano Housing Rehabilitation to update the funding allocation.

   ii. Add Project 11 – 25-26 Douglass Infrastructure Improvement and include the project description, funding allocations of CDBG entitlement of $50,000, goal supported, target date completion, activity location Douglass Community area, priority need of non-community development, and goal outcome of public facility or infrastructure activities other than low/moderate income housing benefit.

2025-2029 Consolidated Plan and 2025-2026 Action Plan Substantial Amendment

Public Hearing for Public Infrastructure Improvement

Curtis Howard, Assistant City Manager

Public Infrastructure Improvement Project

Proposed Substantial Amendment

- Reduce overhead utility lines within the Douglass Community
- Allocate $50,000 in existing Community Development Block Grant (CDBG) funds for this public infrastructure improvement project

Rationale for the Amendments

- The use of CDBG funds was initially approved via the 2025-2029 Consolidated Plan and 2025-2026 Action Plan and did not include the Douglass public infrastructure improvement project.
- These documents must be amended to utilize CDBG funding for this project.

Project Limitations

- Project scope includes Frontier and Spectrum overhead lines.
- Oncor electrical lines are not in scope due to additional requirements and limitations, including:
  - Larger utility easements
  - New underground conduits and transformers
  - Costs of relocating other utilities in conflict within our routes
  - Extensive engineering and infrastructure planning
  - Funding limitation

Substantial Amendments

Amend the 2025-2029 Consolidated Plan HUD Objective – Suitable Living Environment to add the following language:

- "1,710 low to moderate income persons to be provided public facility and infrastructure improvements."

Amend the 2025-2026 Action Plan by:

- Allocating $50,000 of CDBG funds for a 2025-2026 Douglass public infrastructure improvement project.

Questions and Public Hearing

File #: 26-625 **Agenda Date:** 7/27/2026 **Agenda #:** (2)

Department: Neighborhood Services
Director: Curtis Howard, Director of Neighborhood Services
Agenda Item: 2026-2027 Action Plan
Recommended Action: Items for Individual Consideration

Item Summary

Public Hearing and consideration of a Resolution to adopt the 2026-2027 Action Plan, including the summary of Community Development Block Grant and HOME Investment Partnerships Program activities and proposed use of funds for program year 2026-2027; and providing an effective date.

Background

Annually, the U.S. Department of Housing and Urban Development (HUD) provides block grant funds to eligible states, counties, and municipalities using a formula allocation. Eligible entities receiving Community Development Block Grant (CDBG) funds through the formula allocation are referred to as entitlement communities. Likewise, those entities that are eligible to receive HOME Investment Partnerships funds are designated as participating jurisdictions. Funds received by HUD must be used to promote one of HUD's three statutory objectives of providing 1) Decent Housing, 2) Suitable Living Environment, or 3) Expanding Economic Opportunities.

The Community Services Division oversees the administration of all HUD funds. The Division expects to be allocated a total of $2,247,446.22 in CDBG and HOME entitlement grant funds from HUD by October 1, 2026. The City expects to receive $86,750 in program income from payment of existing housing rehabilitation loans.

The City of Plano uses a consolidated grant process to allocate HUD funds and Buffington Community Service Grant (BCSG) funds. BCSG funds come from the general fund and currently receive a City Council allocation of $2 per capita. During April 2026, the CRC held five (5) grant presentation meetings and one (1) public hearing to consider agency requests for 2026 BCSG, CDBG, and HOME funding. On April 21, 2026, the Commission held a meeting to determine agency funding recommendations. Twenty-Seven (27) requests, in the amount of $1,977,129, were considered during the Consolidated Grant process. Five (5) requests were recommended by the Commission for CDBG and HOME funds, and twenty-one (21) requests were recommended for Buffington Community Service Grant (BCSG) funds. The Commission approved these recommendations unanimously.

Additional information on HUD grants and programs recommended for funding are described in Exhibit A.

Financial Summary/Strategic Goals

This item has no financial impact.

Approval of this agenda item supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

Attachments

Resolution
Exhibit A
Memo
Presentation

A Resolution of the City of Plano, Texas, adopting the 2026-2027 Action Plan, including the summary of Community Development Block Grant and HOME Investment Partnerships Program activities and proposed use of funds for program year 2026-2027; and providing an effective date.

WHEREAS, the Community Relations Commission held meetings in 2026 on April 2, April 7, April 9, April 14 and April 16, and made final recommendations at a public hearing on April 21 concerning the 2026-2027 Action Plan which details the use of Community Development Block Grant Funds ("CDBG Funds") and HOME Investment Partnerships Program funds ("HOME Funds"), collectively referred to herein as the "Funds"; and

WHEREAS, the City Council held a public hearing on July 27, 2026, to receive public comments concerning the recommendations of the Community Relations Commission; and

WHEREAS, after the close of the public hearing, the City Council approves the 2026-2027 Action Plan, a copy of which is attached hereto as Exhibit "A," and the related summaries, activities, and proposed uses of the Funds.

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

SECTION I. The 2026-2027 Action Plan, including the summary of Community Development Block Grant and HOME Investment Partnerships Program activities and proposed use of grant and program income funds for 2026-2027, is hereby adopted with funding allocations as follows:

City of Plano Grant Administration	$ 389,513
City of Plano Housing Rehabilitation	$1,125,247
City of Plano Homelessness Prevention	$ 132,500
City of Plano Tenant-Based Rental Assistance	$ 150,000
Bella House, Inc.	$ 7,500
City House, Inc.	$ 40,000
Samaritan Inn	$ 46,653
Peace in the Home Family Services	$ 40,000
(formerly Texas Muslim Women's Foundation)	
Housing Channel	$ 365,319

SECTION II. The City Manager, or his designee, is authorized to make application to the U.S. Department of Housing and Urban Development ("HUD") for $2,247,446.22 ($1,647,687 in CDBG Funds, $599,759.22 in HOME Funds) for 2026-2027 fiscal year and execute all necessary documents, including any additional contracts or amendments to accept additional funds from HUD to implement the Community Development Block Grant and HOME Investment Partnerships Programs for the 2026-2027 Action Plan.

SECTION III. The City Manager, or his designee, is hereby authorized to execute and amend contracts and related subrecipient grant agreements with the agencies listed in Section I to achieve Action Plan program goals.

SECTION IV. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED on the 27th day of July, 2026.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

City of Plano
Annual Action Plan
2026-2027

Prepared for the
United States Department of Housing and Urban Development

Plano
City of Excellence

EQUAL HOUSING OPPORTUNITY

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

The City of Plano (City) annually receives entitlement grant funds from the U.S. Department of Housing and Urban Development (HUD) to serve low and moderate-income Plano residents. This Action Plan covers Grant Year (GY) 2026, which covers the period from October 1, 2026 through September 30, 2027. It represents activities proposed for the second year of the City's five-year (2025-2029) Consolidated Plan (Con Plan). The Action Plan is submitted to HUD every year and lists the activities the City will pursue with federal funds to meet goals previously established in the five-year Con Plan. The grants included under this Action Plan are the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME).

The City anticipates receiving $1,647,687 in CDBG and $599,759 in HOME funds from HUD for GY 2026. The City also anticipates receiving $80,000 in CDBG program income and $6,750 in HOME program income during GY 2026. All federal funds must be used to meet one or more of the following HUD objectives:

- Provide decent affordable housing,
- Create suitable living environments, and
- Expand economic opportunities.

The Con Plan and Action Plan strategies and programs are aligned with the overall vision and policies from the City's Comprehensive Plan through programs that improve the City's built and social environments.

Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The following summarizes the City's objectives and outcomes for the 2026-27 Action Plan.

<u>Decent Affordable Housing</u>

- Housing Rehabilitation for 16 homes
- Creation of affordable housing units for two (2) households
- Tenant based rental assistance for three (3) eligible households

Suitable Living Environment

- Short-term homelessness prevention for 85 persons
- Homeless supportive services and/or shelter for 24 persons
- Public Services – Special Needs for 30 survivors of domestic violence

Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

GY 2024 covers the period from October 1, 2024 through September 30, 2025, and represents the final year of the 2020-2024 Consolidated Plan. The chart below shows progress made toward achieving goals established in the five-year plan, following completion of the final Consolidated Plan year.

Goal	Indicator	5 Year Goal	Cumulative Accomplishments	Percent of Goal Accomplished
Housing Rehabilitation	Homeowner Housing Rehabilitated	85 Housing Units	121	142.35%
Supply of Units	Homeowner Housing Added	9 Housing Units	0	0%
Homeownership	Direct Financial Assistance to Homebuyers	15 Households Assisted	6	40%
Homeless Prevention	Homelessness Prevention	500 People Assisted	467	93.40%
Tenant Based Rental Assistance	Tenant Based Rental Assistance Provided	38 Persons Assisted	14	36.84%
Homeless Shelter and Services	Homeless Person Overnight Shelter	60 People Assisted	329	548.33%

Goal	Indicator	5 Year Goal	Cumulative Accomplishments	Percent of Goal Accomplished
Homeless Shelter and Services	Overnight/Emergency Shelter/Transitional Housing Beds added	25 beds added	2	8%
Public Services-Special Needs	Public Services activities other than Low/Moderate Income Housing benefit	450 Persons Assisted	340	75.56%
Public Services-Transportation	Public Services activities other than Low/Moderate Income Housing benefit	160 Persons Assisted	0	0%
Public Services – Job Training	Public Services activities other than Low/Moderate Income Housing benefit	32 Persons Assisted	0	0%

In GY 2024, the City also assisted Plano residents with public services goals through the use of general fund monies. A total of 8,990 Plano residents were provided with senior services, transitional housing, youth programs, health services, meals, counseling, and educational services. Moreover, the City utilized Texas Department of Housing and Community Affairs Homeless Housing and Services Program funds to rapidly rehouse 20 households. HOME Investment Partnerships American Rescue Plan (HOME-ARP) funds were used to assist eight households with tenant based rental assistance and supportive services.

In July 2024, the Plano City Council passed a resolution to authorize a Substantial Amendment to the 2019-2020 Action Plan to use remaining CDBG-Corona Virus (CDBG-CV) funds for the rehabilitation of residential properties owned by nonprofit organizations operating as transitional living shelters for Plano's unhoused children, women, and youth. The City completed the rehabilitation of one residential property which provided transitional shelter to six women and children. The City anticipates reporting accomplishments for the remaining transitional living

shelter rehabilitation projects in the GY 2025 Consolidated Annual Performance and Evaluation Report (CAPER).

The City of Plano did not make progress on its 2020-2024 Con Plan goals related to Public Services-Transportation and Public Services-Job Training, despite the City's efforts to encourage nonprofit organizations to submit proposals during the annual consolidated grant cycles. In GY 2025, which covers the period of October 1, 2025 through September 30, 2026, the City expects two of its previously funded nonprofit housing partners, Housing Channel and Habitat for Humanity of Collin County, to add four new affordable units.

Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A formal Citizen Participation Plan (CPP) outlines how citizens provide their input on how federal funds are used for each annual Action Plan. The CPP is included as part of the City's five-year Con Plan and available online at Grant Funding for Nonprofits under the Federal Grants tab.

Citizens are able to provide their input at public hearings and during the public comment period. The City provides notice to the public regarding the hearings and comment periods through publication in the local newspaper, Plano Star Courier. In addition, all public hearings are also posted on the City's main website and the Neighborhood Services website: Neighborhood Services. The following is a list of public hearings and notices of comment periods that provided citizens with the opportunity to have input on the 2026-27 Action Plan:

- Public hearings: April 21 and July 27, 2026
- Notice of public hearings and comment periods: April 3 and June 26, 2026

All notices were published in the main section of Plano Star Courier and included a listing of projects and programs to be funded. The Action Plan was also made available for review on the City of Plano Neighborhood Services website at Grant Funding for Nonprofits under the Federal Grants tab.

Summary of public comments

A public hearing was held during the April 21, 2026, Community Relations Commission meeting and no comments were received. A public hearing will be held during the July 27, 2026, City Council meeting. Any comments received by 5:00 PM on July 27, 2026, will be added to this document.

Summary of comments or views not accepted and the reasons for not accepting them

A public hearing was held during the April 21, 2026, Community Relations Commission meeting and no comments were received. A public hearing will be held during the July 27, 2026, City Council meeting. Any comments received by 5:00 PM on July 27, 2026, will be added to this document.

Summary

This Action Plan for GY 2026 includes projects with objectives and outcomes that address priority needs and help meet goals identified in the five-year Con Plan. For more details about the Con Plan, please visit the City's Neighborhood Services website at Neighborhood Services. Priority needs in the Con Plan significantly outpace the amount of HUD funding received by the City. The City helps offset some of this gap with its own general funds for public services through the Buffington Community Services Grant (BCSG).

PR-05 Lead & Responsible Agencies – 91.200(b)

Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Plano	Neighborhood Services Department
HOME Administrator	Plano	Neighborhood Services Department

Table 1 – Responsible Agencies

Narrative (optional)

The City, a HUD entitlement grantee, is required by HUD to prepare a Consolidated Plan (Con Plan), Annual Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER) that meets HUD regulations to receive grant program funds. The City's Neighborhood Services Department Community Services Division leads the development of the HUD required plans and report. The Community Services Division is responsible for the administration of the CDBG and HOME grant funds for the City.

The Community Relations Commission (CRC) is a board of citizen volunteers who are appointed by the City Council to make funding recommendations for the use of BCSG, CDBG and HOME programs to the City Council.

Consolidated Plan Public Contact Information

City of Plano
Neighborhood Services Department
777 E. 15th Street
Plano, Texas 75074
Phone: (972) 208-8150
Fax: (972) 208-8158
www.planoneighborhoods.org
Sandra Ottinger, Housing and Community Services Manager

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

Introduction

The City consults with multiple organizations and community representatives for preparation of the Action Plan for use of HUD grant funds. Per the Citizen Participation Plan, the City holds at least one public hearing during the development process before the Action Plan is published and at least one public hearing during the 30-day comment period to obtain citizen's views and to respond to comments and questions. Public hearings are held in conjunction with Community Relations Commission and City Council meetings.

A wide variety of social service and affordable housing nonprofits were invited to comment on the Action Plan and/or participate in the grant process. The Community Relations Commission held five grant presentation meetings and one public hearing in which 28 grant applications from 27 nonprofit organizations were discussed. The cities of Allen, Frisco, and McKinney are the only HUD entitlement cities in Collin County and often fund the same nonprofit organizations. The City of Plano staff keep in contact and meet with their sister entitlement communities to gain insight and feedback.

The City's active involvement with the Collin County Social Services Association, Collin County Homeless Coalition, and Housing Forward (Continuum of Care lead agency) enhances coordination within Plano and the region, allowing the City to stay abreast of community needs in preparation for the Action Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

In preparing the Action Plan, the City consulted with outside agencies that have responsibility for administering programs covered by or affected by the Action Plan. Local service agencies were invited to participate in the grant process with services focusing on homelessness, health and wellness, children and youth, people with disabilities and affordable housing.

