



Monday, November 14, 2022
Tax Increment Finance Reinvestment Zone #2 (TIRZ #2) Board

Council Chambers
3815-B Sachse Road
Sachse, TX 75048
6 p.m.

A. Regular Meeting

1. Call to Order: The Tax Increment Finance Reinvestment Zone #2 (TIRZ #2) Board of the City of Sachse will hold a Regular Meeting on Monday, November 14, 2022, at 6 p.m. to consider the following items of business:

2. Invocation and Pledges of Allegiance.

3. Public Comment: The public is invited at this time to address the Board. Please come to the microphone and state your name and address for the record. However, if your remarks pertain to a specific agenda item, please hold them until that item, at which time the Chairperson will solicit your comments. The time limit is 3 minutes per speaker. The Board is prohibited by state law from discussing any item not posted on the agenda according to the Texas Open Meetings Act but may take comments under advisement. Issues raised may be referred to City staff for research and possible future action.

4. Review and take appropriate action regarding approval and recommendation to the City Council regarding the Tax Increment Reinvestment Zone #2 Amended and Restated Final Project and Finance Plan.

5. Adjournment.

I, the undersigned authority, do hereby certify that this notice of meeting was posted in accordance with the regulations of the Texas Open Meetings Act and was posted on the bulletin board, an accessible location at Sachse City Hall.


Leah K Granger, City Secretary

Posted: 11/11/2022 by 5 pm _____ Removed: _____

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Amanda Chi, ADA Coordinator, via phone at 975.429.4770, via email at achi@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.



Agenda Item Details

| | |
|--------------------|---|
| Meeting | Nov 14, 2022 - Tax Increment Finance Reinvestment Zone #2 (TIRZ #2) Board |
| Category | A. Regular Meeting |
| Subject | 4. Review and take appropriate action regarding approval and recommendation to the City Council regarding the Tax Increment Reinvestment Zone #2 Amended and Restated Final Project and Finance Plan. |
| Access | Public |
| Type | Action, Discussion |
| Recommended Action | Approve the Tax Increment Reinvestment Zone #2 Amended and Restated Final Project and Finance Plan and recommend its approval to the City Council. |

Public Content

BACKGROUND

The City Council recently undertook measures to modify components of the Tax Increment Reinvestment Zone (TIRZ) #2 Final Project and Finance Plan. A public hearing was called at the September 19 regular City Council meeting for the October 17 regular City Council meeting. The public hearing to consider the amendment to the TIRZ ordinance was continued for the November 14 regular City Council meeting.

OVERVIEW

The TIRZ #2 Board is a recommending body and the City Council is the approval body.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the Tax Increment Reinvestment Zone #2 Amended and Restated Final Project and Finance Plan and recommend its approval to the City Council.

[2022-11-03_SAC_TIRZ_2_A&R Plan_v2.1 \(1\)-final.pdf \(7,606 KB\)](#)



REINVESTMENT ZONE NUMBER TWO,
CITY OF SACHSE, TEXAS
AMENDED AND RESTATED
FINAL PROJECT AND FINANCE PLAN
NOVEMBER 14, 2022

TABLE OF CONTENTS

| | |
|--|----|
| Table of Contents..... | 1 |
| Section 1: Definitions..... | 2 |
| Section 2: Introduction..... | 5 |
| Section 3: Description and Maps..... | 8 |
| Section 4: Proposed Changes to Ordinances, Plans, Codes, Rules, and Regulations..... | 8 |
| Section 5: Relocation of Displaced Persons..... | 8 |
| Section 6: Estimated Non-Project Costs..... | 8 |
| Section 7: Proposed Public Improvements..... | 9 |
| Section 8: Estimated Project Costs..... | 10 |
| Section 9: Economic Feasibility..... | 10 |
| Section 10: Estimated Bonded Indebtedness..... | 11 |
| Section 11: Appraised Value..... | 11 |
| Section 12: Method of Financing..... | 11 |
| Section 13: Duration of the Zone, Termination..... | 13 |
| List of Exhibits..... | 14 |
| Exhibit A – Map of the Zone..... | 15 |
| Exhibit B – Non-Project Costs..... | 16 |
| Exhibit C – List of Project Costs..... | 17 |
| Exhibit D – Estimated Timeline of Incurred Project Costs..... | 18 |
| Exhibit E – Feasibility Study..... | 19 |
| Exhibit F – Legal Description..... | 20 |
| Exhibit G – Proposed Uses of the Property..... | 28 |
| Exhibit H – Map of the Public Improvements..... | 29 |

SECTION 1: DEFINITIONS

Capitalized terms used in this Amended and Restated Plan shall have the meanings given to them in **Section I** below unless otherwise defined in this Amended and Restated Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section,” or an “Exhibit,” shall be a reference to a Section of this Amended and Restated Plan or an Exhibit attached to and made a part of this Amended and Restated Plan for all purposes.

“**Act**” means Chapter 311, Texas Tax Code, Tax Increment Financing Act.

“**Administrative Costs**” means the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone, including planning, engineering, legal services, organizational costs, publicizing costs, or implementations costs paid by or on behalf of the City that are directly related to the administration of the Zone.

“**Appraisal District**” means the Dallas Central Appraisal District.

“**Amended and Restated Plan**” means this *Reinvestment Zone Number Two, City of Sachse, Texas Amended and Restated Final Project and Finance Plan*.

“**Apollo Agreement**” means the agreement for the development of the Apollo Property entered into between the City and the Apollo Developer, as amended from time to time.

“**Apollo Developer**” means Evolve Biologics (USA) Inc., and any successor owner of the Apollo Property in the Zone or any portion thereof that intends to develop the Apollo Property in the Zone.

“**Apollo Projects**” means the Apollo Grant to be funded by the Apollo 380 Grant Fund Account, as detailed on **Exhibit C**.

“**Apollo Property**” means the approximate 11.266 acres of land located within the Zone owned by the Apollo Developer, and depicted on **Exhibit A-2**.

“**Apollo Grant**” means an annual amount equal to fifty percent (50%) of the property tax revenue generated from the Apollo Property for the earlier of (1) ten years or (2) a maximum reimbursement of \$2,700,000. Upon the Apollo Grant being satisfied, the entire City TIRZ Increment shall be deposited into the TIRZ Fund, and the Apollo 380 Grant Fund account shall be terminated.

“**Apollo 380 Grant Fund Account**” means the TIRZ Fund account that corresponds to the Apollo Property, which shall be responsible for paying the Apollo Projects.

“**Board**” means the Board of Directors for the Zone.

“**Captured Appraised Value**” means the new taxable value generated in addition to the Tax Increment Base on a parcel-by-parcel basis for each year during the term of the Zone, as calculated and confirmed annually by the Appraisal District.

“**City**” means the City of Sachse, Texas.

“**City Council**” means the governing body of the City.

“**City TIRZ Increment**” means the portion of the City’s ad valorem tax increment equal to fifty-five and thirty-fifth hundredths percent (55.35%) of the ad valorem real property taxes collected and received by the City on the Captured Appraised Value in the Zone.

“**Creation Ordinance**” means Ordinance No. 3898 adopted by the City Council on December 3, 2018, designating the creation of the Zone and the Board.

“**Final Plan**” means the *Reinvestment Zone Number Two, City of Sachse, Texas Final Project and Finance Plan* approved by the City Council on October 26th, 2020.

“**Feasibility Study**” means the economic feasibility study as evaluated over the term of the Zone and focused only on direct financial benefits, as shown on **Exhibit E**.

“**Heritage Park Improvements**” means those costs, in whole or in part, related to the construct, operation, and maintenance of Heritage Park, as financed by either the City or Station Developer.

“**Maximum Contribution**” means \$41,921,137 the maximum amount that the Zone shall contribute into the TIRZ Fund.

“**Non-Project Costs**” means those certain costs that will be spent to develop in the Zone, but will not be financed by the Zone, and will be financed by private funds, as detailed on **Exhibit B**.

“**Preliminary Plan**” means the *Reinvestment Zone Number Two, City of Sachse, Texas Preliminary Project and Finance Plan* approved by the City Council on November 15, 2018.

“**Project Costs**” means the total costs for projects in the Zone, including the Station PID Projects, Station Non-PID Projects, Station Economic Development Grant Projects, Apollo Projects, Heritage Park Improvements, and the Administrative Costs, as shown on **Exhibit C**.

“**Property**” means 170.686 acres of land as depicted on **Exhibit A** and identified on **Exhibit F**.

“Public Improvements” means the proposed public improvements to be financed by the Zone, which includes streets, water, storm drainage, sanitary sewer, professional services, landscaping, and economic development grants, which infrastructure is depicted on **Exhibit H**, and detailed on **Exhibit C**.

“Station Developer” means PMB Station Developer, LLC, a Texas limited liability company, and any successor owner of the Station Property in the Zone or any portion thereof that intends to develop the Station Property in the Zone.

“Station Development Agreement” means the agreement for the development of the Station Property entered into between the City and PMB Station Land, LP, as predecessor in interest to the Station Developer, dated as of October 3, 2018, as amended on August 14, 2019, July 21, 2020, July 12, 2021, and October 17, 2022, and as amended from time to time.

“Station Economic Development Grant Projects” means those projects funded by the Zone, pursuant to one or more economic development agreement(s) pursuant to Chapter 380, Texas Local Government Code, as amended, to provide a grant as consideration for projects benefitting the Station Property, but not eligible as public infrastructure under the Chapter 372, Texas Local Government Code, as amended, as detailed on **Exhibit C**.

“Station Non-PID Projects” means those projects funded by the Zone, pursuant to one or more reimbursement agreement(s) for projects benefitting the Station Property, but not included in the Station PID SAP.

“Station PID” means Sachse Public Improvement District No. 1.

“Station PID Projects” means those public improvements to be funded in part or in whole by the Station PID, as detailed on **Exhibit C**.

“Station PID SAP” means the Sachse Public Improvement District No. 1 Amended and Restated Service and Assessment Plan, as amended and updated from time to time.

“Station Property” means the approximate 159.42 acres of land located within the Zone.

“Tax Increment Base” means total appraised value of taxable real property in the Zone at the time of creation of the Zone, as calculated and certified by the Appraisal District.

“TIRZ Credit to the Station PID” means the annual offset on a parcel-by-parcel basis to property within the Station PID, as described in the Station PID SAP.

“**TIRZ Fund**” means the tax increment fund created by the City and segregated from all other funds of the City.

“**Zone**” means Reinvestment Zone Number Two, City of Sachse, Texas, as depicted on **Exhibit A**, and parcels identified on **Exhibit F**.

SECTION 2: INTRODUCTION

2.1 Authority and Purpose

The City has the authority under the Act to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area because the City Council determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the Zone is economically feasible, and that creation of the Zone is in the best interest of the City and the property in the Zone. The purpose of the Zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, provide grants, and other projects benefiting the Zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

2.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if the area:

- 1) substantially arrests or impairs the sound growth of the municipality designating the Zone, retard the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition; or
- 2) is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City; or
- 3) is in a federally assisted new community located in the City or in an area immediately adjacent to a federally assisted new community; or
- 4) is in an area described in a petition requesting that the area be designated as a reinvestment zone, if the petition is submitted to the governing body of the City by the owners of property constituting at least fifty percent (50%) of the appraised value of the property in the area according to the most recent certified appraisal roll for the county in which the area is located.

The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

2.3 The Zone

On December 3, 2018, the City Council approved the Creation Ordinance, creating the Zone which initially included approximately 157.664 acres of land. On September 21, 2020, after due process the Creation Ordinance was amended by Ordinance No. 3990 to incorporate into the Zone an additional 14.933 acres. In total, the Zone consists of 170.686 acres as described by metes and bounds on **Exhibit F** and depicted on **Exhibit A**. The Property was primarily owned by the Station Developer at the time of creation. The Property is currently zoned as, and subject to the use and development regulations of the PGBT Zoning District, which authorizes the development of residential, mixed use, retail, office, and office flex uses. The Property at the time of creation of the Zone was undeveloped. Development of the Property is well underway, and, due to its size, location, and physical characteristics, further development of the Property will not occur in the foreseeable future solely through private investment. The Property lacks public infrastructure and requires economic incentive to attract development for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. If the Public Improvements are financed as contemplated by this Amended and Restated Plan, the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City, a quality development.

2.4 Preliminary Plan and Hearing

Before the City Council adopted the Creation Ordinance, the City Council prepared the Preliminary Plan in accordance with the Act and held a public hearing on the creation of the Zone and its benefits to the City and to the Property, at which public hearing interested persons were given the opportunity to speak for and against the creation of the Zone, the boundaries of the Zone and the concept of tax increment financing, and at which hearing the owners of the Property were given a reasonable opportunity to protest the inclusion of their Property in the Zone. The requirement of the Act for a preliminary reinvestment zone financing plan was satisfied by the Preliminary Plan, the purpose of which was to describe, in general terms, the public improvements that will be undertaken and financed by the Zone. A description of how such public improvements and projects will be undertaken and financed shall be determined by this Amended and Restated Plan, which requires approval by the Board and by the City Council.

2.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the City Council considered the Creation Ordinance and the following findings:

- 1) that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future,
- 2) that the Zone was feasible,
- 3) that improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City, and
- 4) that the Zone meets the eligibility requirements of the Act.

Among other provisions required by the Act, the Creation Ordinance appointed the Board.

2.6 Board Recommendations

After the creation of the Zone, the Board reviewed the Final Plan and recommended its approval to the City Council. The Board has reviewed this Amended and Restated Plan and recommend its approval to the City Council pursuant to which the City shall contribute the City TIRZ increment into the TIRZ Fund to pay a portion of the Project Costs benefiting the Zone.

2.7 Council Action

2.7.1 Station Development Agreement

On October 13, 2018, the City Council and Developer entered into the Station Development Agreement, as amended, pursuant to which the Developer shall construct, or cause to be constructed certain public infrastructure within the Zone.

2.7.2 Boundary Amendment

On September 21, 2020 the City Council approved Ordinance No. 3990 to expand the boundary of the Zone to include 14.933 additional acres.

2.7.3 Final Plan

On October 26, 2020, the City Council considered the recommendations of the Board and approved Ordinance No. 4000, which approved the Final Plan.

2.7.4 Apollo Agreement

On June 7, 2021, the City Council authorized the City Manager to execute the Apollo Agreement with the Apollo Developer regarding economic development disbursements from the Zone.

2.7.5 Amended and Restated Plan

On October 17, 2022, the Board reviewed, and recommended to the City Council this Amended and Restated Plan, which amends and restates the Final Plan in its entirety. The City Council shall

consider this Amended and Restated Plan pursuant to which the City will contribute the City TIRZ Increment into the TIRZ Fund to fund the Project Costs benefiting the Zone.

SECTION 3: DESCRIPTION AND MAPS

3.1 Existing Uses and Conditions

The Property is currently located in Dallas County, Texas, and the corporate limits of the City and is subject to the use and development regulations of the City’s PGBT Zoning District. The Property was undeveloped when the Zone was created, and the majority of the Property remains underdeveloped and undeveloped. Currently, development has commenced throughout the Zone, and will require extensive public infrastructure that (1) the City cannot provide, and (2) will not be provided solely through private investment in the foreseeable future.

3.2 Proposed Uses

The proposed uses of the Property in the City include residential, mixed-use, medical manufacturing, retail, office, and office flex, as shown on **Exhibit G**.

SECTION 4: PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS

The Property is wholly located in the corporate limits of the City and is subject to the City’s zoning regulation. The City has exclusive jurisdiction over the subdivision and platting of the property within the Property and the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure. No proposed changes to zoning ordinances, comprehensive plan, building codes, subdivision rules, or other municipal ordinances are planned.

SECTION 5: RELOCATION OF DISPLACED PERSONS

No persons were displaced and in need of relocation due to the creation of the Zone or shall be due to the implementation of this Amended and Restated Plan.

SECTION 6: ESTIMATED NON-PROJECT COSTS

Non-Project Costs are costs that will be spent to develop the Zone but will not be financed by the Zone, and will be financed by private funds. The list of Non-Project Costs is shown on **Exhibit B**, and are estimated to be approximately \$172,509,590.

SECTION 7: PROPOSED PUBLIC IMPROVEMENTS

7.1 Categories of Public Improvements

All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act.

- i. Station PID Projects**
 - a. Public Improvements funded in part or in whole by the Station PID via debt issuances as further described in the Station PID SAP, as identified on **Exhibit C**.
- ii. Station Non-PID Projects**
 - a. To be constructed by the Station Developer, and reimbursed from available revenue from the TIRZ Fund subject to one or more TIRZ agreements, as identified on **Exhibit C**.
- iii. Station Economic Development Grant Projects**
 - a. To the Station Developer from available revenue from the TIRZ Fund as an economic development grant subject to one or more TIRZ economic development agreements, and identified on **Exhibit C**.
- iv. Apollo Projects**
 - a. means the Apollo Grant to be funded by the Apollo 380 Grant Fund Account, as detailed on **Exhibit C**.
- v. Heritage Park Improvements**
 - a. To reimburse the Station Developer and the City for eligible public improvements related to the construction and maintenance of Heritage Park, subject to the terms of the Station Development Agreement, and generally depicted on **Exhibit C**.

7.2 Location of Public Improvements

The estimated locations of the proposed Public Improvements are depicted on **Exhibit H**. These locations may be revised, with the approval of the City, from time to time without amending this Amended and Restated Plan.

SECTION 8: ESTIMATED PROJECT COSTS

8.1 Project Costs

The total Project Costs are estimated to be \$36,225,092, as shown below and detailed on **Exhibit C**. The costs of the Public Improvements are estimated to be \$35,801,297, and the Administrative Costs are estimated to be \$423,794.

- i. Administrative Costs**
 - a. The Administrative Costs are estimated to be \$10,000 per year beginning 2020 and escalating at two percent (2%) thereafter. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid.
- ii. Station PID Projects**
 - a. The total Station PID Project costs are estimated to be \$27,196,906, as shown on **Exhibit C**.
- iii. Station Non-PID Projects**
 - a. The total Station Non-PID Project costs are estimated to be \$2,028,326, as shown on **Exhibit C**.
- iv. Station Economic Development Grant Projects**
 - a. The total Station Economic Development Grant Projects costs are estimated to be \$522,065, as shown on **Exhibit C**.
- v. Apollo Projects**
 - a. The total Apollo Projects are estimated to be \$2,700,000, as shown on **Exhibit C**.
- vi. Heritage Park Improvements**
 - a. The total Heritage Park Improvements costs are estimated to be \$3,354,000, as shown on **Exhibit C**.

8.2 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually through the remaining duration of the Zone. It is estimated the costs of the Public Improvements will be incurred between 2021 and 2050, as shown on **Exhibit D**.

SECTION 9: ECONOMIC FEASIBILITY

The Feasibility Study focuses on only direct financial benefits (i.e. ad valorem tax revenues from development in the Zone). Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately \$82,292,212 in total new real property tax revenue for the City. It is estimated approximately

\$45,539,031 will be deposited into the TIRZ Fund to pay for the Project Costs over the life of the Zone. The remaining real property tax revenue over that period, estimated at \$36,753,181 shall be retained by the City.

One hundred percent (100%) of all taxing revenues generated for other taxing entities by the new development within the Zone will be retained by the respective taxing entities. Based on the foregoing, the feasibility of the Zone has been demonstrated.

SECTION 10: ESTIMATED BONDED INDEBTEDNESS

No tax increment reinvestment zone bonds or public indebtedness by the City secured by the tax increments pursuant to the Act, is contemplated.