The Community Services Division works in partnership with Housing Forward, Plano Housing Authority, Lifepath (local mental health authority), local hospitals, as well as other service providers through various coalitions and networking groups. The Community Services Division staff serve as active members of the Collin County Homeless Coalition (CCHC), the Collin County Social Services Association, and Texas Health Resources Collin County 1st Collaborative. The City also serves on the Independent Review Committee of the CoC and the Texas Health Community Impact Collin County Leadership Council. Active participation in these organizations enables the Community Services Division staff to collaborate with service providers to help deliver a comprehensive system of care.

Informal consultation with the social service agencies, housing developers, and other City Departments happened throughout the development of the Action Plan and contributed to the selection of the Action Plan activities. Through direct relationships and its involvement with community coalitions listed above, the City will work closely with local service providers to enhance coordination and achieve the objectives outlined in this Action Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City is an active member of the TX-600 Dallas City & County, Irving Continuum of Care (CoC), whose service area includes all of Dallas and Collin Counties. The Community Services Division staff actively collaborate with Housing Forward, the Continuum of Care (CoC) lead agency, and the Collin County Homeless Coalition (CCHC) to plan and execute the annual Point in Time Homeless Count, finalize data, and utilize data for improvements to the homeless response system. In addition, the City's Homeless Services Coordinator assesses and enters individuals into the Homeless Management Information System (HMIS) and/or into the Coordinated Access System (CAS) based on identified needs.

The City funds a Homelessness Prevention Program, which provides comprehensive, supportive services for Plano residents at-risk of homelessness. The City also funds a Rapid Rehousing Program using grants from the Texas Department of Housing and Community Affairs. During GY 2026, the City will continue to assist the City's unhoused and at-risk residents through its HOME Tenant-Based Rental Assistance and HOME-ARP Tenant-Based Rental Assistance. Through the use of both HUD and City grant funds, the City also anticipates funding a transitional shelter for adults and families, a transitional shelter for young adults, and two emergency domestic violence shelters including one that focuses on culturally specific needs of Muslim women and a multitude of supportive services.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

While the City does not receive an allocation of Emergency Solutions Grant (ESG) funding, staff coordinates with the CoC through regular attendance, membership, and participation in various workgroups within the CoC. Community Services Division staff participate in the Coordinated Access System (CAS), Homeless Management Information System (HMIS), Point-in-Time Census, and Street Outreach workgroups.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	PLANO HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Received data and planning documents. City will continue to act as the responsible entity for environmental reviews and both agencies will seek opportunities to increase affordable housing in Plano.
2	**Agency/Group/Organization**	Collin County Homeless Coalition
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Attendance at monthly meetings and collaborated in the planning and execution of the annual Point in Time Homeless Count.

3	**Agency/Group/Organization**	Housing Forward
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing membership, correspondence, and attendance at meetings of the CoC General Assembly, Rapid Rehousing and Street Outreach committee meetings. Coordinate system of care for people experiencing homelessness or at risk of homelessness.
4	**Agency/Group/Organization**	Community Relations Commission
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Relations Commission (CRC) is a board of citizen volunteers who are appointed by the City Council to make funding recommendations for the use of CDBG, HOME, and BCSG funds to City Council. Consultation took place over several months, consisting of five grant presentation meetings and one public hearing in which 28 grant applications from 27 nonprofit organizations were discussed. These discussions resulted in the selection of programs to be funded in 2026.

5	**Agency/Group/Organization**	City of Allen
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City of Plano staff met quarterly with staff from City of Allen to discuss goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals and determine housing needs.
6	**Agency/Group/Organization**	City of Frisco
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City of Plano staff met quarterly with staff from City of Frisco to discuss goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals and determine housing needs.

7	**Agency/Group/Organization**	City of McKinney
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Plano staff meet at least quarterly with the City of McKinney to discuss goals to identify and address cross-jurisdictional housing challenges, evaluate fair housing issues and contributing factors, analysis of fair housing data, identification of fair housing priorities/goals and determine housing needs.

Identify any Agency Types not consulted and provide rationale for not consulting

The City made every effort to consult all agency types and did not specifically exclude any particular agency or agency type.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Housing Forward	The CoC's priorities and its Strategic Work Plan correspond to the City's Strategic Plan goals related to homeless and at-risk populations.
City's Comprehensive Plan	City of Plano Planning Department	The Action Plan contributes to the Comprehensive Plan goals for Plano as a livable, organized, and changing City.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2025 City of Plano Analysis of Impediments (AI)	City of Plano Neighborhood Services Department	Both the Action Plan and AI use housing and demographic data, as well as citizen and stakeholder outreach, to determine city housing needs and barriers. The overall goal for the AI is to eliminate housing discrimination, and the City ensures its Action Plan goals align with the AI.
Annual Plan	Plano Housing Authority	Plano Housing Authority's annual plan normally provides details about the organization's operations and programs. Both PHA and the City aim to help low-income households secure housing.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

This section is optional and was left blank intentionally.

AP-12 Participation – 91.105, 91.200(c)

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City of Plano encourages its citizens to provide input in the Action Plan process. Through its adopted Citizen Participation Plan (CPP), the City sets forth policies and procedures for citizens and groups to provide the City with information on housing and community development needs as part of the preparation of the Action Plan. Accordingly, the April 21st public hearing was, and the July 27th public hearing will be advertised in the same manner. Both meetings will be held in the City of Plano. As required by the CPP, the City conducted at least one public hearing during development of the Action Plan and at least one will be held during the public comment period for the Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Information Session January 27-28, 2026.	Nonprofit Organizations	City Staff provided training for the Consolidated Grant Process on January 27 and January 28, via Zoom, in which a total of 54 prospective applicants representing 41 agencies attended.	Questions were received and answered related to the grant application and deadlines.	All questions related to grant application and deadlines were answered.	
2	One -on-One Information Sessions from February 10 – February 19, 2026	Nonprofit Organizations	City staff provided one-on-one training for the Consolidated Grant Process between February 10 - February 19, 2026, with both morning and afternoon availability. A total of 16 prospective applicants representing 10 organizations participated.	Questions were received and answered related to the grant application and deadlines.	All questions related to grant application and deadlines were answered.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Community Relations Commission meeting April 2, 2026	Nonprofit Organizations	Individuals in attendance represented various nonprofit organizations interested in the City of Plano funding process. City staff is not included in attendance.	Six agencies made presentations requesting funds.	All presentations were considered.	
4	Community Relations Commission meeting, April 7, 2026	Nonprofit Organizations	Individuals in attendance represented various nonprofit organizations interested in the City of Plano funding process. City staff is not included in attendance.	Six agencies made presentations requesting funds.	All presentations were considered.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Community Relations Commission meeting, April 9, 2026	Nonprofit Organizations	Individuals in attendance represented various nonprofit organizations interested in the City of Plano funding process. City staff is not included in attendance	Six agencies made presentations requesting funds.	All presentations were considered.	
6	Community Relations Commission meeting, April 14, 2026	Nonprofit Organizations	Individuals in attendance represented various nonprofit organizations interested in the City of Plano funding process. City staff is not included in attendance	Six agencies made presentations requesting funds.	All presentations were considered.	
7	Community Relations Commission meeting, April 16, 2026	Nonprofit Organizations	Individuals in attendance represented various nonprofit organizations interested in the City of Plano funding process. City staff is not included in attendance.	Three agencies made presentations requesting funds.	All presentations were considered.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Hearing, April 21, 2026	Non-targeted/broad community	No member of the public in attendance. Only City of Plano staff and commissioners attended.	The Community Relations Commissioners voted on funding recommendations. No public comments received.	No comments received.	
9	City Council Preliminary Open Meeting (POM), June 22, 2026	Non-targeted/broad community	This section will be updated after June 22, 2026 City Council POM.	The Community Relations Commission will provide the 2026-2027 Grant Recommendations to City Council.	This section will be updated after June 22, 2026 City Council POM.	
10	Public Hearing, July 27, 2026	Non-targeted/broad community	Will be updated after the July 27, 2026 City Council meeting.	The City Council will vote on funding decisions.	Will be updated after the July 27, 2026 City Council meeting.	
11	City Bulletin Board - Posted Agendas	Non-targeted/broad community	Agendas for public hearings and meetings posted March 25, April 1, April 2, April 6, April 7, April 14, and June/July (TBD) 2026.	No comments received from March 27 through May 16. This section will be updated after the July 27, 2026 City Council meeting.	No comments received from March 7 through May 16. This section will be updated after the July 27, 2026 City Council meeting.	At Plano.gov on the agendas and minutes pages for the CRC and City Council.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Internet Outreach	Non-targeted/broad community	Agendas for public hearings and meetings posted March 25, April 1, April 2, April 6, April 7, April 14, and June/July (TBD) 2026.	No comments received from March 25th through end of grant presentations. This section will be updated after the July 27, 2026 City Council meeting.	No comments received from March 25 through end of grant presentations. This section will be updated after the July 27, 2026 City Council meeting.	At Plano.gov on the agendas and minutes pages for the CRC and City Council.
13	Newspaper Ad	Non-targeted/broad community	Newspaper ads in Plano Star Courier main section on April 3, and June 26, 2026.	This section will be updated after the July 27, 2026 City Council meeting	This section will be updated after the July 27, 2026 City Council meeting.	At Grant Funding for Nonprofits under the "Federal Grants" tab.

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Plano is a Metropolitan Entitlement City and receives two grants from the U.S. Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG); and,
- Home Investment Partnerships Program (HOME)

Through the use of federal, state and local funds, the City plans to carry out the objectives set forth in this Action Plan. The City works in partnership with other City departments to develop coordinated plans, and to leverage resources for parks, infrastructure, code enforcement, clearance of substandard structures, economic development, housing development and other projects in targeted neighborhoods. Coordination with and support from adjacent HUD entitlement grantees is also sought when appropriate.

The City also benefits from additional local, state, and federal funding including but not limited to the following:

- Buffington Community Services Grant (BCSG) – City of Plano General Funds;
- Texas Department of Housing and Community Affairs – Homeless Housing and Services Program;
- Low-income Housing Tax Credits; and
- Leveraging of federal funds.

In addition to the anticipated resources listed in the table below, the City expects to allocate $603,690 of BCSG funds for the use of public service activities in Grant Year 2026.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,647,687	80,000	0	1,727,687	5,183,061	Expected Amount Available for remainder of ConPlan assumes level funding for years three through five.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	599,759.22	6,750	75,535.78	682,045	1,819,527	Expected Amount Available Remainder of ConPlan assumes level funding for years three through five.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In recent years, the City has made greater efforts to leverage private investment for affordable housing activities. The City also leverages its CDBG public service funds with its BCSG funds, providing $2 per capita annually to fund a variety of public services for Plano residents.

In the face of extensive needs and limited resources, the City's funding strategy is to focus its efforts on activities that offer the greatest potential for maximizing benefits from investments.

Matching requirements will be satisfied as follows:

Match is considered a permanent contribution to affordable housing. The City will provide match in an amount equal to no less than 25% of the total HOME funds drawn down for project costs. Sources of match funds may include subrecipient completed projects that include use of: sweat equity, land donations for HOME-eligible projects, private financing, the value of donated materials, equipment, labor and professional services, and homebuyer counseling.

Unacceptable sources of cash match include: all CDBG funds, other federal grant funds, funds raised through federal HTC, interest rate subsidy attributable to federal tax-exempt financing, Owner equity in a Project, cash contributions from investors who own, are working on, or are proposing to apply for assistance for a HOME-assisted project; cash contributions from applicants for or recipients of HOME assistance, and expenditures on Program administration.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not Applicable.

Discussion

This section is optional and was left blank intentionally

Annual Goals and Objectives

AP-20 Annual Goals and Objectives to follow on pages 25-27.

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2026	2028	Affordable Housing	Plano	Affordable Housing	CDBG: $938,497 CDBG Program Income (PI): $80,000 HOME: $100,000 HOME PI: $6,750	Homeowner Housing Rehabilitated: 16 Housing Units Rehabilitated
2	Homelessness Prevention	2026	2027	Homeless	Plano	Homelessness	CDBG: $132,500	Homelessness Prevention: 85 Persons Assisted
3	Homeless Shelter and Services	2026	2027	Homeless	Plano	Homelessness	CDBG: $94,153	Homeless Person Overnight Shelter: 24 Persons Assisted
4	Public Services – Special Needs	2026	2027	Non-Homeless Special Needs	Plano	Non-housing Community Development	CDBG: $40,000	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted
5	Tenant-Based Rental Assistance	2026	2027	Affordable Housing	Plano	Affordable Housing	HOME: $150,000	Tenant-based rental assistance/Rapid Rehousing: 3 Households Assisted
6	Supply of Units	2026	2028	Affordable Housing	Plano	Affordable Housing	HOME: $255,661 HOME CHDO: $109,658	Homeowner Housing Added: 2 Household Housing Units
7	Grant Administration	2026	2027	Administration	Plano	Affordable Housing Homelessness Non-Housing Community Development	CDBG: $329,537 HOME: $59,976	Not Applicable.

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Housing Rehabilitation
	Goal Description	Goal: Sustain the quality of homeowner units through rehabilitation, repair or reconstruction. Strategy: Rehabilitate, maintain, preserve, and improve the affordable housing stock for low and moderate income non-homeless population.
2	**Goal Name**	Homelessness Prevention
	Goal Description	Goal: Meet the needs of persons at risk of becoming homeless. Strategy: Provide direct assistance for housing and utilities for persons at risk of homelessness to maintain housing, address immediate crises and retain self-sufficiency.
3	**Goal Name**	Homeless Shelter and Services
	Goal Description	Goal: Increase access to quality homeless shelter and supportive services. Strategy 1: Provide for homeless shelter projects in Collin County with supportive services and shelter space set aside for homeless persons from Plano. Strategy 2: Rehabilitate, maintain, preserve, and improve existing homeless shelters in Collin County.
2	**Goal Name**	Public Services - Special Needs
	Goal Description	Goal: Provide public services with an emphasis upon children, youth, homeless, and special needs populations including elderly, mentally ill, persons with disabilities, persons with HIV/AIDs, illiterate adults, and domestic violence survivors. Strategy: Meet the public service needs of low- and moderate-income residents.
5	**Goal Name**	Tenant-Based Rental Assistance
	Goal Description	Goal: Increase access to affordable rental housing for low-income populations and people experiencing homelessness or at risk of homelessness. Strategy: Increase access to affordable housing through housing assistance and supportive services.

6	**Goal Name**	Supply of Units
	Goal Description	Goal: Increase the availability of affordable permanent housing in standard condition to low/moderate income families. Strategy: Increase supply of affordable housing units through rehabilitation, reconstruction, and/or new construction.
7	**Goal Name**	Grant Administration
	Goal Description	Funds will be used to cover the cost of planning, administering, operating, and monitoring the CDBG and HOME programs to ensure compliance with HUD and City policies and regulations, including fair housing promotions, services, counseling, and homebuyer education classes.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

HOME funds will be used to address the affordability needs of low- and moderate-income families through tenant-based rental assistance, rehabilitation assistance, and single-family housing development. Using HOME funds, the City expects to serve six (6) extremely low income, low income, and moderate-income families.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will undertake activities that will address priority needs and objectives established and adopted by City Council. This will include a summary of proposed activities including local objectives, priority needs, and proposed accomplishments.

#	Project Name
1	26-27 City of Plano Housing Rehabilitation
2	26-27 City of Plano Homelessness Prevention
3	26-27 City of Plano Tenant-Based Rental Assistance
4	26-27 City House Inc.
5	26-27 Texas Muslim Women's Foundation
6	26-27 Samaritan Inn
7	26-27 Bella House
8	26-27 Housing Channel
9	26-27 Grant Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Results of Con Plan citizen input strongly supported affordable housing, housing rehabilitation, as well as social and supportive services for low- and moderate-income individuals and families.

The City continues to prioritize preserving existing homeownership and access to affordable housing. Therefore, funds are invested in the City's Housing Rehabilitation, as well as Housing Channel, to develop a residential lot for the purpose of construction of housing affordable to low and moderate-income households. Additionally, the City provides funding to nonprofit organizations that serve special needs populations such as individuals and families experiencing homelessness, domestic violence survivors, and children from low- and moderate-income families.

The City has identified two primary obstacles to meeting underserved needs. The first obstacle is limited federal and local funding. The needs of the community are greater than the available local and federal funds. The other main obstacle is Plano's local housing market with the median home price in Plano at $519,000 as of April 2026. Additionally, over 96% of Plano's land area is developed (City of Plano – Annual Report). The limited availability of land that can be developed cost-effectively, as well as increasing demand for housing within Plano, significantly affects

opportunities for increasing the supply of affordable housing units.

Knowing that housing is highly prioritized by the City of Plano, the City enlisted a consultant focused on analyzing housing and job data for the region to aid them in recommending potential housing policy that will help all Plano residents across all incomes from 0% of AMI to over 100% of AMI, as the city has residents that fit all income categories. This report was discussed at the July 28, 2025, City Council meeting and serves as guidance to the City's housing plans and programs.

In order for the City to carry out programs and perform activities listed in the above chart, grant administration is crucial. Therefore, below is a breakdown of how grant administration funds will be used for City personnel.

Administrative costs are set aside for overall grant oversight, including the City's single-audit federal requirement, federal trainings, software costs, non-profit agency capacity building and outside fees associated with furthering the Continuum of Care through collaboration. Staff within the Neighborhood Services (NSD) and Finance departments assist with our federal grant administration.

2026-27 CDBG Grant Administration – maximum 20% of total CDBG

allocation Administered by:

City Staff – Seven (7) partial FTEs in NSD and Finance Department

- Community Services Grants Administrator (~68%)
- Two (2) Housing and Community Services Coordinators ~ 100% and 53%
- Two (2) Rehabilitation Coordinators at 1% each (approx.)
- Two (2) Accountants at 4% each maximum

2026-27 HOME Grant Administration – maximum 10% of total HOME

allocation Administered by:

City Staff – Three (3) partial FTEs in NSD and Finance Department

- One (1) Housing and Community Service Coordinator at 47% (approx.)
- Two (2) Accountants at 2% (approx.)

2026-27 City of Plano Housing Rehabilitation Program

The City of Plano's Housing Rehabilitation Program is administered by city personnel and utilizes city- approved contractors to carry out single family home repairs and reconstructions.

Administered by:

City Staff – Four (4) partial FTEs in NSD

- Two (2) Housing and Community Services Coordinators

- Two (2) Rehabilitation Coordinators

2026-27 City of Plano Homelessness Prevention Program

The City of Plano's Homelessness Prevention Program is administered by a nonprofit organization, the Assistance Center of Collin County. The City establishes the guidelines for this program in accordance with CDBG regulation and is one of the only housing assistance programs within the City of Plano that provides up to three months of rent and utility assistance at 100% to low-income residents. All of the allocated funds for this program are administered by the aforementioned nonprofit organization.

2026-27 City of Plano Tenant-Based Rental Assistance Program

The City of Plano's Tenant-Based Rental Assistance Program is administered by a nonprofit organization, Catholic Charities of Dallas, Inc. The City establishes the guidelines for this program in accordance with HOME regulations. This housing program provides up to twelve months of rent assistance and case management to residents experiencing or at-risk of homelessness. All of the allocated funding for this program is administered by the aforementioned nonprofit organization.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	26-27 City of Plano Housing Rehabilitation
	Target Area	Plano
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: $938,497 CDBG Program Income: $80,000 HOME: $100,000 HOME Program Income: $6,750
	Description	This program provides low-interest rehabilitation and reconstruction loans to low- and moderate-income owner-occupied households. Terms of loans are based on need and ability to repay. The program also provides for emergency repair grants to low- and moderate-income homeowners.
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	16 low- and moderate-income households
	Location Description	The program is administered at 777 E. 15th St., Plano, TX 75074, and activity locations are city-wide.
	Planned Activities	Planned activities may include home repair, rehabilitation, and activity delivery.
2	**Project Name**	26-27 City of Plano Homelessness Prevention
	Target Area	Plano
	Goals Supported	Homelessness Prevention
	Needs Addressed	Homelessness
	Funding	CDBG: $132,500
	Description	This program will provide housing cost assistance for low-income families in Plano who are at immediate risk of homelessness for up to three consecutive months.
	Target Date	09/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	85 low-income persons at risk of homelessness
	Location Description	This activity is located and administered by the Assistance Center of Collin County at 900 18th Street, Plano, TX 75074.
	Planned Activities	Planned activities include housing and utility assistance paid directly to the provider, as well as case management provided to the program participants.
3	**Project Name**	26-27 City of Plano Tenant-Based Rental Assistance
	Target Area	Plano
	Goals Supported	Tenant-Based Rental Assistance
	Needs Addressed	Affordable Housing Homelessness
	Funding	HOME: $150,000
	Description	To provide a Tenant-Based Rental Assistance program for eligible costs to eligible families to reside in eligible housing.
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	Three (3) households experiencing homelessness or at risk of homelessness.
	Location Description	Activity location is Plano. Program to be administered at Catholic Charities office at 1421 W. Mockingbird Ln., Dallas, TX 75247.
	Planned Activities	Planned activities include eligible housing cost assistance, and case management to eligible families for eligible housing.
4	**Project Name**	26-27 City House Inc.
	Target Area	Plano
	Goals Supported	Homelessness Shelter and Services
	Needs Addressed	Homelessness
	Funding	CDBG: $40,000
	Description	This program will provide supportive services including case management, counseling, and transitional housing to young adults ages 18-21.

	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	10 young adults (ages 18-21) experiencing homelessness
	Location Description	The program location is confidential.
	Planned Activities	This program will provide supportive services including case management, counseling, residential and nonresidential services, and transitional housing to equip young adults to become self-sufficient, productive adults.
5	**Project Name**	26-27 Texas Muslim Women's Foundation
	Target Area	Plano
	Goals Supported	Public Services - Special Needs
	Needs Addressed	Homelessness Non-Housing Community Development
	Funding	CDBG: $40,000
	Description	This program will provide trauma-informed social services including case management, counseling, emergency shelter, and transitional housing to women who are victims of domestic violence.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	30 survivors of domestic violence will receive trauma-informed social services and/or overnight shelter
	Location Description	The program location is confidential.
	Planned Activities	Planned activities include trauma-informed social services and/or shelter for victims of domestic violence.
6	**Project Name**	26-27 Samaritan Inn
	Target Area	Plano
	Goals Supported	Homeless Shelter and Services Public Services- Special Needs
	Needs Addressed	Homeless Shelter Public Services-Special Needs

	Funding	CDBG: $46,653
	Description	This program will provide supportive services including case management, counseling, and transitional shelter for unsheltered individuals and families.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Six (6) homeless individuals
	Location Description	This program location is at 1514 N. McDonald St., McKinney, TX 75071.
	Planned Activities	This program will provide transitional housing, case management and supportive services to those experiencing homelessness.
7	**Project Name**	26-27 Bella House
	Target Area	Plano
	Goals Supported	Homeless Shelter and Services
	Needs Addressed	Homeless Shelter and Services
	Funding	CDBG: $7,500
	Description	This program provides shelter along with transformative services aimed towards self-sufficiency for homeless pregnant women and their newborn babies. The funds will provide for the installation of a sprinkler system to support maintenance of the foundation.
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	Eight (8) pregnant women and children
	Location Description	This program location is confidential.
	Planned Activities	Planned activities include the installation of a sprinkler system at their shelter location.
8	**Project Name**	26-27 Housing Channel
	Target Area	Plano
	Goals Supported	Supply of Units
	Needs Addressed	Affordable Housing

	Funding	HOME: $255,661 HOME CHDO: $109,658
	Description	This program will create affordable housing options for low-and moderate-income households through new construction of two single-family units.
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	Two (2) low to moderate-income eligible households
	Location Description	This program is administered at 815 Grainger Street, Fort Worth, TX 76104, and activity location is in Plano.
	Planned Activities	Development of a vacant lot that includes new construction of two attached single-family units.
9	**Project Name**	26-27 Grant Administration
	Target Area	Plano City
	Goals Supported	Housing Rehabilitation Supply of Units Homeless Prevention Homeless Shelter and Services Public Services – Special Needs Tenant-Based Rental Assistance Grant Administration
	Needs Addressed	Affordable Housing Homelessness Non-Housing Community Development
	Funding	CDBG: $329,537 HOME: $59,976
	Description	Grant administration includes planning, coordination, and monitoring of the CDBG and HOME programs, as well as homebuyer education, fair housing promotions, services, and counseling.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	The activity location is 777 E. 15th St., Plano, TX 75074.
	Planned Activities	Funds will be used to pay for salaries and fringe benefits, insurance, supplies, and associated costs to administer and oversee the CDBG and HOME programs, including homebuyer education, fair housing promotion, services, and counseling.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Due to the eligibility criteria for the CDBG and HOME programs and their focus on low- and moderate-income populations, most funds are likely to be expended in areas that have higher concentrations of low- and moderate-income residents, such as southeast Plano and many areas located to the immediate east and west of US-75. However, funds will be expended in all areas of the City, as all programs are available citywide, and low- and moderate-income persons reside in all areas of the City. See the map at Appendix A showing the income distribution of areas that have at least 41.2% low- and moderate-income households, per HUD's Exception rule for the City of Plano.

Geographic Distribution

Target Area	Percentage of Funds
Plano	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Plano does not propose allocating investments geographically. See the map included as Appendix A showing the income distribution of areas that have at least 41.2% low- and moderate-income households, per HUD's Exception rule for the City of Plano.

Discussion

This section is optional and was left blank intentionally.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City's housing priorities are: (1) improving existing affordable housing stock, (2) increasing access to affordable rental housing, and (3) increasing the supply of quality affordable housing. For the 2026-27 program year, these priorities will be addressed through the following activities: homelessness prevention assistance to 85 persons (approximately 35 households), tenant-based rental assistance to 3 households, production of two new housing units, and housing rehabilitation for 16 low- and moderate-income households.

The Plano Housing Authority (PHA) has been the City's primary partner in addressing rental housing needs of the very low-income segment of the City's population.

One Year Goals for the Number of Households to be Supported	
Homeless	3
Non-Homeless	53
Special-Needs	0
Total	56

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	38
The Production of New Units	2
Rehab of Existing Units	16
Acquisition of Existing Units	0
Total	56

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City assists low- and moderate-income homeowners citywide with rehabilitation by emphasizing the highest priority repair needs for each assisted household and providing for emergency repair grants for homeowners that affect health and safety needs, such as water and sewer failures, electrical and heating system failures, and urgent roof repair needs. Also, use of City general funds for the City's Great Update Rebate, Love Where You Live, and Tool Lending programs will help homeowners maintain their homes and revitalize aging neighborhoods.

The City will also support new affordable housing opportunities through the production of two new units using HOME and CHDO set-aside funds. All affordable housing activities will benefit low-

and moderate-income buyers.

The City will support access to affordable housing for Plano's households experiencing homelessness or at-risk of homelessness. Through the City's Tenant Based Rental Assistance program, approximately three (3) households will receive housing assistance along with supportive services. Plano residents who are at-risk of homelessness will be supported through the City's Homelessness Prevention Program, which will provide short-term housing and utility assistance to approximately 85 persons (35 households).

AP-60 Public Housing – 91.220(h)

Introduction

Plano Housing Authority (PHA) is the local public housing agency in Plano. PHA currently has 998 Housing Choice Vouchers (HCV), 14 Mainstream Vouchers, and 40 Veterans Affairs Supportive Housing (VASH) vouchers. PHA vouchers can be used within a 25-mile radius of PHA's office and are not limited to Plano city limits.

The Plano Housing Authority through State Statute created 2,286 affordable units in Plano using the Public Facility Corporation ownership structure.

Actions planned during the next year to address the needs to public housing

- Continue to provide certifications of consistency with the Consolidated Plan and serve as the PHA's responsible entity for environmental reviews
- Support PHA's efforts to obtain funds for renovation and improvements
- Provide information to PHA regarding the City's internal and grant-funded programs for PHA to share with its clients
- Help address the needs of public housing and the needs of its residents by offering housing counseling or homeownership training to tenants and Housing Choice Voucher renters

Actions to encourage public housing residents to become more involved in management and participate in homeownership

- Fund case management, information, and referral services to low- and moderate-income individuals through various nonprofit organizations
- Provide homeownership information through City staff and First Time Homebuyer class

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Plano Housing Authority is not designated as troubled. Therefore, this section does not apply.

Discussion

This section is optional and was left blank intentionally.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Throughout Collin County and the City of Plano, as with most areas of the country, addressing homelessness continues to be a challenge. The 2026 Point-In-Time (PIT) count was conducted the night of January 25, 2026. On that night, 53 people were unsheltered in Plano, 61 were in emergency shelters located in Plano and 94 were in transitional housing. Including those who were sheltered, there were 208 persons identified as homeless in the City of Plano in the 2026 PIT Count, versus 178 in 2025; an approximate 17% increase.