SECTION 11: APPRAISED VALUE

11.1 Tax Increment Base

The Tax Increment Base is \$2,900,729 as confirmed by the Appraisal District. Each year, the Appraisal District shall confirm the Captured Appraised Value of the Zone, less the Tax Increment Base.

11.2 Estimated Captured Appraised Value

It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be approximately \$597,955,178, as shown on **Exhibit E**. The actual Captured Appraised Value, as certified by the Appraisal District each year, will be used to calculate the annual City TIRZ Increment.

SECTION 12: METHOD OF FINANCING

Pursuant to the Apollo Agreement, the City has agreed to provide the Apollo Grant to the Apollo Developer. The City TIRZ Increment generated from the Apollo Property will be held in the Apollo 380 Grant Fund Account within the TIRZ Fund and distributed annually as an economic development grant to the Apollo Developer. Upon the satisfaction of the incentive to the Apollo Developer, the remaining City TIRZ Increment generated from the Apollo Property will be used at the discretion of the City.

Pursuant to the Station Development Agreement, the City has created the Station PID and financed the Station PID Projects in part by the City via the issuance of bonds and has/will/shall construct or cause to be constructed the Station PID Projects portions of which will be financed

via the TIRZ Credit to the Station PID. This is described in greater detailed within the Station PID SAP.

This Amended and Restated Plan obligates the City to deposit into the TIRZ Fund each year for the duration of the Zone an amount equal to fifty-five and thirty-fifth hundredths (55.35%) of the City TIRZ Increment levied and collected which is equal to \$.36 per \$100 of assessed value.

Annually, funds deposited into the TIRZ Fund, other than the City TIRZ Increment deposited into the Apollo 380 Grant Fund Account, shall be applied in the following order:

1. First, to the allocation of the reasonable Administrative Costs of the Zone;
2. Second, to amounts required to reduce or pay a portion of any Station PID Assessments levied on the Property within the Station PID, to achieve an equivalent overlapping tax rate of \$3.15, including Station PID Assessments, pursuant to the Station PID SAP, as amended or updated, for TIRZ Projects, if any;
3. Third, payments to the Station Developer as reimbursement for the Station Non-PID Projects, which are estimated to costs \$2,028,326;
4. Fourth, payments to the Station Developer for the Station Economic Development Grant Projects in the form of an economic development grant to the Station Developer pursuant to Chapter 380, Texas Local Government Code, as amended, in the amount of \$522,065;
5. Fifth, payments to reimburse the Station Developer for its fifty percent (50%) share of the Heritage Park Improvements, up to \$1,677,000, plus simple interest per the terms of the Station Development Agreement;
6. Sixth, payments to reimburse the City for its fifty percent (50%) share of the Heritage Park Improvements, up to \$1,677,000;
7. Seventh, any future agreements the City may enter into that do not change the order listed above.

The aggregate amount of revenue contributed to the TIRZ Fund will not exceed the Maximum Contribution; provided, however, the Maximum Contribution may be increased from time to time at the discretion of the City Council, through amendments to this Amended and Restated Plan to include additional Project Costs.

Payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City unless otherwise approved by the governing body, and the TIRZ Fund shall only be used to pay the Project Costs in accordance with this Amended and Restated Plan up to the Maximum Contribution. The City may amend this Amended and Restated Plan in compliance with the Station Development Agreement, and Apollo Agreement, including but not limited to what is considered a Project Cost.

SECTION 13: DURATION OF THE ZONE, TERMINATION

13.1 Duration

The stated term of the Zone commenced at the creation of the Zone, and shall continue for thirty-two (32) years until December 31, 2049, with the last payment being deposited into the TIRZ Fund by September 1, 2050 unless otherwise terminated in accordance with the TIRZ Creation Ordinance.

13.2 Termination

The Zone will terminate prior to the duration described in Section 13.1, if the Maximum Contribution has been deposited into the TIRZ Fund prior to the expiration of the Zone. The City shall have no obligation to continue to make deposits to the TIRZ Fund and the Zone shall terminate unless the City elects to extend the term pursuant to the Act. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Amended and Restated Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Amended and Restated Plan for all purposes.

| | |
|------------------|--------------------------------------|
| Exhibit A | Map of the Zone |
| Exhibit B | Non-Project Costs |
| Exhibit C | Project Costs |
| Exhibit D | Estimated Timeline of Incurred Costs |
| Exhibit E | Feasibility Study |
| Exhibit F | Parcel Identification |
| Exhibit G | Proposed Uses of the Property |
| Exhibit H | Map of the Public Improvements |

EXHIBIT A – MAP OF THE ZONE

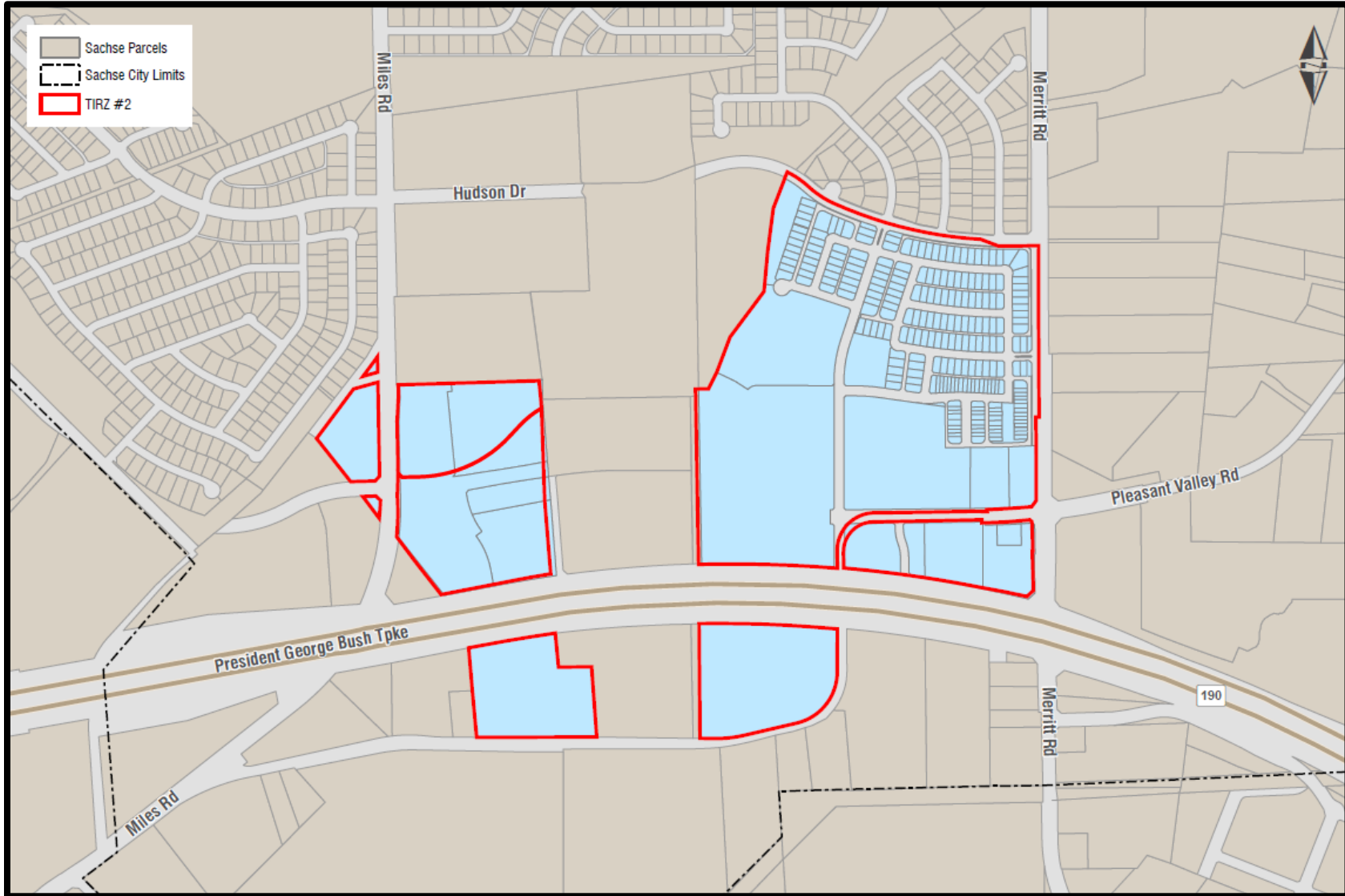


EXHIBIT B – NON-PROJECT COSTS

| Reinvestment Zone Number Two, City of Sachse Non-Project Costs | | | | | | |
|---|-------------------|-----------|---------------|----------------|----------------|-----------------------------|
| Land Use | Units/ Sq. Ft. | Lot Value | | Buildout Value | | Total Non- Project Costs |
| | | Per Unit | Total | Per Unit | Total | |
| Single Family | 214 | \$ 84,797 | \$ 18,146,558 | \$ 383,126 | \$ 81,988,964 | \$ 63,842,406 |
| Townhomes | 59 | \$ 53,198 | \$ 3,138,682 | \$ 255,964 | \$ 15,101,876 | \$ 11,963,194 |
| Multifamily | 790 | \$ 81,637 | \$ 64,493,230 | \$ 170,000 | \$ 134,300,000 | \$ 69,806,770 |
| Commercial 1 | 15,688 | \$ 137 | \$ 2,144,393 | \$ 191 | \$ 3,000,330 | \$ 855,937 |
| Commercial 2 | 206,607 | \$ 150 | \$ 31,013,777 | \$ 210 | \$ 43,393,668 | \$ 12,379,891 |
| Commercial 3 | 346,472 | \$ 99 | \$ 34,221,039 | \$ 138 | \$ 47,882,430 | \$ 13,661,391 |
| Total Non-Project Costs | | | | | | \$ 172,509,590 |

EXHIBIT C – LIST OF PROJECT COSTS

| Item | Cost |
|--|----------------------|
| Station PID Projects¹ | |
| Station Blvd/Bunker Hill Road | \$ 4,760,490 |
| Hudson Road | \$ 554,522 |
| Merritt Road | \$ 264,152 |
| Commons Parkway/Street A | \$ 558,736 |
| Heritage Park Improvements | \$ 2,267,960 |
| Regional Detention | \$ 884,774 |
| Master Water Line Extension | \$ 181,928 |
| Master Sewer Main Extension - Line A | \$ 210,692 |
| Master Sewer Main Extension - Line B | \$ 8,228 |
| Master Entry Monumentation/Artwork (TBD) | \$ 295,325 |
| Public Collector Road B/Street B | \$ 424,897 |
| Soft Costs | \$ 3,062,575 |
| Public Parking and In-Tract Improvements/Public Parking Area | \$ 496,770 |
| Phase 1 SF/East Tract | \$ 5,146,352 |
| Additional Heritage Park Improvements | \$ 339,906 |
| Street | \$ 3,951,569 |
| Water | \$ 691,934 |
| Sewer | \$ 618,443 |
| Storm Drainage | \$ 922,076 |
| Miscellaneous | \$ 1,555,576 |
| Subtotal | \$ 27,196,906 |
| Station Non-PID Projects² | |
| Commons Parkway Civil Improvements | \$ 38,621 |
| Phase 1 Public Parking and In-Tract Improvements | \$ 477,740 |
| Future Public Parking and In-Tract Improvements | \$ 951,201 |
| Future Mixed-Use #1 Civil Site Improvements | \$ 451,391 |
| Future Mixed-Use #2 Civil Site Improvements | \$ 109,373 |
| Subtotal | \$ 2,028,326 |
| Station Economic Development Grant Projects² | |
| Economic Development Grant | \$ 522,065 |
| Subtotal | \$ 522,065 |
| Apollo Projects³ | |
| Apollo Grant | \$ 2,700,000 |
| Subtotal | \$ 2,700,000 |
| Heritage Park Improvements | |
| Reimbursement to Developer ⁴ | \$ 1,677,000 |
| Reimbursement to City | \$ 1,677,000 |
| Subtotal | \$ 3,354,000 |
| Administrative Costs | \$ 423,794 |
| Total Project Costs | \$ 36,225,092 |

Notes:

(1) As identified in the Station PID SAP.

(2) To be identified in one or more future TIRZ agreement(s).

(3) Pursuant to the Apollo Agreement.

(4) Developer to be reimbursed with simple interest per terms of the Station Development Agreement, as amended.

EXHIBIT D – ESTIMATED TIMELINE OF INCURRED PROJECT COSTS

| Reinvestment Zone Number Two, City of Sachse, TX Estimated Timeline of Incurred Project Costs | | | | | | | | | |
|--|------|-------------------|---------------------------|---------------------------------|---|----------------------------------|--|-------------------------------------|------------|
| TIRZ Term | Year | Project Costs | | | | | | | |
| | | Admin. Costs | TIRZ Credit to the PID | Apollo Projects ¹ | Station Non- PID Projects ² | Station ED Grant ² | Developer Heritage Park Reimbursement ³ | City Heritage Park Reimbursement | |
| Base | 2018 | | | | | | | | |
| 1 | 2019 | | | | | | | | |
| 2 | 2020 | \$ 10,000 | | | | | | | |
| 3 | 2021 | \$ 10,200 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 4 | 2022 | \$ 10,404 | \$ 29,571 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 5 | 2023 | \$ 10,612 | \$ 177,004 | \$ - | \$ 274,938 | \$ - | \$ - | \$ - | \$ - |
| 6 | 2024 | \$ 10,824 | \$ 210,191 | \$ - | \$ 307,033 | \$ - | \$ - | \$ - | \$ - |
| 7 | 2025 | \$ 11,041 | \$ 273,262 | \$ 104,928 | \$ 378,791 | \$ - | \$ - | \$ - | \$ - |
| 8 | 2026 | \$ 11,262 | \$ 493,628 | \$ 216,486 | \$ 463,409 | \$ - | \$ - | \$ - | \$ - |
| 9 | 2027 | \$ 11,487 | \$ 589,419 | \$ 220,816 | \$ 559,363 | \$ - | \$ - | \$ - | \$ - |
| 10 | 2028 | \$ 11,717 | \$ 589,419 | \$ 220,816 | \$ 44,793 | \$ 522,065 | \$ 52,361 | \$ - | \$ - |
| 11 | 2029 | \$ 11,951 | \$ 589,419 | \$ 220,816 | \$ - | \$ - | \$ 674,584 | \$ - | \$ - |
| 12 | 2030 | \$ 12,190 | \$ 589,419 | \$ 225,232 | \$ - | \$ - | \$ 700,072 | \$ - | \$ - |
| 13 | 2031 | \$ 12,434 | \$ 589,419 | \$ 229,737 | \$ - | \$ - | \$ 249,983 | \$ - | \$ 476,088 |
| 14 | 2032 | \$ 12,682 | \$ 589,419 | \$ 234,331 | \$ - | \$ - | \$ - | \$ - | \$ 752,590 |
| 15 | 2033 | \$ 12,936 | \$ 589,419 | \$ 239,018 | \$ - | \$ - | \$ - | \$ - | \$ 448,322 |
| 16 | 2034 | \$ 13,195 | \$ 589,419 | \$ 243,798 | \$ - | \$ - | \$ - | \$ - | \$ - |
| 17 | 2035 | \$ 13,459 | \$ 589,419 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 18 | 2036 | \$ 13,728 | \$ 589,419 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 19 | 2037 | \$ 14,002 | \$ 589,419 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 20 | 2038 | \$ 14,282 | \$ 589,419 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 21 | 2039 | \$ 14,568 | \$ 589,419 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 22 | 2040 | \$ 14,859 | \$ 589,419 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 23 | 2041 | \$ 15,157 | \$ 589,419 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 24 | 2042 | \$ 15,460 | \$ 589,419 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 25 | 2043 | \$ 15,769 | \$ 589,419 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 26 | 2044 | \$ 16,084 | \$ 589,419 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 27 | 2045 | \$ 16,406 | \$ 589,419 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 28 | 2046 | \$ 16,734 | \$ 589,419 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 29 | 2047 | \$ 17,069 | \$ 589,419 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 30 | 2048 | \$ 17,410 | \$ 589,419 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 31 | 2049 | \$ 17,758 | \$ 589,419 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 32 | 2050 | \$ 18,114 | \$ 589,419 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | \$ 423,794 | \$ 15,329,715 | \$ 2,155,979 | \$ 2,028,326 | \$ 522,065 | \$ 1,677,000 | \$ 1,677,000 | |

(1) Represents the Apollo Grant.

(2) Represents Station Non-PID Projects or Station Economic Development Grant Projects subject to availability of funds, and one or more future economic development agreement.

(3) Developer will be reimbursed with simple interest per the terms of the Station Development Agreement, as amended.