Persons experiencing homelessness face many barriers to finding and securing housing and require a variety of services to fully address their needs. These services can include food, housing, employment training, transportation, mental and physical health and case management. The City of Plano has been actively engaged in numerous activities to prevent and respond to homelessness and provide support to local nonprofits that serve this population. In this one-year Action Plan, the City will support multiple programs addressing homelessness using HUD, BCSG, and Texas Department of Housing and Community Affairs (TDHCA) funds.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City reaches out to people experiencing homelessness and assesses their individual needs through four primary methods: 1) participation and support for the Collin County Homeless Coalition (CCHC) and the Continuum of Care (CoC), including assisting with annual PIT Counts, 2) funding of key homeless services and homelessness prevention through HUD, City general funds and Texas Department of Housing and Community Affairs (TDHCA) funds, 3) entrance of homeless individuals and families into the Homeless Management Information System (HMIS), and Coordinated Access System (CAS), and 4) coordinating collaborative outreach initiatives that connect unsheltered persons to community resources.

The City's Community Services Division staff currently address the needs of homeless persons who contact the City by coordinating with local shelter providers and nonprofit organizations to assist people experiencing homelessness in finding suitable shelter or housing and connecting to supportive services. Additionally, the City of Plano is a contributing Homeless Management Information System (HMIS) participating entity. The City's Homeless Services Coordinator assists Plano's unsheltered population with entry into the Homeless Management Information System (HMIS), which is arguably the first step towards obtaining housing, while unsheltered. The Coordinated Access System (CAS) is utilized to provide appropriate housing and services.

In GY 2026, the City will continue daily street outreach activities and collaborate with the Plano

Neighborhood Police Officer Unit, Plano Police Mental Health Coordinator, Plano Fire Department, volunteers from Collin County Homeless Coalition, City House and Metro Relief staff, when available. During each outreach, two to four teams will visit locations in Plano known to be frequented by unsheltered persons to assess immediate needs and provide information on the Collin County Coordinated Access and Assessment Case Manager, shelter, and other resources. In addition, the Community Services Division works in partnership with the Plano Municipal Court through a court referral process for unsheltered individuals that may be in need of resources. A Community Services Division staff member meets with the individual referred to complete an assessment and provide the resources needed. The Plano Municipal Court will waive fees upon confirmation of a completed assessment, depending on the offense.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City addresses homeless persons' emergency shelter and transitional housing needs through collaboration with the CoC and CCHC and sustained funding of local shelters and supportive services. In this one-year Action Plan, the City's CDBG funds will be used to support the Texas Muslim Women's Foundation, which provides culturally sensitive services and shelter to victims of domestic violence. The City's CDBG funds will also be used to support The Samaritan Inn, a transitional housing shelter for individuals and families. In addition, the Community Relations Commission has recommended to City Council to use CDBG funds to support the following shelter: City House- Transitional Living Program, a transitional housing program for youth ages 18-21. CDBG funds were recommended for Bella House to support the residential program for pregnant women and their newborn babies through the installation of a sprinkler system.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City, through involvement in the CCHC and the CoC, collaborates with service providers to facilitate the adoption of best practices, increase capacity, and coordinate the delivery of services to persons experiencing homelessness. In September 2018, the City of Plano became eligible to receive an allocation of Homeless Housing and Services Program (HHSP) funding from the Texas Department of Housing and Community Affairs (TDHCA). The City is currently using these funds to support a Rapid Rehousing (RRH) program that serves youth, families, and single adults. The program facilitates a rapid transition to permanent housing for eligible applicants, shortening the length of time in homelessness and providing flexible support to help participants achieve housing stability. The program is administered by Salvation Army at their Plano location. The City will

continue to fund this program in GY 2026.

In June 2023, the City began utilizing HOME-ARP funds to support a Tenant-Based Rental Assistance Program to assist residents experiencing homelessness or at-risk of homelessness with housing and supportive services. The City plans to continue funding this program in GY 2026 to be administered by a nonprofit partner. Additionally, the City will continue to utilize HOME funds to support an additional Tenant-Based Rental Assistance Program to provide housing services and support to eligible applicants experiencing homelessness or at-risk of becoming homeless. Catholic Charities of Dallas, Inc. administers the City's HOME Tenant-Based Rental Assistance Program.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City uses CDBG funds to support the City of Plano Homelessness Prevention Program, which serves extremely low- and low-income Plano residents at risk of homelessness. In addition to assistance with housing costs, clients are connected to a variety of other supportive services such as food, clothing, benefits application assistance, job search assistance, ESL classes, credit counseling, budgeting, and more. These basic services, combined with the housing payments supported by the grant, create a comprehensive program that helps dozens of low-income families regain stability and avoid homelessness each year. The program is currently delivered by the Assistance Center of Collin County. The City's Community Relations Commission (CRC) has also recommended Hope Restored Missions for City general funds in GY 2026, to provide case management and supportive assistance to unhoused individuals; including enrollment in the CoC's CAS system, establishing a mailing address, helping clients obtain identification and providing other basic needs. Additionally, the CRC recommended Family Gateway for City general funds to provide assessment and diversion services for Plano families with children who are literally or imminently homeless.

Discussion

Based on the results of the 2026 Point in Time Count, there were a total of 208 people experiencing homelessness in Plano, of which 53 were unsheltered. Providing shelter and rapid rehousing services to persons experiencing homelessness and preventing homelessness remain priorities for the City. The City supports the CoC's efforts by providing funds for supportive services and transitional shelter for Plano's homeless population.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

In 2025, the City of Plano finalized the 2025 Analysis of Impediments to Fair Housing Choice (AI) and the City's Strategic Housing Study through the assistance of a contracted consultant. The Housing Study, as well as the 2025 Analysis of Impediments were presented to City Council at the July 28, 2025, City Council meeting. The AI and Strategic Housing Study included recommended strategies and actions that the City may take to reduce barriers to affordable housing. Additionally, the Housing Study serves as a guide for future housing plans and programs to be undertaken during the 2025-2029 Consolidated Plan.

The Analysis of Impediment analyzed HUD-provided data, stakeholder interviews, local regulations, ordinances, administrative policies, procedures and practices identifying public and/or private practices or procedures that prevent fair housing choice from taking place. Consequently, the 2025 Analysis of Impediments is available on the City's website which includes the potential impediments identified.

Meanwhile, the Housing Study identified, analyzed, and prioritized needs and gaps in the rental and for-sale housing market, as well as provided an understanding of future housing demands based on demographic and employment growth. As described in the City's Housing Study made available on the City's website, market conditions in Plano, and the surrounding region, have created a barrier to affordable housing, as it has become increasingly difficult for low- and moderate-income residents to afford their housing costs. Additionally, financial barriers identified include limited funding to support housing programs and initiatives, as well as purchasing power constraints limiting the ability of Plano households to buy homes or undertake major renovations to existing homes. As previously mentioned, over 96% of Plano is developed with around 3% of vacant land. As such, affordable housing developers have found it increasingly difficult to purchase and develop land in Plano at a cost-effective rate.

As previously mentioned in AP-35 Projects, the City's two primary barriers to affordable housing are limited federal and local funds, as well as the local market conditions that affect the availability of attainable housing options.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City's Analysis of Impediments, available in the HUD Federal Grants tab of the Nonprofit Resources section of the City's website (Grant Funding for Nonprofits), includes a list of goals and strategies the City will undertake during the 2025-2029 Consolidated Plan to increase fair housing choice, many of which relate to housing affordability. Goals from the AI are listed below. A detailed list of strategies and metrics for each goal can be found beginning on page 80 of the

AI.

1. Expand the City's existing Housing Counseling services to provide additional fair housing education in multiple languages.
2. Establish partnerships with local community organizations and faith-based organizations that residents trust for fair housing awareness outreach.
3. Partner with financial institutions and HUD-certified counseling agencies to expand residents' access to credit and lending education.
4. Launch a multilingual community outreach and engagement campaign to ensure residents understand how to utilize public transit options within the City of Plano.
5. Regularly review and update zoning codes to align with state laws and residential housing needs.

In GY 2026, the City plans to make positive efforts in advancing access to affordable housing and fair housing choice for Plano residents.

Discussion

The City remains committed to preserving and maintaining the existing stock of affordable housing, as well as increasing the number of new affordable housing units. The City regularly seeks to expand its capacity and partnership opportunities to provide affordable housing activities and will continue to seek out and support efforts that will accomplish this goal.

AP-85 Other Actions – 91.220(k)

Introduction

This section will describe the City's plans to use its 2026 programs to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The City has identified the following obstacles to meeting underserved needs:

1. Obstacle – Limited Funding

The primary obstacle to meeting underserved needs is limited federal and local funding. The needs of the community are greater than the available local and federal funds. The City will utilize general funds for public services and programs such as Great Update Rebate, Love Where You Live, and Tool Lending to assist Plano residents in maintaining their homes and neighborhoods. The City will utilize funding from the Texas Department of Housing and Community Affairs (TDHCA) to support its Rapid Rehousing Program.

The City leverages federal funds using its own general funds to award grants to local nonprofits. The Buffington Community Services Grant (BCSG) currently allocates $2 per capita to provide public services to Plano residents. For GY 2026, the BCSG fund is $603,690, and 21 agencies were recommended for funding by the Community Relations Commission to the City Council.

2. Obstacle – Local Market

The limited availability of developable land at affordable prices, as well as increasing demand for housing within Plano, significantly affects opportunities for increasing the supply of affordable units. Through its housing tax credit application process, the City seeks to assist developers that propose housing tax credit projects in Plano by providing resolutions of support to obtain funds through the TDHCA. The increasing rental costs in Plano affects the access to affordable rental housing for low-income Plano families. The City will utilize HOME-ARP and HOME funds to support Tenant-Based Rental Assistance Programs to assist low-income households with housing and supportive services.

Actions planned to foster and maintain affordable housing

The City plans to foster and maintain affordable housing for Plano residents by funding activities for housing rehabilitation, supply of units, and by continuing to provide homebuyer education classes. The purpose of the Housing Rehabilitation program is to assist low- and moderate-income property owners with repairs to meet their needs for safe and decent housing.

Rehabilitation is also intended to enhance, improve, and preserve neighborhoods. The City will also utilize general funds to preserve existing affordable housing through the Great Update Rebate, Love Where You Live, and Tool Lending Programs. Additionally, access to affordable housing is supported through new units to be added through new construction and maintained through programs such as the Homelessness Prevention Program.

Actions planned to reduce lead-based paint hazards

Actions taken to reduce lead-based paint will be conducted in accordance with HUD's lead-based paint regulations at 24 CFR § 35. The City of Plano Community Services Division staff attends trainings, receives lead-based paint certifications and is currently in compliance with these regulations. Lead-based paint hazards are addressed through the City's Housing Rehabilitation program and the HOME program. As homes enter these programs, they are evaluated for lead-based paint and, when necessary, such hazards are reduced or eliminated, as required by law. In addition, if homes built prior to 1978 to be purchased fail the required visual paint inspection will be tested for lead paint. If lead paint is present, the owner will be informed of the appropriate requirements to respond to the lead paint, and the purchase will not proceed with federal funds unless and until interim controls are completed.

Actions planned to reduce the number of poverty-level families

The City of Plano's anti-poverty strategy will assist in reducing the number of poverty-level families by providing the following programs and services:

- Programs supporting and encouraging community and neighborhood maintenance and improvements such as Housing Rehabilitation, Great Update Rebate, Love Where You Live, and Tool Lending.
- Programs that foster economic independence for homeless and at-risk families and individuals by combining housing assistance and supportive services such as the City's Homelessness Prevention and Rapid Rehousing Programs, and City-supported programs at Assistance Center, City House, Hope Restored Missions, Family Gateway, Samaritan Inn, and Texas Muslim Women's Foundation.
- Case management and information and referral services to special needs, low/moderate-income and below poverty-level families through various nonprofit organizations.
- Food assistance, childcare, health, transportation, utility payments and educational assistance to low/moderate-income families, particularly those with special needs. Nonprofit organizations in the community provide these various forms of assistance, many of which are funded by the City.

Actions planned to develop institutional structure

It remains a priority for the City to develop and enhance an effective and efficient program delivery system for the use of federal funds. The City continues to monitor, assess and seek ways to

further improve its performance. Collaborative relationships have been built with public and private institutions and nonprofit organizations, to implement activities and projects that require multiple funding sources and partners. Through ongoing meetings and periodic technical assistance provided by the City, all partners are encouraged to share their thoughts on how the delivery system and programs could be improved.

Since July 2019, the City has been a member of Candid, formerly known as Foundation Center. Through this service, nonprofit organizations serving Plano and the broader community are given free access to a data-rich online service for seeking out new funding opportunities, thereby increasing their capacity to administer social service and housing programs to Plano residents.

The City remains committed to building a nonprofit hub. ConnectPlano will be a collective of community service providers and partners working together under one roof to address the needs of the underserved population. A location for ConnectPlano has been identified, and the City anticipates making progress on this initiative in GY 2026.

Actions planned to enhance coordination between public and private housing and social service agencies

To enhance coordination between public and private housing and social service agencies, the City works closely with its subrecipient agencies, which includes those listed in the proposed projects summary, as well as agencies funded by the City's Buffington Community Services Grant. The City is also a member of multiple community groups such as the local CoC, Collin County Homeless Coalition, and many others listed previously in this report. These community organizations provide networking opportunities and serve to enhance coordination between the City and public and private housing and social service agencies. As mentioned above, ConnectPlano, would bring nonprofit, housing, and social service providers together to further improve coordination of services.

City staff also provides support and information to the Community Relations Commission, a group appointed by City Council to make funding recommendations for the provision of social services and quality, affordable, and accessible housing.

Discussion

This section is optional and was left blank intentionally.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	95.00%
Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum Overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan:	2026

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not and will not engage in any form of investment using HOME funds that is not described in 24 CFR 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

One hundred percent (100%) of HOME funds used for down payment, closing cost, interest subsidies, or other HOME assistance provided directly to homebuyer (direct HOME subsidy) is subject to recapture provisions. The homeowner is required to repay ALL of the direct HOME subsidy if the housing is no longer used as a principal residence of the homeowner and/or in the event of a Triggering Event during the first 15 years. After 15 years, the loan is forgiven.

In the event of property transfer through the sale of property, the City allows the seller to sell to any willing buyer at any price. Once the HOME funds are repaid, the property is no longer subject to any HOME restrictions.

B. Subrecipient and CHDO Projects

For housing developed by a housing organization including CHDOs and subrecipients, HOME funds used to make a home affordable (direct assistance) are subject to the recapture provision and will be secured by a promissory note and deed of trust. The City will use the reduction during the affordability period method of calculation and shared net proceeds as its method of determining the amount of repayment required.

Under this method the direct HOME subsidy will be prorated and forgiven on a monthly basis. For example, a 5-year affordability period will be forgiven at the rate of 1/60 per month; 10 year affordability at 1/120 per month; and 15 year affordability at 1/180 per month. This amount will be deducted from the full direct subsidy. If the proceeds from the sale of the property are sufficient to repay the City for the portion remaining of the original direct subsidy, the City will be paid and the homeowner will receive the difference.