EXHIBIT E – FEASIBILITY STUDY

| Reinvestment Zone Number Two, City of Sachse, TX Feasibility Study | | | | | | | | | | | |
|---|----------|-------------|-----------------------|-------------------|-------------------|----------------------|--------|-----------|------------|-----------------------|------------|
| TIRZ Term | Tax Year | Growth/Year | Added Taxable Value | Net Taxable Value | Incremental Value | TIRZ No. 2 Fund | | | | City Retained Revenue | |
| | | | | | | AV Rate ² | % | Annual | Cumulative | Annual | Cumulative |
| Base | 2018 | 0% | | 2,900,729 | | | | | | | |
| 1 | 2019 | 2.0% | \$ 6,776,965 | 9,677,694 | 6,776,965 | | | | | | |
| 2 | 2020 | 2.0% | \$ 18,932,311 | 21,833,040 | 18,932,311 | 0.72000 | 50.00% | 24,397 | 24,397 | 24,397 | 24,397 |
| 3 | 2021 | 2.0% | \$ 15,325,040 | 37,594,741 | 34,694,012 | 0.70073 | 50.00% | 66,332 | 90,729 | 66,332 | 90,729 |
| 4 | 2022 | 2.0% | \$ 49,858,290 | 88,204,925 | 85,304,196 | 0.6504 | 55.35% | 124,900 | 215,630 | 100,755 | 191,484 |
| 5 | 2023 | 2.0% | \$ 59,609,687 | 149,578,710 | 146,677,981 | 0.6504 | 55.35% | 307,100 | 522,729 | 247,733 | 439,217 |
| 6 | 2024 | 2.0% | \$ 63,666,626 | 216,236,911 | 213,336,182 | 0.6504 | 55.35% | 528,048 | 1,050,778 | 425,969 | 865,186 |
| 7 | 2025 | 2.0% | \$ 111,440,939 | 332,002,588 | 329,101,859 | 0.6504 | 55.35% | 768,021 | 1,818,799 | 619,551 | 1,484,737 |
| 8 | 2026 | 2.0% | \$ 47,887,115 | 386,529,754 | 383,629,025 | 0.6504 | 55.35% | 1,184,784 | 3,003,583 | 955,747 | 2,440,484 |
| 9 | 2027 | 0.0% | \$ 16,690,289 | 403,220,044 | 400,319,315 | 0.6504 | 55.35% | 1,381,085 | 4,384,668 | 1,114,100 | 3,554,584 |
| 10 | 2028 | 0.0% | \$ 15,443,880 | 418,663,924 | 415,763,195 | 0.6504 | 55.35% | 1,441,171 | 5,825,838 | 1,162,570 | 4,717,154 |
| 11 | 2029 | 2.0% | \$ - | 427,037,202 | 424,136,473 | 0.6504 | 55.35% | 1,496,769 | 7,322,608 | 1,207,421 | 5,924,575 |
| 12 | 2030 | 2.0% | \$ - | 435,577,946 | 432,677,217 | 0.6504 | 55.35% | 1,526,914 | 8,849,521 | 1,231,738 | 7,156,313 |
| 13 | 2031 | 2.0% | \$ - | 444,289,505 | 441,388,776 | 0.6504 | 55.35% | 1,557,661 | 10,407,182 | 1,256,541 | 8,412,854 |
| 14 | 2032 | 2.0% | \$ - | 453,175,295 | 450,274,566 | 0.6504 | 55.35% | 1,589,023 | 11,996,205 | 1,281,840 | 9,694,695 |
| 15 | 2033 | 2.0% | \$ - | 462,238,801 | 459,338,072 | 0.6504 | 55.35% | 1,621,012 | 13,617,217 | 1,307,646 | 11,002,340 |
| 16 | 2034 | 2.0% | \$ - | 471,483,577 | 468,582,848 | 0.6504 | 55.35% | 1,653,641 | 15,270,858 | 1,333,967 | 12,336,307 |
| 17 | 2035 | 2.0% | \$ - | 480,913,249 | 478,012,520 | 0.6504 | 55.35% | 1,686,923 | 16,957,781 | 1,360,815 | 13,697,122 |
| 18 | 2036 | 2.0% | \$ - | 490,531,514 | 487,630,785 | 0.6504 | 55.35% | 1,720,870 | 18,678,651 | 1,388,200 | 15,085,322 |
| 19 | 2037 | 0.0% | \$ - | 490,531,514 | 487,630,785 | 0.6504 | 55.35% | 1,755,496 | 20,434,148 | 1,416,132 | 16,501,454 |
| 20 | 2038 | 0.0% | \$ - | 490,531,514 | 487,630,785 | 0.6504 | 55.35% | 1,755,496 | 22,189,644 | 1,416,132 | 17,917,586 |
| 21 | 2039 | 2.0% | \$ - | 500,342,144 | 497,441,415 | 0.6504 | 55.35% | 1,755,496 | 23,945,140 | 1,416,132 | 19,333,719 |
| 22 | 2040 | 2.0% | \$ - | 510,348,987 | 507,448,258 | 0.6504 | 55.35% | 1,790,815 | 25,735,956 | 1,444,623 | 20,778,342 |
| 23 | 2041 | 2.0% | \$ - | 520,555,967 | 517,655,238 | 0.6504 | 55.35% | 1,826,840 | 27,562,796 | 1,473,684 | 22,252,026 |
| 24 | 2042 | 2.0% | \$ - | 530,967,086 | 528,066,357 | 0.6504 | 55.35% | 1,863,586 | 29,426,382 | 1,503,326 | 23,755,353 |
| 25 | 2043 | 2.0% | \$ - | 541,586,428 | 538,685,699 | 0.6504 | 55.35% | 1,901,067 | 31,327,449 | 1,533,561 | 25,288,914 |
| 26 | 2044 | 2.0% | \$ - | 552,418,156 | 549,517,427 | 0.6504 | 55.35% | 1,939,297 | 33,266,746 | 1,564,401 | 26,853,315 |
| 27 | 2045 | 2.0% | \$ - | 563,466,519 | 560,565,790 | 0.6504 | 55.35% | 1,978,292 | 35,245,037 | 1,595,858 | 28,449,173 |
| 28 | 2046 | 2.0% | \$ - | 574,735,850 | 571,835,121 | 0.6504 | 55.35% | 2,018,066 | 37,263,104 | 1,627,943 | 30,077,116 |
| 29 | 2047 | 0.0% | \$ - | 574,735,850 | 571,835,121 | 0.6504 | 55.35% | 2,058,636 | 39,321,740 | 1,660,671 | 31,737,787 |
| 30 | 2048 | 0.0% | \$ - | 574,735,850 | 571,835,121 | 0.6504 | 55.35% | 2,058,636 | 41,380,377 | 1,660,671 | 33,398,457 |
| 31 | 2049 | 2.0% | \$ - | 586,230,567 | 583,329,838 | 0.6504 | 55.35% | 2,058,636 | 43,439,013 | 1,660,671 | 35,059,128 |
| 32 | 2050 | 2.0% | \$ - | 597,955,178 | 595,054,449 | 0.6504 | 55.35% | 2,100,018 | 45,539,031 | 1,694,053 | 36,753,181 |
| | | | \$ 405,631,141 | | | \$ 45,539,031 | | | | \$ 36,753,181 | |

EXHIBIT F – LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION OF THE PROPERTY

170.686 ACRES

LEGAL DESCRIPTION - Tract 1: 131.965 ACRES

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, the McKinney and Williams Survey, Abstract No. 1000, and the Zach Motley survey, abstract No. 1009 also being a portion of a 78.13-acre tract of land and a 33.63 acre tract described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, all of a tract of land described by deed to Maurice McClain recorded in Volume 172, Page 96 of the Deed Records of Dallas County, Texas, all of a tract of land to the City of Sachse as recorded in Instrument Number 201700347810 of the Official Public Records of Dallas County, Texas, a portion of a tract of land described by deed to Maurice L. McClain recorded in Volume 8006, Page 1624 of the Deed Records of Dallas County, Texas, a portion of a tract of land described by deed to Donald K. McClain as recorded in Volume 73241, Page 1588 of the Deed Records of Dallas County, Texas, and a portion of a tract of land described by deed to the City of Sachse as recorded in Volume 94150, Page 6284 and Volume 98121, Page 6186 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 78.13-acre tract to Children's Medical Center Foundation, also lying on the west line of Merritt Road, a variable width right-of-way;

THENCE South 00 degrees 14 minutes 29 seconds West, a distance of 265.43 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

THENCE South 00 degrees 17 minutes 44 seconds East, a distance of 749.92 feet to a point for corner;

THENCE South 89 degrees 49 minutes 07 seconds West, a distance of 19.40 feet to a point for corner;

THENCE South 00 degrees 58 minutes 54 seconds East, a distance of 166.49 feet to a point for corner;

THENCE South 87 degrees 23 minutes 36 seconds West, a distance of 8.33 feet to a point for corner;

THENCE South 00 degrees 30 minutes 05 seconds East, a distance of 325.91 feet to a point for corner;

THENCE South 01 degrees 26 minutes 08 seconds East, a distance of 310.38 feet to a point for corner;

THENCE South 84 degrees 19 minutes 28 seconds West, a distance of 5.28 feet to a point for corner;

THENCE South 00 degrees 38 minutes 08 seconds East, a distance of 233.16 feet to a point for corner;

THENCE South 46 degrees 54 minutes 32 seconds West, a distance of 52.21 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 7815.00 feet, a central angle of 08 degrees 03 minutes 10 seconds, an arc length of 1098.38 feet, a chord bearing of North 80 degrees 56 minutes 08 seconds West, a distance of 1097.48 feet point for corner;

THENCE North 85 degrees 45 minutes 34 seconds West, a distance of 59.41 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 7813.20 feet, a central angle of 06 degrees 03 minutes 12 seconds, an arc length of 825.47 feet, a chord bearing of North 88 degrees 24 minutes 26 seconds West, a distance of 825.09 feet point for corner;

THENCE North 01 degrees 00 minutes 01 seconds West, a distance of 991.09 feet to a point for corner;

THENCE South 88 degrees 53 minutes 13 seconds West, a distance of 919.49 feet to a point for corner;

THENCE South 04 degrees 12 minutes 40 seconds East, a distance of 59.32 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 555.00 feet, a central angle of 17 degrees 05 minutes 04 seconds, an arc length of 165.49 feet, a chord bearing of South 51 degrees 33 minutes 33 seconds West, a distance of 164.88 feet point for corner;

THENCE South 43 degrees 01 minutes 02 seconds West, a distance of 87.64 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 755.00 feet, a central angle of 45 degrees 57 minutes 01 seconds, an arc length of 605.50 feet, a chord bearing of South 65 degrees 59 minutes 32 seconds West, a distance of 589.40 feet point for corner;

THENCE South 88 degrees 58 minutes 01 seconds West, a distance of 100.58 feet to a point for corner;

THENCE North 46 degrees 16 minutes 56 seconds West, a distance of 32.97 feet to a point for corner;

THENCE North 01 degrees 04 minutes 22 seconds West, a distance of 309.36 feet to a point for corner;

THENCE North 03 degrees 17 minutes 48 seconds East, a distance of 144.44 feet to a point for corner;

THENCE North 01 degrees 04 minutes 34 seconds West, a distance of 83.55 feet to a point for corner;

THENCE North 88 degrees 43 minutes 23 seconds East, a distance of 836.14 feet to a point for corner;

THENCE North 05 degrees 17 minutes 52 seconds West, a distance of 524.29 feet to a point for corner;

THENCE North 89 degrees 41 minutes 29 seconds East, a distance of 315.73 feet to a point for corner;

THENCE North 02 degrees 40 minutes 19 seconds West, a distance of 556.10 feet to a point for corner;

THENCE North 88 degrees 29 minutes 17 seconds East, a distance of 307.90 feet to a point for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a radius of 530.00 feet, a central angle of 17 degrees 56 minutes 09 seconds, an arc length of 165.91 feet, a chord bearing of North 79 degrees 31 minutes 12 seconds East, a distance of 165.23 feet point for corner;

THENCE North 70 degrees 32 minutes 53 seconds East, a distance of 347.25 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 538.50 feet, a central angle of 46 degrees 15 minutes 42 seconds, an arc length of 434.79 feet, a chord bearing of South 86 degrees 19 minutes 45 seconds East, a distance of 423.08 feet point for corner;

THENCE North 21 degrees 19 minutes 27 seconds East, a distance of 34.92 feet to a point for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 573.50 feet, a central angle of 15 degrees 36 minutes 23 seconds, an arc length of 156.21 feet, a chord bearing of South 55 degrees 44 minutes 24 seconds East, a distance of 155.73 feet point for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a radius of 575.00 feet, a central angle of 18 degrees 05 minutes 20 seconds, an arc length of 181.53 feet, a chord bearing of South 56 degrees 58 minutes 52 seconds East, a distance of 180.78 feet point for corner for the beginning of a compound curve to the left;

THENCE with said compound curve continuing to the left having a radius of 2500.00 feet, a central angle of 20 degrees 36 minutes 16 seconds, an arc length of 899.04 feet, a chord bearing of South 76 degrees 19 minutes 40 seconds East, a distance of 894.20 feet point for corner;

THENCE South 69 degrees 16 minutes 05 seconds East, a distance of 110.00 feet to a point for corner;

THENCE South 89 degrees 45 minutes 48 seconds East, a distance of 67.22 feet to a point for corner;

THENCE North 89 degrees 28 minutes 37 seconds East, a distance of 173.94 feet to the **POINT OF BEGINNING**, containing 5,748,388 square Feet, or 131.965 acres of land.

LEGAL DESCRIPTION - Tract 2: 3.622 ACRES

BEING a tract of land situated in the Robert McCullough Survey, Abstract No. 928, also being a portion of a called 4.07-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "W.A.I." found for the northwest corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas, also lying on the southwest line of said 4.07-acre tract and the northeast line of a tract of land described by deed to The Trull Foundation as recorded in Volume 2001009, Page 575 of the Deed Records of Dallas County, Texas;

THENCE North 38 degrees 21 minutes 45 seconds West, along the common line of said 4.07-acre tract and said Trull Foundation tract, a distance of 326.23 feet to a 5/8 inch iron rod with cap stamped "TNP" set for most westerly corner of said 4.07-acre tract, also lying on the southeast line of Old Miles Road a variable width right-of-way;

THENCE North 36 degrees 49 minutes 36 seconds East, along the southeast line of said Old Miles Road and the northwest line of said 4.07-acre tract, a distance of 564.86 feet to a 1/2 inch iron rod with cap stamped "HALFF" found for the beginning of a curve to the left;

THENCE continuing along the southeast line of said Old Miles Road and the northwest line of said 4.07-acre tract with said curve to the left having a radius of 585.85 feet, a central angle of 03 degrees 53 minutes 34 seconds, an arc length of 39.80 feet, a chord bearing of North 34 degrees 51 minutes 58 seconds East, a distance of 39.80 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the north corner of said 4.07-acre tract, also lying on the west line of Miles Road a variable width right-of-way;

THENCE South 01 degrees 01 minutes 20 seconds East, along the west line of Miles Road, a distance of 708.15 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the northeast corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas;

THENCE leaving the west line of said Miles Road along the northerly line of said right-of-way dedication the following courses and distances:

South 43 degrees 28 minutes 06 seconds West, a distance of 39.07 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 88 degrees 28 minutes 07 seconds West, a distance of 120.98 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the left;

with said curve to the left having a radius of 845.00 feet, a central angle of 01 degrees 36 minutes 24 seconds, an arc length of 23.69 feet, a chord bearing of South 87 degrees 39 minutes 54 seconds West, a distance of 23.69 feet to the **POINT OF BEGINNING** containing 157,785 Square Feet, or 3.622 Acres of land.

LEGAL DESCRIPTION - Tract 3: 0.153 ACRES

BEING a tract of land situated in the Robert McCullough Survey, Abstract No. 928, also being a portion of a called 4.07-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "HALFF" found for the southeast corner of said 4.07-acre tract, same being the northeast corner of a tract of land described by deed to The Trull Foundation as recorded in Volume 2001009, Page 575 of the Deed Records of Dallas County, Texas, also lying on the west line of Miles Road a variable width right-of-way;

THENCE North 38 degrees 21 minutes 45 seconds West, along the common line of said 4.07-acre tract and said Trull Foundation tract, a distance of 165.28 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southwest corner of a right-of-way dedication to the City of Sachse as recorded in Instrument Number 201100215349 of the Official Public Records of Dallas County, Texas;

THENCE North 88 degrees 28 minutes 07 seconds East, along the south line of said right-of-way dedication, a distance of 77.52 feet to a 5/8 inch iron rod with cap stamped "TNP" set for a corner clip of same;

THENCE South 46 degrees 31 minutes 54 seconds East, continuing along said right-of-way dedication, a distance of 37.26 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the west line of the aforementioned Miles Road;

THENCE South 01 degrees 01 minutes 20 seconds East, along the west line of said Miles Road, a distance of 2.71 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the right;

THENCE continuing along the east line of said Miles Road with said curve to the right having a radius of 1450.00 feet, a central angle of 04 degrees 05 minutes 05 seconds, an arc length of 103.38 feet, a chord bearing of South 01 degrees 06 minutes 22 seconds West, a distance of 103.35 feet to the **POINT OF BEGINNING**, containing 6,655 Square Feet, or 0.153 Acre.

LEGAL DESCRIPTION - Tract 4: 8.747 ACRES

BEING a tract of land situated in the Richard Copeland Survey, abstract No. 228, also being all of an 8.68-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "WAI" found for the northwest corner of said 8.68-acre tract also lying on the south line of President George Bush Turnpike, a called 350.00 feet wide right-of-way;

THENCE North 79 degrees 45 minutes 22 seconds East, along the south line of said President George Bush Turnpike, a distance of 218.91 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a non-tangent curve to the right;

THENCE continuing along the south line of said President George Bush Turnpike with said curve to the right having a radius of 7465.00 feet, a central angle of 02 degrees 19 minutes 19 seconds, an arc length of 302.51 feet, a chord bearing of North 80 degrees 55 minutes 01 seconds East, a distance of 302.49 feet to a 5/8 inch iron rod found for the northeast corner of said 8.68 acre tract, also lying on the westerly line of a tract of land described by deed to Batsu Enterprises recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas;

THENCE along the common line of said 8.68-acre tract and said Batsu Enterprises tract the following courses and distances:

South 05 degrees 29 minutes 08 seconds East, a distance of 202.09 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 33 minutes 14 seconds East, a distance of 196.48 feet to 5/8 inch iron rod with cap stamped "JBI" found for corner;

South 04 degrees 09 minutes 28 seconds East, a distance of 416.53 feet to a 5/8 inch iron rod with cap stamped "JBI" found for the southeast corner of said 8.68 acre tract and the southwest corner of said Batsu Enterprises tract, also lying on the north line of Pleasant Valley road, a variable width right-of-way;

THENCE South 89 degrees 50 minutes 57 seconds West, along the north line of said Pleasant Valley Road, a distance of 712.69 feet to a 5/8-inch iron rod with cap stamped "JBI" found for the southwest corner of said 8.68-acre tract;

THENCE North 05 degrees 17 minutes 07 seconds West, along the west line of said 8.68-acre tract, a distance of 277.26 feet to a 1/2-inch iron rod found for an angle point in same for corner;

THENCE North 04 degrees 55 minutes 13 seconds West, continuing along the west line of said 8.68-acre tract, a distance of 255.12 feet to the **POINT OF BEGINNING**, containing 381,007 Square Feet, or 8.747 Acres of land.

LEGAL DESCRIPTION - Tract 5: 11.266 ACRES

BEING a tract of land situated in the Richard Copeland Survey, abstract No. 228, also being all of a 11.27-acre tract of land described by deed to Children's Medical Center Foundation recorded in Instrument Number 201200202382 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a T.X.D.O.T. aluminum cap stamped "2655" found for the northeast corner of said 11.27-acre tract also lying at the intersection of the west line of Pleasant Valley Road, a variable width right-of-way with the south line of President George Bush Turnpike, a called 350.00 feet wide right-of-way;

THENCE along the common line of said 11.27-acre tract and said Pleasant Valley Road the following courses and distances:

South 00 degrees 23 minutes 36 seconds East, a distance of 255.19 feet to a 5/8-inch iron rod with cap stamped "TNP" set for the beginning of a curve to the right; with said curve to the right having a radius of 311.06 feet, a central angle of 76 degrees 44 minutes 04 seconds, an arc length of 416.59 feet, a chord bearing of South 37 degrees 58 minutes 24 seconds West, a distance of 386.15 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

South 76 degrees 28 minutes 32 seconds West, a distance of 320.80 feet to 1/2-inch iron rod with cap stamped "HALFF" found for the beginning of a curve to the right; with said curve to the right having a radius of 707.53 feet, a central angle of 13 degrees 35 minutes 53 seconds, an arc length of 167.92 feet, a chord bearing of South 83 degrees 01 minutes 55 seconds West, a distance of 167.53 feet 1/2-inch iron rod with cap stamped "HALFF" found for corner;

North 89 degrees 46 minutes 07 seconds West, a distance of 96.34 feet to 1/2-inch iron rod with cap stamped "JBI" found for the southwest corner of said 11.27-acre tract, also lying on the east line of a tract of land described by deed to the City of Sachse recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 55 minutes 31 seconds West, along the common line of said 11.27-acre tract and said City of Sachse tract, a distance of 678.28 feet to 1/2-inch iron rod with cap stamped "WAI" found for the northwest corner of said 11.27-acre tract, also lying on the south line of the aforementioned President George Bush Turnpike, also for the beginning of a non-tangent curve to the right;

THENCE along the south line of said President George Bush Turnpike with said curve to the right having a radius of 7465.00 feet, a central angle of 06 degrees 18 minutes 35 seconds, an arc length of 822.09 feet, a chord bearing of South 88 degrees 21 minutes 02 seconds East, a distance of 821.67 feet to the **POINT OF BEGINNING**, containing 490,729 Square Feet, or 11.266 Acres of land.