If the sale proceeds are insufficient to repay the City for the remaining portion of the original direct subsidy, the homeowner's initial contribution (at the time of the purchase) will first be paid to the homeowner, and the City will recapture any and all of the net proceeds. However, the City is never permitted to recapture more than what is available from the proceeds of the

sale.

Proceeds are defined as the sale price, minus loan repayments and closing cost. Proceeds may be equal to, less than, or greater than the combined amount of HOME funds invested in the project.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

A Subordinate Deed of Trust and Promissory Note will be placed on acquisition projects utilizing City of Plano HOME funds. The following will trigger repayment of all or a portion of the HOME funds invested in the project:

- Discovery that the recipient knowingly falsified an application and was actually ineligible for assistance; or,
- Homeowner moves out or sells home prior to the end of the affordability period; or,
- Recipient fails to meet HOME requirements or regulations; or,
- HOME-assisted property is sold to an ineligible homebuyer.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not use HOME funds to refinance existing debt; therefore, this section is not applicable. Furthermore, the City does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds. The City does not have programs that allow the use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

5. If applicable to a planned HOME TBRA activity, a description for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The City's HOME TBRA activity will support extremely low- and low-income households experiencing homelessness or at risk of homelessness which may include special needs populations.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by

such persons (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii).

While a specific category of individuals with disabilities is not targeted, the City's HOME TBRA activities will support extremely low- and low-income households experiencing homelessness or at risk of homelessness which may include special needs populations.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The City of Plano does not plan to pursue rental housing projects in GY 2026, and therefore not applicable.

Appendix A

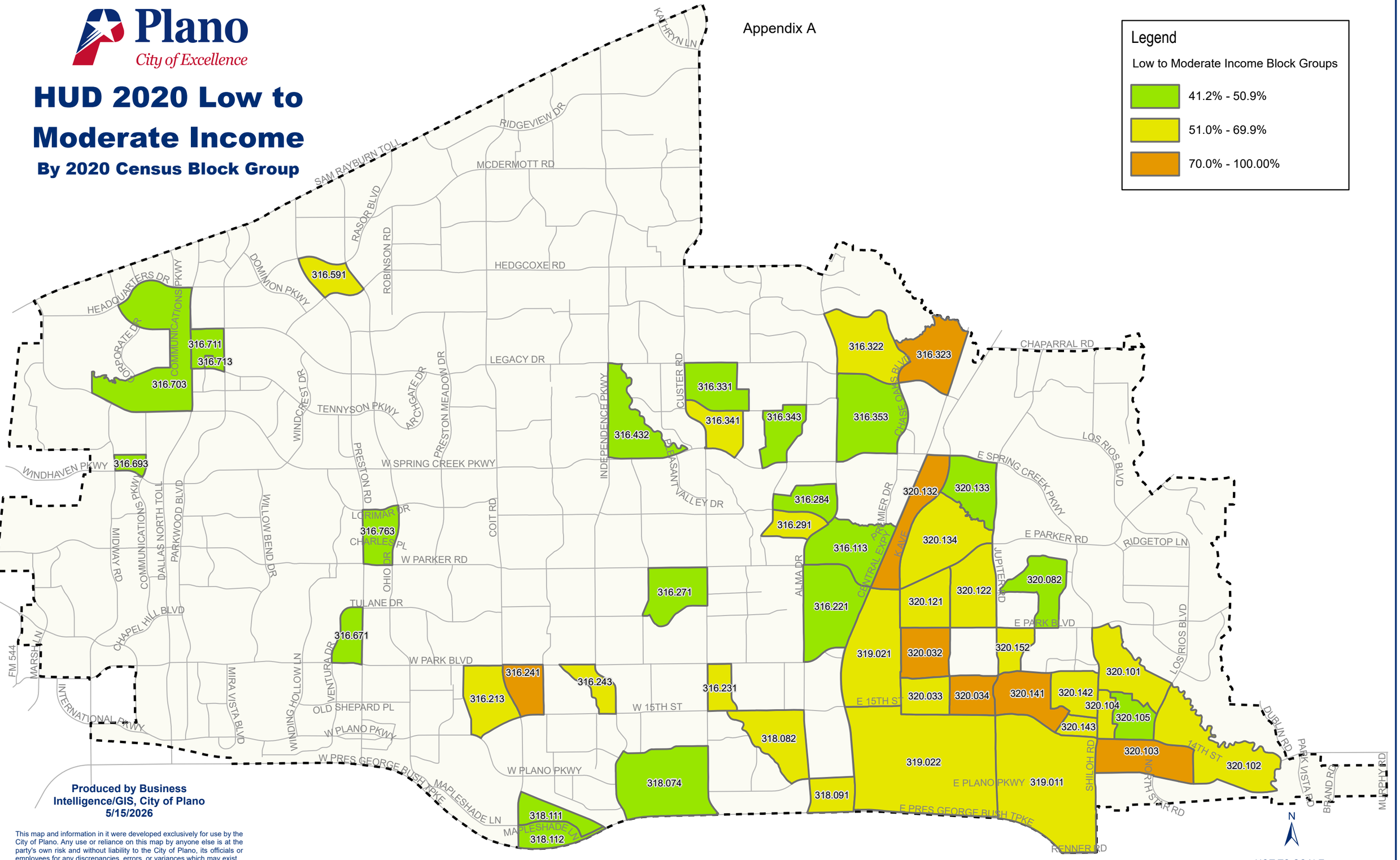
HUD 2020 Low to Moderate Income

By 2020 Census Block Group

Legend

Low to Moderate Income Block Groups

- 41.2% - 50.9%
- 51.0% - 69.9%
- 70.0% - 100.00%



Produced by Business Intelligence/GIS, City of Plano 5/15/2026

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October 1, 2025

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4. Provide down payment assistance as determined by the FTHB program and the borrowers' mortgagee, which could require partial down payment from the Buyer.

A. Amount

In order to increase housing choices for low to moderate income households, the ARR allows eligible, qualified applicants the opportunity to receive financial assistance in the form of an Affordability Subsidy(Subsidy). Additionally, if needed, qualified homebuyer(s) may be eligible to receive down payment and closing cost assistance in the amount up to ten percent (10%) of HOME funds used in the acquisition rehabilitation project, total not to exceed $55,000.

1. Earnest Money

Earnest and option money will be considered the homeowner's contribution to the down payment. City staff determines if there is a need for funding, and only the amount needed to close the transaction will be paid, based on the settlement statement.

2. Affordability

To make the home affordable, a minimum of thirty-five percent (35%) of the HOME funds used in the ARR project plus additional closing cost assistance of not more than 10% of HOME funds; total not to exceed $55,000, will be provided in the form of a 15 year deferred-forgivable, 0% interest loan.

One hundred percent (100%) of the subsidy will be forgiven if the Homebuyer(s) lives in the home as their primary residence and complies with the terms of the Note for 15 years. However, prior to the 15th year, if the Homebuyer(s), moves out, sells, leases, refinances (cash-out), obtains equity loan, transfers title, or violates a term of the Note, the Homebuyer(s) must pay back the entire amount of assistance.

Section XII. Annual Monitoring of Non-Profit Organizations

The City will conduct desk monitoring of all non-profit organizations with loans to ensure compliance with the security instruments.

Section XIII. Disposition Closing

Closing will be completed at a title company appearing in the City's approved Vendor List. The City will pay all customary closing costs.

Section XIV. Assumption of Liens

Assistance provided as part of the ARR program to Owner-occupied Households may not be assumed.

Loans made to non-profit organizations may be assumed by other non-profit organizations. The original non-profit lien holder will make a request to the City of its desire to allow assumption of the lien. The City will review each request on a case-by-case basis. The organization interested in assuming the lien must meet all the minimum eligibility and underwriting criteria established herein, and receive approval from the City for the assumption. Furthermore, the new organization will be required to abide by all land use restriction agreement provisions and allow annual monitoring per the Subrecipient Compliance Manual. The City may amend the security instruments and other assumption documents, as necessary, to ensure compliance with current laws and regulations, and the intent of the assistance—transitional housing—is met.

Section XV. Repayment of the Direct Subsidy

Assistance will be provided under the conditions immediately below.

A. Recapture

One hundred percent (100%) of HOME funds used for down payment, closing cost, interest subsidies, or other HOME assistance provided directly to homebuyer (direct HOME subsidy) is subject to recapture provisions. The homeowner is required to repay ALL of the direct HOME subsidy to the City of Plano if the housing is no longer used as a principle residence of the homeowner and/or in the event of a Triggering Event during the 15-year affordability period.

Note: * The amount will be rounded down. For example, if $10,001 to $19,999 are provided to the homeowner, only 1 additional year of affordability period will be added.

Deed of Trust, a Subordinate Deed of Trust and Promissory Note will be placed on acquisition projects utilizing City of Plano HOME funds. The following will trigger repayment of all or a portion of the HOME funds invested in the project:

A. Discovery that the recipient knowingly falsified an application and was actually ineligible for assistance; or,

B. Homeowner moves out or sells home prior to the end of the affordability period; or,

C. Recipient fails to meet HOME requirements or regulations; or,

D. HOME-assisted property is sold to an ineligible homebuyer.

B. Rental housing activity:

The affordability requirements of the HOME-assisted rental housing units will:

1. apply without regard to the term of any loan or mortgage, repayment of the HOME investment, or the transfer of ownership;

2. be imposed by a deed restriction, a covenant running with the land, an agreement restricting the use of the property, or other mechanisms approved by HUD and must give the City the right to require specific performance (except that the affordability restrictions may terminate upon foreclosure or transfer in lieu of foreclosure); and

Amount of Assistance (Rental Housing Activity)	Term	Form of Assistance
Rehabilitation or acquisition of existing housing per unit amount of HOME funds under $15,000	5 years	Deferred Forgivable Loan
$15,001 to $40,000	10 years	Deferred Forgivable Loan
Over $40,00 or rehabilitation involving refinancing	15 years	Deferred Forgivable Loan
New construction or acquisition of newly constructed housing	20 years	Deferred Forgivable Loan

Section IX. Recapture

HOME regulations require repayment (recapture) of HOME funds when the home is no longer used as a principle residence of the homeowner(s) during the required affordability period.

To ensure that the City will recoup all or portion of the assistance, the repayment of funds is required should the recapture requirement be triggered by any of the triggering events below.

A. Triggering Events

1. Sale

A sale (voluntary or involuntary) of the housing unit during the affordability period, or

2. Transfer

Transfer of real estate through other forms including but not limited to transfer property as a gift and relinquishment. In this event, the homeowner shall immediately make full payment of the principle and interest on the entire principle balance of the loan as stipulated on the deed of trust and promissory note, or

3. Encumbrances

Any liens, mortgage, easement, or other encumbrance on the property other than the original financing acquired by the homeowner, or

4. Cessation as Primary Residence

The cessation of the property use as primary residence either by voluntary or involuntary. In this event, the homeowner shall immediately make full payment of the principle and interest on the entire principle balance of the loan as stipulated on the deed of trust and promissory note.

B. Amount Subject to Recapture

1. Homeownership Activity

HOME funds used to make a home affordable or direct subsidy consist of any financial assistance that reduces the purchase price from fair market value to an affordable price, or otherwise directly subsidized the purchase (e.g. down payment or closing cost assistance, subordinate financing, etc.). Direct subsidy provided to homebuyers is subject to the recapture provision and will be secured by a promissory note and deed of trust.

Under this method the direct HOME subsidy will be prorated and forgiven on a monthly basis. For example, a 5-year affordability period will be forgiven at the rate of 1/60 per month; 10-year affordability at 1/120 per month; and 15-year affordability at 1/180 per month. This amount will be deducted from the full direct subsidy. If the proceeds from the sale of the property are sufficient to repay the City for the portion remaining of the original direct subsidy, the City will be paid and the homeowner will receive the difference.

If the sale proceeds are insufficient to repay the City for the remaining portion of the original direct subsidy, the following calculation will be used: HOME Subsidy/(HOME subsidy + Homeowner Investment) * Net proceeds = HOME recapture.

Section X. Match Requirements

Match is considered a permanent contribution to affordable housing. The Developer must provide match contribution in an amount of not less than 25% of the total HOME funds drawn down for the project. To be counted as match, a contribution must be made to housing that qualifies as affordable under 24 CFR §92.219, such housing may be either: (a) housing that is assisted with HOME funds; or (b) housing that is not HOME-assisted but meets the HOME affordability requirements (referred to as "HOME match-eligible housing").

A. Eligible Forms of Match

To be considered eligible as match, a contribution must be made from nonfederal sources and must be a permanent contribution to a HOME project or to HOME match-eligible housing. Eligible forms of match are established below and are limited to those forms outlined in 24 CFR §92.220;

1. Cash Contributions

Cash contributions include: donations made by individuals, private entities, or other public entities for the express purpose of providing affordable housing. Cash contributions may be provided in the form of grants, deferred payment loans or amortizing loans to a HOME project or program beneficiary. Cash contributions from owners or developers or prospective owners of developer of HOME projects are not eligible as match. Cash contributions may include, but are not limited to:

a) State appropriations

b) State or local general revenues

c) Housing trust funds

d) Foundation grants and private donations (i.e., donation obtained from individuals or other entities through fundraising for a specific project)

e) Housing finance agency reserves that are not federal funds

f) Below-market interest rate loans from private lending institutions

2. Donated Land or Other Real Property

Land or other real property permanently contributed to a HOME project or to other affordable housing not assisted with HOME is an eligible match. Such contributions may be made by donating property to an affordable housing project or by selling a property demonstrably below market value for use in an affordable housing project.

3. On-site and off-site Infrastructure

The infrastructure must be directly required for a HOME-assisted project such as streets, sidewalks, and streetlights located on or immediately adjacent to the project site, and utility lines serving the project. The cost of infrastructure related to affordable housing that is not HOME-assisted is not an eligible form of match.

4. Donated Site Preparation and Construction Materials

5. Donated Use of Site Preparation and Construction Equipment

Reasonable value of use of site preparation and construction equipment donated to HOME-assisted project is an eligible for of match. Documentation of this contribution must include a letter from the owner of the equipment acknowledging the donation of a certain number of hours of use and establishing the usual hourly or daily rate for rental of the equipment.

6. Donated or Voluntary Labor and Professional Services

Documentation of this contribution must include a letter from the individual or entity establishing the usual periodic rate or flat fee for the labor or services and stating the value of the labor or services provided.

7. Sweat Equity

The labor must be contributed under an established sweat equity of the Developer's program. Only sweat equity contributed up until the point of project completion may be counted. The value of sweat equity will be computed using the unskilled labor rate.

B. Ineligible Form of Match

1. Owner equity is not an eligible form of match

The investment in a project of the Developer's general funds will not count as match.

Plano City of Excellence | Memorandum

Date: July 14, 2026

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Curtis Howard, Assistant City Manager

Subject: 2026-2027 City of Plano Action Plan

Background:

The U.S. Department of Housing and Urban Development (HUD) requires the City of Plano to submit a Consolidated Plan that proposes goals and objectives for the use of estimated HUD funds allocated to the City of Plano over the five-year consolidated plan period. Each year of the five-year Consolidated Plan period begins with the submission of an annual Action Plan to HUD using the required reporting format. The annual Action Plan report conveys the following to HUD:

- a brief summary of the most recent completed Action Plan year;
- a list of proposed activities that the City will undertake with HUD allocated funds; and
- general activities that show how the City will assist low-to-moderate income residents.

Overview:

This Action Plan represents the upcoming 2026-2027 Action Plan Grant Year, which is year two of the 2025-2029 five-year Consolidated Plan, that begins October 1, 2026.

The Neighborhood Services Department's Community Services Division expects to receive $2,334,196 available to allocate in federal funds and program income during fiscal year 2026-2027. These funds are eligible to be allocated during fiscal years 2026-2027 and 2027-2028.

The total breakdown of expected funding is as follows:

Funding Source	Amount
CDBG (2026)	$ 1,647,687
Estimated CDBG Program Income (2026)	$ 80,000
HOME (2026)	$ 599,759
Estimated HOME Program Income (2026)	$ 6,750
Total Federal Funding	**$ 2,334,196**

Moreover, the City had $14,978 in CDBG, $117,104 in HOME, and $19,694 HOME Community Housing Development Organization (CHDO) funds that were not allocated from 2025 and are available to allocate during the 2026-2027 fiscal year. The Community Relations Commission (CRC) has recommended the programs outlined below to receive federal funding.

City of Plano Grant Administration	$ 389,513
City of Plano Housing Rehabilitation	$ 1,125,247
City of Plano Homelessness Prevention Program	$ 132,500
City of Plano Tenant Based Rental Assistance Program	$ 150,000
Peace in the Home Family Services (formerly Texas Muslim Women's Foundation)	$ 40,000
Samaritan Inn	$ 46,653
City House	$ 40,000
Bella House	$ 7,500
Housing Channel (includes required CHDO set-aside)	$ 365,319

HUD funds must be used to meet the goals set forth in the City's 2025-2029 Consolidated Plan, which was approved by City Council on April 14, 2025. Annually, HUD requires the submission of an Action Plan that explains programs and activities to be undertaken within the upcoming year to meet the City's Consolidated Plan goals.

Public services can be funded through CDBG but are limited to 15% of the total CDBG entitlement funds and the prior year's program income. Public services are defined as activities directed toward improving community services, including but not limited to: employment services, crime prevention, public safety, child care, health services, substance abuse services, fair housing counseling, education programs, energy conservation, services for senior citizens and homeless persons, welfare services and recreational services. The 2026-2027 CDBG public service grant amount is budgeted at $259,153, which is at the maximum 15%.

Likewise, activities related to providing housing for low-to-moderate income households may be funded with HOME funds. A minimum of 15%, or $89,964 of the HOME funding allocation must be set aside for a Community Housing Development Organization (CHDO).

Next Steps:

If approved, the City Manager will make application for the use of HUD funds for the 2026-2027 fiscal year. The Buffington Community Services Grant (BCSG) funding recommendations will be presented at the August 13, 2026, City Council budget work session.

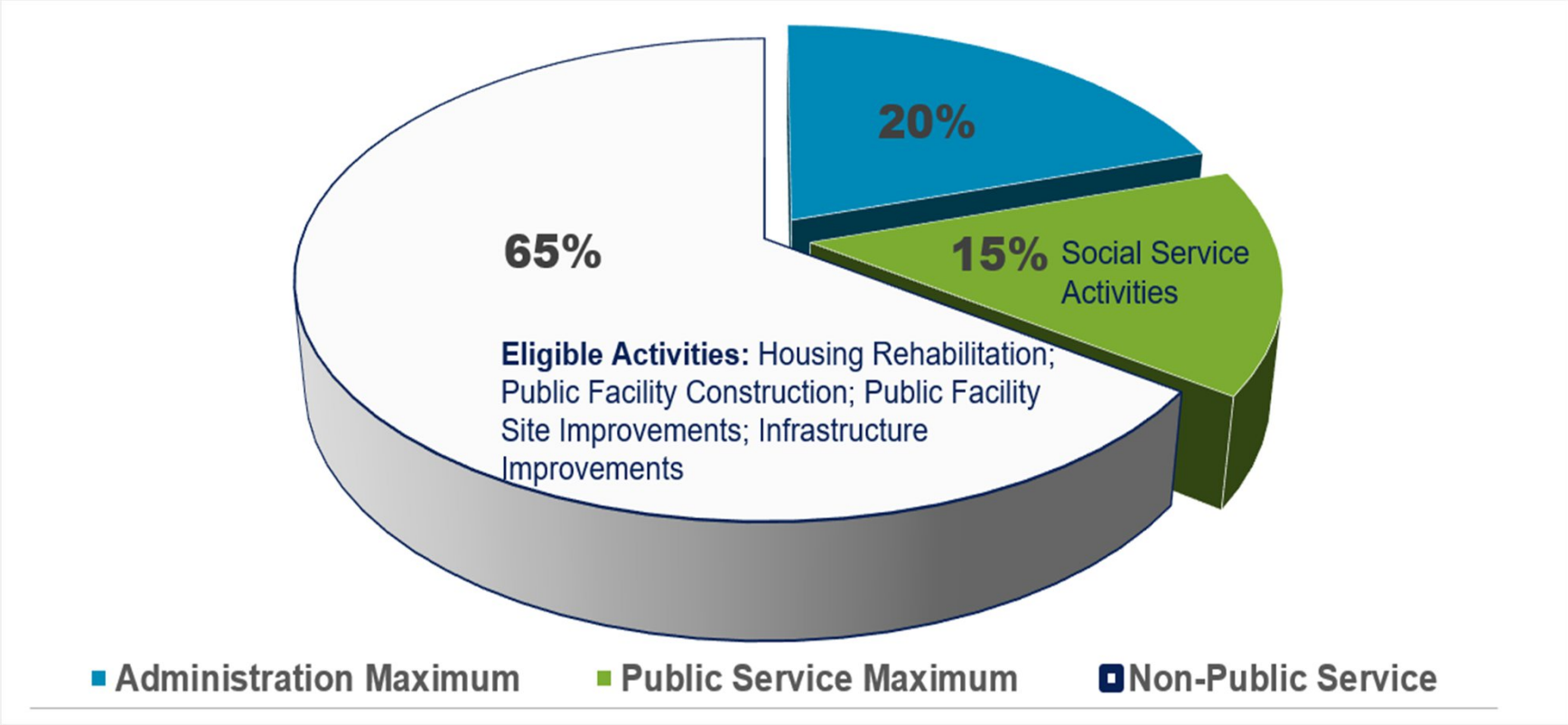
2026-2027 Action Plan and Public Hearing

Curtis Howard, Assistant City Manager

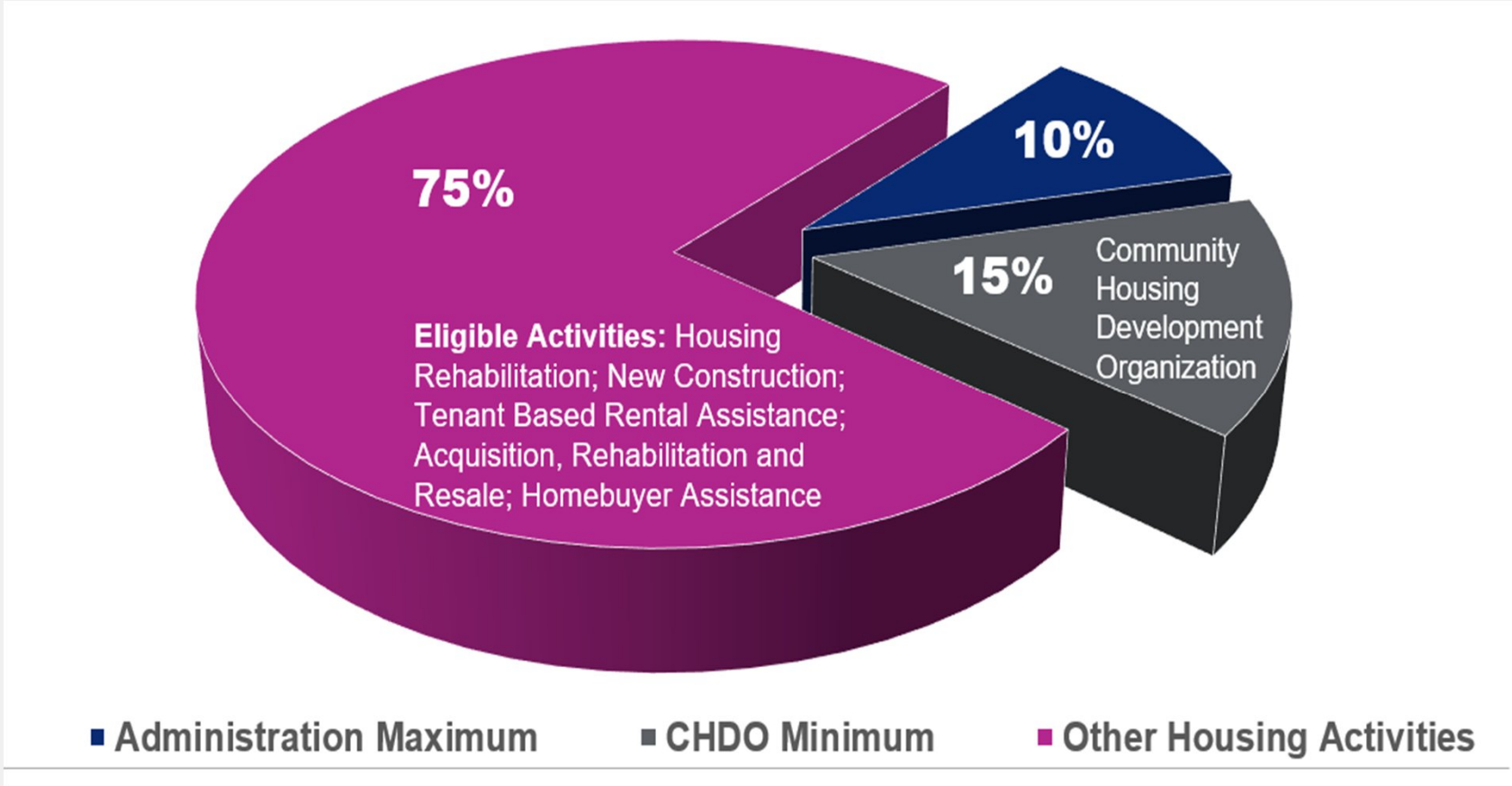
HUD Formula Allocation Funding

- **Community Development Block Grant (CDBG)**:
  - Flexible source of funding for housing, community development, and public services
  - Must benefit low/moderate income residents (≤ 80% AMI by household)
- **HOME Investment Partnerships (HOME)**:
  - Supports housing-related projects only
  - All projects must benefit low/moderate income residents (≤ 80% AMI by household)

CDBG Categories By Regulatory Maximum Percentage Requirements

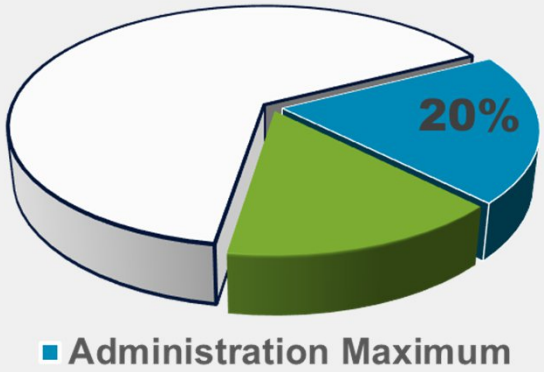


HOME Categories By Regulatory Maximum Percentage Requirements



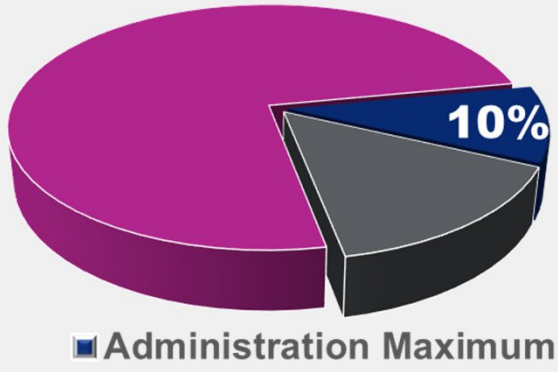
CDBG & HOME Administrative Activities

CDBG Administrative Percentage



- **Advertising** (Newspaper notices, public meetings, programs)
- **Associations/licenses/publications**
- **Consulting** (for creation of HUD required plans)
- **Lien filings** (Housing Rehabilitation)
- **Training**
- **Audit costs**
- **Two Finance accountants' salaries** at ~4% avg.
- **Five Neighborhood Services staff salaries** at ~45% avg.

HOME Administrative Percentage

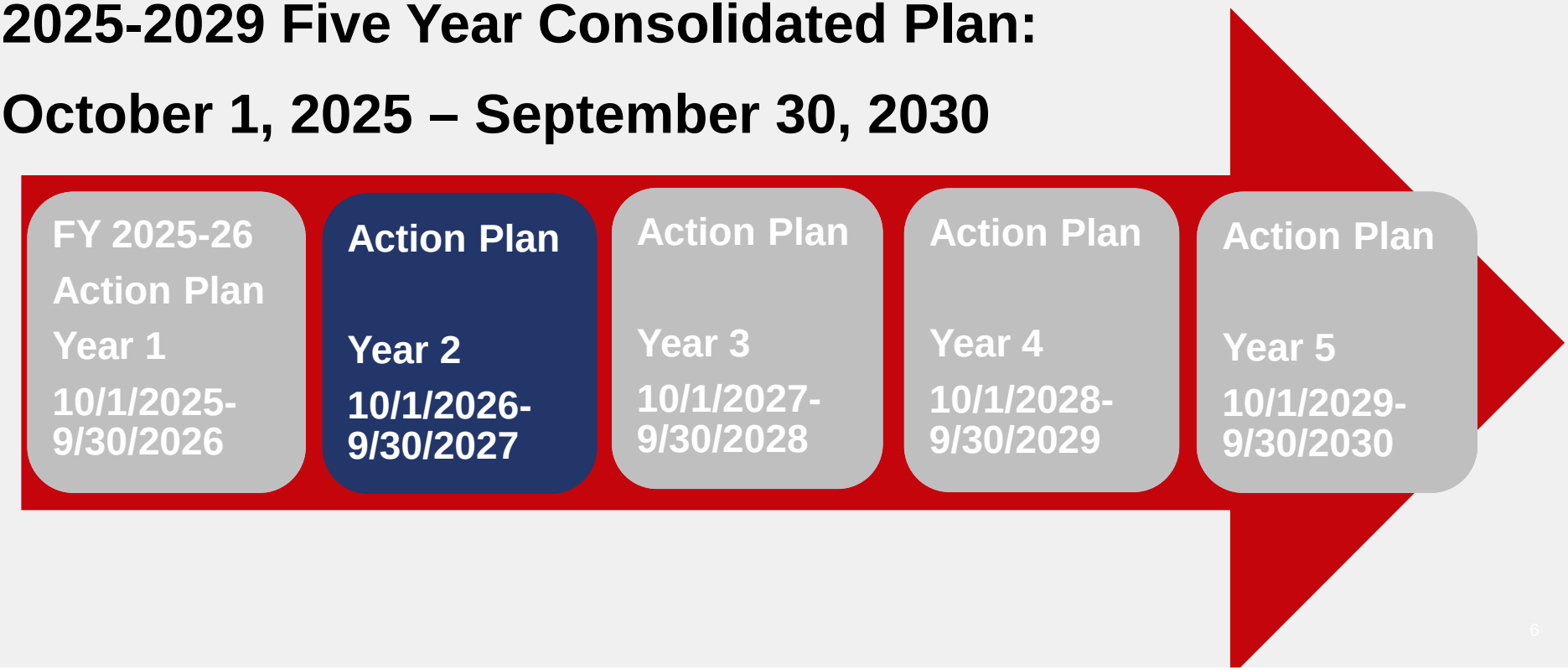


- **Audit costs** (Newspaper notices, public meetings, programs)
- **Two Finance accountants' salaries** at ~2% avg.
- **One Neighborhood Services staff salaries** at ~47% avg.