LEGAL DESCRIPTION - Tract 6: 14.933 ACRES

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being all of a called 14.933 acres, described in a Special Warranty Deed to Sachse Medical Center, LLC, recorded in Instrument No. 201400065513 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 14.933 acre tract, said corner being in the west line of that tract of land described in a Special Warranty Deed to Batsu Enterprises, recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas, and in the north right-of-way line of President George Bush Turnpike, a 350 foot wide right-of-way, said corner also being at the beginning of a non-tangent curve to the left;

THENCE, along the south line of said 14.933 acre tract and the north right-of-way line of said President George Bush Turnpike, the following courses and distances:

Southwesterly, along said non-tangent curve to the left through a central angle of 02°26'08", having a radius of 7815.00 feet, a chord bearing of South 80°58'58" West, a chord distance of 332.18 feet and an arc length of 332.20 feet to a concrete monument with brass disk found for corner at the end of said curve;

South 79°45'54" West, a distance of 343.41 feet to the most southerly southwest corner of said 14.933 acre tract, said corner being in the northeast line of a called 51.724 acre tract of land described in a Warranty Deed to The Trull Foundation, recorded in Volume 94077, Page 2599 of the Deed Records of Dallas County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped "WAI" found for witness bears North 73°54' East, 0.6 feet;

THENCE North 38°00'53" West, departing the north right-of-way line of said President George Bush Turnpike, and along the southwest line of said 14.933 acre tract and the northeast line of said 51.724 acre tract and the northeast line of Tract Two, called 0.5384 acre, as described in a General Warranty Deed to The Trull Foundation, recorded in Volume 96158, Page 6025 of the Deed Records of Dallas County, Texas, a distance of 435.20 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the most westerly southwest corner of said 14.933 acre tract, said corner being in the east right-of-way line of Miles Road, a 100 foot wide right-of-way at this point, and also being at the beginning of a non-tangent curve to the left;

THENCE, along the west line of said 14.933 acre tract and the east right-of-way line of said Miles Road, the following courses and distances:

Northeasterly, along said non-tangent curve to the left through a central angle of 08°21'44", having a radius of 1550.00 feet, a chord bearing of North 03°08'21" East, a chord distance of 226.02 feet and an

arc length of 226.22 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

North 01°02'31" West, a distance of 142.90 feet to the northwest corner of said 14.933 acre tract, common to the southwest corner of a called 8.709 acres, as described in a Special Warranty Deed, recorded in Instrument No. 201800267365 of the Official Public Records of Dallas County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 41°40' East, 0.3 feet;

THENCE departing the east right-of-way line of said Miles Road, along the common line of said 14.933 acre tract and said 8.709 acre tract, the following courses and distances:

South 46°17'27" East, a distance of 32.97 feet to a 5/8 inch iron rod with red plastic stamped "TNP" found for corner;

North 88°57'30" East, a distance of 100.58 feet to the beginning of a tangent curve to the left, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 45°49' East, 0.2 feet;

Northeasterly, along said tangent curve to the left through a central angle of 45°57'00", having a radius of 755.00 feet, a chord bearing of North 65°59'01" East, a chord distance of 589.40 feet and an arc length of 605.49 feet to the end of said curve, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 69°15' East, 0.3 feet;

North 43°00'31" East, a distance of 87.64 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right, from which, a 5/8 inch iron rod with plastic cap stamped "TNP" found for witness bears North 68°18' East, 0.3 feet;

Northeasterly, along said tangent curve to the right through a central angle of 16°00'32", having a radius of 555.00 feet, a chord bearing of North 51°00'47" East, a chord distance of 154.57 feet and an arc length of 155.07 feet to a 5/8 inch iron rod with red plastic stamped "KHA" set for the northeast corner of said 14.933 acre tract at the end of said curve, said point being in the west line of aforesaid Batsu Enterprises tract, from which a 1/2 inch iron rod found for the most northerly northwest corner of said Batsu Enterprises tract and the most westerly southwest corner of a called 26.04 acre tract of land described in a Special Warranty Deed to the City of Sachse, recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas, bears North 05°00'48" West a distance of 63.83 feet;

THENCE, along the east line of said 14.933 acre tract and the west line of said Batsu Enterprises tract, the following courses and distances:

South 05°00'48" East, a distance of 550.69 feet to a point for corner, from which, a 1/2 inch iron rod found for witness bears South 58°28' East, 0.5 feet;

South 04°26'52" East, a distance of 431.33 feet to the POINT OF BEGINNING and containing 14.933 acres (650,474 square feet) of land, more or less.

EXHIBIT G – PROPOSED USES OF THE PROPERTY

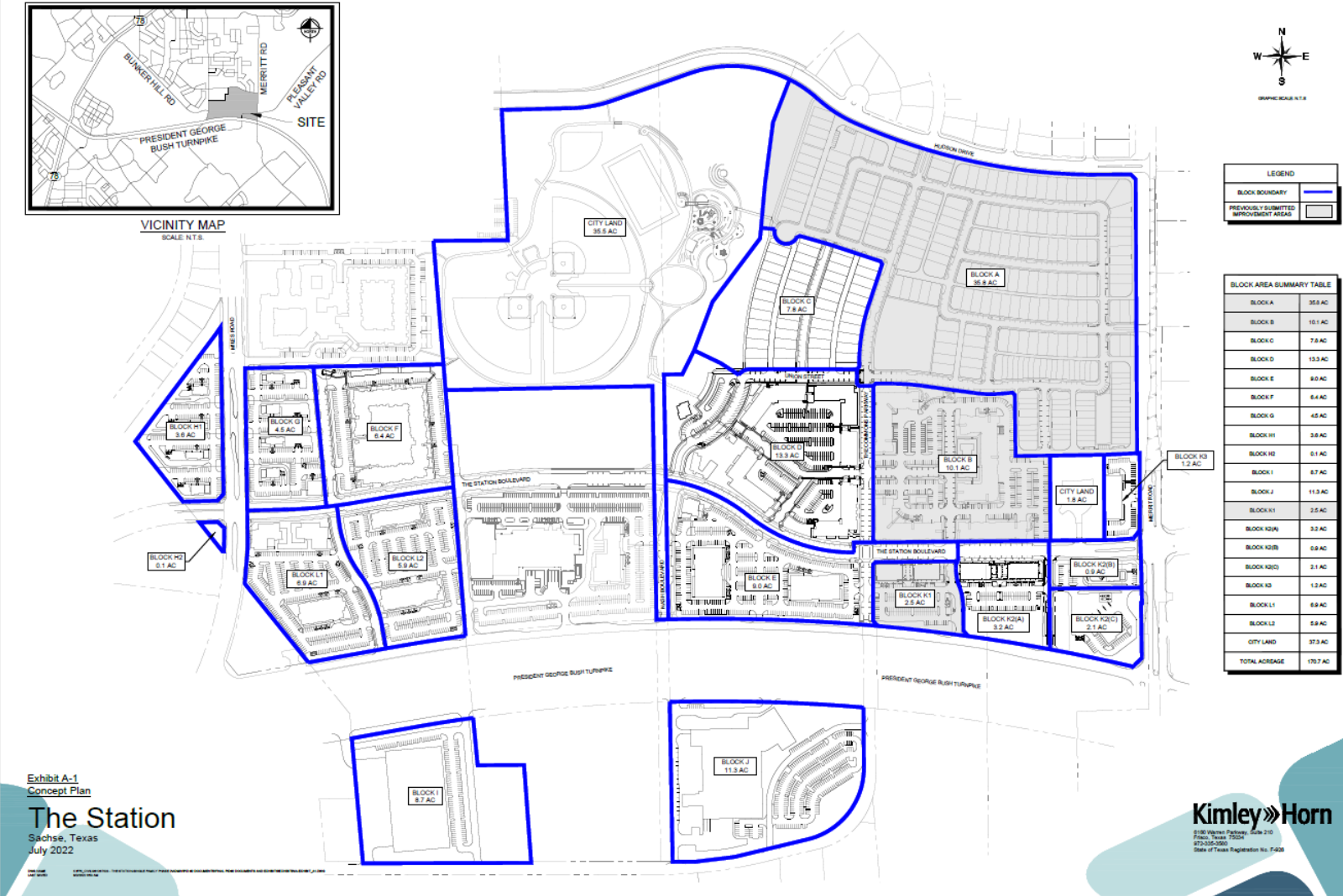
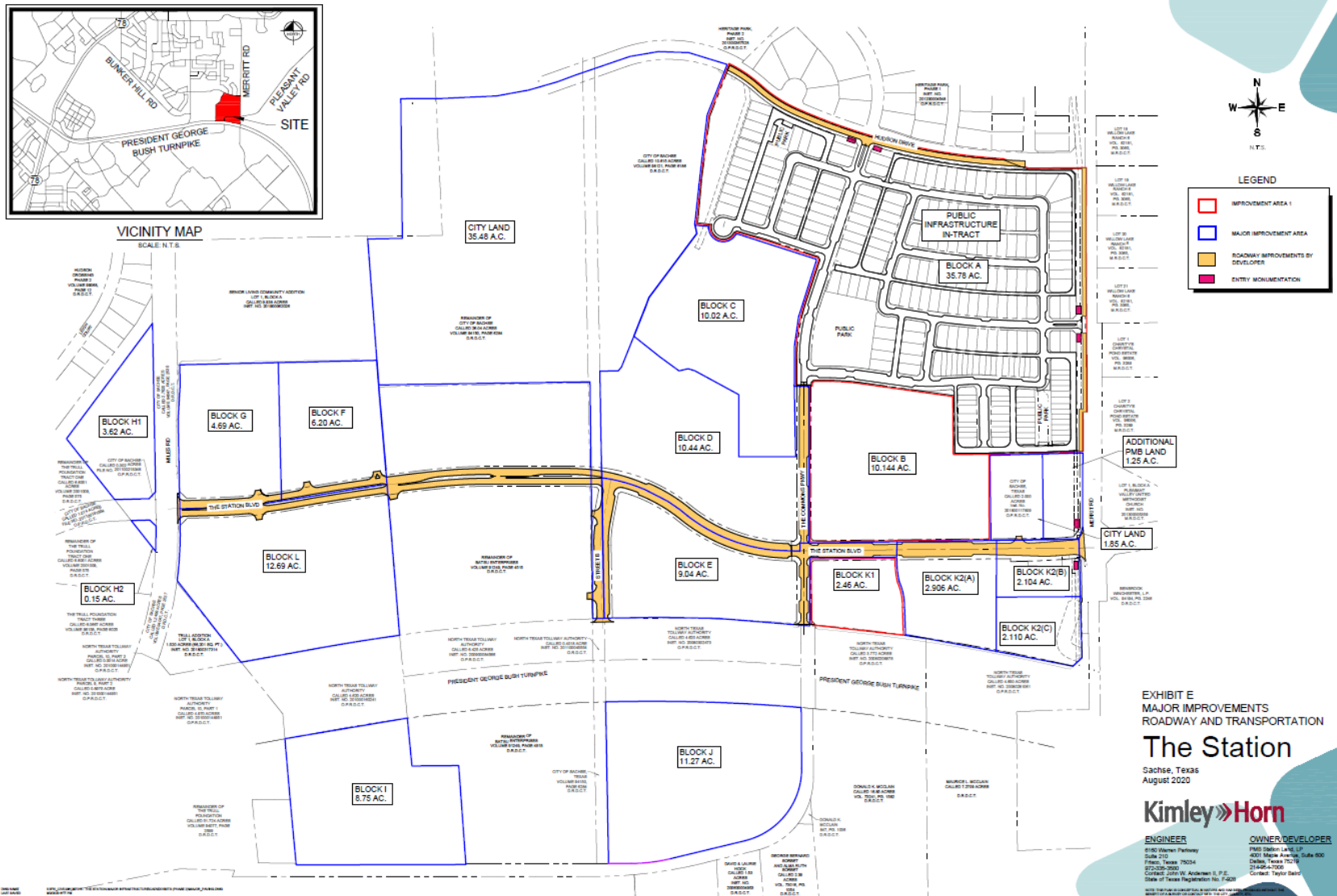
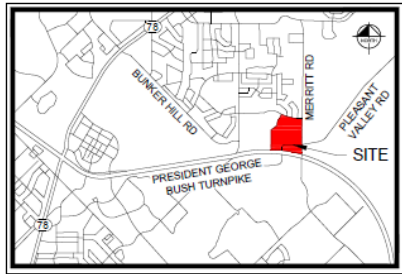
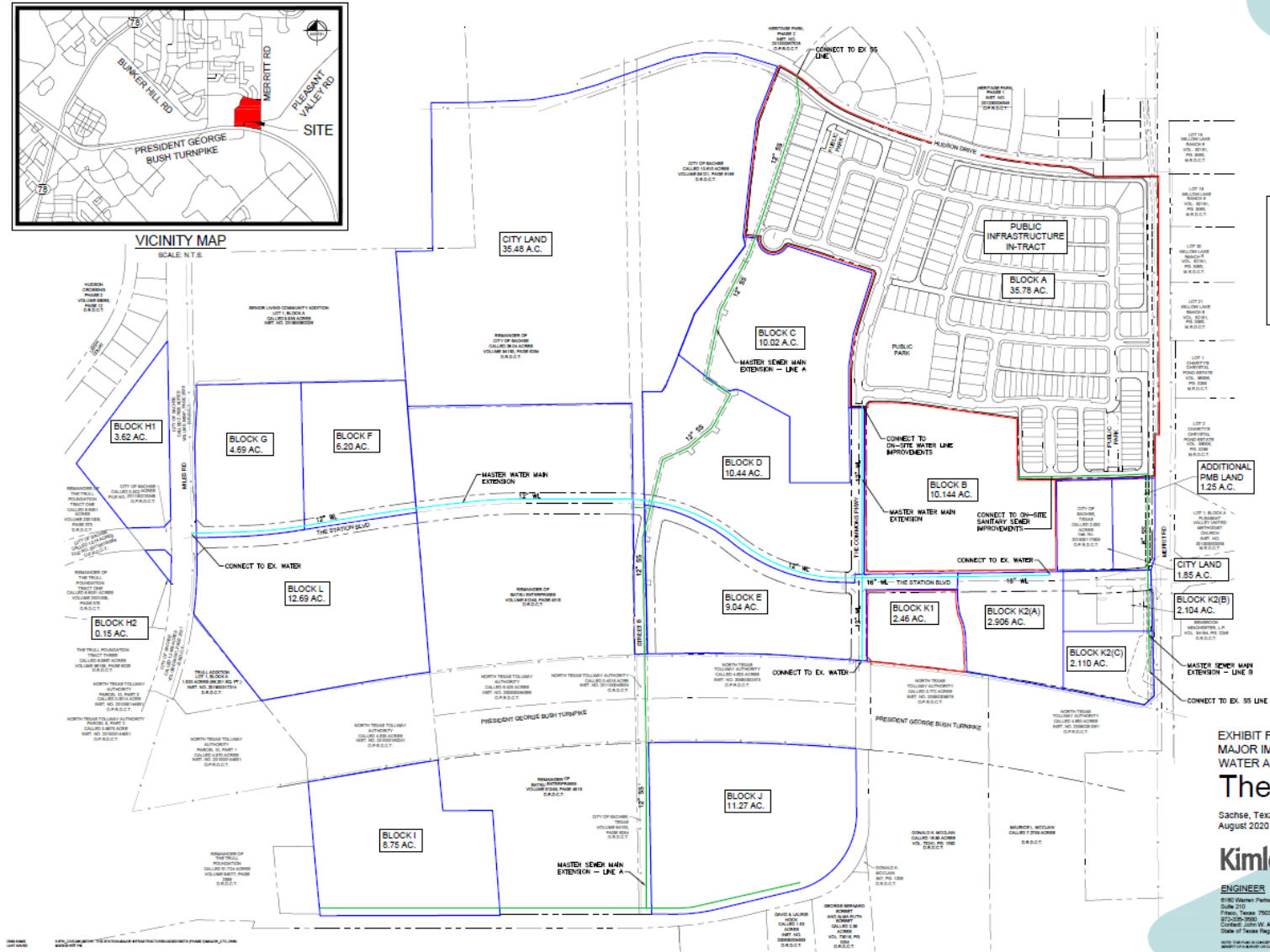


EXHIBIT H – MAP OF THE PUBLIC IMPROVEMENTS





VICINITY MAP
SCALE: N.T.S.



LEGEND

- IMPROVEMENT AREA 1
- MAJOR IMPROVEMENT AREA
- MASTER SEWER MAIN EXTENSION
- MASTER WATER LINE EXTENSION
- EXISTING WATER LINE

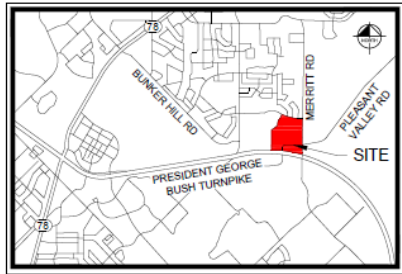


EXHIBIT F
MAJOR IMPROVEMENTS
WATER AND SANITARY SEWER PLAN
The Station
Sachse, Texas
August 2020

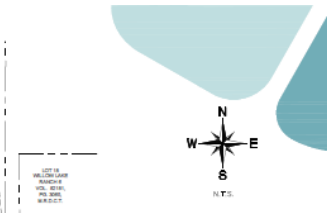
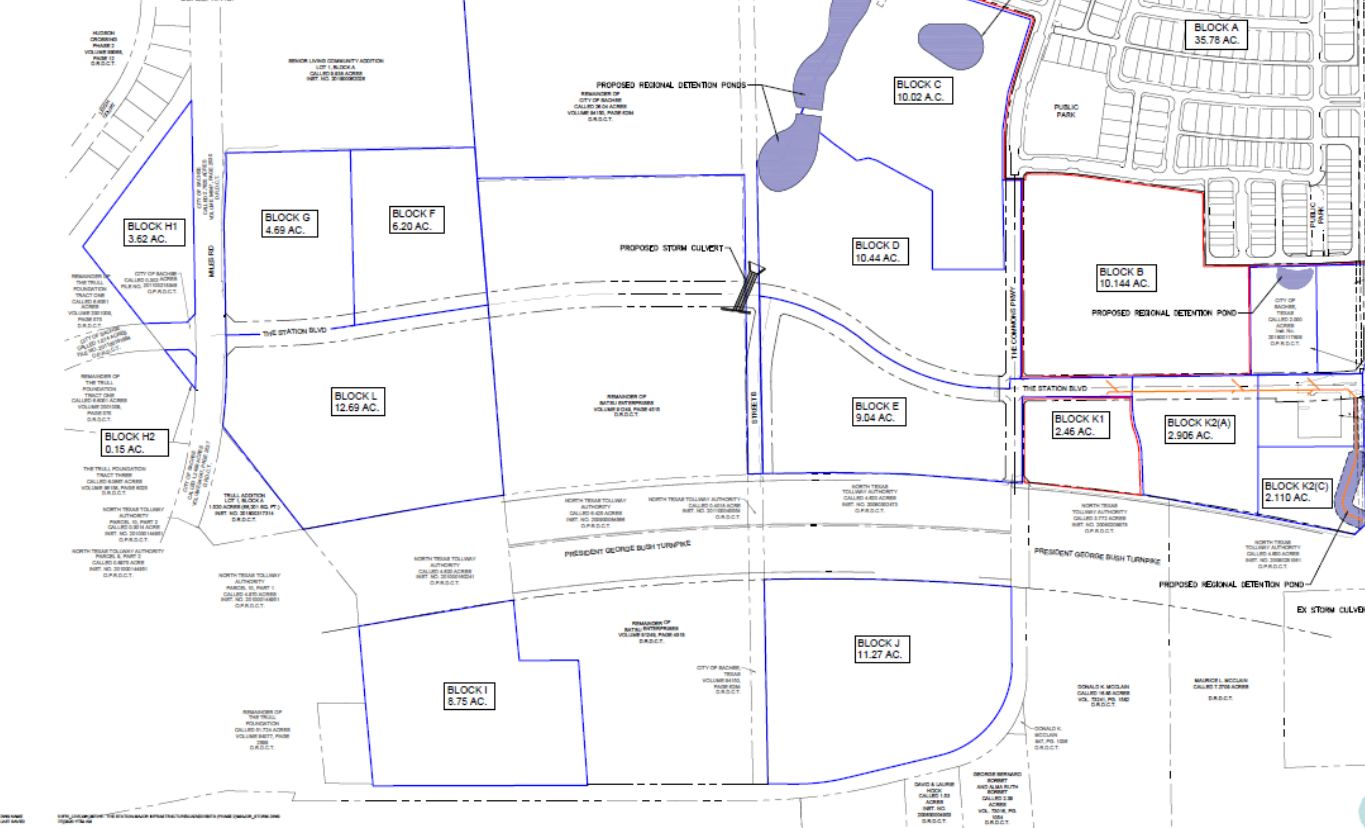
Kimley»Horn

ENGINEER
5180 Warren Parkway
Suite 210
Frisco, Texas 75034
972.238.2800
COURTESY 20170101_Architects, P.C.
State of Texas Registration No. 76201

OWNER/DEVELOPER
PMB Station LANE CP
4001 Maple Avenue, Suite 800
Dallas, Texas 75226
214.954.4708
Contract: Taylor Station



VICINITY MAP
SCALE: N.T.S.



LOT 18
MERRITT ROAD
VOL. 0016, PLS. 006
W.B.D.C.T.

LOT 19
MERRITT ROAD
VOL. 0016, PLS. 006
W.B.D.C.T.

LOT 20
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VOL. 0016, PLS. 006
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LOT 100
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EXHIBIT G
MAJOR IMPROVEMENTS
STORM SEWER AND DETENTION

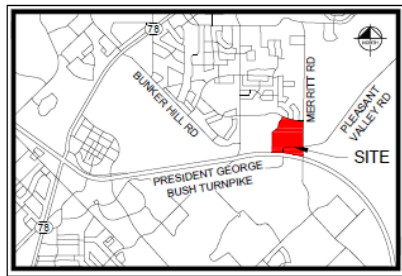
The Station

Sachse, Texas
August 2020

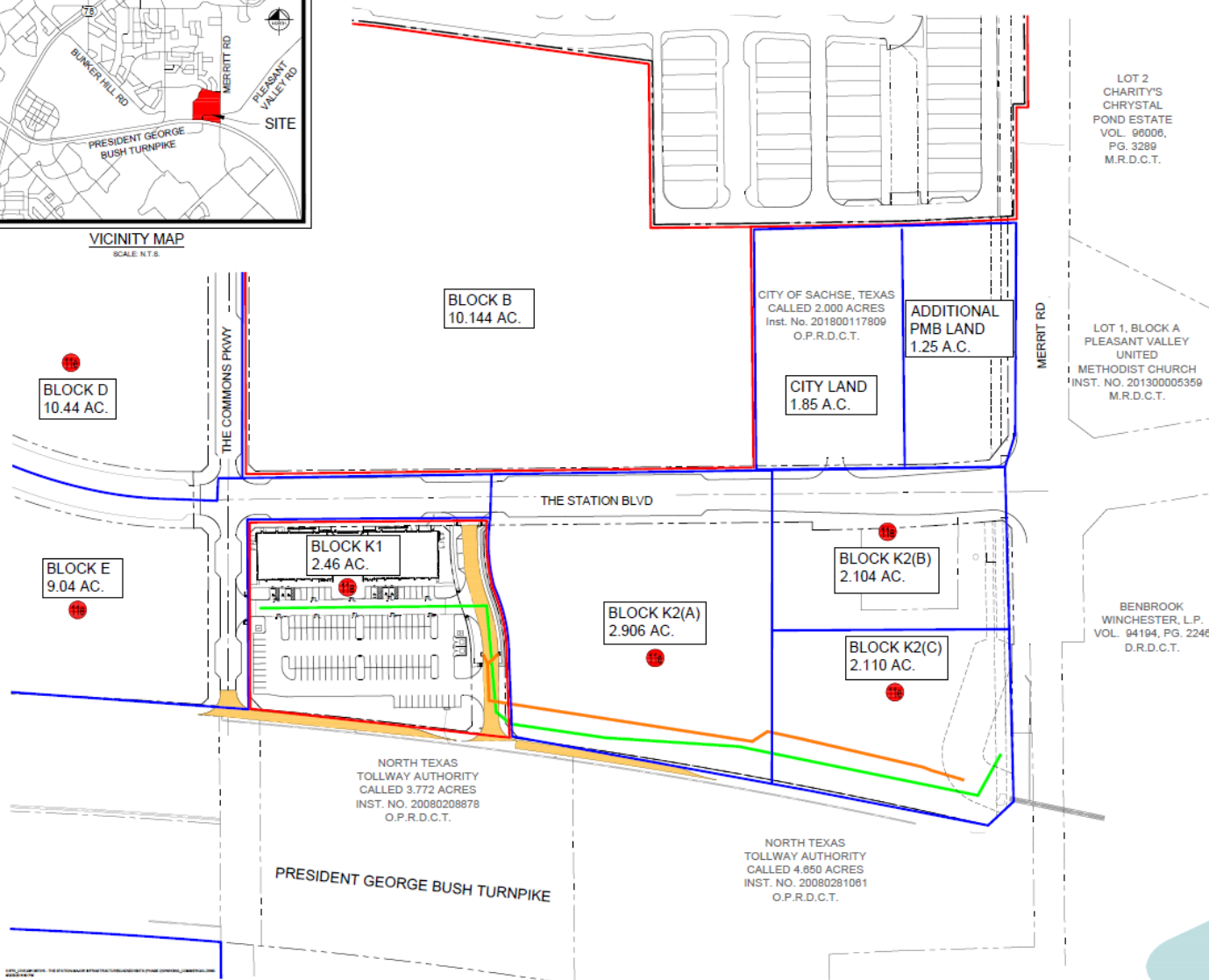
Kimley»Horn

ENGINEER
6100 Warren Parkway
Suite 210
Frisco, Texas 75034
972-236-2000
Contact: John W. Anderson, P.E.
State of Texas Registration No. F420
Contract: Taylor Street

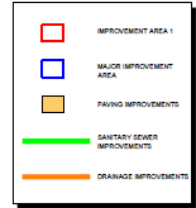
OWNER/DEVELOPER
PMB Station Lane LP
4001 Main Avenue, Suite 500
Dallas, Texas 75219
214-442-0006
Contact: Taylor Street



VICINITY MAP
SCALE: N.T.S.



LEGEND



LEGEND

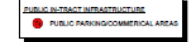


EXHIBIT H
PUBLIC PARKING/COMMERCIAL AREAS

The Station

Sachse, Texas
August 2020

Kimley»Horn

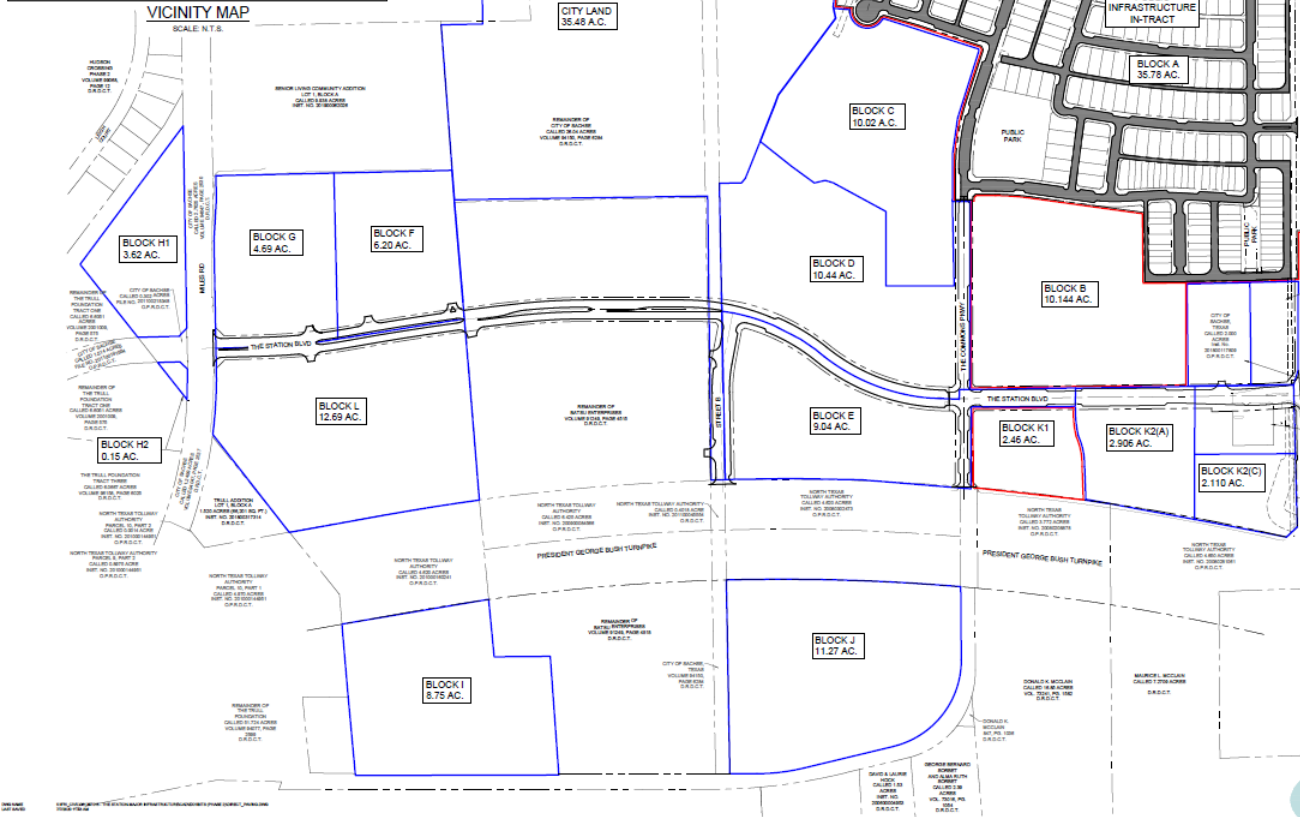
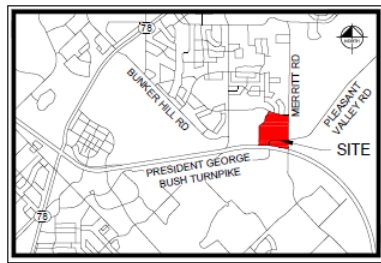
ENGINEER

6180 Warner Parkway
Suite 210
Frisco, Texas 75034
972-252-2000
Contact: John W. Ackerman II, P.E.
State of Texas Registration No. 7426

OWNER/DEVELOPER

PMSO Station Land, L.P.
4001 Maple Avenue, Suite 900
Dallas, Texas 75219
214-634-7000
Contact: Taylor Bandy

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E
W

N.T.S.

LEGEND

- IMPROVEMENT AREA 1
- MAJOR IMPROVEMENT AREA
- ON-SITE ROADWAY IMPROVEMENTS

**ADDITIONAL
PMB LAND 1.25 AC.**

CITY LAND 1.85 AC.

BLOCK K2(B) 2.104 AC.

BLOCK K2(C) 2.110 AC.

CITY LAND 35.46 AC.

BLOCK A 35.78 AC.

BLOCK B 10.144 AC.

BLOCK C 10.02 AC.

BLOCK D 10.44 AC.

BLOCK E 3.04 AC.

BLOCK F 6.20 AC.

BLOCK G 4.89 AC.

BLOCK H1 3.62 AC.

BLOCK H2 0.15 AC.

BLOCK I 8.75 AC.

BLOCK J 11.27 AC.

BLOCK K1 2.46 AC.

BLOCK K2(A) 2.906 AC.

EXHIBIT B
ON-SITE IMPROVEMENTS
ROADWAY AND TRANSPORTATION
The Station
Sachse, Texas
August 2020

Kimley»Horn
ENGINEER
5102 WINTER PARKWAY
SUITE 210
FORSYTH, TEXAS 75044
972-239-7900
CONTACT: GUY N. ACKERMAN, P.E.
214-644-3100
CONTACT: TAYLOR DAVIS

OWNER/DEVELOPER
PMB TRACT, L.L.C.
4001 MAPLE AVENUE, SUITE 900
DALLAS, TEXAS 75219
214-644-3100
CONTACT: TAYLOR DAVIS

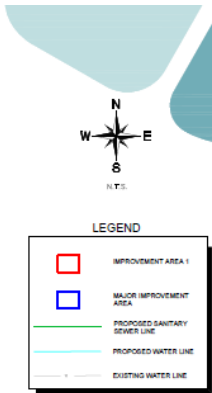
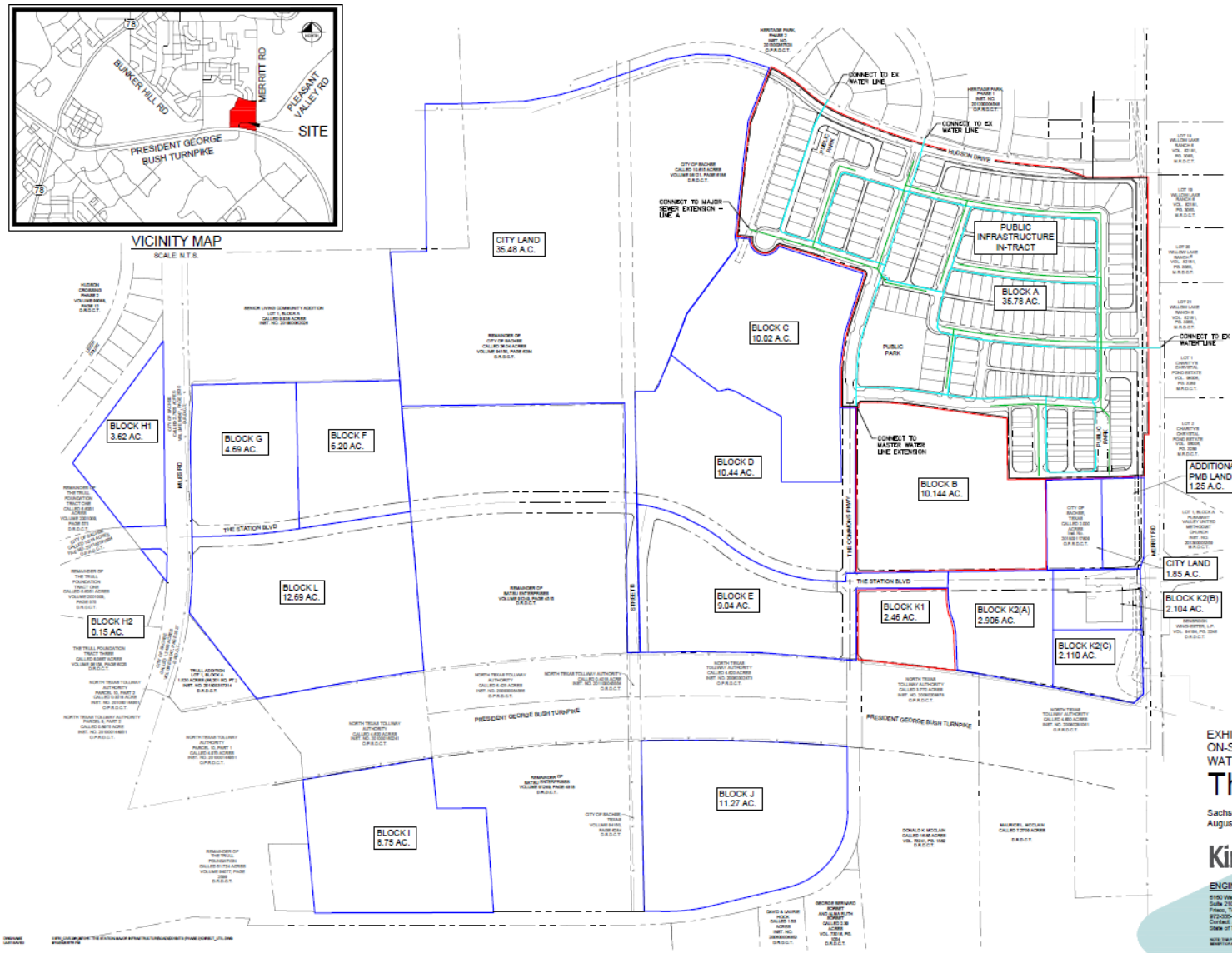
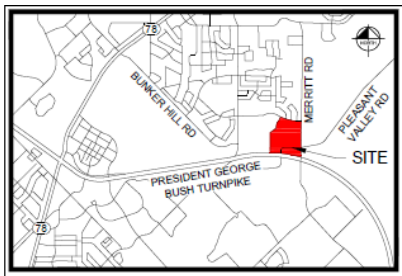
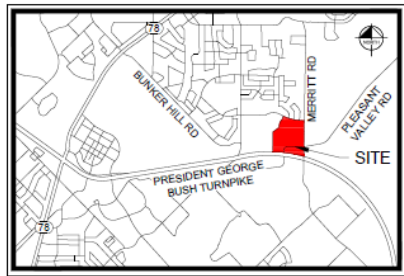


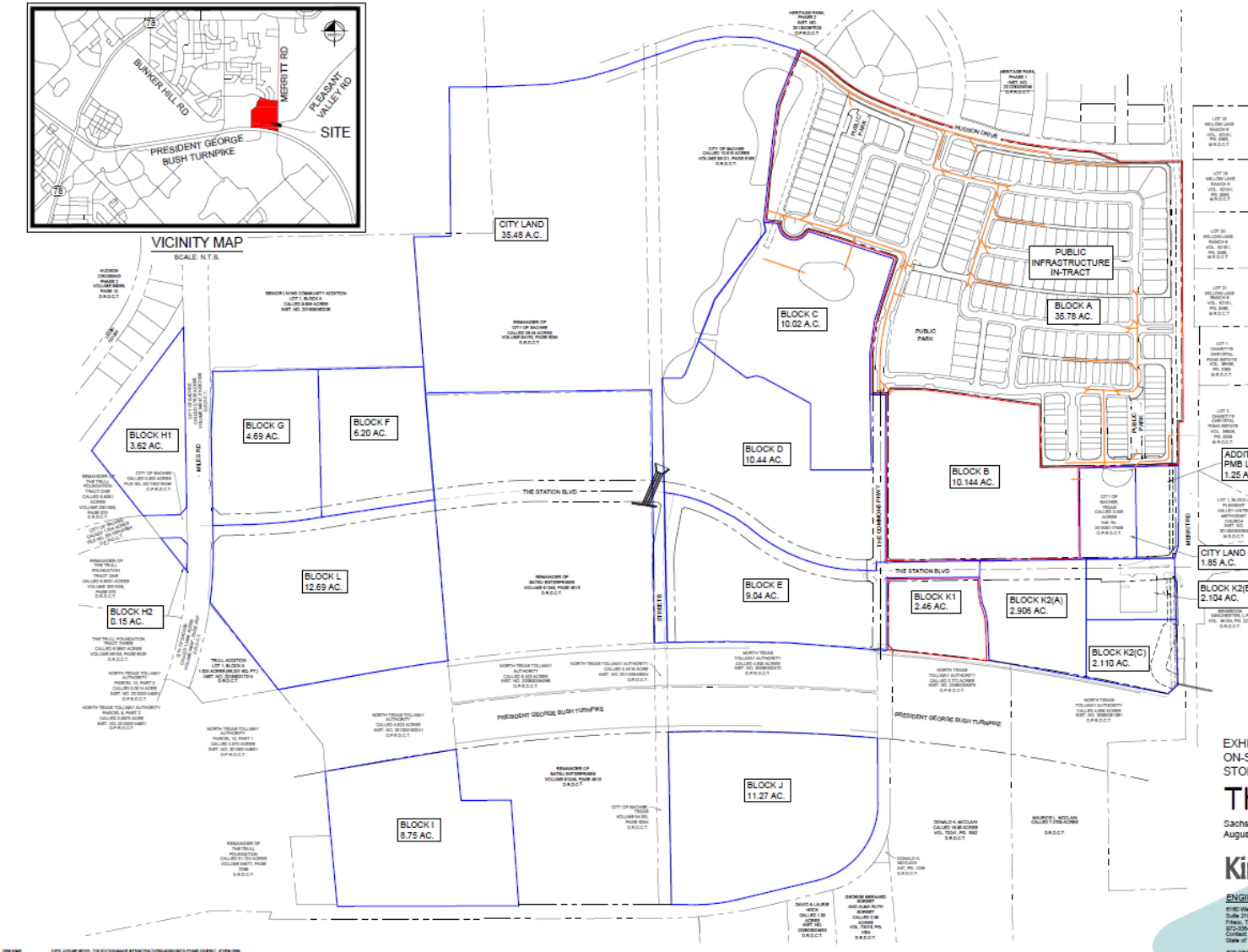
EXHIBIT C
ON-SITE IMPROVEMENTS
WATER AND SANITARY SEWER PLAN
The Station
Sachse, Texas
August 2020

Kimley Horn
ENGINEER
3100 North Turnpike
Suite 210
Dallas, Texas 75244
972-239-2900
Contract: 201601.W. Anderson II, P.E.
State of Texas Registration No. 74621

OWNER/DEVELOPER
PMB Station 1, L.P.
4001 Maple Avenue, Suite 800
Dallas, Texas 75219
214-426-7000
Contract: Taylor Davis



VICINITY MAP
SCALE: N.T.S.