City of Plano HUD Allocation Process

2025-2029 Five Year Consolidated Plan:

October 1, 2025 – September 30, 2030

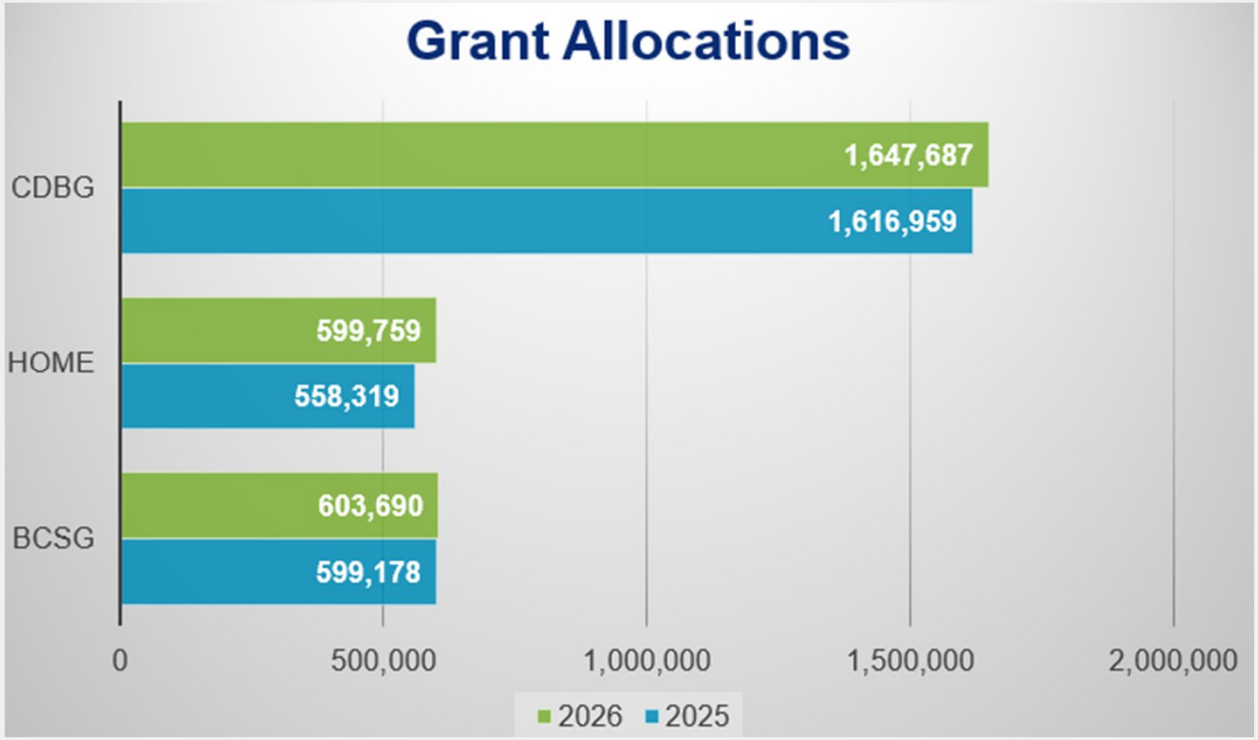


Fiscal Year Funding Comparison

FY 2026-2027

Grant Allocations

- CDBG: $1,647,687
- HOME: $599,759
- BCSG: $603,690



CRC Funding Recommendations: CDBG & HOME

	CDBG	HOME
Bella House, Inc. (Site Improvement)	$7,500	
City House, Inc.	$40,000	
Housing Channel, Inc.		$255,661 $109,658 (CHDO)
Peace in the Home Family Services (formerly Texas Muslim Women's Foundation)	$40,000	
The Samaritan Inn	$46,653	
City of Plano Grant Administration	$329,537	$59,976
City of Plano Homelessness Prevention – Administered by the Assistance Center of Collin County	$132,500	
City of Plano Housing Rehabilitation	$1,018,497	$106,750
City of Plano Tenant Based Rental Assistance (TBRA) Program – Administered by Catholic Charities of Dallas		$150,000

BCSG Recommendations for Future Consideration

Agape Resource and Assistance Center	$40,000
Assistance League of Collin County	$7,500
Bella House, Inc. (Program Support)	$6,500
BIND – Brain Injury Network of Dallas	$13,115
Boys and Girls Clubs of Collin County	$42,275
Children's Advocacy Center of Collin County, Inc.	$40,000
CommonGood Medical Clinic	$10,000
Communities in School Dallas, Region, Inc.	$25,000
Court Appointed Special Advocates (CASA)	$40,000
Family Compass	$29,000
Family Gateway, Inc.	$20,000

Health Services of North Texas	$20,000
Hope Restored Missions	$42,300
Hope's Door New Beginnings	$20,000
Jewish Family Services	$40,000
Light of Hope Immigration Law Center	$23,500
Maurice Barnett Geriatric Wellness Center	$30,000
Meals on Wheels Collin County	$50,000
My Possibilities	$40,000
Rape Crisis Center dba Turning Point	$50,000
The Samaritan Inn	$14,500

Questions and Public Hearing

File #: 26-617 **Agenda Date:** 7/27/2026 **Agenda #:** (3)

Department: Building Inspections
Director: Selso Mata, Director of Building Inspections
Agenda Item: Flagpole Request
Recommended Action: Items for Individual Consideration

Item Summary

Public Hearing and consideration of a request to waive the fifty (50) foot maximum height requirement for the construction of a flagpole, as required by Code of Ordinances Chapter 6, Article XII, Division 6, Section 6-501 (a), to allow 2 flagpole(s) to exceed the fifty (50) foot height requirement by 100 feet for an overall height of 150 feet to be located at 3401 N Central Expressway. Applicant: Clay Cooley KIA to be represented by Symonds Flags and Poles Inc.

Background

The City Council, per Code of Ordinances Chapter 6, Article XII, Division 6, Section 6-501 Flag Regulations, may alter or waive flagpole height requirements. Flag poles are limited to fifty (50) feet. City Council may alter or waive these requirements if it is determined that such alteration is not detrimental to neighboring properties.

The Clay Cooley Kia dealership located at 3401 N Central Expressway is requesting an allowance for 2 (two) flag poles for a height of one hundred fifty (150) feet. This request is represented by Symonds Flags and Poles Inc.

DIVISION 6. - FLAGS AND FLAGPOLES

Sec. 6-501. - Flag regulations for the entire city excluding downtown sign district.

(a) Flagpoles shall be limited to a maximum height of fifty (50) feet, except that this requirement may be altered or waived if the city council determines that such alteration or waiver is not detrimental to neighboring property.

(b) A single flag which shows an emblem or logo of a firm or corporation is allowed on the premises of the firm or corporation when it is erected on a freestanding flagpole with a minimum setback of eight (8) feet behind the property line. In addition to flags, emblems, and insignia of any governmental body and decorative displays for holidays or public demonstrations which do not contain advertising and are used as such are allowed. Maximum height shall not exceed fifty (50) feet.

(Ord. No. 2007-9-30, § I, 9-24-07)

Financial Summary/Strategic Goals

This item has no financial impact.

Approval of this item supports the City's Strategic Success Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

Attachments

Memo
Map

Plano City of Excellence | Memorandum

Date: July 20, 2026

To: Mark Israelson, City Manager
Doug McDonald, Deputy City Manager

From: Selso Mata, Chief Building Official

Subject: Flagpole Height Waiver Request – Clay Cooley Kia Dealership

The Clay Cooley Kia dealership, located at 3401 N Central Expressway, is requesting to erect two (2) flagpoles with each flagpole being one hundred and fifty (150) feet in height. The request will be represented by Symonds Flags & Poles, Inc.

Per the Code of Ordinances, Chapter 6, Article XII, Division 6, Section 6-501, flagpoles are limited to a maximum height of fifty (50) feet. However, the City Council may alter or waive this height limitation if it determines that the requested height is not detrimental to neighboring properties. The ordinance also permits a single corporate flag displaying the emblem or logo of a business on the premises of that business when mounted on a freestanding flagpole located at least eight (8) feet behind the property line. In addition, flags, emblems, and insignia of governmental bodies, as well as noncommercial decorative displays for holidays or public demonstrations, are permitted. Unless otherwise approved by the City Council through a height waiver, the maximum permitted flagpole height is fifty (50) feet.

Flagpole Height Waiver History

A total of four (4) flagpole height waivers have been approved by the City. In each instance, the approval authorized a single (1) flagpole on the subject property. Prior to 2007, requests for flagpole height waivers were reviewed and acted upon by the Board of Adjustment (BOA). In 2007, following two flagpole height requests associated with the PGA Superstore, the City determined that requests for flagpoles exceeding 50 feet in height should be reviewed by the City Council rather than the Board of Adjustment. As a result, the Code of Ordinances was amended to designate the City Council as the approval authority for flagpole requests exceeding 50 feet in height.

Since 2007, there have been two (2) approved flagpole waivers by City Council:

1. 2019 - 4641 Hedgcoxe Road – 80 feet approved for one (1) flag

2. 2018 - 3033 George Bush Hwy - 102.5 feet approved for one (1) flag

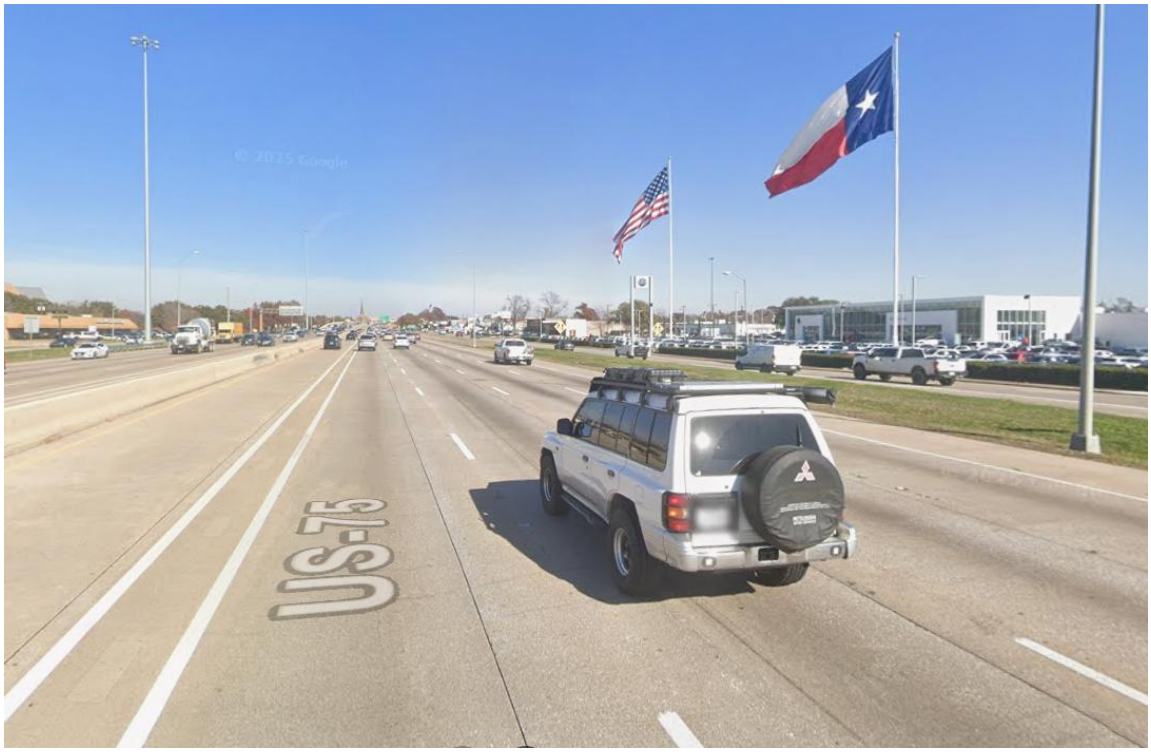
Prior to 2007 before approval authority was changed to City Council, the Board of Adjustment approved two (2) flagpole waiver requests, which are shown below:

1. 2007 - PGA Tour Superstore - 8700 Preston Road – 130 feet approved for one (1) flag

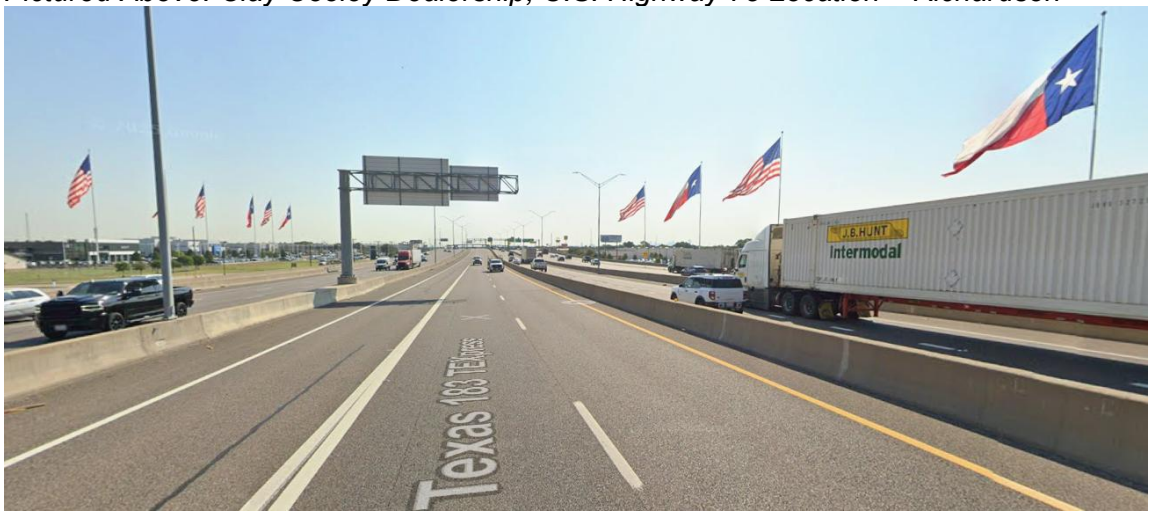
2. 2007 PGA Tour Superstore - 600 Accent Drive – 130 feet approved for one (1) flag

Staff Review and Analysis

Clay Cooley dealerships throughout North Texas have installed taller flagpoles with larger flags to enhance visibility from adjacent expressways. Examples in this memo include the dealerships in Irving and Richardson. In 2024, the Richardson dealership installed two (2) 150-foot-tall flagpoles along U.S. Highway 75 after receiving a height variance by the Richardson City Council. Since that time, the City of Richardson has amended its zoning ordinance to establish specific standards for nonresidential flag displays. Under the new regulations in Richardson, flagpoles in nonresidential zoning districts are limited to a maximum height of forty (40) feet, and individual flags are limited to a maximum area of forty (40) square feet unless otherwise authorized.