LEGEND

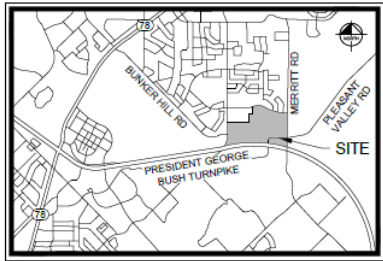
- IMPROVEMENT AREA 1
- MAJOR IMPROVEMENT AREA
- PROPOSED REGIONAL DETENTION POND
- PROPOSED ON-SITE STORM LINE IMPROVEMENTS

EXHIBIT D
ON-SITE IMPROVEMENTS
STORM SEWER AND DETENTION
The Station
Sachse, Texas
August 2020

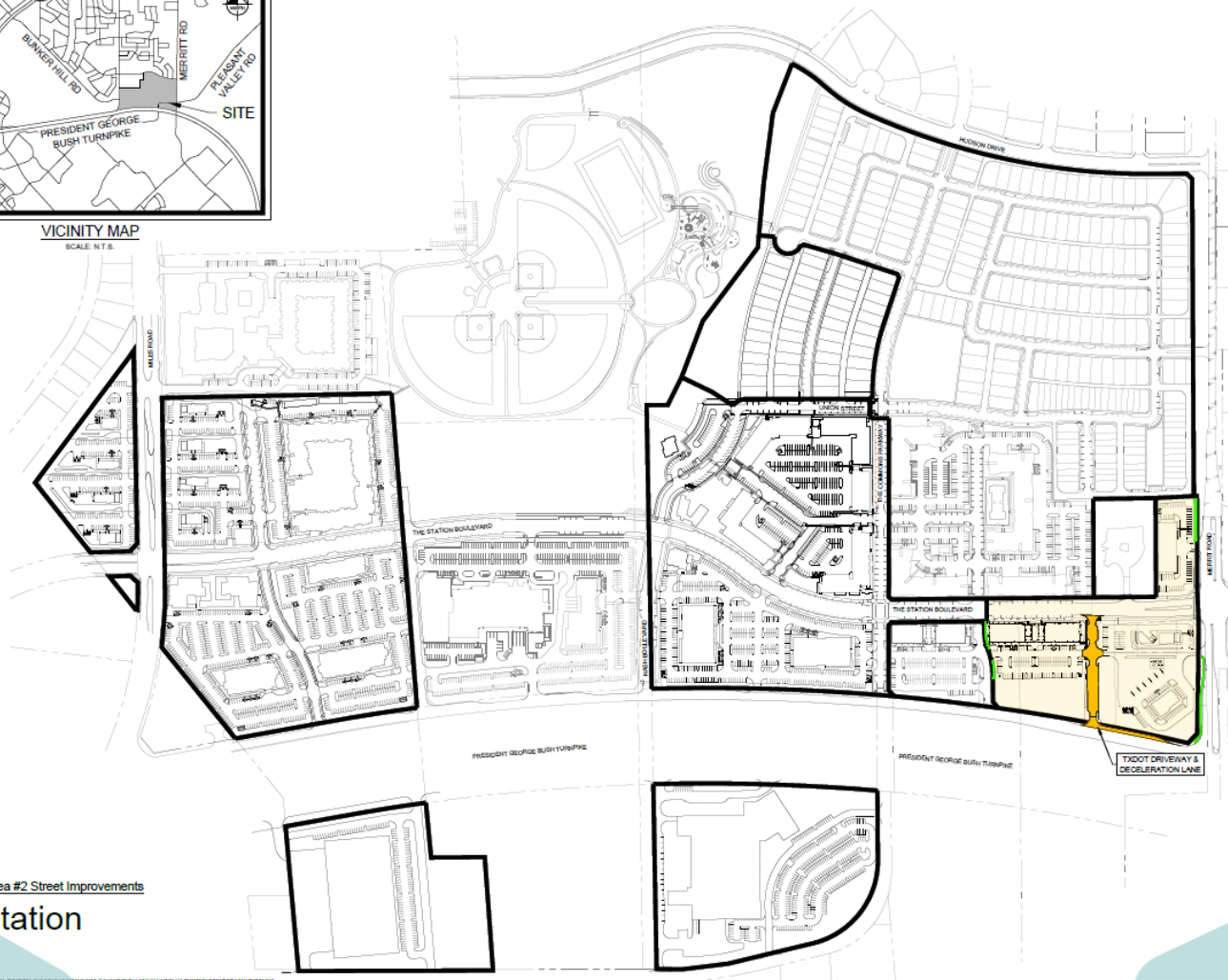
Kimley»Horn

ENGINEER
6190 Warner Parkway
Suite 210
Frisco, Texas 75034
(972) 236-2000
Contact: Justin W. Anderson, E. P. E.
State of Texas Registration No. 74261

OWNER/DEVELOPER
PMB Station Lane LP
4001 Maple Avenue, Suite 900
Dallas, Texas 75219
214-424-0008
Contact: Taylor Baret



VICINITY MAP
SCALE: N.T.S.

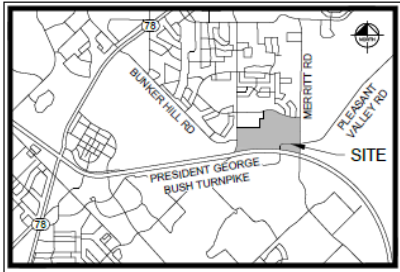


| LEGEND | |
|---------------------------|--------------------|
| IMPROVEMENT AREA #2 | [Black outline] |
| PAVING IMPROVEMENTS | [Yellow square] |
| SIDEWALK IMPROVEMENTS | [Green square] |
| IMPROVEMENT AREA BOUNDARY | [Thick black line] |

NOTE (1): ALL PAVING IMPROVEMENTS LOCATED WITHIN ROW INCLUDE SIDEWALK AND PARALLEL PARKING

Exhibit B-1
Improvement Area #2 Street Improvements
The Station
Sachse, Texas
July 2022

Kimley»Horn
6180 Warren Parkway, Suite 210
Frisco, Texas 75034
972-238-2500
State of Texas Registration No. F-428



VICINITY MAP
SCALE: N.T.S.



| LEGEND | |
|---------------------------|--|
| IMPROVEMENT AREA #2 | |
| WATER IMPROVEMENTS | |
| IMPROVEMENT AREA BOUNDARY | |

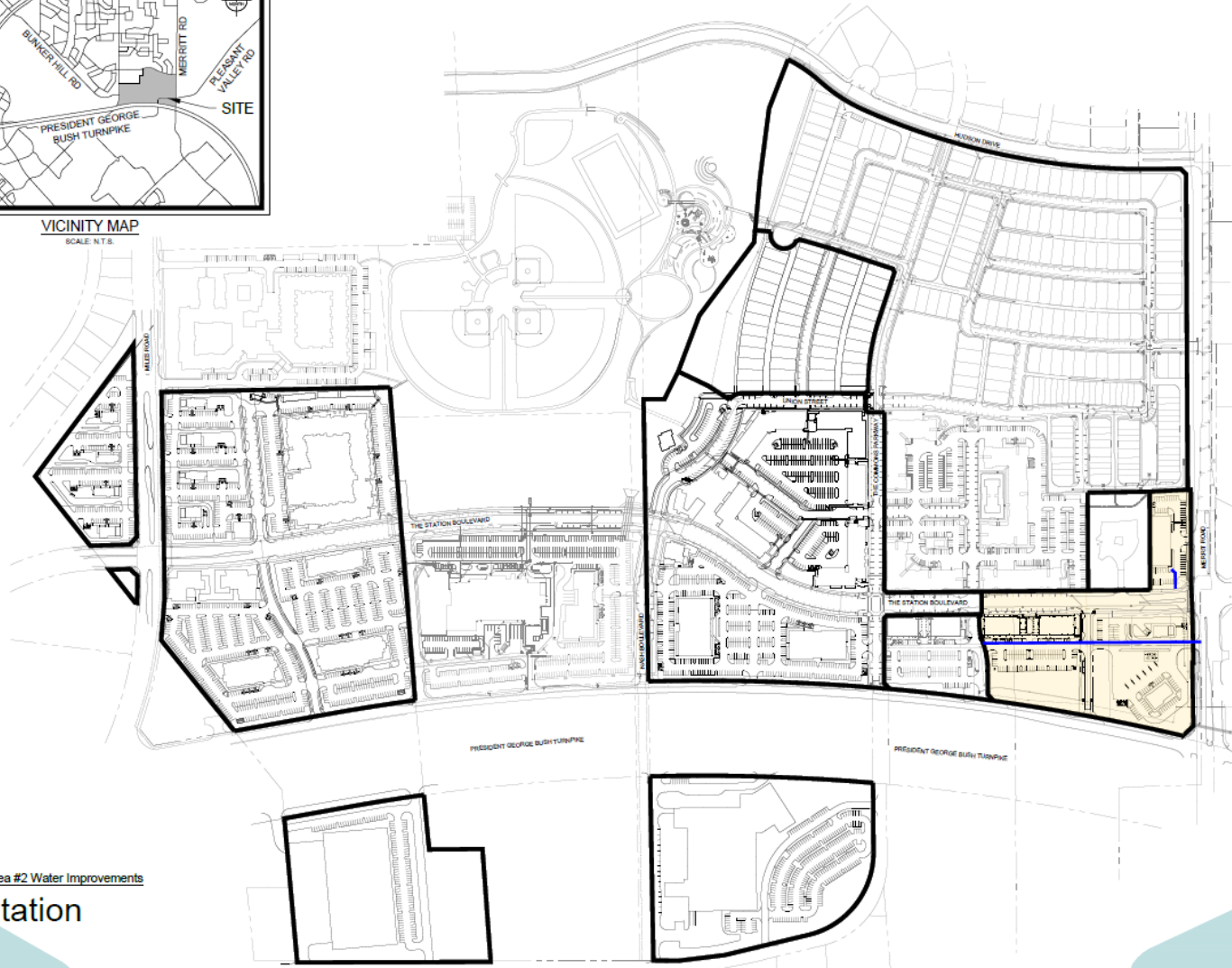
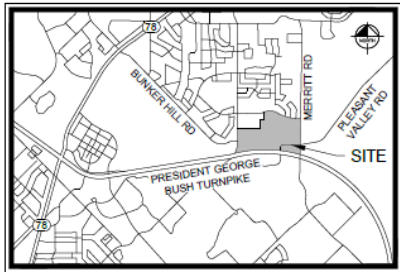


Exhibit B-2
Improvement Area #2 Water Improvements

The Station
Sachse, Texas
July 2022

Kimley»Horn
6100 Warren Parkway, Suite 210
Frisco, Texas 75034
972.238.2600
State of Texas Registration No. F-028



VICINITY MAP
SCALE: N.T.S.



| LEGEND | |
|---------------------------|--|
| IMPROVEMENT AREA #2 | |
| SEWER IMPROVEMENTS | |
| IMPROVEMENT AREA BOUNDARY | |

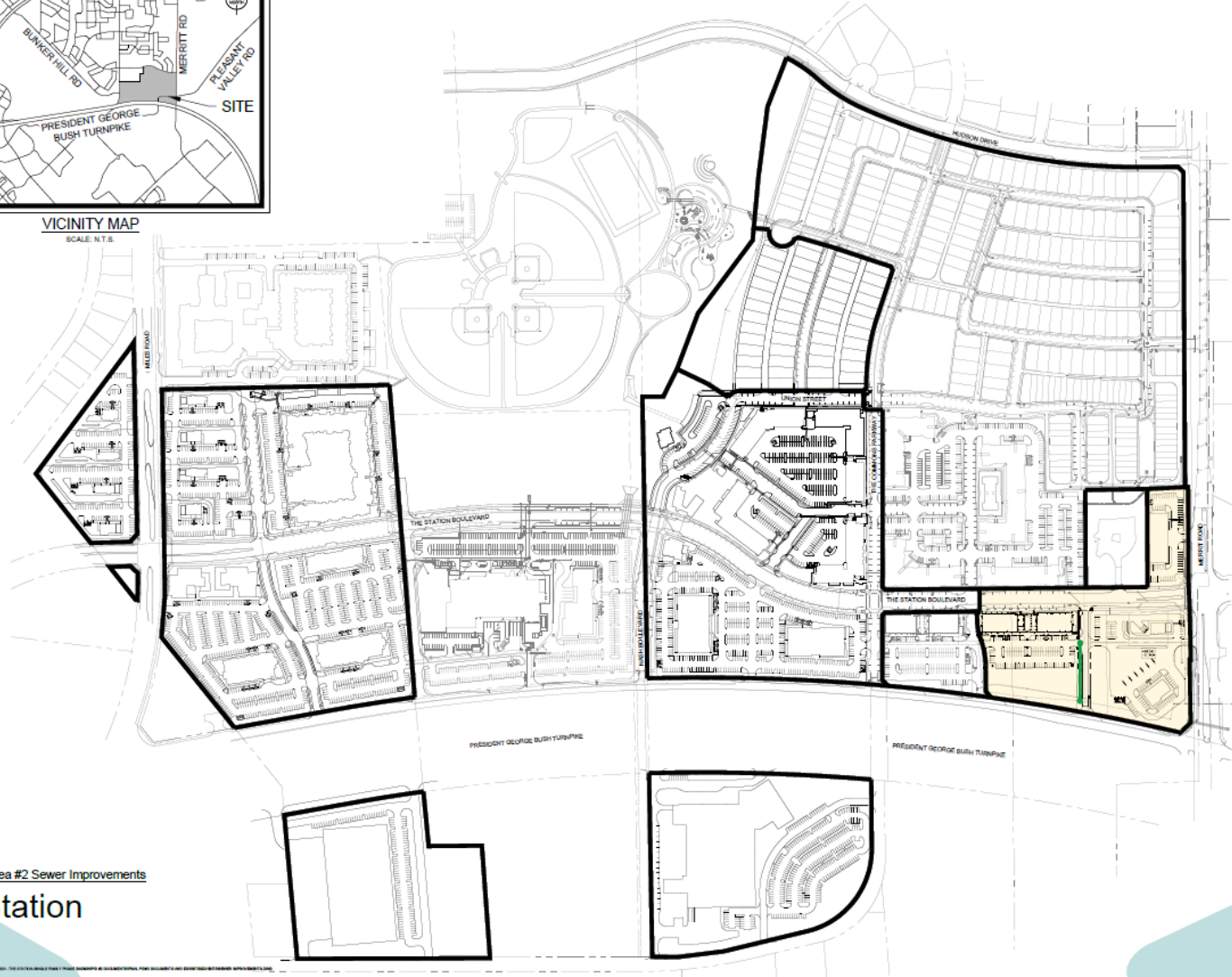


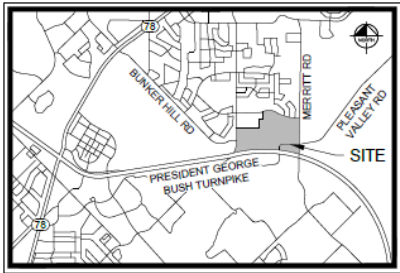
Exhibit B-3
Improvement Area #2 Sewer Improvements

The Station

Sachse, Texas
July 2022

Kimley»Horn

6180 Warner Parkway, Suite 210
Frisco, Texas 75034
972.336.2800
State of Texas Registration No. 14028



VICINITY MAP
SCALE: N.T.S.



| LEGEND | |
|---------------------------|--|
| IMPROVEMENT AREA #2 | |
| DRAINAGE IMPROVEMENTS | |
| IMPROVEMENT AREA BOUNDARY | |

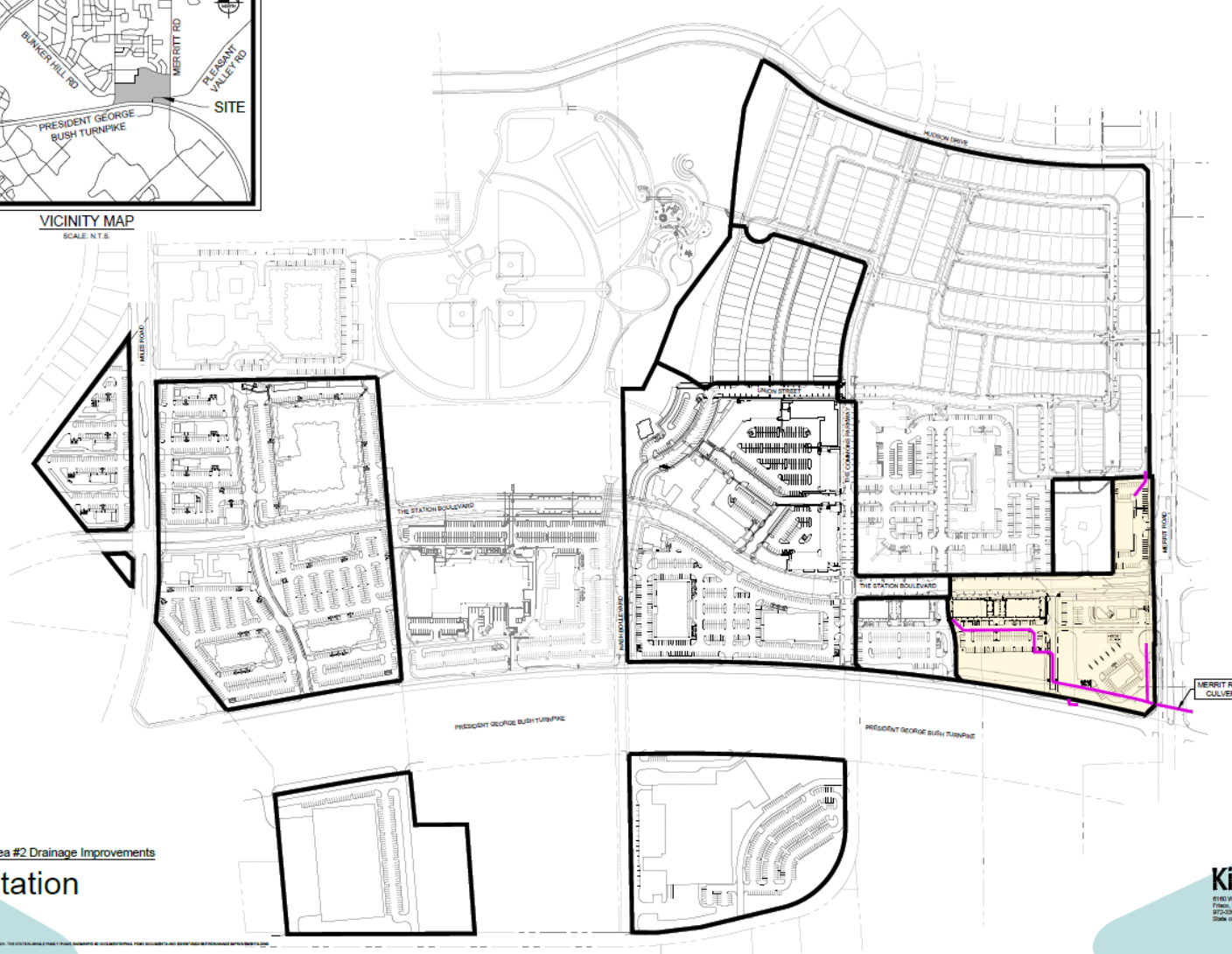


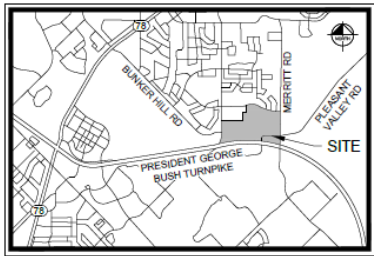
Exhibit B-4
Improvement Area #2 Drainage Improvements

The Station

Sachse, Texas
July 2022

Kimley»Horn

5185 Warner Parkway, Suite 210
Ft. Worth, Texas 76124
817-336-2800
State of Texas Registration No. F-4028



VICINITY MAP
SCALE: N.T.S.



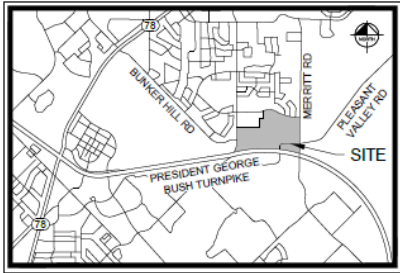
| LEGEND | |
|---------------------------|--|
| IMPROVEMENT AREA #3 | |
| PAVING IMPROVEMENTS | |
| SIDEWALK IMPROVEMENTS | |
| IMPROVEMENT AREA BOUNDARY | |

NOTE (2) ALL PAVING IMPROVEMENTS LOCATED WITHIN BOUNDARY INCLUDE SIDEWALK AND PARALLEL PARKING



Exhibit C-1
Improvement Area #3 Street Improvements
The Station
Sachse, Texas
July 2022

Kimley»Horn
6100 Wilshire Parkway, Suite 210
Frisco, Texas 75034
(972) 251-2000
State of Texas Registration No. F-028



VICINITY MAP
SCALE: N.T.S.



| LEGEND | |
|---------------------------|--|
| IMPROVEMENT AREA #3 | |
| WATER IMPROVEMENTS | |
| IMPROVEMENT AREA BOUNDARY | |

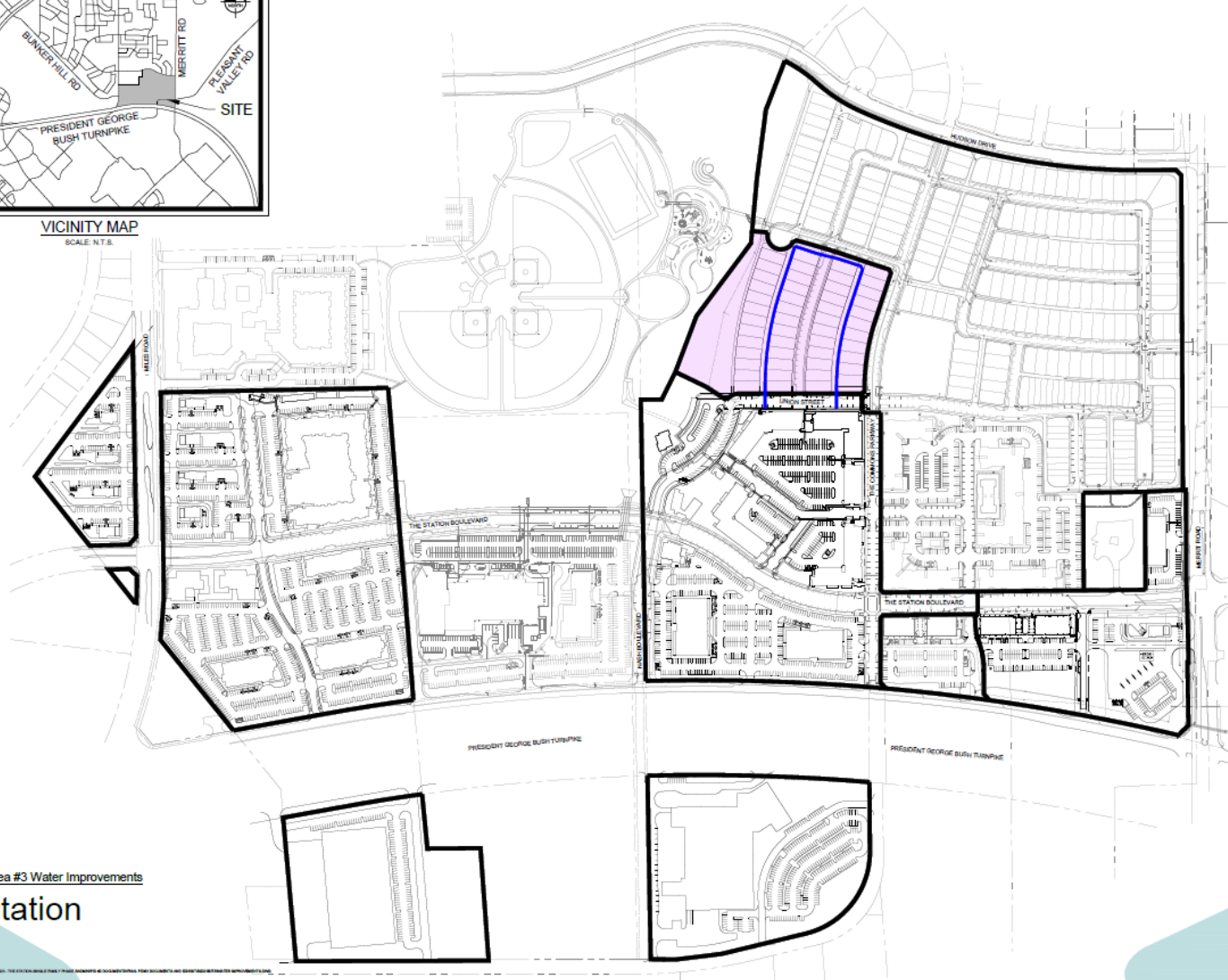
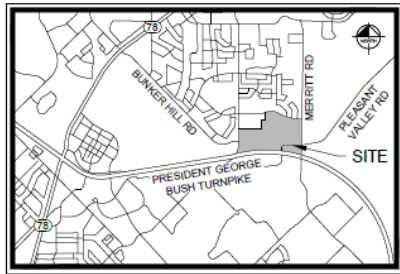


Exhibit C-2
Improvement Area #3 Water Improvements

The Station
Sachse, Texas
July 2022

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-336-2600
State of Texas Registration No. F-0228



VICINITY MAP
SCALE: N.T.S.



| LEGEND | |
|---------------------------|--|
| IMPROVEMENT AREA #3 | |
| SEWER IMPROVEMENTS | |
| IMPROVEMENT AREA BOUNDARY | |



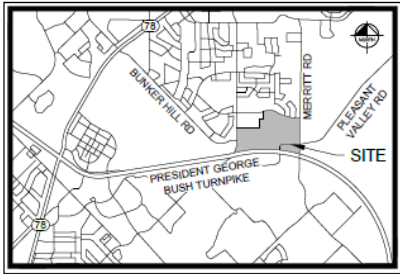
Exhibit C-3
Improvement Area #3 Sewer Improvements

The Station

Sachse, Texas
July 2022

Kimley»Horn

5150 Warren Parkway, Suite 210
Frisco, Texas 75034
972-556-2000
State of Texas Registration No. F-5228



VICINITY MAP
SCALE: N.T.S.



| LEGEND | |
|---------------------------|--|
| IMPROVEMENT AREA #3 | |
| DRAINAGE IMPROVEMENTS | |
| IMPROVEMENT AREA BOUNDARY | |

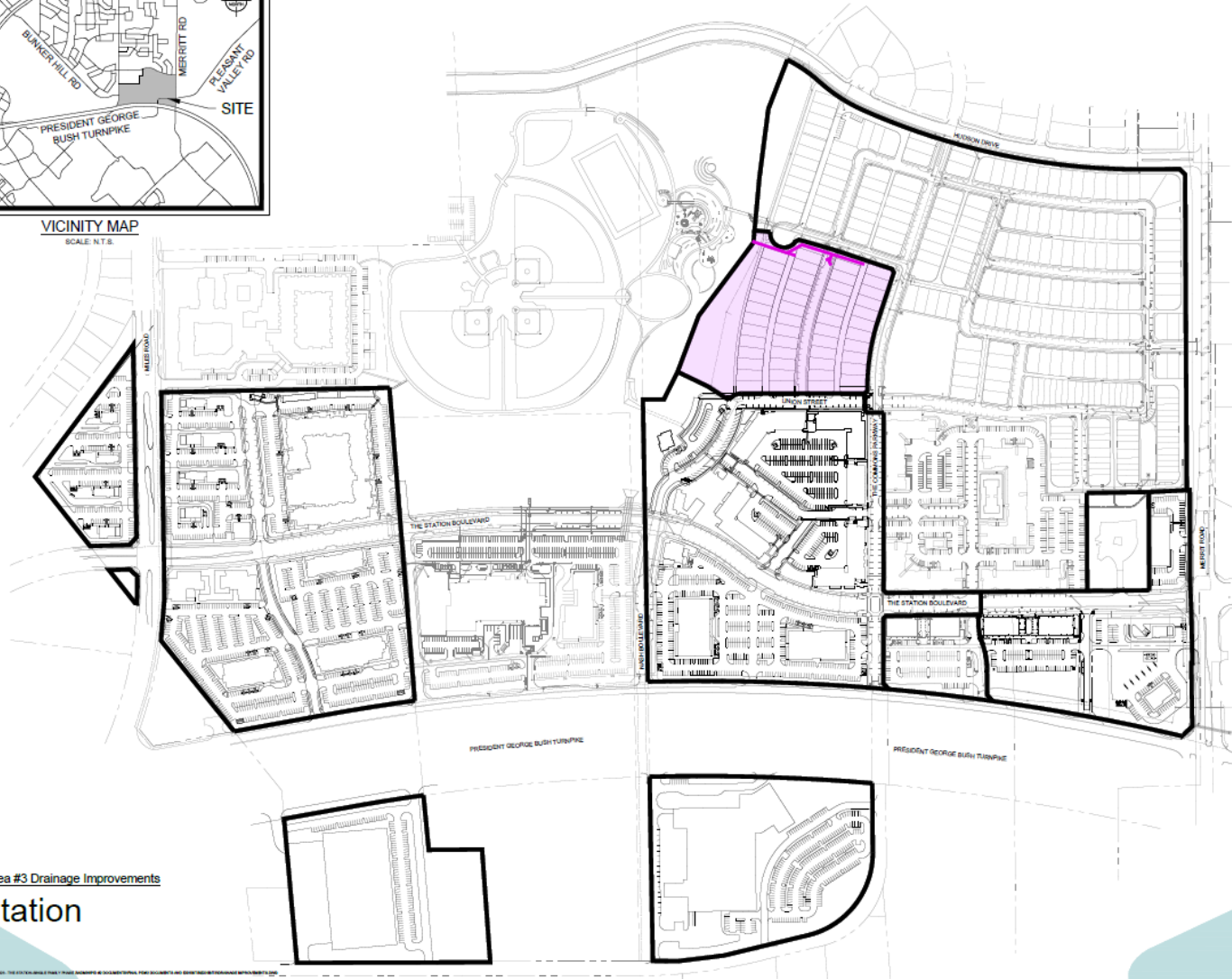
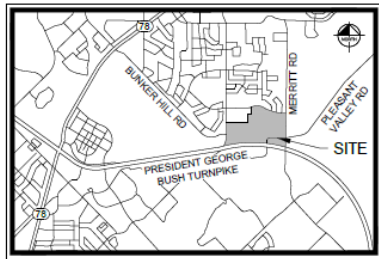


Exhibit C-4
Improvement Area #3 Drainage Improvements

The Station
Sachse, Texas
July 2022

Kimley»Horn

6100 Warren Parkway, Suite 210
Frisco, Texas 75034
972-258-2000
State of Texas Registration No. F-402



VICINITY MAP
SCALE: N.T.S.



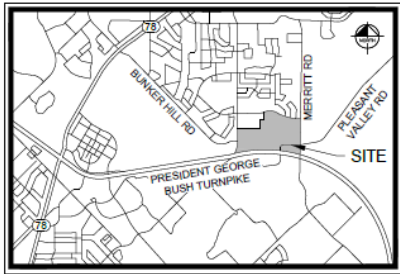
| LEGEND | |
|---------------------------|--------------|
| IMPROVEMENT AREA #4 | [Green Box] |
| PAVING IMPROVEMENTS | [Orange Box] |
| SIDEWALK IMPROVEMENTS | [Yellow Box] |
| IMPROVEMENT AREA BOUNDARY | [Black Line] |

NOTE (1): ALL PAVING IMPROVEMENTS LOCATED WITHIN BOUNDARY INCLUDE SIDEWALK AND PARALLEL PARKING

Exhibit D-1
Improvement Area #4 Street Improvements

The Station
Sachse, Texas
July 2022





VICINITY MAP
SCALE: N.T.S.



| LEGEND | |
|---------------------------|--|
| IMPROVEMENT AREA #4 | |
| WATER IMPROVEMENTS | |
| IMPROVEMENT AREA BOUNDARY | |

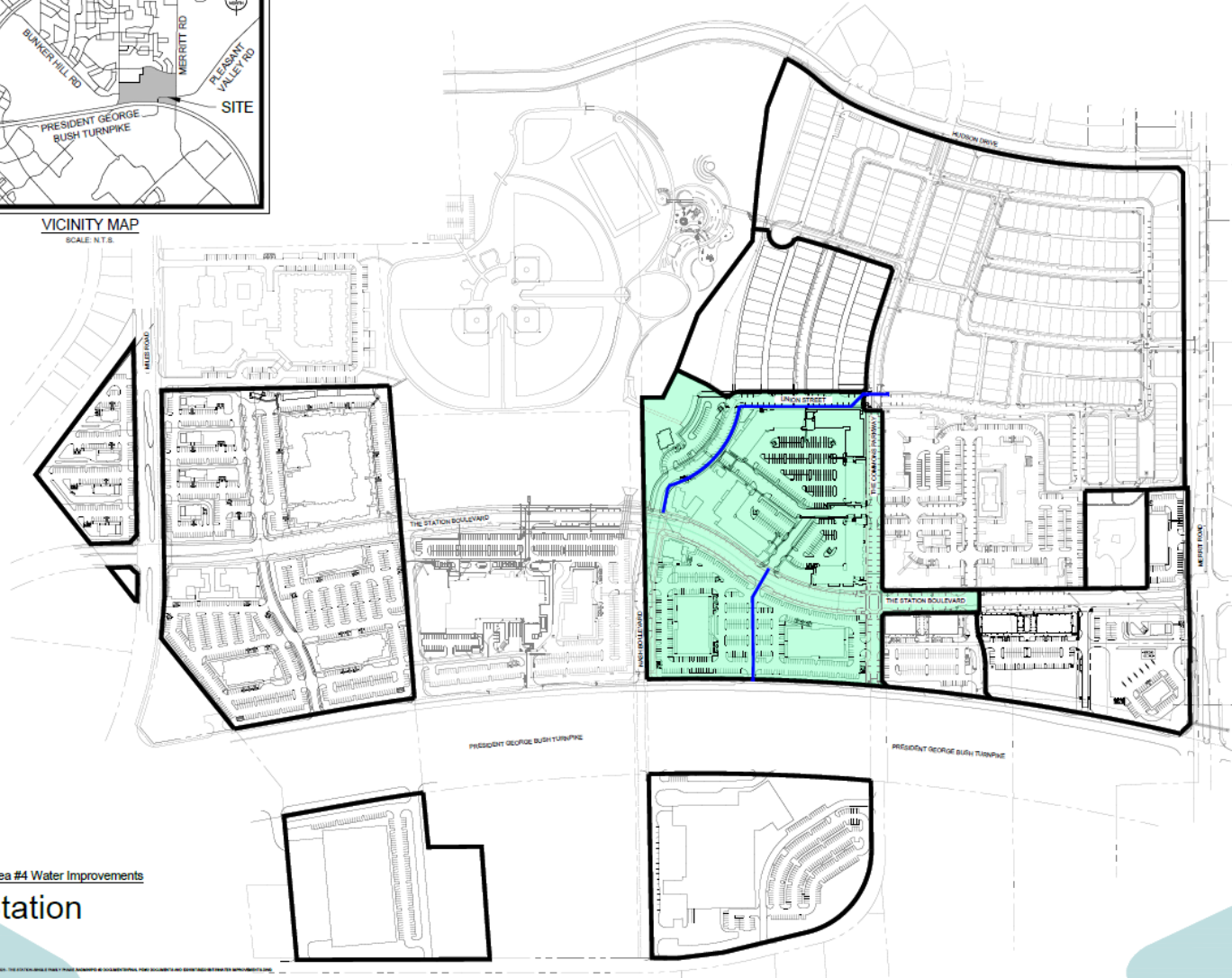


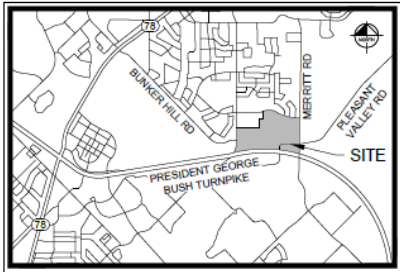
Exhibit D-2
Improvement Area #4 Water Improvements

The Station

Sachse, Texas
July 2022

Kimley»Horn

6185 Warner Parkway, Suite 210
Frisco, Texas 75034
972.336.2800
State of Texas Registration No. 14628



VICINITY MAP
SCALE: N.T.S.



| LEGEND | |
|---------------------------|--|
| IMPROVEMENT AREA #4 | |
| SEWER IMPROVEMENTS | |
| IMPROVEMENT AREA BOUNDARY | |



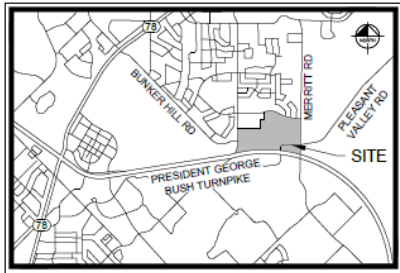
Exhibit D-3
Improvement Area #4 Sewer Improvements

The Station

Sachse, Texas
July 2022

Kimley»Horn

8180 Warren Parkway, Suite 210
Frisco, Texas 75034
972-358-2600
State of Texas Registration No. 15628



VICINITY MAP
SCALE: N.T.S.