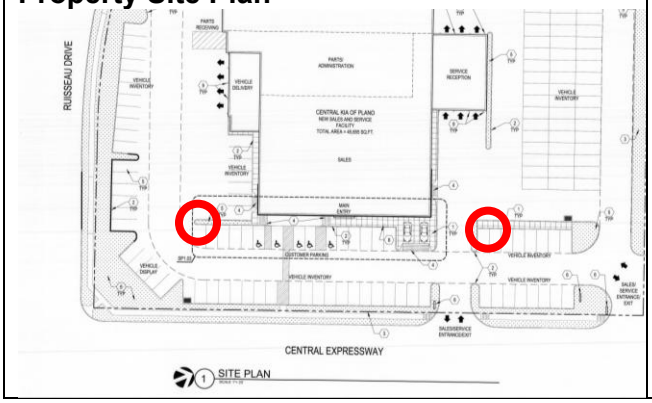


Pictured Above: Clay Cooley Dealership, U.S. Highway 75 Location – Richardson



Pictured Above: Clay Cooley Dealerships - Airport Freeway (183) – Irving

The two (2) requested flag poles for Clay Cooley Kia dealership in Plano would be located on the north and south sides of the main entrance along U.S. Highway 75, shown below in red on the site plan and map. This property was recently redeveloped by Clay Cooley and has high visibility from U.S. Highway 75.

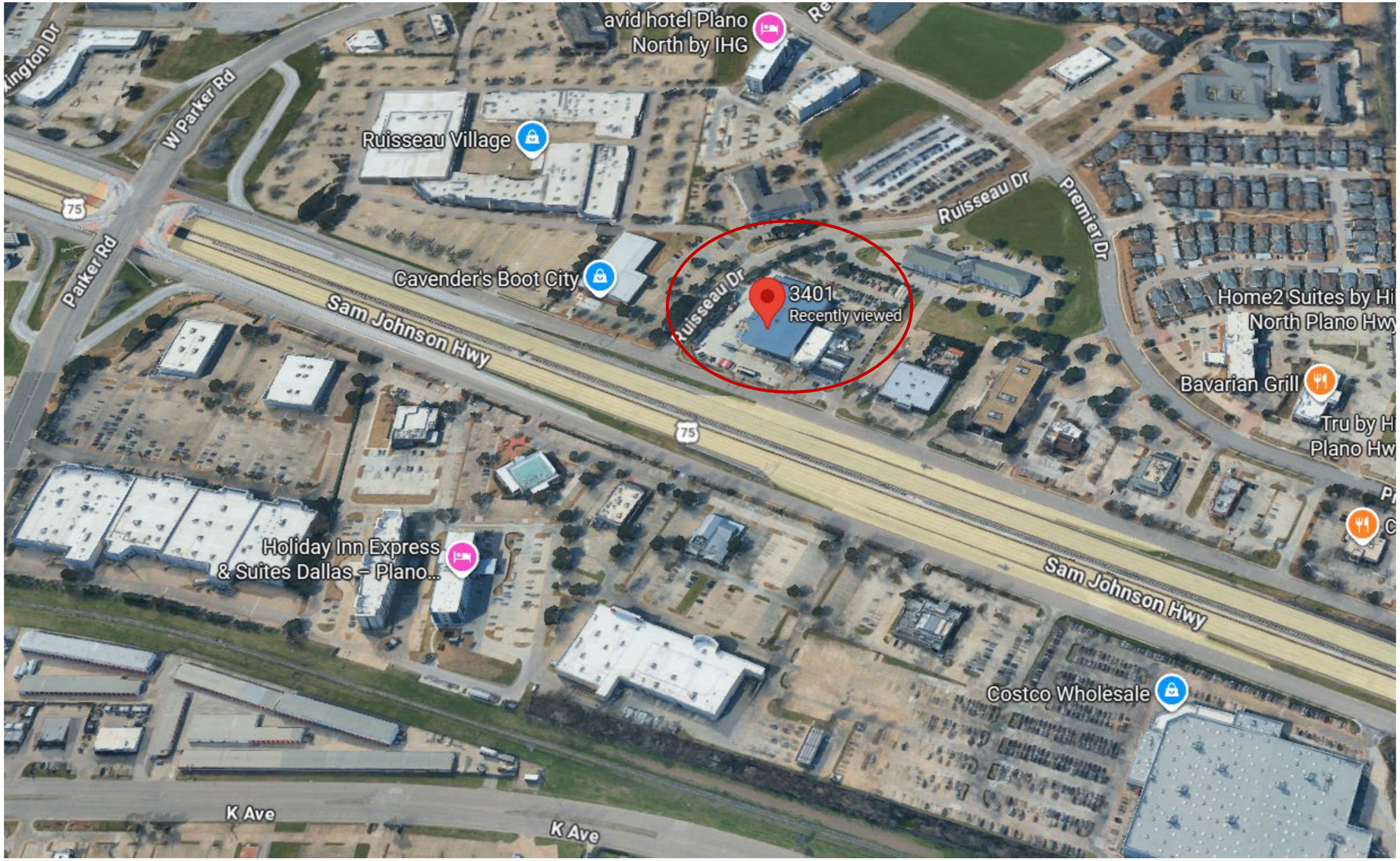
Property Site Plan	Property Aerial
	

Flagpoles are not subject to the City's zoning setback requirements applicable to structures such as antennas. Setback standards are intended to reduce potential hazards associated with the failure or collapse of tall structures and to protect adjacent properties, public rights-of-way, and nearby structures. However, the City Council may still consider whether the proposed flagpoles could be detrimental to neighboring properties as part of its review.

The proposed flagpoles would be located approximately seventy-five (75) feet from the U.S. Highway 75 service road, ninety-three (93) feet from the south property line along Ruisseau Drive, and one hundred twenty-one (121) feet from the north property line. If the flagpoles were subject to the same setback requirements as antennas, this request would not comply with the City's setback standards. In the event of a structural failure or collapse, the flagpoles could pose a potential hazard to the U.S. Highway 75 service road, Ruisseau Drive to the south, or the adjacent private property to the north, which the City Council may consider in evaluating whether the proposal would be detrimental to surrounding properties.

The Planning & Zoning Commission is currently evaluating comprehensive updates to the City's sign regulations, including a recommendation to prohibit the installation of new pole signs citywide. This recommendation is intended to improve the visual quality of commercial corridors by encouraging lower-profile signage and reducing visual clutter. Pole signs are already prohibited within the Dallas North Tollway, State Highway 121, and President George Bush Turnpike (SH 190)/Plano Parkway Overlay Districts. Extending this prohibition to the U.S. Highway 75 corridor would create greater consistency among the City's major expressway corridors and establish a more uniform approach to corridor aesthetics. While flagpoles are not considered signage, there is still concern about setting a precedent for other dealerships along U.S. Highway 75 to request waivers to the maximum flagpole height, which may impact the city’s design objectives as properties redevelop.

Lastly, the current ordinance permits a single corporate flag displaying the emblem or logo of the business located on the premises. If City Council approves the requested waiver for the increased flagpole height, staff recommends eliminating this allowance, as a larger corporate flag at the proposed height would effectively function as signage that exceeds the size otherwise permitted under the City's sign regulations.



Map View – 3401 Central Expressway

Flagpole Locations
Each proposed at 150’ height
Vertical
Mon May 4 2026

File #: 26-665 **Agenda Date:** 7/27/2026 **Agenda #:** (4)

Department: Police
Director: Ed Drain, Police Chief
Agenda Item: Drone as First Responder Program for the Plano Police Department
Recommended Action: Purchase from an Existing Contract

Item Summary

Consideration to approve the purchase of the Drone as First Responder Program for a five (5) year contract for the Police Department in the estimated amount of $1,439,864 from Motorola Solutions, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (Texas Department of Information Resources Cooperative Contract No. DIR-CPO-5433)

Background

Recommendation

The Police Department recommends approval of a contract award to Motorola Solutions, Inc. (MSI), utilizing Texas Department of Information Resources Cooperative Contract No. DIR-CPO-5433 in the estimated amount of $1,439,864 for implementation and support of the Plano Police Department's Drone as First Responder (DFR) program.

MSI is uniquely positioned to provide this solution due to its ownership and support of several mission-critical technologies already utilized by the City of Plano, including the CAPE software platform for DFR flight operations and live video streaming, the CommandCentral Digital Evidence Management System (DEMS) used by the Police Department for digital evidence management, and the CommandCentral Aware situational awareness platform currently deployed within both the Police Department's Real Time Intelligence Center (RTIC) and the City's Public Safety Communications Department for monitoring the locations of P25 public safety radios carried by first responders.

Procurement of both the hardware and software components of the DFR program through MSI will maximize interoperability and collaboration between DFR operators, command staff, support personnel, dispatchers, and field responders. Implementing a DFR solution that is fully integrated with the CommandCentral ecosystem also protects prior technological investments and generates cost savings by leveraging existing infrastructure and software platforms.

Background

The Plano Police Department continually evaluates technologies that improve public safety, officer safety, and operational effectiveness. The proposed DFR program will provide rapid aerial response capabilities and real-time situational awareness to first responders and incident commanders, frequently arriving on scene prior to ground units.

The DFR program will support a broad range of public safety missions, including crimes in progress, structure fires, traffic crashes, hazardous situations, missing persons, search operations, major events, and other critical incidents. Immediate access to aerial imagery and intelligence will improve decision-making, enhance responder safety, and contribute to more favorable incident outcomes.

Project Description

The project includes the acquisition and implementation of four automated drone docking systems strategically positioned throughout the city to maximize geographic coverage and minimize response times. The system includes unmanned aircraft, docking infrastructure, remote piloting software, communications equipment, implementation services, training, maintenance, and support services necessary to establish and sustain DFR operations. The agreement also includes upgrades to CommandCentral Aware licensing to enable integration with third-party service providers, including CentralSquare for computer-aided dispatch (CAD) data exchanges and Flock Safety for license plate reader (LPR) alerts. Incoming calls for service, critical event notifications, and emergency button activations from portable radios will generate automated launch recommendations with mapped incident locations, further reducing response latency during DFR operations.

The DFR program will be integrated into the Police Department's RTIC, where trained analysts will serve as remote pilots and deploy drones in support of patrol and emergency response operations. Live video and situational awareness information will be shared in real time with dispatchers, supervisors, command staff, and field personnel through existing public safety technology platforms.

The initial phase of the program will utilize DJI Matrice 4TD aircraft operating from DJI Dock 3 systems supplied through MSI's subcontractor, Unmanned Vehicle Technologies (UVT). UVT will provide installation services, technical support, operator training, and assistance with implementation activities, including support for obtaining the Federal Aviation Administration (FAA) waiver(s) necessary for Beyond Visual Line of Sight (BVLOS) operations.

During Fiscal Year 2027-28, MSI, through its partnership with BRINC, will provide two Guardian DFR systems for deployment at strategically selected locations throughout the City to further enhance jurisdictional coverage and support intelligence-led policing initiatives. Through MSI's "Takeoff" incentive program, the first year of Guardian DFR service will be provided at no cost to the City of Plano.

Financial Impact

The total estimated cost of the agreement with MSI is $1,439,864 over a five-year period and includes hardware, software licensing, implementation services, training, maintenance, and support for four DFR docking systems. The procurement will be completed through the Texas DIR Cooperative Purchasing Program under Contract No. DIR-CPO-5433, satisfying all applicable competitive procurement requirements.

The Police Department's Traffic Safety Fund will be utilized for all expenses associated with the program, including launch site infrastructure, peripheral equipment such as batteries and charging systems, and any Unmanned Traffic Management (UTM) solutions required to support safe DFR operations.

Total expenditures associated with the DFR program, including the MSI contract and related implementation costs, are not expected to exceed $2,000,000 during the five-year contract term.

Community Impact

Implementation of the DFR program is expected to:

- Reduce emergency response times;
- Improve situational awareness during rapidly evolving incidents;
- Enhance officer and public safety;
- Increase suspect apprehension and property recovery rates;
- Improve traffic incident management and roadway safety;
- Support search and rescue operations and missing person investigations; and
- Improve the efficiency and effectiveness of public safety resource deployment.

The DFR program represents a significant investment in innovative public safety technology that will enhance service delivery and improve outcomes for the Plano community. Failure to proceed with this purchase will negatively impact the department's ability to modernize emergency response operations and fully leverage existing investments in the City's public safety technology ecosystem.

Staff respectfully request Council approval of this important investment in public safety technology.

The City is authorized to purchase from the State Contract list pursuant to Chapter 271 Subchapter D of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (Texas Department of Information Resources Contract No. DIR-CPO-5433 & City of Plano Contract No. 2026-0482-OA)

Financial Summary/Strategic Goals

Funding for this item is available in the Traffic Safety Fund. This request is to approve a five (5) year contract with Motorola Solutions, Inc. for the Drone as a First Responder program. The estimated total to be spent is $1,439,864 (or $328,210 in FY 2025-26, $91,915 in FY 2026-27, and $339,913 in FY 2027-28 through 2029-30).

Approval of this contract aligns with the City's Strategic Plan Critical Success Factors of being an Excellent, Innovative, and Accountable City Government with Safe, Vibrant Neighborhoods.