GRAPHIC SCALE: N.T.S.

| LEGEND | |
|---------------------------|--|
| IMPROVEMENT AREA #4 | |
| DRAINAGE IMPROVEMENTS | |
| IMPROVEMENT AREA BOUNDARY | |



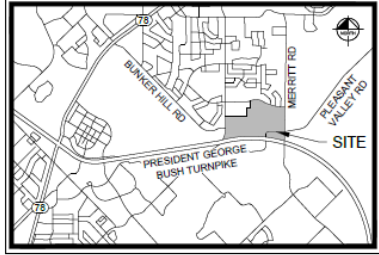
Exhibit D-4
Improvement Area #4 Drainage Improvements

The Station

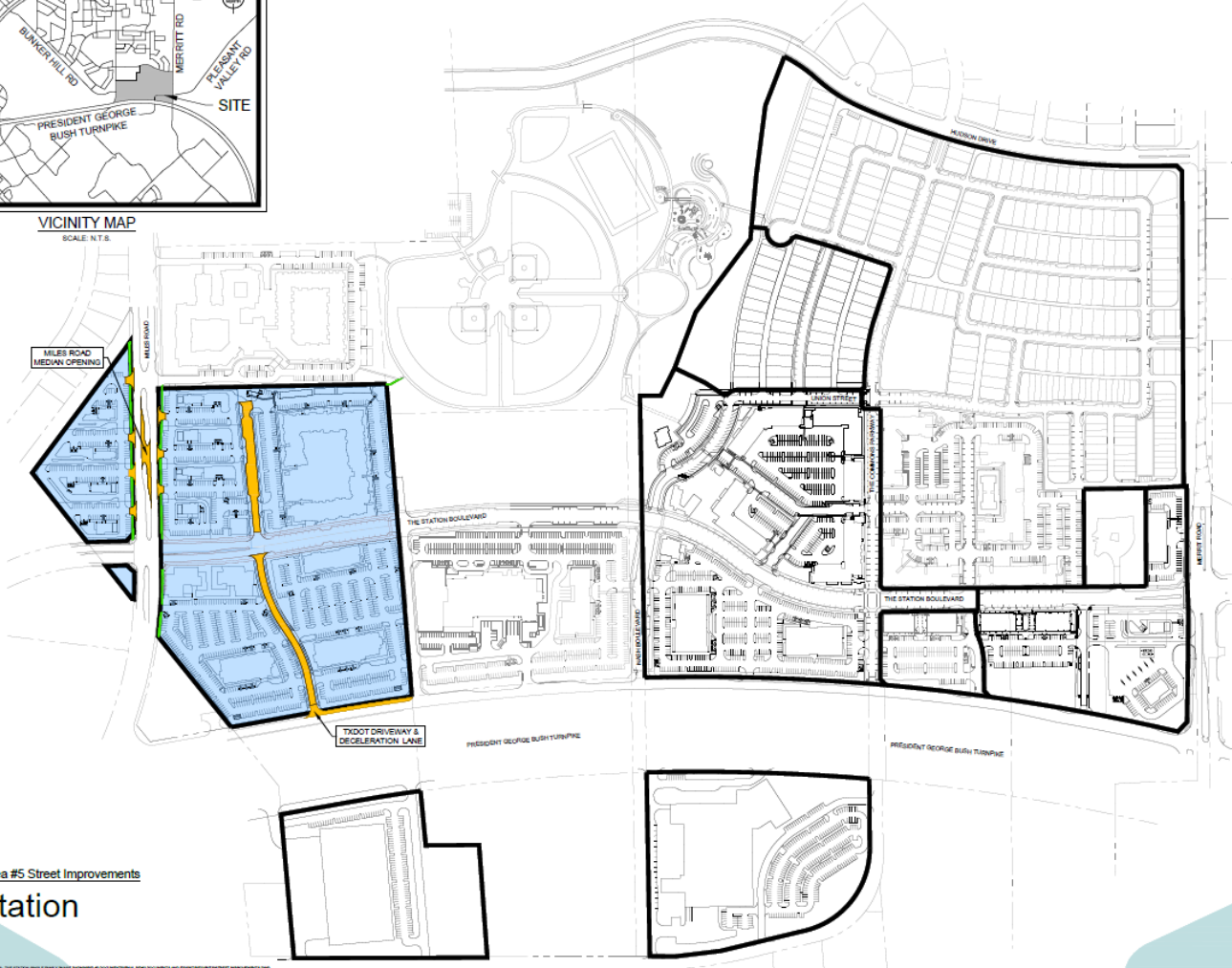
Sachse, Texas
July 2022

Kimley»Horn

6180 Warner Parkway, Suite 210
Frisco, Texas 75034
972-238-2600
State of Texas Registration No. 11628



VICINITY MAP
SCALE: N.T.S.

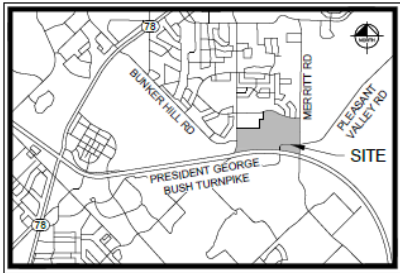


| LEGEND | |
|---------------------------|--|
| IMPROVEMENT AREA #5 | |
| PAVING IMPROVEMENTS | |
| SIDEWALK IMPROVEMENTS | |
| IMPROVEMENT AREA BOUNDARY | |

NOTE (1): ALL PAVING IMPROVEMENTS LOCATED WITHIN BOUNDARY INCLUDE SIDEWALK AND PARALLEL PARKING

Exhibit E-1
Improvement Area #5 Street Improvements
The Station
Sachse, Texas
July 2022





VICINITY MAP
SCALE: N.T.S.



| LEGEND | |
|---------------------------|--|
| IMPROVEMENT AREA #5 | |
| WATER IMPROVEMENTS | |
| IMPROVEMENT AREA BOUNDARY | |

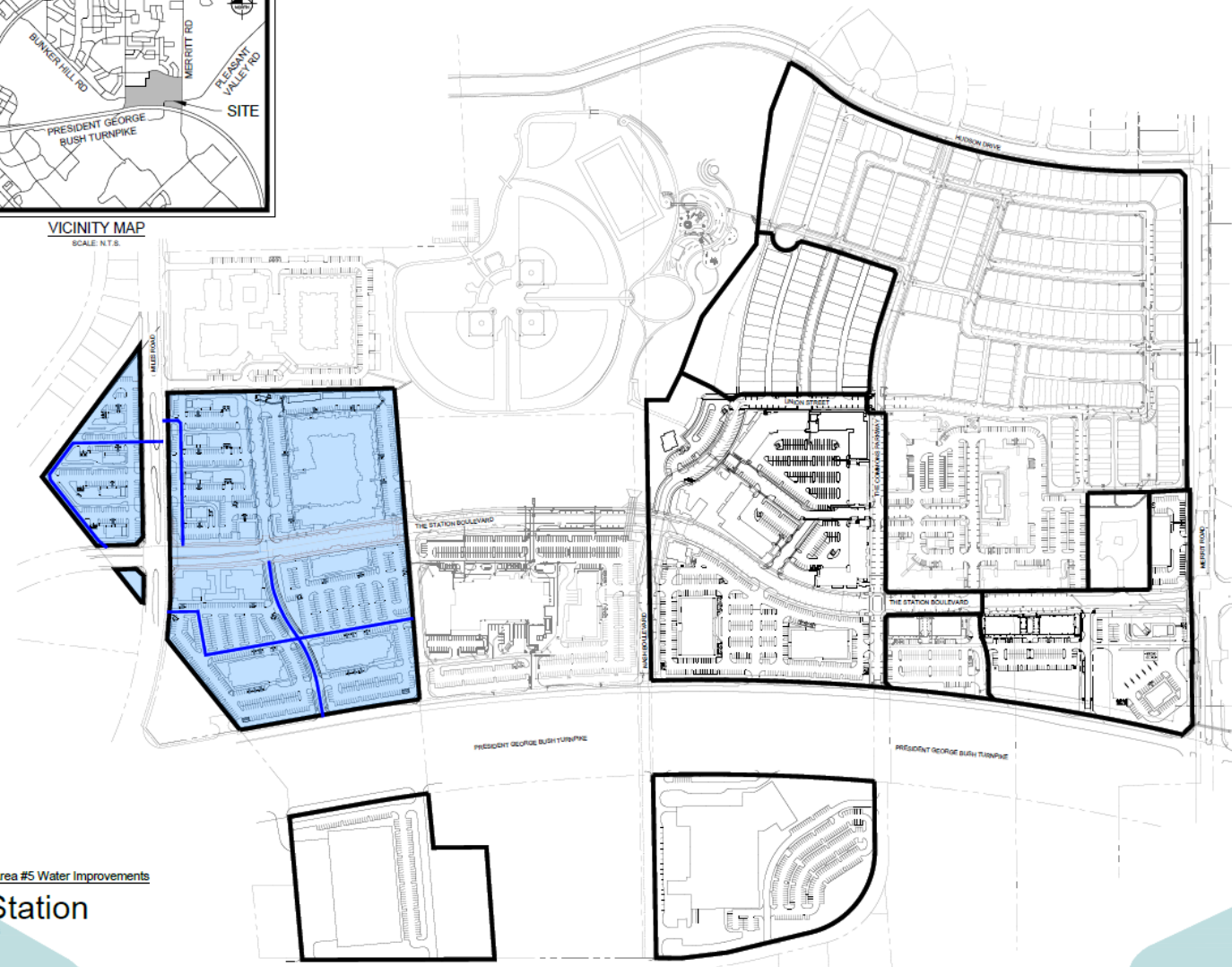
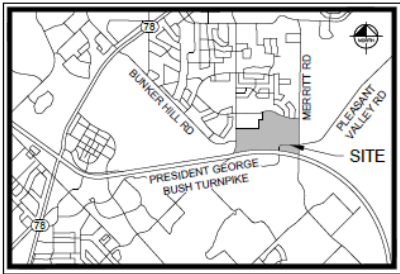


Exhibit E-2
Improvement Area #5 Water Improvements

The Station
Sachse, Texas
July 2022

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-336-2600
State of Texas Registration No. F-0228



VICINITY MAP
SCALE: N.T.S.



| LEGEND | |
|---------------------------|--|
| IMPROVEMENT AREA #5 | |
| SEWER IMPROVEMENTS | |
| IMPROVEMENT AREA BOUNDARY | |

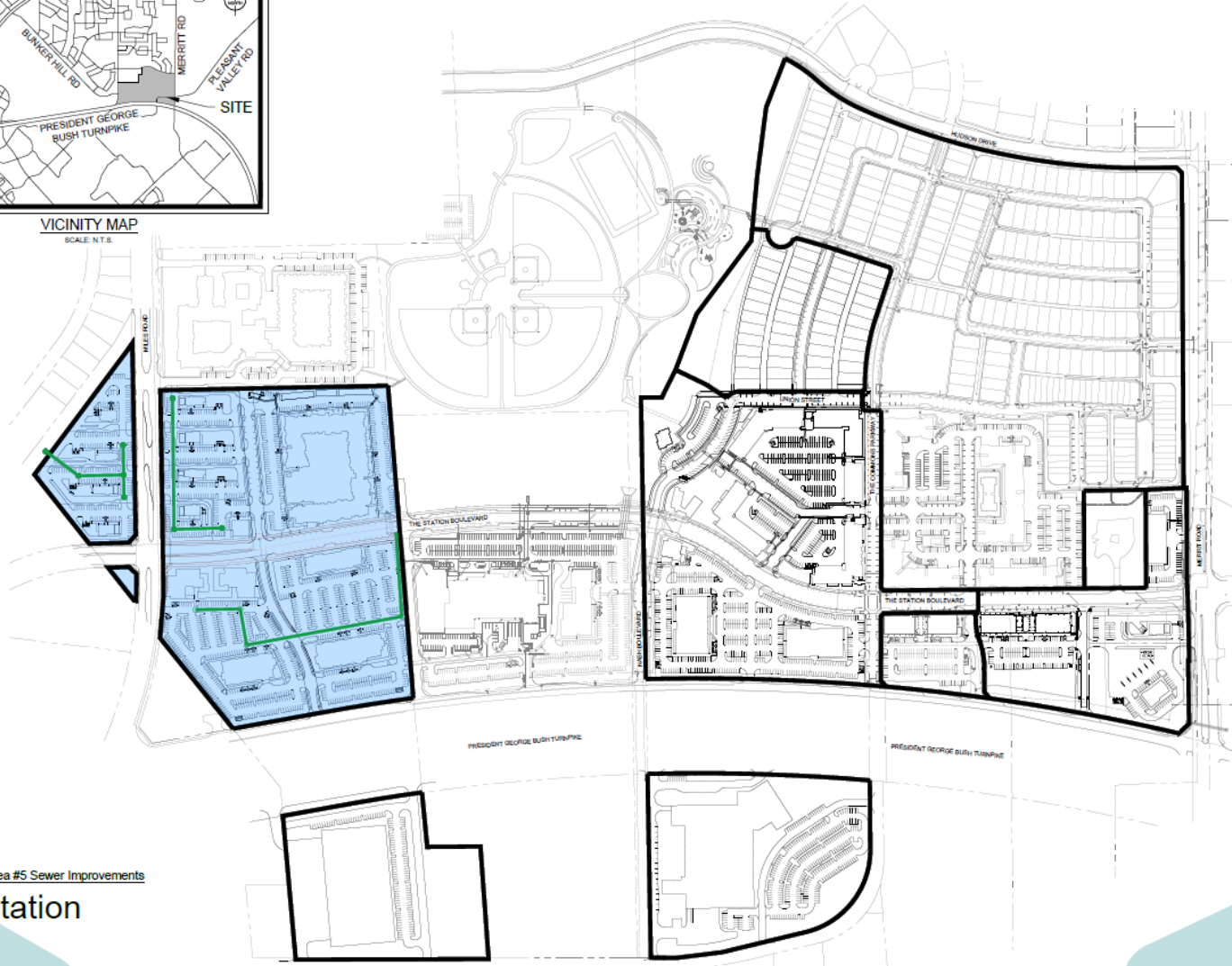
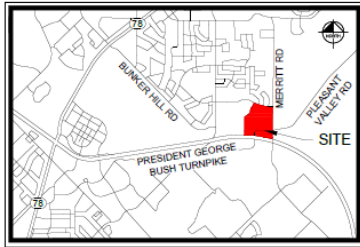


Exhibit E-3
Improvement Area #5 Sewer Improvements

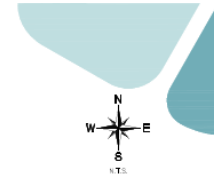
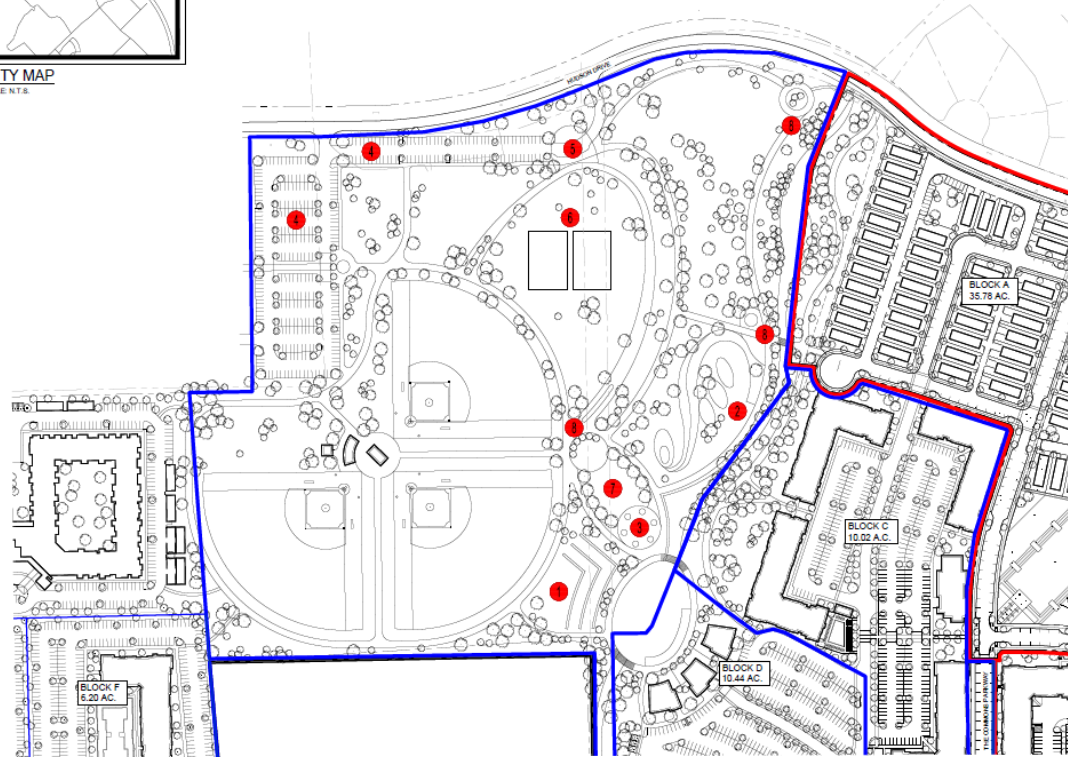
The Station
Sachse, Texas
July 2022

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972.336.3900
State of Texas Registration No. 1-026



VICINITY MAP
SCALE: N.T.S.



LEGEND

| | |
|--|----------------------------------|
| | IMPROVEMENT AREA 1 |
| | MAJOR IMPROVEMENT AREA |
| | AMPHITHEATER |
| | PLAYGROUND WITH SHADE STRUCTURES |
| | SPLASH PAD |
| | PARKING LOT |
| | FOOD TRUCK PARKING AREA |
| | GREAT LAWN |
| | EVENT LAWN |
| | WALKING TRAILS |

EXHIBIT I
HERITAGE PARK CONCEPT PLAN

The Station
Sachse, Texas
August 2020

Kimley Horn

ENGINEER
2520 Warren Parkway
Suite 110
Frisco, Texas 75034
(972) 238-2000
Contact: John W. Anderson, P.E.
State of Texas Registration No. 43222

OWNER/DEVELOPER
The Station Lanes LP
4501 Ridge Avenue, Suite 100
Dallas, Texas 75226
214-684-1098
Contact: Taylor Bass